



To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: November 12, 2015
Initiated By: Vince A. Papsidero, FAICP Director of Land Use and Long Range Planning
Tammy Noble, Senior Planner
Re: Preliminary & Final Plat – Churchman Road Public Right-of-Way Plat

Summary

This is a request for approval of a Preliminary and Final Plat to dedicate public right-of-way for the future construction of Churchman Road, which is a road connector of Rings Road to Cosgray Road.

Background

This roadway extension has been designed and is planned for construction in 2016. Typically, public roadways are designed and approved as part of other review processes associated with residential or commercial developments. Based on the timeframe in which the Ballantrae PUD was approved, the design and configuration of Churchman Road was yet to be determined. The developer has worked with the City of Dublin to finalize the design of the road and is proposing to dedicate the required land for this future roadway project.

The dedication of land that will be used for the construction of Churchman Road will be split off of two existing parcels that have recently been approved for residential development. Both of these parcels, north and south of Churchman Road, have been included in the application because their size and configuration will change due to the dedication of land.

Description

The plat is proposing 2.9 acres of land be dedicated to the City of Dublin for the construction of Churchman Road, with 2.8 acres dedicated from the property to the south of the proposed road (Parcel 273-000342) and 0.1 acre dedicated from the property to the north of the proposed road (Parcel 273-000329). As part of the request, a small portion of both parcels is being dedicated for the reconfiguration of Cosgray Road at the proposed intersection with Churchman Road. For this roadway reconfiguration, 0.654 acres is being dedicated from Parcel 273-000342 and 0.184 acres is being dedicated from Parcel 273-000329.

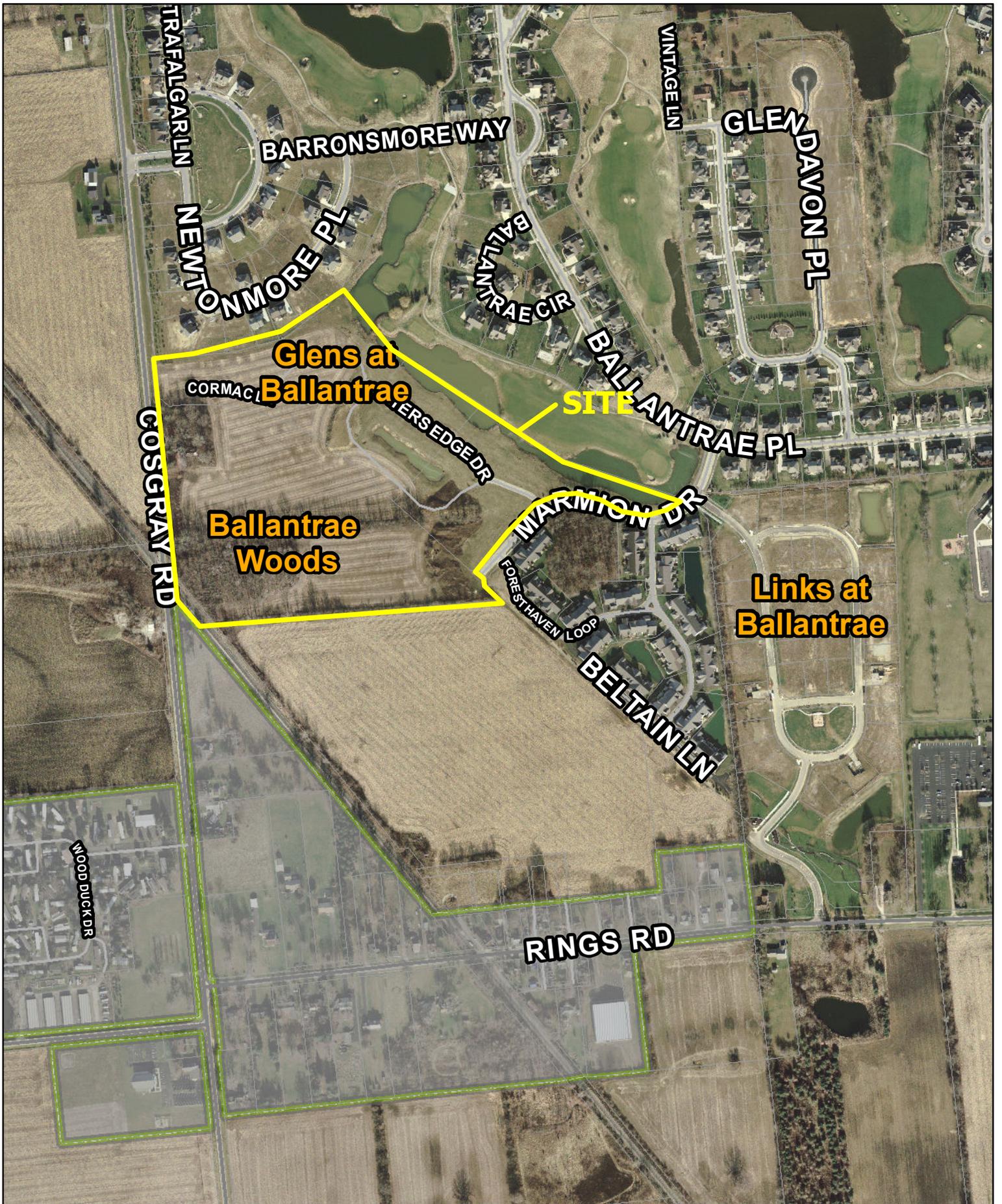
Recommendation of the Planning and Zoning Commission

Preliminary/Final Plat

The Commission reviewed and recommended approval to City Council of the final plat at the November 5, 2015 meeting with a condition that minor technical adjustments to the plat are made prior to City Council submittal, which has been accomplished.

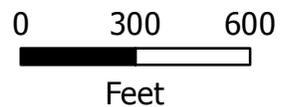
Recommendation

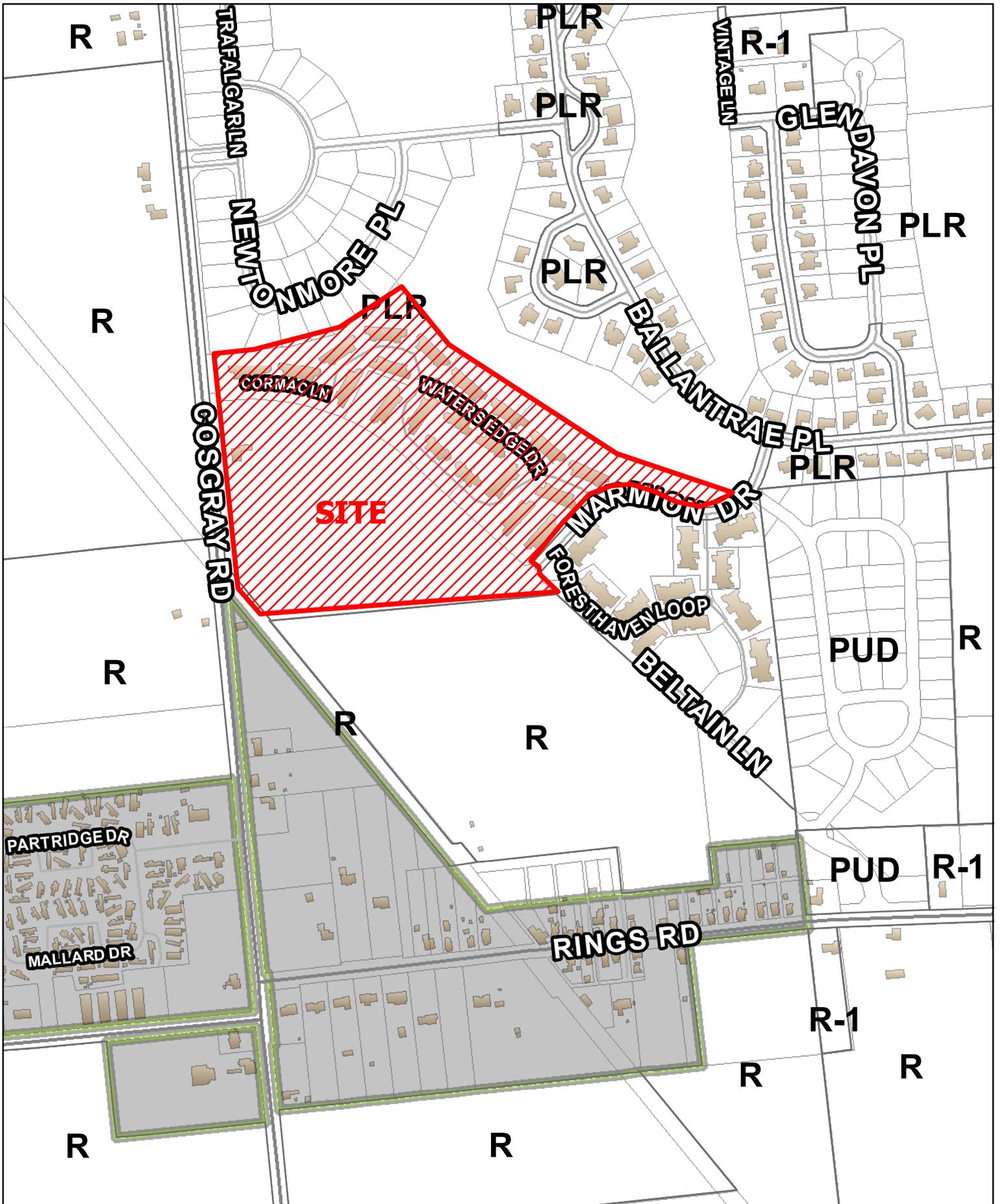
Staff recommends approval by motion of the Preliminary and Final Plat for the Churchman Road Public Right-of-Way Plat at the November 16, 2015 City Council meeting.



