



DUBLIN GOLF COMMUNITY

DEVELOPMENT TEXT

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GENERAL PROJECT DESCRIPTION

Site Overview:

The site is presently agricultural land with generally flat and featureless terrain. The site offers little in the way of natural features to add interest, other than several small wooded areas. No active streams are present, with existing drainage being achieved through the use of tiles and ditches. Some development in the area, which took place prior to annexation to Dublin, has not set a positive direction for the general area.

For these reasons, there has been concern that development in this quadrant was not assured of achieving success in attaining the quality level expected of Dublin development. Through recent planning efforts, the City has been seeking a concept that will somehow elevate the prospects for development in the general area.

The golf course community makes possible these goals sought for Dublin's Southwest Area. It "raises the bar" on the quality of the development...not just for the southwest, but for all of Dublin. By creating a significant amenity and by obtaining control of a large tract of land, the proposal makes it possible to effect a major upward change in the expectations of this quadrant. Because of the low density and high quality of the proposed development in conjunction with the significant open space to be dedicated, the proposal will fit in well - with both existing and future land use in the Southwest Area. Additionally, the development will also act as a positive influence for increasing quality in the land remaining in Dublin's southwest annexation area, adding a significant amenity for the citizens of Dublin.

Other than the small interface with the Village of Amlin, this project is largely bordered by undeveloped land on the north, west and south. As such, it largely sets the standard for the area. Pockets of existing residential development are also located along Shier-Rings Road to the north and along Woerner-Temple Road. There are also four existing residences within the development that will remain. The Cramer's Crossing subdivision, presently in the process of rezoning, has been planned in tandem with this proposal and is fully compatible with this plan, from a landuse, parkland, utility service and roadway access perspective. The applicant believes the proposed development will work well with all of these existing homes and proposed developments.

The applicant is in contract to purchase all of the land encompassed by this application and has permission to undertake rezoning of the land for this project.

Phasing Schedule:

Because the entire golf course land must be developed in one phase, significant portions of the site preparation will be conducted in the initial phase. Construction of the golf course, clubhouse, model homes and essential roadways is anticipated to begin in the fall of 2000 with a grand opening scheduled for the summer of 2002. Final build-out will take eight to ten years. The initial marketing effort will include at least three areas of single family, a phase of cluster homes, and a phase of condominiums that will reach

several well-delineated price points and housing types. Thereafter, phasing will be predominately from east to west and will be determined by market demand. Construction of the roadways to service future phases will generally follow the extension of utilities into the area. Secondary means of ingress and egress, where necessary, will be provided to subareas within five years of the date of the first building permit in that subarea.

Non-residential Portions of the Development:

Non-residential portions of the plan include public open space in either traditional parks or the public golf course. Both areas are anticipated to be owned in fee simple by the City of Dublin. It is likely that the City will choose to lease the golf course land to a specialized operator. The open space/park areas are presently calculated to be about 45.20 acres, divided between larger areas such as Subarea M along Cramer Ditch (11.03 acres) in the southeastern portion of the site, and smaller "pocket parks" throughout the development.

The golf course area is presently calculated at 205.08 acres. The design of the golf course is not fully finalized, but in its present form has a length of 6950 yards on 181.84 acres. An additional 23.24 acres is dedicated to a clubhouse, unlighted practice center and maintenance facility, which are to be zoned with this application to a PCD, Planned Commerce District, zoning category. Significant water features and earthwork intended to effect a visual transformation of the site will provide interest and create a sense of open space and quality environment.

The City of Dublin will own, improve and maintain the following open space areas:

- Golf course, clubhouse, driving range and maintenance facility (Subareas U, V, and W: 205.09 acres)
- Woerner-Temple entrance park (Subarea L: 2.65 acres)
- Community Park (Subarea M: 11.03 acres)
- Pocket park (Subarea F: 1.13 acre)
- Pocket park (Subarea E: 0.9 acre)
- Shier-Rings entry park (Subarea E: 3.96 acres)
- Cosgray Road entry park (Subarea I: 2.66 acres)

The balance of open space (remaining pocket parks and landscape buffers along Woerner-Temple Road west of the traffic circle, Eiterman Road, Rings Road and Cosgray Road will be owned and maintained by the Homeowner's Association.

