

# Hyland-Croy Gateway District & Villas of St. Therese Dublin

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Concept Plan Application  
05/12/2015

City of Dublin, Ohio  
Planning and Zoning Commission

Prepared For:

**SCHOTTENSTEIN**  
REAL ESTATE GROUP



The Roman Catholic Diocese of Columbus,  
Diocesan Retirement Community Corporation

Prepared By:





# CONCEPT PLAN

## Application Requirement Checklist

CITY OF DUBLIN

### Application & Supporting Materials

- APPLICATION FEE**
- CD - ONE (1) DIGITAL COPY CONTAINING ALL APPLICATION MATERIALS REQUIRED FOR SUBMISSION.**  
Files must be labeled and submitted as PDFs or JPEGs, or other appropriate electronic format.
- ORIGINAL SIGNED AND NOTARIZED PLANNING AND ZONING COMMISSION APPLICATION FORM - TWO (2) ORIGINAL COPIES**
- REZONING STATEMENT - ONE (1) COPY INCLUDING RESPONSES TO THE FOLLOWING:**
  - Explain the proposed Planned Unit Development, outlining the basic scope, character and nature of the project.
  - State how the proposed Planned Unit Development relates to the existing land use character of the vicinity.
  - State how the proposed Planned Unit Development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards.
- LEGAL DESCRIPTION AND/OR PROPERTY SURVEY FOR EACH PARCEL INCLUDED - ONE (1) COPY**
- LIST OF PROPERTY OWNERS AND REGISTERED HOMEOWNERS ASSOCIATIONS WITHIN 150 FEET - TWO (2) COPIES THAT INCLUDE:**
  - Parcel number
  - Owner name
  - Complete address

### Plans & Maps

All plans require FIVE (5) small (11 x 17) and FIVE (5) large (22 x 34) to scale copies unless otherwise noted. Plans must be stapled, collated, and folded. Additional copies of plans may be requested prior to the case being placed on a meeting agenda.

- VICINITY MAP - SHOW THE FOLLOWING:**
  - General location of the site within the city.
  - General location of principal thoroughfares.
- REGIONAL CONTEXT MAP - SHOW THE FOLLOWING:**
  - 2,000-foot radius.
  - Proposed site layout and adjacent property lines.
- EXISTING CONDITIONS PLAN - INCLUDE THE FOLLOWING:**
  - At least 100-foot radius.
  - North arrow and bar scale.
  - Accurate boundaries of the development area including dimensions, total acreage and all adjacent rights-of-way.
  - Existing public improvements, permanent facilities, easements and property boundaries.
  - General indication of existing structures on the site and abutting properties.
  - Physical features and natural conditions of the site including the location of streams, tree masses, open spaces, Stream Corridor Protection Zones, etc.
  - General topography.

- Existing zoning district boundaries and jurisdictional boundaries.
- Surface drainage and areas subject to flooding.
- Existing public and private utility systems.
- Regional transportation system.

**CONCEPT PLAN - INCLUDE THE FOLLOWING:**

- North arrow and bar scale.
- All adjacent rights-of-way and 100 foot radius of property immediately adjacent to the site.
- Depiction of proposed land uses, including open space areas, indicating the approximate acreage by land use, density, and type of buildings or dwelling units.
- The location of any lands to be dedicated to any public agency.
- The general vehicular circulation pattern.
- Pedestrian and bicycle circulation plan.
- The relationship of the proposed project to the surrounding area.

**CONCEPTUAL ARCHITECTURAL ELEVATIONS (if applicable)**

The elevations should indicate the general character of the proposed development.



**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 checked="" type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input 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): 7150 Hyland Croy Road, 7270 Hyland Croy Road, and 7298 Post Road	
Tax ID/Parcel Number(s): 1700290130010 and 1700290140000	Parcel Size(s) (Acres): 45+/- acres
Existing Land Use/Development: <b>Agricultural</b>	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Mixed-residential uses, including empty nester fee-simple housing, and senior retirement housing, both independent and assisted living.
Total acres affected by application: 45+/- acres

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

Name (Individual or Organization): Roger Warren Gorden Trust and Denise Ann Gorden Trust	
7866 Harriott Road, Dublin, OH 43017	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone: 614-873-8655	Fax:
Email or Alternate Contact Information:	

**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: Michael Close, Esq./Tom Hart, Esq., on behalf of applicants	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Schottenstein Real Estate Group and The Roman Catholic Diocese of Columbus (Catholic Charities and Social Concerns) <span style="float: right;">+</span>	
Mailing Address: 2 Easton Oval, Ste. 510, Columbus, OH 43210 and 197 E. Gay St., Columbus, OH 43215 (Street, City, State, Zip Code)	
Daytime Telephone: SREG 614-418-8907 CCSC 614-241-2540 <span style="float: right;">+</span>	Fax:
Email or Alternate Contact Information: Don Hunter (dh@sregroup.com) and Mark Huddy (mhuddy@colsdio.org)	

**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: Michael Close, Esq./Tom Hart, Esq.	
Organization (Owner, Developer, Contractor, etc.): on behalf of Developer/Applicant and with owners' authorization	
Mailing Address: Isaac Wiles Burkholder & Teetor, Two Miranova Place, Ste. 700, Columbus, OH 43215 (Street, City, State, Zip Code)	
Daytime Telephone: 614-221-2121	Fax: 614-365-9516
Email or Alternate Contact Information: mclose@isaacwiles.com; thart@isaacwiles.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, <u>Roger Warren Gorden, Trustee and Denise Ann Gorden, Trustee</u> , the owner, hereby authorize <u>Schottenstein Real Estate Group and The Roman Catholic Diocese of Columbus</u> 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: <u>[Handwritten Signature]</u> <u>Denise A Gorden Trustee</u>	Date: <u>3/23/15</u> <u>3/23/15</u>

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 23rd day of March, 20 15

State of OHIO

County of Union

Notary Public [Handwritten Signature]



Stamp or Seal  
**JOHN R. WOERNER**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES SEPT. 14, 20 19

**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, <u>Roger Warren Gorden, Trustee and Denise Ann Gorden, Trustee</u> <span style="float: right;">+</span> , 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: <u>[Handwritten Signature]</u> <u>Denise A Gorden Trustee</u>	Date: <u>3/23/15</u> <u>3/23/15</u>

**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>Roger Warren Gorden, Trustee and Denise Ann Gorden, Trustee</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><i>Denise A. Gorden Trustee</i></u>	Date: <u>3/23/15</u>

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

I, <u>Roger Warren Gorden, Trustee and Denise Ann Gorden, Trustee</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><i>Denise A. Gorden Trustee</i></u>	Date: <u>3/23/15</u>

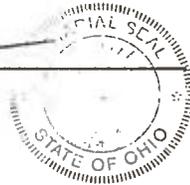
Subscribed and sworn to before me this 23rd day of March, 20 15

State of OHIO

County of Union

Notary Public

*John R. Woerner*



Stamp or Seal

**JOHN R. WOERNER**  
 NOTARY PUBLIC, STATE OF OHIO  
 MY COMMISSION EXPIRES SEPT 14 2015

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:	

## Hyland-Croy Gateway District Rezoning Statement for Concept Plan Application

April 2015

### 1. Explain the proposed Plan Unit Development, outlining the basic scope, character and nature of the project.

- a. *Introduction:* The Hyland-Croy Gateway District is a proposed mixed-use, low-intensity senior residential and empty nester housing community to be developed as a Planned District by the Schottenstein Real Estate Group and The Roman Catholic Diocese of Columbus, Diocesan Retirement Community Corporation. The property to be developed is a 45.4 +/- acres parcel located in Jerome Township, northeast of Post Road and Hyland-Croy Road.
- b. *Goals:* Schottenstein Real Estate Group and The Roman Catholic Diocese of Columbus, Diocesan Retirement Community Corporation goals for the development of the Hyland-Croy Gateway District are:
  - i. Expand the Housing Continuum - The proposed development will provide Dublin residents with three high quality housing options, senior independent living, senior assisted living, and empty nester/active adult housing.
  - ii. Provide Replacement Road Access for the Post Preserve Neighborhood – In November 2006, to accommodate the future reconfiguration of the US 33/SR 161/Post Road interchange, Dublin City Council stipulated that the current Post Road and Post Preserve intersection be eliminated. The proposed Hyland-Croy Gateway Development provides the Post Preserve neighborhood with a replacement road access system. The proposed development plan connects three existing Post Preserve Roads, Stillhouse Lane, Springview Lane and Holbein Drive to Hyland-Croy Road.
  - iii. Meet the Objectives of the Community Plan – The Hyland-Croy District will meet the changing housing needs of Dublin residents. This exciting new community is designed to meet the lifestyle needs of seniors and active adults. In bringing forth this new development plan, Schottenstein Real Estate Group and The Roman Catholic Diocese of Columbus, Diocesan Retirement Community Corporation have worked diligently to meet both the stated objectives and the spirit of the City of Dublin Community Plan.

*c. Development Plan*

- i. Subarea A - The Roman Catholic Diocese of Columbus, Diocesan Retirement Community Corporation will develop, own and operate the Villas of St. Therese Dublin for the purpose of meeting the housing needs of seniors. The Villas of St. Therese Dublin will be a well-managed, attractive facility providing seniors with a quality living experience. The Villas of St. Therese Dublin is planned for 75 independent and up to 50 assisted living residences on the southern one-third of the site. The proposed assisted living and independent living buildings are expected to be one and three stories, respectively. The buildings will be high quality and architecturally compatible with the adjacent residential community. Building footprints and conceptual elevations are included in the concept plan submittal materials.
- ii. Subarea B - Schottenstein Real Estate Group will develop 128 attached homes targeted to empty nesters at a net density of 3.9 units per acre on the northern two-thirds of the site. The empty nester homes will be grouped in buildings of four homes each, which allows for superior architectural treatment to all four building elevations. Every home will have two bedrooms on the first floor, an attached two-car garage, and custom home interior and exterior features.
- iii. Connectivity - The proposed street system for the southern portion of the development will meet the City's required and adopted plan for connectivity to Hyland-Croy Road to the existing neighborhoods, consistent with the planned closure of access to Post Road. Public road connections to the existing neighborhoods for this southern development area are depicted at Stillhouse Lane and Springview Lane, with both connection points feeding west to a full access intersection at Hyland-Croy Road. Signalization of this intersection will be determined as warranted by traffic studies. Direct road service to the Villas at St. Therese Dublin is also planned as a right in/right out access to Hyland-Croy, with a parallel public street, internal to the development and running North/South from the Villas to the full access signalized intersection on Hyland-Croy. Thus, the main, consolidated access to Hyland-Croy will serve the empty nester homes south of Indian Run Creek, the Villas at St. Therese Dublin and the existing Post Preserve residential neighborhood to the East. In addition to the connections to Stillhouse Lane and Springview Lane, a roadway connection to Holbein Drive is planned for the empty nester portion of the development North of Indian Run Creek.

