Preliminary Development Plan

AVONDALE WOODS

Dublin, Ohio

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Submittal – May 8, 2014
Dublin Planning and Zoning Commission

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I. INTRODUCTION TO AVONDALE WOODS

Avondale Woods is a 120 acre residential development located in the southernmost portion of the City of Dublin. The development's name comes from Avondale, the Irish country estate of Charles Parnell Roberts, often referred to as the father of Irish democracy.

A striking characteristic of the site is the large wooded area at the north end of the project, comprising about 29 acres. A wooded area of this size is unique in northwestern Franklin County, and the development's plans preserve it in its entirety. Two smaller wooded areas are also preserved, a triangular wooded area along the CSX railroad tracks and a smaller wooded lot just under I acre in size, north of the NCR project and Avondale Woods Boulevard lot.

The development is unusual in that it is surrounded by the City of Columbus on three sides, with only the northern boundary adjoining the City of Dublin. However, existing features, such as the CSX Railroad on the west and Avery Road on the east limit the site's interaction with the adjoining development. There is only one current access point to the site, Avondale Woods Blvd. located at Avery Road at the southern end of the property. Eventually, there will be a second access, at the Dublin border on the north, once Tuttle Boulevard is extended west of Avery Road. In the interim, emergency access for the northern portion will be available through an adjoining Columbus multifamily site being developed on Avery Road.

As a result of the physical considerations of the site, Avondale Woods will be a largely self-contained community, with shopping, recreation, and governmental services near, but not immediately adjacent to the neighborhood. The Avondale Woods community as a result seeks to provide a mix of housing opportunities to attract a diverse group of residents of varying ages, family makeups and economic levels that live together in a single, cohesive, community. There will be both rental and owner occupied housing, with both single family homes and attached residential rental homes in two, three and four unit buildings. The attached rental units are unusual in that the layouts and architectural styles are modeled after single family homes rather than typical flats or townhouse units. Emphasizing open floor plans, the attached rental homes begin with the assumption that, in the current housing climate, more families will be living in rental homes and for longer periods of time. However, this rental market is increasingly demanding of quality layouts and interior features. The Avondale Woods units measure up to this challenge.

The layout of the development emphasizes a single community composed of both homeowners and rental residents. There are no barriers between the different housing types and the recreation paths link all the open space amenities including the community center and swimming pool which is also a joint resource for all residents. The adjoining 17 acre National Church Residences housing community at the southeast corner of the site will be linked to the Avondale Woods Development via pedestrian paths, providing a further mix of ages and demographics, as well as senior support services. A final point is the two acre central green that

comprises a focal point for the community and provides a desirable open space area and gathering place.

The character of the single family and attached residential homes is comprised of traditional architecture and includes elements that seek to convey a welcoming neighborhood feel of more simple times. Colors, materials and architectural features will subtly link all of the Avondale Woods housing types. Common elements include front porches, walkways from the sidewalk to the front door (except for homes with courtyard garages/drives), and shortened building setbacks to emphasize a pedestrian scale and walkable environment.

In its modern, suburban, phase, Dublin has developed as an archetypal auto oriented suburban community. Now, Dublin is reorienting its focus for a new phase that will respond to the needs of its corporate residents and an aging population. Avondale Woods seeks to be part of that reorientation by responding to the changing housing needs of the community. For young Dublin corporate workers who are making the move from apartments to family friendly rental homes or single family owned units, Avondale Woods provides housing options that will meet their needs and allow them to stay in Dublin. For older Dublin citizens looking to downsize or to transition to rental homes, the development also provides options that will have genuine appeal. For those who want the feel of a neighborhood and a livable interior similar to a single family home, but, must preserve their mobility in the job market, Avondale Woods again responds with desirable options. And of course, for any family just looking for a welcoming neighborhood and either rental or owned housing options, Avondale Woods is on target.

Despite being well sheltered from outside influences, Avondale Woods is accessed by an expanding network of roadways, giving access to shopping and services in Dublin, Hilliard and Columbus as well as access to Interstate 270 and the nearby Tuttle Mall. In addition to this convenient automobile access, mass transit is also currently accessible a short distance to the south on Avery Road, and, a new walkable transit center is planned nearby just to the north of Hayden Run Road.

Avondale Woods is well positioned to respond to the housing needs of both Dublin and its residents in the coming years.

SECTION I –
Development Overview

II. REZONING STATEMENT

A. Explain the relationship of the proposed development to existing and future land uses in the surrounding area, the street system, community facilities, open space system, services, and other public improvements

Relationship to Land Uses.

The Avondale Woods site is a large peninsula protruding into the City of Columbus representing the southernmost boundary of the City of Dublin. This peninsula is composed of the previously rezoned National Church Residences Site of 17 acres and the lands encompassed by this application, about 120 acres.

Northern Border: The peninsula's northern border is in the City of Dublin and abuts tracts that front on Rings Road. With the exception of a large trailer park (non-conforming use), these tracts are generally undeveloped and remain in the Rural zoning category. The terrain in this area is generally open, flat, and unremarkable. Development timing of the land in this adjoining area will depend on extension of the Cramer South trunk sewer line that currently is east of Avery Road at Wilcox Road. The westward extension of Tuttle Boulevard, expected to be aligned along the Avondale Woods northern boundary, will impact development of these lands, generally expected to be residential in nature. The Avondale Woods site will be significantly insulated from this future development, regardless of its land use, by the 28 acre wooded area at the northwest portion of the site, by the wide Tuttle Boulevard, and by additional green space likely to be added by the future development.

Eastern Border: Along the eastern boundary, the site is bordered at its northeast corner by a twelve acre site in the City of Columbus. This site was designated as Office in the Columbus Hayden Run Corridor Plan but has recently been rezoned for multifamily development at 12 units per acre. Moving south, there are nine single family home sites in Washington Township that front on Avery Road. Avondale Woods is insulated from these sites by a park area containing a large storm water management pond. The available depth of these parcels, initially about 500 feet at the northern end of the lots and diminishing to about 200 feet at the southern end, is also a factor that acts as a limit on intensity of development and if combined would result in an irregularly shaped tract. The future of these sites is clouded as they can only be annexed to the City of Columbus and planned widening of Avery Road will challenge residential viability. Columbus designates these sites as Office in the Hayden Run Corridor Plan but if the sites should annex to the City of Columbus and obtain sewer service, land use would be determined by municipal zoning action which could approve a different land use.

South of the last of these homes the Avondale Woods site has approximately a 150' border with Avery Road followed by the 70' right-of-way of Avondale Woods Boulevard, the only current access to the development. Opposite the Avondale Woods Boulevard and NCR frontage east of Avery Road, the Hayden Run Corridor Plan envisions a Neighborhood Center providing convenience retail services to the surrounding area.

Hayden Run Boulevard currently terminates west of the CSX railroad tracks. It is planned to be a major arterial as it extends eastward, via an overpass to Avery Road and further east

past Avery to Wilcox, Riggins and Britton Parkway. This will spur further development along this corridor providing additional commercial and housing.

Eastern and Southern Border: The 17 acre National Church Residences site comprises part of both the eastern and southern borders of the site, largely insulating the Avondale Woods development from the future Neighborhood Center Columbus development east of Avery Road. The remaining portion of Avondale Woods' southern border adjoins more Washington Township land currently used as two single family sites reaching from Avery Road to the railroad tracks. These township lands are also marked for annexation only to the City of Columbus. Moreover, this is the location for the extension of Hayden Run Boulevard. South of these two sites the City of Columbus currently begins, forming a corridor connecting the Columbus lands east of Avery Road to lands west of the railroad tracks out to the Madison County line. The Hayden Run Corridor Plan recommends that the land to the immediate south of the Hayden Run Boulevard roadway to the point that Avery Road crosses the railroad tracks be developed as Transit Oriented Development.

Western Border: To the west of the railroad tracks, which comprise the southwestern border of the Avondale Woods site, is a large area of land both developed and planned for additional residential development of various types in the City of Columbus. Densities are much higher than is typical of Dublin development. The effect of this development is muted by the intervening railroad tracks. To the northwest, the Avondale Woods site borders an 18 acre site which is east of the railroad tracks but is in the City of Columbus. This site is essentially an island that can only be accessed using the Avondale Woods roadway system (a road will be stubbed from the Avondale Woods system) or by a future roadway from the north in the City of Dublin. The Columbus Hayden Run Corridor Plan does not indicate a proposed land use for this tract. At the northeast corner of the Avondale Woods site, the 28 acre wooded portion on the site borders another large wooded tract in the City of Dublin that will likely also remain in a wooded state.

To summarize, the Avondale Woods site is largely self contained and isolated, both from interaction and from influence, from the surrounding lands. As a result, Avondale Woods generally neither influences, nor is influenced by, the land use of these neighboring tracts.

Relationship to the Street System

Avondale Woods will have two access points: To Avery Road via Avondale Woods Boulevard, which has already been partially constructed along the northern boundary of the National Church Residences site, and to Tuttle Crossing Boulevard at the northern end of the site. At the current point in time only the Avery Road access will be available since Tuttle Crossing Boulevard has not been extended west of Avery Road. In the interim, an emergency access easement has been negotiated with the 12 acre multifamily site at the northeast border of the site.

Once the planned roadway network improvements are complete and the second entrance to Tuttle Crossing Boulevard is available, Avondale Woods will have excellent access to nearby services, arterial roadway systems connecting to Dublin and Hilliard, and to regional freeway access points at the Avery Road interchange at SR 161/US 33 and I-270 at Tuttle Crossing Interchange. In the interim, access via Avery Road provides acceptable and convenient access.

Relationship to Community Facilities, Services and Public Improvements

Because the Avondale Woods site represents the southern boundary of the City of Dublin, community facilities are within close proximity. The Daree Fields sports park is about two miles to the northwest. The Ballantrae Community Park, with a municipal swimming pool, is one mile to the north. Coffman Park, which includes the City of Dublin municipal building and Dublin Recreation Center, is two and one half miles to the northeast.

Shopping centers are located close to the site with commercial two miles north on Avery Road. Grocery and community services are located to the west on Hayden Road and Cosgray Road. Additionally, The Mall at Tuttle Crossing is one and one half miles to the east.

The closest fire station is about one and one half miles to the north on Shier Rings Road. Various facilities and services are either available, or will become available, in both the City of Columbus and the City of Hilliard in a sub two mile radius to the south, east and west. Old Dublin, with shopping and the Dublin Library, is about three miles to the northeast.