Provision of Utilities:

Sanitary sewer is available to the area through three existing lines. An 18-inch line is presently on the north side of Woerner Temple Road, on the West Side of Avery Road. A second 18-inch line is located on the south side of Shier Rings Road with the present western terminus being at the City of Dublin's service complex, also to the west of Avery Road. A third line is a 21-inch line presently at Rings Road on the East Side of Avery Road. It is anticipated that this latter line would be extended to the eastern border of the

project site by the Cramer's Crossing development, or by the City of Dublin if that project does not move forward.

Water is available through five existing lines. A 12-inch line on the south side of Shier Rings Road presently ends at the City of Dublin's service complex. A 20-inch line is presently located on the south side of Woerner Temple Road to the west of Avery Road. A 12-inch line is at the western terminus of Kendall Ridge Boulevard on the north side of the road. A 20-inch line is on the south side of Rings Road, just east of Avery Road. Again, it is anticipated that this latter line would also be extended to the eastern border of the site by the Cramer's Crossing development (if approved) or by the City of Dublin if Cramer's does not move forward. A 16-inch line is also presently located on the east side of Cosgray Road located at the Sports Ohio complex. The manner and timing of connecting these and other new water lines into the development to provide efficient water service will be determined through discussions with the City Engineer.

Stormwater Management for the site falls into two watersheds within the City's Stormwater Master Plan: Cosgray Ditch and Cramer Ditch. Each of these tributaries will provide outlets for stormwater drainage. Additionally, a 60-inch storm sewer is located at the north side of Woerner-Temple Road on the West Side of Avery Road. It is also anticipated that an excess of 30 acres of interconnected lakes and ponds will be constructed as part of the site development. These lakes and ponds will provide significant stormwater management capability and will also serve as an irrigation source for the golf course.

Due to concerns about flooding along the Cosgray Ditch expressed by citizens in the Oak-Shier subdivision along Shier-Rings Road, the applicant has agreed to **not** outlet any stormwater from this site into Cosgray Ditch **upstream** of the Oak-Shier Subdivision. The applicant will route stormwater into detention basins located on the site that will pipe the outflow through a series of interconnected ponds to Cosgray Ditch near the Dublin Maintenance Facility, which is significantly downstream of the Oak-Shier Development.

As a result of residents' concerns over flooding along Cramer Ditch (east of Avery Road near Wilcox Road) downstream of the project area, the applicant has agreed to exhibit extreme care in the calculation of detention requirements for the areas tributary to Cramer Ditch. This will assure that post development discharge from the site **does not exceed** pre-development discharge.

Additionally, area residents expressed concern over possible contamination and/or failure of shallow wells in the area from construction of the underground utilities and from intended irrigation of the golf course (especially during the grow-in period). The co-applicants have agreed to engage the services of an independent laboratory at no cost to the homeowners, to perform baseline well function testing for properties within 200 feet of the project area. In the unlikely event that unfavorable changes in water quality or well function would occur as a direct result of the construction of the development and/or the golf course, prompt treatment, repair or replacement of the well will be made at no cost to the homeowner.

Considerable attention will be given to the possible water quality impacts that may result from the construction and operation of the golf course. The golf course will be constructed on land currently used exclusively for farming. Use of pesticides and fertilizers by farmers on farm fields that drain by tiles directly into our creeks and streams represent a far greater environmental impact than will be present on the golf course. The use of irrigation ponds and interconnected detention ponds to reclaim and recycle water, aeration of pond water, as well as the establishment of wetland areas and littoral shelves, will serve to perform natural cleansing and filtration functions not present under the current use.

