

Preliminary Development Plan

BALLANTRAE WOODS

Dublin, Ohio



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SECTION I – Development Overview

I. INTRODUCTION TO BALLANTRAE WOODS

Ballantrae Woods is proposed as a 49.6 acre residential development located south of Cosgray Road and west of proposed Churchman Road. The southern portion of the property abuts lots in the Village of Amlin. The CSX railroad track is the western border of the site and is currently very active.

The site proposes 135 units for a gross density of 2.72 dwelling units per acre, well below the 5 units per acre permitted in the Community Plan. The Ballantrae Woods development will be easily accessible by the neighboring Ballantrae developments through extension of and connection to the overall street and pedestrian networks. The product mix is intended to provide two housing opportunities: traditional single family homes on lots and detached condominium homes. The development will be constructed as a single unified community that attracts residents of varying ages and family types.

Large setbacks are planned for open space along Churchman Road and the railroad tracks. Sidewalks and shared use paths link all the open spaces within the community and extend into the neighboring developments. Connections will be made to the Woodlands and Amlin Village via sidewalks and shared use paths. The woodlot as mentioned above will be preserved and a community green will be provided as a central gathering point within the condominium area.

The Cottages at Ballantrae Woods will embody the best of the past while looking forward to the future. The architectural vocabulary will take its cue from Central Ohio farm houses of the 1840's and 50's, a style known as Carpenter Gothic (aka Folk Victorian Style) (aka Gothic Revival). Homes of this era used elements such as porches and newly available technology of mass production to add individuality and personality to a simple and efficient floorplan. The scroll-saw and powered machinery of the mid-nineteenth century allowed builders to create intricate and varied facades on a simple building volume.

The Cottages at Ballantrae Woods will use the Carpenter Gothic vocabulary as the inspiration for this new neighborhood. The varied details of the elevations are crafted to add warmth and charm to the feel of the community. The stone bases of the cottages recall the field stone foundations of the old Ohio farmsteads. In lieu of wood planks for board and batten siding, the cottages utilize environmentally sustainable cement-board siding, a long-lasting material having the same look as wood but requiring minimal maintenance. Intricate and unique designs for trim boards, decorative headers and other architectural elements will be incorporated. The scale of building elements such as garage doors has been visually reduced and downplayed to become more human-scaled and is paired with fenestration elements that add interest and further reinforce the human scale of the overall elevation. Five different versions of the elevations add variety and create unity but not uniformity along the gently curving

streetscapes. To unify the unique architectural treatments (variations on a theme), each cottage is painted white to allow the landscape elements to dominate the neighborhood.

Ballantrae Woods Cottages has a focus to provide a different neighborhood that meets the needs of a changing market to provide for both family and active adults who may not want the traditional single family home any longer but still be part of a vibrant neighborhood located close to community services, shopping and work.

The single family home exteriors will be designed to be reminiscent of traditional architectural styles incorporating front porches, modest setbacks, emphasizing neighborhood interaction and walkability while de-emphasizing the garage as the predominant façade element. Materials will be unified between the single family and condominium homes.

II. REZONING STATEMENT

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

The proposed Ballantrae Woods development is located east of the Conrail railroad tracks, north of the Village of Amlin, west of the Woodlands condominiums and the proposed Glen at Ballantrae development. It is located northwest of the Links at Ballantrae. The new development will utilize Churchman Road to access the community. Churchman Road is currently under design by the City of Dublin. The first phase of Churchman will be constructed south from Cosgray Road to Marmion Drive by Edwards Development and then the second phase will extend south to tie into Rings Road. The development will utilize a green buffer area along the Churchman Road frontage and preserve a wood lot and large buffer along the CSX railroad to provide large green spaces within the development. A central green is proposed within the detached condominium portion of the site. The new development will utilize existing sanitary sewer, water and storm water connections to serve the 49.6 ± acre subdivision.

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

The proposed subdivision complements the condominium development located across Churchman Road and the housing in the Village of Amlin with the proposed condominium component of the plan. The detached condominiums will mirror the density and character of those adjacent areas. The single family housing site relates to the density and character of development taking place to the northeast of the subdivision (the Ballantrae subdivision areas). The proposed mixture of condominium and single family housing will mesh with the existing neighborhood character and provide a buffer to the railroad tracks to the west.

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

The Dublin Community Plan shows the subject area as mixed residential medium density on its future land use map. The text within the plan indicates that these areas will have greater walkability and pedestrian orientation with a maximum density of 5.0 du/ac. The proposed subdivision proposes walkability with short blocks, connection to a multi-use path along the railroad track and connections to Churchman Road and other developed subdivisions. The proposed gross density of 2.72 du/ac is well below the 5.0 dwelling units per acres specified in the Comprehensive Plan. No deviations are necessary from the Comprehensive Plan.

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

- (1) **Consistency with Dublin Zoning Code:** Yes, the proposed development is consistent with the purpose; intent and applicable standards of the Zoning Code as has been previewed

and studied by Dublin City staff to insure elements are meeting the appropriate sections of the Zoning Code.

- (2) **Conformance with adopted plans:** Yes, the proposed development is in conformity with the Community Plan, Shared Use Path Plan, and Thoroughfare Plan as they apply to this site. All the applicable plan have been reviewed to insure the proposed density is within keeping the parameters of the Community Plan, that Churchman Road is completed and connected to existing roads to serve the area and that bikeway and pedestrian connections are created to insure walkability and ease of travel between the abutting neighborhoods. The three (3) connections to Churchman Road and subsequent connection to Cosgray and Rings Road will not overburden those rights of way or any other street connections in the area.
- (3) **Advancement of general welfare & orderly development:** Yes, the proposed development advances the general welfare of the City and its immediate vicinity and will not in any way impede the normal and orderly development and improvements of the surrounding areas.
- (4) **Effects on adjacent uses:** Yes, the proposed subdivision is appropriately located in the City so that the use and value of property within and adjacent to the area and safeguarded as there is residential housing to the northeast, east and south and the 138 units proposed on the site are appropriate to the area.
- (5) **Adequacy of open space for residential development:** Yes, the proposed subdivision will have sufficient open space areas to meet the objectives of the Community Plan. There are large green spaces proposed along Churchman Road and the railroad right of way as well as the preservation of a large wood lot which will add to the open spaces area found with the subdivision.
- (6) **Protection of natural features and resources:** The site has been primarily used for agricultural uses with the exception of the stand of trees located along the railroad tracks and under the proposed plan the trees will be preserved thereby respective of the natural features found on the site.
- (7) **Adequate infrastructure:** Yes, adequate utilities, access roads, stormwater drainage, stormwater retention and all other necessary facilities will be provided with the development of the 49.6 acre tract.
- (8) **Traffic and Pedestrian safety:** Yes, adequate measures will be taken to provide the necessary ingress and egress to the site. Three access points will be provided to Churchman Road, minimizing traffic congestion on the surrounding public streets. The plan for access to perimeter public street and interior street are designed to maximize public safety and to promote pedestrian and bike circulation throughout the subdivision and to other abutting subdivisions.

- (9) **Coordination & integration of building & site relationships:** Yes, the relationship of the proposed housing units provides coordination and integration within the development. There will be two types of communities created within the subdivision that will each individually stand on its own as well as work within the larger context of the community and thereby maintain the quality image that Dublin is known for within the Central Ohio area.
- (10) **Development layout and intensity:** The homes have been designed to be reminiscent of a village with smaller lots, traditional architecture, and an emphasis on the streetscape. A central green is proposed in the middle of the development. The single family lots are designed within the existing site features and appear almost as a small conservation development surrounded by green spaces.
- (11) **Stormwater Management:** Adequate provisions are made for retention and release of stormwater off the site. The site is primarily flat and served as agricultural fields farming field before development. Manmade systems will be developed and installed to handle stormwater that is created by the development. There will be a single retention pond located in the southeast corner of the site for stormwater management
- (12) **Deviations:** There are no deviations from the zoning code anticipated at this time. The site plan has been laid out to comply with all applicable zoning code and subdivision standards.
- (13) **Design and Appearance:** The building designs will meet or exceed the quality of buildings in the surrounding area and all applicable appearance code standards of the city code. The developer proposes a traditional architectural style that will be unique to the area and provide an alternate architectural character in this area of the city.
- (14) **Development Phasing:** The phasing of the subdivision will occur in an orderly manner with infrastructure developed to serve each phase and not disrupt any surrounding areas.
- (15) **Adequacy of public services:** The proposed subdivision can be adequately served by the existing or planned public improvements as Churchman Road will be completed as a part of this development and thereby create a planned road connection between Rings Road and Cosgray Road without having to cross the railroad tracks. The development of the subdivision will not impair the existing public service systems provided for in the area.
- (16) **Infrastructure Contributions:** The applicant's contributions to the public infrastructure are consistent with the Thoroughfare Plan. Phase 1 of Churchman Road will be constructed by Edwards Development from Cosgray Road to Marmion Drive concurrent with the construction of this development. The second phase of Churchman from Marmion to the portion constructed by the Links at Ballantrae is contained within the city's current Capital Improvements Plan. Required right of way for Phase 2 will be dedicated as part of the Woods at Ballantrae development to the City with terms of dedication to be determined. Churchman will create a new connection between Rings Road and Cosgray Road that will serve this development the adjacent Ballantrae community and larger area.

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

No application has been previously submitted for the property for consideration by the Dublin City Council.

SECTION II – Development Standards

I. OVERALL DEVELOPMENT STANDARDS

This development shall be in accordance with Dublin Code at the time of development unless noted otherwise in the overall development standards or subarea standards. Where conflicts occur between the Dublin Code and the Development Standards, the Development Standards shall be applied over the Code.

The following standards shall be applicable to subareas as noted.

- A. Density:** Total site gross density shall not exceed 2.72 dwelling units per acre based on 49.6± acres for a total of 135 dwelling units.
- B. Model Homes and Sales Offices:**
 - 1. Model homes and sales offices shall be permitted within Subareas A and B in accordance with Dublin Code requirements.
- C. Property Perimeter Setbacks:** (All perimeter setbacks shall be exclusive of shared use paths and /or sidewalks.)
 - 1. North Property Line (Cosgray Road) - 100' building and pavement setback. No single family lot may extend into setback.
 - 2. West Property Line (Railroad Tracks) - 100' building setback (excluding Condominium Homes 65 and 73 which shall have a 70' minimum building setback due to the irregular property line) and 100' pavement setback (excluding a fire access/vehicular turnaround and potential future vehicular connection to Cramer Street/Amlin Alley). No single family lot may extend into setback.
 - 3. South Property Line (Amlin Alley) - 25' building and 10 ' pavement/outdoor amenity setback.
 - 4. East Property Line (Churchman Road Right-of-Way)
 - a. Subarea A - Single family lots - 100' lot setback except for lots 1 and 3 which shall have a minimum lot setback of 45'
 - b. Subarea B: Condominium homes 100' building setback and 70' private drive setback

D. Open Space:

1. Open spaces shall be provided, owned & maintained as follows:

Reserve	Acres	Ownership	Maintained By
A	±1.9	HOA	MOA
B	±4.4	City	City
C	±2.2	City	City
D	±2.6	HOA	MOA
E	±1.5	COA	MOA
F	±3.0	City	City
L	±0.5	COA	COA
P	±1.7	City	City
Q	±0.3	HOA	MOA
Total	±18.1 ac		

MOA=Master Owner Association COA=Condominium Owners Association
 HOA-Homeowner’s Association City= City of Dublin

2. Summary of Reserve Maintenance Acreage:

Condominium Owners Association – 0.5 ac
 Master Owner Association – 6.3ac
 City of Dublin – 11.3 ac

3. Cosgray Road Open Space (Reserve A)

- a. Within the setback along Cosgray Road a landscape buffer extending along the rear of Lots 3, 4, 5 and 6 shall be provided. Existing healthy trees may be incorporated into the buffer where feasible. No portion of any lot may encroach into this space.
- b. An 8 foot shared use path connection shall be provided along Cosgray Road from Churchman Road to the railroad tracks as generally shown on the Preliminary Development Plan. This shared use path shall extend through the woods and connect with the proposed 8 foot shared use path located within the open space along the railroad tracks.
- c. A landscape plan for the buffer and shared use path alignment will be finalized at the time of Final Development Plan.

4. Railroad Open Space (Reserve B, C, and P)

- a. A setback along the west property line/railroad tracks, landscape buffer shall be required to provide both a physical and visual barrier to the active CSX

railroad track. The buffer shall not be required in the area of existing woods. The 8 foot asphalt shared use path shall be extended through this space connecting to the south property line with the intent to provide for future pedestrian access as Amlin redevelops.

- b. This buffer shall be a minimum of 6' in height from proposed grade at installation.
 - c. Buffer treatments can be a combination of mounding, fencing and trees. Fencing need not be along the entire property line. Any fencing shall be limited to 6' in height.
 - d. A landscape plan for the buffer including any proposed fencing and the shared use path alignment will be finalized at time of the Final Development Plan.
5. Entry Features and Churchman Road open Space (Reserves D, E, F, & Q)
- a. Entry features are permitted in each Subarea at entry points designated in the PDP with final design, location and landscape to be submitted for approval at time of Final Development Plan. The Conceptual Landscape Plan provides entry feature locations and conceptual imagery.
 - b. Entry features may be located within the setbacks in each Subarea but shall not prohibit clear sight distance or cause safety concerns.
 - c. Entry features may include but not be limited to fences, posts, columns, walls, trellises, gazebos, signs, landscaping, logos etc.
 - d. The entry feature designs and open space frontage along Churchman Road shall be landscaped in a manner reflective of the character of the adjacent Ballantrae development. Large vertical stone slabs shall be incorporated at entries along Churchman Road, augmented with trees, and landscaping.
 - e. Within the open space along Churchman Road, rock/rubble wall sections with informal character over time shall be installed and landscaping.
 - f. The edge of the stormwater pond shall be enhanced with sections of rock outcroppings and landscaping beds.
 - g. Detailed landscape plans for the entry features and Churchman Road open space will be finalized at time of Final Development Plan.
6. Subarea B Amlin Buffer:

A buffer shall be provided along the south property line at the rear of the condominium homes abutting Cramer Street - the Amlin alley. A concept has been provided as part

of the Preliminary Development Plan. The applicant will work with staff to identify the appropriate elements for this buffer with detailed plans to be provided at time of Final Development Plan.

7. Subarea B Central Green (Reserve L):

A central green of approximately 0.5 acres shall be provided in Subarea B as shown on the Preliminary Development Plan. This green shall have a sidewalk of 4 feet along the perimeter and provide seating opportunities.

E. Residents Association:

1. Applicant will establish a forced and funded Master Owners Association responsible for maintenance of Reserves A, D, E and Q.
2. A forced and funded Home Owners Association will be established for Subarea A.
3. A forced and funded Condominium Association will be established for Subarea B. This association will maintain all building exteriors and all other property owned by it including all private drives and open spaces.
4. Unless otherwise provided by Ohio law, control of all Owners Associations will be turned over to the residents when determined by the developer. Until such time, the developer will pay dues and fees on the property owned by it or subsidize budget shortfalls. All budgets will include line items for maintaining improvements and the condominiums owners' association budget shall include a reserve for repairing and replacing all private drives.

F. Tree Replacement:

1. An updated detailed tree replacement plan shall be provided at time of Final Development Plan.
2. With the exception of required street tree plantings and landscape requirements for single family, all other deciduous and evergreen tree plantings including the Churchman Road and Cosgray Road buffers, entry features and railroad buffer in excess of the code requirement may be counted toward tree replacement

G. Tree Protection:

The dimension for the critical root protection zones and fence details to protect landmark trees during construction shall be subject to the approval of the city Zoning Inspector.

H. Churchman Road Alignment:

Churchman Road as shown on the plan reflects the design currently provided by the City of Dublin. Design may change during final engineering.

II. SUBAREA STANDARDS**Subarea A**

Subarea A is comprised of approximately 23.1 acres of single family homes located east of Cosgray Road and southwest of the proposed Churchman Road right of way.

A. Permitted Uses: Single Family Residential, one principle structure per lot

B. Density: A maximum of 45 residential lots.

C. Setbacks:

1. The front yard building setback shall be 20' from the right of way and shall not be required to be staggered
2. Corner lots shall have a 20' front yard building setback from both rights of way.
3. The side yard building setback shall be 5' per side.
4. The rear yard building setback shall be 20'.

D. Lot Width: 60' minimum at the front yard setback building line. Varied lot widths shall not be required.

E. Traffic, Access and Pedestrian Connectivity:

1. Open space and sidewalks shall be provided per the Preliminary Development Plan.
2. A demarcation shall be provided between the lots and shared use path approval accessing the open space. See concept shown on Sheet 8. Detailed plan shall be provided at time of Final Development Plan.
3. The rights of way serving the single family homes shall be 50 feet. The pavement width shall be 28 feet as indicated on the plat.
4. Minimum centerline radii shall be 100 feet.

