



**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager *DM*  
**Date:** November 12, 2015  
**Initiated By:** Vince A. Papsidero, FAICP Director of Land Use and Long Range Planning  
Claudia D. Husak, AICP, Planner II  
**Re:** Final Plat – Stansbury at Muirfield Village

## Summary

This is a request for review and approval of a final plat for the development of 18 single-family lots and approximately four acres of open space located on the east side of Drake Road, 200 feet south of the intersection with Springburn Drive.

## Background

The Planning and Zoning Commission recommended approval and City Council rezoned the site to a Planned Unit Development in 2013. The approval was for 18 single-family lots and 4.5 acres of open space. A tree replacement waiver was approved by City Council on January 5, 2015 that allows tree-for-tree replacement of non-landmark trees on the site. The Planning and Zoning Commission approved the final development plan and recommended approval to City Council of the final plat on March 25, 2015.

## Description

The proposed final plat for Stansbury at Muirfield Village creates 18 single-family lots and 4.5 acres of open space on the 12.362-acre site. The site slopes up almost 30 feet from the southeast corner and 20 feet from the northeast corner. The site is surrounded by single-family residences of Muirfield Village, which are zoned PUD, Planned Unit Development District. A Muirfield Village bikepath is located adjacent to the site on the west and south boundary between the site and the residential lots.

## Lot Details

The single-family lots vary in size from 0.25 acres to 0.58 acres and are similarly sized as lots in adjacent sections of Muirfield Village. The development text permits 18 single-family detached homes with the following requirements:

- The minimum area per lot is 10,000 square feet.
- The minimum lot depth is 120 feet.
- The minimum lot width is 62 feet at the building line.
- Side yards of 7.5 feet are required for all lots.
- Rear yard setbacks differ throughout the site as follows:
  - Lots 1 through 5 are required to have a 50-foot rear yard setback.
  - Lots 12 through 66 require 45-foot rear yard setbacks.

- Lot 13 requires a 10-foot setback.
- Lots 14-18 require 15-foot setbacks.
- A 10-foot Build Zone is required in the front yard. A portion of the front elevation must be located within this zone.
- Except for Lots 15 and 16, all lots require a Build Zone between 20 and 30 feet.
- The Build Zone for lots 11 and 12 is between 35 and 45 feet due to the larger size of these lots.

### **Open Space Details**

The 4.5 acres of open space located on the site will be owned and maintained by the Muirfield Association. The landscape plan included various deciduous and evergreen trees as replacements within the tree preservation zones, the stormwater management pond, and the detention area in the cul-de-sac.

- Reserve A is located between lots 5 and 6 and includes a 55-foot wide Stream Corridor Protection Zone.
- Reserve B is 3.45 acres south of Stansbury Drive in the western portion of the site, and encompasses the 55-foot wide Stream Corridor Protection Zone, existing trees, and a stormwater management pond.
- Reserve C is a 0.225 acre bulb of the cul-de-sac in the western portion of the site and includes a rain garden for stormwater management.
- Reserve D is a 0.341 acre strip of land for the former Drake Road right-of-way.

### **Tree Preservation and Planting Details**

No buildings, structures, fences, patios, or recreational/athletic facilities are permitted within the Tree Preservation Zone. No activity is permitted that would alter the natural state of the zone except to remove dead or noxious vegetation. The Tree Preservation Zone width for Lots 1 - 5 is 35 feet, and 30 feet for Lots 6 - 12.

The Tree Planting Zone is proposed at the rear of the lots, outside of easements, setbacks, and the Tree Preservation Zone. While the Tree Planting Zone is not required by code, it is intended to provide additional protected areas for tree replacement.

### **Recommendation of the Planning and Zoning Commission**

#### *Final Plat*

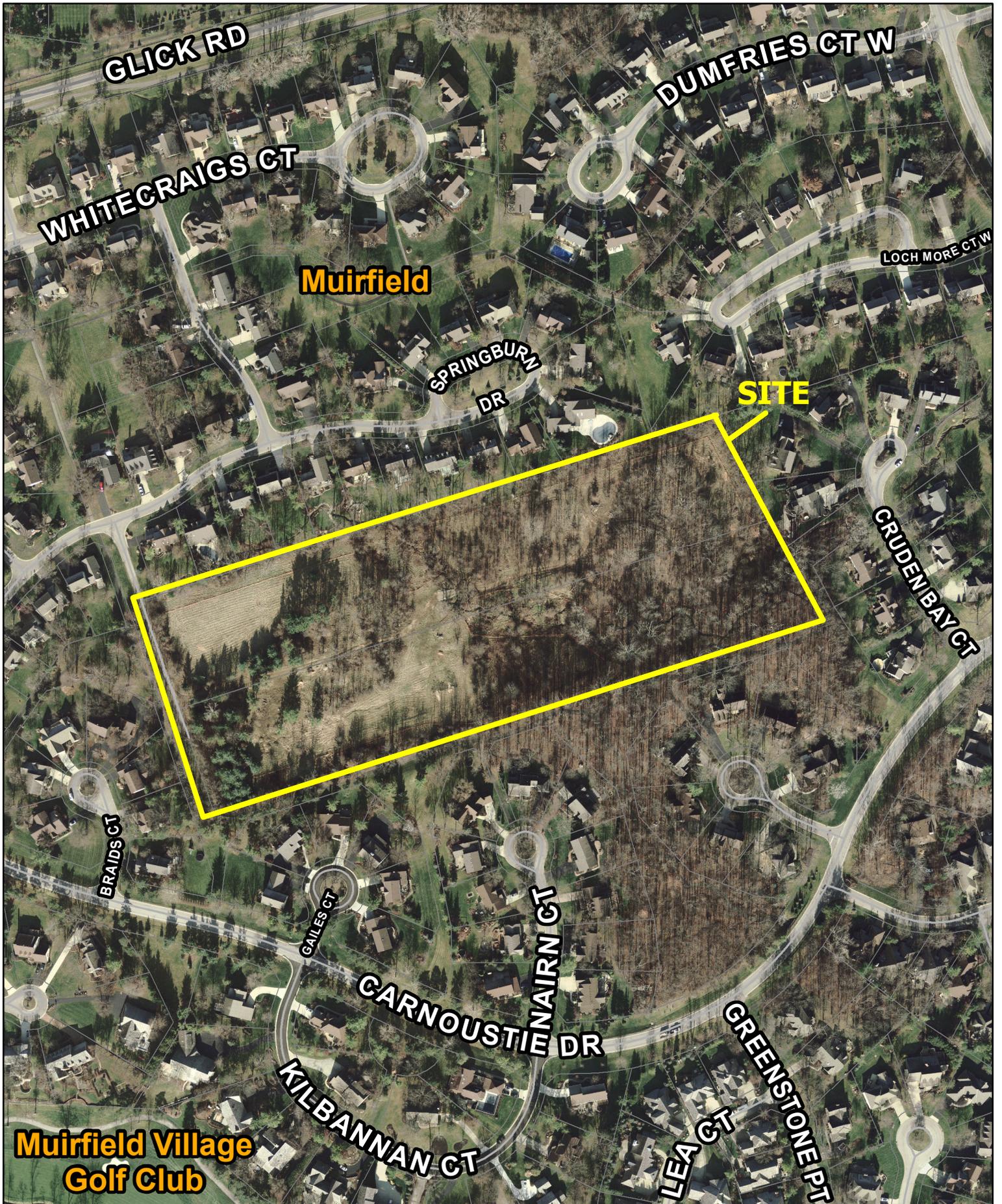
The Commission reviewed and recommended approval to City Council of the final plat at the March 25, 2015 meeting with two conditions:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal; and
- 2) That the plat includes definitions for the Tree Preservation and Planting Zones.

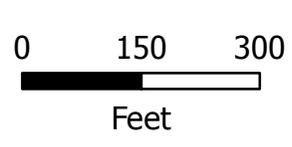
The conditions have been addressed with this submission.

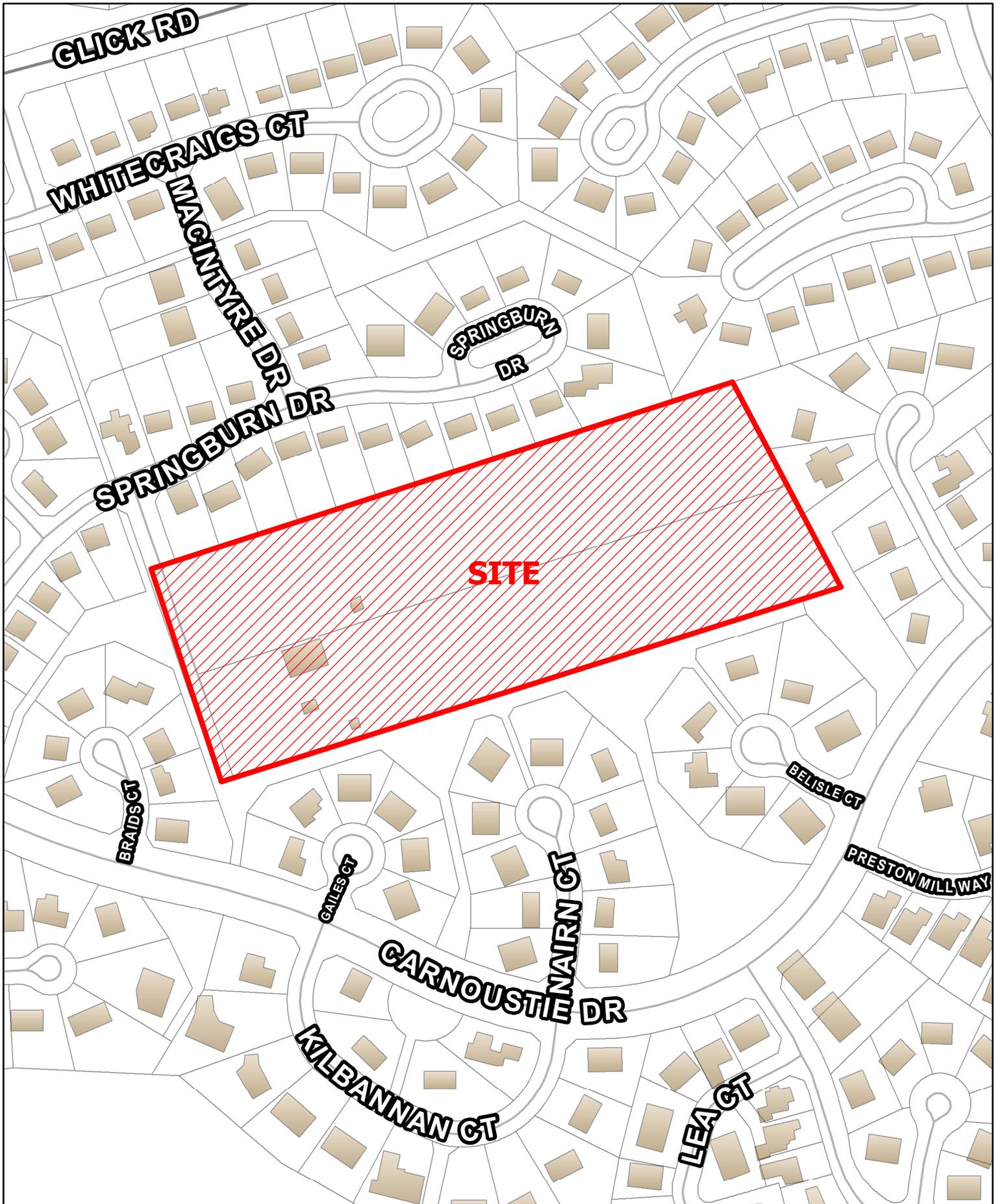
### **Recommendation**

Staff recommends City Council approval by motion of the Final Plat for Stansbury at Muirfield Village.

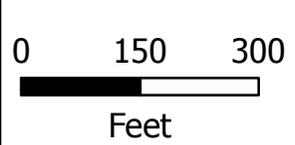


14-009FDP-FP  
Final Plat  
Stansbury at Muirfield Village  
10799 Drake Road





14-009FDP-FP  
Final Plat  
Stansbury at Muirfield Village  
10799 Drake 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)
<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 checked="" 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): 10799 Drake Road	
Tax ID/Parcel Number(s): 600-344-05-092-000 600-344-05-093-000	Parcel Size(s) (Acres): 6.08 ac 5.67 ac
Existing Land Use/Development: Residential	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Single Family Residential, 18 lots
Total acres affected by application: 11.7 ac, 12 acres as amended by the vacation of Drake Road

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

Name (Individual or Organization): M/I Homes of Central Ohio, LLC	
Mailing Address: 3 Easton Oval, Suite 340 Columbus, Ohio 43219 (Street, City, State, Zip Code)	
Daytime Telephone: 614-418-8023	Fax: 614-418-8317
Email or Alternate Contact Information: jfrancis@mihomes.com	

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14-009 FDP/FP  
JAN 31 2014

**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: William Adams	Applicant is also property owner: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Stansbury Muirfield LLC	
Mailing Address: 8824 Dunsinane Drive, Dublin OH 43017 (Street, City, State, Zip Code)	
Daytime Telephone: 614-286-5753	Fax: 614-793-0001
Email or Alternate Contact Information: statestreet@columbus.rr.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: Ben Hale, Jr	
Organization (Owner, Developer, Contractor, etc.): Smith and Hale (attorney)	
Mailing Address: 37 West Broad Street, Suite 460, Columbus, OH 43215 (Street, City, State, Zip Code)	
Daytime Telephone: 614-221-4255	Fax: 614-221-4409
Email or Alternate Contact Information: bhale@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, <u>Jason Francis</u> , the owner, hereby authorize <u>William Adams</u> to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: 	Date: 1/29/14

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 \_\_\_\_\_ 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, <u>Jason Francis</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: 	Date: 1-29-14

RECEIVED  
14-009 FDI/FP  
JAN 31 2014

CITY OF DUBLIN PLANNING **FILE COPY**

**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>Jason Francis</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 <i>Jason Francis</i>	Date: 1-29-14

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

I <u>Jason Francis</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 <i>Jason Francis</i>	Date: 1-29-14

Subscribed and sworn to before me this 29th day of January, 20 14

State of Ohio

County of Franklin

Notary Public

*Mary C. Dalbey*  
Stamp or Seal

Mary C. Dalbey  
Notary Public, State of Ohio  
My Commission Expires 10-27-2014



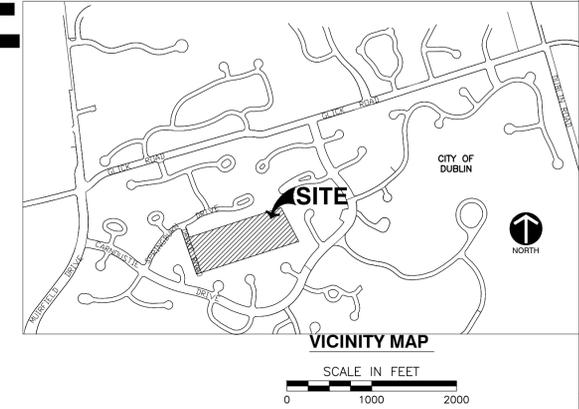
FOR OFFICE USE ONLY			
Amount Received: <u>\$2940</u>	Application No: <u>14-009</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>472319</u>	Map Zone: <u>5</u>	Date Received: <u>1-31-14</u>	Received By: <u>CDH</u>
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number: <u>50-13</u>	
Type of Request: <u>Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Drake Road</u>			
N, S, E, W (Circle) Side of Nearest Intersection: <u>Springburn Drive</u>			
Distance from Nearest Intersection: <u>200</u>			
Existing Zoning District: <u>PUD</u>		Requested Zoning District: <u>/</u>	

**FILE COPY**

RECEIVED  
14-009 F-DP/FP  
JAN 31 2014

# STANSBURY AT MUIRFIELD VILLAGE

## FINAL PLAT



SITUATED SITUATED IN VIRGINIA MILITARY SURVEY 2545, COUNTY OF DELAWARE, DUBLIN, OHIO, CONTAINING 12.362 ACRES AND BEING THE SAME TRACT AS CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC., AN OHIO LIMITED LIABILITY COMPANY, AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS 5, PAGE 2126, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED M/I HOMES OF CENTRAL OHIO, LLC., AN OHIO LIMITED LIABILITY COMPANY, BY TIMOTHY C. HALLUR, AREA PRESIDENT, OWNER OF THE LANDS PLATTED HEREIN DULY AUTHORIZED IN THE PREMISES DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS STANSBURY AT MUIRFIELD VILLAGE, A SUBDIVISION CONTAINING LOTS 1 TO 18, INCLUSIVE, AND RESERVES "A", "B", "C", AND "D", INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE MUNICIPALITY OF DUBLIN, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "DRAINAGE EASEMENT", OR "SIDEWALK EASEMENT", FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE 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 CONSTRUCTION, 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 STORMWATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF COLUMBUS, DIVISION OF SEWERAGE AND DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA WITHIN SAID 12.175 ACRE TRACT OF LAND OWNED BY THE M/I HOMES OF CENTRAL OHIO, LLC, AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, TIMOTHY C. HALL, JR., AREA PRESIDENT OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015

**SIGNED AND ACKNOWLEDGED** **M/I HOMES OF CENTRAL OHIO, LLC**  
**IN THE PRESENCE OF:** **AN OHIO LIMITED LIABILITY COMPANY**

BY: \_\_\_\_\_  
 \_\_\_\_\_  
 TIMOTHY C. HALL, JR.  
 AREA PRESIDENT

**STATE OF OHIO**  
**COUNTY OF DELAWARE:**

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TIMOTHY C. HALL, JR., AREA PRESIDENT OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
 \_\_\_\_\_  
 DIRECTOR OF LAND USE AND LONG RANGE PLANNING DUBLIN, OHIO

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
 \_\_\_\_\_  
 CITY ENGINEER, DUBLIN OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY VOTE OF COUNCIL WHEREIN STANSBURY DRIVE IS HEREBY DEDICATED AND ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF DUBLIN OHIO.

IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
 \_\_\_\_\_  
 CITY CLERK, DUBLIN OHIO

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
 \_\_\_\_\_  
 AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015  
 AT \_\_\_\_\_, FEE \_\_\_\_\_  
 \_\_\_\_\_  
 RECORDER, DELAWARE COUNTY, OHIO

AT \_\_\_\_\_, FEE \_\_\_\_\_  
 \_\_\_\_\_  
 DEPUTY RECORDER, DELAWARE COUNTY, OHIO

FILE NO. \_\_\_\_\_

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**SURVEY DATA:**

**BASIS OF BEARINGS:**

THE BEARINGS FOR THIS SURVEY ARE BASED ON OBSERVATIONS, MEASUREMENTS, AND CALCULATIONS OF THE LOCATION OF THE BOUNDARY EVIDENCE, REFERENCED TO A GRID MERIDIAN OF S 71°46'04" W FOR THE SOUTHEASTERLY LINE OF MUIRFIELD VILLAGE PHASE 12.