Road Networks:

New roadways serving the site will be of two types: local and through roads:

Through Roads will be Eiterman Road, which will reach southward from its present terminus at Shier-Rings Road to Rings Road. Rings Road will also be realigned, extending westward to Cosgray Road through the subject site. The 1997 Community Plan anticipated that Eiterman Road would be constructed in this manner. However, the realignment of Rings Road west to Cosgray will replace Woerner-Temple Road as the east-west link between Avery Road and Cosgray Road within this quadrant.

Local roads comprise a network of streets designed to provide access to the residential areas. These roads also provide alternate routes for east-west traffic, though not of a direct nature. Existing Woerner-Temple Road will terminate at the extension of Eiterman Road at the Clubhouse site, providing a dramatic termination of a beautifully designed and landscaped roadway reaching westward from Frantz Road.

The applicant agrees to dedicate the necessary right-of-way for Woerner-Temple and Eiterman Roads as well as the additional right-of-way along Shier Rings Road, Cosgray Road and Rings Road, consistent with the Community Plan.

The portion of the new, realigned Rings Road (Subarea N) that is located in the project area will be constructed and dedicated to the City in conjunction with the development of Subarea R or S, whichever comes first. Additionally, the applicant intends to provide a street connection from Subarea F through Subarea R to Subarea N. The actual alignment has not yet been determined, but will be established and presented to the Planning and Zoning Commission in conjunction with the secondary review required for Subarea R.

GENERAL DEVELOPMENT INFORMATION

Subarea	Acres	Park Land	Open Space	100' Lots	90' Lots	80' Lots	Total Units	Golf Views
A (single family)	37.08	3.50	1.01			88	88	0
B (single family)	40.60	0.14	0.45	27	23	46	96	26
C (single family)	10.90	0.18	0.46	20			20	15
D (single family)	9.57	0.02	0.22	20			20	11
E (single family)	76.05	6.53	1.71	65	60	34	159	47
F (single family)	34.51	1.14	0.21	39	42		81	36
G (single family)	42.46	2.71	0.25	46	22	26	94	40
H (single family)	29.25	1.11		55			55	49
I (single family)	24.63	2.80	1.73	15	18	16	49	15
J (single family)	2.74	0.00	0.38	3		4	7	3
K (single family)	4.25	0.01	0.32	8			8	
Subtotal - Single Family	312.04	18.14	6.74	298	165	214	677	242
L (entry park)	2.88	2.65						
M (Cramer Park)	10.76	11.03						
Subtotal-	13.64	13.68						
Q (Condo A)	19.29		1.22				80	
R (Condo B)	33.86		2.20				172	
S (Condo C)	14.84		2.05				70	
Subtotal - Condominium	67.99		5.47				322	
T (Cluster)	22.15		1.17				99	
U (Golf Course-Maintenance)	4.54	3.93						
V (G.Course- Land)	181.84	181.15						
W (G.C-C House/D Range)	18.71	19.89						
Subtotal - Golf Course	205.09	204.97						
N (Rings Road realignment)	2.58							
O (W/Temple Road)	3.62							
P (Eiterman Road)	7.27							
X (Cosgray ROW)	4.51							
Y (Shier Rings ROW)	3.29							
Z (Rings ROW)	1.39							
Subtotal - R.O.W.	21.66							
Total	642.57	236.79	13.38				1098	
Total Park Land/Open Space		250.17	(38.9%)				1.77	
Total Open Space Required		73.24	(11.4%)					

ARCHITECTURAL APPROVAL PROCESS

Plan Approval:

Consistent with past Edwards Companies' developments in Dublin, the Edwards Companies shall retain the right of individual developer plan approval for all residential units.

Architectural Review Committee:

An Architectural Review Committee (ARC) comprised of no fewer than three members, one of which must be a registered architect and one of which may be a licensed landscape architect, shall be established to review and approve all plans prior to the start of construction. The ARC shall be responsible for evaluating all site plans and architectural plans for adherence to the design guidelines and diversity standards, and shall administer and enforce the guidelines during construction. The ARC shall retain plan approval on all new construction until such time as the final home in the community has been approved and construction completed.

