

## 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:**

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input checked="" type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> 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: 2700 Dublin Granville Rd. (Street, City, State, Zip Code) 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 <input checked="" type="checkbox"/> no <input type="checkbox"/>
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, 2012  
 State of Ohio  
 County of Franklin Notary Public Tracy McVey



**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, <u>James L. Lipows</u> , 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: <u>[Signature]</u>	Date: <u>10/30/12</u>

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

I, <u>James L. Lipows</u> , 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: <u>[Signature]</u>	Date: <u>10/30/12</u>

Subscribed and sworn to before me this 30 day of October, 2012  
 State of Ohio  
 County of Franklin

Notary Public

[Signature]



**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 of 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 of 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  $10^{\circ}49'50''$  West, a distance of 121.15 feet to a point;

South  $55^{\circ}49'50''$  West, a distance of 35.36 feet to a point;

North  $79^{\circ}10'10''$  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  $03^{\circ}01'39''$  and a chord that bears North  $75^{\circ}26'16''$  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  $02^{\circ}42'48''$  and a chord that bears North  $72^{\circ}34'02''$  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  $25^{\circ}04'04''$  and a chord that bears North  $79^{\circ}45'42''$  West, a chord distance of 219.26 feet (arc length of 221.02 feet) to a point;

South  $87^{\circ}42'16''$  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  $03^{\circ}28'53''$  and a chord that bears South  $85^{\circ}57'49''$  West, a chord distance of 62.58 feet (arc length of 62.59 feet) to a point;

South  $84^{\circ}13'23''$  West, a distance of 65.94 feet to a point;

North  $05^{\circ}46'37''$  West, a distance of 461.31 feet to a point;

North  $84^{\circ}13'23''$  East, a distance of 24.30 feet to a point;

North  $05^{\circ}46'37''$  West, a distance of 135.00 feet to a point;

North  $84^{\circ}13'23''$  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  $59^{\circ}54'37''$  and a chord that bears North  $54^{\circ}16'04''$  East, a chord distance of 174.76 feet (arc length of 182.99 feet) to a point;

South  $66^{\circ}29'18''$  East, a distance of 73.91 feet to a point;

South  $05^{\circ}46'37''$  East, a distance of 249.44 feet to a point;

South  $02^{\circ}51'31''$  East, a distance of 10.60 feet to a point;

South  $01^{\circ}45'25''$  East, a distance of 213.62 feet to a point;

North  $87^{\circ}47'33''$  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  $110^{\circ}27'05''$  and a chord that bears South  $36^{\circ}43'38''$  East, a chord distance of 247.36 feet (arc length of 290.27 feet) to a point;

South  $19^{\circ}05'33''$  West, a distance of 57.42 feet to the TRUE POINT OF BEGINNING, and containing 8.038 acres of land, more or less.

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**SUBAREA "B"**  
**19.104 ACRES**

Situated in the State of Ohio, County of Franklin, City of 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  $39^{\circ}15'59''$  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  $59^{\circ}20'27''$  East, a distance of 145.29 feet to a point;

North  $84^{\circ}13'23''$  East, a distance of 425.00 feet to a point;

South  $50^{\circ}46'37''$  East, a distance of 35.36 feet to a point;

South  $05^{\circ}46'37''$  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  $180^{\circ}00'00''$  and a chord that bears North  $84^{\circ}13'23''$  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.

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**SUBAREA "C"**  
**30.995 ACRES**

Situated in the State of Ohio, County of Franklin, City of 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 515.25 feet to a point;

South 84°13'23" West, a distance of 10.00 feet to a point;

North 05°46'37" West, a distance of 136.07 feet to a point; and

South 84°13'23" West, a distance of 41.34 feet to a point in the westerly line of said 137.274 acre tract;

North 06°22'31" West, with said westerly line, a distance of 50.00 feet to a point;

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

North 83°37'29" East, a distance of 25.00 feet to a point;

North 06°22'31" West, a distance of 349.57 feet to a point;

North 54°02'45" East, a distance of 249.05 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 30.995 acres of land, more or less.