**SOURCE DATA:**

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

**IRON PINS:**

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 3/4" I.D. IRON PIPE, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

**PERMANENT MARKERS:**

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

**CERTIFICATION:**

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

**LEGEND**

- I.P. FOUND
- I.P. SET (SEE SURVEY DATA)
- ⊗ PERMANENT MARKER SET (SEE SURVEY DATA)
- △ MAG NAIL SET

JEFFREY A. MILLER  
 PROFESSIONAL LAND SURVEYOR NO. 7211

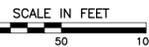
 <b>Civil &amp; Environmental Consultants, Inc.</b> 8740 Orion Place, Suite 100 - Columbus, OH 43240 Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638 www.cecinc.com			
<b>M/I HOMES OF CENTRAL OHIO, LLC.</b> <b>STANSBURY AT MUIRFIELD VILLAGE</b> <b>CITY OF DUBLIN</b> <b>COUNTY OF DELAWARE, OHIO</b>			
DRAWN BY:	BA	CHECKED BY:	MAS
DATE:	AUGUST 2015	DWG SCALE:	1"=50'
APPROVED BY:	JAM	PROJECT NO.:	140-823
FINAL PLAT			<b>PLAT</b> SHEET 1 OF 2

# STANSBURY AT MUIRFIELD VILLAGE

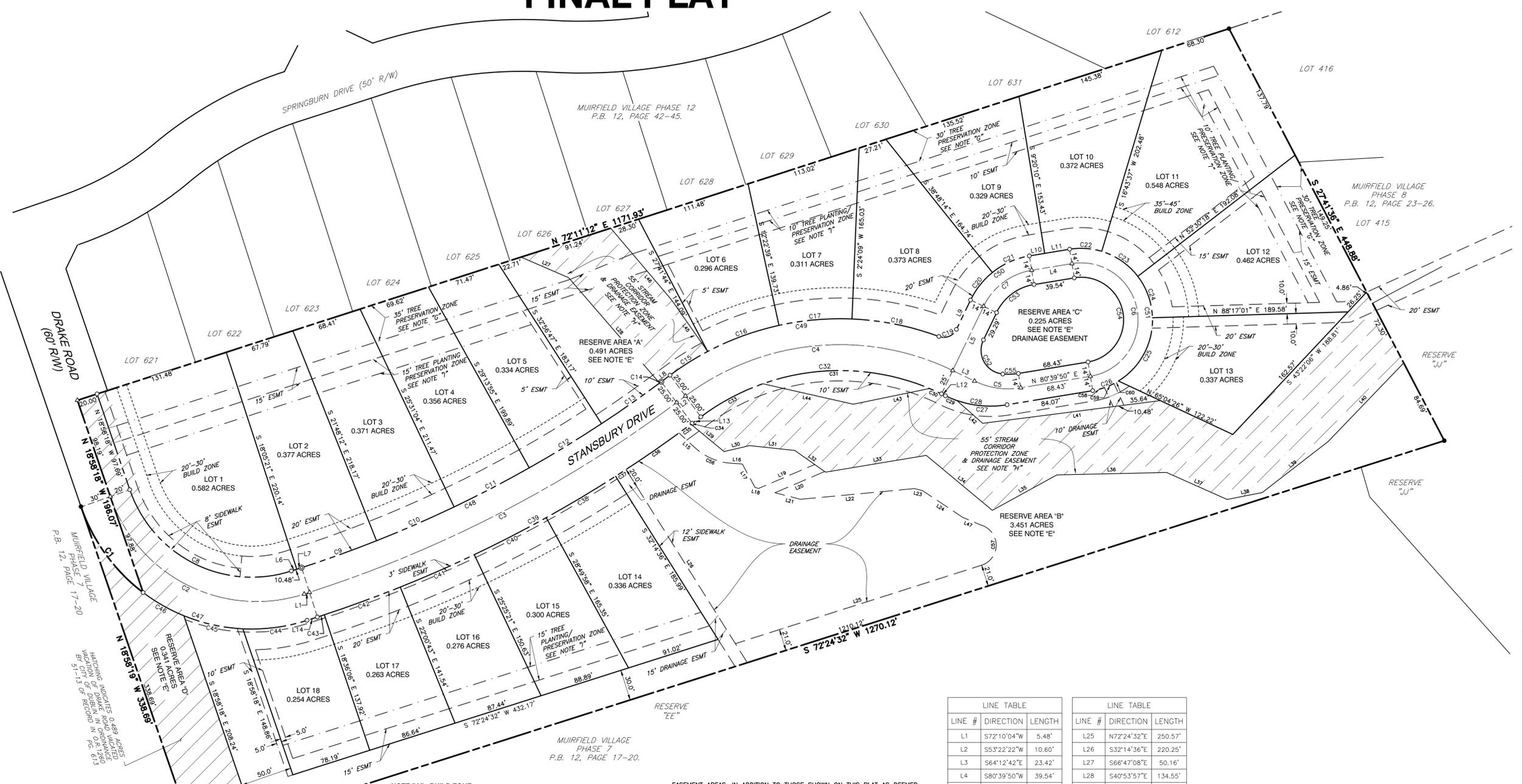
## FINAL PLAT



NORTH



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	175.00'	34°02'51"	103.99'	S 35°59'45" E	102.47'
C2	150.00'	88°51'38"	232.64'	N 63°24'07" W	210.01'
C3	1225.00'	18°47'42"	401.84'	S 62°46'13" W	400.04'
C4	251.00'	62°24'56"	273.43'	S 84°34'50" W	260.11'
C5	75.00'	35°07'28"	45.98'	S 81°46'26" E	45.26'
C6	55.10'	180°00'00"	173.11'	N 9°20'10" W	110.20'
C7	63.10'	54°52'32"	60.44'	S 53°13'34" W	58.15'
C8	125.00'	88°51'38"	193.86'	N 63°24'07" W	175.01'
C9	1200.00'	3°40'40"	77.03'	S 70°19'44" W	77.02'
C10	1200.00'	3°54'53"	81.99'	S 66°31'57" W	81.98'
C11	1200.00'	3°54'55"	82.00'	S 62°37'03" W	81.98'
C12	1200.00'	3°54'53"	81.99'	S 58°42'09" W	81.98'
C13	1200.00'	3°15'54"	68.38'	S 55°06'45" W	68.37'
C14	1200.00'	0°06'26"	2.25'	S 53°25'35" W	2.25'
C15	276.00'	8°55'54"	43.03'	S 57°50'19" W	42.98'
C16	276.00'	15°19'04"	73.79'	S 69°57'49" W	73.57'
C17	276.00'	14°46'48"	71.20'	S 85°00'45" W	71.00'
C18	276.00'	17°54'35"	86.27'	N 78°38'33" W	85.92'
C19	13.64'	84°31'26"	20.12'	S 68°03'01" W	18.35'
C20	77.10'	25°24'28"	34.19'	S 38°29'32" W	33.91'
C21	77.10'	29°28'04"	39.65'	S 65°55'48" W	39.22'
C22	69.10'	26°03'47"	31.43'	N 86°18'17" W	31.16'
C23	69.10'	35°46'41"	43.15'	N 55°23'03" W	42.45'
C24	69.10'	35°46'43"	43.15'	N 19°36'21" W	42.45'
C25	69.10'	60°13'34"	72.64'	N 28°23'48" E	69.34'
C26	69.10'	22°09'15"	26.72'	N 69°35'12" E	26.55'
C27	100.00'	28°22'45"	49.53'	S 85°08'48" E	49.03'
C28	100.00'	35°07'28"	61.30'	S 81°46'26" E	60.35'
C29	100.00'	6°44'43"	11.77'	S 67°35'04" E	11.77'
C30	226.00'	3°11'19"	12.58'	S 65°48'22" E	12.58'
C31	226.00'	41°56'35"	165.44'	S 88°22'18" E	161.77'
C32	226.00'	62°24'56"	246.19'	N 84°34'50" E	234.20'
C33	226.00'	17°17'02"	68.18'	N 62°00'53" E	67.92'
C34	1250.00'	0°01'20"	0.48'	S 53°23'02" W	0.48'
C35	1250.00'	0°41'54"	15.23'	S 53°44'39" W	15.23'
C36	1250.00'	2°51'13"	62.26'	S 55°31'12" W	62.25'
C37	1250.00'	0°33'00"	12.00'	S 57°13'19" W	12.00'
C38	1250.00'	3°35'14"	78.26'	N 59°17'26" E	78.25'
C39	1250.00'	18°47'42"	410.04'	N 62°46'13" E	408.21'
C40	1250.00'	3°35'15"	78.27'	N 62°52'40" E	78.25'
C41	1250.00'	3°35'14"	78.26'	N 66°27'55" E	78.25'
C42	1250.00'	3°35'10"	78.24'	N 70°03'07" E	78.23'
C43	1250.00'	0°19'22"	7.04'	N 72°00'23" E	7.04'
C44	175.00'	20°40'12"	63.13'	N 82°30'10" E	62.79'
C45	175.00'	19°16'48"	58.89'	S 77°31'20" E	58.61'
C46	175.00'	14°51'46"	45.40'	S 60°27'04" E	45.27'
C47	175.00'	54°48'45"	167.42'	S 80°25'33" E	161.10'
C48	1200.00'	18°47'42"	393.64'	S 62°46'13" W	391.88'
C49	276.00'	56°56'22"	274.28'	S 81°50'33" W	263.14'
C50	77.10'	54°52'32"	73.84'	S 53°13'34" W	71.05'
C51	69.10'	180°00'00"	217.09'	N 9°20'10" W	138.20'
C52	23.00'	110°55'59"	44.53'	S 29°40'42" E	37.89'
C53	49.10'	54°52'32"	47.03'	S 53°13'34" W	45.25'
C54	41.10'	180°00'00"	129.12'	N 9°20'10" W	82.20'
C55	61.00'	14°11'29"	15.11'	N 87°45'34" E	15.07'
C56	57.16'	39°10'38"	39.09'	S 66°38'38" E	38.33'
C57	20.22'	146°41'14"	51.78'	N 1°43'40" W	38.75'
C58	69.10'	9°41'55"	11.70'	N 75°48'53" E	11.68'
C59	69.10'	8°18'07"	10.01'	N 66°48'52" E	10.00'
C60	69.10'	4°09'14"	5.01'	N 60°35'12" E	5.01'



**NOTE "A" - BUILD ZONE:** A PORTION OF THE FRONT ELEVATION OF THE HOME MUST BE LOCATED IN THE ZONE CREATED BY THE MINIMUM AND MAXIMUM FRONT YARD SETBACK LINES.

**NOTE "B" - MINIMUM SETBACKS:** ZONING REGULATIONS FOR STANSBURY AT MUIRFIELD VILLAGE IN EFFECT AT THE TIME OF PLATING SPECIFY THE FOLLOWING DIMENSIONS FOR THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS FOR EACH LOT:

FRONT	AS SHOWN HEREON
SIDE YARD	7.5 FEET EACH SIDE
REAR YARD	LOTS 1-5: 50 FEET LOTS 6-12: 45 FEET LOT 13: 10 FEET LOTS 14-18: 15 FEET

**NOTE "C" - FEMA ZONE:** AT THE TIME OF PLATING, ALL OF STANSBURY AT MUIRFIELD VILLAGE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF DUBLIN, OHIO MAP NUMBER 39049C0019K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

**NOTE "D":** AT THE TIME OF PLATING, ELECTRIC, CABLE, AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT

EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT EXISTING RECORDED EASEMENT INFORMATION ABOUT SUNBURY COVE OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

**NOTE "E":** RESERVES "A", "B", "C", AND "D", INCLUSIVE, WILL BE OWNED AND OPERATED BY AN ASSOCIATION COMPRISED OF THE FEE SIMPLE OWNERS OF THE LOTS OF MUIRFIELD VILLAGE.

**NOTE "F":** ACREAGE BREAKDOWN

TOTAL ACREAGE:	12.362
ACRES	
ACREAGE IN LOTS 1-18 INCLUSIVE:	6.477
ACRES	
ACREAGE IN RIGHTS-OF-WAY:	1.377
ACRES	
ACREAGE IN RESERVES:	4.508
ACRES	

**NOTE "G" - TREE PRESERVATION ZONE:** THE AREA OF LAND IN EACH OF LOTS 1 TO 12, BOTH INCLUSIVE, DESIGNATED HEREON AS "TREE PRESERVATION ZONE" IS SUBJECT TO STANSBURY MUIRFIELD DEVELOPMENT TEXT.

**NOTE "H" - STREAM CORRIDOR PROTECTION ZONE:** A DEFINITION IS CONTAINED WITHIN THE CITY OF DUBLIN CODIFIED ORDINANCES SECTION 53.200 FOR THE AREAS DESIGNATED AS "STREAM CORRIDOR PROTECTION ZONE".

**NOTE "I" - TREE PLANTING/PRESERVATION ZONE:** THOSE AREAS DELINEATED HEREON AS TREE PLANTING/PRESERVATION ZONES ARE FOR THE PURPOSES OF PLANTING TREES PER THE TREE REPLACEMENT AND LANDSCAPE PLAN. SAID TREE PLANTINGS ARE SUBJECT TO THE CITY OF DUBLIN TREE PRESERVATION POLICIES.

LINE #	DIRECTION	LENGTH
L1	S72°10'04"W	5.48'
L2	S53°22'22"E	10.60'
L3	S64°12'42"E	23.42'
L4	S80°39'50"W	39.54'
L5	S25°47'18"W	68.80'
L6	S72°10'04"W	5.54'
L7	S72°10'04"W	4.94'
L8	S53°22'22"E	10.60'
L9	S25°47'18"W	31.48'
L10	S80°39'50"W	15.07'
L11	S80°39'50"W	24.47'
L12	S64°12'42"E	4.30'
L13	N53°22'22"E	10.60'
L14	N72°10'04"E	10.48'
L15	S47°34'09"E	20.73'
L16	S86°13'57"E	10.87'
L17	S28°39'05"E	25.79'
L18	S75°24'13"E	3.59'
L19	N67°00'29"E	58.99'
L20	N67°00'29"E	52.23'
L21	S75°24'13"E	25.31'
L22	N84°38'28"E	111.06'
L23	S75°54'44"E	7.99'
L24	S56°27'57"E	46.53'

LINE #	DIRECTION	LENGTH
L25	N72°24'32"E	250.57'
L26	S32°14'36"E	220.25'
L27	S66°47'08"E	50.16'
L28	S40°53'57"E	134.55'
L29	S50°30'12"E	41.54'
L30	N76°49'24"E	25.35'
L31	S83°56'09"E	44.07'
L32	S54°53'58"E	36.48'
L33	N80°33'54"E	98.91'
L34	S50°22'47"E	83.10'
L35	N61°21'45"E	71.19'
L36	N88°44'20"E	106.35'
L37	S66°06'59"E	64.21'
L38	N78°54'41"E	34.58'
L39	N52°24'57"E	80.61'
L40	N43°59'02"E	105.42'
L41	N82°43'50"E	173.53'
L42	S48°44'41"E	33.50'
L43	S78°25'28"W	75.54'
L44	N77°18'19"W	89.90'
L45	S35°03'42"E	60.86'
L46	S40°27'44"E	90.83'
L47	S67°01'16"E	19.17'



**Civil & Environmental Consultants, Inc.**  
 8740 Orion Place, Suite 100 - Columbus, OH 43240  
 Ph: 614.540.6633 - 888.598.6808 - Fax: 614.540.6638  
 www.cecinc.com

**M/I HOMES OF CENTRAL OHIO, LLC.**  
**STANSBURY AT MUIRFIELD VILLAGE**  
**CITY OF DUBLIN**  
**COUNTY OF DELAWARE, OHIO**

DRAWN BY: BA CHECKED BY: MAS APPROVED BY: JAM  
 DATE: AUGUST 2015 DWG SCALE: 1"=50' PROJECT NO: 140-823

FINAL PLAT

**PLAT**  
SHEET 2 OF 2



City of Dublin

Land Use and Long Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600  
fax 614.410.4747

www.dublinohiousa.gov

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

**MARCH 26, 2015**

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

- |                                      |  |
|--------------------------------------|--|
| <b>1. Stansbury<br/>14-009FDP/FP</b> | <b>10799 Drake Road<br/>Final Development Plan/Final Plat</b>  |
| Proposal:                            | The development details for an approximately 12.3 acre site with 18 single-family lots and 4.5 acres of open space on the east side of Drake Road, 200 feet south of the intersection with Springburn Drive.                       |
| Request:                             | Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of a Final Plat under the provisions of the Subdivision Regulations. |
| Applicant:                           | Jason Francis, M/I Homes.  |
| Planning Contact:                    | Claudia D. Husak, AICP, Planner II.  |
| Contact Information:                 | (614) 410-4675, chusak@dublin.oh.us  |

**MOTION #1:** Ms. Newell moved, Ms. Mitchell seconded, to approve the following Minor Text Modification:

To allow staff determination of locations where metal or wood tree protection fencing is appropriate.

**VOTE:** 6 – 0.

**RESULT:** The Minor Text Modification was approved.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**1. Stansbury  
14-009FDP/FP**

**10799 Drake Road  
Final Development Plan/Final Plat**

**MOTION #2:** Ms. Newell moved, Ms. Mitchell seconded, to approve the Final Development Plan with three conditions:

- 1) That the plans be updated to include a reference to the approved tree Waiver;
- 2) That the plans include definitions for the Tree Preservation and Tree Planting Zones; and
- 3) That the applicant work with Planning to update the Landscape Plans prior to submitting the construction drawings in accordance with the comments in the Planning Report.

**VOTE:** 6 – 0.

**RESULT:** The Final Development Plan was approved with three conditions.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**MOTION #3:** Ms. Newell moved, Ms. Mitchell seconded, to recommend approval to City Council for a Final Plat with two conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal; and
- 2) That the plat includes definitions for the Tree Preservation and Planting Zones.

**VOTE:** 6 – 0.

**RESULT:** The Final Plat was recommended for approval.

**RECORDED VOTES:**

Victoria Newell	Yes
Amy Salay	Absent
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Todd Zimmerman	Yes

**STAFF CERTIFICATION**

  
\_\_\_\_\_  
Claudia D. Husak, AICP, Planner II

*I apologize, as I will be at a City Council Annual Retreat tomorrow evening and thus not in attendance of the Planning and Zoning Commission meeting. She has a few comments she would like to share about three of the cases.*

Stansbury

*I know that Muirfield Assn. will have “jurisdiction” over the appearance of the homes. However, I am curious what the requirements are in Muirfield with regard to exterior materials and the mix of materials on homes. My point is that in their text it is specified that the homes will be “high quality”. The text disallows vinyl, but I assume does not prohibit any other building materials. I think one of the keys to a high quality neighborhood is a mix of materials (in most cases) on homes. For example, in Jerome Village there are many large homes that are quite expensive, but some of the homes are clad in cementitious siding exclusively, and the appearance of the overall neighborhood suffers and appears of lower quality. I think the same is true when there are homes consisting of all stucco, unless of a certain architectural type. I think it makes sense to require a certain percentage of stone or brick with the likely stucco and siding in order to discourage the all-siding or all-stucco look on most of the homes. The southernmost section of Tartan West and the new neighborhood off Brand that Virginia Homes built is another example of the “all siding” look that I think we should avoid. The newest section of Ballantrae that we recently approved is building out this way, too. (Schottenstein Homes, I think)*

*My thoughts on exterior cladding also apply to the Riviera development, when/if we get to that point with them.*

Hand and Stone

*I just want to verify that this massage salon will be occupying the westernmost tenant space on the opposite end of the building from the future Starbucks?*

*Mr. Ghidotti had assured the Commission and council that a restaurant use was forthcoming in that space, if I’m correct in my assumption of its location. I am curious where or if any restaurant uses will be, if this salon takes this 3000 sf of tenant space, leaving what appears to be much smaller spaces left.*

Riviera

*This application has come a long way since we last saw it, and I would complement Mr. Ruma on his efforts with the neighbors and with the site and lot layout. I do not, however, believe that this plan is ready for passage at this point. Some of my concerns:*

*I’m not sure why we have aerial photos of the site from 30, 40 and 50 years ago. The site as it exists today is quite special to the community because of its beautiful trees, recreational open space use, and lack of rooftops and traffic generation. These are the aspects that the Dublin Community Plan addresses in its future land use, and I don’t believe the site’s appearance years ago is relevant to our discussion today. Approval to deviate from the Community Plan requires a very special situation and a great design done with a deft and sensitive touch on this site.*

*Claudia, would we be able to get an “overlay” of the proposed lots/neighborhood layout on top of the existing topography and existing trees? In using conservation design with this site it seems to me that the specimen trees and existing topography are what we would be looking to “conserve”. I cannot easily ascertain where the trees all are in relation to the house sites.*

*I think we need to know the locations of the trees and where they are in relation to the proposed lots and home sites so that we may protect the trees and site the homes appropriately, with the goal being to conserve these trees and being careful not to disturb the topography any more than absolutely necessary. We don’t want to cause any storm water or other problems with the surrounding homes.*

*The text is weak and I believe it needs to be re-worked to insure that we get a very high quality neighborhood that will enhance and improve the area. Building materials (and the variety and mix of same), exterior landscaping requirements for the homesites and overall landscaping for the development need to be better and more thoroughly addressed. The fact that the applicant wants very small lots means that we have to be very vigilant on the quality of the exterior materials. Also, I am VERY uncomfortable with the language in the text that addresses tree preservation. We want to make sure that the applicant goes way above and beyond:*

*“A good faith effort to preserve as many good and fair trees as possible” and “where appropriate”. This language does not give me comfort, especially given the recent experiences in new developments where large trees were inappropriately removed. We need to be hyper-vigilant about the trees on this site, again since the applicant is looking to use conservation design to gain approval, and the “conservation” in this case being largely all about the trees on the site.*

*I think we also need to have a discussion about the types of housing this neighborhood will have. I am very sensitive to the fact that this part of our school district is being over saturated with single family homes that will attract families with school-age children. We have neighborhoods within Dublin, and especially outside of Dublin city boundaries that are going to result in many, many students added to the school district. At the same time, retirees, singles and empty nesters in Dublin are saying they don't have many options for housing that fits their needs. The Bridge Street District will satisfy some of this demographic, but the BSD style of housing won't fit everyone who wants to “downsize” or “rightsize” their housing situation.*

*It seems that this may be a good location for some of this type of housing, but more work would need to be done with this application. Council and PZC toured Franklin, TN years ago and there was a neighborhood there (Westhaven?) that had some great examples of alternative housing types and different home styles and lot layouts that could be appropriate here. Again, simply putting smaller lots in a neighborhood won't address this issue effectively, and the quality and layouts would need to be re-worked. I am hesitant to add “roof tops” to this part of our city, unless the homes are filling a need besides family homes and we are assured of high quality and high value to protect the adjacent neighborhoods. At minimum I think the development text needs to be tightened up and offer much more detail.*

*For these reasons, I hope that the Riviera application will be tabled. There is too much outstanding to pass this rezoning at this time.*

The Chair decided the two consent cases would be heard first and then Riviera and last will be Stansbury. She said the minutes will reflect the order as presented on the agenda.