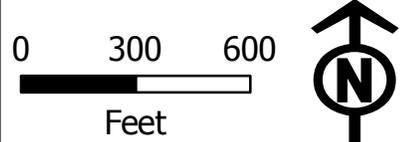
City of Dublin

15-071PP/FP
 Preliminary Plat/Final Plat
 Churchman Road Plat
 Cosgray Road





15-071PP/FP
 Preliminary Plat/Final Plat
 Churchman Road Plat
 Cosgray Road





CITY OF DUBLIN.

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

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

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input checked="" type="checkbox"/> Final Plat (Section 152.085) - <i>Case #15-071 PP/FP</i>
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

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

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): Churchman Road @ Cosgray Road	
Tax ID/Parcel Number(s): 274-000342	Parcel Size(s) (Acres): 2.936 ac
Existing Land Use/Development: Farm	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Public Roadway
Total acres affected by application: 2.936

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

Name (Individual or Organization): Edwards Golf Communities, LLC	
Mailing Address: (Street, City, State, Zip Code) 495 S. High Street Suite 150 Columbus, OH 43215	
Daytime Telephone: (614) 241-2070	Fax: (614) 241-2080
Email or Alternate Contact Information: cdriscoll@edwardscompanies.com	

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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: Charles P. Driscoll, Vice President		Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Edwards Golf Communities, LLC		
Mailing Address: 495 S. High St., Ste. 150, Columbus, OH 43215 (Street, City, State, Zip Code)		
Daytime Telephone: (614) 371-1195	Fax: (614) 241-2080	
Email or Alternate Contact Information: cdriscoll@edwardscompanies.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:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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 _____, the owner, hereby authorize _____ 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:	Date:
--------------------------------------	-------

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 _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Charles P. Driscoll, Vice President, 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: 	Date: 7/29/2015

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VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Charles P. Driscoll, Vice President</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Charles P. Driscoll</u>	Date: <u>7/29/2015</u>

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

I, <u>Charles P. Driscoll, Vice President</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>Charles P. Driscoll</u>	Date: <u>7/29/2015</u>

Subscribed and sworn to before me this 29 day of July, 2015
 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

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:	

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Neighbors Within 150 Feet of
Churchman Road Phase I

7/28/2015

Parcel #	Owner Name	Complete Address
27400141900	GEASE DAVID H	5713 COSGRAY RD, DUBLIN, OH 43016
27400032900	EDWARDS GOLF COMMUNITIES LLC	495 S HIGH ST STE 150, COLUMBUS, OH 43215
27400034200	EDWARDS GOLF COMMUNITIES LLC	495 S HIGH ST STE 150, COLUMBUS, OH 43215
27400121700	EDWARDS GOLF COMMUNITIES LLC	495 S HIGH ST STE 150, COLUMBUS, OH 43215
27400030500	LIGGETT JAY W TR	6315 MEAGHAN DR, DUBLIN, OH 43016
27400144600	BOWMAN LANCE E BOWMAN MARY J	6938 FORESTHAVEN LOOP, DUBLIN, OH 43016
27200007300	FS REAL ESTATE DEVELOPMENT LLC	635 BROOKSEDGE BLVD, WESTERVILLE, OH 43081
27400121600	EDWARDS GOLF COMMUNITIES LLC	495 S HIGH ST STE 150, COLUMBUS, OH 43215
27400142200	RUANE MARIANNE TR	5658 MARMION DR, DUBLIN, OH 43016
27400065500	COSGRAY CROSSING LIMITED	400 S FIFTH ST #400, COLUMBUS, OH 43215

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CITY OF DUBLIN
PLANNING

DESCRIPTION OF 35.961 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, being located in Virginia Military Survey Number 6953, being all of that 8.171 acre parcel and that 7.294 acre parcel, both described in a deed to **Edwards Golf Communities, LLC**, of record in Instrument Number 200409280226413, being a part of the remainder of that original 25.681 acre parcel described in a deed to **Edwards Golf Communities, LLC**, of record in Instrument Number 200009290198680, being a part of that original 11.100 acre parcel described in a deed to **Edwards Golf Communities, LLC**, of record in Instrument Number 200305280158214, and being all of that 11.827 acre parcel described in a deed to **JWE Development, LLC**, of record in Instrument Number 201208210121901, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

Commencing for reference at FCGS 0049, a concrete monument found in a monument box, at the intersection of the centerline of Cosgray Road and Rings Road East, being North 05 degrees 28 minutes 57 seconds West a distance of 152.23 feet from FCGS 8853, a concrete monument found in a monument box, at the intersection of Cosgray Road and Rings Road West;

Thence **North 05 degrees 28 minutes 57 seconds West**, along the centerline of said Cosgray Road (60 feet wide), a distance of **1,725.46 feet** to a MAG nail set on the northeast line of the New York Central Lines LLC railroad, of record in Instrument Number 200212180325201 (now known as CSX Transportation Inc., successor by merger, of record in Instrument Number 200507210144733 and Instrument Number 200507210144 and more fully defined by Instrument Number 200711080194030), being a southwest corner of said 8.171 acre parcel and being the **TRUE POINT OF BEGINNING** for this description;

Thence **North 05 degrees 28 minutes 57 seconds West**, continuing along the centerline of said Cosgray Road, along the west line of said 8.171 acre parcel, along the west line of said 7.294 acre parcel, along the west line of said original 25.681 acre parcel and along the west line of said original 11.100 acre parcel, (passing at a distance of 68.18 feet the northwest corner of said 8.171 acre parcel and the southwest corner of said 7.294 acre parcel, passing at a distance of 508.05 feet the northwest corner of said 7.294 acre parcel and a southwest corner of said original 25.681 acre parcel, and passing at a distance of 648.05 feet the southwest corner of said 11.100 acre parcel and the northwest corner of said original 25.681 acre parcel), a total distance of **808.05 feet** to the northwest corner of said original 11.100 acre parcel, being the southwest corner of Ballantrae Section 9 Part 2, of record in Plat Book 116, page 4 (reference a MAG nail found North 84 degrees 30 minutes 34 seconds East at a distance of 0.31 feet, also reference FCGS 2210, a concrete monument found in a monument box at an angle point in the centerline of Cosgray Road, North 05 degrees 28 minutes 57 seconds West at a distance of 1,193.76 feet);

Thence **North 84 degrees 30 minutes 34 seconds East**, along a north line of said original 11.100 acre parcel, along the south line of said Ballantrae Section 9 Part 2, (passing at a distance of a distance of 50.35 feet an iron pin found with an aluminum EMH&T cap), a total distance of **370.51 feet** to an iron pin found with an aluminum EMH&T cap at an angle point;

Thence **North 74 degrees 34 minutes 59 seconds East**, along a north line of said original 11.100 acre parcel and a south line of said Ballantrae Section 9 Part 2, a distance of **203.04 feet** to an iron pin found with an EMH&T cap at an angle point;

Thence **North 53 degrees 29 minutes 35 seconds East**, along a northwest line of said original 11.100 acre parcel and a southeast line of said Ballantrae Section 9 Part 2, a distance of **217.88 feet** to an iron pin found with an EMH&T cap at an angle point;

Thence **North 37 degrees 51 minutes 04 seconds East**, along a northwest line of said original 11.100 acre parcel and a southeast line of said Ballantrae Section 9 Part 2, a distance of **100.00 feet** to an iron pin set at the northerly most corner of said original 11.100 acre parcel, being the westerly most corner of that original 21.710 acre parcel described in a deed to The City of Dublin, Ohio, of record in Instrument Number 200011210236365;

Thence passing through submerged lands along the following three (3) described courses:

1. **South 39 degrees 24 minutes 19 seconds East**, along a northeast line of said original 11.100 acre parcel, along a southwest line of said original 21.710 acre parcel, a distance of **320.00 feet** to an angle point;
2. **South 56 degrees 56 minutes 39 seconds East**, along a northeast line of said original 11.100 acre parcel and a northeast line of said 11.827 acre parcel, being along a southwest line of said original 21.710 acre parcel, (passing at a distance of 68.26 feet the easterly most corner of said original 11.100 acre parcel being the northerly most corner of said 11.827 acre parcel), a total distance of **825.00 feet** to an angle point;
3. **South 71 degrees 35 minutes 06 seconds East**, along a northeast line of said 11.827 acre parcel and a southwest line of said original 21.710 acre parcel, a distance of **509.09 feet** to a drill hole set at the eastern most corner of said 11.827 acre parcel, being a point on a curve on the northwest right-of-way line for Marmion Drive (50 feet wide) as dedicated in Plat Book 106, page 47;