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**SUBAREA "D"**  
**15.392 ACRES**

Situated in the State of Ohio, County of Franklin, City of 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;

North 05°46'37" West, a distance of 311.65 feet to a point;

North 21°22'52" West, a distance of 59.48 feet to a point;

North 05°46'37" West, a distance of 33.80 feet to a point;

North 09°49'37" East, a distance of 59.48 feet to a point;

North 05°46'37" West, a distance of 482.03 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 15.392 acres of land, more or less.

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**SUBAREA "E"**  
**11.295 ACRES**

Situated in the State of Ohio, County of Franklin, City of 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  $110^{\circ}27'05''$ , a radius of 150.57 feet, an arc length of 290.27 feet, a chord bearing of North  $36^{\circ}43'38''$  West and chord distance of 247.36 feet to a point of tangency;

South  $87^{\circ}47'33''$  West, a distance of 183.28 feet to a point;

North  $01^{\circ}45'25''$  West, a distance of 213.62 feet to a point;

North  $02^{\circ}51'31''$  West, a distance of 10.60 feet to a point;

North  $05^{\circ}46'37''$  West, a distance of 249.44 feet to a point;

North  $66^{\circ}29'18''$  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  $30^{\circ}05'23''$ , a radius of 175.00 feet, an arc length of 91.90 feet, a chord bearing of North  $09^{\circ}16'04''$  East and chord distance of 90.85 feet to a point of tangency;

North  $05^{\circ}46'37''$  West, a distance of 247.44 feet to a point;

North  $84^{\circ}13'23''$  East, a distance of 99.60 feet to a point; and

South  $70^{\circ}28'32''$  East, a distance of 497.78 feet to a point in the easterly line of said 137.274 acre tract;

thence South  $05^{\circ}46'37''$  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  $87^{\circ}27'47''$  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.

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**SUBAREA "F"**  
**29.668 ACRES**

Situated in the State of Ohio, County of Franklin, City of 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  $87^{\circ}27'47''$  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  $05^{\circ}46'37''$  West, with said easterly line, a distance of 2128.26 feet to a point;

thence South  $84^{\circ}15'41''$  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;

South 54°02'45" West, a distance of 249.05 feet to a point;

South 06°22'31" East, a distance of 349.57 feet to a point; and

South 83°37'29" West, a distance of 25.00 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 1418.04 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 29.668 acres of land, more or less.

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**SUBAREA "G"**  
**4.848 ACRES**

Situated in the State of Ohio, County of Franklin, City of 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 41.34 feet to a point;

South 05°46'37" East, a distance of 136.07 feet to a point;

North 84°13'23" East, a distance of 10.00 feet to a point;

South  $05^{\circ}46'37''$  East, a distance of 515.25 feet to a point;

South  $59^{\circ}20'27''$  West, a distance of 145.29 feet to a point in the westerly line of said 137.274 acre tract;

thence North  $39^{\circ}15'59''$  West, with the westerly line of said 137.274 acre tract, a distance of 744.56 feet to the POINT OF BEGINNING, and containing 4.848 acres of land, more or less.

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## 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

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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.



#### **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**

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**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](mailto:aperkins@wtwp.com)



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**From:** Menerey, Linda [<mailto:lmenerey@emht.com>]  
**Sent:** Tuesday, September 03, 2013 10:52 AM  
**To:** Perkins, Alan  
**Cc:** Jim Lipnos ([jlipnos@homewoodcorp.com](mailto:jlipnos@homewoodcorp.com)); Cline, Christopher Thomas; Quackenbush, Brian; Menerey, Linda; Claudia Husak; [jgoodwin@dublin.oh.us](mailto: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

EMH&T

**Engineers, Surveyors, Planners, Scientists**

5500 New Albany Road, Columbus, OH 43054

v. 614.775.4710 | c. 614.578.3727 | [lmenevey@emht.com](mailto:lmenevey@emht.com)

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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

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**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](http://www.columbus.gov)

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**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

**EMH&T**

**Engineers, Surveyors, Planners, Scientists**

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