**1. Stansbury  
14-009FDP/FP**

**10799 Drake Road  
Final Development Plan/Final Plat**

The Chair, Ms. Newell, said the following application is a request for development details for an approximately 12.3-acre site with 18 single-family lots and 4.5 acres of open space on the east side of Drake Road, 200 feet south of the intersection with Springburn Drive. She said the Commission is the final authority on the review and approval of a Final Development Plan and the Commission will make a recommendation to City Council for the Final Plat.

The Chair swore in anyone intending on addressing the Commission regarding this case.

Claudia Husak said Planning has been working on this application for a couple of years and this is the final stage for approvals before the applicant would be getting construction plans approved by engineering and building permits approved for the individual lots.

Ms. Husak said this parcel is in the middle of Muirfield, the only vacant site left within the development. She said when this was approved by the Planning and Zoning Commission in 2013 for a Preliminary Development Plan that was actually permitted to have 19 lots when it was forwarded to City Council, which reduced that number to 18. At that time, she said City Council took a couple additional actions with right-of-way exchanges for Drake Road, which was actually platted but never developed and vacated as part of the zoning. Subsequently, she said, the name of Drake Road, which is the southern leg, was also changed to Stansbury Drive. She indicated that has not been updated on all of the county maps yet.

Ms. Husak presented the proposed Final Development Plan. Except for the elimination of Lot 19 she said, it is the same plan that the PZC recommended for approval to City Council and she noted the vacated piece of road that will become open space that is being dedicated to Muirfield.

Ms. Husak presented the Stream Corridor Protection Zone that was studied by the applicant and determined that it is required to be 55 feet wide. She noted that north of Stansbury Drive is in a reserve as it is on the south.

Ms. Husak presented the 4.5 acres of open space to be owned and maintained by the Muirfield Association. She said typically the open spaces are to be dedicated to the City of Dublin.

Ms. Husak presented the lot minimum requirements and the setback requirements.

Ms. Husak said the applicant was approved for a Tree Waiver at City Council, which really addresses the tree replacement requirements. She said the applicant is proposing a tree planting zone, which is not a requirement but wanted to create an area that has some protection with it, where tree replacement could also take place. She explained that one of the conditions is to include requirements and a definition for this particular zone on the plat.

Ms. Husak explained the proposed landscape plan she presented. She stated there is a requirement in the development text for metal or wood fencing along tree protection areas, which would be over a 1,500-foot stretch. She explained Staff was willing to work with the applicant to allow heavy duty tree protection fencing in more sensitive areas as opposed to having it along the entire length of the tree protection area.

Ms. Husak said there are three motions to be voted on this evening: 1) Text Modification to allow Staff more of an onsite determination for where tree protection fencing is needed; 2) Final Development Plan is recommended for approval with three conditions; and 3) Final Plat is recommended for approval to City Council with two conditions.

Ms. Husak said the applicant is present with their representative to answer any questions the Commission may have.

Jack Reynolds, attorney with Smith and Hale; and Jason Francis with M/I Homes, said they agree with the conditions and have no problem working with Staff on the location of the tree protection materials as well as adding the definitions to the text. Mr. Reynolds said he would like to add to the record, that had been discussed at length during the last case is the architecture. He presented a letter from the Muirfield Association. He said M/I Homes have been working with the association in terms of providing houses that are going to be reviewed and approved by the Muirfield Association. He said he had the six different elevations in hand that had been reviewed and more or less approved with some minor modifications. He said the text does include that Muirfield Association will be reviewing and approving the houses that are

proposed for this subdivision. He said they are making the statement this evening that they are also committed to bringing the presentation to Muirfield Association for their approval prior to seeking a building permit from the City of Dublin. Mr. Reynolds stated they understood their obligations for approval to move forward. He said there would be no vinyl, but cementitious siding, brick, and stone, will be submitted materials for approval.

Chris Brown asked if that was a condition of approval that the Muirfield Association actually judges the architecture.

Ms. Husak said it was included in the development text under requirements.

Mr. Reynolds said he just wanted to make sure it was on the record.

The Chair asked Ms. Husak if there were any recommendations.

Ms. Husak said what was presented is acceptable and wanted to ensure that the applicant continue to work with Muirfield Association to review/approve elevations.

The Chair invited public comment.

Russ Randall, 8883 Belisle Court, said he attended prior meetings and asked if there was going to be a retention pond.

Ms. Husak confirmed there was a pond proposed and presented it on the slide.

Mr. Randall inquired about tree replacement for the tree Waiver.

Ms. Husak explained City Council approved a Waiver for allowing replacement for a tree-for-tree as opposed to inch-for-inch.

Mr. Randall asked if there was a plan; were all the trees mapped out.

Victoria Newell said the applicant completed a tree survey as a requirement of the application.

Mr. Randall said it appears this application is ready to close with no questions asked and yet the Riviera case had a lot more questions before it was concluded.

Ms. Newell said this application had come to the Commission previously so they have had a number of residents that have commented on this application in the past.

Mr. Randall asked about potential flooding going under Carnoustie Drive and further down where there is some washing out downstream. He asked what will be done to prevent that from happening.

Ms. Newell said Engineering can answer that question but any time a piece of property is developed, it cannot be developed in such a way to be detrimental to the surrounding areas. She explained any water generated on this site cannot be run off onto the surrounding property per Code regulations.

Aaron Stanford said one of the things Engineering does with stormwater management is to look for two separate items: 1) stormwater quality – removing solids and has more to do with water pollution; and 2) water quantity requirements. He said the pond we would put in there is specifically designed to release at the controlled rate; this helps with flood control.

Mr. Randall asked if there was a tree layout for the site.

Todd Zimmerman gave Mr. Randall his landscape map from his Commission packet.

Alan Swearingen, 8881 Crudden Bay Court, asked for clarification on proposed tree planting, specifically, evergreens.

Ms. Husak said there are evergreens permitted to be used as replacement trees to provide more of a buffer. She said Staff wants to work with the applicant on-site to establish locations where tree plantings would be useful for buffering as opposed to providing markings on a plan.

Mr. Swearingen inquired about tree protection fencing. He said his concern is when developers change. He said when this first came about it was a different developer. He said there is orange fencing that was initially put up and it is half up/down. He asked if that was going to be removed, replacing it with either a metal or wood fence for tree protection.

Ms. Husak said if there is orange tree protection fencing that has come down, it needs to be put back up. She said the more heavy-duty fencing would be for areas it is appropriate, like larger tree areas near the creek.

Ms. Newell invited more public comment. [Hearing none.]

Bob Miller asked if the Muirfield Association will maintain the common areas. Ms. Husak said they have agreed to that, yes.

Victoria Newell said she was supportive of the application.

#### **Motion and Vote**

Ms. Newell moved, Ms. Mitchell seconded, to approve the following Minor Text Modification:

To allow staff determination of locations where metal or wood tree protection fencing is appropriate.

Mr. Reynolds said they are agreeable to the conditions for both the Final Development Plan and the Plat.

The vote was as follows: Mr. Zimmerman, yes; Mr. Miller, yes; Ms. De Rosa, yes; Mr. Brown, yes; Ms. Mitchell, yes; and Ms. Newell, yes. (Approved 6 – 0)

#### **Motion and Vote**

Ms. Newell moved, Ms. Mitchell seconded, to approve the Final Development Plan with three conditions:

- 1) That the plans be updated to include a reference to the approved tree waiver;
- 2) That the plans include definitions for the Tree Preservation and Tree Planning Zones; and
- 3) That the applicant work with Planning to update the Landscape Plans prior to submitting the construction drawings in accordance with the comments in the Planning Report.

The vote was as follow: Ms. De Rosa, yes; Mr. Miller, yes; Mr. Zimmerman, yes; Mr. Brown, yes; Ms. Mitchell, yes; and Ms. Newell, yes. (Approved 6 – 0)

#### **Motion and Vote**

Ms. Newell moved, Ms. Mitchell seconded, to recommend approval of the Final Plat to be forwarded to City Council with two conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat are made prior to City Council submittal; and

2) That the plat includes definitions for the Tree Preservation and Planting Zones.

The vote was as follows: Mr. Zimmerman, yes; Mr. Miller, yes; Ms. De Rosa, yes; Mr. Brown, yes; Ms. Mitchell, yes; and Ms. Newell, yes. (Approved 6 – 0)

**2. Dominion Homes Planned Unit Development – Pulte Sign**  
**15-009AFDP** **4900 Tuttle Crossing Boulevard**  
**Amended Final Development Plan**

The Chair, Ms. Newell, said the following application is a request for a sign face change for an existing office building on the north side of Tuttle Crossing Boulevard, approximately 400 feet west of the intersection with Frantz Road. She said the Commission is the final authority on both requests and we will need to make two motions, one for the Text Modification and one for the Amended Final Development Plan.

The Chair swore in anyone intending on addressing the Commission regarding this case.

Claudia Husak stated the Text Modification desired to allow administrative approval of future sign face changes is common in all the other PUDs we have in the City.

The Chair asked if there were any questions. [Hearing none.]

**Motion and Vote**

Ms. Newell moved, Mr. Brown seconded, to approve the following Minor Text Modification:

To permit sign face changes to be approved administratively as permitted by the Zoning Code provided all relevant sign requirements are otherwise met.

The vote was as follows: Ms. De Rosa, yes; Mr. Miller, yes; Ms. Mitchell, yes; Mr. Zimmerman, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 6 – 0)

**Motion and Vote**

Ms. Newell moved, Mr. Zimmerman seconded, to approve the Amended Final Development Plan. The vote was as follows: Ms. Mitchell, yes; Mr. Miller, yes; Ms. De Rosa, yes; Mr. Brown, yes; Mr. Zimmerman, yes; and Ms. Newell, yes. (Approved 6 – 0)

**3. Riverside PCD North, Subarea A3 - The Centre at Perimeter - Hand and Stone**  
**15-016AFDP/CU** **6510-6570 Perimeter Drive**  
**Amended Final Development Plan/Conditional Use**

The Chair, Ms. Newell, said the following application is a request for a massage and facial spa for an existing tenant space within Subarea A3 of the Riverside PCD North. She said the site is on the north side of Perimeter Drive, west of the intersection with Avery-Muirfield Drive. She said three requests are before us tonight, which will require three separate motions, one for the Minor Text Modification, the second for the Amended Final Development Plan and the third one for the conditional use. She said the Commission is the final authority on all of the requests.

The Chair swore in anyone intending on addressing the Commission regarding this case.



City of Dublin Planning and Zoning Commission

# Planning Report

Thursday, March 26, 2015

## Stansbury at Muirfield Village

### Case Summary

Agenda Item	1
Case Number	14-009FDP/FP
Site Location	10799 Drake Road East side of Drake Road, 200 feet south of the intersection with Springburn Drive.
Proposal	To plat and develop 12.3 acres with 18 single-family lots and 4.5 acres of open space.
Applicant	Jason Francis, M/I Homes.
Case Manager	Claudia D. Husak, AICP, Planner II   (614) 410-4675   chusak@dublin.oh.us
Requests	Review and approval of a <u>final development plan</u> under the provisions of Zoning Code Section 153.050.  Review and recommendation of approval to City Council for a <u>final plat</u> under the provisions of the Chapter 152, Subdivision Regulations.
Planning Recommendation	In Planning's opinion, this proposal complies with all applicable review criteria and the existing development standards and approval is recommended with three final development plan conditions and two final plat conditions.

Approval of Final Development Plan: With 3 Conditions

Approval of Final Plat: With 2 Conditions

#### Approval of Minor Text Modification

In Planning's analysis, this text modification is minor in nature and the development text contains specific sign requirements. Planning recommends approval of the following minor text modification:

*To allow staff determination of locations where metal or wood tree protection fencing is appropriate.*

Condition

Final Development Plan

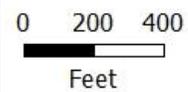
- 1) That the plans be updated to include a reference to the approved tree waiver, and;
- 2) That the plans include definitions for the Tree Preservation and Tree Planting Zones, and;
- 3) That the applicant work with Planning to update the Landscape Plans prior to submitting the construction drawings in accordance with the comments in the Planning Report.

Final Plat

- 1) That the applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal, and;
- 2) That the plat includes definitions for the Tree Preservation and Planting Zones.



14-009FDP/FP  
Final Development Plan/Final Plat  
Stansbury at Muirfield Village  
10799 Drake Road



<b>Facts</b>	
Site Area	12.362 acres
Zoning	PUD, Planned Unit Development District (approved as Ordinance 50-13 on June 10, 2013)
Surrounding Zoning and Uses	The site is surrounded by single-family residences of Muirfield Village, which are zoned PUD, Planned Unit Development District. To the north is Section 12 with 11 lots; to the west and south are parts of Section 7 with three and eight lots respectively. To the east are three lots in Section 8. All lots were platted in the late 1970s and developed as single-family residences in the early to mid-80s. A Muirfield Village bikepath is located adjacent to the site on the west and south boundary between the site and the residential lots.
Site Features	<ul style="list-style-type: none"> <li>• Rectangular shaped site</li> <li>• Slopes up almost 30 feet from the southeast corner and 20 feet from the northeast corner</li> <li>• A vacant house and outbuildings on the east portion of the site were recently removed</li> <li>• A Stream Corridor Protection Zone extends from the western portion of the site toward the southeast corner</li> <li>• Limited tree clearing was permitted by the City after approval of the preliminary development plan</li> </ul>
Site History	<p><b>2015</b>          On January 5, 2015, City Council approved a tree replacement waiver request to allow tree-for-tree replacement of non-landmark trees for the site.</p> <p><b>2013</b>          City Council approved Ordinance 50-13 on June 24, 2013 for the rezoning with preliminary development plan and a preliminary plat for the site from R, Rural District to PUD, Planned Unit Development District to establish an 18-lot single-family detached residential development with approximately 4.5 acres of open space. The site is east of the existing Drake Road right-of-way was partially vacated by Ordinance 51-13 at the same Council meeting. Ordinance 52-13, also approved on June 10, 2013 changed the name of Drake Road to Stansbury Drive.</p> <p>The Planning and Zoning Commission recommended approval to City Council for the rezoning to establish a 19 lot single-family detached residential development on April 4, 2013.</p> <p><b>2012</b>          The Commission reviewed and commented on a Concept Plan proposing a new Planned Unit Development for 11.75 acres to be developed with 19 residential lots.</p>

## Facts

The applicant informally presented a proposal for 24 cluster lots to the Planning and Zoning Commission on August 9, 2012. Adjacent residents expressed their concerns regarding the proposed density, potential environmental impacts to existing trees, drainage, and traffic.

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The Planning and Zoning Commission recommended approval to City Council of a rezoning application to R1, Restricted Suburban Residential District for the property since no formal Dublin zoning had been established after annexation. During review of the rezoning ordinance at City Council, the property owners requested Rural District zoning to keep horses on the property. Ordinance 66-03 (Amended) established Dublin R, Rural District zoning on the property.

## Details

## Final Development Plan

### Process

The final development plan conforms with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.

### Proposal

The final development plan includes:

- 18 single family lots as provided in the approved development text
- 4.5 acres of open space
- Stormwater management facilities in Reserves B and C with open space design details
- Tree preservation and replacement details

### Layout

The proposal includes a single public road, Stansbury Drive, serving all lots, extending south of the intersection with Springburn Drive. Stansbury Drive extends to the east and creates a loop turnaround at the west end of the site.

The proposal includes 4.5 acres of open space in four reserves all of which will be owned and maintained by Muirfield Village.

- Reserve A is located between Lots 5 and 6, north of Stansbury Drive and includes a 55-foot wide Stream Corridor Protection Zone.
- Reserve B is 3.45 acres south of Stansbury Drive in the western portion of the site. This reserve also encompasses the 55-foot wide SCPZ, existing trees and a stormwater management pond.
- Reserve C is 0.225-acre the bulb of the cul-de-sac in the western portion of the site and includes a rain garden with landscaping for stormwater management.
- Reserve D is a 0.341-acre strip of land for the former Drake Road right-of-way vacated by City Council as part of the rezoning of the site.

Details	Final Development Plan
Development Standards	<p>The approved PUD development text includes specific requirements that address the zoning and development details.</p>
Use/Density/Lot Sizes/Setbacks	<p>The development text permits 18 single-family detached homes, open spaces and related park features.</p> <p><u>Lot Minimum Requirements</u>            Area: 10,000 square feet            Depth: 120 feet            Width: 62 feet at the building line</p> <p>Lots vary in size from 0.25-acre to 0.58-acre and are similarly sized as lots in adjacent sections of Muirfield Village.</p> <p><u>Yard Requirements</u>            Front Yards: The proposed development text requires a 10-foot Build Zone front yard setback within which a portion of the front elevation must be located. Except for Lots 15 and 16, all lots require a Build-Zone between 20 and 30 feet. The Build-Zone for Lots 11 and 12 is between 35 and 45 feet due to the larger size of these lots. Front yard setback Build Zones have recently been used in several residential developments and enable the staggering of homes as required by the Subdivision Regulations.</p> <p>Side Yards: 7.5 feet for all lots.</p> <p>Rear Yards: Setbacks differ depending on the lot location. Lots 1 through 5 are required to have a 50-foot rear yard setback and Lots 6 through 12 require 45 feet. Lot 13 requires 10 feet and Lots 14 through 18 require 15 feet.</p>
Tree Preservation Zone/Tree Planting Zone	<p><u>Tree Preservation Zones Width</u>            Lots 1-5: 35 feet            Lots 6-12: 30 feet</p> <p>No buildings, structures, fences, patios or recreational or athletic facilities are permitted within the zone. No activity is permitted that would alter the natural state of the zone except to remove dead or noxious vegetation. This zone is also used for many of the replacement trees.</p> <p>The development text requires wood or metal tree protection fencing along the Tree Preservation Zone. Given its length of over 1,500 feet, the applicant has requested a minor text modification for relief from this requirement.</p>

Details	Final Development Plan
	<p><u>Tree Planting Zone Width</u>            Lots 1-5; 14-18: 15 feet            Lots 6-12: 10 feet</p> <p>The Tree Planting Zone is in addition to the Tree Preservation Zones and not required by Code or the development text. This zone is proposed at the rear of the lots, outside of easements, setbacks, the Tree Preservation Zone and is intended to provide additional protected areas for tree replacement. The final development plan should be updated to include a definition for both zones.</p>
Traffic and Access	<p>Stansbury Drive is a public street with a 50-foot right-of-way and pavement width of 28 feet terminating in a cul-de-sac in the east portion of the site. The street will be designed to Dublin Standards and include curb and gutter.</p>
Sidewalks	<p>The Subdivision Regulations require a sidewalk or bikepath along all public streets. Though not typical for a Muirfield Village neighborhood, the preliminary development plan was approved with a four-foot, public sidewalk along all street frontages, except where homes do not front the street. The sidewalk will extend along the frontage of Lot 13 and terminate at the driveway for this lot.</p> <p>An eight-foot asphalt bikepath is proposed in Reserve 'B' to connect the sidewalk along Stansbury Drive through the reserve to the Muirfield Village bikepath along the south site boundary.</p>
Street Trees and Tree Lawn	<p>The Zoning Code requires a minimum seven-foot tree lawn. The City Engineer has recently requested that nine-foot wide tree lawns be designed to allow more room for trees to grow and less interference with the sidewalk. The development text requires and the plans show a nine-foot tree lawn.</p>
Parking	<p>On-street parking will be allowed only on the north side of the street opposite of the water line and fire hydrants. Due to limited maneuvering space and driveway locations, on-street parking is not allowed within the cul-de-sac bulb.</p>
Architecture	<p>The development text describes the general character of the development as 1, 1½, and 2-story homes and requires compliance with the Residential Appearance Standards of the Zoning Code. The text prohibits the use of vinyl.</p> <p>The Muirfield Village Association will have individual plan approval rights for the subdivision. The proposed text addresses diversity and does not permit the same or similar front elevations on two lots on either side of a lot, three lots across the street from the subject lot, or on any lot on the cul-de-sac.</p> <p>No fences other than those required by the Building Code around swimming pools are permitted.</p>