F. Architectural Requirements:

1. Architecture shall meet the requirements for the City of Dublin Appearance Code Section unless noted otherwise herein.
2. Character Statement:
 The single family home exteriors will be designed to be reminiscent of traditional architectural styles incorporating front porches with modest setbacks emphasizing neighborhood interaction and walkability while de-emphasizing the garage as the prominent façade element. The architectural character shall incorporate vocabulary from traditional details. Continuity of elements and scale and the commonality of building materials will reinforce the architectural cohesiveness while providing architectural diversity.

Style	General Description		
Four-sided Architecture	All sides of a house shall display a high level of quality and architectural interest. The majority of a building's architectural features and treatments shall not be restricted to a single façade. Blank facades are not permitted. All sides of a house should be articulated through the use of bays, insets, balconies, porches, or stoops related to entrances and windows.	Elements of 4 Sided Architectural	<p>Houses must contain at least two design elements in any combination on all sides. All street-facing elevation must contain at least three design elements, in any combination. Provided further that all of the following must be met:</p> <ul style="list-style-type: none"> • At least one design element must be present in each equal one-half vertical division of the subject elevation; • At least one design element shall occur from the first floor level to nine feet above the first floor level; • If there is any upper wall area greater than 24 feet wide and nine feet high (measured at nine feet above the first floor level), at least one design element must be located predominately at least nine feet above the first floor of the elevation. <p>Acceptable design elements include:</p> <ul style="list-style-type: none"> • A door of at least 17 square feet in area. • A window at least six square feet in area with window trim (at least a minimum 3 ½" board) or shutters. A set of adjacent windows, such as a double or bay window, count as one design element, however, horizontal bands of immediately adjacent window units count as one design element for every horizontal eight feet of run. • A chimney located along an exterior elevation • An articulated decorative gable vent of at least four square feet in area. • A porch. • A similar significant permanent architectural feature consistent with the style of the house. • Other appropriate design elements approved administratively.

Finish Building Materials		Primary	<ul style="list-style-type: none"> Vertical or horizontal fibrous cement siding and panels shall be used except on areas with special design details as indicated on Exhibit A. Horizontal lap siding shall be a minimum width of 6". Board and batten siding if used must be as follows: Batten spacing shall be a minimum of 6" with a minimum of 1" wide battens on all facades. Cultured stone when used must encompass the entire architectural element.
		Foundation	Cultured stone shall be applied from grade to a minimum height of 24" on all sides.
		Color	Primary façade colors shall be the following 2015 James Hardie colors: Artic White, Navajo Beige, Cobblestone, Pearl Grey, Light Mist, Sail Cloth, Sandstone Beiger, Monterey Taupe, Boothbay Blue, and Heathered Moss (or similar). Trim color shall be the 2015 James Hardie color: Artic White, other similar colors may be used subject to administrative approval.
Porches and Covered Stoops	A covered porch or covered stoop shall be required on all homes. A stoop shall be a minimum of 2' in depth and may be recessed. A porch shall be a minimum of 6' in depth. Porches and stoops shall be required to have one of the details shown on Exhibit A, or other architecturally appropriate detail approved administratively.	Form Options	Simple one story with low sloping roof, decorative elements. Larger more decorative porches with appropriate railing and detail.
		Columns	All porches shall have columns. Columns shall be a minimum of 8" square and constructed of smart siding, pvc.
		Railings	Railings shall not be required but if utilized must meet building code & constructed of aluminum, smart siding, pvc or vinyl, color to match columns
		Surface	Porch, stoop & walking surfaces may be concrete or pavers.
Windows and Doors		Window	<p>Window style shall be white vinyl, single hung with 6/6, 9/9 with a minimum STC rating of 28. Shutters or trim are required on all windows on all elevations.</p> <ul style="list-style-type: none"> Shutters if utilized shall be sized to fully cover the window and shall be operable or appear as such, and utilize appropriate shutter hardware including s-clips and hinges. Shutters shall be louvered, raised or flat paneled or board and batten and made of vinyl, painted synthetic, PVC or Hardiplank. Shutters may be counted as a design element. Trim shall be required when shutters are not used. Trim shall be a minimum 3 1/2" board around all sides of windows. Trim may be counted as a design element.
		Front Door	Door style shall be 1, 2, 3, 4 or 6 panel fiberglass, solid of a single color door. Transoms with grids shall be optional above the front door.
		Garage Doors	Garage doors will be recessed a minimum of 5" from the garage façade. Garage doors shall be a maximum of 16' in width and maximum 9' in height. Garage doors shall be fiberglass, insulated and 32 panels.

Windows and Doors		Garage Doors	<p>The initial installation or replacement of garage doors must be a low-contrast color that is the same, or similar in hue and tonal value as the primary color of the house.</p> <p>Garage door trim shall match garage doors or the primary trim color of the house. Trim shall be 5" minimum.</p> <p>All front loaded garages shall be located a minimum of 2' behind the front façade. A porch shall be considered part of the front façade as long as it has a roof.</p> <p>No more than two garage doors may be located on the same plane.</p> <p>The percentage of garage door opening to the overall front façade may not exceed 45% for a two car garage and 50% for three car garages.</p>
		Special Elements on Windows and Doors	<p>Special trim elements shall be required on windows and doors located on facades facing the street with detailing provided on Exhibit A.</p>
Roof		Pitch	<p>Main architectural roof of house shall be 6/12 to 12/12 pitch.</p> <p>Porches shall be 2/12 to 12/12 pitch.</p>
		Material	<p>Main roof material shall be a 30 year dimensional asphalt shingle of weathered wood color.</p> <p>Porch roof material shall be a 30 year dimensional asphalt shingle of weathered wood color or standing seam metal, colored silver, black or bronze.</p>
Special Elements		Dormers	<p>Dormers shall have, 6/12 to 12/12 pitch, and decorative elements on fascia. See details shown on Exhibit A.</p>
		Chimney	<p>All exterior chimneys must extend full height, from ground and vertically past the eaves line.</p> <p>Cantilevered and shed-type chimneys are prohibited.</p> <p>Chimneys (including chimney's extending from the roof) must be finished in cultured stone to match the stone foundation.</p>
		Trim – Facia and Soffits	<p>Front facades shall have a minimum 6" overhang constructed of smartsiding, fibrous cement or pvc.</p> <p>Any gable without an overhang shall have a minimum 1" x 8" facia constructed of smartsiding, fibrous cement or pvc.</p>
Architectural Diversity		<p>A matrix will be provided to promote architectural diversity for the front building facades for single family homes at the time of Final Development Plan.</p> <p>The architectural diversity matrix shall provide as follows:</p> <p>No homes two lots to the left or right of the subject lot shall have the same front façade as the subject lot and</p> <p>No home directly across the street and two lots to the left or right of that lot shall have the same front façade as the subject lot. However, this requirement will not apply to situations in which the home across the street is facing on a different street.</p>	

3. Arrangement, configuration and minor changes to the architectural requirements may be approved administratively.

Subarea B

Subarea B is comprised of approximately 24.3 acres of residential housing located south of Subarea A and extending to existing homes in Amlin.

- A. Permitted Uses:** Residential housing composed of condominium homes accessed by private drives.
- B. Density:** A maximum of 90 residential units
- C. Setbacks:**
 - 1. Building Setbacks
 - a. The building setback from the boundary of Subarea A shall be 25', see plat.
 - b. The front of the principal structure or porch shall have a minimum setback of 14' from the sidewalk.
 - c. Where there is no sidewalk, the front of the principal structure or porch shall have a minimum setback of 14' from the back of the curb.
 - d. A minimum distance of 12' shall be maintained between homes located side by side.
 - e. A minimum distance of 45' shall be maintained between the primary structures of back to back homes. This distance shall be exclusive of patios or porches.
 - f. A minimum distance of 20' shall be maintained between a home backing to the side of another home. This distance shall be exclusive of patios or porches.
 - g. All front loaded garages must be setback a minimum of 2' behind the front façade. A porch shall be considered part of the front façade as long as it has a roof.
 - h. For a side load or courtyard garage, the garage shall be setback a minimum of 14' from the back of curb or 14' from the sidewalk if one exists.
 - 2. Patio/Outdoor Amenity Area Setbacks:
 - a. Patios/outdoor amenity areas shall be setback a minimum of 10' from any Subarea B perimeter boundary, see plat.
 - b. Patios/outdoor amenity areas shall be setback a minimum of 10' from any adjacent building, adjacent patio or private drive.

D. Landscaping Screening Patios & Amenity Areas: Landscaping and screening, including tree preservation, shall be in accordance with Dublin Code except as noted below or in the Section 1: Overall Development Standards

1. Condominium Homes Landscape:

- a. One tree per home shall be provided in the front yard.
- b. Landscaping shall be provided along the rear of homes B-1, B-2, B-5 and B-6 and B-31, B-32, B-35 through B-40 to provide additional screening between the single family lots and the condominium homes. A landscape plan shall be provided at time of Final Development Plan.
- c. Landscaping shall be provided along the sides of homes B-41 and B-54, and B-47 and B-48 to interrupt the view of the rear of the homes from the drive. A landscape plan shall be provided at time of Final Development Plan.

2. Patios/Outdoor Amenity Areas:

- a. Patios/Outdoor Amenity Areas shall not be greater than the width of the home and shall not extend greater than 15' from the rear building façade.
- b. Patios/Outdoor Amenity Areas may have screening, which shall be provided and approved at time of Final Development Plan.
- c. Privacy between outdoor amenity areas may be accomplished with building elements and/or other types of screening.
- d. Screening for outdoor amenity areas is permitted to a maximum height of 6 feet. Solid fencing may be permitted for the outdoor amenity area. Screening details shall be provided at time of Final Development Plan.

E. Traffic, Access, and Pedestrian Connectivity:

1. A 4 foot sidewalk shall be provided on one side of the private drives as shown on the Site Plan – Sheet 4 and the Open Space and Pedestrian Connectivity Plan – Sheet 6.
2. Visitor parking, exclusive of parking in the driveway, shall be provided at a minimum of 1 space per every 4 units. If these spaces are parallel spaces, they may be 8 feet in width and 22 feet in depth, exclusive of the private drive. Applicant will work with staff to identify parking locations. Final locations shall be provided at time of the Final Development Plan.

3. The condominium homes shall be served by private drives contained within an access easement/reserve. These private drives shall be maintained by the Subarea B homeowners association and not the City of Dublin. Applicant shall work with the City Engineer to coordinate private drive signage to differentiate the private drives from the public streets.
4. Each driveway shall be a minimum length of 19 feet exclusive of sidewalks.
5. Shared driveways shall be permitted.

F. Miscellaneous Requirements:

1. All homes shall be limited to a maximum of 1 ½ stories. The building areas shown on the Preliminary Development Plan are conceptual and indicate the maximum building envelope for each home, exclusive of outdoor amenity area. Final home footprints shall be provided at time of building permit.
2. A conceptual building area diagram (similar to a plot plan) will be provided at time of building permit.
3. The applicant anticipates two locations for centralized mailboxes, which have been indicated on the Preliminary Development Plan. These will be coordinated with the post office and details shall be provided at time of Final Development Plan.

G. Architectural Requirements:

1. Architecture shall meet the requirements for the City of Dublin Appearance Code Section unless noted otherwise herein.
2. Character Statement:

The architectural theme for the "Cottage" (condominium) homes will use the Carpenter Gothic vocabulary as the inspiration and character for this new neighborhood. Elevations will use varied details to add warmth and charm to the feel of the community. Stone foundations will be use to recall the field stone foundations of the old Ohio farmsteads. In lieu of wood planks for board and batten siding, the cottages shall use environmentally sustainable fibrous cement siding, a long-lasting material having the same look as wood but requiring minimal maintenance. Intricate and unique designs for trim boards, decorative headers and other architectural elements will be incorporated. The scale of building elements such as garage doors will be visually reduced and downplayed to become more human-scaled and paired with fenestration elements. To unify the unique architectural treatments (variations on a theme), each cottage will be painted white to allow the landscape elements to dominate the neighborhood.

Style	General Description	Carpenter Gothic	
Four-sided Architecture	All sides of a house shall display a high level of quality and architectural interest. The majority of a building's architectural features and treatments shall not be restricted to a single façade. Blank facades are not permitted. All sides of a house should be articulated through the use of bays, insets, balconies, porches, or stoops related to entrances and windows.	Elements of 4 Sided Architectural	<p>Houses must contain at least two design in any combination elements on all sides. All private drive-facing elevation must contain at least three design elements, in any combination. Provided further that all of the following must be met:</p> <ul style="list-style-type: none"> • At least one design element must be present in each equal one-half vertical division of the subject elevation; • At least one design element shall occur from the first floor level to nine feet above the first floor level; • If there is any upper wall area greater than 24 feet wide and nine feet high (measured at nine feet above the first floor level), at least one design element must be located predominately at least nine feet above the first floor of the elevation. <p>Acceptable design elements include:</p> <ul style="list-style-type: none"> • A door of at least 17 square feet in area. • A window at least six square feet in area with window trim of at least a minimum 3 ½" board. A set of adjacent windows, such as a double or bay window, count as one design element, however, horizontal bands of immediately adjacent window units count as one design element for every horizontal eight feet of run. • A chimney located along an exterior elevation • An articulated decorative gable vent of at least four square feet in area. • A porch. • A similar significant permanent architectural feature consistent with the style of the house. • Other appropriate design elements approved administratively.
Finish Building Materials		Primary	Vertical fibrous cement siding and panels with shall be required on all facades. Board and batten siding must be as follows: Batten spacing shall be a minimum of 6" with a minimum of 1" wide battens on all facades.
		Foundation	Cultured stone shall be applied from grade to a minimum height of 18" on all sides.
		Color	Primary façade and trim color shall be 2015 James Hardie Artic White., or other similar colors may be used subject to administrative approval.

Porches and Covered Stoops	A covered porch or covered stoop shall be required on all homes. A stoop shall be a minimum of 2' in depth and may be recessed. A porch shall be a minimum of 6' in depth. Porches and stoops shall be required to have one of the details shown on Exhibit B.	Form Options	Porches and stoops shall be simple, one story with low sloping roof and decorative elements as shown on Exhibit B. Larger more decorative porches with appropriate railing and detail.
		Columns	All porches shall have square columns. Columns shall be a minimum of 8" square and constructed of smart siding, or pvc.
		Railings	Railings shall not be required but if utilized must meet building code and be constructed of aluminum, smart siding, pvc or vinyl. Color to match columns
		Surface	Porch, stoop and walking surfaces may be concrete or pavers.
Windows and Doors		Window	Window style shall be white vinyl, single hung with 6/6, 9/9 with a minimum STC rating of 28. Shutters or trim are required on all windows on all elevations. <ul style="list-style-type: none"> Shutters if utilized shall be sized to fully cover the window and shall be operable or appear as such, and utilize appropriate shutter hardware including s-clips and hinges. Shutters shall be louvered, raised or flat paneled or board and batten and made of vinyl, PVC or Hardiplank. Trim shall be required when shutters are not used. Trim shall be a minimum 3 1/2" board around all sides of windows. Trim may be counted as a design element.
		Front Door	Door style shall be 2, 4, or 6 panel fiberglass, solid, of a single color door. Transoms with grids shall be optional above the front door with grids.
		Special Elements on Windows and Doors	Special trim elements shall be required on windows and doors located on facades facing private drives with detailing provided on Exhibit B. On facades without porches that face private drives a planter box shall be located below the window.
		Garage Doors	Garage doors will be recessed a minimum of 5" from the garage façade. Garage doors shall be a maximum of 16' in width and maximum 9' in height. Garage doors shall be fiberglass, insulated and 32 panels. The initial installation or replacement of garage doors must be a low-contrast color that is the same, or similar in hue and tonal value as the primary color of the house. Garage door trim shall match garage doors or the primary trim color of the house. Trim shall be 5" minimum. The percentage of the garage door opening to the overall front façade may not exceed 40%.

Roof	Pitch	Main architectural roof of house shall be 6/12 to 12/12 pitch. Porches shall be 4/12 to 12/12 pitch.
	Material	Main roof material shall be a 30 year dimensional asphalt shingle of weathered wood color. Porch roof material shall be a 30 year dimensional asphalt shingle of weathered wood color, standing seam metal colored black, silver or bronze.
Special Elements	Dormers	Gables over the garage roof area shall be 6/12 to 12/12 pitch with decorative elements on fascia. See details shown on Exhibit B.
	Chimney	All exterior chimneys must extend full height, from ground and vertically past the eaves line. Cantilevered and shed-type chimneys are prohibited. Chimneys must be finished in cultured stone to match the stone foundation.
	Trim – Fascia and Soffits	Front facades shall have a minimum 6" overhang constructed of smartsiding, fibrous cement or pvc. Any gable without an overhang shall have a minimum 1" x 8" fascia constructed of smartsiding, fibrous cement, or pvc.
	Other	Simple gothic details shall be required on gable peaks and porches. Finials shall be optional. See Exhibit B.