Relationship to the Open Space System

The primary relationship to the open space system in this quadrant will be enhanced by the Avondale Woods development. It will preserve approximately 35 acres of woods, and the largest remaining wood lot in this area. It will also provide 2 large park areas and interconnected pedestrian trails. The Avondale Woods development is located within 3 miles of Homestead Park (Washington Township). The Heritage Trail Metro Park is 2 miles southwest and future bikeway access will provide virtually unlimited access to open space in both the City of Dublin and regionally such as the northwest Battelle Metro Park and the Heritage Rails to Trails bikeway system to the south.

The 2 acre plus central green within the Avondale Woods development will serve as a community gathering place for residents and the Avondale Woods Community Building with its pool will similarly serve all of the residents of the development.

B. State how the proposed rezoning and development relate to the existing land use character of the vicinity.

As discussed herein, Avondale Woods is significantly insulated from surrounding land uses, which currently continue to develop. It is reasonable to say that the site's development is neutral in any effect on nearby development. Similarly, the apparent trajectory of nearby development will not negatively impact Avondale Woods, both because the land uses are compatible and also because of the insulated nature of the site.

C. State how the proposed rezoning and development relate to the Dublin Community Plan. If the proposal is inconsistent with the Community Plan, then justify the proposed deviation from the Community Plan.

The proposed development is fully consistent with the 2007 Dublin Community Plan.

The Future Land Use Map shows the site as "Mixed Residential Low Density", defined as "a mix of housing options and transition from existing single-family neighborhoods at a maximum density of 3.0 du/ac." At the time of the National Church Residences rezoning, it was clarified that the remaining Avondale Woods land would have the 3.0 du/ac density applied without subtraction for the units included in the National Church Residences portion. The 120 remaining acres thus yields a potential of 360 residential units as shown in this application.

The Southwest Area plan portion of the 2007 Dublin Community Plan provides for residential land uses roughly similar to what is proposed in this plan—higher density residential in the northern and southern sections (Subareas B and D) and single family residential density in the central section (Subarea C). When overlaid with the overall 3.0 du/ac requirement for the site as a whole this proposal seems to be solidly on target.

The Southwest Area plan portion of the 2007 Dublin Community Plan also emphasized that existing wooded areas should be integrated into the design of open spaces and emphasized connectivity to be provided throughout the area and into adjacent jurisdictions. As noted above, all possible pedestrian and roadway connections have been made at points where the site allows contact with adjacent boundaries and all wooded areas are preserved as open space.

D. Explain how the proposed rezoning meets the criteria for Planned Districts [Code Section 153.052(B)]

(1) *Consistency with Dublin Zoning Code:* The proposed development text addresses the influences and needs of the site, which are unique in multiple ways, particularly due to the influence of other jurisdictions on three sides of the site, arterial roadways on two sides of the site, a railroad along one boundary and the extensive wooded areas.

(2) *Conformance with adopted Plans:* The site is part of the Southwest Area Plan which calls for mixed residential uses and densities similar to the types of housing proposed, preservation of wooded areas, connectivity with adjacent jurisdictions and an overall density of 3.0 dwelling units per acre. The proposal directly meets all of these requirements.

(3) *Advancement of general welfare & orderly development:* The Preliminary Development Plan creates an integrated residential development that will be largely self sufficient in its creation of a viable Dublin community surrounded by, and yet separated from (due to existing and planned transportation barriers) development in Dublin and adjoining jurisdictions.

(4) *Effects on adjacent uses:* Adjacent uses are generally of a more intense nature which will not be impacted by this development, largely due to the transportation barriers which adjoin the site.

(5) *Adequacy of open space for residential development:* Overall, approximately 1/3 of the 120 acre site is composed of open space, a higher proportion than is typically found in Dublin residential development. The open space is comprised of both active and passive recreation, providing multiple opportunities for the residents in the development.

(6) *Protection of natural features and resources* The proposal preserves the majority of the site's natural resources, chiefly in the form of the unique stands of large wooded areas.

(7) *Adequate infrastructure:* The site meets all engineering requirements for delivery of utility services and handling of storm water.
(8) *Traffic and pedestrian safety:* Internal road networks are carefully designed to facilitate access within the subdivision and to surrounding road networks without encouraging high speeds or cut through traffic.
(9) *Coordination & integration of building &site relationships* The proposal brings together several different housing products that will attract families of different ages, different sizes, and different economic levels, providing opportunities for both rental and owned homes. The different housing types and neighborhoods will be visibly unified through the use of common architectural elements. Shared amenities such as the village green, a single community center with pool, the unique wooded areas and a multipurpose pathway system will encourage interaction between the demographically diverse mix of residents.
(10) *Development layout and intensity:* The building layouts, site layout, roadways and access encourage an interactive pedestrian oriented environment that brings residents out of their homes and into the community. Multiple elements such as shorter front yard setbacks, front porches, walkways from the porch to the street, and other common elements will create the sense of a single community with an inviting and open environment. Density is well balanced to provide an appropriate residential mass which is vibrant but manageable.
(11) *Stormwater Management:* Adequate provision is made for storm water management in accordance with Dublin Code.
(12) *Community Benefit:* Standard Dublin Code would not be able to address the unique characteristics of this site and allow preservation of its unique characteristics. The planned development process is well suited to exploitation of the potential benefits this site offers.
(13) *Design and Appearance:* The proposed building design and materials are superior to the surrounding area and on par with quality residential development in other Dublin residential areas.
(14) *Development Phasing:* The site is already well served with infrastructure feasible to serve the development. The phasing plan allows for a reasonable development progression and infrastructure extensions.
(15) *Adequacy of public services:* The site is accessible to Dublin emergency and recreational services within appropriate distances and reasonable timeframes.
(16) *Infrastructure Contributions* To be determined

E. If a previous application to rezone the property has been denied by City Council within the last twelve months, list when and state the basis for reconsideration as noted in Code Section 153.234.

No previous applications to rezone the property have been submitted or denied by City Council.

SECTION II – Development Standards

- Overall Development Standards
- Sub Area Standards
- Project Phasing
- Diversity Matrix
- Additional Exhibits
    - Exhibit A – Examples of Architectural Design Elements
    - Exhibit B – Multi-Family Character
    - Fire Turning Radius and Footprint Overlay (4)

I. OVERALL DEVELOPMENT STANDARDS

This development shall be in accordance with Dublin Code at the time of development unless noted otherwise in the overall development standards or subarea standards.

The following standards shall be applicable to subareas as noted.

A. Density: Total site density shall not exceed 3 dwelling units per acre based on 120 acres for a total of 360 dwelling units.

B. Parking: All parking requirements shall be in accordance with Dublin code at the time of development except parking for the community center and pool in Subarea E will be approved as part of the Final Development Plan and will consider pedestrian access from the adjoining neighborhoods.

C. Model Homes and Sales Offices

1. Model homes and sales offices shall be permitted within Subareas A, B, C, D & E in accordance with Dublin Code requirements.

D. Residents Association

1. Applicant will establish multiple forced and funded residents' associations through deed based subdivision covenants and restrictions.

2. An overall Avondale Woods Master Residents Association will be comprised of the subarea residents' associations' members. This master association will be funded by the subarea residents' associations and will be responsible for tasks that affect all residents in the different subareas such as operating and maintaining the community building and pool and maintaining the stormwater facility area.

3. Each of the individual residential subareas, Subarea A, Subarea B, Subarea C and Subarea D will have their own residents' association which will address tasks associated with the respective subareas. If the subarea is owned and operated as a single entity that entity will operate the residents' association. If the subarea is, or becomes, a neighborhood of individually owned parcels then the subarea residents' association will function with the parcel owners as members.

E. Entry Features

1. Entry features are permitted in each Subarea at major entry points and shall be determined at time of Final Development Plan.

2. Final design and locations of entry features shall be determined at time of FDP.

3. Entry features may be located within the setbacks as noted in each Subarea but shall not prohibit clear sight distance or cause safety concerns.

4. Entry features may include but not be limited to fences, posts, columns, walls, trellises, gazebos, signs, landscaping, signage, logo etc.

F. Architectural Diversity (Applies to Subarea C Only)

1. A matrix has been provided to promote architectural diversity for the front building facades for single family homes.

2. Diversity shall be achieved by restricting the same front facades as follows:

   - No home 2 lots to the left or right of the subject lot shall have the same front façade as the subject lot and
   - No home directly across the street and one lot to the left or right of that lot shall have the same front façade as the subject lot. However, this requirement may be adjusted depending on specific site conditions. An example would be a home across the street facing on a different street.

G. Reserve Ownership and Maintenance

Reserve	Ownership	Maintained By
Reserve "A"	SHOA	SHOA
Reserve "B'	City	City
Reserve "C"	City	City
Reserve "D"	City	City
Reserve "E"	City	MHOA
Reserve "F"	SHOA	SHOA
Reserve "G"	MHOA	MHOA
Reserve "H"	SHOA	MHOA
Reserve "I"	SHOA	SHOA
Reserve "J"	City	MHOA

SHOA = Subarea Homeowner Association/Subarea Resident Association
MHOA = Master Homeowner Association

SUBAREA STANDARDS

Subarea A

Subarea A is comprised of approximately 8 acres of attached residential housing located north of Avondale Woods Boulevard and the NCR site.