Thence along the arc of a non-tangent curve to the right, along a south line of said 11.827 acre parcel and the north right-of-way line for said Marmion Drive, said curve having a radius of **200.00 feet**, a central angle of **66 degrees 32 minutes 06 seconds** and an arc length of **232.25 feet** to a drill hole set at a point of tangency, said curve being subtended by a long chord having a bearing of **South 80 degrees 01 minute 41 seconds West** and a length of **219.42 feet**;

Thence **North 66 degrees 42 minutes 15 seconds West**, along a southwest line of said 11.827 acre parcel and along the northeast right-of-way line for said Marmion Drive, a distance of **131.57 feet** to a drill hole set at a point of curvature;

Thence along the arc of a curve to the left, along a south line of said 11.827 acre parcel, along the north right-of-way line for said Marmion Drive, said curve having a radius of **250.00 feet**, a central angle of **71 degrees 07 minutes 24 seconds** and an arc length of **310.33 feet** to an iron pin found with an EMH&T cap at a point of tangency, said curve being subtended by a long chord having a bearing of **South 77 degrees 44 minutes 02 seconds West** and a length of **290.79 feet**;

Thence **South 42 degrees 10 minutes 20 seconds West**, along a southeast line of said 11.827 acre parcel, along the northwest right-of-way line for said Marmion Drive, a distance of **314.92 feet** to the southwest corner of said Marmion Drive, being a northwest corner of the remainder of said original 25.681 acre parcel, (reference a 1 inch iron pin found bent with an EMH&T cap North 42 degrees 10 minutes 20 seconds East at a distance of 0.23 feet);

Thence **South 47 degrees 49 minutes 40 seconds East**, along the southwest right-of-way line for said Marmion Drive, along a northeast line of the remainder of said original 25.681 acre parcel, a distance of **50.00 feet** to the southerly most corner of said Marmion Drive, being a northeast corner of the remainder of said original 25.681 acre parcel, and being on the northwest line of the Woodlands at Ballantrae Condominium Third Amendment as declared, of record in Instrument Number 200612060242684 and as represented in Condo Plat Book 179, page 81, (reference a 1 inch iron pin found bent with an EMH&T cap South 02 degrees 08 minutes 08 seconds East at a distance of 1.59 feet);

Thence **South 42 degrees 10 minutes 20 seconds West**, along the northwest line of said Woodlands at Ballantrae Condominium Third Amendment, along a southeast line of the remainder of said original 25.681 acre parcel, a distance of **5.61 feet** to an iron pin set at a northwest corner of said Woodlands at Ballantrae Condominium Third Amendment, being a northeast corner of the remainder of said original 25.681 acre parcel;

Thence **South 02 degrees 49 minutes 40 seconds East**, along a west line of said Woodlands at Ballantrae Condominium Third Amendment, along an east line of the remainder of said original 25.681 acre parcel, a distance of **28.28 feet** to an iron pin set at the southwest corner of said Woodlands at Ballantrae Condominium Third Amendment, being the northwest corner of the Woodlands at Ballantrae Condominium Fourth Amendment as declared, of record in Instrument Number 200712030207646 and represented in Condo Plat Book 196, page 59, and being a northeast corner of the remainder of said 25.681 acre parcel;

Thence **South 47 degrees 51 minutes 09 seconds East**, along the southwest line of said Woodlands at Ballantrae Condominium Fourth Amendment, along a northeast line of the remainder of said 25.681 acre parcel, a distance of **85.83 feet** to an iron pin set at a southwest corner of said original 25.681 acre parcel, being the northeast corner of that 29.834 acre parcel described in a deed to Jay W. Liggett, Trustee, of record in Instrument Number 2000101260016924;

Thence **South 84 degrees 50 minutes 32 seconds West**, along a south line of said original 25.681 acre parcel, along the north line of said 29.834 acre parcel, (passing at a distance of 95.24 feet a southwest corner of said original 25.861 acre parcel, being the southeast corner of said 8.171 acre parcel), and along the south line of said 8.171 acre parcel, a total distance of **1,155.94 feet** to a 1 inch iron pin found at the southwest corner of said 8.171 acre parcel, being on the northeast line of said New York Central Lines LLC railroad;

Thence **North 39 degrees 15 minutes 11 seconds West**, along the southwest line of said 8.171 acre parcel, along the northeast line of said New York Central Lines LLC railroad, a distance of **341.35 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described area contains a total of **35.961 acres** (including 0.572 acres within the present road occupied of Cosgray Road), of which 18.205 acres (including 0.462 acres within the present road occupied of Cosgray Road) lies within Franklin County Auditor's parcel number 274-000342, 5.935 acres (including 0.110 acres within the present road occupied of Cosgray Road) lies within Franklin County Auditor's parcel number 274-000329, 5.162 acres lies within Franklin County Auditor's parcel number 274-001217, and 6.659 acres lies within Franklin County Auditor's parcel number 274-001216.

Bearings described herein are based on the bearing of North 05 degrees 28 minutes 57 seconds West for the centerline of Cosgray Road between Franklin County Geodetic Survey monuments 0049 and 2210, as measured from Grid North referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum 1983 (2007 adjustment), as established using a GPS survey.

Iron pins referenced as set are 5/8 inch diameter by 30 inch long rebar with caps stamped "Structurepoint PS 8438".

The above description was prepared on May 6, 2015 by Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual survey of the premises and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

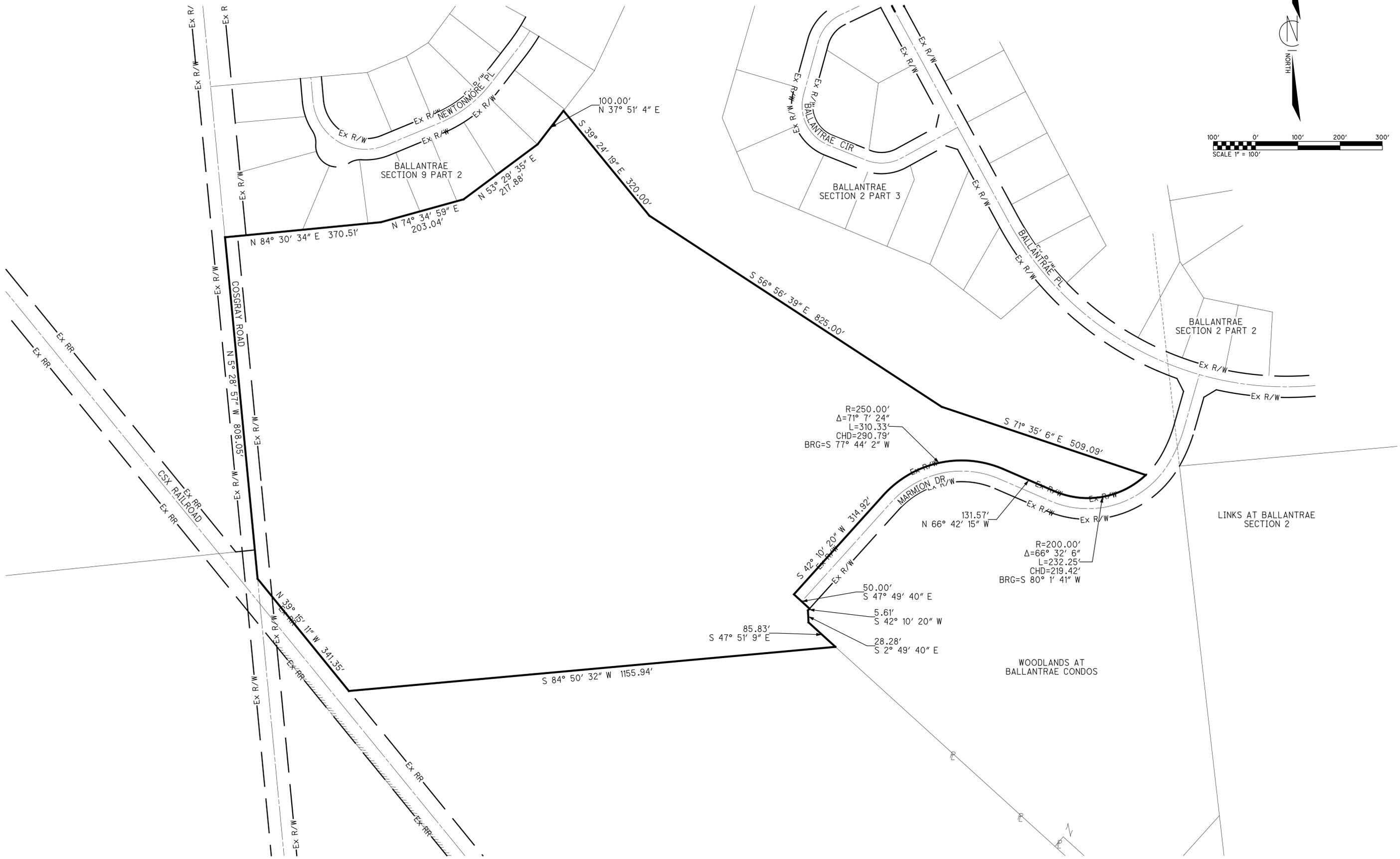
Brian P. Bingham
Registered Professional Surveyor No. 8438