3. Arrangement, configuration and minor changes to the architectural requirements may be approved administratively.

Subarea C

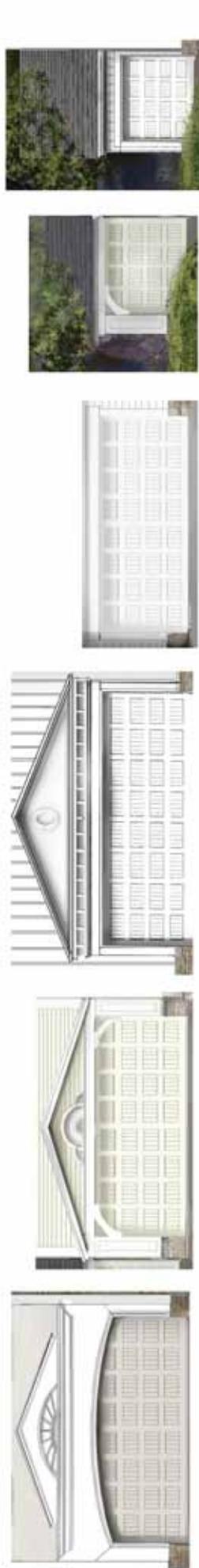
Subarea C is comprised of approximately 2.2 acres. This area is intended for the future right of way and extension of Churchman Road.

III. PROJECT PHASING

It is anticipated that the project will begin as soon as practicable and after all approvals are obtained. Phase 1 of Ballantrae Woods will start with overall mass excavation of the site, the extension of utilities, the stormwater management area, public roads, the single family lots in Subarea A and a portion of the site work/private drives necessary to sell condominium homes in Subarea B. The anticipated timing for the commencement of the project will be the first quarter of 2016. Depending on market conditions, the developer anticipates continuing with the balance of the condominium homes thereafter.

The ultimate timing and number of lots/units developed may be subject to change and will be determined at time of Final Development Plan.

BALLANTRAE WOODS- SINGLE FAMILY SUBAREA -A



REPRESENTATIVE SINGLE FAMILY DESIGN ELEMENTS OTHER APPROPRIATE ELEMENTS MAY BE APPROVED ADMINISTRATIVELY EXHIBIT A

JUNE 16, 2015

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



JUNE 16, 2015

F-1

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



JUNE 16, 2015

F-2

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



F-3A

JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA - A



BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



M-1

JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA - A



M-1
LEFT ELEVATION

JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



M-1
RIGHT ELEVATION

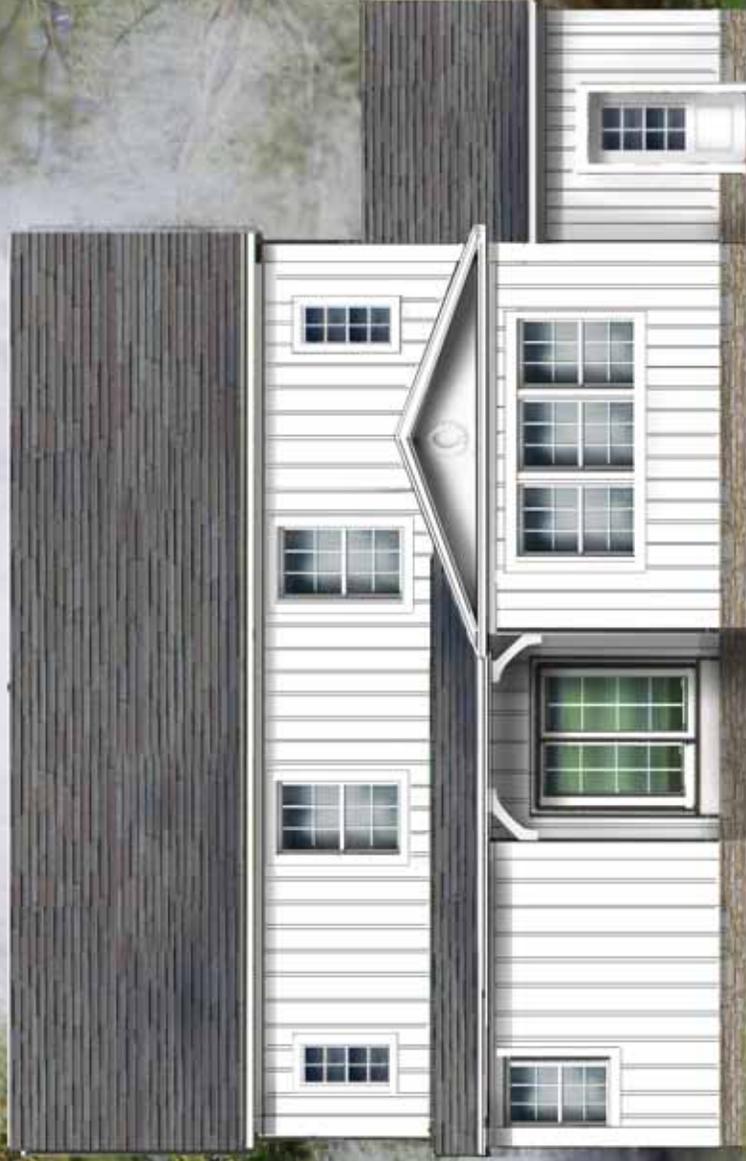
JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



M-1
REAR ELEVATION

JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



JUNE 16, 2015

M-2

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



M-2A

JUNE 16, 2015

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



JUNE 16, 2015

ACOCK
ASSOCIATES
ARCHITECTS

S-1

BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



BALLANTRAE WOODS - SINGLE FAMILY

ILLUSTRATION OF CONCEPTUAL NEIGHBORHOODS CHARACTER

SUBAREA -A



ACOCK
ASSOCIATES
ARCHITECTS

JUNE 16, 2015

S-3

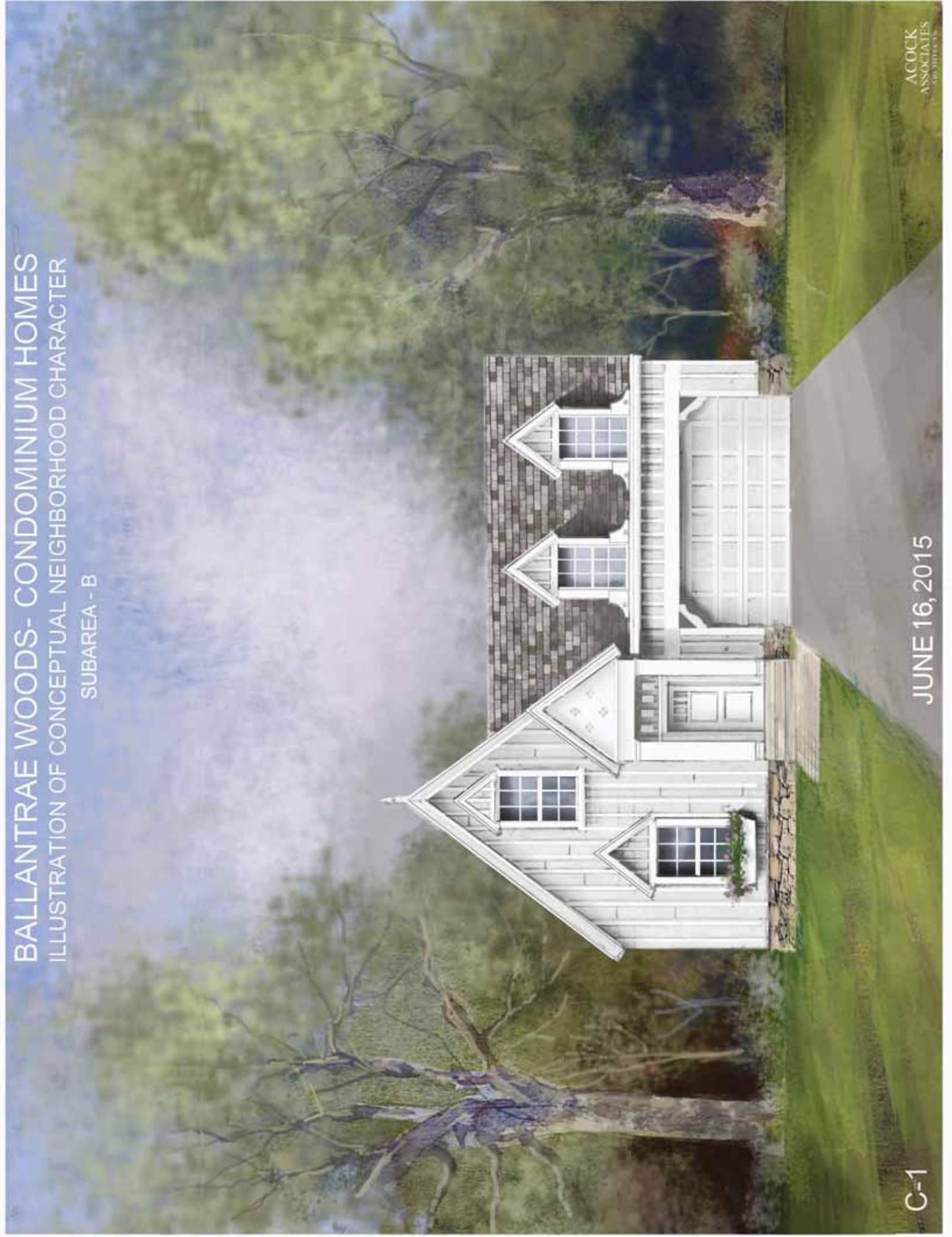
BALLANTRAE WOODS-CONDOMINIUM HOMES
SUBAREA -B



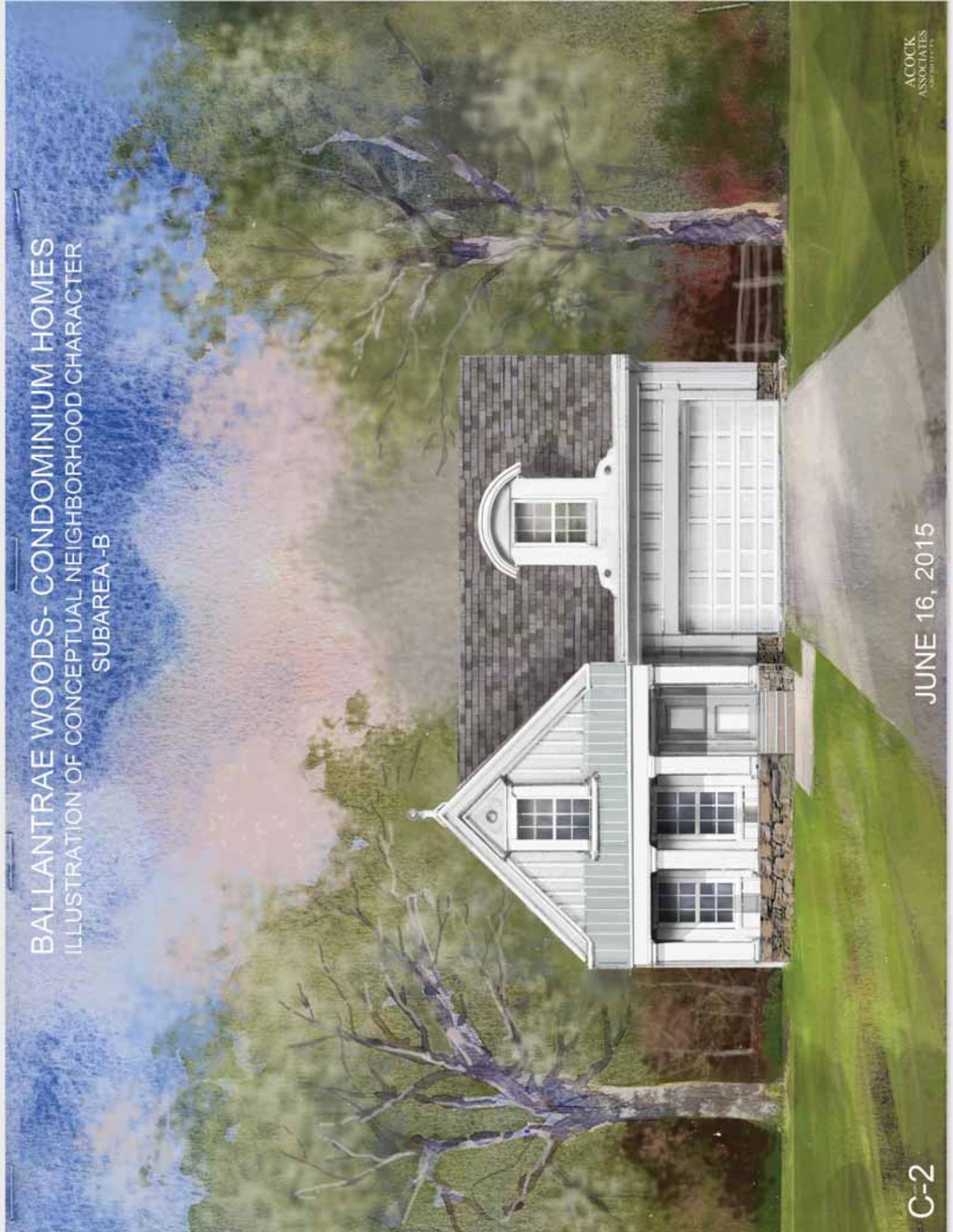
REPRESENTATIVE CONDOMINIUM DESIGN ELEMENTS
OTHER APPROPRIATE ELEMENTS MAY BE APPROVED ADMINISTRATIVELY
EXHIBIT B

JUNE 16, 2015

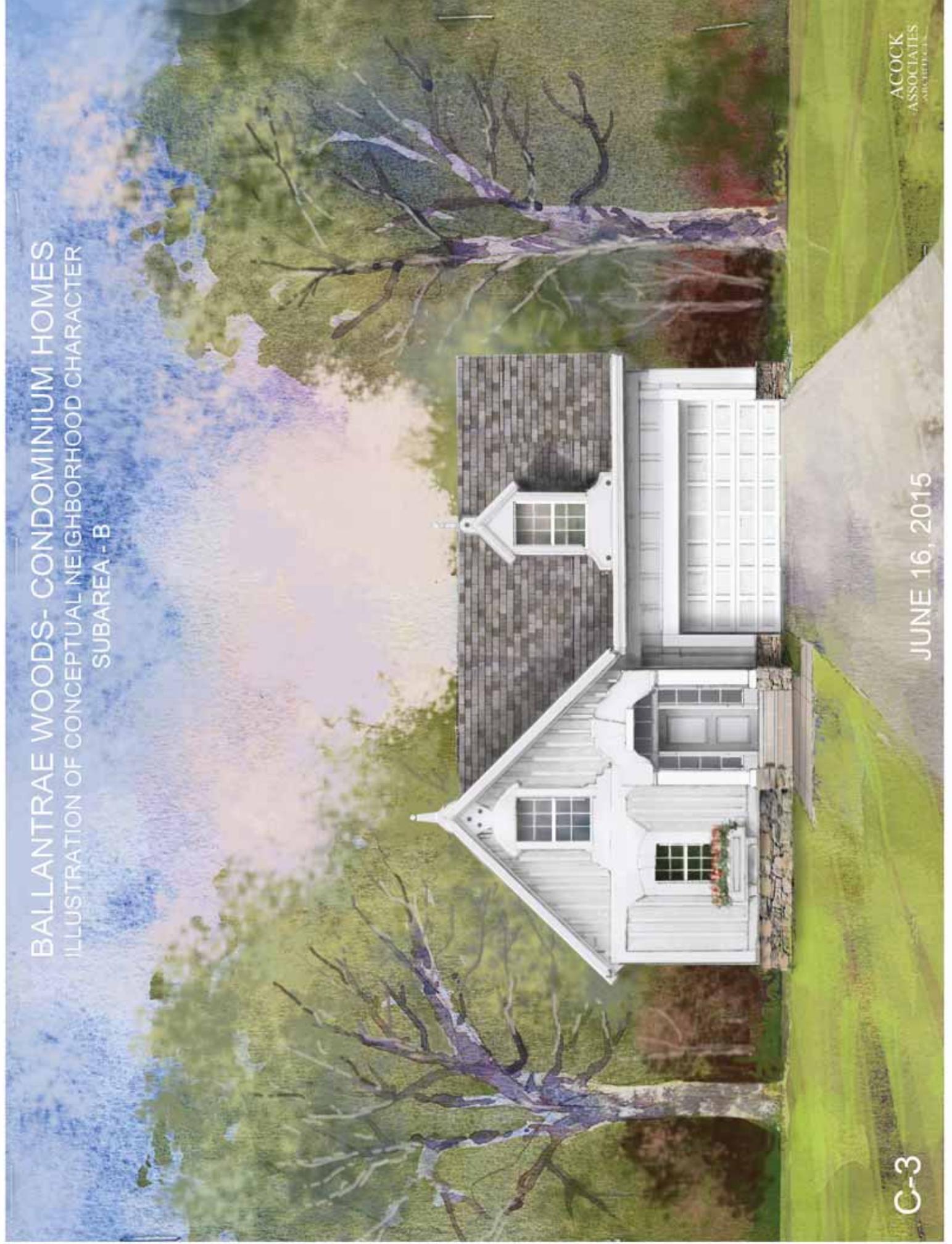
BALLANTRAE WOODS- CONDOMINIUM HOMES
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA - B