Details	Final Development Plan
Architecture	<p>Lot 1 at the entrance to the plat includes a requirement that the home be oriented toward the south and a side-loaded garage on the west side.</p>
Tree Preservation	<p>The applicant is proposing to remove 162 protected trees, or 1,508 inches. Code defines protected trees as any tree that is in fair or good condition and 6 inches or above in diameter. The proposal reflects the removal of 1,480 caliper inches of non-landmark trees and 28 inches of landmark trees (one 28-inch tree).</p> <p>On January 5, 2015, City Council approved a tree waiver request for tree-for-tree replacement of trees that are less than 24 inches in diameter rather than replacement on an inch-for-inch basis, as required by the Tree Preservation requirements of the Zoning Code; and inch-for-inch replacement for trees less than 24 inches in diameter (i.e. Landmark Trees). In part, this was approved as Planning determined that some of the required replacement trees would not adequately fit on the site in protected locations.</p> <p>Under the tree fee waiver, a tree-for-tree replacement may be permitted for trees less than 24 inches in diameter. With the tree replacement requirement waived by Council, the minimum replacement required is 430.5 inches. The applicant is proposing to replacement 496.5 caliper inches. The planting plan should reference the tree waiver to explain the discrepancy between replacement inches required and provided.</p> <p>With the consultation of an arborist, the City previously permitted the applicant to clear trees that were dead or in poor condition that were not considered protected trees prior to the start of the Indiana Bat nesting season.</p>
Open Space and Landscaping	<p>The proposed plan includes 4.508 acres of open space and the development text states that this open space will be owned by and maintained by the Muirfield Association.</p> <p>The landscape plan includes various deciduous and evergreen trees as replacements within the tree preservation zones, the stormwater management pond and the detention area in the cul-de-sac bulb. Street trees are proposed to consist of varied species, which is a policy in the City given the experience with the Emerald Ash Borer.</p> <p>The applicant should work with Planning to field locate replacements trees to buffer existing homes to the north and incorporate more evergreens along the northern property line. The landscape plans should be updated to clarify the treatment of the Tree Preservation Zone in terms of ground cover and the removal of dead and unhealthy trees. The proposed spruce trees should also be more diverse and the basin planting should include a variety of deciduous trees and shrubs with perennials arranged in natural masses with an</p>

Details	Final Development Plan
	appropriate detention basin mix as ground cover.
Utilities and Stormwater Management	<p>This site will have access to adequate public water supply for both domestic use and fire protection through the proposed water main extension from the existing eight-inch water main located along the east side of Drake Road and the installation of five new fire hydrants.</p> <p>Sanitary sewer service is provided through the proposed sanitary sewer mains which will connect off-site to the existing sanitary sewer located to the west of Cruden Bay Court.</p> <p>The applicant has submitted a stormwater management report that demonstrates compliance with the City of Dublin Stormwater Management Code. The proposed stormwater improvements of storm sewers, catch basins, and stormwater retention and detention ponds with permanent stormwater quality control devices will provide for adequate stormwater quality and quantity control. The City guidelines for stormwater runoff control, or the amount of water that this site would release to the existing ditch, require that the proposed site will detain the site stormwater and release it at a rate no greater than the predevelopment condition. As such, there are no anticipated additional impacts to downstream culverts.</p>
Stream Corridor Protection Zone	<p>A Stream Corridor Protection Zone currently exists on this site. This zone is intended to preserve the flood water capacity of existing drainage ways and limits stream erosion. The width of this zone is determined by the contributing drainage area upstream of the segment. This zone has been sized at a total width of 55 feet centered on the existing channel. This zone will be established by the execution of the plat. There are many uses and facilities prohibited in the stream corridor protection zone, including but not limited to:</p> <ul style="list-style-type: none"> <li>• Disturbance of Natural Vegetation</li> <li>• Buildings</li> <li>• Stormwater Management Facilities</li> </ul> <p>In accordance with the Stormwater and Stream Protection Code, the applicant requested that a small portion of the Stream Corridor Protection Zone be exempted or removed. The City Engineer has determined this portion does not meet the definition of a stream and will no longer be defined as a Stream Corridor Protection Zone.</p>

Analysis Plan	Final Development
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for a final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
1) <i>Consistency with the approved preliminary development plan.</i>	<b>Criterion met:</b> This proposal is consistent with the requirements of the proposed preliminary development plan.
2) <i>Traffic and pedestrian safety</i>	<b>Criterion met:</b> The proposal provides safe vehicular and pedestrian circulation.
3) <i>Adequate public services and open space</i>	<b>Criterion met:</b> The proposal has all necessary public services.
4) <i>Protection of natural features and resources</i>  Conditions 1 & 2	<b>Criterion met with Conditions:</b> City Council approved a tree waiver for the site, which should be referenced on the tree planting plan. The applicant has included tree protection zones in the plans. The definition of the zone should be added to the plans.
5) <i>Adequacy of lighting</i>	<b>Criterion met:</b> No lighting other than street lighting is proposed.
6) <i>Signs consistent with preliminary development plan</i>	<b>Criterion met:</b> No signs are proposed as part of this plan.
7) <i>Appropriate landscaping to enhance, buffer, &amp; soften the building and site</i>  Condition 3	<b>Criterion met with Condition:</b> The proposal includes differing tree species for street trees and replacement trees. Replacement trees are adequately spaced where proposed for preservation and planting. The applicants will be required to work with Planning to incorporate more evergreens along the northern property line. The landscape plans should be updated to clarify the treatment of the Tree Preservation Zone in terms of ground cover and the removal of dead and unhealthy trees. The proposed spruce trees should also be more diverse and the basin planting should include a variety of deciduous trees and shrubs with perennials arranged in natural masses with an appropriate detention basin mix as ground cover.
8) <i>Compliant Stormwater management</i>	<b>Criterion met:</b> The proposal meets the requirements of the Code.

Analysis Plan	Final Development
9) <i>All phases comply with the previous criteria.</i>	Not applicable.
10) <i>Compliance with other laws &amp; regulations.</i>	<b>Criterion met:</b> The proposal appears to comply with all other known applicable local, state, and federal laws and regulations.

Recommendation	Final Development Plan
Approval	In Planning's analysis, this proposal complies with the proposed development text and the final development plan criteria. Planning recommends approval with two conditions.
Conditions	<ol style="list-style-type: none"> <li>1) That the plans be updated to include a reference to the approved tree waiver;</li> <li>2) That the plans include definitions for the Tree Preservation and Tree Planting Zones, and;</li> <li>3) That the applicant work with Planning to update the Landscape Plans prior to submitting the construction drawings in accordance with the comments in the Planning Report.</li> </ol>

<b>Details</b>		<b>Minor Text Modification</b>
Proposal	The Stansbury at Muirfield Village development text requires wood or metal fencing as tree protection fencing along the Tree Preservation Zone, which is over 1,500 feet long. This requirement has typically been included in the development text around Landmark Trees to be preserved rather than along entire protection zones. The applicant has requested relief from this requirement. Planning supports a minor text modification that would allow the applicant to work with Planning to determine on site where protection fencing is needed in the more sensitive natural areas (e.g., areas near the Stream Corridor Protection Zone).	
Text Modification	Planning recommends modifying the text to allow City staff to determine where metal or wood tree protection fencing is appropriate.	

<b>Analysis</b>		<b>Minor Text Modification</b>
Process	Code Section 153.053(E)(2)(b)4b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the appropriate provisions are satisfied.	
Request	To modify the development text to allow City staff on-site determination for where protection fencing is needed in the more sensitive natural areas.	

<b>Recommendation</b>		<b>Minor Text Modification</b>
Approval	Planning recommends approval of this request to modify the development text to allow City staff on-site determination for where protection fencing is needed in the more sensitive natural areas.	

Details		Final Plat
Process	The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.	
Plat Overview	<p>The proposed preliminary plat subdivides 12.362 acres of land into 18 single-family lots and 4.5 acres of open space. The plat also provides right-of-way for the extension of Stansbury Drive (formerly Drake Road) to serve the site.</p> <p>The plat should be revised to include a definition of the Tree Preservation and Planting Zones.</p>	
Open Space	<p>The Subdivision Regulations require open space dedication of 1.28 acres; 4.5 acres are provided, owned and maintained by the Muirfield Village Association. The development text permits the open space dedicated to Muirfield Village to fulfill the open space dedication requirements stipulated in the Subdivision Regulations Sections 152.086 and 152.087.</p> <ul style="list-style-type: none"> <li>• Reserve A: between Lots 5 and 6, north of Stansbury Drive, includes a 55-foot wide Stream Corridor Protection Zone (SCPZ).</li> <li>• Reserve B: 3.45 acres south of Stansbury Drive in the western portion of the site, includes a 55-foot wide SCPZ, existing trees and a stormwater management pond.</li> <li>• Reserve C: 0.225-acre on the bulb of the cul-de-sac with a rain garden with landscaping for stormwater management.</li> <li>• Reserve D: 0.341-acre Drake Road right-of-way vacated by City Council as part of the rezoning of the site.</li> </ul>	

Analysis		Final Plat
Process	The Subdivision Regulations identify criteria for the review and approval for a final plat. Following is an analysis by Planning based on those criteria.	
1) Plat Information and Construction Requirements  <i>Conditions 1 and 2</i>	<p><b>Criterion met with Conditions:</b> This proposal is consistent with the requirements of the Zoning Code and all required information is included on the plat. The applicant should ensure that any minor technical adjustments to the plat are made prior to City Council submittal, including reflecting open space ownership and maintenance responsibilities and setback information.</p> <p>The plat should also include definitions for the Tree Preservation and Planting Zones.</p>	

Analysis	Final Plat
2) Street, Sidewalk, and Bike path Standards	<b>Criterion met:</b> Street widths, grades, curvatures, and intersection signs comply with the appropriate Code sections and engineering requirements. Sidewalks or bikepaths are required on both sides of all public streets in compliance with City construction standards, and are included on the preliminary plat.
3) Utilities	<b>Criterion met:</b> Utility lines are adequately sized and located to serve the development and provided within appropriately sized and accessible easements.
4) Open Space Requirements	<b>Criterion met:</b> The open space provided exceeds the requirement stipulated in the Subdivision Regulations. The applicant will be dedicating the open space to Muirfield Village, as has been common practice with parks in this area. The proposed development states the open space dedication to Muirfield Village fulfils all dedication requirements.

Recommendation	Final Plat
Approval	This proposal complies with the final plat review criteria and approval of this request is recommended with two conditions.
Conditions	<ol style="list-style-type: none"> <li>1) That the applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal, and;</li> <li>2) That the plat includes definitions for the Tree Preservation and Planting Zones.</li> </ol>

## FINAL DEVELOPMENT PLAN CRITERIA

### Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

## MINOR DEVELOPMENT TEXT MODIFICATION

Code Section 153.053(E)(2)(b)4,b permits the Commission to approve a modification from the development text and Zoning Code if they determine that all of the following provisions are satisfied.

- (i) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development; and
- (ii) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- (iv) The principles of § 153.052(B) are achieved; and
- (v) The development, as proposed on the amended final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

## FINAL PLAT CRITERIA

### Review Criteria

Approval of Final Plats is governed by City Code Chapter 152: *Subdivision Regulations*. The evaluation of the Final Plat is based on the conformance of the plat with the requirements set forth in 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.

Vote on the Resolution: Mr. Reiner, yes; Mayor Keenan, yes; Mr. Peterson, yes; Ms. Salay, yes; Mr. Lecklider, yes; Vice Mayor Gerber, yes; Ms. Chinnici-Zuercher, yes.

Mayor Keenan asked when construction would begin.

Ms. Grigsby responded that it begins this year. The clearing of the site began today. The project will be bid in February, and construction should begin in March.

**Resolution 05-15**

**Authorizing the City Manager to Enter into a Joint Use Agreement between the City of Dublin and the Ohio Board of Regents.**

Vice Mayor Gerber introduced the resolution.

Mr. McDaniel stated that earlier in 2014, the Ohio General Assembly appropriated \$300,000 in its capital budget to the Board of Regents to be used by the City of Dublin in the effort to make live the 100-gigabit capable fiber optic backbone available for both research and education purposes. In order to receive the funding, Ohio Administrative Code requires that the City enter into an agreement with the Chancellor of the Board of Regents to set the conditions to receive this funding. This is the enabling legislation. Attached to it is a draft of the joint use agreement.

Vote on the Resolution: Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Ms. Salay, yes.

**Resolution 06-15**

**Authorizing the City of Dublin to Enter into an Amendment to the December 14, 1998 Agreement between the City of Dublin and the DubLink Development Company, LLC.**

Vice Mayor Gerber introduced the resolution.

Mr. McDaniel stated that the DubLink Development Corporation is the keeper of the conduit system that runs through the City of Dublin, which houses the City's fiber optic system. That conduit system is made available for lease by multiple companies who provide fiber optics. This resolution is a proposed amendment to the fee structure that is a part of the DubLink franchise agreement, which was approved several years ago. This modifies fees relative to phase four, which is Emerald Parkway Phase 8 and in the Tuller Road area where utilities are being buried. The fee structure changes will address the costs incurred by DubLink Development LLC for the extension of the conduit system that will be put in place to accommodate fiber optics.

Vote on the Resolution: Ms. Salay, yes; Mr. Lecklider, yes; Mayor Keenan, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes.

**Resolution 07-15**

**Intent to Appropriate a 0.006 Acre, More or Less, Fee Simple Interest from the Estate of Basil J. Brown, for the Property Located off Riverside Drive, North of Dale Drive, for the Realignment of Riverside Drive.**

Vice Mayor Gerber introduced the resolution.

Ms. Readler stated that most of the property necessary for the relocation of Riverside Drive has been acquired by the City. In the process of doing those acquisitions, Legal staff identified this small sliver of property and there is difficulty in determining the owner. It appears to be vested in the estate of Basil Brown. This resolution will allow the City to begin the appropriation process to clear the title.

Vote on the Resolution: Ms. Chinnici-Zuercher, yes; Ms. Salay, yes; Mr. Lecklider, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Mr. Reiner, yes; Mayor Keenan, yes.

**OTHER**

- Tree waiver request – Stansbury at Muirfield Village

Ms. Husak stated that near the end of 2014, the City received this tree waiver request for the Stansbury at Muirfield Village development. This development was approved by Council in 2013. The site is just east of Drake Road and is the old Buckner Farm site located in the middle portion of Muirfield. It is approximately 12 acres, the rear portion of which is heavily wooded. There is also a stream corridor protection zone that runs north to south through the center of the site. The preliminary development plan included 18 lots and one public road into

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Dublin City Council

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

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Held

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the site with a cul de sac bulb at the end. Behind Lots 1 through 12 is a tree preservation zone. There are also 4-1/2 acres of open space within this development, and this open space will be owned and maintained by Muirfield. The applicant is proposing to remove 162 trees, totaling approximately 1,500 inches. They are protected trees, which the Code would determine to be in fair or good condition at a size of six inches or above in diameter. Typically, a tree waiver request is for a tree for tree replacement for trees that are 24 inches or less in diameter and an inch for inch replacement for trees above 24 inches -- also referred to as landmark trees. The tree waiver policy adopted by Council in 2001 has two guidelines for waivers:

- Does the site meet applicable development standards?
- Have measures been taken to reduce the impact of construction on existing trees?

Staff has been working with the applicant throughout 2014 to identify areas where replacement trees could be accommodated. Given the heavily wooded site and the mature trees along the boundaries, staff has determined that all the replacements cannot be accommodated on the site and survive. The replacement plan shows the replacement trees within the tree preservation zone as well as in the open spaces, wherever they will fit. The replacement trees are above and beyond the trees that the Code requires the applicant to provide, which would be street trees and on-lot trees; on these lots, that is two to three trees. Those do not count as replacement trees and are not shown on this plan. There will be 161 non-landmark trees removed, totaling 1,480 inches. One landmark tree of 28 inches in diameter is to be removed. Per Code, the replacement requirement would be 1,508 inches or \$150,800. Based on the tree waiver policy, that would be reduced to 430 inches or \$43,050. The plan indicates more replacement than the waiver would grant, essentially 180 trees or 472 inches.

Mr. Reiner asked if any of the trees on Lots 14-18 would be saved.

Jason Francis, MI Homes, responded that all the trees on the back of these lots would likely be saved. They have done a grading and drainage plan that can accommodate most of the trees. The lots are exceptionally deep. There are not a large number of trees on the backs of Lots 14-18, but no tree removal on the backs of those lots is planned. The Code does not require that trees under six inches be shown. There are several hundred additional trees of that size on the site that they have located, and their proposed landscape plan is based on those, as well.

Ms. Chinnici-Zuercher asked if staff is recommending no fee be paid or a \$43,000 fee. Ms. Husak responded that if Council were to grant the waiver as they have done for previous cases, the applicant could replace the trees at the reduced amount, so there would be no fee.

Mayor Keenan asked if the \$43,000 amount is the fee to be paid if no tree replacement is made.

Ms. Husak responded affirmatively.

Ms. Salay stated that on the rendering, there is a tree that is circled -- number 480, between Lots 7 and 8. Is that a tree that is being eliminated or saved?

Ms. Husak responded that it is a large tree that is being saved.

Ms. Salay inquired the location of the one landmark tree that is being eliminated.

Ms. Francis responded that the tree is located in the middle of Lot 11.

Ms. Salay asked what it would require to save that tree.

Mr. Francis responded that it is a 28-inch diameter black walnut tree, typically a quality tree. However, it has been evaluated on two different occasions; initially, it was determined to be in fair condition, but later it was considered in poor condition.

Ms. Salay inquired its status at this time.

Mr. Francis responded that with the tree survey done with the preliminary development plan, the assessment was that it was considered in fair condition. The tree is quite large, so Lot 11 would not be buildable if that tree were saved.

Ms. Salay stated that she does not want to lose that tree.

Mr. Reiner inquired about the interior row of trees that front the backs of the lots, and whether there was any consideration of making those evergreen trees to ensure privacy for the neighbors. The cost of a seven or eight foot Norway Spruce would be the same or less than a maple or oak, and it would do more to achieve that is a desire of the neighbors.

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Mr. Francis responded that they would be agreeable to a mix of evergreen trees. Mr. Reiner responded that only spruce trees should be used, because pine trees often have a blight in this particular corridor -- that disease is coming down from Delaware County. Residents have expressed privacy concerns regarding this project. He is referring to the trees that border the property lines of the subdivision, not the shade trees on the outside, which mix into the existing forest. He recommends making that row of trees either eight to ten-foot Norway Spruce, Colorado Blue Spruce or Colorado Green Spruce, something that is not susceptible to the Diplodia disease.

Mr. Francis responded that they would be willing to intersperse those species. They have also expanded the tree preservation zone since the time of the preliminary development plan approval. There is a 40-foot tree preservation zone on Lots 1 - 5; a 35-foot zone on Lots 6 - 11; the 30-foot tree preservation zone on the rear of Lots 11-13 has remained; and they have added a tree preservation zone to the backs of Lots 14 - 18. These are areas in which they are proposing to plant trees in addition to saving those already existing. There is a 30-foot open space behind Lots 14-18, as well.

Mr. Reiner stated that he assumes that prior to building the homes, the lots will be graded out and then re-graded to plan. He suggests that the trees sitting on the back property line become evergreen elements, and then the developer could continue with the deciduous plan they have.

Mayor Keenan asked if that would require a revised plan.

Mr. Reiner stated that the developer should be able to work with staff to achieve that.

Ms. Grigsby stated that if Council approves the waiver, with the information that is provided, staff can ensure that the trees are planted according to Council's direction.

Mr. Francis stated that, pending Council's action tonight, they would be completing the final development plan, which includes the landscape plan, for Planning and Zoning Commission approval. Council's direction will be incorporated into that plan.

Mr. Peterson stated that it was pointed out that there are two waiver criteria. It seems a third one is also added -- not to burden new development by adding unreasonable costs. Is the cost aspect taken into consideration in the waiver guidelines?

Ms. Husak responded that it is part of the reason the waiver option was created.

Mr. Peterson stated that it was stated previously that if the developer replaced all the trees that the Code required, that number would not do survive, and that makes sense. However, if Council is approving the waiver because it is too expensive, he is not as inclined to agree with it.

Ms. Husak responded that the plan does not show all the trees on the site, only those six inches or more in diameter. On the site, however, it can be quite dense in view of all the smaller trees.

Mr. Peterson stated that the financial concern can be a component, perhaps, but it is not as important as the other criteria.

Ms. Chinnici-Zuercher moved approval of the staff recommendation.

Mr. Reiner seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Mr. Peterson, yes; Ms. Salay, no; Mr. Reiner, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes.

Mayor Keenan requested that staff provide a copy of the final landscape plan to Mr. Reiner for his review, given the comments tonight.

#### **COUNCIL COMMITTEE REPORTS**

Vice Mayor Gerber, Administrative Committee Chair reminded Council members that the final PZC applicants will be interviewed the evenings of January 13 and 14.

Ms. Salay, Public Services Committee Chair stated that a committee meeting would be scheduled in early February to review the private maintenance of public open space issue. She will ask the Clerk to poll committee members regarding a potential meeting date.

#### **COUNCIL ROUNDTABLE**

Mr. Peterson:

1. Stated that there were three informational items in packet that emphasize what a great place Dublin is in which to live: the volunteers "Walk in the Park" inventory; the skate

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- **Resolution 36-13 (Introduction/vote)**  
Accepting the Lowest and Best Bid for the Holder-Wright House Renovation.
- **Resolution 38-13 (Introduction/vote)**  
Accepting the Lowest and Best Bid for the Brand Road/Coffman Road Roundabout Project.
- **Resolution 39-13 (Introduction/vote)**  
Accepting the Lowest and Best Bid for the 2013 Storm Structure Maintenance Project.

## **SECOND READING/PUBLIC HEARING - ORDINANCES**

### **Ordinance 50-13**

**Rezoning Approximately 12.05 Acres Located on the East Side of Existing Drake Road Right-of-Way (to be Vacated), Approximately 200 Feet South of the Intersection with Springburn Drive from R, Rural District to PUD, Planned Unit Development District (Stansbury at Muirfield Village PUD) to Establish an 18-Lot Single-Family, Detached Residential Development and Approximately 4.5 Acres of Open Space. (Case 13-009Z/PDP/PP)**

Mr. Reiner recused himself because he is a voting member of the Muirfield Board.