Date

DEDICATION OF CHURCHMAN ROAD AND EASEMENTS

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

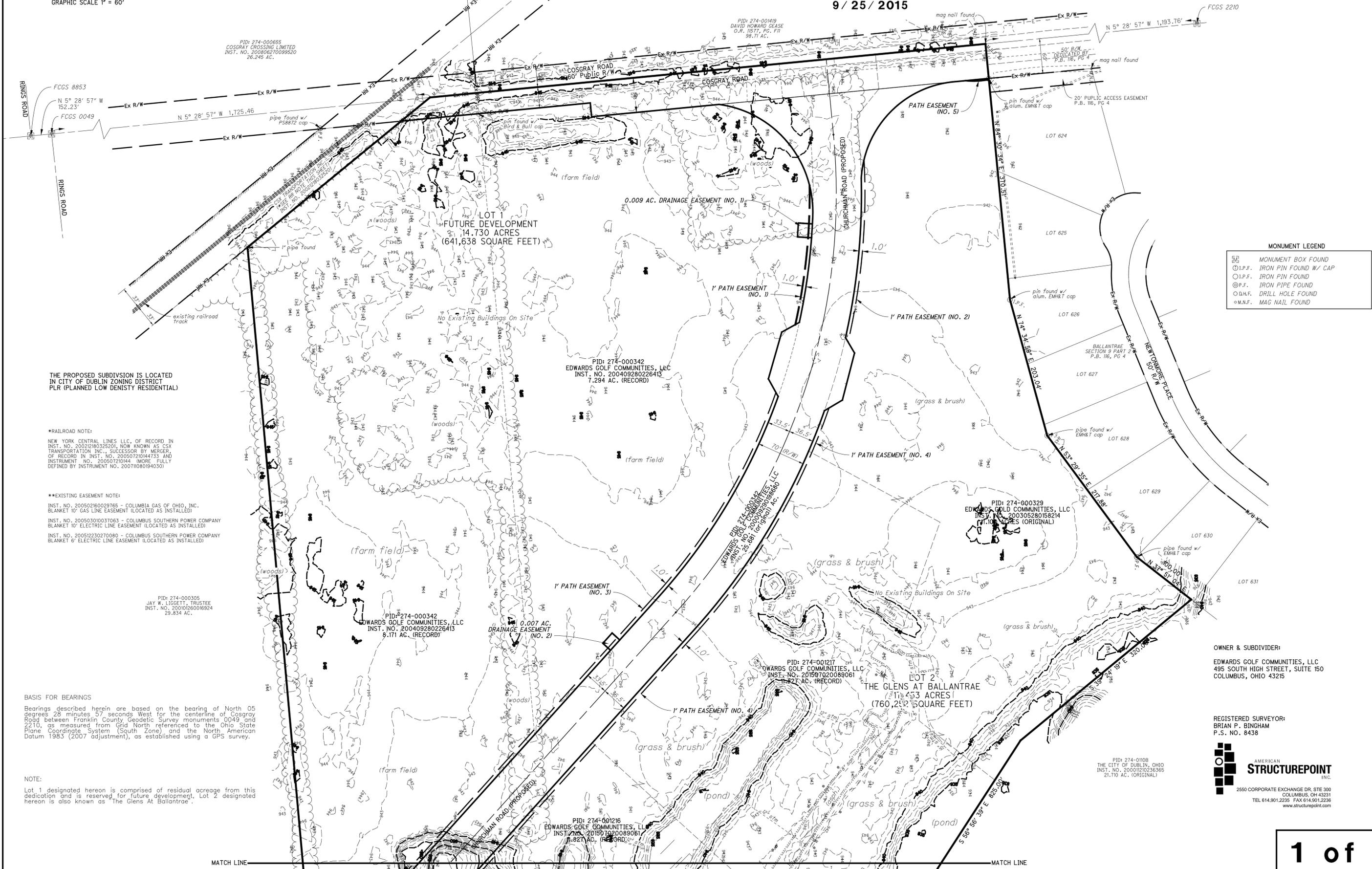
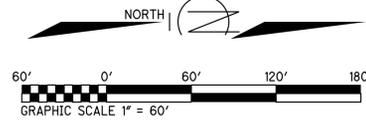
PRELIMINARY PLAT VICINITY MAP



DEDICATION OF CHURCHMAN ROAD AND EASEMENTS

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

PRELIMINARY PLAT
 9 / 25 / 2015



MONUMENT LEGEND

⊠	MONUMENT BOX FOUND
⊙ I.P.F.	IRON PIN FOUND W/ CAP
⊙ I.P.F.	IRON PIN FOUND
⊙ P.F.	IRON PIPE FOUND
⊙ D.H.F.	DRILL HOLE FOUND
⊙ M.N.F.	MAG NAIL FOUND

THE PROPOSED SUBDIVISION IS LOCATED IN CITY OF DUBLIN ZONING DISTRICT PLR (PLANNED LOW DENSITY RESIDENTIAL)

***RAILROAD NOTE:**
 NEW YORK CENTRAL LINES LLC, OF RECORD IN INST. NO. 2002280325201, NOW KNOWN AS CSX TRANSPORTATION INC., SUCCESSOR BY MERGER, OF RECORD IN INST. NO. 20050721044733 AND INSTRUMENT NO. 200507210444 MORE FULLY DEFINED BY INSTRUMENT NO. 20071080194030

****EXISTING EASEMENT NOTE:**
 INST. NO. 200502160029765 - COLUMBIA GAS OF OHIO, INC. BLANKET 10' GAS LINE EASEMENT (LOCATED AS INSTALLED)
 INST. NO. 20050310037063 - COLUMBUS SOUTHERN POWER COMPANY BLANKET 10' ELECTRIC LINE EASEMENT (LOCATED AS INSTALLED)
 INST. NO. 200512230270080 - COLUMBUS SOUTHERN POWER COMPANY BLANKET 6' ELECTRIC LINE EASEMENT (LOCATED AS INSTALLED)

PID: 274-000305
 JAY W. LIGGETT, TRUSTEE
 INST. NO. 20010260016924
 29.834 AC.

PID: 274-000342
 EDWARDS GOLF COMMUNITIES, LLC
 INST. NO. 200409280226413
 9.171 AC. (RECORD)

PID: 274-000342
 EDWARDS GOLF COMMUNITIES, LLC
 INST. NO. 200409280226413
 7.294 AC. (RECORD)

PID: 274-000342
 EDWARDS GOLF COMMUNITIES, LLC
 INST. NO. 200409280226413
 7.294 AC. (RECORD)

PID: 274-000329
 EDWARDS GOLF COMMUNITIES, LLC
 INST. NO. 200305280158214
 11.101 ACRES (ORIGINAL)

PID: 274-001217
 EDWARDS GOLF COMMUNITIES, LLC
 INST. NO. 201507020089061
 11.827 AC. (RECORD)

PID: 274-001216
 EDWARDS GOLF COMMUNITIES, LLC
 INST. NO. 201507020089061
 11.827 AC. (RECORD)