Permitted Uses	Residential housing composed of attached and/or detached units
Density	Maximum of 48 residential units
Building setbacks	25' south boundary (Avondale Woods Blvd) 20' west boundary 20' north boundary 5' east boundary
Pavement setbacks	25' south boundary (Avondale Woods Blvd)* 20' west boundary 20' north boundary 0' east boundary *except entry drives to access the units
Open Space	Open space shall be provided via a central green of approximately 1 acre in size surrounded by a walking path connecting to each unit. This area is intended for use by the residents of this Subarea and shall include benches and landscaping. Other passive and active elements may be included and shall be determined at time of Final Development Plan. A portion of the storm water management area may extend into this subarea. This open space shall be owned and maintained by the Subarea A Resident Association.
Materials	Permitted cladding materials will be brick, stone/synthetic stone, stucco/synthetic stucco, wood and fiber cement siding (eg Hardiplank). Vinyl or other PVC products as well as other high quality materials may be approved in the Final Development Plan with examples of successful, high quality installations used with appropriate architectural detailing. Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, vinyl, and decorative synthetic millwork for exterior applications. Permitted roofing materials include 30 year or better

Materials, Cont.	dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. "Engineered" wood or slate, as well as other high quality roofing materials, may be approved in the Final Development Plan with examples of successful, high quality installations.
Architectural Requirements	General: ▪ The City of Dublin Residential Appearance Code shall not be applicable to units within this Subarea. All elevations shall be reviewed and approved at time of Final Development Plan by Planning Commission. ▪ The architectural theme shall have a Craftsman influence as reflected in the Examples of Architectural Design Elements: Exhibits A and B. ▪ In order to carry the neighborhood theme through all subareas, all units will have porches and a sidewalk extending from the front door connecting to the public sidewalk or connecting to a private walk. ▪ Privacy between units may be accomplished with building elements and/or privacy fencing. Privacy fencing is not intended to entirely enclose a patio area but is intended for privacy between unit patios. ▪ Colors will be from a historic palette of a major paint manufacturer and will be a subset of the palette permitted for the single family area. ▪ Main doors and garage door colors will be varied dark accent colors with a single color per building. ▪ Where a unit is" double fronted" - fronting a public street or green and backing to the front of units on an internal street – the unit face on the public street or green shall be considered the dominant elevation and be treated accordingly from an architectural perspective. The "back of the unit" shall also be given a similar level of architectural detail and consideration as the front. Garages and Parking:

Architectural Requirements, Cont.	▪ Garage doors shall be treated as decorative elements and shall have various carriage door styles ▪ Coach lights shall be required on the garage ▪ All units will have two car attached garages. ▪ The driveway shall be a minimum length of 19 feet exclusive of sidewalks. ▪ Shared driveways shall be utilized where possible. ▪ Additional parking spaces for visitors shall be indicated on the Final Development Plan. Roofs: ▪ Roof slopes to be min. 6/12 except porch roofs which may be less. ▪ Gable vents shall be addressed with architectural detail. ▪ Rakes and frieze boards will be used on roofs. ▪ Rakes shall be extended to min. 12" overhang on main gables with decorative bracketed supports. Front Porches: ▪ Porches shall be required on all units whether facing a street or open space. ▪ Columns shall be primary accent pieces and may be used on optional masonry bases. ▪ Porch Roofs to be metal when isolated ▪ Porches shall have accent railings. Windows: ▪ Windows without shutters shall be wrapped with trim ▪ Windows to be simulated divided light with various grid patterns Shutters: ▪ Shutters shall be used judiciously but shall not be required on every window or on every elevation. ▪ Shutters shall be equal to the size of full window and have shutter hardware.
Landscaping and Screening	A minimum 25' wide buffer shall be installed along the western property line of Subarea A, where adjacent to

Landscaping and Screening, Cont.	the rear of lots in Subarea C. The intent of this buffer is to provide screening between the alley in Subarea A and the rear of lots in Subarea C. The buffer shall be a minimum of 5' in height with 75% year round opacity. This may be accomplished with mounding, landscaping, fencing or walls and/or any combination thereof. A landscape plan for this buffer shall be submitted with the Final Development plan. The maintenance for this buffer shall be the responsibility of the Subarea A Residents Association.

Subarea B

Subarea B is comprised of approximately 19.1 acres of attached residential housing located south of central park and Avondale Woods Boulevard.

Permitted uses	Residential housing composed of attached and/or detached units
Density	Maximum of 132 residential units
Building setbacks	The front of the units located along Avondale Woods Blvd shall be located within a building envelope of 15' minimum and 20' maximum from edge of right-of-way. Staggering of units/buildings shall not be required. 100' west boundary 100' south boundary 50' east boundary
Pavement setbacks	20' on north boundary along Avondale Woods Blvd. and Central Green Rd.* ** 100' west boundary** 100' south boundary ** 50' east boundary ** * except entry drives to access units ** except bike/pedestrian paths
Open Space	Open space shall be provided via green spaces located in the rear of most units (except those facing the central green). Additional green space is located within the large buffer areas along the west, and south property lines indicated as Reserve F and in the Landscape Buffer along the east property line as indicated on the Open Space Plan. The open space along the property lines is intended for passive recreation for the residents of Subarea B. It shall incorporate landscaping, benches and a path either through it or along the perimeter. This open space shall be owned and maintained by the Subarea B Resident Association.
Materials	Permitted cladding materials will be brick, stone/synthetic stone, stucco/synthetic stucco, wood and fiber cement siding (eg Hardiplank). Vinyl or other PVC products as well as other high quality synthetic materials may be approved in the Final Development Plan with examples of successful, high quality installations used with appropriate architectural detailing.

Materials, Cont.	Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, vinyl, and decorative synthetic millwork for exterior applications. Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. "Engineered" wood or slate, as well as other high quality roofing materials, may be approved in the Final Development Plan with examples of successful, high quality installations.
Architectural Requirements	General: ▪ The City of Dublin Residential Appearance Code shall not be applicable to units within this Subarea. All elevations shall be reviewed and approved at time of Final Development Plan by Planning Commission. ▪ The architectural theme shall have a Craftsman influence as reflected in the Examples of Architectural Design Elements: Exhibits A and B. ▪ Units fronting the public street facing the central green in Subarea C will have porches and a sidewalk extending from the front door connecting to the public sidewalk. ▪ In order to carry the neighborhood theme through all subareas, units fronting an internal private street or green space will have porches and a sidewalk extending from the front door to the driveway or private walk. ▪ Privacy between units may be accomplished with building elements and/or privacy fencing. Privacy fencing is not intended to entirely enclose a patio area but is intended for privacy between unit patios. ▪ Any patio, porch, deck and associated fencing shall not extend into any perimeter setback. ▪ Colors will be from a historic palette of a major paint manufacturer and will be a subset of the palette permitted for the single family area. ▪ Main doors and garage door colors will be varied dark accent colors with a single color per

Architectural Requirements, Cont.	building. ▪ Double fronted units are located facing both Avondale Woods Boulevard and O'Shea Lane (refer to the Preliminary Plat for location.) Both elevations shall be considered the dominant elevation and shall be treated with the same level of architectural detail. "Double fronted" shall be defined as units fronting both a public street or green and an internal street. ▪ On building facades immediately adjacent to the railroad tracks, sound insulation techniques shall be utilized with specific methods presented for review and approval by the Planning Commission at time of Final Development Plan. Garages and Parking: ▪ Garage doors shall be treated as decorative elements and shall have various carriage door styles ▪ Coach lights shall be required on the garage ▪ All units will have attached garages. Three bedroom units will have two car garages. ▪ No more than two 16' garages will be on the front elevation. ▪ The driveway shall be a minimum length of 19 feet exclusive of sidewalks. ▪ Shared driveways shall be utilized where possible. ▪ Additional off-street parking spaces for visitors with locations provided shall be shown on the Final Development Plan. Roofs: ▪ Roof slopes to be min. 6/12 except porch roofs which may be less. ▪ Gable vents shall be addressed with architectural detail. ▪ Rakes and frieze boards will be used on roofs. ▪ Rakes shall be extended to min. 12" overhang on main gables with decorative bracketed supports.

Architectural Requirements, Cont.	Front porch: ▪ Porches shall be required on all units whether facing a street or open space. ▪ Columns shall be primary accent pieces and may be used on optional masonry bases. ▪ Porch Roofs to be metal when isolated ▪ Porches shall have accent railings. Windows: ▪ Windows without shutters shall be wrapped with trim ▪ Windows to be simulated divided light with various grid patterns Shutters: ▪ Shutters shall be used judiciously but shall not be required on every window or on every elevation. ▪ Shutters shall be equal to the size of full window and have shutter hardware.
Landscaping and Screening	Landscaping and screening, including tree preservation, shall be in accordance with Dublin Code except as noted below. Within the 100' building setback along the west property line, a buffer shall be required to provide both a physical and visual barrier to the CSX railroad track. This buffering shall be a minimum of 10' in height. The first 6' in height shall have 100% opacity from proposed grade at install and then a minimum of 75% opacity at 6'-10' within 4 years of installation. Buffer may include mounding, landscape, walls and fences with a final plan provided at time of Final Development Plan. The intent of the buffer along the south property line is to provide an additional layer of screening between units and the proposed Hayden Crossing Boulevard. The minimum buffer width shall be 100' and shall contain screening to a minimum height of 6' at installation and 75% opacity within 4 years of installation. Buffering may be achieved by using any of the following: landscaping, mounding, fencing or walls. A detailed planting plan

	shall be provided at time of Final Development Plan.
Landscaping and Screening, Cont.	A bike/pedestrian path will be located within both the west and south property line building setbacks to connect with proposed/existing paths in other subareas or adjacent development. Buffering shall be provided along the east property line to provide screening between the NCR development and the proposed units in Subarea B. Buffer shall be a minimum width of 50' and planted with native plant materials at a minimum height of 6' at installation and reach 50% opacity within 4 years of installation. A detailed planting plan shall be provided at time of Final Development Plan. Subarea B Residents Association shall maintain buffers and landscape.

Subarea C

Subarea C is comprised of approximately 31.2 acres of single family homes located south of the main woods area.

Permitted Uses	Single Family Residential, one principle structure per lot
Density	A maximum of 78 residential units
Front Yard Building Setback – Envelope	The front of the home shall be located within a building envelope of 15' minimum and 20' maximum from edge of right-of-way. However, lots 24 through 42, and lot 58 with existing utility easements in front yards will have the setback 5' off the edge of the easement area and these lots will be so indicated on the plat. Front setbacks do not need to be staggered.
Side Yard Building Setback	6'
Side Yard Pavement Setback	3' *per code however* no pavement setback shall be required where two properties share a common driveway.
Rear Yard Setback	20'
Lot Width	55' minimum at the building line, generally arranged in areas composed of similar lot widths without intermixing of different lot widths.
Lot Depth	Each lot will provide a minimum of 65' buildable depth.
Open Space	Open space provided in the eyebrow off Avondale Woods Boulevard will be landscaped, owned by the city and maintained by the Subarea C Residents Association. Where Subarea C abuts Subareas F & G, a delineation between public/private ownership will be installed at the time of development in coordination with parks department. A central green of approximately 2 acres will be owned and maintained by the City of Dublin.
Materials	Permitted cladding materials will be brick, stone/synthetic stone, stucco/synthetic stucco, wood and fiber cement siding (eg Hardiplank). Vinyl or other PVC products as well as other high quality materials may be approved in the Final Development Plan with examples of successful, high quality installations used with appropriate architectural detailing.