Mr. Goodwin stated that this rezoning case was introduced at the June 10 City Council meeting. There have been no changes since the first reading. He offered to respond to any questions.

Ben Hale, Jr., representing the applicant, stated that subsequent to the Planning Commission hearing, they have continued to work with staff, and a number of the issues have been resolved.

1. They have reached an agreement with the Muirfield Association that the Association will own and maintain the open space that will be created with this development. The building plans will be subject to Muirfield restrictions and review before construction. All efforts have been made to integrate this development into Muirfield.
2. Planning Commission Condition #5 requires that the applicant verify the building envelopes to ensure all landmark trees are preserved. They have adjusted the lot lines wherever possible to protect at-risk landmark trees. Unfortunately, the landmark tree on lot 11 will be taken down, and another in the lot 13 right-of-way is questionable. All other landmark trees are in open spaces, and therefore will be preserved.

Mayor Lecklider asked if the language of Condition #5 is acceptable and if staff is satisfied that the applicant has made a good faith effort to meet that condition.

Mr. Goodwin responded affirmatively. The tree will be replaced inch per inch, per the City's tree replacement policy.

Mr. Hale responded that they would prefer the condition language requires "a good faith effort to reasonably assure that..." – even though they will replace the tree under the inch per inch guidelines.

Mr. Goodwin agreed that the language could be modified.

Ms. Readler stated that the language could be modified to state: "to ensure that, to the greatest extent possible and to the satisfaction of staff, all landmark trees are preserved." That will provide some latitude.

Mr. Hale responded that the amended language would be acceptable.

Mrs. Boring noted that Council has received a letter from the Muirfield Association expressing support for this development.

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Mayor Lecklider invited public comment.

James Zitesman, 5701 Springburn Drive, expressed strong support for the project. His property backs up to the proposed Lot 6. He has lived in his home since 1994, has been aware that development would eventually occur on this land, and was hopeful that it would be something of this quality. He always believed the City would ensure that. He is pleased, because he has seen that the process works.

Russ Randall, 2223 Belle Isle Court, stated that he also appreciates that the City's process has worked. He encouraged staff to ensure that the goals and objectives as stated will continue to be met as the process moves forward. There will be additional items to be addressed, such as street noise and storm water run-off. The properties adjacent to proposed Lots 1 and 2 have experienced some flooding. He is hopeful that consideration will be given to the concerns that have been voiced and that they are not lost within the broader effort.

#### Council Comments

Mrs. Boring stated that there have been previous issues with runoff affecting neighboring properties. How can Council ensure this is addressed in this particular case?

Mr. Goodwin responded that often in cases such as this -- a remaining infill development site where there are storm water issues -- those issues are typically mitigated with the new development. There are storm water controls adopted as part of the site development. The Dublin Storm water guidelines require the site to control storm water runoff to the same level or better as its pre-development condition.

Mrs. Boring asked what has occurred with the previous cases in other areas of the City.

Mr. Hammersmith responded that when the City hears initial concerns about runoff with a proposed development, there are typically no issues after the development is completed. In the last 10-15 years, the City has done a better job with the storm water infrastructure that is required with the development, eliminating the typical problems with rear yard runoff. The adjoining properties benefit from the required infrastructure for new developments. Not only are their existing problems not aggravated, they are actually corrected.

Mrs. Boring noted that she recalls some Brand Road neighborhoods that later had to be retrofitted to correct this problem.

Mr. Hammersmith responded that the vast majority of Muirfield does not have storm water management or detention, but this new development will have it. Post development release rates are more strict than the pre-development rates.

Mayor Lecklider moved to approve the ordinance with an amendment to Condition 5 to include the language recommended by the Law Director's office and accepted by the applicant: "to ensure that to the greatest extent possible and to the satisfaction of staff, all landmark trees are preserved."

Mrs. Boring seconded the motion.

Vote on the Ordinance with amended Condition #5: Mr. Keenan, yes; Ms. Chinnici-Zuercher, yes; Mr. Gerber, yes; Vice Mayor Salay, yes; Mrs. Boring, yes; Mayor Lecklider. [Mr. Reiner abstained.]

#### **Ordinance 51-13**

##### **Vacating a Portion of Drake Road Right-of-Way in the City of Dublin.**

Mr. Goodwin stated that this ordinance is associated with the Stansbury rezoning. It relates to an existing right-of-way called Drake Road. There is a stub, currently paved, that extends south from Springburn Drive. A portion of that road will be incorporated into the new Stansbury subdivision and renamed. The existing, public right-of-way portion will be vacated, and a portion to the south will be incorporated into the reserve

as part of the development. With approval of the final plat, it will be deeded to the Muirfield Association.

Mr. Reiner asked if the existing large trees that abut this roadway on the west would be removed or preserved.

Bill Adams, 8824 Dunsinane Drive, developer of Stansbury at Muirfield stated that they reviewed this with the surveyor. Those trees are actually located on the Muirfield Association's property.

Vote on the Ordinance: Mrs. Boring, yes; Mr. Reiner, yes; Mayor Lecklider, yes; Mr. Gerber, yes; Mr. Keenan, yes; Vice Mayor Salay, yes; Ms. Chinnici-Zuercher, yes.

**Ordinance 52-13**

**Changing the Name of Drake Road to Stansbury Drive in the City of Dublin, Ohio.**

Mr. Goodwin stated that as a result of the previous action tonight by City Council, the remaining portion of Drake Road will be renamed as Stansbury Drive.

Vote on the Ordinance: Vice Mayor Salay, yes; Mayor Lecklider, yes; Mr. Reiner, yes; Mr. Keenan, yes; Ms. Chinnici-Zuercher, yes; Mr. Gerber, yes; Mrs. Boring, yes.

**INTRODUCTION/FIRST READING - ORDINANCES**

**Ordinance 54-13**

**Amending the 2007 Dublin Community Plan.**

Vice Mayor Salay introduced the ordinance.

Mr. Goodwin stated that during the past year, staff has undertaken a comprehensive update to the Community Plan. A new concept for the update was introduced to Council early in 2012, as the City approached the five-year mark from the last Plan update in 2007. One of the goals of the Community Plan is that the City make periodic reviews of the Plan to make sure that it remains relevant and current. The new update has converted the entire Community Plan to a web-based format. There are advantages to this format in terms of cost savings to the City, enabling the City to be more efficient, and as time goes on, incorporating periodic amendments and updates as needed. As examples, he highlighted some key portions of the Community Plan website indicating some of the larger areas of amendment.

- The Planning and Zoning Commission has completed a number of reviews of the proposed amendments from July of 2012 through April 2013. They focused on several items, including the various objectives and strategies throughout the Community Plan. There are over 300 specific policy statements in nearly every chapter of the Plan. There are amendments to the Future Land Use Map, to the Thoroughfare Plan, and to the Special Area Plans. The majority of the proposed amendments are related to the incorporation of the Bridge Street District and the West Innovation District into the Community Plan.
- The amendment process began last June with the public meeting at the Dublin Community Recreation Center, where the public could view and provide comment on an early version of the Community Plan website.
- More recently, an alternative digital version was shared through a live webcast to accommodate those who are not able to attend a meeting. (He shared the Community Plan website and provided an orientation to its various features.) The public can access it through a link provided at the City's main website. The Community Plan website includes all of the content from the 2007 Dublin Community Plan, a more than 300-page document. In addition to the introduction, there are 10 chapters that can be accessed through a drop-down menu. There are also direct links to each of the Special Area Plans, the Future

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- There are stakes through front yards to the west for a multi-use path, which is placed up to the front doors in many cases. Bushes are being torn out.
- Ms. Ott is very "heavy handed" in the negotiation process for the roundabout. She is now threatening to come after the right-of-way in front of their home.
- The Dublin Baptist Church that owns the ARC on Coffman Road – now a teenage hangout – has indicated to him that they are negotiating with Verizon to install a cell tower on their property.
- The people on Brand Road thought they were living on a scenic roadway, but things have changed for the residents. He is very unhappy about the right-of-way take from his property, which will change the remaining land from two acres to less than two acres, having major implications.

He wants Council to ask Ms. Ott to leave them alone.

Mr. Keenan comment that he travels on Brand Road every day. He believes that everyone who travels Brand Road will welcome the roundabout. It is a dangerous intersection. In addition, this Council has invested significant monies in the preservation of land along the Brand Road corridor – particularly with the Wallace property. The City purchased this land for \$800,000 to preserve it from development, which would have impacted the traffic. Other negotiations are ongoing along Brand Road for similar things. He is aware that citizens are upset about the bikepath. Initially, he was not happy about the bikepath behind his yard, but it is an asset to the community. A stated goal of Council for many years has been connectivity of bikepaths throughout the City, and this is a continuing goal. He appreciates the comments, but there are certain things that are the responsibility of the government to do, such as this roundabout project. The land preservation in that corridor has been extremely important as well.

## CONSENT AGENDA

Mayor Lecklider noted that seven items are proposed for action on the consent agenda. He asked whether any Council member requests removal of an item for further consideration under the regular agenda.

Hearing no such requests, he moved to approve the actions listed for the seven items on the consent agenda.

Mr. Gerber seconded the motion.

Vote on the motion: Mrs. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. Gerber, yes; Mr. Keenan, yes; Mr. Reiner, yes; Mayor Lecklider, yes.

- Approval of Minutes of May 20, 2013 Council meeting
- **Ordinance 51-13 (Introduction)**  
Vacating 0.603 Acres, More or Less, of Drake Road as a Public Road in the City of Dublin, County of Delaware, State of Ohio. (Second reading/ public hearing June 24 Council meeting)
- **Ordinance 52-13 (Introduction)**  
Changing the Name of Drake Road to Stansbury Drive in the City of Dublin, Ohio. (Second reading/public hearing June 24 Council meeting)
- **Resolution 29-13 (Introduction/vote)**  
Appointing a Member to the Community Services Advisory Commission.
- **Resolution 30-13 (Introduction/vote)**  
Declaring Certain City-Owned Property as Surplus and Authorizing the City Manager to Dispose of Said Property in Accordance with Section 37.08 of the Dublin Codified Ordinances.

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Mayor Lecklider thanked Mr. Bunt for his comments, and noted that Council is looking forward to having the Chase presence in Dublin. He is hopeful that, based on the experience, Chase will give consideration to future expansions in Dublin as well.

Vote on the Ordinance: Mr. Keenan, yes; Ms. Chinnici-Zuercher, yes; Mr. Gerber, yes; Mr. Reiner, yes; Mrs. Boring, yes Mayor Lecklider, yes.

## **INTRODUCTION/FIRST READING – ORDINANCES**

Mayor Lecklider moved to introduce Ordinances 46-13, 47-13, 48-13 and 49-13, and to waive the Rules of Order regarding "reading by title only," and asked the Clerk to read the names of the property owners into the record.

Mr. Gerber seconded the motion.

Vote on the motion: Mr. Reiner, yes; Mayor Lecklider, yes; Mrs. Boring, yes; Mr. Gerber, yes; Ms. Chinnici-Zuercher, yes; Mr. Keenan, yes.

The Clerk read the names of the property owners into the record: Matthew S. Young and Tina C. Baugher-Young; Janine J. Keeler Living Trust; Gretchen A. Distelhorst; and Brandway Ltd.

### **Ordinance 46-13**

**Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 0.098 Acres, More or Less, Fee Simple Interest of which 0.027 acres, More or Less, is Present Road Occupied, and a 0.047 Acres, More or Less, Temporary Construction Easement from Matthew S. Young and Tina C. Baugher-Young, and Declaring an Emergency.**

### **Ordinance 47-13**

**Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 0.007 Acres, More or Less, Fee Simple Interest for Right-of Way, a 0.040 Acres, More or Less, Temporary Construction Easement and a 0.088 Acres, More or Less, Temporary Construction Easement from Janine J. Keeler Living Trust, and Declaring an Emergency.**

### **Ordinance 48-13**

**Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 1.364 Acres, More or Less, Fee Simple Interest of Which 0.576 Acres, More or Less, is Present Road Occupied, and a 0.280 Acres, More or Less, Temporary Construction Easement from Gretchen A. Distelhorst, and Declaring an Emergency.**

### **Ordinance 49-13**

**Authorizing the City Manager to Execute Necessary Conveyance Documentation to Acquire a 0.299 Acres, More or Less, present road occupied fee Simple Interest, a 0.296 Acres, More or Less, Present Road Occupied Fee Simple Interest, a 0.069 Acres, More or Less, Permanent Easement, and a 0.073 Acres, More or Less, Temporary Construction Easement from Brandway Ltd., and Declaring an Emergency.**

Ms. Ott stated that these are four additional properties from which land is needed for the Coffman/Brand intersection improvement. After discussions with all four property owners, staff has come to amicable terms for the purchase of fee simple interest and easements. She offered to respond to questions.

Mayor Lecklider moved to treat Ordinances 46-13, 47-13, 48-13 and 49-13 as emergency legislation.

Mr. Gerber seconded the motion.

Vote on the motion: Mrs. Boring, yes; Mr. Gerber, yes; Ms. Chinnici-Zuercher, yes; Mr. Keenan, yes; Mayor Lecklider, yes; Mr. Reiner, yes.

Vote on Ordinances 46-13, 47-13, 48-13 and 49-13: Mr. Keenan, yes; Ms. Chinnici-Zuercher, yes; Mr. Gerber, yes; Mrs. Boring, yes; Mayor Lecklider, yes; Mr. Reiner, yes.

### **Ordinance 50-13**

**Rezoning Approximately 12.05 Acres Located on the East Side of Existing Drake Road Right-of-Way (to be Vacated), Approximately 200 Feet South of the Intersection with Springburn Drive from R, Rural District to PUD, Planned Unit**

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**Development District (Stansbury at Muirfield Village PUD) to Establish an 18-Lot, Single-Family, Detached Residential Development and Approximately 4.5 Acres of Open Space. (Case 13-009Z/PDP/PP)**

(Mr. Reiner recused himself, as he serves on the Board of the Muirfield Association. He left Council Chambers.)

Mr. Gerber introduced the ordinance.

Ms. Husak stated that this is a rezoning with preliminary development plan to a PUD and preliminary plat for a 12.05 acre site. The site is surrounded by different single-family sections of Muirfield Village. The site consists of two parcels and there is currently a vacant home and outbuildings on the land. Drake Road provides access from the north off Springburn Drive. The Planning and Zoning Commission reviewed this proposal several times, and the applicant has been working with staff throughout 2012 and this year. An informal concept plan review was conducted as well as preliminary development plan. The Commission wanted to ensure that the density proposed would be similar to or lower than the surrounding residential areas and that has been accomplished. There was also feedback from adjacent residents at each of those Commission meetings. The comments centered on similar development patterns as the surrounding areas, lower density, traffic concerns and tree preservation. The applicant has worked with staff to address those concerns.

- The proposal is for 18 detached single-family lots, which is one lot less than what was proposed to the Commission. The current proposed density is 1.5 units to the acre.
- The arrangement of the lots is somewhat clustered within the site. There is a stream through the site and a stream corridor protection zone in place.
- A tree preservation zone has been established as shown on the slide. The intent is to preserve a buffer on the side of the site that is adjacent to existing residential homes.
- The open space proposed is 4.5 acres in total. The applicant is dedicating the open space to the Muirfield Association and they have agreed to accept that open space. Muirfield Association will be responsible for the maintenance.
- Muirfield Association has also agreed to accept the residents as members of the Association. Architectural review will be handled by the Muirfield Association.
- The Commission reviewed the proposal and all criteria have been met. They are recommending Council approval with six conditions, as outlined in the memo. The applicant has addressed all of these conditions.
- The applicant has also addressed all of the conditions appended for the development plan and preliminary plat.

Staff is recommending approval at the June 24 Council meeting.

Ben Hale, Jr., representing the applicant stated that Bill Adams, the developer, is also present. They have worked with Planning and Zoning Commission, staff and the Muirfield Association to integrate this land into the Muirfield PUD. It is totally Muirfield Association's discretion to allow these residents to join the Association, to accept the dedication of open space, and to have maintenance and architectural review done by the Association. Today, Ms. Husak received a letter from the Association advising the City that an agreement has been reached regarding all of the issues and that the Association is in support of this development.

He noted that they have paid close attention to the trees on the site. He identified the existing landmark trees, noting they are working to preserve them if possible. He noted that the tree on lot 11 would be difficult to preserve. Other landmark trees are located in the park area. There will be more detail available at the final development plan stage. They have worked very hard on this proposal, and having Muirfield's acceptance was key. They are working with very good builders and they hope to market to empty nesters, as the homes will include first floor master bedrooms. They are hopeful that Council will support this rezoning.

There will be a second reading/public hearing at the June 24 Council meeting.



City of Dublin

Land Use and Long Range Planning

5800 Shier Rings Road  
Dublin, Ohio 43016-1236

phone 614.410.4600  
fax 614.410.4747

www.dublinohio.us

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

APRIL 4, 2013

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

- |           |  |  |
|-----------|--|--|
| <b>1.</b> | <b>Stansbury at Muirfield Village<br/>13-009Z/PDP/PP</b> | <b>10799 Drake Road<br/>Rezoning/Preliminary Development Plan<br/>Preliminary Plat</b> |
|-----------|--|--|

**Proposal:** Rezoning an 11.5-acre site from R, Rural District to PUD, Planned Unit Development District for 19 residential lots and approximately four acres of open space. The site is located on the east side of Drake Road, 200 feet south of the intersection with Springburn Drive.

**Request:** Review and recommendation to City Council of a Rezoning with Preliminary Development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a Preliminary Plat under the provisions of the *Subdivision Regulations*.

**Applicant:** William Adams, represented by Ben Hale Jr., Smith and Hale.

**Planning Contact:** Claudia D. Husak, AICP, Planner II.

**Contact Information:** (614) 410-4675, chusak@dublin.oh.us

**MOTION #1:** To recommend approval to City Council for this Rezoning with Preliminary Development Plan because this proposal complies with the rezoning/preliminary development plan review criteria and the existing development standards within the area, with six conditions:

- 1) That the development text be revised to not require the driveway location for Lot 1 to be to the west;
- 2) That the development text be revised to clarify enforcement of the Association architectural requirements and Zoning Code required residential appearance provisions;
- 3) That the text be revised to require an architectural theme, if proposed, be approved by the Planning and Zoning Commission as part of the final development plan;
- 4) That the development text be revised to permit a maximum of 18 Lots and the proposed plans be revised to remove Lot 6 and incorporate a minimum lot width of 80 feet for Lots 1 through 5;
- 5) That the applicant verify the building envelopes to ensure all landmark trees are preserved *to ensure that, to the greatest extent possible and to the satisfaction of staff, all landmark trees are preserved;* and,
- 6) That the development text be revised to not permit an entry feature sign for this development.

\*Ben Hale Jr. agreed to the above conditions.

**Note:** *Condition #5 was amended by City Council on Jun 24, 2013.*

**VOTE:** 4 – 0

**RESULT:** This Rezoning/Preliminary Development Plan application was approved.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Recused
Warren Fishman	Recused
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Absent
Victoria Newell	Yes

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**APRIL 4, 2013**

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

- 1. Stansbury at Muirfield Village** **10799 Drake Road**  
**13-009Z/PDP/PP** **Rezoning/Preliminary Development Plan**  
**Preliminary Plat**

**Proposal:** Rezoning an 11.5-acre site from R, Rural District to PUD, Planned Unit Development District for 19 residential lots and approximately four acres of open space. The site is located on the east side of Drake Road, 200 feet south of the intersection with Springburn Drive.  
**Request:** Review and recommendation to City Council of a Rezoning with Preliminary Development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a Preliminary Plat under the provisions of the *Subdivision Regulations*.  
**Applicant:** William Adams, represented by Ben Hale Jr., Smith and Hale.  
**Planning Contact:** Claudia D. Husak, AICP, Planner II.  
**Contact Information:** (614) 410-4675, chusak@dublin.oh.us

**Motion #2:** To recommend approval to City Council for this Preliminary Plat because this proposal complies with the preliminary plat review criteria, with four conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities and setback information;
- 2) That the applicant works with Delaware County to identify and follow the required vacation process as part of the Council review of this preliminary plat;
- 3) That the preliminary plat be revised to match the preliminary development plan in terms of the elimination of Lot 6 and the width of Lots 1 through 5; and
- 4) That the sidewalk along Lot 9 be redesigned to a more curvilinear pattern.

\*Ben Hale Jr. agreed to the above conditions.