OWNER & SUBDIVIDER:
 EDWARDS GOLF COMMUNITIES, LLC
 495 SOUTH HIGH STREET, SUITE 150
 COLUMBUS, OHIO 43215

REGISTERED SURVEYOR:
 BRIAN P. BINGHAM
 P.S. NO. 8438

AMERICAN STRUCTUREPOINT INC.
 2550 CORPORATE EXCHANGE DR, STE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

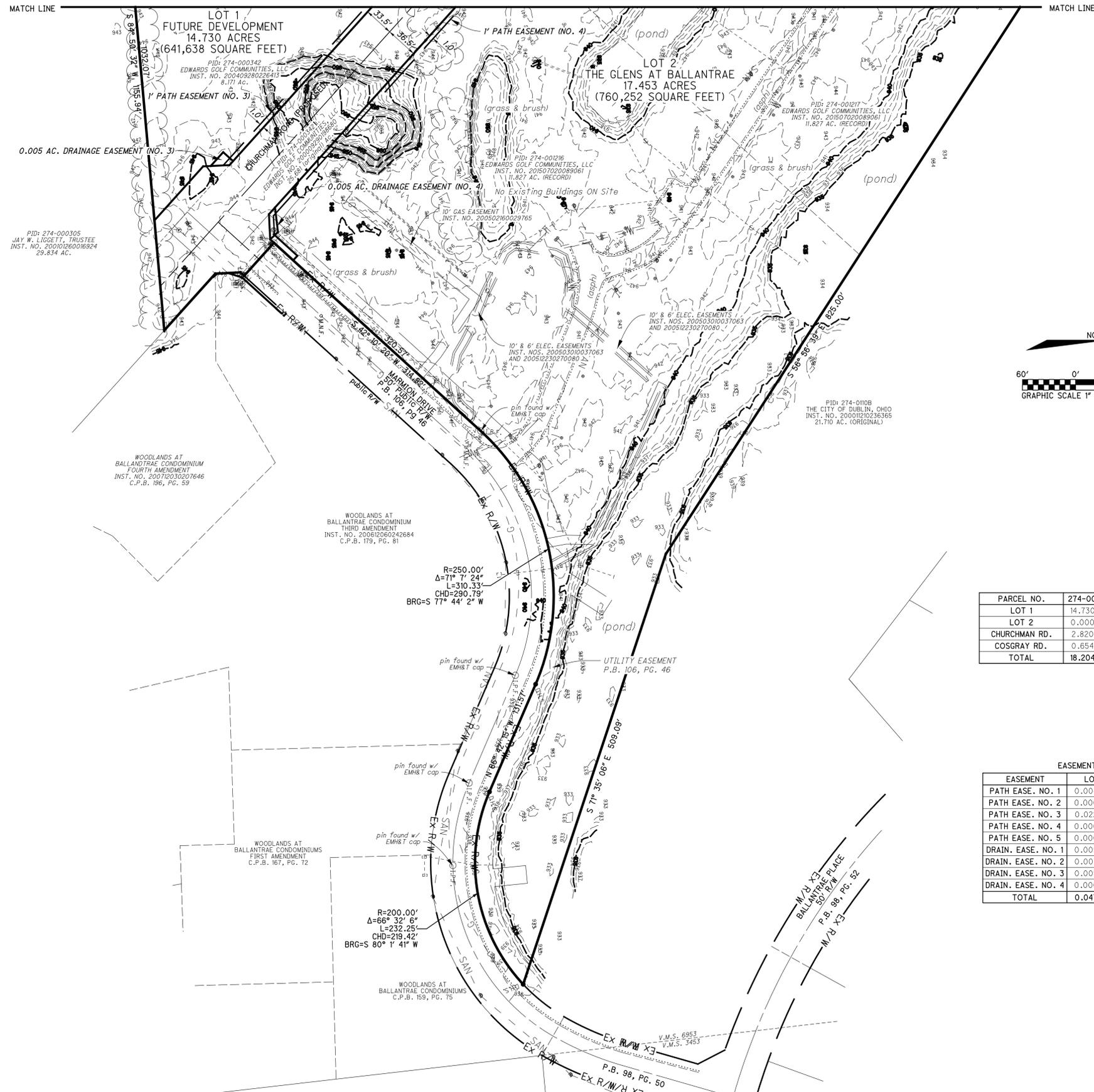
BASIS FOR BEARINGS
 Bearings described herein are based on the bearing of North 05 degrees 25 minutes 57 seconds West for the centerline of Cosgray Road between Franklin County Geodetic Survey monuments 0049 and 2210, as measured from Grid North referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum 1983 (2007 adjustment), as established using a GPS survey.

NOTE:
 Lot 1 designated hereon is comprised of residual acreage from this dedication and is reserved for future development. Lot 2 designated hereon is also known as 'The Glens At Ballantrae.'

DEDICATION OF CHURCHMAN ROAD AND EASEMENTS

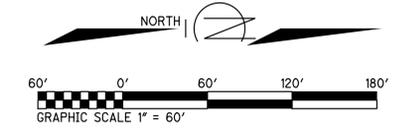
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN
VIRGINIA MILITARY SURVEY NO. 6953

PRELIMINARY PLAT
9 / 25 / 2015



MONUMENT LEGEND

	MONUMENT BOX FOUND
	IRON PIN FOUND W/ CAP
	IRON PIN FOUND
	IRON PIPE FOUND
	DRILL HOLE FOUND
	MAG NAIL FOUND



BASIS FOR BEARINGS
Bearings described herein are based on the bearing of North 05 degrees 28 minutes 57 seconds West for the centerline of Cosgray Road between Franklin County Geodetic Survey monuments 0049 and 2210, as measured from Grid North referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum 1983 (2007 adjustment), as established using a GPS survey.

MEASURED ACREAGE TABLE

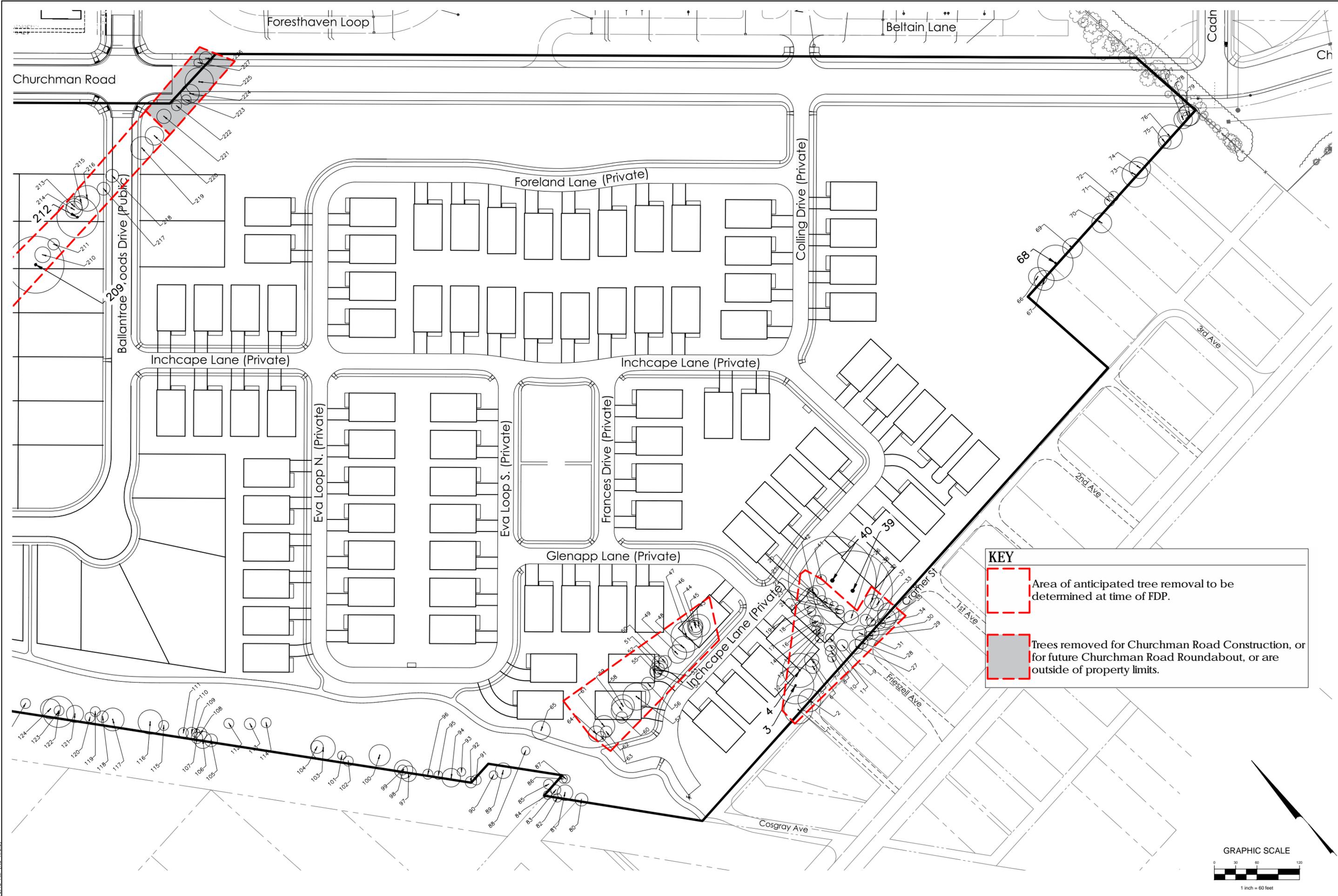
PARCEL NO.	274-000342	274-000329	274-001217	274-001216	TOTAL
LOT 1	14.730 AC.	0.000 AC.	0.000 AC.	0.000 AC.	14.730 AC.
LOT 2	0.000 AC.	5.631 AC.	5.162 AC.	6.660 AC.	17.453 AC.
CHURCHMAN RD.	2.820 AC.	0.121 AC.	0.000 AC.	0.000 AC.	2.941 AC.
COSGRAY RD.	0.654 AC.	0.184 AC.	0.000 AC.	0.000 AC.	0.838 AC.
TOTAL	18.204 AC.	5.936 AC.	5.162 AC.	6.660 AC.	35.962 AC.