Materials, Cont.	Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, vinyl, and decorative synthetic millwork for exterior applications. Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. "Engineered" wood or slate, as well as other high quality roofing materials, may be approved in the Final Development Plan with examples of successful, high quality installations.
Architectural Requirements	General: ▪ The architectural theme shall have a Craftsman influence as reflected in the Examples of Architectural Design Elements: Exhibits A and B. ▪ In order to carry the neighborhood theme through all Subareas, all homes will have porches and a sidewalk extending from the front door connecting to the public sidewalk, except those homes with courtyard garages/drives which will have porches and a sidewalk extending from the front door to the driveway. ▪ Homes fronting the central green (lots 1-8) shall be required to have side load garages. ▪ All homes will have a post lamp of a single design and color. ▪ All homes will have mailboxes of a single design and color. ▪ Colors will be from a historic palette of a major paint manufacturer and will be a subset of the palette permitted for the single family area. ▪ Main doors and garage door colors will be varied with a single color per building. ▪ Dublin Residential Appearance code applies unless in conflict with specific standards herein. ▪ On 55' wide lots, the percentage of garage door to the overall front façade may be greater than 35% but may not exceed 40%. This requirement only applies to garages facing a public street. Garages and Parking:

Architectural Requirements, Cont.	▪ Garage doors shall be treated as decorative elements and shall have various carriage door styles ▪ Coach lights shall be required on the garage ▪ All homes will have a minimum two car garage. ▪ A front load garage shall have a minimum driveway length of 19 feet exclusive of sidewalks. Roofs: ▪ Roof slopes to be min. 6/12 except porch roofs which may be less. ▪ Gable vents shall be addressed with architectural detail. ▪ Rakes and frieze boards will be used on roofs. ▪ Rakes shall be extended to min. 12" overhang on main gables with decorative bracketed supports. Front Porches: ▪ Front porches shall be required on all units. ▪ Columns shall be primary accent pieces and may be used on optional masonry bases. ▪ Porch Roofs to be metal when isolated ▪ Porches shall have accent railings. Windows: ▪ Windows without shutters shall be wrapped with trim ▪ Windows to be simulated divided light with various grid patterns Shutters: ▪ Shutters shall be used judiciously but shall not be required on every window or on every elevation. ▪ Shutters shall be equal to the size of full window and have shutter hardware.
Landscaping and Tree Preservation	Tree Preservation ▪ A 20' tree preservation zone shall be required along the rear of lots 29-41 as indicated on the Preliminary Plat (Sheet 21.) Within the tree preservation zone, selective clearing may occur to remove dead, dying or noxious species of trees.

Landscaping and Screening, Cont.	Utilities shall not be located within the tree preservation zone unless approved by the City Forester. No structures (including play structures, decks, storage buildings, etc.) may be permitted in the tree preservation zone.
Miscellaneous	The right of way surrounding the central green shall be 50 feet. The pavements width shall be 28 feet. Lots 42 and 58 shall have the home fronting Avondale Woods Boulevard with a side load garage fronting on Scarlett Lane. In order to avoid direct sight lines from inside the rear living area of a home that directly "backs" to another lot (lots 14-23 and 43-54 on the Preliminary Plat), the developer will program the homes to allow for reversing the footprints to minimize direct sight lines. A sidewalk easement shall be provided on each lot as necessary and shall be indicated on the final plat.

AVONDALE WOODS - SUBAREA D

Subarea D

Subarea D is comprised of approximately 15.4 acres of attached residential housing located at the northeast corner of the site, east of the main woods.

Permitted Uses	Residential housing composed of attached and/or detached units.
Density	Maximum of 102 residential units
Building Setbacks	50' from north property line 30' from east property line 30' from south property line 40' from east right of way of Scarlett Lane
Pavement Setbacks	50' from north property line 30' from east property line 30' from south property line 20' from east right of way of Scarlett Lane
Open Space	A central open space of 1 acre minimum will be provided in this subarea and shall be owned and maintained by the Subarea Resident Association. This open space is intended for passive recreation for the residents of Subarea D. It shall incorporate landscaping, benches and a path either through it or along the perimeter. Additional open space of 1 acre minimum shall be located on the southern property line of Subarea D and may be utilized for storm water management as necessary. It shall be owned and maintained by the Subarea D Resident Association. However, if it is used for stormwater management, it shall be maintained by the Avondale Woods Master Resident Association.
Materials	Permitted cladding materials will be brick, stone/synthetic stone, stucco/synthetic stucco, wood and fiber cement siding (eg Hardiplank). Vinyl or other PVC products as well as other high quality materials may be approved in the Final Development Plan with examples of successful, high quality installations used with appropriate architectural detailing. Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, vinyl, and decorative synthetic millwork for exterior applications.

AVONDALE WOODS - SUBAREA D

Materials, Cont.	Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. "Engineered" wood or slate, as well as other high quality roofing materials, may be approved in the Final Development Plan with examples of successful, high quality installations.
Architectural Requirements	General: ▪ The City of Dublin Residential Appearance Code shall not be applicable to units within this Subarea. All elevations shall be reviewed and approved at time of Final Development Plan by Planning Commission. ▪ The architectural theme shall have a Craftsman influence as reflected in the Examples of Architectural Design Elements: Exhibits A and B. ▪ Colors will be from a historic palette of a major paint manufacturer. Main doors and garage door colors will be varied with a single color per building. ▪ In order to carry the neighborhood theme through all Subareas, units fronting an internal private street or green space will have porches and a sidewalk extending from the front door to the driveway or private walk. ▪ Privacy between units may be accomplished with building elements and/or privacy fencing. Privacy fencing is not intended to entirely enclose a patio area but is intended for privacy between unit patios. ▪ Any patio, porch, deck and associated fencing shall not extend into any perimeter setback. ▪ Main doors and garage door colors will be varied dark accent colors with a single color per building. Garages and Parking: ▪ Garage doors shall be treated as decorative elements and shall have various carriage door styles ▪ Coach lights shall be required on the garage ▪ All units will have attached garages.

AVONDALE WOODS - SUBAREA D

Architectural Requirements, Cont.	▪ The driveway shall be a minimum length of 19 feet exclusive of sidewalks. ▪ Additional off-street parking spaces for visitors with locations provided shall be shown on the Final Development Plan. Roofs: ▪ Roof slopes to be min. 6/12 except porch roofs which may be less. ▪ Gable vents shall be addressed with architectural detail. ▪ Rakes and frieze boards will be used on roofs. ▪ Rakes shall be extended to min. 12" overhang on main gables with decorative bracketed supports. Windows: ▪ Windows without shutters shall be wrapped with trim ▪ Windows to be simulated divided light with various grid patterns Shutters: ▪ Shutters shall be used judiciously but shall not be required on every window or on every elevation. ▪ Shutters shall be equal to the size of full window and have shutter hardware.
Landscaping	Existing healthy trees shall be maintained in the tree rows along the north and east property lines. A buffer consistent with the building setback on the north and east property lines shall be provided and contain screening at a minimum height of 6' at install and 75% opacity within 4 years of installation. Buffering may be achieved by using any of the following: landscaping, mounding, fencing or walls. Selective clearing by the developer may occur to remove dead, damaged or obnoxious tree species and understory. A detailed landscaping plan shall be provided at time of Final Development Plan.
Miscellaneous	▪ Applicant will work with the City to provide a midblock, safe crossing of Scarlett Lane for pedestrians from Subarea D to Avondale Woods Boulevard at time of Final Development Plan.

AVONDALE WOODS - SUBAREA D

Miscellaneous, Cont.	▪ Applicant will work with the City to provide traffic calming along Scarlett Lane at time of Final Development Plan. ▪ An access agreement with the adjacent owner of Parcel 010-279301 is in place for emergency access. Design standards for this emergency access shall be subject to approval by the Washington Township Fire Department. This emergency access provision is only envisioned prior to connection of Scarlett Lane to Tuttle Crossing Boulevard.

Subarea E

Subarea E is comprised of approximately 11.3 acres of park area containing storm water management, woods, clubhouse, pool and pedestrian trails.

Permitted Uses Permitted Uses, Cont.	Storm water retention and recreation purposes for the benefit of Avondale Woods' residents, to include a community clubhouse, swimming pool, associated parking, pedestrian paths and other appropriate recreational uses.
Density	Max 15,000 sf for clubhouse structure No size is specified for swimming pool Accessory structures, if any, must comply with building setbacks
Building setback	20' all boundaries
Pavement setback	20' all boundaries* * except bike/pedestrian paths
Ownership	Avondale Woods Master Residents Association
Maintenance	The landscape, pavement and buildings will be maintained by the Avondale Woods Master Residents Association. The City of Dublin will maintain pond and utility infrastructure.
Architectural Requirements	i) Craftsman influenced architecture ii) Large, bracketed overhangs iii) Metal roof accents on projecting elements as common tie to single family area iv) Colors will be from a historic palette of a major paint manufacturer and will be a subset of the palette permitting for the single family area. v) Roof pitches will be at least 6/12 on main roof. Porches and one story shed elements will be a minimum of 4/12 pitch. vi) Main entry facing the street will be required and shall have porch or stoop with walk from stoop connecting to public sidewalk and parking lot.
Materials	Permitted cladding materials will be brick, stone/synthetic stone, stucco/synthetic stucco, wood and fiber cement siding (eg Hardiplank). Vinyl or other PVC products as well as other high quality materials may be approved in the Final Development Plan with examples of successful, high quality installations used with

Materials, Cont.	appropriate architectural detailing. Secondary materials for trim and ornamentation include gypsum reinforced fiber cement trim, vinyl, and decorative synthetic millwork for exterior applications. Permitted roofing materials include 30 year or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate and ceramic tile. "Engineered" wood or slate, as well as other high quality roofing materials, may be approved in the Final Development Plan with examples of successful, high quality installations. Architectural style will be compatible with other Subareas.

Subarea F

Subarea F is comprised of approximately 29.5 acres of wooded preserve area generally referred to as Avondale Woods and is located at the northern end of the site, west of the north/south entrance road.

A 20 foot strip of land shall be provided as shown on the Preliminary Development Plan to include a pedestrian path to provide access to Avondale Woods. A delineation shall be provided along the edge of this 20 foot strip of land and the lots abutting either side in Subarea C.

Transfer of this ground is anticipated to occur after approval of Final Development Plan.

Permitted uses	Recreational uses as determined by City of Dublin Parks Department policy
Building setbacks	50' from any boundary adjoining residential structures
Ownership	City of Dublin, Ohio
Maintenance	City of Dublin, Ohio

Subarea G

Subarea G is comprised of approximately 4.9 acres of wooded area generally referred to as the Triangle Woods. It is located southwest of the single family in Subarea C and adjacent to the railroad tracks.

Transfer of this ground is anticipated to occur after approval of Final Development Plan.