**VOTE:** 4 – 0.

**RESULT:** This Preliminary Plat application was approved.

**RECORDED VOTES:**

Chris Amorose Groomes	Yes
Richard Taylor	Recused
Warren Fishman	Recused
Amy Krumb	Yes
John Hardt	Yes
Joseph Budde	Absent
Victoria Newell	Yes

**STAFF CERTIFICATION**



Claudia D. Husak, AICP  
Planner II

**Motion and Vote**

Mr. Fishman moved to appoint Chris Amorose Groomes as the 2013 – 2014 Chair. Mr. Hardt seconded the motion. The vote was as follows: Ms. Kramb, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; Mr. Taylor, yes; Mr. Hardt, yes; and Mr. Fishman, yes. (Approved 6 – 0.)

**Motion and Vote**

Mr. Taylor moved to accept the documents into the record as presented. Ms. Newell seconded the motion. The vote was as follows: Mr. Hardt, yes; Mr. Fishman, yes; Ms. Kramb, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

Ms. Amorose Groomes asked if there were any comments or corrections regarding the February 21, 2013 meeting minutes. [There were none.]

**Motion and Vote**

Mr. Taylor moved to accept the February 21, 2013 meeting minutes as presented. Mr. Fishman seconded the motion. The vote was as follows: Ms. Amorose Groomes, yes; Ms. Newell, yes; Ms. Kramb, yes; Mr. Hardt, yes; Mr. Fishman, yes; and Mr. Taylor, yes. (Approved 6 – 0.)

Ms. Amorose Groomes asked if there were any comments or corrections regarding the March 7, 2013 meeting minutes. [There were none.]

**Motion and Vote**

Mr. Fishman moved to accept the March 7, 2013 meeting minutes as presented. Mr. Hardt seconded the motion. The vote was as follows: Ms. Kramb, yes; Ms. Newell, yes; Ms. Amorose Groomes, yes; Mr. Taylor, abstain; Mr. Hardt, yes; and Mr. Fishman, yes. (Approved 5 – 0 - 1.)

**Communications**

Ms. Amorose Groomes deferred the communications until the Commission Roundtable.

**Administrative Business**

Ms. Amorose Groomes asked if anyone wanted to pull either of the two cases eligible to be on the consent agenda.

John Hardt pulled Case 1, Stansbury at Muirfield Village and Case 3, Coffman Park – Phase 1 for questions and comments.

Ms. Amorose Groomes determined that the cases would be heard in the order of the published agenda. She briefly explained the rules and procedures of the Planning and Zoning Commission.

**1. Stansbury at Muirfield Village  
13-009Z/PDP/PP**

**10799 Drake Road  
Rezoning/Preliminary Development Plan  
Preliminary Plat**

Richard Taylor and Warren Fishman recused themselves from this case due to personal conflicts of interest.

Chair Chris Amorose Groomes introduced this application to rezone an 11.5-acre site from R, Rural District to PUD, Planned Unit Development District for 19 residential lots and approximately 4 acres of open space, located on the east side of Drake Road, 200 feet south of the intersection with Springburn Lane. She explained that two motions on this application will be necessary, and both components will be forwarded to City Council for final approval.

Claudia Husak presented this rezoning with preliminary development plan and preliminary plat application. She said the proposed site is surrounded on all sides by single-family homes within Muirfield Village with access on Drake Road from Springburn Drive. She presented a photograph of the site. Ms. Husak said there exists a 30-foot change of terrain and a vacant house and several outbuildings are currently located on the site. She referred to a preliminary tree survey included in the meeting materials which identified many mature evergreens and deciduous trees including ash trees on the site. She said there is a Stream Corridor Protection Zone on the site.

Ms. Husak presented the previous informal proposal and the October 2012 Concept Plan for this site which were reviewed previously by the Commission. She said 24 cluster units were proposed in the informal proposal with 2 acres of open space. She said for the Concept Plan the density was reduced to be more in line with the surrounding Muirfield Village neighborhoods to 19 units. She said while the Commission supported the proposed lower density, it was mentioned that they preferred the clustering of the lots as proposed at the Informal.

Ms. Husak said the applicant has combined those two ideas and provided 19 single family lots arranged in a cluster design in the northeast, northwest, and southeast area of the site, preserving just over four acres of open space. She said this proposed plan has a density of 1.62 units per acre, which is the lower density of the surrounding Muirfield Village sites. She said there are large areas of open space provided with this proposed plan. Ms. Husak said the proposed open space on the south side stretches along the lots and is adjacent to existing open space within Muirfield Village. She said a bikepath connection to the existing Muirfield Association bikepath is shown. Ms. Husak said the applicant proposes a 55-foot area around the stream corridor as a protection zone. She said one street will access all of the lots that end in a looped, cul-de-sac type arrangement. She said the two areas proposed for stormwater management are within the cul-de-sac and the outer area to the south of the road.

Ms. Husak said the applicant proposes to create a tree preservation zone along the northern and western property boundaries. She said the zone for Lots 1 through 6 is 45 feet wide and 35 feet wide for Lots 7 through 13. She said that lately, in a couple of developments where existing trees were to be preserved, the applicants have also indicated that the area would be heavily replanted with the replacement trees that they were required to provide, on the site. Ms. Husak said there is not a tree preservation zone shown, but because all of the area indicated in a green color is within a Reserve, it would have tree preservation also taking place and again it creates a wider strip of open space.

Ms. Husak said that Muirfield Village is willing to take all the wide open spaces into their ownership as well as into their maintenance. She explained that typically, the open space is required to be dedicated to the City, but in Muirfield Village that is not typically the case. She said that the Park Director supports the open space requirements being waived in this case because the open space was being dedicated to Muirfield. She said the open space will still count toward the requirements, but the City will not be taking ownership of it.

Ms. Husak said that a Build Zone for all of the lots is shown on the plan as a 10-foot line in front of each of the lots. She said that it differs slightly, depending on which lot it is, and the development text has that lined out per lot bases. She said the line starts 20 feet from the road right-of-way and then it is a 10-foot Zone in which the home has to be located. She said this is creating more of a natural setback for each of the homes.

Ms. Husak said that the applicant is also providing sidewalks beginning at Lot 1 and ending at the driveway of Lot 14 and along Lots 15 through 19, which would access a path within the Muirfield Village open space. She pointed out that even though it was not an amenity that has been typical in Muirfield, Planning and the applicant feel strongly about having an opportunity for people to walk along their street within a safe area and having access to the paths through a sidewalk system.

Ms. Husak presented the preliminary plat outlining the Reserve areas. She said that the applicant has indicated that the road will be named Stansbury Drive. She said since it is a continuation of Drake Road, there is a condition that the applicant work with staff on the road renaming because the existing small area of Drake Road also needs to be renamed so that the road name does not change halfway. She said that the applicant has been asked to work with staff and Delaware County to vacate the road since the right-of-way is located in Delaware County instead of the City of Dublin.

Ms. Husak said the Commission recommendations for the preliminary plat and preliminary development plan will go to City Council for final approval. She said that Planning is recommending approval of this rezoning with the Preliminary Development Plan with no conditions, and two conditions for the preliminary plat.

Ben Hale, Jr., Smith and Hale, (37 West Broad Street, Columbus, Ohio), representing the applicant Bill Adams, said that they had made an agreement with the Muirfield Association to take the property within the Association to own the open spaces. He said they also agreed that before the Association took title to the open space, that would they clean it up and remove any dead or diseased trees. He said the lots will be subject to the Muirfield deed restrictions, rules and regulations, and a forced and funded homeowners association. He said the all homes will be subjected to the Muirfield Association's architectural review process and standards. Mr. Hale said that although sidewalks are not allowed in Muirfield, they have an agreement with the Association that they will waive that part of their requirements and allow them in this development. He said that the market for these cluster homes will be for the active adult community.

Ms. Amorose Groomes invited public comments regarding this application.

Gretchen Randall (8883 Belisle Court) pointed out that the Public Notices for this case were received during Spring Break week when many residents were vacationing. She asked if the case could be tabled to another date so that more residents could be notified to attend the meeting.

Jennifer Readler said that the notice delivery complied with Dublin's Code requirements and that circumstances typically would not justify a tabling.

Ms. Randall said that there was a group of organized residents that contact everyone involved with the discussion of these properties. She said she received her notice on Monday, March 25<sup>th</sup> and that most residents left Thursday or Friday for vacation.

Ms. Amorose Groomes said that the good news was that this was not the last hearing for this application. She said since the notification requirement had been met, they could proceed with this meeting, but that there would be an additional opportunity for everyone's thoughts to be heard.

Ms. Randall said she thought the Commission would want to make sure that the residents were available to have the most information possible. She said that the City of Dublin should know when the Dublin Schools were on vacation.

Ms. Amorose Groomes asked Ms. Randall to share her thoughts about this application with the Commission.

Ms. Randall said this plan was a little better, but the group she was speaking for would like to see 15 homes. She asked what the square footage and the price range proposed for the homes was. She said they would like to see one-story homes instead of the proposed mixture of 1-, 1½-, and 2-story homes. Ms. Randall said with this lot orientation, residents will literally be staring into the second story of homes due to the dip in some areas on the site. She said they would like to see a protection zone around the entire property. Ms. Randall said this was the first time she had seen the plans and so her comments were 'off the cuff.'

Allan Swearingen, (8881 Cruden Bay Court) agreed that this plan was getting in line with what they were expecting, but that it was not what had been represented on the City website. He said on the initial plan with 23 lots, there was a concern where the water ran off the buffer zone of the drainage there. He said it appeared before that the lots were held back off of what would be the existing property line, but now the lot goes straight back to the property line. He said he was trying to understand what was the reasoning was, but now there seemed to be more buffer zones there. He asked how to access the current plan proposed being proposed.

Ms. Husak explained that the information on the website being referred to was based on the application originally filed as the public record. She said that an updated application was what was being reviewed at this meeting and it is also available for view on the website. She said that the original application is not deleted from the website because it was a trail of the process.

Mr. Swearingen said as a homeowner, he expected this site to be developed in the same low density as the surrounding development.

Ms. Amorose Groomes said that when she pulled up this case on the website, she saw that there were 23 lots. She said she assumed that after this meeting, the most recent information would be uploaded.

Ms. Husak explained they way it was organized was that there was the application and site plan that were originally submitted, and then an updated site plan was posted underneath that.

Mr. Swearingen asked where was the property line of the homeowner and where did the setback start for the proposed buffer zone. He asked if it came from the property line or the tree buffer.

Ms. Husak explained that the lots on the north would directly back up to lots, and then the first dotted line was the tree preservation zone, and the second dotted line was the rear yard setback.

Mr. Swearingen said that could not be seen on the website and that caused concern about where the setbacks would be and how that would be addressed.

Ms. Husak said her contact information was available on the website, and she offered to provide the additional details to anyone interested.

Carol Rieland, (5733 Springburn Drive), said one of the concerns that she shared with other residents was the square-footage of the houses. She said she would like to see that they are similar to the houses that surround the area, in keeping with the neighborhood. She said she was also concerned about the amount of traffic created that will spill onto their street and the surrounding streets. She said that Springburn Drive does not have sidewalks, and with 19 houses, there would probably be 38 vehicles that will pass onto Springburn Drive, Whitecraigs Court, and McIntyre Drive. She said she was concerned about the traffic and the children that play in the street and in the surrounding neighborhood. Ms. Rieland asked if the entire area would be razed then the spec houses would be built one by one. She said she was concerned there would be construction noise for several years. Ms. Rieland said regarding the buffer zone, she recalled that originally, there was a 50-foot buffer from the houses on the north side, and today, it was decreased.

Ms. Husak explained there were setbacks and tree preservation zones. She said that Lots 1 through 6 have a 50-foot setback and a 45-foot tree preservation zone. She said because there needs to be room for utilities and that was why the tree preservation zone did extend as far. Ms. Husak said that there was a total of 45 feet of setback on Lots 7 through 12.

Ms. Rieland said she was also concerned because currently, when it rains heavily, the creek overflows behind her house. She said she wanted to make sure they did not have flooding issues after this development was complete.

Jeff Schoener, (5825 Springburn Drive) asked for the definition of a tree preservation zone and where the applicant would remove dead trees.

Mr. Hale said that there were many Ash trees which will have to be removed and the applicant has agreed to do that. He said they are required to meet Code with the tree replacement and some of the trees will go in the open space that Muirfield is taking. He said that Muirfield wants to keep that area as natural as they can because they think that aesthetically, it would be best and it would reduce maintenance by keeping it in its natural state.

Mr. Schoener asked if that would be just on property owned by Muirfield or on individual lots.

Mr. Hale said it was for individual lots also. He said in the tree preservation zone near where the current residents live, they will also replace trees and create more of a wooded area.

Mr. Schoener asked if living Ash trees would be removed.

Mr. Hale explained that they were asked to remove the existing Ash trees and replace them with trees not subject to diseases. He said when they come back with the final development plan, they will submit a Landscape Plan showing where those trees will be located, and if approved by the Commission, they will plant them.

Mr. Hale addressed the question regarding house values and said with the price of the property and the development they will cost more than \$500,000. He said because they will be subject to Muirfield's Design Review they will be in keeping with what exists there now. He said they hoped that it would provide the neighbors comfort to know that this development will be part of their association and will have the same standards. He said ultimately, the Commission and the City have the right to approve the tree planting program.

Ms. Husak said that a definition for a tree preservation zone similar to what had been used in the past required that the zone be fenced off with a sturdy metal fence prior to construction, and that no building structure, fence, patio, recreational or athletic facility, or any other improvement of any kind can be within that zone, so no patios, decks, swimming pools are permitted. She said also, no work can be performed that would alter the natural state of the zone and that no tree or vegetation may be removed from the zone, except for the removal of dead, diseased, decayed, or noxious trees and vegetation.

Mr. Schoener asked if that meant the replanting of trees.

Ms. Amorose Groomes said that would be determined at the final development plan stage when the applicant will be required to submit a Landscape Plan. She explained that the tree study would be overlaid with the Landscape Plan to identify significant voids and supplemental plantings will be made in those areas where there are deficiencies. Ms. Husak said in addition, the applicant is also stating that in the development text that the reforestation will take place primarily in those areas.

John Hardt clarified that the fence around the tree protection zone was to be a temporary construction-type fence.

Vincent Resor, (5837 Springburn Drive) said that his house was next door to Lot 1, and all 38 vehicles will be driving by his house every morning and evening, so he was interested in the plans to widen the road. He asked if it would be widened to his property or into the community property on the other side, towards the trail.

Aaron Stanford said currently the existing pavement is around 22 to 24 feet in this area and that would be proposed for the 28-foot section from the back of the curb to the other side of the curb and 50 feet of right-of-way. He said in this area, there is actually more than that. He said they will widen the existing roadway much as it exists, center it, and actually perform any work within the existing right-of-way. He said there would be no need to encroach onto any private property on either side of that area.

Mr. Resor said from his perspective, it would certainly encroach into his property, but he would review the notes to get the math straight.

Mr. Resor said regarding the 'reforestation', they cut down probably the largest tree in Dublin which shaded his driveway and his daughter's basketball court in his backyard, which left him with a beautiful view of his neighbor's house. He said the record with tree preservation left something to be desired. He said looking out his back window, 50 feet will provide a striking view of the construction fence and then the houses on the other side. He asked for reassurance about the integrity of the reforestation plan definition. He asked what could be offered in terms of understanding.

Ms. Husak reiterated that these plans move from the Commission to City Council, and then come back to the Commission for final approval of the final development plan. She said a detailed Landscape Plan is part of that approval which requires that all of the trees to be removed to be shown as well as all of the trees to be replaced, so that there is an enforceable document. She said if any tree is removed from the plan after it has been planted, the developer will still have to replace them, even if they do not survive.

Mr. Resor asked when it said 'all of the trees on the plan' did the plan includes the green at the top on the north side.

Ms. Husak said that was correct.

Mr. Resor said understanding that he had no trees on his side of the creek, that meant literally every tree in his backyard would be cut down.

Ms. Husak said only the trees that are dead or diseased would be cut down.

Mr. Resor said he had some of those trees.

Ms. Husak reiterated that all trees that will be cut down will have to be shown on the plans as being scheduled to be removed.

Mr. Resor asked where the stop sign would be located. He also asked what would be the deposition of his mailbox that appeared to be in the right-of-way and at the end of his driveway.

Ms. Husak said based on Mr. Stanford's math, if the roadway is going to be 28 feet and it is currently 22 or 24 feet wide, it will either have to extend two or four feet within the existing right-of-way. She said the road will extend two feet or four feet towards Mr. Resor's house, and hence, the mailbox will have to move beyond the road.

Greg Cunningham, (5801 Springburn Drive) recalled that at the time of the Commission's review of the Concept Plan in October it was discussed giving the buffer zone to Muirfield also so that there was some control over it. He asked if something is built in that zone and a tree dies that needs to be replanted, how it will be enforced.

Ms. Amorose Groomes explained that the plan would be submitted and it will go into the files that are enforceable by City Code. She said there are several Code Enforcement employees that inspect, but certainly do not count every tree, everywhere, every time. She said however, on the City website there is

a phone number listed to call to report a tree that is no longer there. She said at that point, a notice would be sent to have that tree replanted.

Mr. Cunningham asked the advantage of not having the buffer area go with the rest of the open space area through Muirfield.

Ms. Husak explained that the responsibility would be that of the homeowner to replace those trees once the lot is sold.

Mr. Cunningham said it would seem a lot harder to do than to have the Association do it. He said if that green area was added to the other green area in Muirfield there would be a dependable method.

Ms. Husak said it was her understanding that Muirfield did not want that area because it is difficult to access.

Mr. Cunningham asked if in this process was there house value assessment done which showed how the development affected surrounding existing houses.

Ms. Husak said that a house value assessment was not part of the City review process.

Mr. Cunningham it was a big oversight when ultimately the development could affect the surrounding community's biggest investments.

Ms. Husak said that Planning's consideration goes along the lines of the type of architecture required and the type of architectural review and detailing that the Association will require and with that there is an expectation that values will be created that are comparable to surrounding areas.

Mr. Cunningham said he bought a house in a lower density neighborhood, and that was the value of the house. He said he would like to know if this rezoning will majorly impact the value of it. He said he understood that the houses will look very similar and will be upheld to the highest standards, but he would like to know that when he bought a house with a very, very low density behind it at 'X' value, that it being rezoned did not make it 'X-minus' a certain value, but he understood it was not a part of the process.

Ms. Amorose Groomes said that was part of the risk and the reward of buying a house next to vacant land.

Mr. Cunningham said he understood, but as a Dublin resident, he relied on the Commission to consider those when they were reviewing plans. He said the Commission represents the Dublin residents.

Jeanne Fox, (8860 Braids Court), recalled that originally, single-story homes were proposed and she asked for clarification on that. She also asked for a definition of 'active adult.' She recalled that in the original proposal, it talked about an empty-nester type of community. She asked if a marketing study was done to see if the \$500,000 price point worked for the target market sought. She asked about density in regards to the various floor levels proposed.

Judy Boyles, (8890 Belisle Court), said she had no problem with the property being developed. She said no other homes in the area were as clustered or crowded as these would be. She said that the Commissioners had always done a beautiful job of developing Dublin. She said most of the new residents were told that this property was going to be low density. She said she hoped that rezoning the property would make it a safer place. She said this was too much in such a small area. Ms. Boyles suggested the Commissioners visit the bike trail and observe what she was talking about because it looked a lot different on paper than in person.

Ms. Amorose Groomes said that she walked those paths all the time and that this was a beautiful piece of property.

Barry Boyles, (8890 Belisle Court), said knowing how important this was to many people and how passionate they were about this project, to bring it up in the middle of Spring Break and not have that consideration was concerning to him. He said this was not thought through, or and maybe there was something else going on there. Mr. Boyles said he did not appreciate the date this case was scheduled to be heard by the Commission.

Mr. Boyles said the tree taken down was a magnificent 100-year old plus tree. He said he heard that the tree was removed over a holiday, and that the workers said the tree was diseased. Mr. Boyles asked if they would have to deal with this throughout the entire project of which trees are diseased and which are Ash. He asked who would patrol all that. He said a resident on the next cul-de-sac had a beautiful Oak tree in his front yard, and on a holiday, the tree was cut down to the base because some acorns fell on his dog or something. Mr. Boyles said they reported it to Muirfield, but nothing was ever done to make him replace that tree. He said he was also concerned about the 38 vehicles coming out onto Springburn Drive, and the water flow when there is a heavy rain. Mr. Boyles asked who would watch over this project to make sure that all the trees, green area, everything else is maintained, and if they were not maintained, what would happen.

Ms. Amorose Groomes verified that there were no additional public comments, and closed the meeting for Commission discussion.

John Hardt said he was in favor of this rezoning because the Planned Unit Development District that will be established provides a degree of protection that does not exist there today. He said the density now is consistent with the neighborhoods that surround it, which was an improvement. Mr. Hardt said the specifics of some of the PUD regulations being proposed such as the Tree Protection Zones, the entry into the Muirfield Village Association, and the submission of the proposed homes to the Muirfield Design Review Process, were strong benefits that go a long way in protecting the home values and the surrounding homes in the area. He said the quality of the homes that are built is more important than the quantity once they arrive at the right density, and he thought they were there.

Mr. Hardt asked if there were any Drake Road addresses currently.

Ms. Husak said there were not any existing Drake Road addresses.