Architectural Diversity:

The Edwards Companies established a reputation in the Dublin Community for creating neighborhoods that are aesthetically pleasing and architecturally diverse (such as Coventry Woods, Bristol Commons, Llewellyn Farms, Tuttle Crossing, Waterford) that significantly predates any diversity or architectural standards ordinances ever contemplated by the City. The Dublin Golf Community will be an extension and continuation of all the quality exhibited in our communities listed above. Our success in providing compatible yet diverse architectural styles in our neighborhoods stems from a philosophy and practice centered around the use of multiple builders in a community. Each builder brings a unique and distinctive style with his product. Additionally, many homeowners in Edwards communities purchase lots themselves, design a custom home, and then bid the construction to custom builders.

Diversity Standard:

The following diversity standard has been established for **all single-family subareas** (Subareas A-K) in the Dublin Golf Course Community.

The same or similar front elevations, and/or color treatment, shall not be repeated within two homes on either side, directly across the street from, or within one home on either side of the home directly across the street from, the subject home (the "area of influence"). With the exception of corner lots, these requirements apply only to the street on which the home is located (they do not extend to homes on intersecting streets if fewer than two homes are located between the subject home and the end of the street). For corner lots the requirements apply to both streets on which the home is situated. A diversity matrix outlining the "area of influence" for each given lot in the community by subarea will be submitted at the time of the Preliminary Plat.

Administration of the Diversity Standard:

Due to the custom/semi-custom nature of the builders expected to participate in the community, an advance matrix of “substantially similar” elevations is not possible. For subareas where two or more *custom or semi-custom builders* will be present, it will be the responsibility of the ARC to evaluate each house plan in the subarea for compliance to the diversity standard. Compliance will be indicated in a *plan approval letter* to be issued by the ARC. That letter will be submitted with the application for a building permit.

If a particular subarea is to be sold to one or more builders classified as *production builders*, then the builder(s) and the ARC will evaluate the product offering for “substantially similar” elevations, and prepare a matrix prohibiting similar elevations from being used within the “area of influence” for each given lot. The builder(s) and the ARC shall submit the diversity matrix to staff for its review and approval in conjunction with the Final Plat. If the Final Plat has already been recorded for the subarea, then the diversity matrix shall be submitted to staff for its review and approval prior to issuance of building permits.

Final Plan Approval:

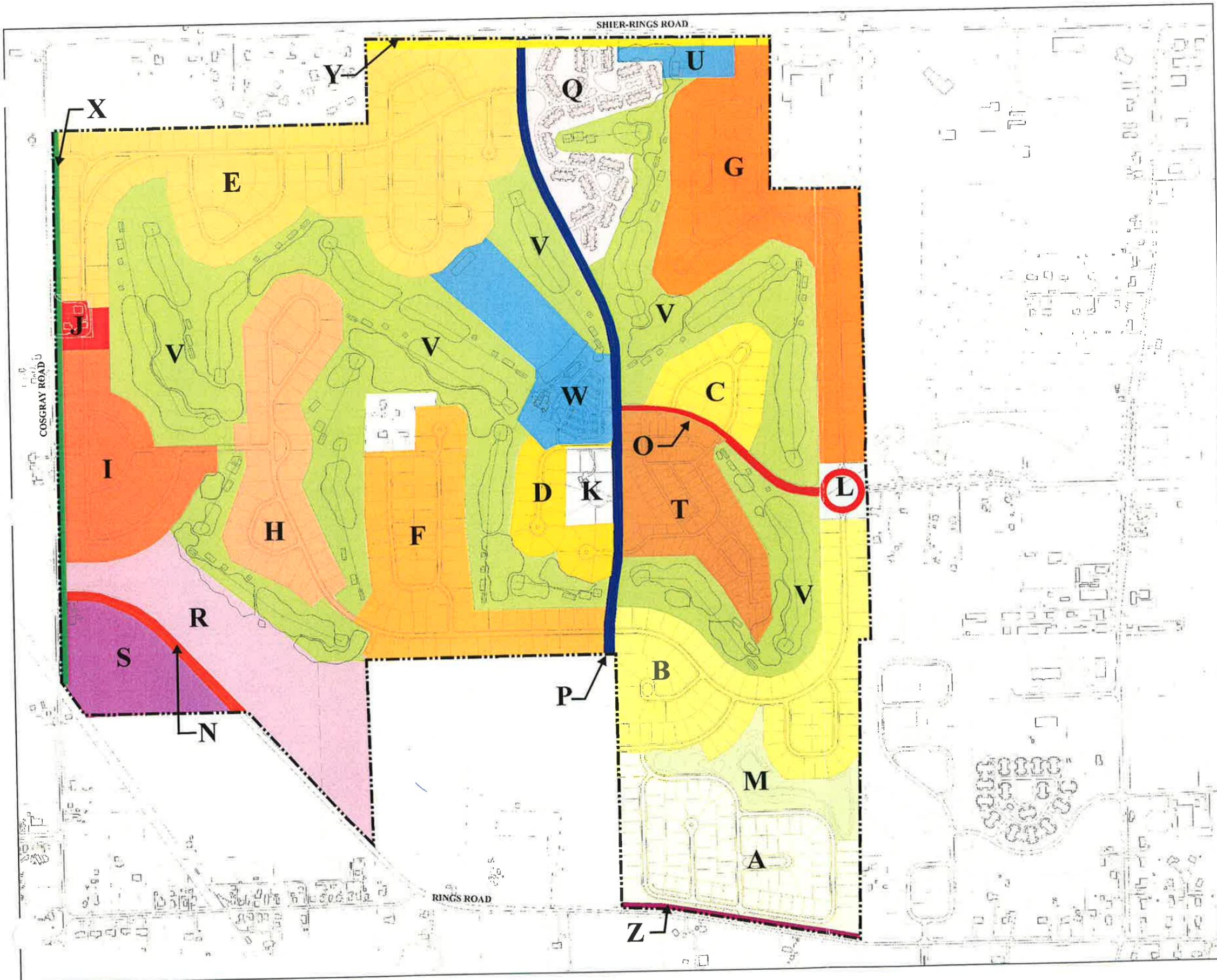
The ARC shall conduct a final review of the house plan for each lot, prior to the application for building permit. The ARC will re-confirm compliance with the diversity standard and review and approve the final site plan, elevation, colors and building materials. The ARC will furnish a plan approval letter for inclusion in the application for building permit.

Themed Communities:

Themed or architecturally-coordinated communities featuring a specific architectural style with one or more builders, may be permitted and would not be subject to the diversity schedule outlined above. Building elevations, anticipated product mix, and a diversity matrix will be submitted to the Planning Commission for review and approval in conjunction with the Final Plat.

Enforcement:

Failure of the ARC to perform its duties and uphold the diversity standard as set forth above shall constitute a zoning violation. The City shall have the right to bring such appropriate lawful action as deemed necessary to assure that the ARC performs its duties and upholds the standards set forth in this text. The City shall not, however, have the right to withhold building permits for which application has been made prior to written notification of the ARC of any such violation.



SITE DATA

Subarea	Acreeage	Parks	Buffers	Lots/ Units
A	+/- 37.08	3.50	1.01	88
B	+/- 40.60	0.14	0.45	96
C	+/- 10.90	0.18	0.46	20
D	+/- 9.57	0.02	0.22	20
E	+/- 76.05	6.53	1.71	159
F	+/- 34.51	1.14	0.21	81
G	+/- 42.46	2.71	0.25	94
H	+/- 29.25	1.11	0.00	55
I	+/- 24.63	2.80	1.73	49
J	+/- 2.74	0.00	0.38	7
K	+/- 4.25	0.01	0.32	8
L	+/- 2.88	2.65	0.00	
M	+/- 10.76	11.03	0.00	
N	+/- 2.58	N/A	N/A	
O	+/- 2.62	N/A	N/A	
P	+/- 7.27	N/A	N/A	
Q	+/- 19.29	T.B.D.	1.22	80
R	+/- 33.86	T.B.D.	2.20	172
S	+/- 14.84	T.B.D.	2.05	70
T	+/- 22.15	T.B.D.	1.17	99
U	+/- 4.54	3.93	N/A	
V	+/- 181.84	181.15	N/A	
W	+/- 18.71	19.89	N/A	
X	+/- 4.51	N/A	N/A	
Y	+/- 3.29	N/A	N/A	
Z	+/- 1.39	N/A	N/A	
Subtotals		236.79	13.38	
Totals	642.57	250.17		1098 1.77 du/ac