- iv. Open Spaces and Buffering - Open spaces, buffering for existing homes, stream protection corridors for Indian Run Creek and setbacks from Hyland-Croy Road are depicted on preliminary site plans. The site will include up to approximately 13.25 acres of open space including the required 100 feet wide Hyland-Croy Road setback and the +/-80 feet stream corridor protection zones on each side of the creek. On the portion of the empty nester site south of the creek a small central green for a combination mail/utility and compactor building is planned. The plan will connect to the stubbed bike path from Post Preserve near the creek, and will be extended to and along Hyland-Croy Road and Post Road for connectivity to the regional network. The existing tree-row along the north and east boundaries will be preserved within a 50 feet wide setback, except where it tapers to 30 feet as shown on the plan and where garage walls provide further screening, to be supplemented with plantings, against the Diocese property. Buffer areas will include landscape plantings, along with mounding. The existing buildings are intended to be removed. Open space on the Villas at St. Therese Dublin site amounts to +/- 3.2 acres or 34.8% of the site. Open space on the empty nester site amounts to +/- 10.05 acres or 30.5% of that portion of the development. The site will feature storm water retention ponds as incorporated into green space and designed to add visual interest as depicted on the plans.

**2. State how the proposed Plan Unit Development relates to existing land use character of the vicinity.**

- a. The Property is 45.4+/- acres and approximately 566 feet wide (E/W) by 3,612 feet long (N/S).
- b. The north fork of the Indian Run Creek bisects the site.
- c. Post Road, a heavily traveled arterial that connects US-33 to the medical campus and related commercial areas, forms the southern boundary. The west edge of the Property fronts Hyland-Croy Road, also a heavily traveled road, scheduled for expansion, and faces a significant future commercial area to the west.
- d. The site shares its eastern and northern boundaries with Park Place and Post Preserve: two single family neighborhoods with homes on 80-100 feet wide lots.
- e. Across Hyland-Croy to the west is an approximate 50-acre tract of land located in Jerome Township. Existing zonings in this area include big box retail and car dealership uses.

- f. As proposed the development is considered a transitional land use between existing high quality single-family neighborhoods to the east and north, and the sites to the west zoned for existing and future intense commercial uses. The proposed empty nester attached homes will support the future growth of major employment centers in the area, both directly across Hyland-Croy Road and further west and southwest, where commercial, industrial and institutional uses are planned. The attached homes will provide quality housing options for empty nesters and active adults who are still in the workforce but want a housing choice that best suits their busy lifestyles.
  - g. This site is dominated by Hyland-Croy Road, its intersection at Post Road and proximity to a major highway interchange at SR 33. Although this site presents design and use challenges based on the impact of Hyland-Croy Road and its limited west to east depth and long narrow length, it is a natural fit to be part of Dublin, with residential uses that meet growing market demand, consistent architecture, road setbacks, and development and quality standards which define the Dublin environment and community. In short, this site should be part of Dublin and governed by the same development standards and visual requirements creating attractiveness as applied to other sites on the east side of Hyland-Croy Road.
  - h. As a transitional zone, this site as proposed is designed to soften and buffer existing traditional, large lot family homes to the east from the significant and intensive Township commercial sites to the west, while establishing a complementary residential use that does not compete with existing neighborhoods. Architecture is proposed as detailed on site renderings and is four-sided, consistent in quality with the existing residential environment and meeting Dublin Appearance Code and higher standards. Open space, stream corridor protection, multi-use path and street connections are designed to fit with the City's plans and the character of the area. The alternatives for this site, if it is not developed in Dublin, could mean less consistent land planning, potentially different setbacks, development and architectural standards and uses other than those outlined in Dublin's Community Plan. Based on the significant impact of Hyland-Croy Road and the narrowness of the site, development plans that do not include transitional residential uses would be forced by market considerations to develop uses of a lesser quality and value compared to the existing neighborhoods to the east.
- 3. State how the proposed Plan Unit Development will relate to the Dublin Community Plan and other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards.**

- a. The Dublin Community Plan was substantially amended in June of 2013 (*Ordinance 54-13*). The proposed development is consistent with the 2013 Community Plan update. The 2013 Community Plan amendments recognize:
  - i. Dublin’s residential demographic is changing and aging.
  - ii. This changing demographic is driving the need for more diverse housing options in lieu of the traditional, large lot single-family housing that dominates the community and mostly serves families with children. The update recognizes the importance of “wider housing choices within the same community.”
  - iii. As further evidence of the need for increased diversity in housing options, Columbus 2020, MORPC and The Urban Land Institute recently published “Insight 2050”. Insight 2050 is a collaborative initiative among public and private partners designed to help communities proactively plan for development and population growth in Central Ohio. A key finding of Insight 2050 is: “With less growth in demand for large, single family homes, communities will need more attached, smaller residences and mixed-use environments to attract and retain residents.”
  - iv. The Dublin Community Plan includes three major components: Key Planning Issues, Objectives and Strategies, and The Land Use Plan. To understand how the proposed Hyland-Croy Gateway District meets the Community Plan, an analysis of the proposed Hyland-Croy Gateway District Development Plan with the City of Dublin Ordinance 54-13/Community Plan Amendment/Dated June 20, 2013 provides the following:
    1. *Key Planning Issues, Residential Development (Page 9 of 31):* This section of the Community Plan identifies the overarching planning issue as: “The availability of housing is one of the most fundamental quality of life elements for Dublin residents. Current housing options available in Dublin consist primarily of single-family homes. While this meets the needs of families with children, the need for other types is expected to grow as the demographics of Dublin change over time.”
    2. *Additional specific key planning issues cited in this section:*
      - *Housing Needs for an Aging Population.*
      - *Preserving and Strengthening Dublin existing suburban neighborhoods.*
      - *Convenient access to services, workplaces, and recreation.*

3. *Objectives and Strategies (Pages 20 through 31)*: The Community Plan sets forth seventeen objectives. The proposed Hyland-Croy Gateway District Development Plan meets at least fourteen objectives and is **not** in conflict with any Community Plan Objective. Key Community Plan objectives are excerpted and listed below.

- Objective 3: Coordinate with the neighboring jurisdictions and regional entities to manage the quality and intensity of growth along Dublin’s periphery.
- Objective 4: Encourage mixed use development as designated in the Plan to allow people, to live, work, shop, learn and play in close proximity while minimizing conflicts between land uses.
- Objective 6: Encourage a broader range of housing options for Dublin residents, while preserving the quality and desirability of Dublin’s existing residential neighborhoods.
- Objective 8: Facilitate development patterns and revise development regulations to support pedestrian mobility, safety and a more positive pedestrian experience.
- Objective 11: Preserve environmentally sensitive areas and corridors while improving public access.
- Objective 13: Protect the visual character of outlying areas to the north and west.
- Objective 15: Implement development regulations that clearly support intended land use policies and direction.
- Objective 16: Align land use policies, infrastructure implementation and community facility investments to maximize efficiency and public benefit.

b. The proposed development plan meets Community Plan objectives as follows:

- i. The Hyland-Croy Gateway District provides Dublin residents with the opportunity to transition their housing and lifestyles, while remaining part of the Dublin community. This meets market and community demands, while providing housing that is comparable in price, value and quality to the predominant traditional single-family homes. The most recent Community Plan Amendment states, “Empty nesters and the baby boom generation will need more housing choices allowing them to remain in Dublin as their housing needs change with their lifestyles.” (See *Residential Development: Housing needs for an aging population, page 9 of 31, 2013 Land Use, Comm. Plan Amendments.*) This is an acknowledgement that a current lack of new, upscale empty nester housing choices may cause residents who decide to “downsize” their family home to face limited options in the community or move out

of Dublin. The proposed development is specifically designed to meet this need, allowing target buyers and long-time residents wishing to “downsize” the ability to stay in Dublin and in their existing neighborhood.

- ii. The Hyland-Croy Gateway District furthers the progression of senior housing choices for Dublin residents and their loved ones, with the Roman Catholic Diocese, Diocesan Retirement Community Corporation offering of senior retirement living, in both independent and assisted living settings at this site. The housing of independent seniors and elderly relatives, who need assistance near families and their neighbors, allows life-long ties and a strong sense of community to continue in a manner consistent with the Community Plan objectives.

*Objective 6: sections (A) and (B) of the 2013 amendments would be specifically accomplished by the Hyland Croy Gateway District.*

*A. Provide a Mix of Housing Choices...including a range of sizes and style suiting people of different ages and incomes throughout Dublin that will expand local housing stock, and provide infill within existing development area. New residential development should remain consistent with the overall development quality of the city, while allowing for the creation of new types of neighborhoods with unique characteristics.*

*B. Develop Integrated Housing Options...that allow people to upsize or downsize without moving out of their neighborhood or community.*

- iii. Interest and demand within the Dublin Community exists to support a transitional mix of housing choices for empty nesters and seniors integrated into one cohesive neighborhood. This interest and demand for the Hyland-Croy Gateway District was demonstrated by strong support from Dublin residents at the January 2015 neighborhood informational meeting.
- iv. *Supporting Existing Neighborhood Property Values:* The proposed development plan protects and enhances the resale values of single family homes in the adjacent neighborhoods. In relation to existing, traditional single family neighborhoods, the empty nester and senior retirement community will be high quality, compatible uses. Very importantly, from the perspective of single family homeowners, both new communities will not compete with Post Preserve and Park Place in the single family home resale market. The Community Plan documents the abundance of traditional, single-family homes in the

existing land use pattern. (See *Existing Conditions, and the results of land use inventory, p. 2 of 31, and Objective 6, p. 24 of 31, Land Use, 2013 Comm. Plan Amendments.*) . If lower quality single-family homes were developed on this property, they would have a significant negative impact on adjacent property values. The proposed plan seeks to mitigate this risk by offering high quality, compatible and non-competitive uses. The proposed development will preserve and strengthen the character, quality of life, and home resale values for the Post Preserve and Park Place neighborhoods.

**c. 2007 Future Land Use Map**

- i. The applicant recognizes that the Future Land Use map designation made in 2007 called for a mix of traditional single-family and multi-family units on this site. This analysis appears to have ignored the lack of critical mass needed for mixing unit types, and the depth and total area of land needed for the success of such a mix of uses. Additionally, the site's narrow width is further reduced by Hyland-Croy right-of-way dedication (50 feet from centerline), a 100 feet minimum setback from Hyland-Croy, a 30-50 feet perimeter setback, and city-mandated public connector streets to the adjacent neighborhoods. The impact of storm water regulations and requirements, which further limits developable area, was also not likely considered in the call for two housing unit types. The resulting narrow buildable width and constraints on total developable area limits the ability to efficiently provide *two* land uses (multifamily and single-family together as called for in the Future Land Use Plan) at the high quality necessary to meet the expectations of the applicant, the existing neighborhoods, or the City. While the Plan's suggested combination of land uses is intended to provide a transition between the existing high quality single-family neighborhoods and the future commercial sites across Hyland-Croy, in practice the development of such uses is challenged by the limited width of the site and the ability to provide enough critical-mass of either use to be feasible (See *July 25, 2014 Memorandum from Jim Houk and Joe Sullivan, attached*).
- ii. The impact of a major five-lane road on the viability of traditional, single-family homes marketed to families with children does not appear to have been anticipated under the Future Land Use Plan. Most parents do not favor yard and play spaces in such proximity to this type of arterial road. The business risks, value and livability challenges make building a traditional large lot, single-family development for nuclear family living unlikely. The fact that the site has not been developed as single-family since the construction of the existing

neighborhoods or the drafting of the Future Land Use Plan are indicative of this point.