Mr. Hardt noted that the submitted documents had a couple of references to Lot #1, in particular, a requirement that the garage must face west. He said he was not comfortable with that because entering into this neighborhood, the first thing that will be seen is the garage which is not consistent with the rest of Muirfield Village. He said as he looked at the engineering drawings and the plat that the Commission is being asked to vote on tonight, the first lots, Lots 2 through 6, are quite narrow, being in the 75 to 79-foot range. He said he would like to see them be at least 80-foot lots because narrower lots have a real impact on the architecture of the house in terms of how the garage is positioned relative to the rest of the house. He said if the lot is narrow, the garage tends to get pushed out and becomes more prominent which he did not think was the quality that they were after here.

Mr. Hardt asked why on Lots 2 through 6 and 7 through 12 the tree preservation zone changed dimensions.

Ms. Husak said that it had to do with the location of the utilities, and the road curves north a little, making the lots move up a little. She said it was just to allow the lots a little more buildable area. She said the dimensions for the tree preservation zone were between 35 feet at one end and 30 feet at the

other end. She said the Build Zone was between 20 feet and 30 feet for all of the lots, except for Lots 12 and 13.

Mr. Hardt referred to Lots 15 through 19, and said that there seemed to be equal amounts of 'green space', but not a tree preservation zone. He asked for an explanation why it was that way.

Ms. Husak said that Planning and Muirfield Village wanted a wider buffer where the footpath passed through, and it was the same width as what is on the other side so there is a wider swath of open space.

Mr. Hardt referred to the proposed development text and said regarding architecture, there are provisions that he found troubling or confusing. He said that it referred to the City of Dublin Residential Appearance Standards, but he understood tonight that it would be taken into the Muirfield Village Association where the Muirfield Design Review Standards would apply. Mr. Hardt said colleagues in his field have indicated that sometimes the two documents conflict with each other, so he would like to see that scrutinized a little. He suggested referring to both documents and say whichever is stricter should prevail on a given subject matter.

Ms. Husak asked if that should be left to the City to determine.

Mr. Hardt said following that in the development text, 'The Muirfield Association shall retain the right to individual plan approval for all single family homes', which he thought was a good thing. He asked however, if that meant the Muirfield Village Association is being given the authority to enforce the City's Residential Appearance Standards.

Ms. Husak explained that typically what happens is that Planning receives with the Building Permit for an individual home, a letter from the association or from an architectural review committee saying the home has been approved by the association, or by their architectural reviewing body. She said then, the Building Department and the Design Review staff reviews that Building Permit against City requirements. She said if the Association approved anything that did not meet the Appearance Code, staff would not be able to approve the plan.

Mr. Hardt said he understood that the Association has the design review of responsibility and enforcement authority over the Muirfield Design Review Guidelines, and the City subsequently, enforces the Dublin Appearance Code, but he thought the text was a little sloppy in that regard. He suggested it should be made clear that one document is being enforced by one body and another document is being enforced by the other.

Mr. Hardt referred in the same area of the text, a reference to the possibility of being this being a themed community, which meant essentially, all the homes would follow a similar architectural theme. He said he did not have a strong opinion whether or not this is a good place to do that, but he had a strong opinion that it should be established now instead of saying it might or might not happen. He said he was concerned that without a thematic statement which way they are going with this, they could start with a themed community and if the market goes another way, it changed.

Ms. Husak explained that the text language is intended to say that if there were a theme, that the Commission had to approve it and then they would have to adhere to that theme. She said since the Commission and staff did not know now whether there will be a theme, the Development Text basically states that it has to come back to the Commission at the final development plan stage with the theme for the Commission's review and approval.

Mr. Hardt said it was an enhancement to the text that stated 'If a themed community were pursued, it needs to be approved by the developer and Planning and Zoning Commission' however, it did not say

when. He said he would like it to say that it has to happen at the final development plan stage, so that they are setting up at the beginning which way it is going to go.

Ms. Husak acknowledged his suggestion.

Amy Kramb said she also was concerned about the varying width of the tree preservation zone, but thought with the stream dividing it, it would not cause as much confusion. She noted that there were 5 feet extra for the lots and the people on Lot 7 would wonder why Lot 6 had 5 feet more than they did. She suggested it would be simpler to enforce if the zone was the same distance all the way across.

Ms. Kramb said she wanted to make sure that if there are any Landmark trees anywhere on the property that it is known now, before they are cut down to build a house on a lot.

Ms. Husak said that the Landmark trees were identified in the Preliminary Development Plan.

Ms. Kramb said she had reviewed the list, but did not know which were considered Landmark trees. She said she knew there was a 23-inch Black Walnut tree that would certainly be cut because it was in the middle of Lot 12 or 13. She said it was hard to tell because the Tree Plan did not have the lots superimposed on them. Ms. Kramb said it was identified as 'Tree #542 – Black Walnut, 23-inches, in fair condition.'

Ms. Husak explained that it was not considered a Landmark tree because its diameter was not 24-inches.

Ms. Kramb noted that there was a 32-inch Sugar Maple in the Stream Corridor Protection Zone. She said she reviewed all 602 trees on the plan, but could not find them all. She wanted to make the note now that they will not allow a tree to be cut because it was in the middle of a lot.

Ms. Husak said there were four trees that would meet the Landmark tree requirement on the entire property.

Ms. Kramb said she strongly advised the developer to know where those four Landmark trees were and to know that the City is not going to let them cut them down for a house to be built. She said the building lines should be adjusted accordingly before the Commission sees this development again.

Ms. Kramb said she also thought Lots 1 through 6 seemed very narrow, especially compared to the lots on the next street. She said they did not align perfectly and they are slightly angled. Ms. Kramb suggested that if Lot 6, the smallest and narrowest, could be eliminated to make the other lots a couple of feet larger.

Ms. Amorose Groomes said she agreed that Lot 6 was entirely too tight, and it encroached on the Stream Corridor. She said that 10 feet could be added to Lots 2 through 5, and the balance could be added to the stream corridor.

Ms. Kramb agreed that instead of seeing the garage on Lot 1, there should be a nice entrance.

Ms. Kramb said she was curious how Lot 14 was oriented the way the sidewalk ended.

Ms. Husak said typically, the sidewalk is ended at the driveway since it is not known where the driveway is going to be located. She said the sidewalk location would be determined with the Building Permit because that was when the sidewalk is constructed. She clarified that the sidewalk would not necessarily end at Lot 14, and that the text stated that as well.

Ms. Kramb said that the elimination of Lot 6 would get closer to the better density.

Ms. Kramb asked if it was obvious that the backyards of Lots 19 to 15 were the part of the Association's right-of-way and bikepath.

Ms. Amorose Grooms said that was the way it was throughout all of Muirfield Village.

Victoria Newell said she shared the concerns about Lots 1 through 6. She also made the suggestion that Lot 6 be eliminated and that the other lots be re-spaced.

Ms. Newell said the overall density on this site is comparable to what the density is for the surrounding neighborhoods. She agreed that rezoning this property as a PUD gave the opportunity to protect the surrounding residents. Ms. Newell said she supported this proposed rezoning, but she thought the lots should be rearranged to make them more buildable.

Ms. Amorose Grooms said that the text mentioned an entry feature, and entry features are not consistent in individual neighborhoods within Muirfield Village. She said she was not sure where would be an appropriate location for an entrance feature sign since there are neighbors on the corner. She said she would like to see the elimination of any entrance feature sign. She said this would be a nice addition, and it should stand on its own merits and not need an entry feature.

Ms. Amorose Grooms said ending the sidewalk at Lot 14 seemed like an unusable location. She said she thought the sidewalk should extend all the way down. She pointed out that to get to the path from Lot 14, you have to come down and cross the street. She said she preferred to see the sidewalk wrap around.

Ms. Amorose Grooms said she hoped that the pond shape indicated on the drawings was just to indicate the area on which a pond will be located. She said it should look far more natural, free flowing, and more appropriate than having an 85-degree angle as shown. She said at the final development plan stage, she would like to see where the pond will go and how it will look. She said the old farm split rail and wire fencing should be removed as part of the cleanup of the unnatural materials on the site.

Ms. Amorose Grooms said that the Commission has always asked that when infill is taking place, that the setbacks exceed that of the neighbors. She said she was appreciative that the applicant heeded the Commission's input provided in that the setbacks for this development do exceed the setback for the adjoining properties. She said she thought for the increase, that it was a step in the right direction.

Ms. Amorose Grooms explained that regarding potential flooding issues, this developer will have to prove to Dublin's Engineering Department that the flooding issues and the water handling will be better when they are finished that it was before they started. She said that between the handling of the drainage area and the addition of the pond, she was sure that it had already gone through some engineering process so that it will be resolved in the end.

Ms. Amorose Grooms asked that the previous question about the approximate square footage of the homes be answered.

Mr. Hale said the houses will cost more than \$500,000, which is appropriate to the surrounding properties. He said he thought these houses will probably be 3,200 to 3,500-square-feet in area.

Mr. Adams said that the Muirfield Village deed restrictions dictate the minimum square-footage and he was confident that the houses will be in excess of that.

Ms. Amorose Grooms explained that the deed restrictions were included in an information packet when the existing homeowners purchased their homes. She said she believed that the minimum square footage

allowed per the deed restrictions was 1,800-square-feet, but Mr. Hale had indicated that in this development, they would be approximately 3,500-square-feet.

Ms. Amorose Groomes referred to the previous question regarding how long the construction would take place to complete the development. She said that the Commission can not dictate to the applicant the duration that they have to build the lots.

Mr. Hale said all of the street construction, tree replanting, and those things will happen up front. He said he thought in this price point, most people will want to customize these houses, so other than the specs the builder builds up front, almost all of these houses will be built on a contract.

Mr. Hardt said regarding the sidewalk that currently does not loop around and finishes the cul-de-sac; he suggested that the south side of the road would be the most pleasant place in the neighborhood to walk up against the stream corridor. He said the proposed sidewalk shown connecting to the Muirfield Village Association system should be labeled.

Ms. Amorose Groomes said that could be added for the final development plan stage.

Mr. Adams pointed out that the dashed area on the plan was actually an easement area where the pond is contained. He explained that the City needs access to that for maintenance. He said they would not build anything that looked like it came out of an industrial park.

Mr. Adams explained that the primary reason they did not continue the sidewalk to the side was that the outlined area on the plan at the lower part of Lots 7, 8, and 9 was a wet area. He said they were trying to prevent the improvements from encroaching or even being remotely close there. He said they assumed that if you were at the back of the cul-de-sac you could walk around to connect to the path at Lots 15 or 1.

Mr. Adams explained that their thought behind the dimensions of the tree preservation zone was that the majority of the Ash trees they will have to remove are in the southwestern portion of the site and in the area between Lots 1 and 5, there are many Ash trees. He said as the residents mentioned they have Ash trees in their yard. He said that was the majority of where they will have to be removed, so they made those areas more generous. Mr. Adams said that everything within the project that is currently meadow, whether in a Reserve or in a tree preservation zone, is going to be reforested. He said that Brian Kinzelman at a previous Commission meeting, talked extensively about the reforestation program. Mr. Adams said they will be planting thousands of park grade trees in the area so that it can come back to a natural state, plus they also have to comply with the tree replacement requirement.

Ms. Amorose Groomes asked if the applicant would be applying for a waiver as part of this application.

Mr. Adams said no.

Ms. Krumb said she was not in favor of adding more sidewalk there because that end has many trees. She said when this plan is rearranged for the final development plan she did not want to see a point in the sidewalk at Lot 9, but a more curvilinear transition which was more practical. She reiterated that she was not in favor of adding more sidewalk, especially were the trees were located.

Mr. Hale said that they could make Lots 1 through 6 work as suggested, but they would like to have the opportunity at the final development plan stage to move Lot 6 to the south. He said the lots will be generous and there will be the same amount of open space as is seen now.

Ms. Krumb said she could not see how an extra lot could fit in by moving Lot 6 to the south. She suggested a tabling so that the applicant could return with another preliminary plan that showed where a lot could be relocated.

Mr. Adams said he did not understand the concern on the north side. He said when they began this, 65-foot lot widths was the objective, and he has made them physically larger to 75 and 80-foot lots. He said this is intended to be a smaller lot with more open space that is specifically earmarked to the type of buyer that they are trying to attract. He said buyers do not want larger lots and they want less maintenance. He said a 65-foot width at the building line was the criteria that he was told to work with when he first approached staff last summer. He said these lots were much denser.

Mr. Adams said he respected Mr. Hardt's comment that they did not match to the north, but it was never intended to match to the north. He said they presented to the Commission last time a traditional 19-lot single-family plan. He said the Commission said they did not want more of the same. He said this was a unique infill opportunity and the Commission agreed there was a demand for similar sized house with a different in function. He said it was all about design, first floor living, and lower level entertainment and bedrooms for the grandchildren. He said they could go back to 90-foot lots and be compliant with density, but it will be more of the same.

Mr. Adams said the traffic issue was also a big concern if they went to traditional single family with three-car garages, and three and four cars per family. He said the development was for people his age or older who have children in college or already through school that want to stay in the community. He said he lived a quarter-mile from here and this was his neighborhood. He reiterated the clear message he got from the Muirfield Village Association and from the Commission was to make this development special.

Mr. Adams said the first plan had 24 units on 65-foot wide lots, which resulted in a density of 2.0 units per acre that was higher than the existing neighborhood. He said the surrounding density was 1.6, 1.7, and 1.9 units per acre. Mr. Adams said the current plan is lower than the surrounding density in the contiguous sections of Muirfield. He pointed out the other sections also did not have as much open space as proposed.

Ms. Husak asked if the Commission's preference for Lot 1 was to eliminate any requirements for the driveway location, force its location to the south, or not permit it to be located to the west. Ms. Amorose Groomes said the preference was to limit the driveway location to the west.

Mr. Hardt said when a lot and a house start to get too narrow, even with a two-car garage, the garage tends to sit in front of the house so it can overlap on the rest of the living space behind it. Mr. Hardt said this design results in a street frontage that consists entirely of garage doors. Mr. Hardt said he was happy to be proven wrong about that, and it will not be known until footprints or layouts are shown at the final development plan stage. He said he was not opposed to voting on this preliminary development plan as proposed, but he would be looking at how this potential issue is addressed and if those houses have that problem, he may not support the final development plan. Mr. Hardt suggested a tabling would provide the applicant an opportunity to revise this preliminary plat or the Commission could vote on this preliminary plat with the understanding of the Commission's expectations to address these potential problems in the future.

Ms. Husak asked if a court-loaded garage with a concealed garage door would be acceptable. Mr. Hardt said that could be architecturally handled in good and bad ways, depending on how it is done which is a final development plan issue. He said he was concerned about casting a die here that then paints the houses into an architectural corner later down the road.

Ms. Husak explained her concern that architectural drawings or footprints would not be seen at the final development plan stage, unless there is a theme. Mr. Hardt said the applicant could voluntarily show the Commission what they had in mind.

Mr. Hardt asked if it was the intention to have court-loaded garages. Mr. Hale said there would be some court-loaded garages. He said another solution for front loaded garages would be to set the garage behind the front façade two feet so has not to create the 'snout' house design.

Ms. Amorose Groomes said she thought the Muirfield Village Design Committee could handle the lot width/garage issue. Mr. Hardt said he agreed, but said there could be a commitment made by the applicant.

Mr. Hale said they would agree to a condition that any front-loaded garage be setback two feet behind the front vestibule of the house, including the front porch.

Ms. Newell said she was uncomfortable with this restriction since the Commission has not seen the architecture causing design issues for the applicant. She agreed with the removal of Lot 6 and the retention of additional open space on the north side.

Ms. Krumb said she did not want another lot somewhere else. She said four of the five lots on the south side are already smaller than Lot 6 and she would not want another lot squeezed in. Ms. Amorose Groomes said she would not disagree.

Mr. Hardt said the Commission had two choices, either to vote on this application as presented or to table it and provide the applicant the opportunity to revise the layout.

Jennifer Readler said a condition could be placed on the preliminary plat to remove Lot 6, and then the proposed plan would be forwarded to City Council. She said existing Condition 4 could be revised to state, 'That the development text be revised to permit a maximum of 18 Lots and the proposed plans be revised to remove Lot 6 and incorporate a minimum lot width of 80 feet for Lots 1 through 5' to address the Commission's concerns.

Ms. Amorose Groomes said if the applicant wanted to add Lot 6 back, City Council could make that determination.

Ms. Newell asked if Mr. Hale agreed to remove Lot 6 and keep the lot layout as proposed without adding Lot 6 elsewhere.

Mr. Hale agreed to remove Lot 6, adjust the lots appropriately, and increase the setback along the creek. He said he did not think they would take all of Lot 6 and put it in lots. He said they would create a very nice buffer along the stream. Ms. Krumb and Ms. Amorose Groomes said they were comfortable with that.

Ms. Amorose Groomes agreed with Ms. Newell and was not comfortable dictating the façade design at this point. Mr. Hardt said he understood what they were saying, and he agreed.

Mr. Hale said they had no issue with getting rid of the 'snout' house. He said the houses could be built with the garages two feet behind the back of the house which makes a much more attractive house.

Ms. Amorose said Condition 7 listed in the Planning Report should be removed.

Mr. Hale referred to Condition 5, 'That the applicant verify the building envelopes to ensure all landmark trees are preserved', and said because they did not know where those trees were located, they may want to discuss that with the Commission at the final development plan stage.

Ms. Amorose Groomes asked the Commissioners if there were any other issues to address. [There were none.]

**Motion #1 and Vote - Rezoning with Preliminary Development Plan**

Ms. Kramb moved to recommend approval to City Council this Rezoning with Preliminary Development Plan because this proposal complies with the rezoning/preliminary development plan review criteria and the existing development standards within the area, with six conditions:

- 1) That the development text be revised to not require the driveway location for Lot 1 to be to the west;
- 2) That the development text be revised to clarify enforcement of the Association architectural requirements and Zoning Code required residential appearance provisions;
- 3) That the text be revised to require an architectural theme, if proposed, be approved by the Planning and Zoning Commission as part of the final development plan;
- 4) That the development text be revised to permit a maximum of 18 Lots and the proposed plans be revised to remove Lot 6 and incorporate a minimum lot width of 80 feet for Lots 1 through 5;
- 5) That the applicant verify the building envelopes to ensure all landmark trees are preserved; and
- 6) That the development text be revised to not permit an entry feature sign for this development.

Ben Hale Jr. agreed to the six conditions.

Ms. Newell seconded the motion. The vote was as follows: Mr. Hardt, yes; Ms. Amorose Groomes, yes; Ms. Newell, yes; and Ms. Kramb, yes. (Approved 4 – 0.)

**Motion #2 and Vote - Preliminary Plat**

Ms. Newell moved to recommend approval to City Council this Preliminary Plat because this proposal complies with the preliminary plat review criteria, with four conditions:

- 1) That the applicant ensure that any minor technical adjustments to the plat be made prior to City Council submittal, including noting the open space ownership and maintenance responsibilities and setback information;
- 2) That the applicant works with Delaware County to identify and follow the required vacation process as part of the Council review of this preliminary plat;
- 3) That the preliminary plat be revised to match the preliminary development plan in terms of the elimination of Lot 6 and the width of Lots 1 through 5; and
- 4) That the sidewalk along Lot 9 be redesigned to a more curvilinear pattern.

Ben Hale Jr. agreed to the conditions.

Ms. Kramb seconded the motion. The vote was as follows: Mr. Hardt, yes; Ms. Amorose Groomes, yes; Ms. Kramb, yes; and Ms. Newell, yes. (Approved 4 – 0.)

[Mr. Fishman and Mr. Taylor returned to the meeting room after they had recused themselves for this case.]

**2. Village at Coffman Park – Ganzhorn Suites  
13-019CP**

**Discovery Blvd at Wall Street  
Concept Plan**

Chair Chris Amorose Groomes introduced the following application for review and non-binding feedback of a Concept Plan for a potential future rezoning to permit a mix of office and elderly care uses on a nine-acre site on the south side of Post Road, east of Discovery Boulevard, north of Wall Street.

Claudia Husak presented this Concept Plan which is the first step in the PUD, Planned Unit Development Plan process. She said the site was zoned in 2005 as the Village of Coffman Park PUD with 66 detached units, three live/work units, a large clubhouse, common open space, and a pond. She presented the



City of Dublin

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

phone 614.410.4600  
fax 614.410.4747

www.dublinohiousa.gov

## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

OCTOBER 4, 2012

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

**2. Stansbury at Mulrfield  
12-062CP**

**10799 Drake Road  
Concept Plan**

**Proposal:** A new Planned Unit Development for the development of an 11.75-acre site with 19 residential lots. The site is located on the east side of Drake Road, approximately 200 feet south of the intersection with Springburn Drive.