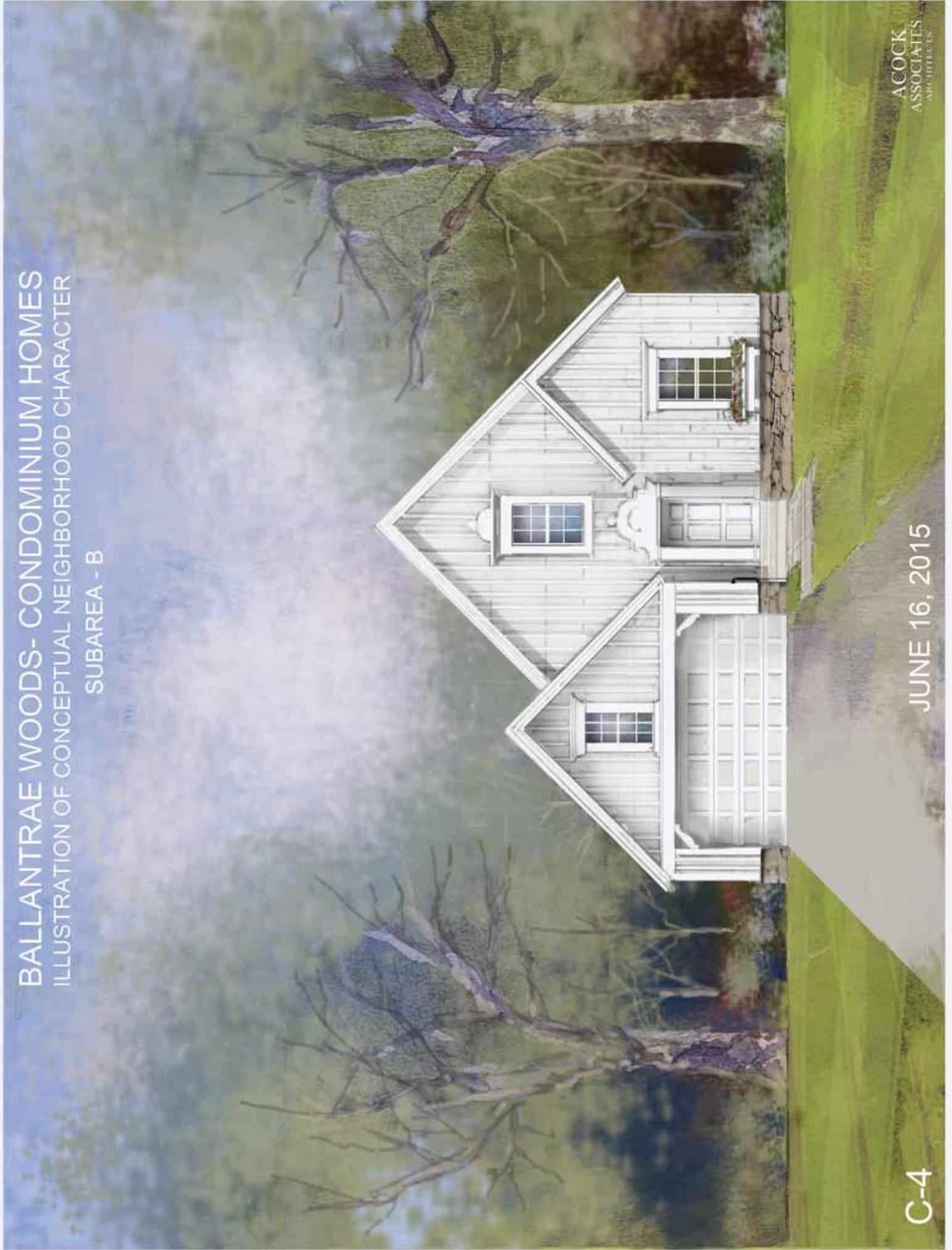
BALLANTRAE WOODS- CONDOMINIUM HOMES
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA -B



BALLANTRAE WOODS- CONDOMINIUM HOMES
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA - B



BALLANTRAE WOODS- CONDOMINIUM HOMES
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA - B

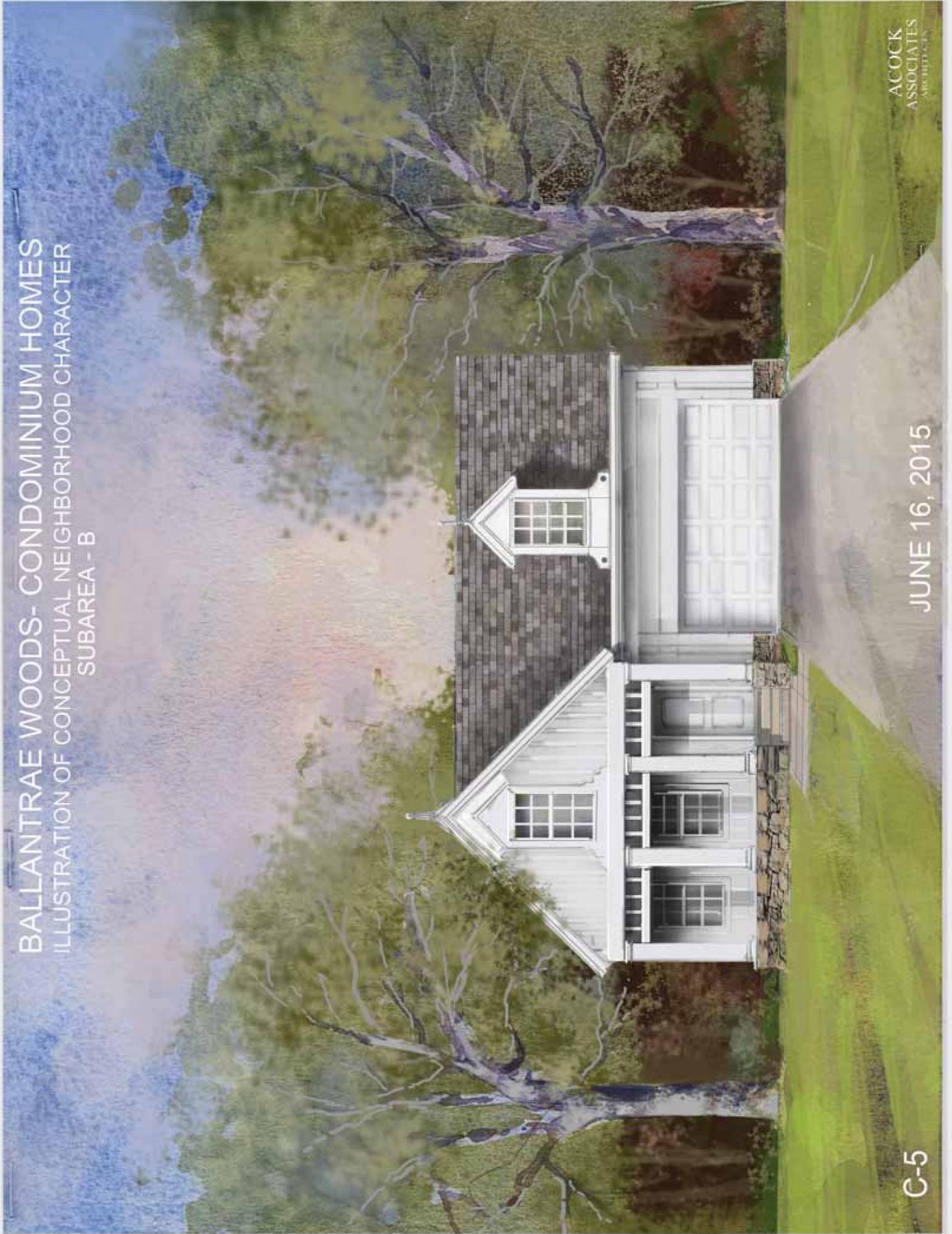


JUNE 16, 2015

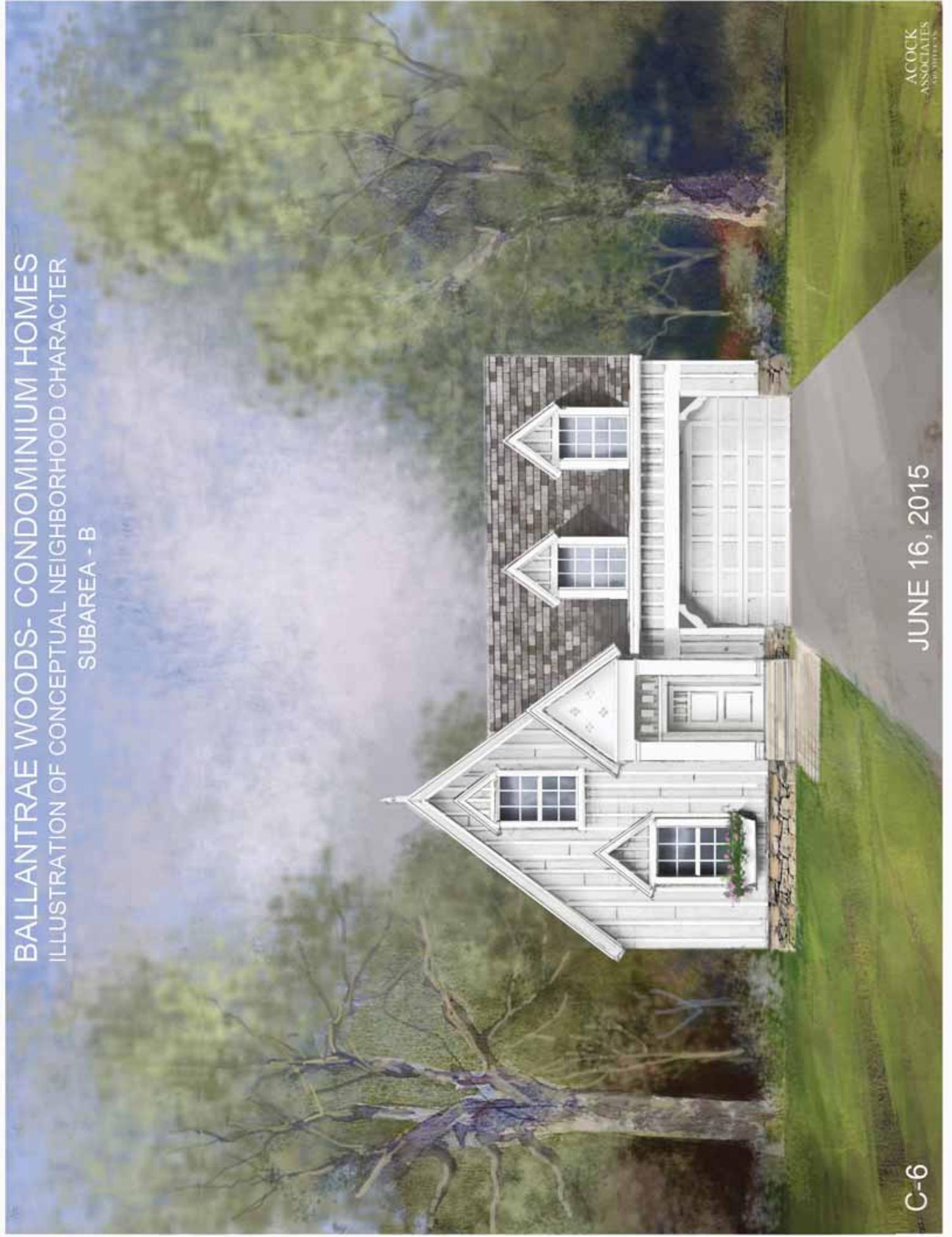
ACOCK
ASSOCIATES
ARCHITECTS

C-4

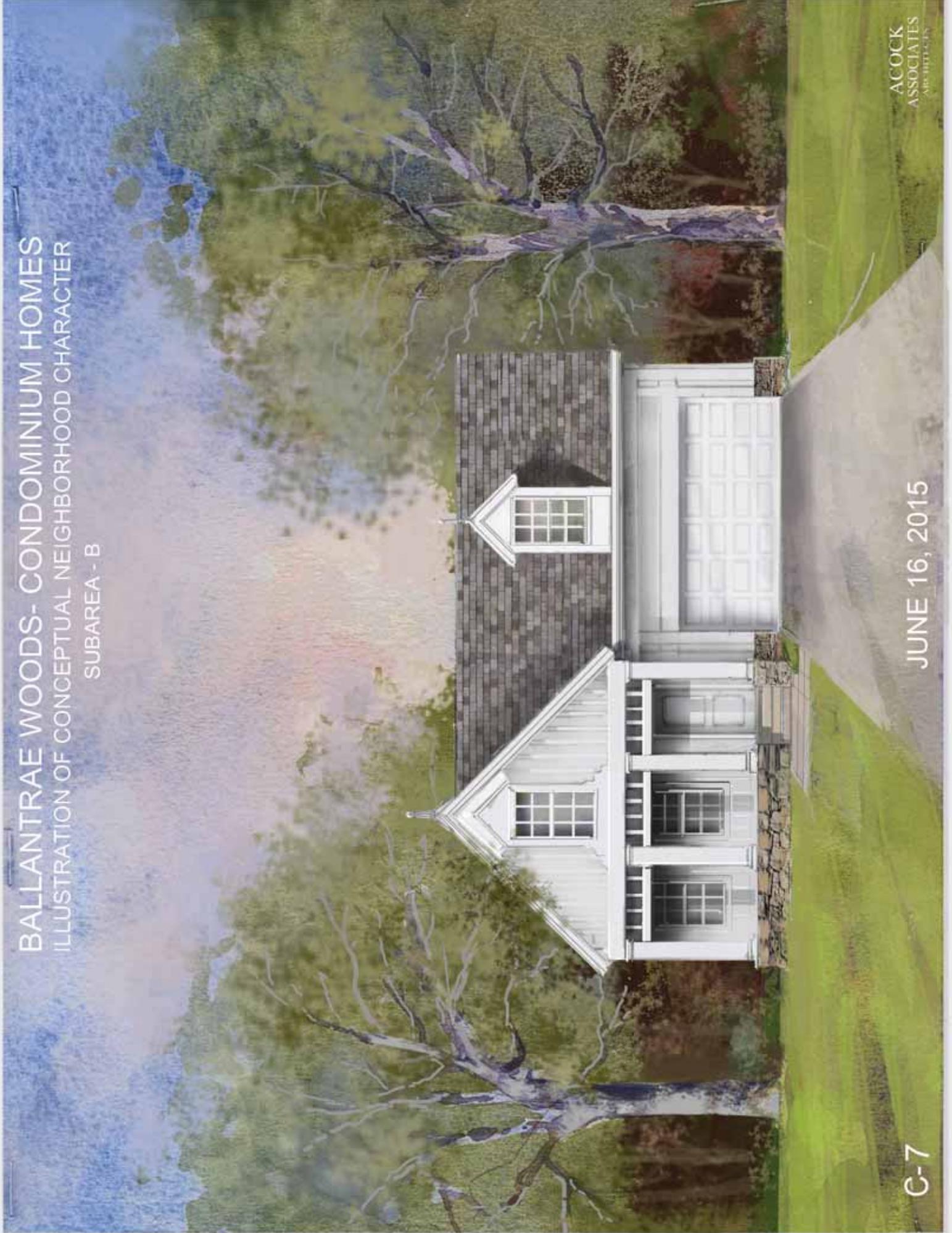
BALLANTRAE WOODS- CONDOMINIUM HOMES
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA - B



BALLANTRAE WOODS- CONDOMINIUM HOMES
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA - B