**d. Lower Intensity of Use**

- i. The proposed density for the empty nester housing component is 3.9 homes per acre. This is in keeping with the *Mixed Residential* density range specified under the 2013 Community Plan Amendments of 1.5 to 10+ du/ac. (See *Residential Classifications: Mixed Residential p. 15 of 31, Land Use, 2013 Comm. Plan Amendments*) The incorporation of senior retirement living and empty nester housing, adjacent to existing traditional single-family housing, is consistent with specific Community Plan language under the *Mixed Residential* definition as written:
  1. *“The integration of a broad range of housing within neighborhoods will allow for greater housing choices particularly for younger and older age groups. This classification is intended to provide market flexibility to allow for a wider range of housing choices, consistent with Dublin’s Land Use Principles.”*
- ii. The proposed development would create housing mixes and choices when the neighborhood is considered as a whole, and as combined with existing and adjacent built environment to meet the above definition. Thus, the proposal provides housing choices for multiple age groups when considered as an infill site and in the neighborhood context, rather than considering the site as isolated and attempting to combine several uses on a single, challenged site that lacks the depth and livability to support such an approach.
- iii. The proposed density of the Hyland-Croy Gateway District must also be considered along with the lower intensity of land use of empty nester homes and residents.
- iv. Empty nester residents have a far lower impact on peak hour traffic as compared to traditional single-family residents.
- v. The land footprint of empty nester homes is smaller and development much more efficient for utility service, streets and infrastructure in general. This conserves land and other resources.
- vi. Empty nester homes have fewer occupants per dwelling compared to single-family homes and the proposed housing is expected to draw people who spend significant time living in warmer climates or traveling.

- vii. The proposed housing will bring few, if any children, and little impact on schools.
  - viii. In reality, empty nester housing density at 3.9 units per acre will have less impact, less people and less intensity of land use when compared to traditional, large lot, single-family homes.
  - ix. The applicant believes the future land use designation reflects pre-2007 analysis, lacks the filter of the “great recession” and its large impact on the housing market, and does not consider more updated and very compelling demographic shifts – some have deemed the “Baby-Boomer Tsunami”. Traditional, large lot single-family homes are not a realistic land use for this site based on specific livability and critical mass needs. More large lot single-family homes, competing at lower price points with adjacent existing homes, would be detrimental to existing housing values. This is the most compelling reason supporting a change in the Future Land Use designation.
- e. ***Housing Alternatives Near Work and Recreation:*** The Hyland Croy Gateway District and its high quality housing options will support the employment centers developing in the SR 161 corridor. In particular, the Ohio University Medical College and The Dublin West Innovation District will require newer, updated residential options in addition to traditional single-family homes. The proposed plan will provide alternative employee housing close to work sites, meeting a key Community Plan goal. The proposed development is near the Glacier Ridge Metro Park, which provides outstanding recreational options.
4. **Conclusion:** Due to: (i) major challenges to the development of traditional, large lot, single-family homes on this property (ii) the narrowness and limited developable area of the site, (iii) substantial commercial uses to the west (iv) long term decreased demand for traditional single-family homes, and (v) the benefits of replacing the existing road access to Post Road with neighborhood connectivity to Hyland-Croy Road it is desirable and appropriate to consider a transitional, non-competitive land use for the subject property. The proposed plan to develop a low intensity senior retirement and empty nester/active adult community accomplishes the objectives and meets the spirit of 2013 Community Plan update. For these reasons, the applicant believes an updated land use designation and approval of this development proposal in the City of Dublin are justified and beneficial to the adjacent neighborhoods and the community as a whole.

## memorandum

**Date:** July 25, 2014

**To:** Dublin City Planning Staff

**cc:** Michael Close, Esq., Isaac Wiles  
Tom Hart, Esq., Isaac Wiles  
Gary Schottenstein, Schottenstein Real Estate Group  
Brian Schottenstein, Schottenstein Real Estate Group  
Don Hunter, Schottenstein Real Estate Group

**From:** Jim Houk, ASLA, AICP, OHM Advisors  
Joe Sullivan, AIA, Sullivan Bruck Architects

**Re:** **HYLAND-CROY GATEWAY DISTRICT**  
Gorden Property Land Use Analysis

The following is an analysis of the proposed land uses as defined in the City of Dublin Community Plan dated 2007 and as amended July 30, 2013, and the land use plan as proposed by Schottenstein Real Estate Group and The Roman Catholic Diocese of Columbus. The proposed plan is dated July 14, 2014.

### **Review of Existing Comprehensive Land Use Plan**

Due to factors that include Dublin's thoroughfare plan, adjacent property uses, and property geometry, there are unique conditions and constraints associated with any future development of the Gorden land site (the "Property"). When analyzing the recommended land use plan as defined by the City of Dublin Community Plan it is important to note the following:

- The Property is 45.5 acres and approximately 566 feet wide (E/W) by 3,612 feet long (N/S).
- The site is bisected by the north fork of the Indian Run Creek.
- The southern boundary is formed by Post Road, a heavily traveled arterial, and the Property is adjacent to a significant commercial area.
- The eastern and northern boundaries front along Park Place and Post Preserve, two very nice single family neighborhoods with homes on 80-100 feet wide lots.

- The western boundary is formed by Hyland Croy Road, an existing two lane country arterial roadway controlled by Union County and proposed to be a four to five lane arterial. Like Post Road, Hyland-Croy Road is heavily traveled.
- In addition, across Hyland-Croy to the west is an approximate 50 acre tract of land located in Jerome Township. This site is zoned for big box retail use.

The City of Dublin Community Plan (amended July 30, 2013) proposes the property to be developed under two land use categories: south of the creek as Mixed Residential – Low Density at 3.0 du/acre; and north of the creek as Suburban Residential – Low Density at 1-2 du/ acre. Proposed land uses would include single family to the east, multi-family to the west and single family to the north.

Given that the Property is (a) bordered by two heavily traveled arterial roadways, (b) adjacent to a Jerome Township land parcel with high density retail zoning, and (c) located next to two high quality single family neighborhoods, traditional planning principles would treat this property as a transitional zone. Proposed land uses would be transitioned from traditional single family to the east to multifamily or office to the west along Highland Croy, exactly as currently proposed in the Dublin Comprehensive Plan.

The difficulties with this principle when applied to the Property are as follows:

1. **Narrow Site Width:** The Hyland-Croy right-of-way dedication, required minimum 100 foot setback from the proposed right-of-way, and a 50 foot setback from the eastern property leave a very narrow east-to-west site dimension of 393 feet.
2. **Limited High Quality Development Alternatives:** The narrow site width does not allow two land uses *and* high quality development consistent with City of Dublin standards and expectations. The limited width makes it difficult to make use of the land effectively and does not provide enough critical mass for either of the transitional land uses to be feasible.
3. **Single Family Homes Not Feasible:** The limited site width makes it difficult, if not impossible, to plan for the development of only single family homes, let alone two land uses. The fact that the Property is not suited for the development of high quality single family housing has been substantiated by a number of quality single family home developers (already building in Dublin) who have passed on the Property. This is a clear indication that due to dimensional constraints of the site and that the Property is bordered by two heavily traveled roadways, high quality single family homes that meet the City of Dublin design standards and value expectations are not a viable option. For sake of discussion, if single family homes were

developed on the Property, the end result would be development that did not meet the standards and corresponding price-points expected within the City of Dublin. The presence of lower-value, sub-standard homes adjacent to the Park Place and Post Preserve, would negatively impact the home values of these high quality neighborhoods.

**An Alternative Land Use Suggestion:**

Our proposed plan, consisting of 128 attached single family homes and a nine to eleven acre assisted/independent living senior residential community is:

1. The highest quality development
2. A needed expansion of the housing continuum
3. More compatible with adjacent neighborhoods
4. Enhances and protects Park Place and Post Preserve home values.

**Highest Quality Development:** The two proposed uses, attached single family homes and a senior living community provide uses that are the highest quality. Schottenstein Real Estate Group and The Roman Catholic Diocese of Columbus have a proven track record of developing and operating facilities of the highest caliber. The architectural quality (materials and design) of the proposed empty-nester attached homes would be considerably higher than what could be expected for single family homes on the Property under current community plan recommendations. The architectural design and materials for the senior living community will be very high. This is important, as this site is part of the western entry into Dublin.

**Expansion of the Housing Continuum:** The Dublin Community is currently undergoing a dramatic demographic change as a record number of Baby Boomers move to retirement, and the Millennial's start looking for a different housing type to meet their lifestyle requirements. The City of Dublin is well aware of this dynamic due to their work in the Bridge Street corridor. This is a great start toward meeting the needs of the young professional. However, what is missing in the Dublin market is a high quality empty-nester rental home designed to meet the needs of the aging Baby Boomers who wish to downsize, yet stay in Dublin. This market would have traditionally been met by condominiums. However, this demographic is becoming more interested in renting, rather than owning due to the market change in home valuation and the greater flexibility afforded by renting. This is the same resident that purchased a condominium prior to the "great recession" and would now rather rent if a high quality home is available for rent.

**More Compatible with Adjacent Neighborhoods:** The leadership of the adjacent neighborhood communities indicates that they could support an empty-nester condominium development. This development will be designed as fee-simple homes (to the same specifications as condominiums) with the option to be for-rent. Should market conditions change, the homes could be converted to for-sale homes in the future. The proposed plan, at a net density of 3.9 du/ acre, would generate less traffic than if the Property was developed as single family at 1-2 du/ac. Single family produces 10 vehicle trips per day per household while the empty-nester homes would produce only 4 vehicle trips per day per household.

**Enhances and Protects Home Values:** The two proposed uses, attached single family homes and a senior living community will be compatible and desirable neighbors for Park Place and Post Preserve. Both uses will serve as a high quality transition between single family homes, the heavy traffic along Post Road and Hyland-Croy Road, and the associated commercial uses along both roads.

**Conclusions:**

In conclusion, the proposed land use plan will provide for a more responsible, high quality (both in architecture and landscape) plan that better fits the market needs of the City of Dublin. It will also allow for a higher quality, well maintained streetscape along a critical gateway to the western edge of Dublin.

We are confident that this plan meets all the high quality, low impact expectations behind the City of Dublin Community Plan and will truly serve as an appropriate land use transition as intended in the City of Dublin Community Plan.