Permitted uses	Recreational uses as determined by City of Dublin Parks Department policy
Building setbacks	50' from any boundary adjoining residential structures
Pavement setbacks	25' from any boundary adjoining residential structures* * Except pedestrian/bike paths
Ownership	City of Dublin, Ohio
Maintenance	City of Dublin, Ohio

III. PROJECT PHASING

It is anticipated that Phase I of the project will begin with the multifamily in Subarea A commencing spring of 2015. Depending on market conditions, the developer anticipates Phase 2 would begin with the single family lots in Subarea C. This construction is anticipated to occur immediately following Phase I, in early Summer of 2015 or sooner, and include the extension of Avondale Woods Boulevard, the central green road and the 8 single family lots surrounding the green. The developer anticipates developing the balance of the single family lots in 3 additional phases of 20-25 lots each. The multifamily in Subarea B is anticipated to be developed in 2 phases. The timing of these phases is unknown at this time due to secondary site access being required. Subarea D is anticipated to be the last phase of the development. However, Washington Township Fire Department has agreed to allow 126 units and clubhouse (Subareas A, C and E) to be built before a second access point would be required or an agreement is reached with terms acceptable to Washington Township's Fire Department and Dublin Traffic Engineering. The developer has an access agreement in place from Subarea D with the adjacent owner of Parcel 010-279301 for access to Avery Road.

The developer will pay for the installation of a traffic signal at Avondale Woods Boulevard and Avery Road at such time as permitted or required by the City of Columbus.

Subject Lot	Influenced Lot
1	2, 3, 7, 8
2	1, 3, 4, 6, 7, 8
3	1, 2, 4, 5, 7, 8
4	2, 3, 5, 6
5	1, 2, 3, 4, 6, 7
6	2, 3, 4, 5, 7, 8
7	1, 2, 5, 6, 8
8	1, 2, 6, 7
9	10, 11, 17, 18, 19
10	9, 11, 12, 16, 17, 18
11	9, 10, 12, 13, 15, 16, 17
12	10, 11, 13, 14, 15, 16, 78
13	11, 12, 14, 15, 54, 78
14	12, 13, 15, 16, 54, 55, 78
15	11, 12, 13, 14, 16, 17, 54
16	10, 11, 12, 14, 15, 17, 18
17	9, 10, 11, 15, 16, 18, 19
18	9, 10, 16, 17, 19, 20
19	9, 17, 18, 20, 21
20	18, 19, 21, 22
21	19, 20, 22
22	20, 21, 23
23	22, 24, 25, 53
24	23, 25, 26, 53
25	23, 24, 26, 27, 52, 53
26	24, 25, 27, 28, 51, 52, 53
27	25, 26, 28, 29, 50, 51, 52
28	26, 27, 29, 30, 49, 50, 51
29	27, 28, 30, 31, 48, 49, 50
30	28, 29, 31, 23, 47, 48, 49
31	29, 30, 32, 33, 46, 47, 48
32	30, 31, 33, 34, 46, 47, 48
33	31, 32, 34, 35, 45, 46, 47
34	32, 33, 35, 36, 44, 45, 46
35	33, 34, 36, 37, 43, 44, 45
36	34, 35, 37, 38, 43, 44
37	35, 36, 38, 39, 43
38	36, 37, 39, 40, 43
39	37, 38, 40, 41, 43

Subject Lot	Influenced Lot

40	38, 39, 41, 42, 43, 57
41	39, 40, 42, 43, 57, 58
42	40, 41, 43, 57, 58, 59, 75
43	36, 37, 38, 39, 40, 41
44	34, 35, 36, 43, 45, 46
45	33, 35, 36, 43, 44, 46, 47
46	32, 33, 34, 44, 45, 47, 48
47	30, 31, 32, 45, 46, 48, 49
48	29, 30, 31, 46, 47, 49, 50
49	28, 29, 30, 47, 48, 50, 57
50	27, 28, 29, 48, 49, 51, 52
51	26, 27, 28, 49, 50, 52, 53
52	23, 25, 26, 27, 50, 51, 53
53	23, 24, 25, 26, 51, 52
54	13, 14, 15, 55, 56, 77
55	14, 54, 56, 57, 76, 77, 78
56	54, 55, 57, 75, 76, 77
57	41, 42, 58, 75, 76
58	41, 42, 57, 59, 60, 74, 75
59	42, 58, 60, 61, 73, 74, 75
60	58, 59, 61, 62, 72, 73, 74
61	59, 60, 62, 63, 71, 72, 73
62	60, 61, 63, 64, 70, 71, 72
63	61, 62, 64, 65, 69, 70, 71
64	62, 63, 65, 66, 69, 70, 71
65	63, 64, 66, 67, 68, 69, 70
66	64, 65, 67, 68, 69
67	65, 66, 68
68	65, 66, 67, 69, 70
69	64, 65, 66, 68, 70, 71
70	63, 64, 65, 68, 69, 71, 72
71	61, 62, 63, 69, 70, 72, 73
72	60, 61, 62, 70, 71, 73, 74
73	59, 60, 61, 71, 72, 74, 75
74	58, 59, 60, 72, 73, 75, 76
75	42, 56, 57, 58, 76, 77
76	55, 56, 57, 58, 75, 77, 78
77	13, 54, 55, 56, 75, 76, 78
78	12, 13, 14, 54, 55, 76, 77

SECTION III – Exhibits

- Regional Context Map
- Vicinity Map
- Existing Conditions
- Site Plan
- Subarea Map
- Open Space and Connectivity Plan
- Landscape Plan
- Landscape Details (4)
- Phasing Plan
- Overall Utility Plan
- Utility Plan Enlargements (3)
- Overall Grading Plan
- Grading Plan Enlargements (3)
- Overall Preliminary Plat
- Preliminary Plat Enlargements (3)
- Tree Survey

SECTION IV – Appendix

- Application
- Adjacent Owners
- Legal Description
- Subarea Descriptions
- Utility Feasibility Memo
- Washington Township Email
- AT&T Easement Letter
- Columbus Sewer Easement Email

February 2009

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

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ■ Preliminary Development Plan / Rezoning (Section 153.053)
- ☐ Final Development Plan (Section 153.053(E))
- ☐ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☐ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): Avery Road	
Tax ID/Parcel Number(s): 274-000137	**Parcel Size(s) (Acres):** 120.253 ac.
Existing Land Use/Development: agriculture, woods, undeveloped.	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Residential development, parks & open space
Total acres affected by application: 120.253

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Homewood Corporation LLC, c/o Jim Lipnos, President	
Mailing Address: (Street, City, State, Zip Code) 2700 Dublin Granville Rd. Columbus, Ohio 43231	
Daytime Telephone: 614-898-7200	**Fax:** 614-898-7210
Email or Alternate Contact Information: jlipnos@homewoodcorp.com	

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Jim Lipnos	**Applicant is also property owner:** yes ☑ no ☐
Organization (Owner, Developer, Contractor, etc.): Homewood Corporation, LLC	
Mailing Address: (Street, City, State, Zip Code) 2700 Dublin Granville Rd. Columbus, OH 43231	
Daytime Telephone: 614-898-7200	**Fax:** 614-898-7210
Email or Alternate Contact Information: jlipnos@homewoodcorp.com	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name: Chris Cline	
Organization (Owner, Developer, Contractor, etc.): Blaugrund, Herbert and Martin	
Mailing Address: (Street, City, State, Zip Code) 300 W Wilson Bridge Rd. Ste. 100 Worthington, OH 43085	
Daytime Telephone: 614-923-3132	**Fax:** 614-764-0774
Email or Alternate Contact Information: ctc@bhmlaw.com	

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

I James L. Lipnos, the owner, hereby authorize Chris Cline to act as my applicant or 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: [signature] **Date:** 10/30/12

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this 30 day of October, 20 12

State of Ohio

County of Franklin Notary Public [signature]

NOTARIAL SEAL STATE OF OHIO

TRACY McVEY
Notary Public, State of Ohio
My Commission Expires
07-14-2017

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

I James L. Lipnos, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative: [signature] **Date:** 10/30/12

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review 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.

I James L. Lipnos, the owner or authorized representative, acknowledge that approval of this request 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.

Signature of applicant or authorized representative:	Date: 10/30/12

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

I James L. Lipnos, 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:	Date: 10/30/12

