GRAPHIC SCALE

REVISIONS

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
COSGRAY AND RINGS ROAD
EXISTING CONDITIONS PLAN

EMHT

DATE
July 30, 2014

SCALE
1" = 300'

JOB NO.
20140749

SHEET
1/1

Site Data:

Site Area	±51.5 ac
Churchman R.O.W.	±4.7 ac
Net Residential Area	±46.8 ac
Open Space	±14.0 ac
Single Family Area	±22.5 ac
Single Family Lots	47
Single Family Density	±2.08 du/ac
Detached Condo Area	±24.3 ac
Detached Condo "Lot"	#4
Detached Condo Density	±3.86 du/ac
Total Units/Lots	141
Net Residential Density	±3.01 du/ac

GRAPHIC SCALE

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT DEVELOPMENT
FOR
COSGRAY AND RINGS ROAD
CONCEPT

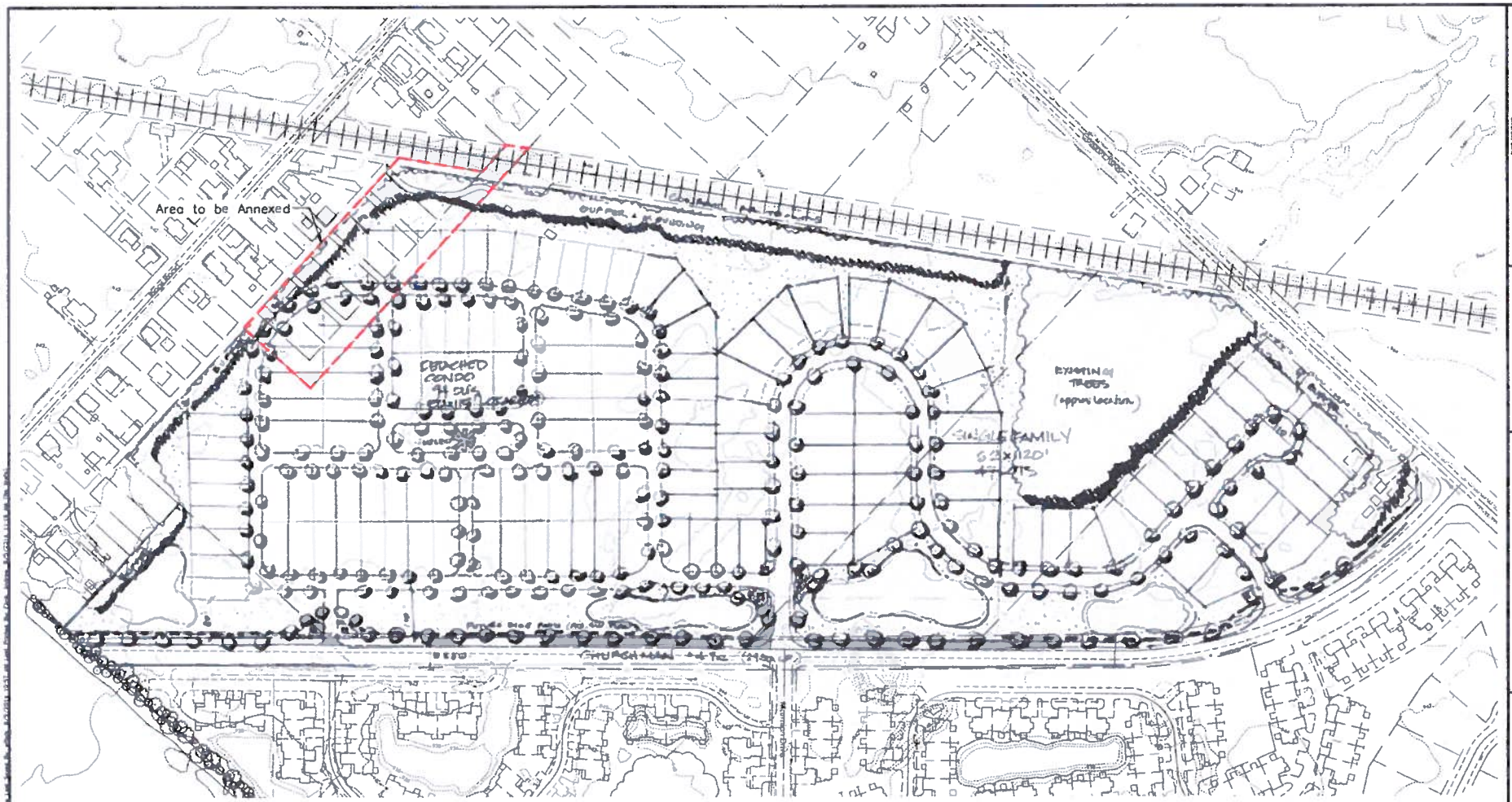
EMHT

DATE
July 30, 2014

SCALE
AUNDIS

JOB NO
20132074

SHEET
1



Site Data:

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Open Space	±14.0 ac
Single Family Area	±22.5 ac
Single Family Lots	47
Single Family Density	±2.08 du/ac
Detached Condo Area	±24.3 ac
Detached Condo "Lots"	94
Detached Condo Density	±3.86 du/ac
Total Units/Lots	141
Net Residential Density	±3.01 du/ac

GRAPHIC SCALE

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN HOMES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT DEVELOPMENT
FOR
COSGRAY AND RINGS ROAD
CONCEPT

EMHT

DATE
July 30, 2014

SCALE
AT NOTED

JOB NO
20132074

SHEET
1

Liggett Property
Development Statement

1. The proposal consists of two housing components. One portion would consist of 94 detached condominiums and the second portion would consist of 47 single family lots. There will be 141 total units located on 46.8 acres deriving a net density of 3.01± units to the acre. The proposed development would save an existing large stand of trees. Additional green space along a large setback area off the Churchman Road right of way and other areas internal to the site would be provided. There would be three (3) curb cuts on Churchman Road with the main entrance connecting the development to Churchman Road creating an intersection with Marmion Drive. The development will incorporate stormwater management areas for stormwater run off and to provide an aesthetic feature along the Churchman Road setback. The detached condominium portion of the development will utilize architectural elements that evoke housing styles of the 1920s and 1930s that will create a true neighborhood feeling for the new subdivision. The single family lots will follow a more traditional feel of architectural style that is typical of the area.

2. The site is bounded on the south by the Conrail railroad tracks, and existing housing in the village of Amlin. To the north is a condominium complex and a vacant piece of ground. The proposed subdivision complements the condominium development across Churchman Road, and the housing found in the Amlin area. The proposed detached condominiums found in the new subdivision will mirror the density and character of the adjacent developments. The single family housing portion relates to the housing stock found along the Cosgray Road right of way located north of the railroad tracks. There is a new subdivision of single family homes developing along Rings Road and Churchman Road that helps relate this new subdivision to the existing land uses in the area.

3. The 2007 Dublin Community Plan shows the subject area as mixed residential medium density on its future land use map. The text indicates that these areas will have greater walkability and pedestrian orientation with a maximum density of 5.0 du/ac. The proposed subdivision proposes walkability and pedestrian orientation. It will incorporate an internal system of sidewalks connecting to a public trail system along Churchman Road, ultimately extending to adjacent development / neighborhoods. The proposed development complies with the Community Plan objectives therefore no deviations are necessary.

schott-liggett-dev.ste (nct)
8/4/14 F:Docs