EASEMENT ACREAGE TABLE

EASEMENT	LOT 1	LOT 2	TOTAL
PATH EASE. NO. 1	0.004 AC.	0.000 AC.	0.004 AC.
PATH EASE. NO. 2	0.000 AC.	0.005 AC.	0.005 AC.
PATH EASE. NO. 3	0.022 AC.	0.000 AC.	0.022 AC.
PATH EASE. NO. 4	0.000 AC.	0.028 AC.	0.028 AC.
PATH EASE. NO. 5	0.000 AC.	0.001 AC.	0.001 AC.
DRAIN. EASE. NO. 1	0.009 AC.	0.000 AC.	0.009 AC.
DRAIN. EASE. NO. 2	0.007 AC.	0.000 AC.	0.007 AC.
DRAIN. EASE. NO. 3	0.005 AC.	0.000 AC.	0.005 AC.
DRAIN. EASE. NO. 4	0.000 AC.	0.005 AC.	0.005 AC.
TOTAL	0.047 AC.	0.039 AC.	0.086 AC.

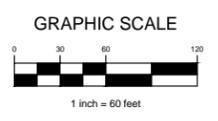
NOTE:
Lot 1 designated herein is comprised of residual acreage from this dedication and is reserved for future development, Lot 2 designated herein is also known as 'The Glens At Ballantrae'.

\\cmhdata01\project01\20140749\Draw\04\Sheets\development\plan\11-14 Tree Survey and Notes.dwg Last Saved By: afflick, 7/14/2015 12:42 PM Last Printed By: Flick, Andrew, 7/22/2015 10:45 AM (No Xrefs)



KEY

- Area of anticipated tree removal to be determined at time of FDP.
- Trees removed for Churchman Road Construction, or for future Churchman Road Roundabout, or are outside of property limits.



MARK	DATE	DESCRIPTION

REVISIONS

SCOTTENSTEIN HOMES

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



DATE
 JULY 23, 2015

SCALE
 1" = 60'

JOB NO.
 20140749

SHEET
 12/19

Table with columns: #, Common Name, Scientific Name, Size (d.b.h.), Items/Tree, Condition, Indicator, Landmark. Rows 1-100.

Table with columns: #, Common Name, Scientific Name, Size (d.b.h.), Items/Tree, Condition, Indicator, Landmark. Rows 101-200.

Table with columns: #, Common Name, Scientific Name, Size (d.b.h.), Items/Tree, Condition, Indicator, Landmark. Rows 201-300.

Table with columns: #, Common Name, Scientific Name, Size (d.b.h.), Items/Tree, Condition, Indicator, Landmark. Rows 301-400.

Table with columns: #, Common Name, Scientific Name, Size (d.b.h.), Items/Tree, Condition, Indicator, Landmark. Rows 401-500.

Table with columns: #, Common Name, Scientific Name, Size (d.b.h.), Items/Tree, Condition, Indicator, Landmark. Rows 501-600.

Table with columns: #, Common Name, Scientific Name, Size (d.b.h.), Items/Tree, Condition, Indicator, Landmark. Rows 601-700.

Legend: Dead Trees (red arrow), Landmark Trees (blue star).

Breaks in numbering of trees are the result of trees removed for Churchman Road Construction after Tree Survey was performed; or, trees to be removed for future Churchman Road Roundabout; or, trees outside of property limits.

REVISIONS

MARK DATE DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO PRELIMINARY DEVELOPMENT PLAN

FOR BALLANTRAE WOODS TREE SURVEY NOTES

DATE

SCALE

JOB NO.

SHEET

13/19

SCHOTTENSTEIN HOMES

EMHT

EMHT logo and contact information.

DATE

SCALE

JOB NO.

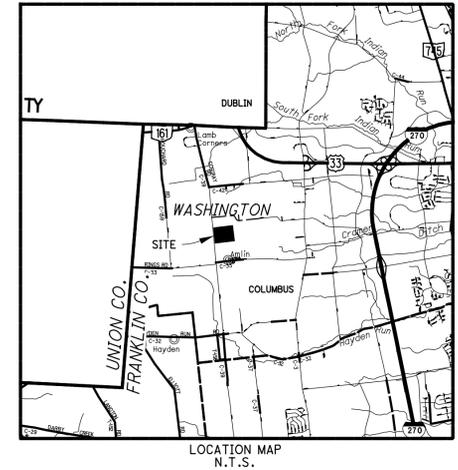
SHEET

13/19

DEDICATION OF CHURCHMAN ROAD AND EASEMENTS

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

FINAL PLAT
9 / 25 / 2015



DEDICATION:
Situating in the State of Ohio, County of Franklin, City of Dublin, being a part of Virginia Military Survey Number 6953, being all of that 8.171 acre parcel and that 7.294 acre parcel, both described in a deed to **EDWARDS GOLF COMMUNITIES, LLC**, of record in Instrument Number 200409280226413, being a part of the remainder of that original 25.681 acre parcel described in a deed to **EDWARDS GOLF COMMUNITIES, LLC**, of record in Instrument Number 200009290198680, being a part of that original 11.100 acre parcel described in a deed to **EDWARDS GOLF COMMUNITIES, LLC**, of record in Instrument Number 200305280158214, and being all of that 11.827 acre parcel described in a deed to **EDWARDS GOLF COMMUNITIES, LLC**, of record in Instrument Number 201507020089061.

The undersigned, **EDWARDS GOLF COMMUNITIES, LLC**, an Ohio limited liability company, by **CHARLES P. DRISCOLL**, Vice President, owner of the land to be platted hereon, certify that this plat correctly represents our "Dedication of Churchman Road and Easements", a subdivision containing Lots numbered 1 and 2, inclusive, do hereby accept this plat of same and dedicates to public use, as such, all of said Churchman Road, Marmion Drive and Cosgray Road, shown hereon and not heretofore dedicated. Lot 1 designated hereon is comprised of residual acreage from this dedication and is reserved for future development, Lot 2 designated hereon is also known as "The Glens At Ballantrae".

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

Easements are hereby reserved in, over and under "Drainage Easement" or "Path Easement" areas as delineated on this plat. Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation, and amintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within "Drainage Easement" areas as delineated on this plat unless approved by the Dublin City Engineer. Within "Path Easement" areas as delineated on this plat, an additional easement is hereby reserved for the construction and maintenance of a multi-use path for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

In witness thereof, **CHARLES P. DRISCOLL**, Vice President of **EDWARDS GOLF COMMUNITIES, LLC**, has hereunto set his hand this ___ day of _____, 20___.

EDWARDS GOLF COMMUNITIES, LLC

By _____
CHARLES P. DRISCOLL, Vice President

Signed and acknowledged in the presence of:

Witness _____
Print Name:

Witness _____
Print Name:

ACKNOWLEDGEMENT:
STATE OF OHIO
FRANKLIN COUNTY

Before me, a Notary Public in and for said State, personally appeared **CHARLES P. DRISCOLL**, Vice President of **EDWARD GOLF COMMUNITIES, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary corporate act and deed of said of Edwards Golf Communities, LLC for the uses and purposes expressed herein.

In witness whereof, I have hereunto set my hand and affixed my official seal this ___ day of _____, 20___.

My commission expires _____

Notary Public, _____ State of Ohio

Approved this ___ day of _____, 20___

Director of Land and Long
Range Planning
Dublin, Ohio

Approved this ___ day of _____, 20___

City Engineer
Dublin, Ohio

Approved this ___ day of _____, 20___, by vote of Council, wherein all of the Drive, Place and Road dedication hereon is accepted as such by the Council of the City of Dublin, Ohio.

In witness whereof, I have hereunto set my hand and affixed my seal this ___ day of _____, 20___

Clerk of Council
Dublin, Ohio

Transferred this ___ day of _____, 20___

Auditor
Franklin County, Ohio

Deputy Auditor
Franklin County, Ohio

Filed for record this ___ day of _____, 20___ at _____M. Fee \$ _____

Recorder
Franklin County, Ohio

File No. _____

Recorded this ___ day of _____, 20___

Deputy Recorder
Franklin County, Ohio

Plat Book _____, Pages _____

BASIS OF BEARINGS:
The bearings shown hereon are based on the bearing of North 05° 28' 57" West for the centerline of Cosgray Road north of Rings Road, as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2007 Adjustment) as established utilizing a GPS survey.

SOURCE OF DATA:
All records referenced hereon are on file at the Office of the Recorder for Franklin County, Ohio.

IRON PINS:
Iron pins referenced as set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint PS-8438".

PERMANANT MONUMENTS:
Permanent monuments referenced as set are 30" by 1" diameter rebar.

OWNER & SUBDIVIDER:
EDWARDS GOLF COMMUNITIES, LLC
495 SOUTH HIGH STREET, SUITE 150
COLUMBUS, OHIO 43215

Surveyed & Platted by:

I HEREBY CERTIFY THAT:
This drawing represents the results of an actual field survey of the premises performed by American Structurepoint, Inc. and is true and correct to the best of my knowledge and belief.