Subscribed and sworn to before me this 30 day of October, 20

State of Ohio

County of Franklin

Notary Public: Tracy McVey

NOTARIAL SEAL STATE OF OHIO

TRACY McVEY
Notary Public, State of Ohio
My Commission Expires
07-14-2017

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

AVONDALE WOODS Adjacent Owners

Avondale Woods - Property Owners Within 300 Feet

Parcel Number	Owner	Parcel Address	Mailing Address			
			Street	City	State	Zip
010-265640	NEW YORK CENTRAL LINES LLC		500 WATER ST	JACKSONVILLE	FL	32202
010-265644	AVERY ROAD COLUMBUS LLC	AVERY RD	1311 AUTUMN HILL DR	COLUMBUS	OH	43235
010-290477	PADDOCK AT HAYDENS CROSSING II LTD	AVERY RD	230 WEST ST STE 200	COLUMBUS	OH	43215
272-000488	BALTES-SPRING ELIZABETH R	5239 AVERY RD	3590 STERLING PARK CIR	GROVE CITY	OH	43123
272-000497	MOUSSA TAREK M	5505 AVERY RD	105 SHAWNEE DR	MARIETTA	OH	45750
272-000629	MOUSSA TAREK M	AVERY RD	122 SENECA DR	MARIETTA	OH	45750
274-001505	COLUMBUS METROPOLITAN HOUSING AUTHO	AVERY RD	880 E 11TH AVE	COLUMBUS	OH	43211
274-001522	COLUMBUS METROPOLITAN HOUSING AUTHO	AVONDALE WOODS BL	2335 N BANK DR	COLUMBUS	OH	43220
274-001505	COLUMBUS METROPOLITAN HOUSING AUTHO	AVERY RD	880 E 11TH AVE	COLUMBUS	OH	43211
274-001504	COLUMBUS METROPOLITAN HOUSING AUTHO	AVONDALE WOODS BL	880 E 11TH AVE	COLUMBUS	OH	43211
274-001522	COLUMBUS METROPOLITAN HOUSING AUTHO	AVONDALE WOODS BL	2335 N BANK DR	COLUMBUS	OH	43220
274-000021	DALLAS ANGELO J TR ET AL	6333 RINGS RD	3969 SMILEY RD	HILLIARD	OH	43204
010-265636	DOMINION HOMES INC	5038 COSGRAY RD	4900 TUTTLE CROSSING BLVD	DUBLIN	OH	43016
010-273427	DOMINION HOMES INC	COSGRAY RD	4900 TUTTLE CROSSING BLVD	DUBLIN	OH	43016
010-265639	DOMINION HOMES INC	5055 AVERY RD	4900 TUTTLE CROSSING BLVD	DUBLIN	OH	43016
010-265636	DOMINION HOMES INC	5038 COSGRAY RD	4900 TUTTLE CROSSING BLVD	DUBLIN	OH	43016
274-000117	DVORAK JAMES A ET AL	6555 RINGS RD	1025 DENMAN CT	WESTERVILLE	OH	43081
272-000040	WEATHERBY DAVID S	5255 AVERY RD	5255 AVERY RD	DUBLIN	OH	43016
272-000498	ELLIOTT W HEATH & STACY E	5067 AVERY RD	5067 AVERY RD	DUBLIN	OH	43016
274-000034	FENDER PAUL & CELESTE	6555 RINGS RD	6555 RINGS RD	DUBLIN	OH	43016
272-000489	HADJARPOUR SAEED HASJARPOUR MOJGON	5243 AVERY RD	8080 TILLINGHAUST DR	DUBLIN	OH	43017
272-000484	HELLER GEOFFREY C & DEBORAH J MUNTZ	5223 AVERY RD	5223 AVERY RD	DUBLIN	OH	43016
274-000137	HOMEWOOD CORP	5215 AVERY RD	2700 E DUBLIN GRANVILLE RD	COLUMBUS	OH	43231
272-000486	JORDAN GREGORY A & CHERYL A	5231 AVERY RD	5231 AVERY RD	DUBLIN	OH	43016
010-279301	KONTOGIANNIS GEORGE J	AVERY RD	400 S 5TH ST STE 400	COLUMBUS	OH	43215
272-000491	LEMASTER BARBARA J	5251 AVERY RD	5251 AVERY RD	DUBLIN	OH	43016
010-286777	M/I HOMES OF CENTRAL OHIO LLC	5724 GINGREY RD	3 EASTON OVAL STE 540	COLUMBUS	OH	43219
272-000485	MULLINS NORMAN V III & MARY A	5227 AVERY RD	5227 AVERY RD	DUBLIN	OH	43016
272-000487	MYHER DANIEL E & SUSAN M	5235 AVERY RD	5235 AVERY RD	DUBLIN	OH	43016
274-000018	PATCH DAVID W JR	6661 RINGS RD	PO BOX 156	AMLIN	OH	43002
010-265638	PF FARM LLC	RINGS RD	PO BOX 156	AMLIN	OH	43002
272-000483	REED MATTHEW D	5219 AVERY RD	5219 AVERY RD	DUBLIN	OH	43016
272-000490	RICH MATTHEW L RICH LORRAINE A	5247 AVERY RD	5247 AVERY RD	DUBLIN	OH	43016
010-279340	SYLVESTER JIM R SYLVESTER JANET L	5163 AVERY OAK DR	5163 AVERY OAK RD	DUBLIN	OH	43016
010-265649	WHITE FAMILY FARM LTD	5730 HAYDEN RUN RD	5730 HAYDEN RUN RD	DUBLIN	OH	43016
	EMH&T		5500 NEW ALBANY ROAD	COLUMBUS	OH	43054

119.335 ACRES

Situated in the State of Ohio, County of Franklin, City or Dublin, located in Virginia Military Survey Numbers 3453 and 3012, being all of the remainder of that 137.274 acre tract conveyed as Parcel Number 1 and all of the remainder of that 2.6 acre tract conveyed as Parcel Number 2 to Homewood Corporation by deed of record in Official Record 23250A17 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), being more particularly bounded and described as follows:

BEGINNING at a northeasterly corner of the remainder of said 2.6 acre tract, a northwesterly corner of that plat entitled "Avondale Senior Village Amended" of record in Plat Book 114, Page 41, the westerly right-of-way line of Avery Road of record in Plat Book 114, Page 41;

thence with the perimeter of said "Avondale Senior Village Amended", the following courses and distances:

South 10°44'43" West, a distance of 120.81 feet to a point;

South 55°47'16" West, a distance of 35.38 feet to a point;

North 79°10'10" West, a distance of 313.92 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of 11°25'51", a radius of 456.00 feet, an arc length of 90.98 feet, and a chord that bears North 73°27'15" West, a chord distance of 90.82 feet to a point of reverse curvature;

with the arc of a curve to the left having, a central angle of 24°33'25", a radius of 516.00 feet, an arc length of 221.16 feet, and a chord that bears North 80°01'02" West, a chord distance of 219.47 feet to a point;

South 87°42'16" West, a distance of 333.40 feet to a point; and

South 06°09'16" East, a distance of 1032.59 feet to a point in the southerly line of said 137.274 acre tract;

thence with the perimeter of said 137.274 acre tract, the following courses and distances:

South 83°28'01" West, a distance of 583.81 feet to a point;

North 39°15'59" West, a distance of 1857.05 feet to a point;

North 83°02'04" East, a distance of 492.25 feet to a point;

North 06°22'31" West, a distance of 1549.32 feet to a point;

North 84°15'41" East, a distance of 1947.00 feet to a point; and

South 05°46'37" East, a distance of 2128.26 feet to a point at the northwesterly corner of said 2.6 acre tract;

thence North 87°27'47" East, the northerly line of said 2.6 acre tract, a distance of 173.28 feet to the POINT OF BEGINNING and containing 119.335 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

SUBAREA "A"
8.038 ACRES

Situated in the State of Ohio, County of Franklin, City or Dublin, located in Virginia Military Survey Number 3453, being part of the remainder of that 137.274 acre tract conveyed as Parcel Number 1 to Homewood Corporation by deed of record in Official Record 23250A17 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), being more particularly bounded and described as follows:

Beginning, for reference, at a northeasterly corner of the remainder of that 2.6 acre tract conveyed as Parcel Number 2 to Homewood Corporation by deed of record in Official Record 23250A17, a northwesterly corner of that plat entitled "Avondale Senior Village Amended" of record in Plat Book 114, Page 41, the westerly right-of-way line of Avery Road of record in Plat Book 114, Page 41;

thence with the perimeter of said "Avondale Senior Village Amended", the following courses and distances:

South 10°49'50" West, a distance of 121.15 feet to a point;

South 55°49'50" West, a distance of 35.36 feet to a point;

North 79°10'10" West, a distance of 315.05 feet to a point;

with the arc of a curve to the right, having a radius of 907.90 feet, a central angle of 03°01'39" and a chord that bears North 75°26'16" West, a chord distance of 47.97 feet (arc length of 47.97 feet) to the TRUE POINT OF BEGINNING;

thence across said 137.274 acre tract, the following courses and distances:

with the arc of a curve to the right having a radius of 907.90 feet, a central angle of 02°42'48" and a chord that bears North 72°34'02" West, a chord distance of 42.99 feet (arc length of 42.99 feet) to a point;

with the arc of a curve to the left having a radius of 505.17 feet, a central angle of 25°04'04" and a chord that bears North 79°45'42" West, a chord distance of 219.26 feet (arc length of 221.02 feet) to a point;

South 87°42'16" West, a distance of 362.58 feet to a point;

with the arc of a curve to the left having a radius of 1030.00 feet, a central angle of 03°28'53" and a chord that bears South 85°57'49" West, a chord distance of 62.58 feet (arc length of 62.59 feet) to a point;

South 84°13'23" West, a distance of 65.94 feet to a point;

North 05°46'37" West, a distance of 461.31 feet to a point;

North 84°13'23" East, a distance of 24.30 feet to a point;

North 05°46'37" West, a distance of 135.00 feet to a point;

North 84°13'23" East, a distance of 230.00 feet to a point;

northeastwardly, with the arc of a curve to the left having a radius of 175.00 feet, a central angle of 59°54'37" and a chord that bears North 54°16'04" East, a chord distance of 174.76 feet (arc length of 182.99 feet) to a point;

South 66°29'18" East, a distance of 73.91 feet to a point;

South 05°46'37" East, a distance of 249.44 feet to a point;

South 02°51'31" East, a distance of 10.60 feet to a point;

South 01°45'25" East, a distance of 213.62 feet to a point;

North 87°47'33" East, a distance of 183.28 feet to a point;

southeastwardly, with the arc of a curve to the right having a radius of 150.57 feet, a central angle of 110°27'05" and a chord that bears South 36°43'38" East, a chord distance of 247.36 feet (arc length of 290.27 feet) to a point;

South 19°05'33" West, a distance of 57.42 feet to the TRUE POINT OF BEGINNING, and containing 8.038 acres of land, more or less.

SUBAREA "B"
19.104 ACRES

Situated in the State of Ohio, County of Franklin, City or Dublin, located in Virginia Military Survey Number 3453, being the remainder of that 137.274 acre tract conveyed as Parcel Number 1 to Homewood Corporation by deed of record in Official Record 23250A17 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), being more particularly bounded and described as follows:

BEGINNING at a southwesterly corner of said 137.274 acre tract, at a northwesterly corner of that tract conveyed to Heath W. and Stacy E. Elliot by deed of record in Instrument Number 199812290335107;

thence North 39°15'59" West, with the westerly line of said 137.274 acre tract, a distance of 1112.50 feet to a point;

thence across said 137.274 acre tract, the following courses and distances:

North 59°20'27" East, a distance of 145.29 feet to a point;

North 84°13'23" East, a distance of 425.00 feet to a point;

South 50°46'37" East, a distance of 35.36 feet to a point;

South 05°46'37" East, a distance of 22.29 feet to a point;

with the arc of a curve to the left having a radius of 160.70 feet, a central angle of 180°00'00" and a chord that bears North 84°13'23" East, a chord distance of 321.40 feet (arc length of 504.86 feet) to a point;

North 05°46'37" West, a distance of 17.29 feet to a point;

North 39°13'23" East, a distance of 35.36 feet to a point;

North 84°13'23" East, a distance of 170.94 feet to a point;

with the arc of a curve to the right having a radius of 970.00 feet, a central angle of 03°28'53" and a chord that bears North 85°57'49" East, a chord distance of 58.93 feet (arc length of 58.94 feet) to a point; and

North 87°42'16" East, a distance of 33.22 feet to a point; in the easterly line of the remainder of said 137.274 acre tract, the westerly line of that subdivision entitled "Avondale Senior Village Amended", of record in Plat Book 114, Page 41;

thence South 06°09'16" East, with the westerly line of said "Avondale Senior Village Amended", a distance of 972.45 feet to a point in the southerly line of said 137.274 acre tract;

thence South 83°28'01" West, with said southerly line, a distance of 583.81 feet the POINT OF BEGINNING, and containing 19.104 acres of land, more or less.