### Parcel Description of 45.472 Acres

Situated in the State of Ohio, County of Union, Township of Jerome, Virginia Military District Survey No. 3452, begin those 43.523 and 1.949 acre tracts conveyed to Denise Ann Gorden Trustee and Roger Warren Gorden Trustee by deeds of record in Official Records 783, Page 368 and Page 376, (all references are to the records of the Recorder's Office, Union County, Ohio) and being more particularly described as follows:

BEGINNING at the westerly common corner of said 43.523 acre tract and that 1.121 acre tract conveyed to the City of Dublin by deed of record in Official Record 796, Page 523, in the centerline of Hyland-Croy Road;

Thence North  $04^{\circ} 14' 48''$  West, with said centerline, a distance of 2511.05 feet to the southwesterly corner of that subdivision entitled "Park Place Section 1" of record in Plat Book 5, Page 33;

Thence North  $85^{\circ} 33' 48''$  East, with the southerly line of said "Park Place Section 1", a distance of 591.86 feet to the northwesterly corner of that subdivision entitled "Post Preserve Section 3" of record in Plat Book 5, Page 161;

Thence South  $04^{\circ} 16' 31''$  East, with the westerly lines of said "Post Preserve Section 3", that subdivision entitled "Post Preserve Section 2" of record in Plat Book 5, Page 91 and that subdivision entitled "Post Preserve Section 1" of record in Plat Book 5, Page 66, a distance of 3525.04 feet to the most northerly corner of that 0.564 acre tract conveyed to the City of Dublin by deed of record in Official Record 307, Page 88, being in the westerly right-of-way line of Post Preserve Road;

Thence with said westerly right-of-way line, with the arc of a curve to the left, having a central angle of  $13^{\circ} 12' 46''$ , a radius of 639.79 feet, an arc length of 147.54 feet, a chord bearing of South  $46^{\circ} 41' 09''$  West and chord distance of 147.21 feet;

Thence with said westerly right-of-way line of Post Preserve Road, the northerly right-of-way line of Post Road and the easterly right-of-way line of said Hyland-Croy Road by deeds of record in Official Record 307, Page 88, Official Record 796, Page 529 and Official Record 796, Page 523, the following courses and distances:

South  $83^{\circ} 38' 47''$  West, a distance of 12.40 feet;

North  $52^{\circ} 45' 27''$  West, a distance of 210.05 feet;

North  $60^{\circ} 55' 15''$  West, a distance of 76.06 feet;

North  $55^{\circ} 07' 57''$  West, a distance of 81.39 feet;

North  $25^{\circ} 23' 15''$  West, a distance of 131.24 feet;

North  $09^{\circ} 37' 47''$  West, a distance of 95.61 feet;

North  $07^{\circ} 10' 09''$  West, a distance of 110.71 feet;

North  $19^{\circ} 31' 55''$  West, a distance of 202.55 feet;

North  $12^{\circ} 15' 36''$  West, a distance of 157.04 feet;

North  $06^{\circ} 32' 15''$  West, a distance of 140.77 feet;

North  $04^{\circ} 14' 19''$  West, a distance of 53.90 feet; and

South  $84^{\circ} 51' 04''$  West, a distance of 40.04 feet to the POINT OF BEGINNING, containing 45.472 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Robert & Susan Speeney  
6800 ROYAL PLUME DR  
DUBLIN, OH 43016

Shilpa & Apurwa Naik  
6824 ROYAL PLUME DR  
DUBLIN, OH 43016

Sanjiv & Dipshri Walke  
6840 ROYAL PLUME DR  
DUBLIN, OH 43016

Brent & Jodie Bahhub  
6849 HOLBEIN DR  
DUBLIN, OH 43016

William & Kerry Razor  
6857 HOLBEIN DR  
DUBLIN, OH 43016

Philip & Alison Irwin  
6867 PARK MILL DR  
DUBLIN, OH 43017

Kenneth & Debbie Smith  
6891 PARK MILL DR  
DUBLIN, OH 43017

Pamela K Bellas Karrer  
6925 POST PRESERVE BLVD  
DUBLIN, OH 43016

Ripal & Komal Patel  
6949 POST PRESERVE BLVD  
DUBLIN, OH 43016

Sharma Appala  
6973 POST PRESERVE BLVD  
DUBLIN, OH 43016

Jeffrey & Kristine Schmiesing  
6808 ROYAL PLUME DR  
DUBLIN, OH 43016

Xue Dian Chen  
6832 ROYAL PLUME DR  
DUBLIN, OH 43016

Charles & Sarah Sanders  
6842 STILLHOUSE LN  
DUBLIN, OH 43016

Bortman & Linda Jung  
6851 PARK MILL DR  
DUBLIN, OH 43017

Ryan & Becky Crawford Trustees  
6859 PARK MILL DR  
DUBLIN, OH 43017

Angel Kowalski  
6875 PARK MILL DR  
DUBLIN, OH 43017

City of Dublin  
6899 PARK MILL DR  
DUBLIN, OH 43017

Bharathi & Chandra Modupalli  
6933 POST PRESERVE BLVD  
DUBLIN, OH 43016

Lora Boukheir  
6957 POST PRESERVE BLVD  
DUBLIN, OH 43016

Christopher Fleury  
6981 POST PRESERVE BLVD  
DUBLIN, OH 43016

Tarek Chidiac  
6816 ROYAL PLUME DR  
DUBLIN, OH 43016

James & Marian Dupuis  
6834 STILLHOUSE LN  
DUBLIN, OH 43016

Bornain & Lin Chiu  
6848 ROYAL PLUME DR  
DUBLIN, OH 43016

Srikranti & Srinivas Nandigam  
6856 ROYAL PLUME DR  
DUBLIN, OH 43016

Jiancheng & Nan Li Tang  
6864 ROYAL PLUME DR  
DUBLIN, OH 43016

Kiyong & Min Kim Ahn  
6883 PARK MILL DR  
DUBLIN, OH 43017

City of Dublin  
6900 POST PRESERVE BLVD  
DUBLIN, OH 43016

Tamilmanigandan Sethuraman  
6941 POST PRESERVE BLVD  
DUBLIN, OH 43016

Keith & Leslie Hammond  
6965 POST PRESERVE BLVD  
DUBLIN, OH 43016

Mukesh Singh & Pandey Sarala  
6989 POST PRESERVE BLVD  
DUBLIN, OH 43016

Yaser Ramadan & Karim Abdul  
7011 BLAKEMORE LN  
DUBLIN, OH 43016

Hanbin & Mary Pang  
7019 BLAKEMORE LN  
DUBLIN, OH 43016

Zhengkao & Su Zhao Zhang  
7027 BLAKEMORE LN  
DUBLIN, OH 43016

Rupinder & Parminder Kaur  
7035 BLAKEMORE LN  
DUBLIN, OH 43016

Rajasekhar & Jyothi Kokeragadda  
7043 BLAKEMORE LN  
DUBLIN, OH 43016

Tajuddin & Rubi Taj Mohammed  
7051 BLAKEMORE LN  
DUBLIN, OH 43016

Siddhartha Saran  
7059 BLAKEMORE LN  
DUBLIN, OH 43016

Kenichi & Lynn Oshida  
7067 BLAKEMORE LN  
DUBLIN, OH 43016

City of Dublin  
7095 POST PRESERVE BLVD  
DUBLIN, OH 43016

City of Dublin  
7180 POST RD  
DUBLIN, OH 43016

Christopher & Tamara Novy  
7225 SPRINGVIEW LN  
DUBLIN, OH 43016

Jeffrey & Kathleen Smith  
7226 SPRINGVIEW LN  
DUBLIN, OH 43016

Sungham & Kyungmee Kim  
7233 SPRINGVIEW LN  
DUBLIN, OH 43016

Hamid & Christine Baradarvar  
7234 SPRINGVIEW LN  
DUBLIN, OH 43016

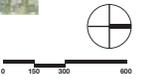
Roger Warren & Denise Gorden  
7270 HYLAND CROY RD  
PLAIN CITY, OH 43064

Roger Warren & Denise Gorden  
7298 POST RD  
PLAIN CITY, OH 43064

Park Place and Post Preserve HOA  
C/O Omni Community Association Mgrs  
P.O. Box 395  
Grove City, OH 43123