BALLANTRAE WOODS- CONDOMINIUM HOMES
ILLUSTRATION OF CONCEPTUAL NEIGHBORHOOD CHARACTER
SUBAREA - B



SECTION III – Exhibits

DATE	DATE	DESCRIPTION

REVISIONS

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
BALLANTRAE WOODS
 REGIONAL CONTEXT MAP

EMH.T
 ENGINEERING & ARCHITECTURE
 6500 North Academy Road, Columbus, OH 43235
 614.895.9000
 www.emh.com

DATE: JUNE 16, 2015
 SCALE: 1" = 300'

JOB NO.: 20140749

SHEET: 1/19



DATE	DATE	DESCRIPTION	REVISIONS

SCHOTTENSTEIN HOMES

BALLANTRAE MAP

BALLANTRAE WOODS

FOR

PRELIMINARY DEVELOPMENT PLAN

CITY OF DELTA, FRANKLIN COUNTY, OHIO

EMH.T

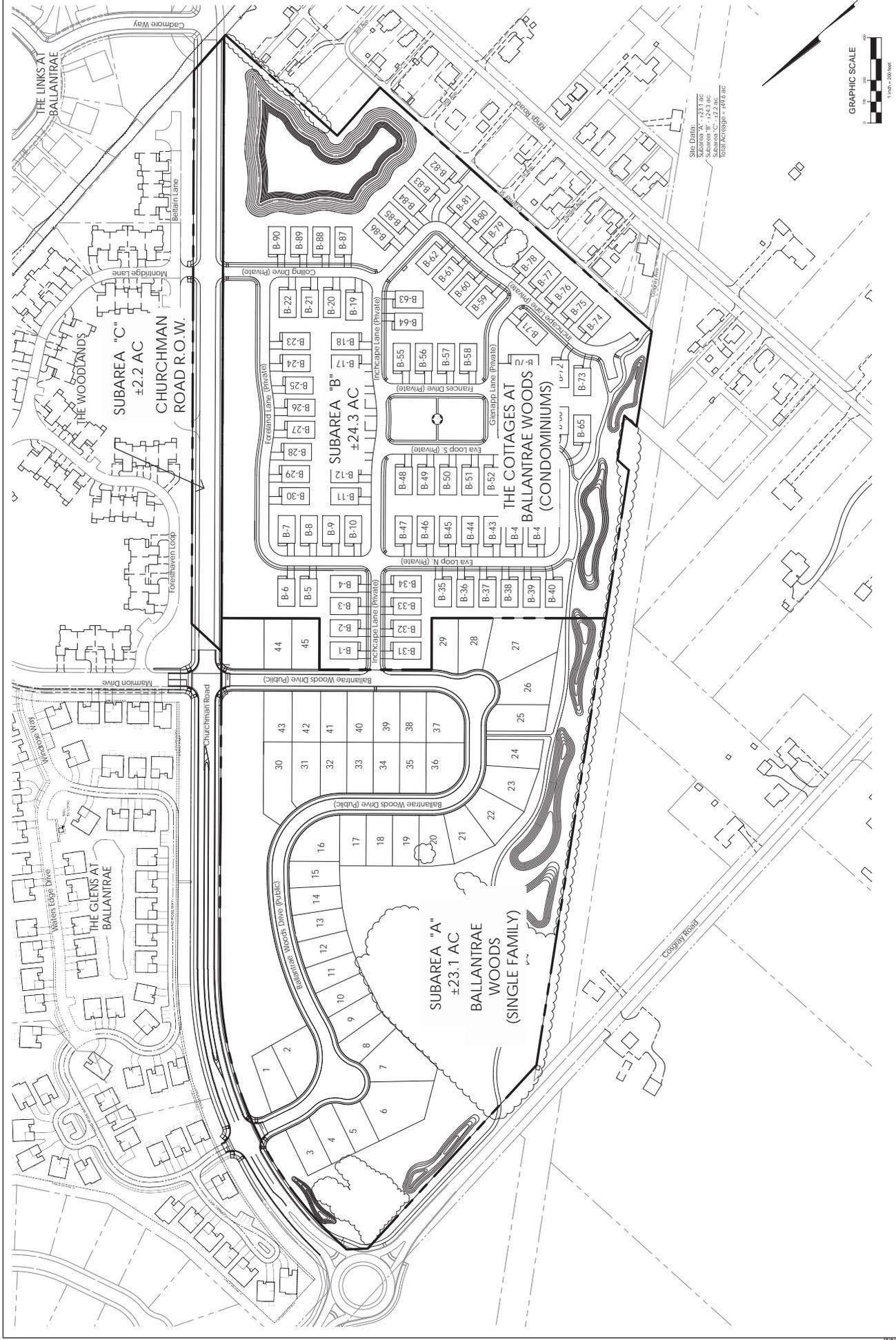
6000 North Central Expressway, Suite 100
 Columbus, Ohio 43230
 Phone: 614.770.1100
 Fax: 614.770.1101
 www.emh.com

DATE: JUNE 16, 2015

SCALE: 1" = 200'

JOB NO.: 20140749

SHEET: 5/19



MARK	DATE	DESCRIPTION

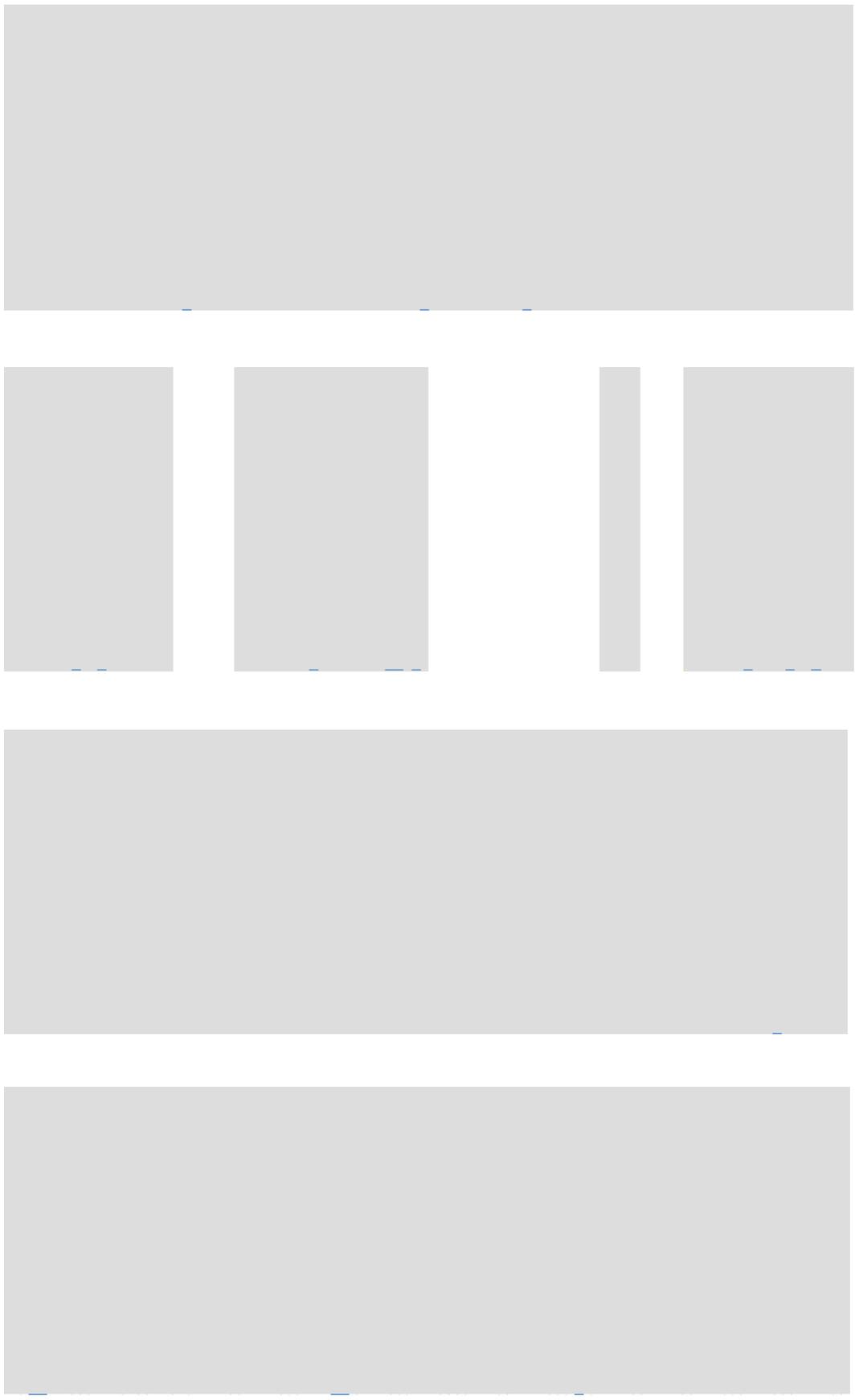
SCOTTENSTEIN HOMES

CITY OF BERLIN, FRANKLIN COUNTY, OHIO
 PRELIMINARY DEVELOPMENT PLAN
 FOR
BALLANTRAE WOODS
 TREE SURVEY NOTES



EMHT
 Environmental Management & Technology, Inc.
 6500 North State Road, Suite 100
 Columbus, Ohio 43230
 Phone: 614.881.1100
 Fax: 614.881.1101
 www.emht.com

DATE: JUNE 16, 2015
 SCALE: 1" = 100'
 JOB NO.: 20140729
 SHEET: 13/19



Legend:

- Dead Trees
- Landmark Trees

Results in numbering of trees are the result of trees removed for Churchman Road. Churchman Road trees were marked with blue numbers. Landmark trees were marked with red numbers. Churchman Road Roundabout or trees outside of property limits.



NO.	Species	DBH	Height	Health	Notes
100	White Ash	12	18	Good	
101	High Maple	10	15	Good	
102	White Ash	10	15	Good	
103	White Ash	10	15	Good	
104	White Ash	10	15	Good	
105	White Ash	10	15	Good	
106	White Ash	10	15	Good	
107	White Ash	10	15	Good	
108	White Ash	10	15	Good	
109	White Ash	10	15	Good	
110	White Ash	10	15	Good	
111	White Ash	10	15	Good	
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113	White Ash	10	15	Good	
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118	White Ash	10	15	Good	
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125	White Ash	10	15	Good	
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127	White Ash	10	15	Good	
128	White Ash	10	15	Good	
129	White Ash	10	15	Good	
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132	White Ash	10	15	Good	
133	White Ash	10	15	Good	
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146	White Ash	10	15	Good	
147	White Ash	10	15	Good	
148	White Ash	10	15	Good	
149	White Ash	10	15	Good	
150	White Ash	10	15	Good	

NO.	Species	DBH	Height	Health	Notes
151	White Ash	10	15	Good	
152	White Ash	10	15	Good	
153	White Ash	10	15	Good	
154	White Ash	10	15	Good	
155	White Ash	10	15	Good	
156	White Ash	10	15	Good	
157	White Ash	10	15	Good	
158	White Ash	10	15	Good	
159	White Ash	10	15	Good	
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181	White Ash	10	15	Good	
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187	White Ash	10	15	Good	
188	White Ash	10	15	Good	
189	White Ash	10	15	Good	
190	White Ash	10	15	Good	

NO.	Species	DBH	Height	Health	Notes
191	White Ash	10	15	Good	
192	White Ash	10	15	Good	
193	White Ash	10	15	Good	
194	White Ash	10	15	Good	
195	White Ash	10	15	Good	
196	White Ash	10	15	Good	
197	White Ash	10	15	Good	
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224	White Ash	10	15	Good	
225	White Ash	10	15	Good	
226	White Ash	10	15	Good	
227	White Ash	10	15	Good	
228	White Ash	10	15	Good	
229	White Ash	10	15	Good	
230	White Ash	10	15	Good	

Legend:
 Dead trees
 Landmark trees

Breaks in numbering of trees are the result of trees removed for Churchman Road or trees to be removed for future Churchman Road Roundabout, or trees outside of property limits.

Trees Survey Data:
 Total trees: 275 trees (7,533 Caliper inches)
 (Includes Landmark trees: 19 trees - 819 Caliper inches)

NO.	Species	DBH	Height	Health	Notes
231	White Ash	10	15	Good	
232	White Ash	10	15	Good	
233	White Ash	10	15	Good	
234	White Ash	10	15	Good	
235	White Ash	10	15	Good	
236	White Ash	10	15	Good	
237	White Ash	10	15	Good	
238	White Ash	10	15	Good	
239	White Ash	10	15	Good	
240	White Ash	10	15	Good	
241	White Ash	10	15	Good	
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264	White Ash	10	15	Good	
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266	White Ash	10	15	Good	
267	White Ash	10	15	Good	
268	White Ash	10	15	Good	
269	White Ash	10	15	Good	
270	White Ash	10	15	Good	

NO.	Species	DBH	Height	Health	Notes
271	White Ash	10	15	Good	
272	White Ash	10	15	Good	
273	White Ash	10	15	Good	
274	White Ash	10	15	Good	
275	White Ash	10	15	Good	
276	White Ash	10	15	Good	
277	White Ash	10	15	Good	
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291	White Ash	10	15	Good	
292	White Ash	10	15	Good	
293	White Ash	10	15	Good	
294	White Ash	10	15	Good	
295	White Ash	10	15	Good	
296	White Ash	10	15	Good	
297	White Ash	10	15	Good	
298	White Ash	10	15	Good	
299	White Ash	10	15	Good	
300	White Ash	10	15	Good	

SECTION IV – Illustrations of Neighborhood Character



CITY OF DUBLINTM

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

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

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

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): Cosgray Road	
Tax ID/Parcel Number(s): 274-000305 / 000342 272-000100 / 000113 / 000063 / 000208 / 000131	Parcel Size(s) (Acres): 51.05± acres
Existing Land Use/Development: Agricultural Uses	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:	Single family and condominium residential development
Total acres affected by application:	51.05 acres

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

Name (Individual or Organization): See attached sheet	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	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: Schottenstein Homes	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) 140 Mill Street, Suite A, Gahanna, OH 43230	
Daytime Telephone 478-1100	Fax 478-3188
Email or Alternate Contact Information: Paul Coppel - pc@schottensteinhomes.com	

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

Name: Jack Reynolds / Paul Coppel - c/o Smith & Hale LLC	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code) 37 West Broad Street, Suite 460, Columbus, OH 43215	
Daytime Telephone: 221-4255	Fax: 221-4409
Email or Alternate Contact Information: jreynolds@smithandhale.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, EDWARDS GOLF COMMUNITIES LLC the owner, hereby authorize Jack Reynolds / Paul Coppel 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: Chris Dinnell (VP/PR) Date: 12/10/14

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 10th day of December, 20 14

State of Ohio

County of Franklin

Notary Public Holly K. DeJordy



Holly K. DeJordy
Notary Public, State of Ohio
My Commission Expires 07-10-2018

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives to inspect the property described in 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.