SUBAREA "C"
31.161 ACRES

Situated in the State of Ohio, County of Franklin, City or Dublin, located in Virginia Military Survey Number 3453, being part of the remainder of that 137.274 acre tract conveyed as Parcel Number 1 to Homewood Corporation by deed of record in Official Record 23250A17 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), being more particularly bounded and described as follows:

Beginning, for reference, at a northeasterly corner of the remainder of that 2.6 acre tract conveyed as Parcel Number 2 to Homewood Corporation by deed of record in Official Record 23250A17, a northwesterly corner of that plat entitled "Avondale Senior Village Amended" of record in Plat Book 114, Page 41, the westerly right-of-way line of Avery Road of record in Plat Book 114, Page 41;

thence with the perimeter of said "Avondale Senior Village Amended", the following courses and distances:

South 10°49'50" West, a distance of 121.15 feet, to a point;

South 55°49'50" West, a distance of 35.36 feet, to a point;

North 79°10'10" West, a distance of 315.05 feet, to a point of curvature;

with the arc of a curve to the right, having a central angle of 05°44'27", a radius of 907.90 feet, an arc length of 90.97 feet, a chord bearing of North 74°04'52" West and chord distance of 90.93 feet, to a point of reverse curvature;

with the arc of a curve to the left, having a central angle of 25°04'04", a radius of 505.17 feet, an arc length of 221.02 feet, a chord bearing of North 79°45'42" West and chord distance of 219.26 feet, to a point of tangency;

South 87°42'16" West, a distance of 333.40 feet, to the TRUE POINT OF BEGINNING;

thence South 06°09'16" East, with the easterly line of the remainder of said 137.724 acre tract, the westerly line of said “Avondale Senior Village Amended”, a distance of 60.14 feet to a point;

thence across said 137.274 acre tract, the following courses and distances:

South 87°42'16" West, a distance of 33.22 feet to a point of curvature;

with the arc of a curve to the left, having, a central angle of 03°28'53", a radius of 970.00 feet, an arc length of 58.94 feet, and a chord that bears South 85°57'49" West, a chord distance of 58.93 feet to a point;

South 84°13'23" West, a distance of 170.94 feet to a point;

South 39°13'23" West, a distance of 35.36 feet to a point;

South 05°46'37" East, a distance of 17.29 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of 179°59'60", a radius of 160.70 feet, an arc length of 504.86 feet, a chord bearing of South 84°13'23" West and chord distance of 321.40 feet, to a point of tangency;

North 05°46'37" West, a distance of 22.29 feet, to a point;

North 50°46'37" West, a distance of 35.36 feet, to a point;

South 84°13'23" West, a distance of 425.00 feet, to a point;

North 05°46'37" West, a distance of 651.31 feet, to a point; and

South 84°13'23" West, a distance of 51.34 feet, to a point in the westerly line of said 137.274 acre tract;

thence North 06°22'31" West, with said westerly line, a distance of 385.38 feet, to a point;

thence across said 137.274 acre tract, the following courses and distances:

North 54°02'45" East, a distance of 277.80 feet, to a point;

North 84°13'23" East, a distance of 395.92 feet, to a point;

South 05°46'37" East, a distance of 155.00 feet, to a point;

North 84°13'23" East, a distance of 20.00 feet, to a point;

North 05°46'37" West, a distance of 155.00 feet, to a point;

North 84°13'23" East, a distance of 730.00 feet, to a point;

South 05°46'37" East, a distance of 350.00 feet, to a point of curvature;

with the arc of a curve to the right, having a central angle of 90°00'00", a radius of 175.00 feet, an arc length of 274.89 feet, a chord bearing of South 39°13'23" West and chord distance of 247.49 feet, to a point of tangency;

South 84°13'23" West, a distance of 230.00 feet, to a point;

South 05°46'37" East, a distance of 135.00 feet, to a point;

South 84°13'23" West, a distance of 24.30 feet, to a point;

South 05°46'37" East, a distance of 461.31 feet, to a point;

North 84°13'23" East, a distance of 65.94 feet, to a point of curvature;

with the arc of a curve to the right, having a central angle of 03°28'53", a radius of 1030.00 feet, an arc length of 62.59 feet, a chord bearing of North 85°57'49" East and chord distance of 62.58 feet, to a point of tangency; and

North 87°42'16" East, a distance of 29.18 feet, to the TRUE POINT OF BEGINNING and containing 31.161 acres of land, more or less.

SUBAREA "D"
15.358 ACRES

Situated in the State of Ohio, County of Franklin, City or Dublin, located in Virginia Military Survey Number 3453, being part of the remainder of that 137.274 acre tract conveyed as Parcel Number 1 to Homewood Corporation by deed of record in Official Record 23250A17 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), being more particularly bounded and described as follows:

Beginning, for reference, at a northeasterly corner of the remainder of that 2.6 acre tract conveyed as Parcel Number 2 to Homewood Corporation by deed of record in Official Record 23250A17, a northwesterly corner of that plat entitled "Avondale Senior Village Amended" of record in Plat Book 114, Page 41, the westerly right-of-way line of Avery Road of record in Plat Book 114, Page 41;

thence South 87°27'47" West, with the northerly line of said 2.6 acre tract, a distance of 174.62 feet to a point on the easterly line of said 137.274 acre tract;

thence North 05°46'37" West, with said easterly line, a distance of 871.30 feet to the TRUE POINT OF BEGINNING;

thence across said 137.274 acre tract, the following courses and distances:

North 70°28'32" West, a distance of 497.78 feet, to a point;

South 84°13'23" West, a distance of 99.60 feet, to a point;

North 05°46'37" West, a distance of 102.56 feet, to a point;

South 84°13'23" West, a distance of 50.00 feet, to a point; and

North 05°46'37" West, a distance of 942.06 feet, to a point in the northerly line of said 137.724 acre tract;

thence North 84°15'41" East, ,with the said northerly line, a distance of 599.63 feet to a point in the easterly line of said 137.274 acre tract;

thence South 05°46'37" East, with said easterly line, a distance of 1256.96 feet to the TRUE POINT OF BEGINNING, and containing 15.358 acres of land, more or less.

SUBAREA "E"
11.295 ACRES

Situated in the State of Ohio, County of Franklin, City or Dublin, located in Virginia Military Survey Numbers 3453 and 3012, being part of the remainder of that 137.274 acre tract conveyed as Parcel Number 1 and all of the remainder of that 2.6 acre tract conveyed as Parcel Number 2 to Homewood Corporation by deed of record in Official Record 23250A17 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), being more particularly bounded and described as follows:

BEGINNING at a northeasterly corner of the remainder of said 2.6 acre tract, a northwesterly corner of that plat entitled "Avondale Senior Village Amended" of record in Plat Book 114, Page 41, the westerly right-of-way line of Avery Road of record in Plat Book 114, Page 41;

thence with the perimeter of said "Avondale Senior Village Amended", the following courses and distances:

South 10°49'50" West, a distance of 121.15 feet, to a point;

South 55°49'50" West, a distance of 35.36 feet, to a point;

North 79°10'10" West, a distance of 315.05 feet, to a point of curvature; and

with the arc of a curve to the right, having a central angle of 03°01'39", a radius of 907.90 feet, an arc length of 47.97 feet, a chord bearing of North 75°26'16" West and chord distance of 47.97 feet, to a point of tangency;

thence across said 137.274 acre tract, the following courses and distances:

North 19°05'33" East, a distance of 57.42 feet, to a point of curvature;

with the arc of a curve to the left, having a central angle of 110°27'05", a radius of 150.57 feet, an arc length of 290.27 feet, a chord bearing of North 36°43'38" West and chord distance of 247.36 feet, to a point of tangency;

South 87°47'33" West, a distance of 183.28 feet, to a point;

North 01°45'25" West, a distance of 213.62 feet, to a point;

North 02°51'31" West, a distance of 10.60 feet, to a point;

North 05°46'37" West, a distance of 249.44 feet, to a point;

North 66°29'18" West, a distance of 73.91 feet, to a point of curvature;

with the arc of a curve to the left, having a central angle of 30°05'23", a radius of 175.00 feet, an arc length of 91.90 feet, a chord bearing of North 09°16'04" East and chord distance of 90.85 feet, to a point of tangency;

North 05°46'37" West, a distance of 247.44 feet, to a point;

North 84°13'23" East, a distance of 99.60 feet, to a point; and

South 70°28'32" East, a distance of 497.78 feet, to a point in the easterly line of said 137.274 acre tract;

thence South 05°46'37" East, with said easterly line, a distance of 871.30 feet to a point at the northwesterly corner of said 2.6 acre tract;

thence North 87°27'47" East, with the northerly line of said 2.6 acre tract, a distance of 174.62 feet to the POINT OF BEGINNING and containing 11.295 acres of land, more or less.

SUBAREA "F"
29.505 ACRES

Situated in the State of Ohio, County of Franklin, City or Dublin, located in Virginia Military Survey Number 3453, being part of the remainder of that 137.274 acre tract conveyed as Parcel Number 1 to Homewood Corporation by deed of record in Official Record 23250A17 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), being more particularly bounded and described as follows:

Beginning, for reference, at a northeasterly corner of the remainder of that 2.6 acre tract conveyed as Parcel Number 2 to Homewood Corporation by deed of record in Official Record 23250A17, a northwesterly corner of that plat entitled "Avondale Senior Village Amended" of record in Plat Book 114, Page 41, in the westerly right-of-way line of Avery Road of record in Plat Book 114, Page 41;

thence South 87°27'47" West, with the northerly line of said 2.6 acre tract, a distance of 174.62 feet, to a point on the easterly line of said 137.274 acre tract;

thence North 05°46'37" West, with said easterly line, a distance of 2128.26 feet to a point;

thence South 84°15'41" West, a distance of 599.63 feet to the TRUE POINT OF BEGINNING;

thence across said 137.274 acre tract, the following courses and distances:

South 05°46'37" East, a distance of 942.06 feet, to a point;

South 84°13'23" West, a distance of 680.00 feet, to a point;

South 05°46'37" East, a distance of 155.00 feet, to a point;

South 84°13'23" West, a distance of 20.00 feet, to a point;

North 05°46'37" West, a distance of 155.00 feet, to a point;

South 84°13'23" West, a distance of 395.92 feet, to a point; and

South 54°02'45" West, a distance of 277.80 feet, to a point in the westerly line of said 137.274 acre tract;

thence North 06°22'31" West, with said westerly line, a distance of 1082.66 feet to a point at the northwesterly corner of said 137.274 acre tract;

thence North 84°15'41" East, with the northerly line of said 137.274 acre tract, a distance of 1347.37 feet to the TRUE POINT OF BEGINNING, and containing 29.505 acres of land, more or less.