## List of Property Owners within 150 Feet

PID	Name	Address	Mailing City	State	Zipcode
3900290163030	Robert & Susan Speeney	6800 ROYAL PLUME DR	DUBLIN	OH	43016
3900290163040	Jeffrey & Kristine Schmiesing	6808 ROYAL PLUME DR	DUBLIN	OH	43016
3900290163050	Tarek Chidiac	6816 ROYAL PLUME DR	DUBLIN	OH	43016
3900290163060	Shilpa & Apurwa Naik	6824 ROYAL PLUME DR	DUBLIN	OH	43016
3900290163070	Xue Dian Chen	6832 ROYAL PLUME DR	DUBLIN	OH	43016
3900290163000	James & Marian Dupuis	6834 STILLHOUSE LN	DUBLIN	OH	43016
3900290163080	Sanjiv & Dipshri Walke	6840 ROYAL PLUME DR	DUBLIN	OH	43016
3900290163010	Charles & Sarah Sanders	6842 STILLHOUSE LN	DUBLIN	OH	43016
3900290163350	Bornain & Lin Chiu	6848 ROYAL PLUME DR	DUBLIN	OH	43016
3900290163310	Brent & Jodie Bahnub	6849 HOLBEIN DR	DUBLIN	OH	43016
3900290061290	Bortman & Linda Jung	6851 PARK MILL DR	DUBLIN	OH	43017
3900290163340	Srikranti & Srinivas Nandigam	6856 ROYAL PLUME DR	DUBLIN	OH	43016
3900290163320	William & Kerry Razor	6857 HOLBEIN DR	DUBLIN	OH	43016
3900290061300	Ryan & Becky Crawford Trustees	6859 PARK MILL DR	DUBLIN	OH	43017
3900290163330	Jiancheng & Nan Li Tang	6864 ROYAL PLUME DR	DUBLIN	OH	43016
3900290061310	Philip & Alison Irwin	6867 PARK MILL DR	DUBLIN	OH	43017
3900290061320	Angel Kowalski	6875 PARK MILL DR	DUBLIN	OH	43017
3900290061320	Kiyong & Min Kim Ahn	6883 PARK MILL DR	DUBLIN	OH	43017
3900290061340	Kenneth & Debbie Smith	6891 PARK MILL DR	DUBLIN	OH	43017
3900290061350	City of Dublin	6899 PARK MILL DR	DUBLIN	OH	43017
3900290162240	City of Dublin	6900 POST PRESERVE BLVD	DUBLIN	OH	43016
3900290162200	Pamela K Bellas Karrer	6925 POST PRESERVE BLVD	DUBLIN	OH	43016
3900290162210	Bharathi & Chandra Modupalli	6933 POST PRESERVE BLVD	DUBLIN	OH	43016
3900290162220	Tamilmanigandan Sethuraman	6941 POST PRESERVE BLVD	DUBLIN	OH	43016
3900290162230	Ripal & Komal Patel	6949 POST PRESERVE BLVD	DUBLIN	OH	43016
3900290162000	Lora Boukheir	6957 POST PRESERVE BLVD	DUBLIN	OH	43016
3900290162010	Keith & Leslie Hammond	6965 POST PRESERVE BLVD	DUBLIN	OH	43016
3900290162020	Sharma Appala	6973 POST PRESERVE BLVD	DUBLIN	OH	43016
3900290162030	Christopher Fleury	6981 POST PRESERVE BLVD	DUBLIN	OH	43016
3900290162040	Mukesh Singh & Pandey Sarala	6989 POST PRESERVE BLVD	DUBLIN	OH	43016
3900290162440	Yaser Ramadan & Karim Abdul	7011 BLAKEMORE LN	DUBLIN	OH	43016
3900290162450	Hanbin & Mary Pang	7019 BLAKEMORE LN	DUBLIN	OH	43016
3900290162460	Zhengkao & Su Zhao Zhang	7027 BLAKEMORE LN	DUBLIN	OH	43016
3900290162470	Rupinder & Parminder Kaur	7035 BLAKEMORE LN	DUBLIN	OH	43016
3900290162480	Rajasekhar & Jyothi Kokeragadda	7043 BLAKEMORE LN	DUBLIN	OH	43016
3900290162490	Tajuddin & Rubi Taj Mohammed	7051 BLAKEMORE LN	DUBLIN	OH	43016
3900290162500	Siddhartha Saran	7059 BLAKEMORE LN	DUBLIN	OH	43016
3900290162510	Kenichi & Lynn Oshida	7067 BLAKEMORE LN	DUBLIN	OH	43016
3900290163250	City of Dublin	7095 POST PRESERVE BLVD	DUBLIN	OH	43016
1700290140000	City of Dublin	7180 POST RD	DUBLIN	OH	43016
3900290162060	Christopher & Tamara Novy	7225 SPRINGVIEW LN	DUBLIN	OH	43016
3900290162160	Jeffrey & Kathleen Smith	7226 SPRINGVIEW LN	DUBLIN	OH	43016
3900290162050	Sungham & Kyungmee Kim	7233 SPRINGVIEW LN	DUBLIN	OH	43016
3900290162150	Hamid & Christine Baradarvar	7234 SPRINGVIEW LN	DUBLIN	OH	43016
1700290130010	Roger Warren & Denise Gorden	7270 HYLAND CROY RD	PLAIN CITY	OH	43064
1700310381000	Roger Warren & Denise Gorden	7298 POST RD	PLAIN CITY	OH	43064



Hyland-Croy Gateway District - Regional Context

03.20.2015

These drawings are conceptual in nature and for planning purposes only. Plan may change with final design and engineering.  
Job Number: 6285150030









TREE SURVEY DATA TABLE										
TREE NO.	COMMON NAME	SCIENTIFIC NAME	SIZE (IN)	STEMS PER TREE	CONDITION	INDICATOR	REMOVE TREE	INCHES REMOVED	INCHES REPLACED	
1	Silver Maple	Acer saccharinum	20	1	Good	Deciduous		0	0	
2	Sweetgum	Liquidambar styraciflua	23	1	Fair	Deciduous		0	0	
3	White Pine	Pinus strobus	25	1	Fair	Coniferous		0	0	
4	White Ash	Fraxinus americana	37	1	Poor	Deciduous	x	37	0	
5	White Pine	Pinus strobus	24	1	Fair	Coniferous	x	24	24	
6	Blue Spruce	Picea pungens	24	1	Good	Coniferous	x	8	8	
7	Red Maple	Acer rubrum	24	1	Fair	Deciduous	x	24	24	
8	Sweetgum	Liquidambar styraciflua	19	1	Good	Deciduous	x	19	19	
9	Blue Spruce	Picea pungens	18	1	Good	Coniferous	x	18	18	
10	Blue Spruce	Picea pungens	20	1	Good	Coniferous	x	20	20	
11	Blue Spruce	Picea pungens	16	1	Good	Coniferous	x	16	16	
12	Noway Spruce	Picea abies	16	1	Good	Coniferous		0	0	
13	Blue Spruce	Picea pungens	16	1	Poor	Coniferous	x	16	0	
14	Blue Spruce	Picea pungens	16	1	Fair	Coniferous	x	16	16	
15	Noway Spruce	Picea abies	10,14	2	Fair	Coniferous		0	0	
16	Blue Spruce	Picea pungens	25	1	Good	Coniferous		0	0	
17	Noway Spruce	Picea abies	15	1	Fair	Coniferous		0	0	
18	White Ash	Fraxinus americana	33	1	Poor	Deciduous		0	0	
19	Black Cherry	Prunus serotina	7	1	Fair	Deciduous		0	0	
20	Blue Spruce	Picea pungens	12	1	Good	Coniferous	x	12	12	
21	Red Maple	Acer rubrum	11	1	Good	Deciduous	x	11	11	
22	Red Maple	Acer rubrum	17	1	Fair	Deciduous	x	17	17	
23	Blue Spruce	Picea pungens	20	1	Good	Coniferous	x	20	20	
24	Blue Spruce	Picea pungens	26	1	Poor	Coniferous		0	0	
25	Red Maple	Acer rubrum	34	1	Fair	Deciduous		0	0	
26	Blue Spruce	Picea pungens	23	1	Fair	Coniferous		0	0	
27	Red Maple	Acer rubrum	22	1	Good	Deciduous		0	0	
28	Red Maple	Acer rubrum	28	1	Fair	Deciduous		0	0	
29	Black Locust	Robinia pseudoacacia	17	1	Good	Deciduous		0	0	
30	Red Maple	Acer rubrum	16	1	Fair	Deciduous		0	0	
31	<del>White Ash</del>	<del>Fraxinus americana</del>	<del>14,16,6</del>	<del>3</del>	<del>Dead</del>	<del>Dead</del>	<del>x</del>	<del>28</del>	<del>0</del>	
32	Red Maple	Acer rubrum	24	1	Good	Deciduous		0	0	
33	Red Maple	Acer rubrum	22	1	Fair	Deciduous		0	0	
34	Blue Spruce	Picea pungens	22	1	Fair	Coniferous	x	22	22	
35	Blue Spruce	Picea pungens	16	1	Good	Coniferous	x	16	16	
36	Red Maple	Acer rubrum	6	1	Good	Deciduous	x	6	6	
37	Red Maple	Acer rubrum	30	1	Fair	Deciduous		0	0	
38	Wild Crabapple	Malus coronaria	12	1	Fair	Deciduous		0	0	
39	Sweetgum	Liquidambar styraciflua	16	1	Good	Deciduous		0	0	
40	White Poplar	Populus alba	14,12	2	Good	Deciduous		0	0	
41	Paper Birch	Betula papyrifera	12,10,8	3	Good	Deciduous		0	0	
42	Bitternut Hickory	Carya cordiformis	26	1	Good	Deciduous		0	0	
43	Noway Spruce	Picea abies	22	1	Fair	Coniferous		0	0	
44	Blue Spruce	Picea pungens	23	1	Good	Coniferous		0	0	
45	Red Maple	Acer rubrum	22	1	Good	Deciduous		0	0	
46	Sugar Maple	Acer saccharum	23	1	Fair	Deciduous		0	0	
47	Sugar Maple	Acer saccharum	27	1	Fair	Deciduous		0	0	
48	Blue Spruce	Picea pungens	15	1	Fair	Coniferous		0	0	
49	Noway Spruce	Picea abies	7,7	2	Good	Coniferous		0	0	
50	White Pine	Pinus strobus	12	1	Poor	Coniferous		0	0	
51	<del>White Pine</del>	<del>Pinus strobus</del>	<del>13</del>	<del>1</del>	<del>Dead</del>	<del>Dead</del>	<del>x</del>	<del>13</del>	<del>0</del>	
52	White Pine	Pinus strobus	10,6	2	Poor	Coniferous	x	16	0	
53	White Pine	Pinus strobus	15	1	Poor	Coniferous	x	15	0	
54	White Pine	Pinus strobus	14	1	Poor	Coniferous	x	14	0	
55	Blue Spruce	Picea pungens	7	1	Good	Coniferous	x	7	7	
56	Noway Spruce	Picea abies	9	1	Good	Coniferous	x	9	9	
57	Blue Spruce	Picea pungens	6	1	Good	Coniferous	x	6	6	
58	White Pine	Pinus strobus	17	1	Poor	Coniferous	x	17	0	
59	White Pine	Pinus strobus	22	1	Fair	Coniferous	x	22	22	
60	Blue Spruce	Picea pungens	9	1	Good	Coniferous	x	9	9	
61	White Pine	Pinus strobus	17	1	Fair	Coniferous	x	17	17	
62	White Pine	Pinus strobus	20	1	Fair	Coniferous	x	20	20	
63	White Pine	Pinus strobus	16	1	Fair	Coniferous	x	16	16	
64	Blue Spruce	Picea pungens	15	1	Good	Coniferous	x	15	15	
65	Blue Spruce	Picea pungens	6	1	Good	Coniferous	x	6	6	
66	Blue Spruce	Picea pungens	14	1	Good	Coniferous	x	14	14	
67	White Pine	Pinus strobus	15	1	Good	Coniferous	x	15	15	
68	Red Maple	Acer rubrum	19	1	Good	Deciduous	x	19	19	
69	Blue Spruce	Picea pungens	9	1	Good	Coniferous	x	9	9	
70	Blue Spruce	Picea pungens	10	1	Good	Coniferous	x	10	10	
71	Red Maple	Acer rubrum	21	1	Good	Deciduous	x	21	21	
72	Blue Spruce	Picea pungens	16	1	Good	Coniferous	x	16	16	
73	Blue Spruce	Picea pungens	28	1	Good	Coniferous	x	28	28	
74	Noway Spruce	Picea abies	16	1	Fair	Coniferous		0	0	
75	Red Maple	Acer rubrum	7	1	Good	Deciduous	x	7	7	
76	Red Maple	Acer rubrum	17	1	Fair	Deciduous		0	0	
77	Sugar Maple	Acer saccharum	20	1	Good	Deciduous		0	0	
78	Black Locust	Robinia pseudoacacia	20	1	Poor	Deciduous	x	20	0	
79	Blue Spruce	Picea abies	17	1	Good	Coniferous	x	17	17	
80	Noway Spruce	Picea abies	16	1	Fair	Coniferous	x	16	16	
81	Blue Spruce	Picea pungens	21	1	Fair	Coniferous	x	21	21	
82	Tulip Tree Magnolia	Magnolia liliiflora	42	1	Fair	Deciduous		0	0	
83	Red Maple	Acer rubrum	25	1	Poor	Deciduous		0	0	
84	Bitternut Hickory	Carya cordiformis	17	1	Fair	Deciduous		0	0	