<u>Jack Reynolds</u> 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>Jack Reynolds</u> Date: <u>12/10/14</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 Jack Reynolds, 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: *Jack B. Reynolds* Date: 12/10/14

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

I Jack Reynolds, 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: *Jack B. Reynolds* Date: 12/11/14

Subscribed and sworn to before me this 11th day of December, 2014
 State of Ohio
 County of Franklin

Notary Public *Natalie C Timmons*



Natalie C. Timmons
 Notary Public, State of Ohio
 My Commission Expires 09-04-2015

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:	

Property Owners

William Darling
212 Oak Court
Westerville, OH 43081

Jay Liggett, Trustee
6315 Meaghan Drive
Dublin, OH 43016

David Patch, Jr.
P.O. Box 156
Amlin, OH 43002

Valerie N. Finch
5000 Scioto Darby Road
Hilliard, OH 43026

Edwards Golf Communities LLC
500 South Front Street, Suite 770
Columbus, OH 43215

EMH&T
Attn: Linda Menerey
5500 New Albany Road
Columbus, OH 43054

Schottenstein Homes
Attn: Paul Coppel
140 Mill Street, Suite A
Gahanna, OH 43230

BCP Properties LLC
6931 Rings Road
Amlin, OH 43002
272-000015

Victor M & Laura A Manicho
6927 Rings Road
Dublin, OH 43016
272-000018

Christopher E Howard
Matthew I Wolfe
7012 Rings Road
Dublin, OH 43016
272-000039

Craig J & Terry J Vlies
7006 Rings Road
Dublin, OH 43016
272-000043

David May
P.O. Box 83
Amlin, OH 43002
272-000044

John C Carter et al.
6856 Rings Road
Dublin, OH 43016
272-000048

Harold F Elson Jr. & Catherine D Elson
P.O. Box 33
Amlin, OH 43002
272-000049

Lois A Parsell
6930 Rings Road
Dublin, OH 43016
272-000050

Northwest Chapel Grace Brethren Church
6700 Rings Road
Dublin, OH 43016
272-000051

Mark J & Christine M Lucas
73 East Sycamore Street
Columbus, OH 43206
272-000054

Patricia A Gallup
6960 Rings Road
Dublin, OH 43016
272-000062

Nidovi Ltd.
P.O. Box 1494
Dublin, OH 43017
272-000072

FS Real Estate Development LLC
635 Brooksedge Blvd.
Westerville, OH 43081
272-000073

John R Brown
6886 Rings Road
Dublin, OH 43016
272-000087

David W & Wanda L Scott
6852 Rings Road
Dublin, OH 43016
272-000089

Ronald S Mills
Lori J Hawkins
6876 Rings Road
Dublin, OH 43016
272-000090

Shawn C & Bryony T Ferrell
7034 Rings Roads
Dublin, OH 43016
272-000096 / 272-000021
272-000098 / 272-000099

Jay W Liggett
6315 Meaghan Drive
Dublin, OH 43016
272-000100

Joseph A Bucci Jr.
7032 Rings Roads
Dublin, OH 43016
272-000107

Deborah A Eger
6870 Rings Road
Amlin, OH 43002
272-000108

Lois A Parsell
P.O. Box 1
Amlin, OH 43002
272-000110 / 272-000111

Coretta Gonzalez et al.
6894 Rings Road
Dublin, OH 43016
272-000112

David W Patch Jr.
P.O. Box 156
Amlin, OH 43002-0156
272-000113 / 272-000114

Ronald G & Beverly J Wilcox
P.O. Box 57
Amlin, OH 43002
272-000129

Kevin A & Kathryn A Ketchum
6961 Rings Road
Dublin, OH 43016
272-000133

New York Central Lines
Tax Dept.
500 Water Street (J-910)
Jacksonville, FL 32202
272-000149

Ronald S Mills
Lori J Hawkins
6876 Rings Road
Dublin, OH 43016
272-000155

Bryan D & Margaret F Scott
5251 Cosgray Road
Dublin, OH 43016
272-000161

Candace & Bradley R Pitman
6891 Rings Road
Dublin, OH 43016
272-000171

Peggy J Richardson
6959 Rings Road
Dublin, OH 43016
272-000189

Conrad G & Nina J Jones
5524 Cosgray Road
Dublin, OH 43016
272-000275

Hugh Ferrell II et al
7007 Rings Road
Dublin, OH 43016
272-000288

Barbara J Lemaster
5251 Avery Road
Dublin, OH 43016
272-000304

Bruce A & Joyce E Robinson
7060 Rings Road
Dublin, OH 43016
272-000611

Jonathan D & Tonya L Upperman
7040 Rings Road
Dublin, OH 43016
272-000612

John & Sherri K Rister
3449 Lacon Road
Hilliard, OH 43026
272-000615

Betty S Patch
P.O. Box 156
Amlin, OH 43002
274-000044

Cosgray Crossing Limited
400 South 5th Street, Suite 400
Columbus, OH 43215
274-000655

Sharon Lynn Ferrell et al
c/o Sheila G Lemaster
P.O. Box 142
Amlin, OH 43002
274-001003

JWE Development LLC
495 South High Street, Suite 150
Columbus, OH 43215
274-001216 / 274-001217

Susan B Lear
6906 Foresthaven Loop
Dublin, OH 43016
274-001321

Jeffrey J & Susan B Kiddey
6902 Foresthaven Loop
Dublin, OH 43016
274-001322

Joseph & Kathleen Bellomo
6905 Foresthaven Loop
Dublin, OH 43016
274-001325

Sally J Beidelman
6901 Foresthaven Loop
Dublin, OH 43016
274-001326

Amy M Zockle
6897 Foresthaven Loop
Dublin, OH 43016
274-001327

Robert L & Judith A Barlow
6893 Foresthaven Loop
Dublin, OH 43016
274-001328

David H Gease
5713 Cosgray Road
Dublin, OH 43016
274-001419

Marianne E Ruane Tr.
5658 Marmion Drive
Dublin, OH 43016
274-001422

Barbara L Merz, TOD
5654 Marmion Drive
Dublin, OH 43016
274-001423

Deloris J Godfrey
5650 Marmion Drive
Dublin, OH 43016
274-001424

Patrick J & Sue K O'Brien
5646 Marmion Drive
Dublin, OH 43016
274-001425

Anita L Barney
6922 Foresthaven Loop
Dublin, OH 43016
274-001426

Glen R Herchik
6918 Foresthaven Loop
Dublin, OH 43016
274-001427

D Terry & Millie Hartle
6914 Foresthaven Loop
Dublin, OH 43016
274-001428

Patricia J Benincasa
6910 Foresthaven Loop
Dublin, OH 43016
274-001429

Lance & Mary Bowman
6938 Foresthaven Loop
Dublin, OH 43016
274-001446

Donald W & Suzanne E Nielsen
6934 Foresthaven Loop
Dublin, OH 43016
274-001447

Hayden D Eberhart
6930 Foresthaven Loop
Dublin, OH 43016
274-001448

Deborah P Reed
6926 Foresthaven Loop
Dublin, OH 43016
274-001449

Brian Eady
6915 Foresthaven Loop #36A
Dublin, OH 43016
274-001454

R Gary & Karen J Butler
6916 Foresthaven Loop
Dublin, OH 43016
274-001455

Peter Gildea
6923 Foresthaven Loop
Dublin, OH 43016
274-001456

Philip & Pamela Merz
6927 Foresthaven Loop
Dublin, OH 43016
274-001457

M/I Homes of Central Ohio
3 Easton Oval, Suite 310
Columbus, OH 43219
274-001576

Brian S Nevers, et al.
5616 Newtonmore Place
Dublin, OH 43016
274-001579

John D & Sharon K Lane
6872 Beltain Lane
Dublin, OH 43016
274-001650

Syed S & Talat A Hague
6856 Beltain Lane
Dublin, OH 43016
274-001683

schott-liggett-zoning-parcel2.lbl (nct)
12/10/14 S:Docs/s&hlabels/2014

BCP Properties LLC
6931 Rings Road
Amlin, OH 43002

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Dublin, OH 43016

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Matthew I Wolfe
7012 Rings Road
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Patricia A Gallup
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Peter Gildea
6923 Foresthaven Loop
Dublin, OH 43016

Philip & Pamela Merz
6927 Foresthaven Loop
Dublin, OH 43016

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Brian S Nevers, et al.
5616 Newtonmore Place
Dublin, OH 43016

John D & Sharon K Lane
6872 Beltain Lane
Dublin, OH 43016

Syed S & Talat A Hague
6856 Beltain Lane
Dublin, OH 43016

schott-liggett-zoning-parcel2a.lbl (nct)
12/10/14 S:Docs/s&hlabels/2014

QUIT-CLAIM DEED *

116378

EMMA K. PATCH, WIDOW, (1), of Franklin County,

for valuable consideration paid, grants(s) to DAVID W. PATCH, JR.

, whose tax-mailing address is

6940 Rings Rd., Amlin, Ohio 43002

the following REAL PROPERTY: Situated in the County of Franklin in the State

of Ohio and in the of : (2)

See Exhibit "A" hereto attached and made a part hereof.

MAIL

10291A11

TIME 9:52 A M
RECORDED FRANKLIN CO. OHIO

AUG 24 1987

JOSEPH W. TESTA, RECORDER
RECORDER'S FEE \$ 10.00

Prior Instrument Reference: Vol. 00014 Page A08 of the ~~Book~~ Official Records of Franklin County, Ohio. (3) wife (husband) of the

~~Grantor releases all rights of dower therein.~~ Witness my hand(s) this 23rd day of August, 1987.

Signed and acknowledged in the presence of:

Rosemarie R. Menapace Emma K. Patch (4)
WITNESS Emma K. Patch

Reno J. Menapace
WITNESS

State of Ohio County of Franklin ss.

BE IT REMEMBERED, That on this 23rd day of August, 19 87, before me, the subscriber, a Notary Public in and for said county, personally came, EMMA K. PATCH the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Reno J. Menapace, Attorney at Law
NOTARY PUBLIC, — STATE OF OHIO
My commission has no expiration date.
This instrument was prepared by Reno J. Menapace, Attorney at Law,
1375 London Dr., Columbus, Ohio 43221

1. Name of Grantor(s) and marital status.
2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
3. Delete whichever does not apply.
4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps CONVEYANCE TAX

\$500 ADP
PALMER C. McNEAL
FRANKLIN COUNTY AUDITOR

TRANSFERRED
AUG 24 1987
PALMER C. McNEAL
AUDITOR
FRANKLIN COUNTY, OHIO

* See Section 5302.11 Ohio Revised Code

1829 | A | 2

Emma K. Patch, widow, to David W. Patch, Jr.

EXHIBIT "A"

Being an undivided one-half (½) interest in and to the following described real estate:

Situated in the Village of Amlin, County of Franklin and State of Ohio Being Lots Numbers Two (2) and Nine (9) and Ten (10) in Ida N. Cramer and others' Amended Plat and addition to the said Village of Amlin, Franklin County, Ohio as per recorded plat thereof, of record in the Recorder's Office Franklin County, Ohio, in Plat Book 8, page 12A.

Also the following described real estate situate in the County of Franklin, in the State of Ohio and in the Township of Washington and bounded and described as follows:

Being part of Survey #6953, beginning in the center of the Dublin and Union County Free Turnpike at John Shire's S.E. corner; thence east in the center of said Pike eleven (11) feet; thence north one hundred and fifty (15) feet; thence west one hundred and eight (108) feet; thence S.E. with John Shire's E. line to the place of beginning containing thirty-three (33) rods of land, more or less and being part of the same tract conveyed to Joshua P. Freiszell by Henry Hensil and wife, by deed dated April 1, 1880, recorded in Volume 145, pages 176 and 177, Deed Records of Franklin County, Ohio and designated as Lot No. 2 in subdivision of lots.

EXCEPTING THEREFROM: Being a portion of Lot Number Two (2) of Ida M. Cramer's and Others Amended Plat and addition to the Village of Amlin as said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, page 12-A Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the south line of the 15-foot wide alley north of Ring Road (Main Street) at the northeast corner of Lot Number One (1) of said Amended Plat and Addition and at the northwest corner of said Lot No 2; thence N 83° 21' E. along the south line of said alley and along a portion of the north line of said Lot No. 2 a distance of 15.17 feet to a point; thence S 30° 40' E through a portion of said Lot No. 2 a distance of 156.00 feet to a point at the intersection of the north right-of-way line of Rings Road (Main Street) (60 feet wide) with an east line of said Lot No. 1 and a west line of said Lot No. 2; thence N 39° 47' W along a portion of an east line of said Lot No. 1 and along a portion of a west line of said Lot No. 2 a distance of 143.90 feet to a corner of said Lot No. 1 and said Lot No. 2; thence N 6° 39' W along an east line of said Lot No. 1 and along a west line of said Lot No. 2 a distance of 22.00 feet to the place of beginning; containing 0.045 acre of land more or less and being subject to all easements and restrictions of record.

8-24-87
N-87
ALL OF
145 113
WASH. HILLIARD S.D.

QUIT-CLAIM DEED

JACK E. FINCH, Married to **Valerie N. Finch**, of Franklin County, Ohio, for valuable consideration paid, grants to **VALERIE N. FINCH**, whose tax-mailing address is 5000 Scioto Darby Road Hilliard, Ohio 43026, the following **REAL PROPERTY**: Situated in the County of Franklin, in the State of Ohio, in the Township of Washington and in the Village of Amlin:

See the attached "Exhibit A"

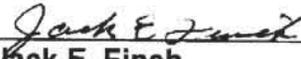
Parcel No. 272-000063-00 & 272-000208-00
Commonly Known As: 6960 Rings Road

Prior Instrument Reference: Vol. 11847, Page J09 of the Deed Records of Franklin County, Ohio. Witness my hand this 6th day of April, 2000.

Signed and acknowledged in the presence of:



Christopher J. Geer



Jack E. Finch



Kellie S. Kesselring

State of Ohio

County of Franklin ss:

BE IT REMEMBERED, that on this 6th day of April, 2000, before me, the subscriber, a Notary Public in and for said county, personally came, **JACK E. FINCH**, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



Notary Public

This Instrument prepared by:

CHRISTOPHER J. GEER SC#0012371
Attorney at Law
MATAN, GEER & WRIGHT
261 South Front Street
Columbus, Ohio 43215
(614) 228-2678



CHRISTOPHER J. GEER, Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

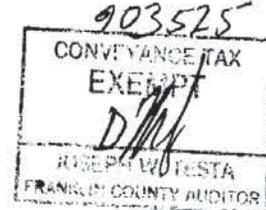


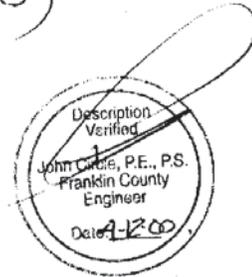
EXHIBIT A

Situated in the County of Franklin, State of Ohio, and in the Township of Washington and Village of Amlin:

Being Lot No. 3, the west half of Lot No. 4, Lot No. 11, Lot No. 12, and Lot No. 13 of Ida M. Crane and others' amended plat and addition to the Village of Amlin, Franklin County, Ohio as the same are numbered and delineated upon the recorded plat thereof of record in Plat Book 8, page 12A, Recorders Office, Franklin County, Ohio.

N-87
All of
62
63
208
WASH TWP.
SO. DAR. SD.
D.M.
6/30/88

N-87
All of
208
63
(278)



KNOW ALL MEN BY THESE PRESENTS

THAT

JAY W. LIGGETT aka JAY WILLIAM LIGGETT and
MARGARETT JO LIGGETT, His Wife,

of Franklin County, State of Ohio, for valuable consideration paid, grants

to

JAY W. LIGGETT, TRUSTEE OF THE JAY W. LIGGETT TRUST
DATED THE 5th DAY OF January, 2001.

whose tax mailing address is

5800 Cosgray Road, Dublin, OH 43016-8735

the following real property:

TRACT I:

Situated in the County of Franklin, in the State of Ohio and
in the Township of Washington, and bounded and described as
follows:

Being Lot Number Six (6) as set off and assigned to Elizabeth
Hoskinson in the case of Flora A. Marshall vs. Joseph Cosgray, et
al., No. 91768 in the Court of Common Pleas of Franklin County,
Ohio, being Lot No. 2 of the subdivision of the Homestead of Joseph
Cosgray, deceased, bounded and described as follows:

Being a part of Survey No. 6953 Virginia Military Lands,
beginning at a limestone in the center of the Dublin and Union
County Free Turnpike, North West corner of Lot No. 1 of the
subdivision of the old homestead of the said Joseph Cosgray; thence
with said pike North 6° 45' W. 663.60 ft. to a limestone in the
Southeast corner of Lot 3 of said subdivision; thence with the
South line of said Lot No. 3 South 80° 37' W. 2331.78 feet to a
stake in the west line of said homestead, being the south west
corner of Lot No. 3; thence with the west line of said land S. 00°
40' East 663.61 feet to a stake in the north west corner of said
Lot No. 1; thence with the north line of Lot No. 1, N. 80° 37' E.
2332.77 ft. to the place of beginning, and containing "33.6 acres"
except 1.43 acres sold by George Cosgray to the Toledo & Ohio
Central Railroad Company for a right of way by deed dated April 7,
1893, and recorded in Recorder's Office of Franklin County, Ohio,
in D. B. 245, page 587, and except 4.07 acres sold by William H.
Graham, executor of the estate of George Cosgray, deceased to
Martha J. Geary, by deed dated December 17th, 1909, and recorded in
the Recorder's Office, Franklin County, Ohio, in D. B. 497, page
60, and leaving in said Parcel No. 6, 28.10 acres, more or less.
Parcel No. 272-000174-00

0-110-A
All of
(272)
174

TRACT II:

Being a tract of land situated in the township, county and
state aforesaid and being a part of Survey No. 6953 V.M. Land and
a part of Lot No. 2, assigned to George Cosgray, Sr., in the
subdivision of the Homestead of Joseph Cosgray, deceased.

Beginning at the S.W. corner of Lot No. 3 of said subdivision;
thence East to the right-of-way of the Toledo & Ohio Central Rail
Road Company; thence with the west line of said right-of-way South
about 26 rods to an angle in said right-of-way; thence East with
said right-of-way about 17 feet; thence South with the same right-

900888
CONVEYANCE TAX
EXEMPT
TRANSFERRED
JAN 26 2001
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

of-way to the North line of Lot No. 1 in the aforesaid subdivision of the Homestead of Joseph Cosgray, deceased; thence West with said North line of Lot No. 1 to the East line of John Eversole's land; thence with said line North to the beginning, **containing 4 1/15 acres of land**, more or less, and are the same premises that William M. Graham, as Executor of the estate of George Cosgray, Sr., deceased, conveyed to Martha Geary by Deed dated December 17th, 1909.