SUBAREA "G"
4.879 ACRES

Situated in the State of Ohio, County of Franklin, City or Dublin, located in Virginia Military Survey Number 3453, being part of the remainder of that 137.274 acre tract conveyed as Parcel Number 1 to Homewood Corporation by deed of record in Official Record 23250A17 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), being more particularly bounded and described as follows:

BEGINNING at a northwesterly corner of said 137.274 acre tract, at a southwesterly corner of that tract conveyed to PF Farming LLC by deed of record in Instrument Number 201210290145035;

thence North 83°02'04" East, with the northerly line of said 137.274 acre tract, a distance of 492.25 feet to a point;

thence North 06°22'31" West, with the westerly line of said 137.274 acre tract, a distance of 81.28 feet to a point;

thence across said 137.274 acre tract, the following courses and distances:

North 84°13'23" East, a distance of 51.34 feet to a point;

South 05°46'37" East, a distance of 651.31 feet to a point;

South 59°20'27" West, a distance of 145.29 feet to a point in the westerly line of said 137.274 acre tract;

thence North 39°15'59" West, with the westerly line of said 137.274 acre tract, a distance of 744.56 feet to the POINT OF BEGINNING, and containing 4.879 acres of land, more or less.

EMH&T
Engineers, Surveyors, Planners, Scientists

MEMO

Date: October 31, 2012

To: Aaron Stanford, PE, City of Dublin

From: Brian Quackenbush, PE, EMH&T

Subject: Avondale Woods Utility Engineering Memo

Copies: Jim Lipnos, Homewood Corporation

Linda Menerey, EMH&T

This memo has been prepared to summarize the availability of necessary utilities at the site of the future Avondale Woods single and multi-family home development.

Sanitary Sewer Extensions and Taps

Sanitary sewer service will be extended from two locations within the proposed development.

An existing 36" sanitary sewer main runs through the northern portion of the site. This 36" main extends from Avery Road between parcels 198710190192073 and 199610300219374. Flow from all of the single family homes as well as the clubhouse and pool will be directed to this existing main.

An existing 12" sanitary sewer runs south from the abovementioned 36" sanitary sewer main and services the existing NCR development to the southeast of the proposed Avondale Woods development. Sanitary flow from the townhome portions of the Avondale Woods development will be directed to an existing manhole along the 12" main.

Storm Sewer Outlet

The existing stormwater management basin located on the east side of the site is not sufficiently sized for the future development. Therefore, the pond will be expanded to provide a storage volume of 40.0 ac-ft. This volume requirement was determined through preliminary stormwater calculations. Storm pipes and structures will be put in place to convey the runoff from the development to the proposed retention pond on the east side. The existing pond outlet control structure will be utilized. Modifications will be made to the structure based on more in-depth stormwater calculations that will be completed as the project progresses to final engineering.

EMH&T
Engineers, Surveyors, Planners, Scientists

Water Mains, Services and Taps

Water service to the development will be provided by tapping the existing 12" water main that has been extended from Avery Road within the Avondale Woods Blvd right-of-way. A public water main will be constructed to provide water service and fire protection through fire hydrants to the proposed single family home sections of the development. The public water main will be sized to meet jurisdictional requirements.

Water service to the multi-family home/townhome sections of the development will be provided through private services. Master water meters and backflow preventers will be constructed at two locations within the development. The first will be tied directly into the existing 12" watermain mentioned above. A 3" private water service line and an 8" private fire protection service line will extend from the meter and backflow preventer through the row of townhomes on the eastern side of the development and will extend to the clubhouse and pool. The second master water meter and backflow preventer will be constructed on the west side of the site and will tap into the newly proposed public water main that will serve the single family homes. A 3" private water service line and an 8" private fire protection service line will extend from the meter and backflow preventer to the townhomes within the southern half of the development.

Menerey, Linda

From: Perkins, Alan <aperkins@wtwp.com>
Sent: Wednesday, September 04, 2013 4:27 PM
To: Menerey, Linda
Cc: Jim Lipnos (jlipnos@homewoodcorp.com); Cline, Christopher Thomas; Quackenbush, Brian; Claudia Husak; jgoodwin@dublin.oh.us
Subject: RE: Avondale Meeting Summary: Alan Perkins/Washington Twp Fire 8-29-13

Categories: Filed by Newforma

Linda:

Thanks for arranging the meeting at my office to discuss Washington Township Fire Department concerns with Avondale Woods. I concur and agree with the fire access issues you have outlined from our meeting. Please accept this as confirmation from Washington Township Fire Department relating to fire access agreements for the proposed Avondale Woods development.

Sincerely,

Alan L. Perkins, CFPS
Fire Marshal
Washington Township Fire Department
6200 Eiterman Road
PO Box 3248
Dublin, Ohio 43016-1294
(614) 652-3930
(614) 766-2507 (fax)
aperkins@wtwp.com

AfAA Member

From: Menerey, Linda [mailto:lmenerey@emht.com]
Sent: Tuesday, September 03, 2013 10:52 AM
To: Perkins, Alan
Cc: Jim Lipnos (jlipnos@homewoodcorp.com); Cline, Christopher Thomas; Quackenbush, Brian; Menerey, Linda; Claudia Husak; jgoodwin@dublin.oh.us
Subject: Avondale Meeting Summary: Alan Perkins/Washington Twp Fire 8-29-13

Alan:
Thank you for meeting with Jim Lipnos, Chris Cline, Brian Quackenbush and me.
Based on our meeting we believe we have come to an understanding regarding the following items as it relates to Fire Access for Avondale Woods:

- We will provide "auto turn" information for the mutli family areas in Subareas A, B and D. These are areas where you have concerns with the 22' pavement widths.

- Overall, the vehicular circulation throughout the development is adequate
- You are agreeable to allowing 126 lots/units with appropriate roads to be built before a second access point would be required. The 126 units are currently planned in Subarea A – (48 single family lots) and Subarea C-(78 single family units.) Further construction beyond the 126 units in Subareas A and C would require a second access point or agreement by you that additional development is permitted under terms acceptable to the fire department.
- Second access points discussed may include Avery Road (once improvements occur), temporary access through the Kontogiannis parcel (to the east in Columbus) or Tuttle Crossing Extended.
- You indicated that access through the Kontogiannis parcel may not meet a "perfect" standard but could be acceptable once plans are provided to you for review and approval.

Please confirm that this information accurately reflects what we discussed in our meeting on August 29, 2013.
Thank again Alan,

Linda M. Menerey ASLA, PLA
Associate

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Pat Bryant, ROW
Room 162
3450 Riverwood Pkwy SE
Atlanta, GA 30339
Phone: 678-627-5334
E-fax: 281-664-3265

VIA EMAIL

September 25, 2013

Mr. Jim Lipnos, President
Homewood Corporation
2700 East Dublin-Granville Road
Suite 300
Columbus, Ohio 43231

Re: Avondale Woods Plat

Dear Mr. Lipnos,

After AT&T has investigated your request to reduce a segment of the 30-foot easement on the Avondale Woods property, we are in agreement to reduce the 30-foot to a 10-foot easement in the segment indicated on the Plat. If you would like a paper copy of this letter I can mail one to you on Thursday. Let me know.

If you have any questions regarding the easement and I am not in the office you can reach me on my cell phone, 404-735-2522.

Sincerely,

Patricia A. Bryant

Pat Bryant
Contracted Right of Way Manager
National Construction and Engineering

Cc: Tony Lyle, HLG
Mike Diederich, AT&T Engineer

Subject: FW: Avondale-Dublin

From: Quackenbush, Brian
Sent: Thursday, September 19, 2013 3:28 PM
To: 'jlipnos@homewoodcorp.com'
Cc: Menerey, Linda
Subject: FW: Avondale-Dublin

Jim,

As requested by Aaron Stanford, I met with Jason Sanson at the City of Columbus Division of Sewers and Drains last week to discuss the project and its relation to the existing 36" sanitary sewer. Below is a summary of our meeting, and I wanted to give you a heads up on these items before I forward along to Aaron.

Let me know if you have any questions or if you are OK with me sending this summary along to Aaron.

Brian

From: Sanson, Jason T. [mailto:JTSanson@columbus.gov]
Sent: Thursday, September 19, 2013 3:08 PM
To: Quackenbush, Brian
Subject: RE: Avondale-Dublin

Brian,

I agree with the provided summary. The sanitary fee for the individual homes will be the current capacity fee plus the current front footage fee at the time of construction. Assuming a house built today on a lot 60 feet wide with a ¾" water service, the sanitary service fees would be ($3,044 + 60'x$45) = $5,744/lot.

JASON T. SANSON, P.E.
SECTION MANAGER, PRIVATE DEVELOPMENT

Direct: 614-645-3702
Fax: 614-645-1840
www.columbus.gov

From: Quackenbush, Brian [mailto:BQuackenbush@emht.com]
Sent: Wednesday, September 18, 2013 8:18 AM
To: Sanson, Jason T.
Subject: Avondale-Dublin

Jason,

Thanks again for meeting with me last week to discuss this new residential project being proposed on the West side of Avery Road in the City of Dublin. I prepared the following summary of the key points we discussed:

1. Due to the depth of the existing 36" sewer (CC-13289) and the proximity to the proposed houses adjacent to this sewer, you asked that we verify that the house basement foundations are outside of the influence line for an excavation of this sewer. There is an existing 30' easement on this sewer so the buildings had been set at the

edge of this easement or 15′ from the center line of the sewer. We studied the influence line for this excavation and we are going to shift the building setback line to be 20′ from the centerline of the sewer to be outside of the excavation. This generally increases the front setback for these lots from 40′ to 45′.

2. Since the sewer was installed by the City of Columbus using Capital Improvement funds, sanitary fees will need to be paid to the City of Columbus. Can you please verify the amount of these additional fees? Will the fee be the standard cost for a single family home or an additional frontage fee charge?
3. A mainline sewer will need to be extended to the Northeast corner of the Avondale property to serve the property to the North. A sewer extension will not be required through the wooded reserve to the serve the properties to the Northwest of the project.

Please review and let me know if you agree with my interpretation of our meeting. Once I receive your concurrence, I will forward to the summary to Aaron Stanford at the City of Dublin. Thank you.

Brian

Brian Quackenbush, PE, LEED AP
Associate & Senior Project Manager

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