TREE SURVEY DATA TABLE										
TREE NO.	COMMON NAME	SCIENTIFIC NAME	SIZE (IN)	STEMS PER TREE	CONDITION	INDICATOR	REMOVE TREE	INCHES REMOVED	INCHES REPLACED	
85	Red Oak	Quercus rubra	25	1	Good	Deciduous		0	0	
86	Red Maple	Acer rubrum	33	1	Good	Deciduous		0	0	
87	Norway Spruce	Picea abies	34	1	Poor	Coniferous		0	0	
88	Virginia Pine	Pinus virginiana	22	1	Fair	Coniferous		0	0	
89	Norway Spruce	Picea abies	27	1	Fair	Coniferous		0	0	
90	Red Oak	Quercus rubra	35	1	Fair	Deciduous		0	0	
91	Sugar Maple	Acer saccharum	18	1	Poor	Deciduous		0	0	
92	Sugar Maple	Acer saccharum	14,7	2	Poor	Deciduous		0	0	
93	Sugar Maple	Acer saccharum	11,7	2	Fair	Deciduous		0	0	
94	Black Locust	Robinia pseudoacacia	25	1	Fair	Deciduous		0	0	
95	Silver Maple	Acer saccharinum	9,7,9,13,9,9	6	Poor	Deciduous		0	0	
96	Hackberry	Celtis occidentalis	8	1	Good	Deciduous		0	0	
97	Hackberry	Celtis occidentalis	8	1	Good	Deciduous		0	0	
98	Black Locust	Robinia pseudoacacia	8	1	Good	Deciduous		0	0	
99	Hackberry	Celtis occidentalis	8,6	2	Good	Deciduous		0	0	
100	Hackberry	Celtis occidentalis	6,6	2	Good	Deciduous		0	0	
101	Hackberry	Celtis occidentalis	11	1	Good	Deciduous		0	0	
102	Black Locust	Robinia pseudoacacia	15	1	Poor	Deciduous		0	0	
103	Black Locust	Robinia pseudoacacia	10,10	2	Fair	Deciduous		0	0	
104	Black Locust	Robinia pseudoacacia	14	1	Fair	Deciduous		0	0	
105	Red Mulberry	Morus rubra	9	1	Fair	Deciduous		0	0	
106	Black Locust	Robinia pseudoacacia	8	1	Good	Deciduous		0	0	
107	Black Locust	Robinia pseudoacacia	22	1	Fair	Deciduous		0	0	
108	Black Cherry	Prunus serotina	10	1	Poor	Deciduous		0	0	
109	Black Locust	Robinia pseudoacacia	20	1	Fair	Deciduous		0	0	
110	Bitternut Hickory	Carya cordiformis	13	1	Poor	Deciduous		0	0	
111	Black Locust	Robinia pseudoacacia	15	1	Fair	Deciduous		0	0	
112	Black Locust	Robinia pseudoacacia	12	1	Fair	Deciduous		0	0	
113	Black Locust	Robinia pseudoacacia	23	1	Fair	Deciduous		0	0	
114	Black Locust	Robinia pseudoacacia	13,13,10	3	Poor	Deciduous		0	0	
115	Bitternut Hickory	Carya cordiformis	8	1	Good	Deciduous		0	0	
116	Bitternut Hickory	Carya cordiformis	6	1	Good	Deciduous		0	0	
117	Red Oak	Quercus rubra	13	1	Good	Deciduous		0	0	
118	Red Maple	Acer rubrum	7	1	Good	Deciduous		0	0	
119	Hackberry	Celtis occidentalis	14	1	Good	Deciduous		0	0	
120	Red Maple	Acer rubrum	20	1	Good	Deciduous		0	0	
121	Black Cherry	Prunus serotina	11	1	Poor	Deciduous		0	0	
122	Black Cherry	Prunus serotina	8	1	Fair	Deciduous		0	0	
123	Black Cherry	Prunus serotina	9	1	Good	Deciduous		0	0	
124	Black Cherry	Prunus serotina	8	1	Fair	Deciduous		0	0	
125	Hackberry	Celtis occidentalis	17,9,9,9	4	Good	Deciduous		0	0	
126	Black Cherry	Prunus serotina	7	1	Fair	Deciduous		0	0	
127	Black Cherry	Prunus serotina	6	1	Fair	Deciduous		0	0	
128	Black Cherry	Prunus serotina	9	1	Fair	Deciduous		0	0	
129	Hackberry	Celtis occidentalis	16	1	Good	Deciduous		0	0	
130	Hackberry	Celtis occidentalis	6	1	Good	Deciduous		0	0	
131	Wild Crabapple	Malus coronaria	8	1	Fair	Deciduous		0	0	
132	Black Cherry	Prunus serotina	8	1	Poor	Deciduous		0	0	
133	Black Cherry	Prunus serotina	9	1	Fair	Deciduous		0	0	
134	Red Mulberry	Morus rubra	6,6	2	Poor	Deciduous	x	12	0	
135	Black Cherry	Prunus serotina	8	1	Fair	Deciduous	x	8	8	
136	Black Cherry	Prunus serotina	13	1	Poor	Deciduous	x	13	0	
137	Black Cherry	Prunus serotina	12,6	2	Fair	Deciduous	x	18	18	
138	Bitternut Hickory	Carya cordiformis	12,12,8,6	4	Good	Deciduous	x	38	38	
139	Black Walnut	Juglans nigra	6	1	Good	Deciduous		0	0	
140	Hackberry	Celtis occidentalis	12	1	Good	Deciduous		0	0	
141	Black Walnut	Juglans nigra	17	1	Good	Deciduous		0	0	
142	Hackberry	Celtis occidentalis	26	1	Good	Deciduous		0	0	
143	Black Locust	Robinia pseudoacacia	13	1	Poor	Deciduous		0	0	
144	Red Mulberry	Morus rubra	11	1	Fair	Deciduous		0	0	
145	<del>Black Locust</del>	<del>Robinia pseudoacacia</del>	<del>13</del>	<del>1</del>	<del>Dead</del>	<del>Dead</del>	<del>x</del>	<del>8</del>	<del>0</del>	
146	<del>Black Locust</del>	<del>Robinia pseudoacacia</del>	<del>13</del>	<del>1</del>	<del>Dead</del>	<del>Dead</del>	<del>x</del>	<del>8</del>	<del>0</del>	
147	Black Cherry	Prunus serotina	7	1	Fair	Deciduous		0	0	
148	Black Cherry	Prunus serotina	10	1	Fair	Deciduous		0	0	
149	Red Mulberry	Morus rubra	18	1	Fair	Deciduous		0	0	
150	Hackberry	Celtis occidentalis	12	1	Fair	Deciduous		0	0	
151	Hackberry	Celtis occidentalis	8	1	Fair	Deciduous		0	0	
152	Black Cherry	Prunus serotina	8	1	Poor	Deciduous		0	0	
153	Red Mulberry	Morus rubra	7	1	Fair	Deciduous	x	7	7	
154	Black Cherry	Prunus serotina	7	1	Poor	Deciduous	x	7	0	
155										



SITE DATA	
TOTAL SITE AREA	± 45.4 AC
R.O.W. DEDICATION (PLANS ONLY)	± 2.9 AC
NET SITE AREA	± 42.5 AC
SUBAREA A - SENIOR RESIDENTIAL	
TOTAL ACREAGE	± 9.6 AC
UNITS	125 D.U.
DENSITY	13.0 DU / AC
SUBAREA B - ATTACHED RANCH HOMES	
TOTAL ACREAGE	± 32.9 AC
UNITS	128 D.U.
DENSITY	3.9 DU / AC
INTERIOR R.O.W. DEDICATION	
SUBAREA A	± 0.37 AC
SUBAREA B	± 3.19 AC

CODED NOTES	
1	MAIL KIOSK
2	8' ASPHALT BIKE PATH (TYP)
3	COMBINED MAIL/UTILITY/COMPACTOR BUILDING
4	GARAGE



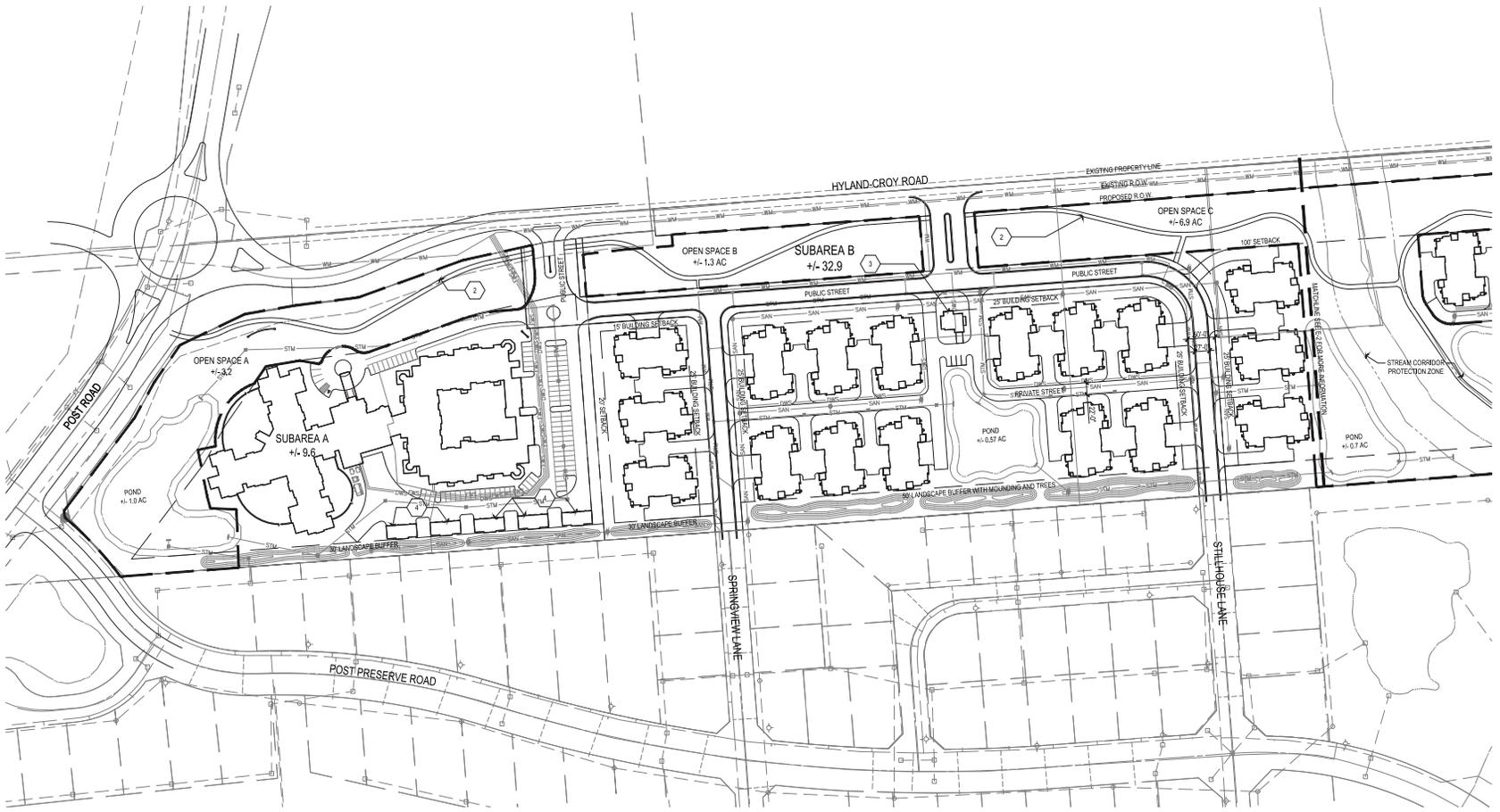
## Hyland-Croy Gateway District - Il strati e lan