**EXHIBIT L:
SUBAREA MAP**



DUBLIN GOLF COMMUNITY
DUBLIN, OHIO

Edwards Golf
Communities



General Description:

Location:	• South of Rings Road realignment, east of Cosgray
Acreage:	• 14.84 acres
Total Units:	• 70 condominium units
Open Space Required	• None

General Development Standards:

Building Setback (collectors)	• 35' from Rings Road realignment • 50' from Cosgray Road
Pavement Setback (collectors)	• 30' from Rings Road realignment • 50' from Cosgray Road
Street Setback (private)	• 10'
Minimum Building Separation	• 10'
Min. Lot Width (Area)	• None
No Build Zones:	• None
No Disturb Zones:	• None

Road Standards:

Rights of Way:	• Private streets
Pavement Widths:	• 20' (back-to-back of curb)
On-street Parking:	• With City Engineers approval on pavement width of 24' (back to back curb) or greater.

Landscape Standards:

Landscape Buffer:	• 30' buffer along Rings Road realignment • 50' along Cosgray Road • 30' along railroad • 25' along south property line
Community Gates:	• Maybe
Public Sidewalk:	• 4' along Rings Road Realignment
Bike Paths:	• 8' along Cosgray Road
Fencing:	• Per Code
Outdoor Storage:	• No prefabricated storage/outbuildings permitted
Mailboxes:	• Standard community design required
Outdoor Lighting:	• Post light at driveway - Photocell required

Architectural Standards:

Product Description:	• Owner-occupied attached dwelling units with product similar to Lakes at Dunmere
Roof Pitch:	• 7/12 minimum
Exterior Materials:	• Brick; Stone; Stucco; Wood Siding; Hardi-Plank • Vinyl on limited basis in accordance with general text standards
Garage Orientation:	• Sideload where possible

Architectural Standards:

Chimney/Fireplaces:

Minimum Garage Size:

Maximum Height:

Roof Materials:

Architectural Detailing:

Exterior Colors:

- All masonry required with stone or brick
- No cantilevered chimneys permitted
- ARC may permit stucco chimney for all-stucco exteriors
- 1-car minimum
- 35' per Code
- Dimensional shingles required
- Blank walls prohibited
- All windows must be trimmed on all four sides of structure.
- Brick and stone used on the front must be repeated in some form (water table, chimney, corner wrap, etc.) on all remaining sides.
- Natural earthtones; warm, neutral colors; white

General Description/Standards:**Location:****Description:****Acreage:****Open Space Required:****Public Sidewalks:****Bikepaths:****Rights-of-Way:****Pavement Widths:****On-Street Parking:****Street Trees:**

- Southwest quadrant, realignment of rings road
- Acreage dedication for the 70-foot right-of-way necessary to construct a new segment of Rings Road, to be designated as the replacement for Woerner-Temple Road as the east-west connector between Avery Road and Cosgray Road
- 2.58 acres
- N/A
- 4' minimum
- 8' (sawcut if concrete)
- 70' See Exhibit Q and Preliminary Plat
- See Exhibit P and Preliminary Plat
- Not permitted-See Preliminary Plat
- 25' to 50' on center (1 3/4" to 3" caliper)

General Description/Standards:**Location:****Description:****Acreage:**

- Cosgray Road along western edge of project
- Additional right-of-way dedication of 20 feet along the Cosgray Road frontage in conformance with the future R-O-W width of 100 feet outlined in the 1997 Community Plan
- 4.51 acres