Parcel No. 272-000103-00

0-110-A
All of
(272)
103

TRACT III:

Situated in the County of Franklin, State of Ohio and Township of Washington:

Being a part of Survey No. 6953 V.M. Land; beginning at a boulder stone in the S.E. corner of the Home Farm of Joseph Cosgray, deceased, and sub-divided among the heirs of said Joseph Cosgray, deceased, and in the center of the Dublin and Union County Free Pike; thence with the center of said Pike N. 6° 45' W. 38.04 poles to a limestone in said pike the S.E. corner to Lot No. 2 of said sub-division; thence with the south line of said Lot No. 2 S. 82° 37' W. 141.38 poles to a stake in the West line of said farm; thence with the West line thereof S. 6° 40' E. 38.04 poles to a boulder stone in the southwest corner of said Joseph Cosgray land and the N.W. corner of John Cramer land; thence with the North line of said Cramer land N. 82° 37' East 141.44 poles to the beginning, **containing Thirty-three and 6/10 acres of land** and being the south part of a tract of 98 1/4 acres of land conveyed to Joseph Cosgray by William L. Carey and others by deed dated June 10, 1837.

Always excepting and reserving from the foregoing description all that part heretofore conveyed as a right-of-way to the Toledo & Ohio Central Rail Road Company, Leaving **32.44 acres.**

Parcel No. 272-000104-00 For description see Exhibit A attached.

0110-A
All of
(272)
104

ALSO

Real estate situated in the County of Franklin, in the State of Ohio, and in the Village of Amlin and in the Township of Washington and bounded and described as follows:

BEING Lots Nos. 7 and 8 of Ida M. Cramer and others amended plat and addition to the Village of Amlin, Franklin County, Ohio, as per the recorded plat thereof of record in the Recorder's Office, Franklin County, Ohio.

LDR: 24305J20

Parcel No. 272-000-100-00

N-87
All of
(272)
100

ALSO

Situated in Franklin County, State of Ohio, Village of Amlin, Township of Washington and being Lot Number Fourteen (14) of IDA M. CRAMER, et al. Amended Plat and Subdivision of lands in said Village of Amlin, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8, Page 12A, Recorder's Office, Franklin County, Ohio.

LDR: Volume 2547, Page 303

Parcel No. 272-000-131-00

N-87
All of
(272)
131

ALSO

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 6953, being part of Parcel 4 of that tract of land conveyed to Shookuh B. Koozekananai, by deed of record in Deed Book 3650, Page 765, (all reference being to

the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

Beginning at an iron pin set the northwesterly corner of Lot 2 of the subdivision entitled "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin" of record in Plat Book 10, Page 98.

thence North 06° 35' 25" West, with the easterly line of that tract conveyed to Jay W. Liggett by deed of record in Deed Book 2547, Page 303, a distance of 510.62 feet to an iron pin set;

thence South 47° 50' 47" East, crossing said Parcel 4, a distance of 535.56 feet to an iron pin set in a westerly line of that tract conveyed to Ned E. Lare by deed of record in Deed Book 3798, Page 456;

thence South 06° 34' 07" East, with said westerly line a distance of 111.22 feet to P.K. Nail found at the northeasterly corner of Lot 12 of said subdivision;

thence South 83° 33' 53" West, with the northerly line of said subdivision, a distance of 353.13 feet to the True Point of Beginning, **containing 2.521 acres of land**, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

Bearings for this description are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of F.C.G.S. Monument Numbers 5536 and 7752, establishing a bearing of South 85° 44' 20" East between said Monuments.

EVANS, MECHWART, HAMBLETON & TILTON, INC. by Matthew A. Kirk, Registered Surveyor No. 7865, June, 2000.

LDR:

Parcel No. 273-010-477

oil of
(274)
330

ALSO

Real Estate situated in the County of Franklin, in the State of Ohio, and in the Township of Washington and bounded and described as follows:

Being part of Survey No. 6953, Virginia Military Lands and being Parcel 1, Parcel 2, Part of Parcel 3 and Parcel 4, as described in an Affidavit for Transfer in the Auditor's Affidavit Book 18, page 175, Auditor's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a railroad spike set in the top of a post in the northerly line of an alley 15 ft. in width, shown on Ida M. Cramer's et al Amended Plat and Addition to the Village of Amlin, of record in Plat Book 8, page 12-A, Recorder's Office, Franklin County, Ohio, said alley being the first alley Northerly from Rings Road, said place of beginning also being the Southeasterly corner of the above mentioned Parcel No. 4; thence from said place of beginning, S. 83° 21' W. and along the northerly line of said alley 15 ft. in width, the southerly line of Parcel No. 4, a distance of 373.27 ft. to an iron pin at the intersection of the northerly line of said 15 ft. alley and the easterly line of First Avenue, 40 ft. in width, as shown on Ida M. Cramer, et al Amended Plat and Addition to the Village of Amlin; thence N. 6° 39' W. and along the easterly line of First Avenue, 40 ft. in width, the westerly line of Parcel No. 4, a distance of 190.00 ft. to an iron pin in the northerly line of Cramer Street, 40 ft. in width; thence S. 83° 21' W. and along the northerly line of Cramer Street, 40 ft. in width, the southerly line of Parcel No. 4, Parcel No. 1 and Parcel No. 3 a distance of 568.73 ft. to an iron pin at the southeasterly corner of a 0.07 Acre Tract described in Deed Book 1356, page 315 and in the name of the Toledo and Ohio Central Railroad Company, said iron pin being Easterly a distance of 63.0 ft. from the center line of the Toledo and Ohio Central Railroad; thence N. 30° 47' W. and along the easterly line of the said 0.07 Acre Tract and passing an iron pin on line at 99.19 ft., a distance of 100.00 ft. to a point

at the northeasterly corner of said 0.07 Acre Tract; thence S. 83° 21' W. and parallel to the northerly line of Cramer Street and along the northerly line of the said 0.07 Acre Tract a distance of 35.82 ft. to a point, said point being witnessed by an iron pin 0.81 ft. South, said point also being 33 ft. Easterly from the center line of the Toledo and Ohio Central Railroad; thence N. 39° 47' W. and along the westerly line of Parcel No. 3 and the westerly line of Parcel No. 2 and along the easterly right-of-way line of the Toledo and Ohio Central Railway and 33 ft. Easterly from the center line, a distance of 1167.82 ft. to an iron pin at the northwesterly corner of Parcel No. 2; thence N. 84° 25' 43" E., and along the northerly line of Parcel No. 2, a distance of 1659.72 ft. to a spike in the top of a post at the northeasterly corner of Parcel No. 2; thence S. 7° 11' E. and along the easterly line of Parcel No. 2 and Parcel No. 4, a distance of 1220.48 ft. to the place of beginning, **containing 33.073 acres**; subject to all easements and restrictions shown of record.

The above described property is the same property as described as Parcels 1, 2, 3 and 4 containing .85 acre, 25 acres, 3.71 acres, and 5.85 acres shown in the Certificate of Transfer from Margaret Finch, deceased, recorded in Deed Book 1622, page 194, excepting therefrom a tract of 0.07 acre conveyed by Effie R. Finch, Elsie E. Temple and others to The Toledo and Ohio Central Railway Company, recorded in Deed Book 1356, page 315.

The description shown in this deed was prepared by The Jennings-Lawrence Company, civil engineers, on February 7, 1963.

LDR: Volume 2547, Page 303
Parcel No. 273-010-326

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 6953, being part of that tract of land conveyed to Jay W. Liggett, by deed of record in Deed Book 2547, Page 303, (all reference being to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at the northwesterly corner of Lot 2 of the subdivision entitled "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin" of record in Plat Book 10, Page 98.

thence North 06° 35' 25" West, with the easterly line of said Liggett tract, a distance of 510.62 feet to an iron pin set at the True Point of Beginning for this description;

thence North 47° 50' 47" West, crossing said Liggett tract, a distance of 762.75 feet to an iron pin set in the southerly line of that tract conveyed to Richard O. Wiseman by deed of record in Official Record 13280E08;

thence North 84° 49' 24" East, with said southerly line, a distance of 503.13 feet to an iron pin set in the westerly line of Parcel 4 of that tract conveyed to Shookuh B. Koozekananai by deed of record in Deed Book 3650, Page 765;

thence South 06° 35' 25" East, with said westerly line a distance of 561.00 feet to the True Point of Beginning, **containing 3.239 acres of land**, more or less.

Subject, however, to all legal rights-of-ways and/or easements, if any, of previous record.

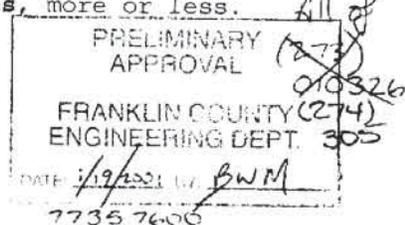
Bearings for this description are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of F.C.G.S. Monument Numbers 5536 and 7752, establishing a bearing of South 85° 44' 20" East between said Monuments.

Evans, Mechwart, Hambleton & Tilton, Inc., by Matthew A. Kirk, Registered Surveyor No. 7865, June, 2000.

Leaving after said exception 29.834 acres, more or less.



4



Printing Legible Description
of 1/26/01 - Saw subed in DB 245
pg. 587

EXHIBIT A

ALSO EXCEPTING THEREFROM:

Real estate situated in Washington Township, Franklin County, Ohio and described as follows, to wit:

Being a strip of land 100 feet wide and 395 feet long and a strip of land 66 feet wide and 346 feet long in the lands in Survey 6953 Virginia Military Lands conveyed to Geo. Cosgray by deed dated 9 May, 1888, recorded in Vol. 196, page 1, Deed Records of Franklin County, Ohio. Said first mentioned strip being bounded on the east and south by said 66 foot strip on the south and west by a line 33 feet from and parallel with the center line of said railroad on the west and north by Barnet J. Cosgray's land, on the north and east by a line parallel with and 33 feet from the center line of said railroad. Said 100 foot strip being bounded on the east and south by lands of Martha J. Gray on the south and west by a line 50 feet from and parallel with the center line of said railroad, on the west and north by said 66 foot strip and on the north and east by a line 50 feet from and parallel with the center line of said railroad and containing $1 \frac{43}{100}$ acres of land.

LDR: Volume 245, Page 587

Grantors respectively release all rights of dower therein.

WITNESS their hands this 5th day of January, 2001.

Signed and acknowledged
in the presence of:

David P. Allen
David P. Allen

Jay W. Liggett
JAY W. LIGGETT aka
JAY WILLIAM LIGGETT

Judith F. Lowry
JUDITH F. LOWRY

Margaret Jo Liggett
MARGARETT JO LIGGETT

STATE OF OHIO
COUNTY OF UNION, ss:

Before me, a Notary Public in and for said County and State, personally appeared the above named

JAY W. LIGGETT aka JAY WILLIAM LIGGETT and
MARGARETT JO LIGGETT, His Wife,

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Marysville,

Ohio this 5th day of January, 2001.

David P. Allen
NOTARY PUBLIC

DAVID P. ALLEN, Attorney at Law
170 W. 5th St. - STATE OF OHIO
My Commission has no Expiration Date.
Cylinder 14703 R.O.

This instrument prepared by:

ALLEN, YURASEK & MERKLIN
Attorneys at Law
233 West Fifth Street
P.O. Box 391
Marysville, OH 43040-0391
Telephone: 937/642-4070

General Warranty Deed



200409280226413

Pgs: 3 \$36.00 T20040084536
09/28/2004 3:33PM BXOHIO TITLE
Robert G. Montgomery
Franklin County Recorder

KNOW ALL MEN BY THESE PRESENTS,

Dorothy Thomas, unmarried, of FRANKLIN County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to **Edwards Golf Communities, LLC, an Ohio limited liability company**, whose tax-mailing address is 495 S. High Street, Suite 150, Columbus, OH 43215,

an undivided one-half interest in the real property more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject to the following: The lien of any taxes and assessments not now due and payable; zoning ordinances and regulations; legal highways; and restrictions, conditions, reservations and easements of record.

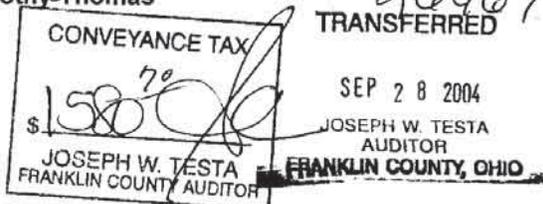
Prior Instrument Reference: Instrument No. 200009290198495 and at Instrument No. 200009290198519, Franklin County, Ohio records.

EXECUTED by **Dorothy Thomas**, this 28th day of September, 2004.

Dorothy Thomas
Dorothy Thomas

26469
TRANSFERRED

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:



BE IT REMEMBERED, That on this 28th day of September, 2004, before me, the subscriber, a Notary Public in and for said county, personally came, **Dorothy Thomas**, and acknowledged the signing thereof to be her voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.

OHIO TITLE BOX

No. 132524

Richard A. Utz
Notary Public

This instrument prepared by:
Richard A. Utz, Attorney at Law
155 W. Main Street, Suite 200
Columbus, Ohio 43215



RICHARD A. UTZ
Notary Public, State of Ohio
My Commission Has No
Expiration Date

Exhibit "A"

Description of 7.294 Acres:

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 6953, being part of Parcel 2 of that tract of land conveyed to Shookuh B. Koozekananai by deed of record in Deed Book 3650, Page 765, (all references being to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 0049, at the centerline intersection of Rings Road and Cosgray Road;

thence North 05° 29' 31" West, with the centerline of said Cosgray Road, a distance of 1793.64 feet to a railroad spike found at the northwesterly corner of that tract conveyed to Richard O. Wiseman by deed of record in Official Record I3280E08 at the True Point of Beginning for this description;

thence North 05° 29' 31" West, continuing with said centerline, a distance of 441.24 feet to a mag nail set;

thence crossing said Parcel 2, the following courses and distances:

North 84° 30' 29" East, a distance of 50.00 feet to an iron pin set;
North 39° 30' 29" East, a distance of 49.50 feet to an iron pin set;
North 84° 30' 29" East, a distance of 23.62 feet to an iron pin set at a point of curvature to the right;

with the arc of said curve (Delta = 47° 38' 44", Radius = 865.00 feet) a chord bearing and distance of South 71° 40' 09" East, 698.76 feet to an iron pin set; and South 47° 50' 47" East, a distance of 269.44 feet to an iron pin set in the northerly line of said Wiseman tract;

thence South 84° 49' 24" West, with said northerly line, a distance of 929.39 feet to the True Point of Beginning, containing 7.294 acres of land, more or less, 0.304 acre of which falls within the presently occupied right-of-way of Cosgray Road.

Bearings for this description are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of F.C.G.S. Monument Numbers 5536 and 7752, establishing a bearing of South 85° 44' 20" East between said Monuments.

(continued)

Description of 8.171 Acres:

Situated in the State of Ohio, County of Franklin, City of Dublin, Virginia Military Survey Number 6953, being part of that tract of land conveyed to Richard O. Wiseman by deed of record in Official Record 13280E08, (all references being to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at an iron pin set at the northwesterly corner of Lot 2 of the subdivision entitled "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin" of record in Plat Book 10, Page 98.

thence North 06° 35' 25" West, with the easterly line of that tract conveyed to Jay W. Liggett by deed of record in Deed Book 2547, Page 303, a distance of 1071.62 feet to an iron pin found;

thence South 84° 49' 24" West, with the northerly line of said Liggett tract, a distance of 598.33 feet to an iron pin set at the True Point of Beginning for this description;

thence South 84° 49' 24" West, with said northerly line, a distance of 1061.51 feet to an iron pin found in the easterly right-of-way line of the Conrail Railroad;

thence North 39° 16' 17" West, with said easterly right-of-way line, a distance of 340.84 feet to a railroad spike found in the centerline of Cosgray Road;

thence North 05° 29' 31" West, with said centerline, a distance of 68.76 feet to a railroad spike found at the southwesterly corner of Parcel 2 of that tract conveyed to Shookuh B. Koozekananai by deed of record in Deed Book 3650, Page 765;

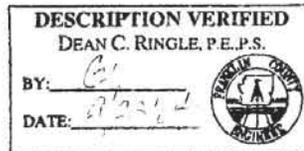
thence North 84° 49' 24" East, with the southerly line of said Parcel 2, a distance of 929.39 feet to an iron pin set;

thence South 47° 50' 47" East, crossing said Wiseman tract, 477.39 feet to the True Point of Beginning, containing 8.171 acres of land, more or less, 0.047 acre of which falls within the presently occupied right-of-way of Cosgray Road.