**SCHOTTENSTEIN**  
REAL ESTATE GROUP



the Roman Catholic Diocese of Colorado Springs  
Diocesan Retirement Community Corporation

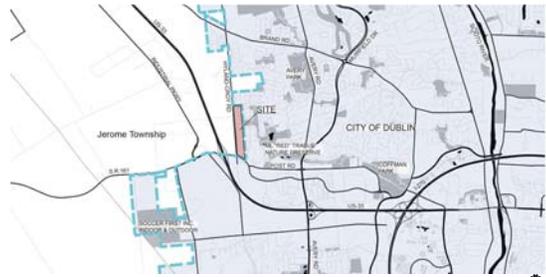
These drawings are conceptual in nature and for planning purposes only. Plan may change with final design and engineering. Job Number: 6285150030



SITE DATA	
TOTAL SITE AREA	+/- 45.4 AC
R.O.V. DEDICATION (PLANS ONLY ROAD)	+/- 2.9 AC
NET SITE AREA	+/- 42.5 AC
SUBAREA A - SENIOR RESIDENTIAL	
TOTAL ACREAGE	+/- 9.6 AC
UNITS	125 D.U.
DENSITY	13.0 D.U./AC
SUBAREA B - ATTACHED RANCH HOMES	
TOTAL ACREAGE	+/- 32.9 AC
UNITS	128 D.U.
DENSITY	3.9 D.U./AC
INTERIOR R.O.V. DEDICATION	
SUBAREA A	+/- 0.37 AC
SUBAREA B	+/- 5.19 AC

OPEN SPACE CALCULATIONS			
SUBAREA A - SENIOR RESIDENTIAL		SUBAREA B - ATTACHED RANCH HOMES	
SITE AREA	+/- 9.6 AC	SITE AREA	+/- 32.9 AC
25% OF SITE AREA	2.4 AC	25% OF SITE AREA	8.23 AC
152,086 (A) OPEN SPACE REQUIREMENTS		152,086 (A) OPEN SPACE REQUIREMENTS	
(2% GROSS SITE AREA) + (0.03AC X D.U.) (0.02 X 9.6) + (0.03 X 125) = 3.94 AC NOT TO EXCEED 25% OF SITE AREA	2.4 AC MAX.	(2% GROSS SITE AREA) + (0.03AC X D.U.) (0.02 X 32.9) + (0.03 X 128) = 4.498 AC NOT TO EXCEED 25% OF SITE AREA	4.498 AC
152,087 (A) LAND DEDICATION FOR MUNICIPALITY'S PORTION OF RECREATIONAL FACILITIES		152,087 (A) LAND DEDICATION FOR MUNICIPALITY'S PORTION OF RECREATIONAL FACILITIES	
0.025 AC X D.U. (0.025 AC X 125 AC) = 3.125 AC NOT TO EXCEED 25% OF SITE AREA	2.4 AC MAX.	0.025 AC X D.U. (0.025 AC X 128 AC) = 3.2 AC NOT TO EXCEED 25% OF SITE AREA	3.2 AC
SENIOR RESIDENTIAL REQUIRED OPEN SPACE	4.8 AC	ATTACHED RANCH HOMES REQUIRED OPEN SPACE	7.698 AC
TOTAL REQUIRED OPEN SPACE		TOTAL REQUIRED OPEN SPACE	
12.498 AC		12.498 AC	
TOTAL PROVIDED OPEN SPACE		TOTAL PROVIDED OPEN SPACE	
+/- 13.25 AC		+/- 13.25 AC	

CODED NOTES	
1	MAIL KIOSK
2	8' ASPHALT BIKE PATH (TYP.)
3	COMBINED MAIL/UTILITY COMPACTOR BUILDING
4	GARAGE



VICINITY MAP  
 Scale: N.T.S.

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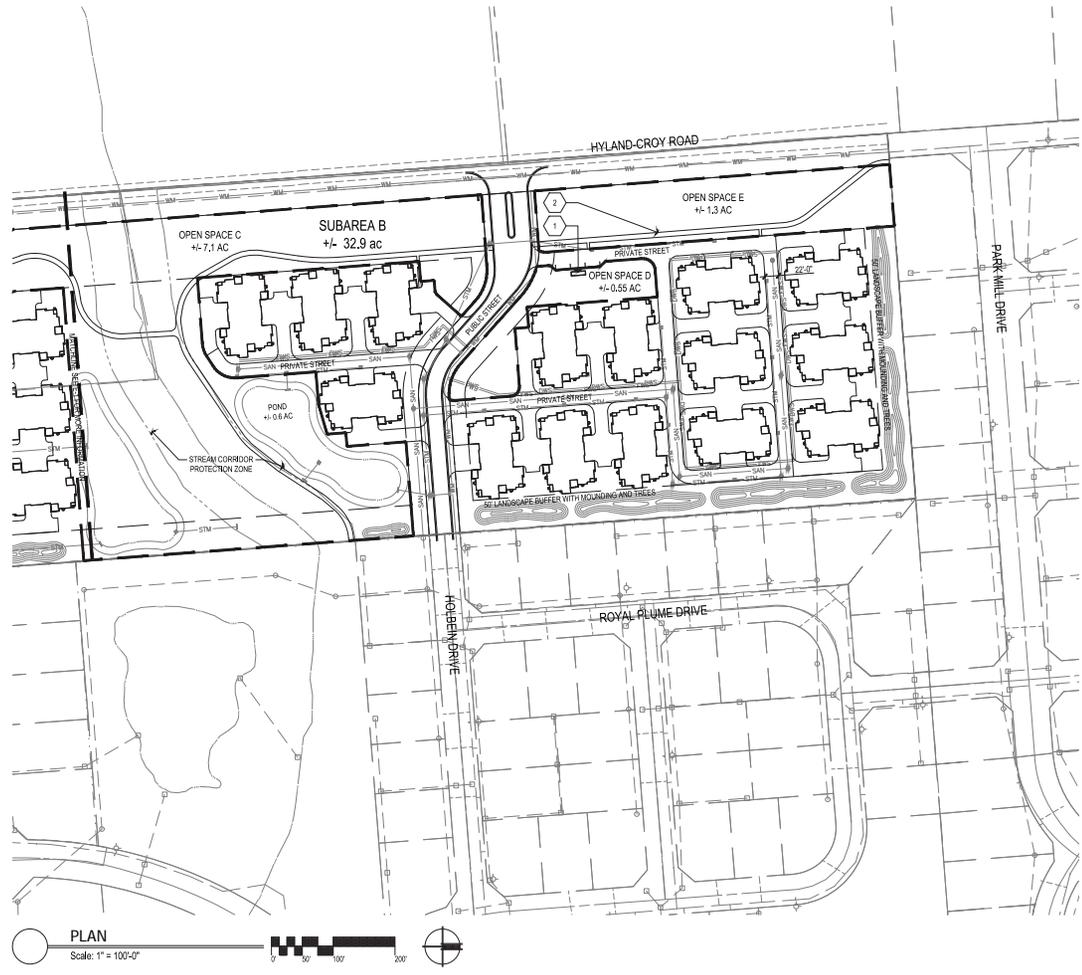
Schottenstein Real Estate Group  
 Hyland-Croy Gateway District  
 Dublin, Ohio  
 Concept Plan

no.	revisions:	by:

job no: 6285150030  
 date: 05/12/2015  
 sheet:

**E-1**  
 of:

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PLAN  
 Scale: 1" = 100'-0"  
 0 10' 20'

**PRELIMINARY NOT FOR CONSTRUCTION**

101 mill street, suite 200  
 dublin, ohio 43017  
 phone: 614.416.0600  
 www.ohm-advisors.com

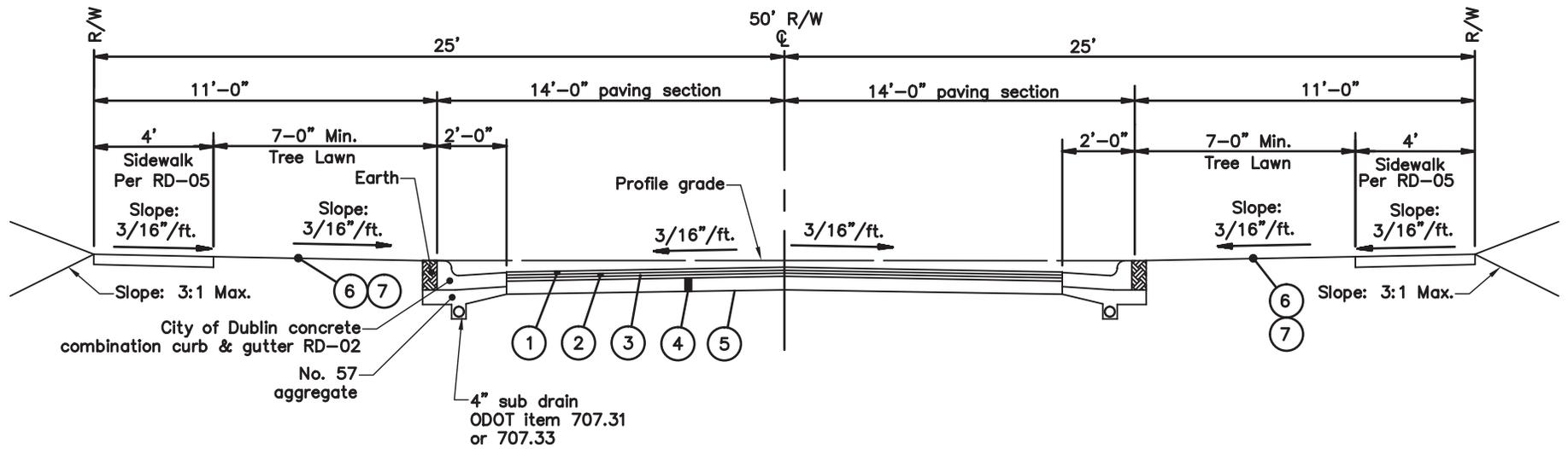
**OHM**

Schottenstein Real Estate Group  
 Hyland-Croy Gateway District  
 Dublin, Ohio  
 Concept Plan