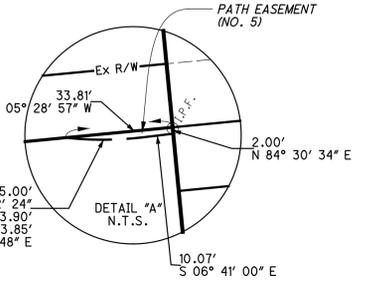
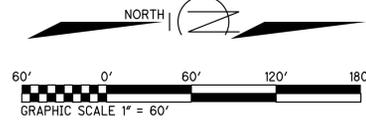
Brian P. Bingham, P.S., NO. 8438
American Structurepoint, Inc. Date

**AMERICAN
STRUCTUREPOINT
INC.**
2550 CORPORATE EXCHANGE DR, STE 300
COLUMBUS, OH 43231
TEL 614.901.2235 FAX 614.901.2236
www.structurepoint.com

DEDICATION OF CHURCHMAN ROAD AND EASEMENTS

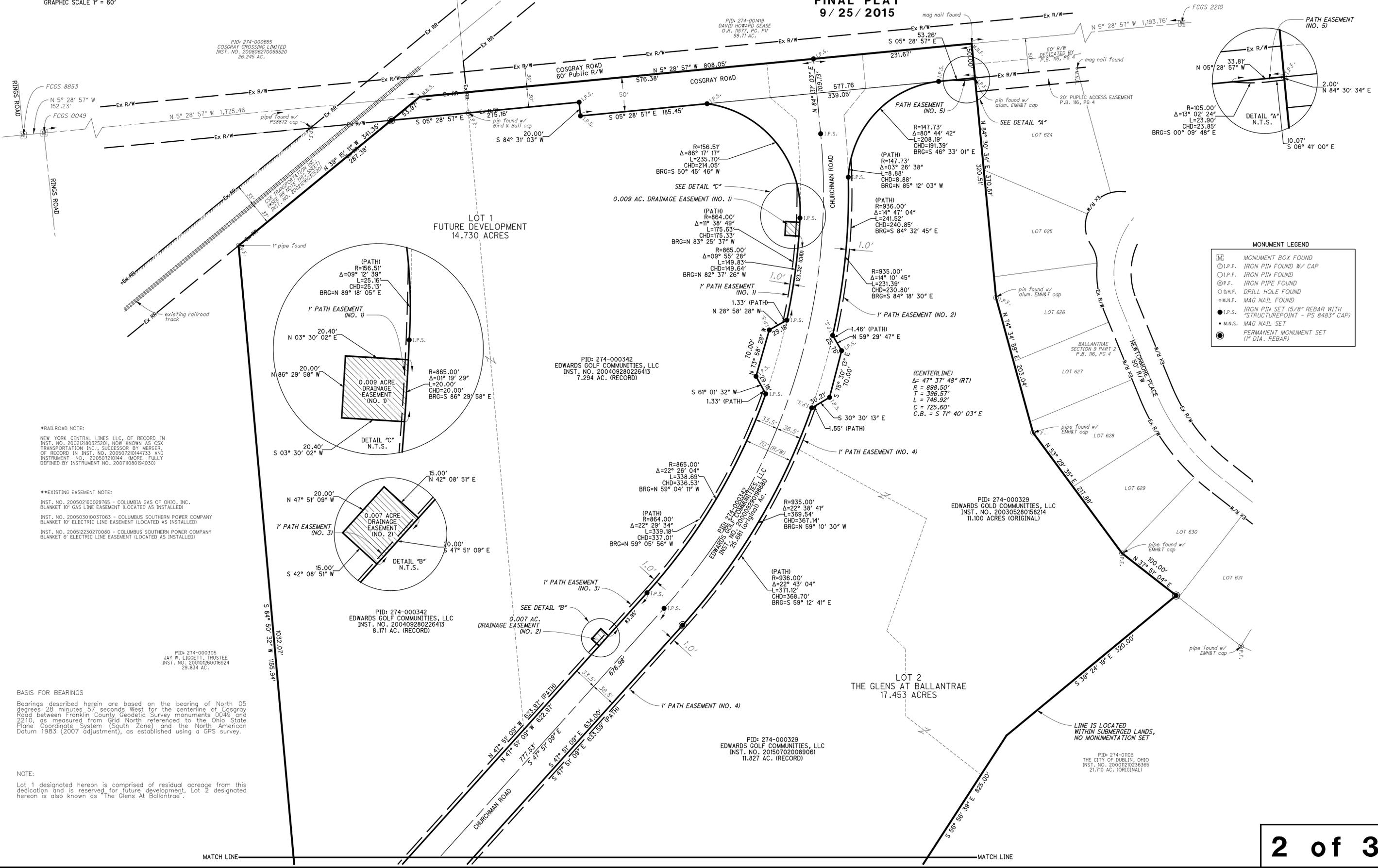
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN
 VIRGINIA MILITARY SURVEY NO. 6953

FINAL PLAT
 9/25/2015



MONUMENT LEGEND

- Ⓜ MONUMENT BOX FOUND
- Ⓛ I.P.F. IRON PIN FOUND W/ CAP
- I.P.F. IRON PIN FOUND
- Ⓢ I.P.F. IRON PIPE FOUND
- Ⓛ H.F. DRILL HOLE FOUND
- Ⓜ M.F. MAG NAIL FOUND
- Ⓛ P.S. IRON PIN SET (5/8" REBAR WITH "STRUCTUREPOINT" - PS 8483" CAP)
- Ⓜ M.N.S. MAG NAIL SET
- Ⓛ PERMANENT MONUMENT SET (1" DIA. REBAR)



***RAILROAD NOTE:**
 NEW YORK CENTRAL LINES, LLC, OF RECORD IN INST. NO. 2002260325201, NOW KNOWN AS CSX TRANSPORTATION INC., SUCCESSOR BY MERGER, OF RECORD IN INST. NO. 20050721044733 AND INSTRUMENT NO. 20050720044 MORE FULLY DEFINED BY INSTRUMENT NO. 200710108194030

****EXISTING EASEMENT NOTE:**
 INST. NO. 200502160029765 - COLUMBIA GAS OF OHIO, INC. BLANKET 10' GAS LINE EASEMENT (LOCATED AS INSTALLED)
 INST. NO. 20050310037063 - COLUMBUS SOUTHERN POWER COMPANY BLANKET 10' ELECTRIC LINE EASEMENT (LOCATED AS INSTALLED)
 INST. NO. 200512230270080 - COLUMBUS SOUTHERN POWER COMPANY BLANKET 6' ELECTRIC LINE EASEMENT (LOCATED AS INSTALLED)

BASIS FOR BEARINGS
 Bearings described herein are based on the bearing of North 05 degrees 25 minutes 57 seconds West for the centerline of Cosgray Road between Franklin County Geodetic Survey monuments 0049 and 2210, as measured from Grid North referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum 1983 (2007 adjustment), as established using a GPS survey.

NOTE:
 Lot 1 designated hereon is comprised of residual acreage from this dedication and is reserved for future development. Lot 2 designated hereon is also known as 'The Glens At Ballantrae'.

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

NOVEMBER 5, 2015

The Planning and Zoning Commission took the following action at this meeting:

3. Churchman Road – Public Right-of-Way Dedication 15-071PP/FP **7650 Cosgray Road Preliminary Plat/Final Plat**

Proposal: The dedication of a public right-of-way to the City of Dublin for future infrastructure improvements for the construction of Churchman Road Rings-Cosgray Connector. The site extends east of Cosgray Road to Marmion Drive.

Request: Review and recommendation of approval to City Council for a Preliminary Plat and a Final Plat under the provisions of the Subdivision Regulations.

Applicant: Charles Driscoll, Edwards Golf Communities.

Planning Contact: Tammy Noble, Senior Planner.

Contact Information: (614) 410-4649, tnoble@dublin.oh.us

MOTION: Ms. Newell moved, Ms. Salay seconded, to recommend approval to City Council for a Final Plat with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal to the satisfaction of the City Engineer.

VOTE: 5 – 0.

RESULT: The Final Plat was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Absent
Robert Miller	Absent
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION

Tammy Noble
Senior Planner

PLANNING AND ZONING COMMISSION

MEETING MINUTES

NOVEMBER 5, 2015

AGENDA

1. **BSD - SCN - Big Sandy Superstore – Signs** **6825 Dublin Center Drive**
15-090MSP **Master Sign Plan (Discussion)**
2. **NE Quad, Subarea 3 - Wyandotte Woods** **Wyandotte Woods Boulevard**
15-024INF **Informal Review (Discussion)**
3. **Churchman Road – Public Right-of-Way Dedication** **7650 Cosgray Road**
15-071PP/FP **Preliminary Plat/Final Plat (Approval Recommended 5 – 0)**
4. **Community Commercial District – Zoning Code Amendment**
15-103ADMC **Administrative Request (Approval Recommended 5 – 0)**

[.....]