Bearings for this description are based on the Ohio State Plane Coordinate System as per NAD 83. Control for bearings was from coordinates of F.C.G.S. Monument Numbers 5536 and 7752, establishing a bearing of South 85°44' 20" East between said Monuments.

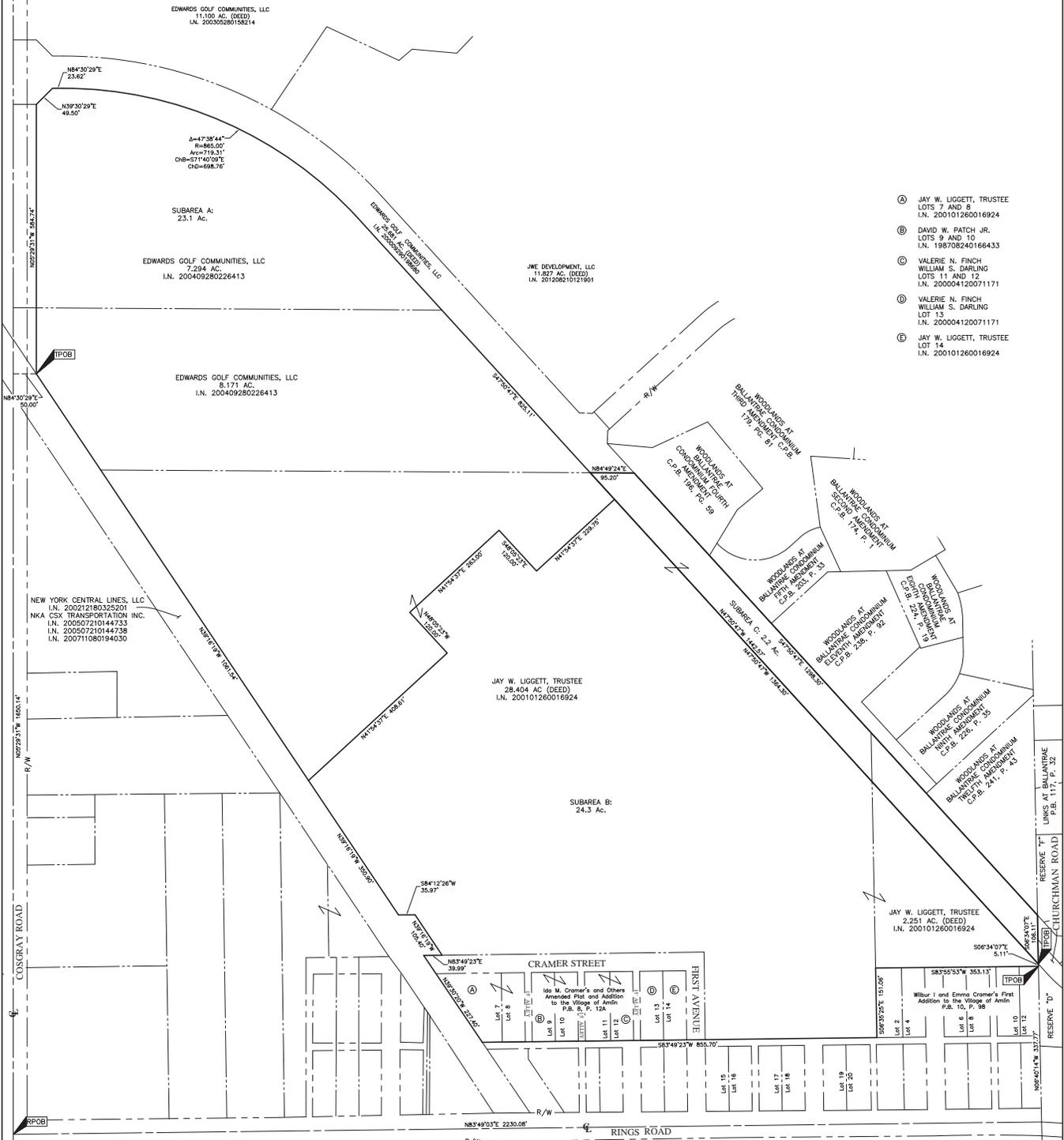
Parcel Nos. 274-000297-00 and 274-000304-00

C-115-F
1 of 2
200
200
200



ZONING EXHIBIT

VIRGINIA MILITARY SURVEY NO. 6953
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO



- Ⓐ JAY W. LIGGETT, TRUSTEE
LOTS 7 AND 8
I.N. 200101260016924
- Ⓑ DAVID W. PATCH JR.
LOTS 9 AND 10
I.N. 198708240166433
- Ⓒ VALERIE N. FINCH
WILLIAM S. DARLING
LOTS 11 AND 12
I.N. 200004120071171
- Ⓓ VALERIE N. FINCH
WILLIAM S. DARLING
LOT 13
I.N. 200004120071171
- Ⓔ JAY W. LIGGETT, TRUSTEE
LOT 14
I.N. 200101260016924

EMHT

Evera, Medsker, Harbison & Tilton Inc.
12224444 - Sawgrass - Premier - 564-1818
800 The Agency Road Columbus OH 43260
Phone 614.782.0525 Fax 614.782.1838
emht.com

Date: December 12, 2014

Scale: 1" = 100'

Job No: 2014-0749

Sheet: 1 of 1

MARK	DATE	DESCRIPTION

ZONING DESCRIPTION
SUBAREA A
23.1 ACRES

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey Number 6953, being part of those 7.294 and 8.171 acre tracts conveyed to Edwards Golf Communities, LLC by deed of record in Instrument Number 200409280226413 and part of that 28.404 acre tract conveyed to Jay W. Liggett, Trustee by deed of record in Instrument Number 200101260016924, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Cosgray Road with Rings Road;

Thence North 05° 29' 31" West, with the centerline of said Cosgray Road, a distance of 1650.13 feet to a point;

Thence North 84° 30' 29" East, across the right-of-way of said Cosgray Road and that tract conveyed to New York Central Lines, LLC by deed of record in Instrument Number 200212180325201, now known as CSX Transportation Inc. by deeds of record in Instrument Number 200507210144733, Instrument Number 200507210144738 and Instrument Number 200711080194030, a distance of 50.00 feet to a point in the line common to said 8.171 acre tract and said CSX Transportation Inc. tract, the TRUE POINT OF BEGINNING;

Thence North 05° 29' 31" West, across said 8.171 and 7.294 acre tract, a distance of 584.74 feet to a point in the southerly line of that 25.681 acre tract conveyed to Edwards Golf Communities, LLC by deed of record in Instrument Number 200009290198680;

Thence with the line common to said 7.294 and 25.681 acre tracts, the following courses and distances:

North 39° 30' 29" East, a distance of 49.50 feet to a point;

North 84° 30' 29" East, a distance of 23.62 feet to a point of curvature; and

with the arc of a curve to the right, having a central angle of 47° 38' 44", a radius of 865.00 feet, an arc length of 719.31 feet, a chord bearing of South 71° 40' 09" East and chord distance of 698.76 feet to a point of tangency;

Thence South 47° 50' 47" East, with the northeasterly line of said 7.294 and 8.171 acre tract, the southwesterly line of said 25.681 acre tract, partially across said 28.404 acre tract, a distance of 825.11 feet to a point;

Thence across said 28.404 acre tract, the following course and distances:

South 41° 54' 37" West, a distance of 229.75 feet to a point;

North 48° 05' 23" West, a distance of 120.00 feet to a point;

South 41° 54' 37" West, a distance of 263.00 feet to a point;

South 48° 05' 23" East, a distance of 120.00 feet to a point; and

South 41° 54' 37" West, a distance of 408.61 feet to a point in the northeasterly line of said CSX Transportation Inc. tract;

Thence North 39° 16' 19" West, with the southwesterly line of said 28.404 and 8.171 acre tracts, the northeasterly line of said CSX Transportation Inc. tract, a distance of 1061.54 feet to the TRUE POINT OF BEGINNING, containing 23.1 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

ZONING DESCRIPTION
SUBAREA B
24.3 ACRES

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey Number 6953, being part of those 28.404 and 2.251 acre tracts conveyed to Jay W. Liggett, Trustee by deed of record in Instrument Number 200101260016924, all of Lots 7, 8 and 14 of "Ida M. Cramer's and Others Amended Plat and Addition to the Village of Amlin", a subdivision of record in Plat Book 8, Page 12A, as conveyed to Jay W. Liggett, Trustee by deed of record in Instrument Number 200101260016924, all of Lots 9 and 10 of said subdivision as conveyed to David W. Patch Jr. by deed of record in Instrument Number 198708240166433 and Lots 11, 12 and 13 of said subdivision as conveyed to Valerie N. Finch and William S. Darling by deed of record in Instrument Number 200004120071171, also part of Cramer Street, First Avenue and three (3) 15 feet wide alleys dedicated by said "Ida M. Cramer's and Others Amended Plat and Addition to the Village of Amlin", (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Rings Road and Cosgray Road;

Thence North 83° 49' 03" East, with the centerline of said Rings Road, a distance of 2230.08 feet to a point;

Thence North 06° 40' 14" West, partially with the line common to "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin", a subdivision of record in Plat Book 10, Page 98 and "Links at Ballantrae", a subdivision of record in Plat Book 117, Page 32, a distance of 337.77 feet to a point at the southeasterly corner of said 2.251 acre tract, in the westerly line of Reserve "D" of said "Links at Ballantrae", the TRUE POINT OF BEGINNING;

Thence South 83° 55' 53" West, with the southerly line of said 2.251 acre tract, the northerly line of said "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin", a distance of 353.13 feet to a point in the easterly line of said 28.404 acre tract;

Thence South 06° 35' 25" East, with the line common to said 28.404 acre tract and said "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin", a distance of 151.06 feet to a point in the northerly right-of-way line of a 15 feet wide alley of record in said "Ida M. Cramer's and Others Amended Plat and Addition to the Village of Amlin";

Thence South 83° 49' 23" West, with the southerly line of said 28.404 acre tract, the southerly lines of said Lots 14 through 7, inclusive, said northerly right-of-way line and across said First Avenue and 15 feet wide alleys, a distance of 855.70 feet to a point in the northeasterly line of that tract conveyed to New York Central Lines, LLC by deed of record in Instrument Number 200212180325201, now known as CSX Transportation Inc. by deeds of record in Instrument Number 200507210144733, Instrument Number 200507210144738 and Instrument Number 200711080194030;

Thence North 39° 30' 20" West, with the westerly line of said Lot 7, the easterly line of said CSX Transportation, Inc. tract, across said Cramer Street, a distance of 227.40 feet to a point;

Thence North 83° 49' 23" East, with the northerly right-of-way line of said Cramer Street, a southerly line of said CSX Transportation, Inc. tract, a distance of 39.99 feet to a point at the southwesterly corner of said 28.404 acre tract;

Thence with the line common to said 28.404 acre tract and said CSX Transportation, Inc. tract, the following courses and distances:

North 39° 16' 19" West, a distance of 105.40 feet to a point;

South 84° 12' 26" West, a distance of 35.97 feet to a point; and

North 39° 16' 19" West, a distance of 350.90 feet to a point;

ZONING DESCRIPTION
24.3 ACRES

-2-

Thence across said 28.404 acre tract, the following courses and distances:

North 41° 54' 37" East, a distance of 408.61 feet to a point;

North 48° 05' 23" West, a distance of 120.00 feet to a point;

North 41° 54' 37" East, a distance of 263.00 feet to a point;

South 48° 05' 23" East, a distance of 120.00 feet to a point; and

North 41° 54' 37" East, a distance of 229.75 feet to a point;

Thence South 47° 50' 47" East, across said 28.404 and 2.251 acre tracts, a distance of 1364.30 feet to a point at the southwesterly corner of the westerly terminus of Churchman Road, of record in Plat Book 117, Page 32, being the northwesterly corner of said Reserve "D";

Thence South 06° 34' 07" East, with the line common to said 2.251 acre tract and Reserve "D", a distance of 5.11 feet to the TRUE POINT OF BEGINNING, containing 24.3 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

ZONING DESCRIPTION
SUBAREA C
2.2 ACRES

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey Number 6953, being part of those 28.404 and 2.251 acre tracts conveyed to Jay W. Liggett, Trustee by deed of record in Instrument Number 200101260016924, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Rings Road and Cosgray Road;

Thence North 83° 49' 03" East, with the centerline of said Rings Road, a distance of 2230.08 feet to a point;

Thence North 06° 40' 14" West, partially with the line common to "Wilbur I. and Emma Cramer's First Addition to the Village of Amlin", a subdivision of record in Plat Book 10, Page 98 and "Links at Ballantrae", a subdivision of record in Plat Book 117, Page 32, a distance of 342.88 feet to a point at southerly corner of the westerly terminus of Churchman Road, of record in Plat Book 117, Page 32, being in the easterly line of said 2.251 acre tract and at the northwesterly corner of Reserve "D" of said "Links at Ballantrae", the TRUE POINT OF BEGINNING;

Thence North 47° 50' 47" West, across said 2.251 and 28.404 acre tracts, a distance of 1442.57 feet to a point at the common corner of that 8.171 acre tract conveyed to Edwards Golf Communities, LLC by deed of record in Instrument Number 200409280226413 and that 25.681 acre tract conveyed to Edwards Golf Communities, LLC by deed of record in Instrument Number 200009290198680;

Thence North 84° 49' 24" East, with the line common to said 28.404 and 25.681 acre tracts, a distance of 95.20 feet to a point in the southwesterly line of "Woodlands at Ballantrae Condominium Fourth Amendment", of record in Condominium Plat Book 196, Page 59;

Thence South 47° 50' 47" East, with the northeasterly line of said 28.404 and 2.251 acre tracts, the southwesterly line of said "Woodlands at Ballantrae Condominium Fourth Amendment", "Woodlands at Ballantrae Condominium Fifth Amendment", of record in Condominium Plat Book 203, Page 33, "Woodlands at Ballantrae Condominium Eleventh Amendment", of record in Condominium Plat Book 238, Page 92, and "Woodlands at Ballantrae Condominium Twelfth Amendment", of record in Condominium Plat Book 241, Page 43, a distance of 1298.30 feet to a point in the easterly line of said 2.251 acre tract, the westerly terminus of said Churchman Road;

Thence South 06° 34' 07" East, with the easterly line of said 2.251 acre tract, the westerly terminus of said Churchman Road, a distance of 106.11 feet to the TRUE POINT OF BEGINNING, containing 2.2 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



MEMO

Date: December 12, 2014
To: Aaron Stanford, PE, City of Dublin
From: Scott Shaffer, PE, EMH&T
Subject: Ballantrae Woods Utility Feasibility Memo
Copies: Paul Coppel, Schottenstein Homes

This memo has been prepared to summarize the availability of necessary utilities at the site of the future Ballantrae Woods single family and detached condominium home development.

Sanitary Sewer Extensions and Taps

Sanitary sewer service will extend from one location within the proposed development. An existing 8" sanitary sewer main runs along the south side of existing Marmion Drive and terminates at a manhole located at the south corner of the proposed intersection of Marmion Drive and Churchman Road. Flow from all of the single family and condominium homes will be directed to this existing main/manhole.

Storm Sewer Outlet

Storm sewer pipes and structures will be put in place to convey the runoff from the development to the proposed retention basin located on the east end of the site. The basin will be designed to with a storage volume of approximately 8.5 acre-feet, which will accommodate the proposed site's water quality and peak flow rate requirements.

Three outlet points exist that could be utilized to discharge runoff from the proposed basin:

- 1) Marmion drive – Based on the latest storm sewer calculations for Churchman Road, there is no capacity available within the existing 24" storm sewer for this site.
- 2) Montridge Lane – An existing 30" storm sewer constructed with the Woodlands at Ballantrae development is in place and was planned to convey a portion of the proposed site's runoff. The pipe will need to be extended to the proposed site with the construction of proposed Churchman Road. Further calculation will be necessary to confirm the flow rate that can be directed to this pipe.
- 3) Links at Ballantrae - A portion of the proposed basin's runoff can be directed to an existing storm sewer to the east, constructed with the Links at Ballantrae development.



Water Mains, Services and Taps

Water service to the development will be provided by connecting to two (2) 8" water main stubs which are being constructed with the improvements to Churchman Road. A public water main will be constructed to provide water service and fire protection through fire hydrants to the proposed single family section of the development. The public water main will be sized to meet jurisdictional requirements.

Water service to the condominium section of the development will be provided through private services. A master water meter and backflow preventer will be constructed at the northern end of the condominium section, south of the proposed intersection of Marmion Drive and Churchman Road. This private water main will connect to the proposed public main mentioned above. A private domestic water service line and a private fire protection line will extend throughout the condominium section of the development.