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no.	revisions:	by:

job no: 6285150030  
 date: 05/12/2015  
 sheet:  
**E-2**  
 of:



**TYPICAL 28' B/B SECTION**

50' R/W  
Not to Scale

**PAVEMENT LEGEND**

- ① Item 448, 1.25" Asphalt Concrete, Surface Course, Type 1, Pg 64-22, Medium Traffic. \*
- ② Item 448, 1.75" Asphalt Concrete, Intermediate Course, Type 2, Pg 64-22, Medium Traffic.
- ③ Item 301, 3" Bituminous Aggregate Base Course
- ④ Item 304, 6" Aggregate Base
- ⑤ Item 204, Subgrade Compaction
- ⑥ Item 653 - 3" Topsoil Furnished And Placed
- ⑦ Item 659, Seeding And Mulching

Typical Section



## MEMO

**Date:** March 20, 2015

**To:** City of Dublin

**From:** Doug Turney, PE

**Subject:** Hyland Croy Gateway District – Stormwater Management Conceptual Evaluation

---

The proposed development is located in both the South Fork and North Fork Indian Run watersheds. The very northern part of the project is being diverted south from the North Fork watershed to Tri-County Ditch, which is part of the South Fork Indian Run watershed. Tri-County ditch passes through the site flowing west to east. The area being diverted is approximately 5.73 acres. The site allowable release rates are based on South Fork Indian Run watershed 2350, allowable release rates per acre are shown on Table 1. The remaining areas of the development will stay in the South Fork Indian Run watershed and be conveyed to either Tri-County Ditch or existing storm infrastructure along the east and southern property lines.

**Table 1 – South Fork Indian Run Allowable Release Rates in cfs per Acre**

1-year	2-year	5-year	10-year	25-year	50-year	100-year
0.2	0.2	0.3	0.3	0.4	0.6	0.8

The area being developed and tributary to one of the onsite detention features within the South Fork Indian Run watershed is 32.86 acres. With the diversion of 5.73 acres, the total area to the BMPs is 38.59 acres. Based on pre and post land uses and the amount of diversion the critical storm is a 25-year storm. The amount of detention volume necessary for water quality and peak flow rate control is approximately 8.40 ac-ft and does not include any detention freeboard.

Detention will be provided by four wet detention basins. The southern basin will outlet to Post Road to one of the 12" storm lines along the northern side of the R/W, which then drain to South Fork Indian Run. The next basin to the north and the remaining two basins adjacent to Tri-County Ditch will provide the rest of the water quality and peak flow rate controls before they outlet to Tri-County Ditch. Any deficiency in storage with the proposed wet basins will be mitigated with underground storage.



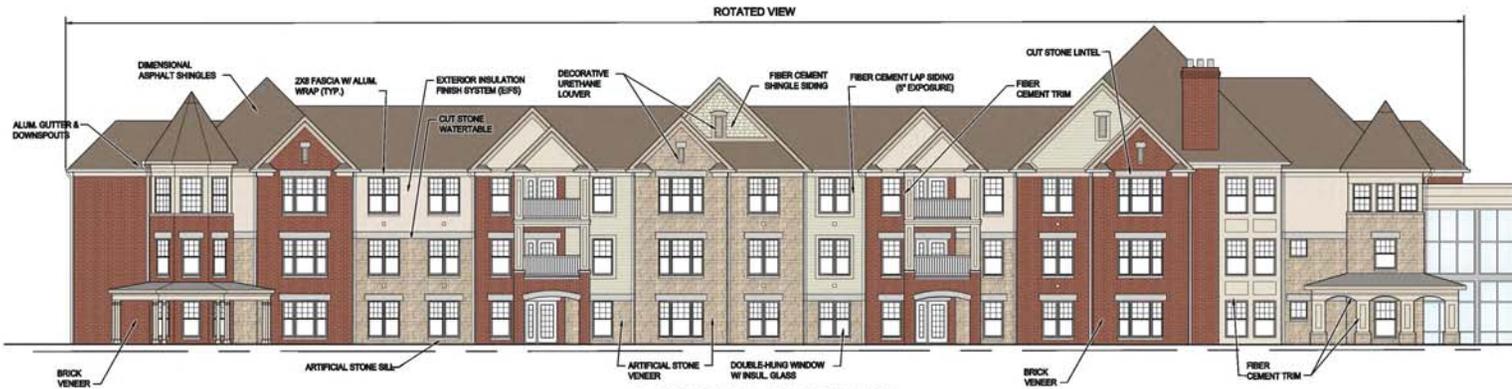
Hyland-Croy Gateway District    Illustration    Perspective Drawing

**SCHOTTENSTEIN**  
REAL ESTATE GROUP



St. Michael's  
Catholic  
Diocese of Colorado Springs

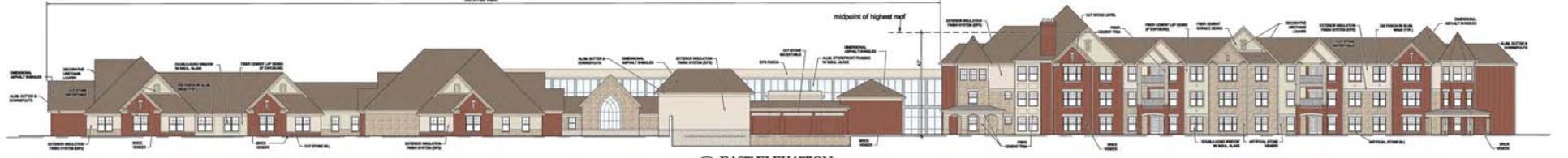
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**Job Number: 6285150030**



1A ENLARGED WEST ELEVATION  
SCALE: 1" = 10'-0"



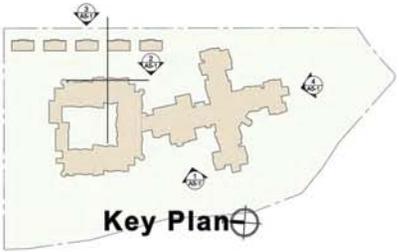
1 WEST ELEVATION  
SCALE: 1" = 20'-0"



2 EAST ELEVATION  
SCALE: 1" = 20'-0"



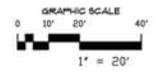
3 PARTIAL EAST ELEVATION  
SCALE: 1" = 20'-0"  
(VIEW AT EAST PROPERTY LINE)



Key Plan



4 SOUTH ELEVATION  
SCALE: 1" = 20'-0"



PROGRESS SET

NOT FOR CONSTRUCTION

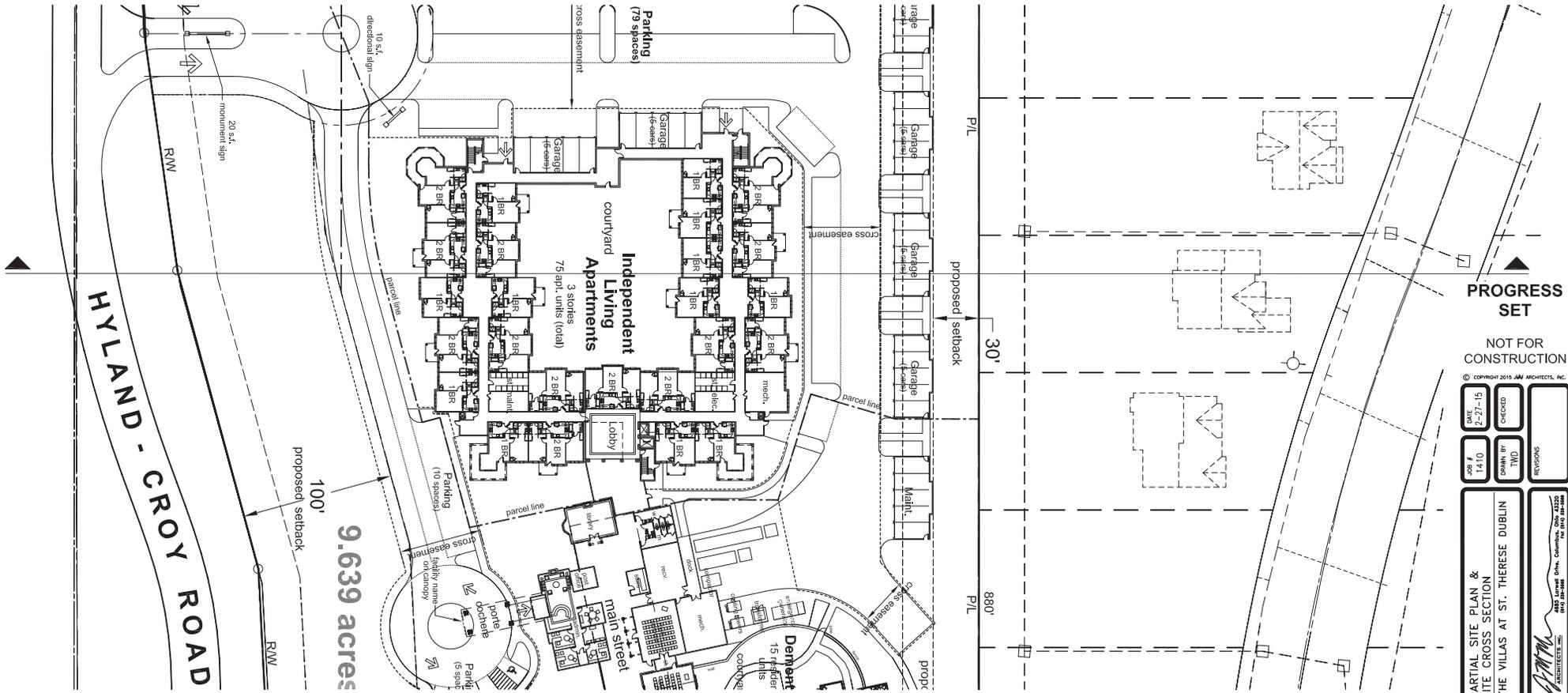
DATE: 2-22-15	REVISION:
REV. 1410	ISSUED BY: TMD
REV. 1410	ISSUED BY: TMD

BUILDING ELEVATIONS  
THE VILLAS AT ST. THERESE DUBLIN

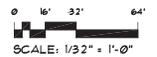
L-1



2 SITE CROSS SECTION  
SCALE: 1" = 32'-0"



1 PARTIAL SITE PLAN  
SCALE: 1" = 32'-0"



PROGRESS SET

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DATE	2-27-15	CHECKED	
JOB #	1410	DRAWN BY	TMD
		PROPOSED	

PARTIAL SITE PLAN &  
SITE CROSS SECTION  
THE VILLAS AT ST. THERESE DUBLIN

JAM ARCHITECTS, INC.  
4400 Linneman Blvd., Columbus, Ohio 43230  
614.881.1100

L-2