3. **Churchman Road – Public Right-of-Way Dedication** **7650 Cosgray Road**
15-071PP/FP **Preliminary Plat/Final Plat**

Claudia Husak said approval is recommended with one condition to City Council for a Preliminary and Final Plat for the dedication of a public right-of-way to the City of Dublin for future infrastructure improvements for the construction of Churchman Road Rings-Cosgray connector. She said the applicant has already agreed to the following condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal to the satisfaction of the City Engineer.

Motion and Vote

Ms. Newell moved, Ms. Salay seconded, to approve the Preliminary and Final Plat. The vote was as follows: Mr. Brown, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 5 – 0)

[.....]



Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236
phone 614.410.4600
fax 614.410.4747
www.dublinohiousa.gov

City of Dublin Planning and Zoning Commission

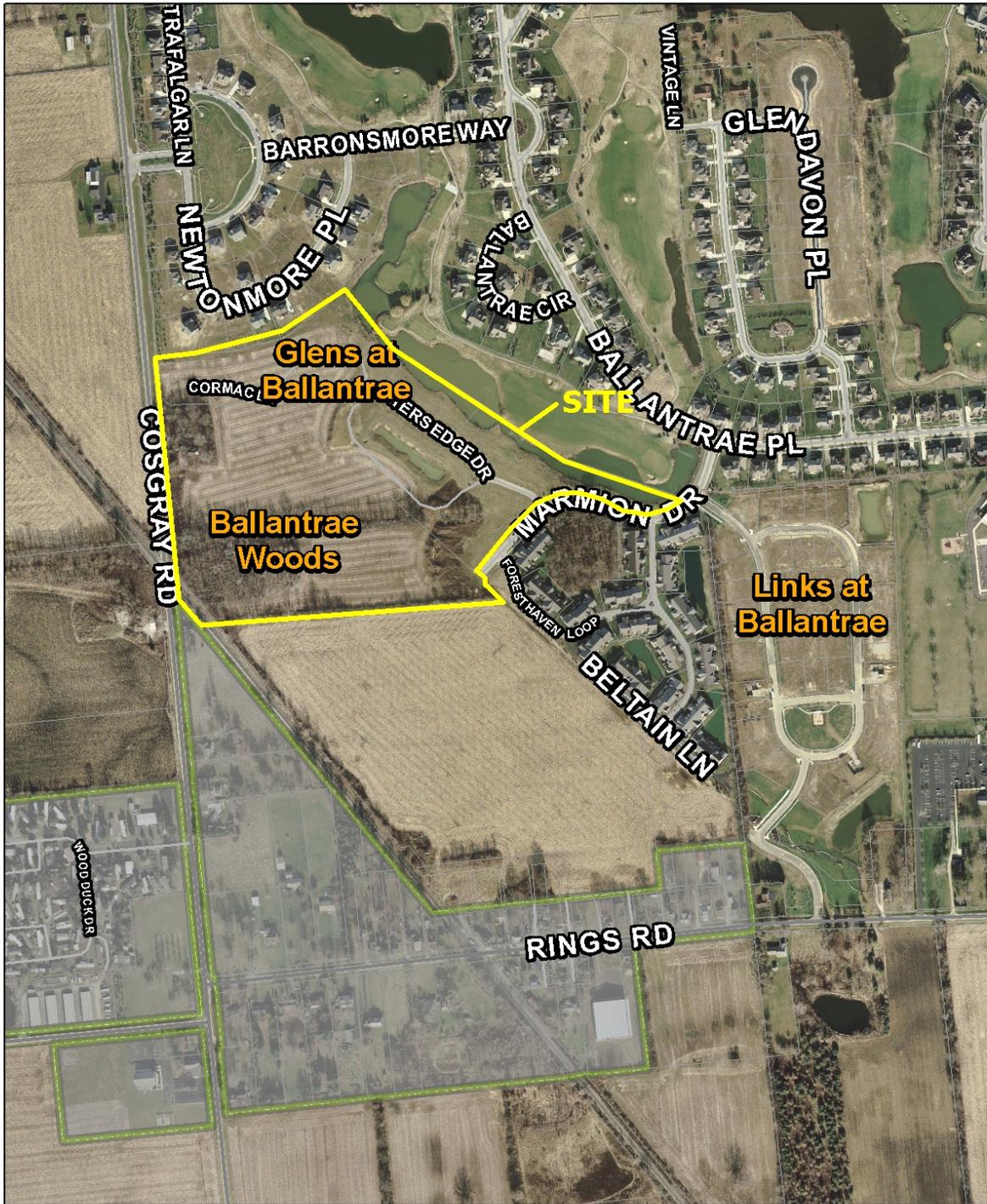
Planning Report

Thursday, November 5, 2015

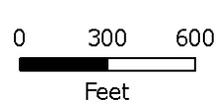
Churchman Road Plat – Public Right-of-Way Dedication – Preliminary and Final Plat

Case Summary

Agenda Item	3
Case Number	15-071PP/FP
Site Location	(Future) Churchman Road East of Cosgray Road to Marmion Drive
Proposal	The dedication of a public right-of-way to the City of Dublin for future infrastructure improvements for the construction of Churchman Road Rings-Cosgray Connector.
Request	Review and recommendation of approval to City Council for a Preliminary and Final Plat in accordance with the Subdivision Regulations.
Owner/Applicant	Edwards Golf Communities, LLC.
Case Manager	Tammy Noble, Senior Planner 614-410-4649 tnoble@dublin.oh.us
Planning Recommendation	<u>Approval of Preliminary and Final Plat with 1 Condition</u> This proposal complies with the plat review criteria and approval of this request is recommended with one condition. 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.



15-071PP/FP
Preliminary Plat/Final Plat
Churchman Road Plat
Cosgray Road



Facts	
Site Area	Approximately 35 acres including the right-of-way for (Future) Churchman Road to be dedicated and residual acreage of the properties, to the north and south.
Zoning	The land to the north is zoned PLR, Planned Low Density Residential District part of Ballantrae, Subarea R and was approved earlier this year by the Commission for 63 detached, empty-nester condominium units (The Glens at Ballantrae) as an amendment to the original final development plan. The remaining portion to the south of the site is zoned PUD, Planned Unit Development District and was recently approved as a part of Ballantrae Woods PUD District.
Surrounding Zoning	<p>North: PLR, Planned Low-Density Residential District as part of the Ballantrae subdivision.</p> <p>South: Located within Washington Township and is zoned under the township zoning classification.</p> <p>East: PUD, Planned Unit Development (The Links of Ballantrae)</p> <p>West: R, Rural District</p>
Site Features	The northern portion of the site has been partially constructed with an internal private roadway system, utilities, and a stormwater basin that is associated with the future construction of The Glens of Ballantrae. The remaining portion of the site is vacant and contains wooded areas, some of which will be dedicated as open space as part of Ballantrae Woods.
Background	<p>Churchman Road is a proposed connection of Rings Road to Cosgray Road. This roadway extension has been designed and is planned for construction in 2016. Typically, public roadways are designed and approved as part of other review processes associated with residential or commercial developments. Based on the timeframe in which the Ballantrae PUD was approved, the design and configuration of Churchman Road was yet to be determined. The developer has worked with the City of Dublin to finalize the design of the road and is proposing to dedicate the required land for this future roadway project.</p> <p>The dedication of land that will be used for the construction of Churchman Road will be split off two existing parcels that have recently been approved for residential development. Both of these parcels, north and south of Churchman Road, have been included in the application because their size and configuration will change due to the dedication of land.</p>

Details		Preliminary/Final Plat
Process	The purpose of the preliminary and final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Subdivision Regulations, exclusive of other standards in the Code.	
Plat Overview	The plat is proposing 2.9 acres of land to be dedicated to the City of Dublin for the construction of Churchman Road with 2.8 acres dedicated from the property to the south of the proposed road (Parcel 273-000342) and 0.1-acre dedicated from the property to the north of the proposed road (Parcel 273-000329). As part of the request, a small portion of both parcels is being dedicated for the reconfiguration of Cosgray Road at the proposed intersection with Churchman Road. For this roadway reconfiguration, 0.654 acres is being dedicated from Parcel 273-000342 and 0.184 acres is being dedicated from Parcel 273-000329.	

Analysis		Preliminary/Final Plat
Process	Following a recommendation by the Commission, the preliminary and final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.	
1) <i>Plat Information and Construction Requirements</i>	Criterion met with condition: This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. Any other minor technical adjustments should be made prior to Council review.	
Condition 1		
2) <i>Street, Sidewalk, and Bikepath Standards</i>	Criterion met: All necessary easements have been provided as part of the proposed plat. This includes path easements on both sides of Churchman Road.	
3) <i>Utilities</i>	Criterion met: This plat establishes necessary easements for the construction and maintenance of utilities in accordance with all applicable standards.	
4) <i>Open Space Requirements</i>	Criterion met: No open space dedication is required with this application.	

Recommendation		Preliminary/Final Plat
Summary	This proposal complies with the preliminary and final plat review criteria and approval of this request is recommended with one condition.	
Conditions	1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.	

PRELIMINARY/FINAL PLAT CRITERIA

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.