**Request:** Review and feedback for a concept plan under the provisions of Zoning Code Section 153.050.

**Applicant:** William Adams, State Street Realty, represented by; Ben Hale, Jr.

**Planning Contact:** Claudia D. Husak, AICP, Planner II

**Contact Information:** (614) 410-4675, chusak@dublin.oh.us

**RESULT:** The Commission (Mr. Taylor recused) reviewed and commented on this proposal for a new Planned Unit Development for the development of an 11.75-acre site with 19 residential lots. The site is located on the east side of Drake Road, approximately 200 feet south of the intersection with Springburn Drive. The Commission appreciated the applicant's effort to respond to previous comments and concerns. Commissioners agreed that the previous proposal, which included a clustered site design with greater preservation of open space was the preferred layout.

#### STAFF CERTIFICATION

  
Claudia D. Husak, AICP  
Planner II

Mr. Goodwin said that was an additional functionality that they have already discussed doing. He said the much earlier prototype of this had a slider so that you could actually slide away the area plan graphic and to see the actual aerial photograph underneath it.

Mr. Budde suggested that the existing part could be the Google Map, and then what the Community Plan is could be fuzzy, but colored with the target and the blue and yellow dots.

Amy Krumb said she had no comments about the interactive map and its functionality because it did not work for her all.

Mr. Goodwin encouraged the Commissioners to keep visiting the site to see ongoing improvements.

Ms. Krumb agreed that the park plan should be included. She said regarding the text in general, when adding text, it needed to be kept short and simple. She said that some very long sentences had been added to the Community Plan part of the text. She said the second sentence of the National Church Residences update was long with five commas, three of which could be deleted. She recommended that when in doubt, make a new sentence, rather than keep adding more. Ms. Krumb said if there is a comma followed by the word 'and' there needs to be a full sentence with a noun and verb, not a fragment. She said the comma separates two sentences. She said to make sure that the second clause is a full sentence, otherwise delete the 'and'.

Mr. Goodwin asked Ms. Krumb to email specifics.

Ms. Krumb said in the Avery Road text, 'historic structures' were specifically referenced which could cause problems later for the City. She said when federal money is tied to any project; the word 'historic' has a very significant impact as far as environmental regulations go. She recommended not calling something 'historic' unless necessary, because that meant they were eligible to be on the National Register for Historic Places versus the Ohio Historical Inventory (OHI).

Ms. Amorose Groomes invited public comments. [There was no one left in the audience.]

Mr. Goodwin said that the Community Plan was included on the October 11<sup>th</sup> meeting agenda. He said that a Community Plan report will not be included in the packet, but that he would report what had been added to the website.

## **2. Stansbury at Muirfield 12-062CP**

## **10799 Drake Road Concept Plan**

Ms. Amorose Groomes introduced this application requesting review and non-binding feedback on a concept plan for a new planned unit development on an 11.75-acre site with 19 residential lots. She said the site was located on the east side of Drake Road, approximately 200 feet south of the intersection with Springburn Drive.

Richard Taylor recused himself from this case due to a conflict of interest because he is an employee of the Muirfield Association and a member of the Muirfield Design Review Committee.

Warren Fishman disclosed that he had attended a Muirfield Village Board meeting where the applicant, Bill Adams, had presented a plan for this project. He said that the Law Director's Office had informed him that it would not prevent him from participating in the capacity of a Commission member regarding this application.

Claudia Husak presented this concept plan application. She explained that a concept plan is the first step that the Dublin Zoning Code sets aside for the establishment of a PUD, Planned Unit Development District. She said the concept plan is a step above the Informal as a required step for sites that do not meet the Community Plan or that are over 25 acres, and it is a voluntary process. Ms. Husak explained the steps following the concept plan are the preliminary development plan, which in the PUD process is the rezoning of the property, and then the final development plan, which typically includes the final plat. She said that out of all of these processes, the concept plan can be reviewed by City Council if the applicant chooses and the preliminary development plan requires approval by the Planning and Zoning Commission and City Council.

Ms. Husak said the site consists of two parcels with access from Drake Road. She said the 2007 Community Plan Future Use Map shows the site as the lowest density which is what is what the zoning currently prescribes for the parcel, the R, Rural District. She said surrounding lots in Muirfield are in the medium density, 1.5 to 2.0-units per acre, in the Community Plan.

Ms. Husak said that the applicant came to the Commission for an informal review application in August and there were concerns about the proposed density which was 2.0-units per acre. She said the applicant has lowered the density on this proposal to 1.6-units per acre, the lower end of the surrounding densities. She said that meant the proposed number of lots was reduced from 24 to 19 lots.

Ms. Husak presented a comparison of the site plan proposed at the Informal Review with this Concept plan. She said the Informal Review Plan focused on a cluster-type development where open space was preserved around the site on the perimeter as well as the center in some areas, and the lots were more clustered in an east/west arrangement. She said those proposed 24 lots were empty-nester style housing, with a density of 2.08-units per acre with approximately 50 percent open space.

Ms. Husak said this concept plan shows 19 traditional single family lots located along one main road, coming off Drake Road with a loop road at the end of the road. She said the open space included on the lot, is included in the applicant's open space calculation, which would not be counted typically. Ms. Husak said with the numbers and plans available, Planning estimated the common open space as 20 to 25 percent for this concept plan. Ms. Husak said the lots were very large because one road accesses them and there are lots on either side. She said that along the front of the road, a black dotted line on the plan showed approximately a 30-foot setback from the road for all of the lots. She said there is also a yellow line on the rear of the lots. She said Lots 1 through 12, the line is 50 feet from the rear lot line, and Lots 13 through 19, the line is 30 feet. Ms. Husak said the intent for the area is to function like a No-Build Zone so that new development would not be able to take place in the area, such as homes, driveways, patios, decks, or outdoor amenities. She said that the applicant is also intending to use this area for tree replacement, based on the Tree Replacement Ordinance.

Ms. Husak said that this proposal includes a sidewalk on the south side of the proposed road with a tree lawn and street trees on both side of the road. She said that Planning and the applicant are aware that this is not the typical Muirfield Village street-type design. She said, however the Subdivision Regulations require a sidewalk on both sides of the street, and the sidewalk as shown would connect to a path for the open space which would then connect to the Muirfield public path system in the south side as well as in the northwestern portion of the site. Ms. Husak said that Planning is encouraging the applicant toward the sidewalk arrangement for these lots.

Ms. Husak said that the proposed open space is shown in the area of the stream and Stream Corridor Protection Zone (SCPZ), which is required. She said that it was discussed at the last meeting that there is also on the Geographic Information System (GIS) that the City maintains, a SCPZ in the southwestern area of the site. She said at the preliminary development plan stage, the applicant would have to study both areas to determine if the area warrants a SCPZ, and specifically, the width of the Zone. Ms. Husak said in the open space areas, the area south of the road, and the cul-de-sac bulb, stormwater

management is proposed. She said that preliminary stormwater management data would be required at the preliminary development plan stage.

Ms. Husak said regarding Lot 1, which is pie-shaped and therefore has a triangular buildable area, concerns Planning in regard to home and driveway location as well as lack of usable outdoor spaces. She said that Planning would like the applicant to address the buildability of uniquely-shaped Lot 12 and where the side yard and rear yard setbacks are to ensure that those requirements would be stated in the preliminary development plan. Ms. Husak said that a 60-foot road frontage requirement is included in the Subdivision Regulations, but Lot 13, which is shaped uniquely to avoid the SCPZ, has 20 feet of frontage and Planning is concerned that is not enough space to access the lot adequately.

Ms. Husak said that Planning is recommending that the applicant move forward to a preliminary development plan stage, incorporating comments and feedback from the Commission based on the following proposed discussion questions:

- 1) Is the reduction in density from 2 units per acre to 1.6 units per acre adequate to address the Commission's previous concerns regarding density?
- 2) Should the applicant make changes to the proposed layout?
- 3) What architectural character is appropriate for this development?
- 4) Whether or not including the proposal as part of the Muirfield Association and making the Muirfield Architectural Review Board do architectural review for this area, whether or not that is sufficient, or do we want to see more in a potential development text?

The applicant, Bill Adams, State Street Realty, 6580 Cook Road, said that they realized that engineering details, stormwater management, a stream corridor study, and tree surveys are required at the preliminary development plan stage. He said they understood that those types of issues would be addressed in detail and that it was a condition of the project moving forward to create satisfactory conditions to meet those requirements.

Ms. Amorose Groomes invited public comments regarding this application.

Walter Zeier, General Manager, Muirfield Association, 8372 Muirfield Drive, said that the Board of Directors and the Design Control Committee had reviewed this plan and would like it to move forward. He said they would like to review all of the stormwater management, tree replacement, and all that type of information in the future which they understand is included in the following step. He said they wanted to make sure they had a commitment from the developer to bring it within The Muirfield Association and have all of the deed standards as well as design control restrictions placed on this property. Mr. Zeier said that they were interested in having a sub-association to look at how they are going to manage the open space. He said whether management of the open space would be up to The Muirfield Association or a sub-association would be decided by the Board of Directors and the developer.

Russ Randall, 8883 Belisle Court, said that this property is currently zoned for a density of 12 to 15 units. He said they realized when they purchased their property that there would someday be a development. He pointed out that the Commission had disapproved other proposed plans based on various reasons, and he was not sure what he saw here was other than the convenience or expediting of getting this off the rolls into the Muirfield Association. He said he was not sure this proposal causing a change in the variance is any different than other previous proposals. He said the plan is nice, but the developer will be able to clear out the trees completely, except on the greenbelt with disregard for the current wildlife and the runoff. He said this was a much nicer plan than the previous one and he commended the developer for taking time to come up with a nicer visual. Mr. Randall said he did not want to see the density maintained from what it was set years ago which was in the best interest of the community.

Alesia Miller, 8445 Gullane Court, said if the existing stream is taken away, it would fill in a flood zone and take away part of the ecosystem. She said everyone lives downstream and we are all connected to the nature of this small rural area and will be affected if it is overdeveloped. She said she thought the low density is the only density acceptable, considering the precious stream is a riparian habitat which is like a sponge that absorbs the pollution coming from existing yards and the earth. She said it gives a chance for the pollution to be extracted out of the water before it reaches the next capillary or river. She said it is not preserved there will be more pollution and run-off from driveways, sidewalks, and yard chemicals. She said it is all going to runoff and cause flooding, and eventually the houses will have problems with their basements, as she has now. Ms. Miller said she thought it should be preserved and that low density was the only thing she could find acceptable.

Jamie Zitesman, 5701 Springburn Drive, said he was concerned how long it would take to develop and construct the project. He said he would like to see the site development be completed as quickly as possible. He asked if the residents would be able to get assurances from the Commission to help control site development for a reasonable period. Mr. Zitesman was concerned about Lots 1, 12, and 13 being usable lots and requested assurance to the community that Planning will work with the developer to come up with plans for good usable lots that are not odd-shaped. Mr. Zitesman asked regarding drainage, whether retention ponds are going to be created to deal with the water issues and concerns of the community. He asked if working with the Commission and the developer that they would come up with a plan where these issues would be addressed.

Ms. Amorose Groomes said with a number of them, yes. She said that regarding timing of construction, they will apply for a permit which would be good for a specific duration of time. She said the permits are renewable, but the Commission does not have the authority to limit them to a number of days.

Mr. Zitesman asked how long it would be before typical permits would expire.

Ms. Amorose Groomes said the permit is good for a year and it is renewable.

Mark Chambers, 5790 Springburn Drive, said there had been many concerns about the stream. He said that Mr. Kinzelman's previous comment that there was no water flow was probably regrettable. He said he thought he was talking about the collection area on the site near the road is that tends to be dry from time to time, as opposed to the stream, which everyone knows that there is water flow most of the time. Mr. Chambers said he believed the density is probably appropriate for the area, but he was not sure how it became significantly lower than the surrounding homes. He said he knew it was something that the City did before, but he was not sure how it occurred or the purpose for doing that as opposed to being characteristic to rest of the area. He said they were not in place when Muirfield Village was first developed in the 1970s. He said there was not a lot of building and development control exercised at that time. He said he was comfortable that the run-off controls and storm sewer, and things like that can be addressed. He said addressing the requirements may fix some existing problems. He said he thought the developer would have to work to make the lots buildable. He urged the applicant to move forward in the process. He said in the process itself, everything will be worked out to where it was acceptable to everyone. Mr. Chambers said regarding construction traffic, time is money to the developer, so he did not expect it to be prolonged. He encouraged the Commissioners and Planning to continue working with the applicant to support the process in this in working with the Muirfield Association and the developer.

Jeff Schoener, 5825 Springburn Drive, said he was not anti-development. He said he was impressed that the developer had one of the better landscape architects in the City. He said he brought photos of the large amount of water coming through the area, starting at where the line meets Drake Road, after a large 20-minute rainstorm. He asked if as the flow comes through the new development, would there be something in place to prevent more back up before it goes downstream. He said he wanted City Council to be made aware that there is a lot of water that could come back up towards the homes along Lots 4, 5, 3, 2, and 1.

Ms. Amorose Grooms said that the Commission has a rule that they cannot accept any new data the evening of a hearing. She explained that it had to flow through Planning. She said this was not the last time this will be heard and that he could give the photos to Ms. Husak.

Mr. Schoener said the amount of traffic from 19 lots would be a lot on the skinny street. He said he supported a smart development, but not 19 lots and that the amount of traffic needed to be considered on the street.

Jean Fox, 8860 Braids Court, suggested that an independent third party engineering firm be consulted to study and assess the stormwater runoff through the existing and new homes. She said she concurred with the others that there was wisdom put in place initially when the site was zoned low density and she thought there was wisdom in keeping it that way.

Patti King, 8882 Nairn Court said that where the bikepath behind her dipped, it filled with rain during storms. She said they also got runoff from the farm and a mound that Muirfield built. She said people cannot use the bikepath when it rains hard. She said she feared that Lots 17 and 14 will cause more runoff in that area. Ms. King said she would like to see some evidence that it will not happen after development.

Ms. Amorose Grooms said that the correspondence received regarding this application had been distributed to the Commissioners to read.

Mr. Randall asked that the process steps and timeframes that follow a concept plan be described.

Ms. Amorose Grooms said this is a concept plan where the Commission provides non-binding feedback to the developer. She said the Commission discusses and provides the applicant some direction that they would like to see them go. She said the applicant does not have to take the direction, and the Commission has the right to change it. Ms. Amorose Grooms said that no vote is taken. She said afterwards, if an applicant decides to move forward they'd be required to file a preliminary development plan application which is the rezoning to a PUD. Ms. Amorose Grooms said a large list of issues is given to the applicant by Planning that they will have to provide at the preliminary development plan stage. She said the application is submitted to Planning who will review everything. She explained that the City's Engineering Department will then carefully review, verify, or ask for additional information or clarification of how the applicant came to the decisions they came to in a series. Ms. Amorose Grooms said the application will be placed on the Commission meeting agenda, and it would also require two visits to City Council. She said it was a long process designed to be lengthy so that the Commission has the opportunity to vet all the issues and so that the public gets to be involved in the processes and hopefully when it gets to the finish line, everyone is comfortable. She said that was the goal and why it was laid out the way it was. Ms. Amorose Grooms said the timeframes are guided by the developer who will be required to submit a lot of information. She said the rate at which the developer gets that information to Planning will determine how quickly the process moves. Ms. Amorose Grooms said after an application is submitted, they have a significant period before they have to begin those submissions and there are not real deadlines of when those submissions happen.

Ms. Husak explained that there are time requirements if the applicant is aiming for a certain meeting date, and for that meeting date, they have to bring in all the application materials. She said once the application is filed and has been reviewed internally, the fire, parks and open space, engineering, and building departments and others as part of the review team, put together comments, revisions, and requests that the applicant has to address prior to being placed on an agenda. She said that how much time it takes to address those comments is up to the applicant. Ms. Husak added that for all the steps for public meetings, whether at the Planning and Zoning Commission hearing or the ordinance for rezoning scheduled at City Council, property owners will be notified automatically if they are within 300 feet of the

site. She said if someone is not within that area or did not receive notification for this meeting, addresses would be taken, and notifications will be sent every time public meeting notifications are mailed.

Mr. Randall asked if this would be a part of the Muirfield Association.

Ms. Amorose Groomes said that would have to be agreeable by the developer and by the Association and its Board of Trustees or Directors.

Mr. Randal asked Mr. Zeier if he was acting as an official representative of the Muirfield Association in saying that they would welcome this plan into it.

Ms. Amorose said that Mr. Zeier explained that he had the blessing of the Board of Trustees to begin the conversation to incorporate them into the Homeowners Association.

John Hardt clarified that when documents are submitted to the City, a long list of existing stormwater and site design regulations that have nothing to do with whatever action the Commission takes, exist today and at the local, state, and federal level, and that is what the City Engineers will compare the applicant's calculations and design to for compliance. He said one of the hallmarks of all those regulations is that when an entity takes an undeveloped site to develops, it is not permitted to have any impact on the surrounding sites. He said they have to have stormwater that falls on their site, close to their site, and they cannot let it run off the property. He said that the regulations already exist, are outside the Commission's scope, and are something that any applicant would have to comply with for any development within the City.

Warren Fishman said that the applicant's effort was commendable in trying to make everyone happy. He said he liked the first plan better. He said the problem with this plan is that there is not any usable common area. He said there are woods, trees, and water, but no place to play ball or anything. Mr. Fishman said that this area is probably the biggest sea of houses built in Dublin without open property. He said even though there are 1.6 units per acre, there is no common area close to it. He said he liked the previous plan if the lots were cut down on that plan, somewhere close to 19. He said there could be a spectacular development that he thought the neighbors could be happy with, that would rival the Bob Webb patio homes because there would be useable space within the development. Mr. Fishman said it could work to buffer the neighbors and they could walk onto usable space. He said the previous plan was much more creative and pretty. Mr. Fishman said with a few lots missing, it has some real nice usable space. He said ideally, if there were 19 lots on the previous plan, this would be a knockout development with wonderful open space. Mr. Fishman gave the applicant credit for the creative layout.

Joe Budde complimented the applicant for listening to the feedback last time and returning with a density at the lowest level of the surrounding neighborhood. He said he thought the problems with Lots 1, 12, and 13 are going to force the applicant to come up with something different. He said regarding architectural character, the fact that the applicant is in discussions with the Muirfield Association addresses that so it will be adequately addressed.

Victoria Newell thanked the applicant for listening last time. She said she liked the lower density. She said it was fair keeping it at 1.6 units per acre, given the surrounding properties there. She said when comparing the open space on both plans, they looked similar except for the large reserve area near the current farm residences. She said she liked the entry feature and a lower density. Ms. Newell said a little compromise could be gained between both plans, but she definitely liked the lower 1.6 units per acre because she thought it was more respectful to the surrounding site.

Ms. Newell asked how confident staff was in regards to the stream area. She said looking at the photograph she could see that there is probably a swale there, but that it appeared to be nothing more.

Aaron Stanford referred to the Planning Report, on page 6 of 9, and said the yellow highlighted area was what Engineering has currently identified as a SCPZ. He said if there is a portion of the SCPZ that currently would not meet Code, what they were referring to is the lower branch, where Lots 15, 16, 14, and 13 are located. He said without the applicant providing a further analysis and study, which would not be permitted and would be against that Code. Mr. Stanford said that they could see that area being applied for an exemption, and one of the more common exemptions that is successful in these areas are areas that may have a low area that does not have vegetation, an established channel, or a stream bed that can establish vegetation. He said this area currently starts where the existing structure is located. He said it looks similar to areas where we have exempted for that reason.

Amy Kramb said she still was not set on a certain number of lots. She said through the process, as they go through and get to the preliminary development plan when all the surveys have to be done and they have to know exactly where the stream is located, it will let them know how many lots can reasonably be built on the site. Ms. Kramb said the Community Plan states a density of 0.5 to 1 units per acre and the current zoning would allow 1 per acre or 11 homes on the site. Ms. Kramb said the reason the density was set at that was that the site had never been developed. She said everything around it used to be 1 per acre before it was developed. She said she was okay with raising the density to what was around it. She recalled a recent plan before the Commission where a full room of residents was very concerned about water and what it would do to their yards. She said if this gets rezoned as a PUD, Planned Unit Development, all these details can be addressed, as opposed to in the Rural Residential District, where 11 houses could be built on the site without saying what they would look like, within basic reasoning. She said that with a planned unit district, greater setbacks, preservation zones, no-build zones, SCPZs, architectural standards, stormwater management, all can be required in the text. She said that the first plan was more interesting and this was a very typical neighborhood.

Mr. Hardt said the three big issues that this development brings are the issue of stormwater management, the stream corridor, and tree preservation. He said all three are governed by existing City regulations and are hoops that the applicant will have to jump through. He said regarding density, that the 12 to 15 unit density that exists on this site was not put there per se, but left there. He said all of this area originally had the same R, Rural zoning classification and when it was up zoned to let Muirfield Village happen, this property was left behind, so he did not know if it was a deliberate or a conscious decision made. He said he thought it was justified to go through this process and allow the applicant to build 18 or 19 homes because this process allows along the way to negotiate. He said the applicant is in exchange subjecting themselves to the Muirfield Design Review Process and the Muirfield Architectural Standards, establishing No-Build Zones in the rear of the lots, offering to place the same deed restrictions in place as the existing homes, and open space management, which are things that do not exist today. He said ultimately, they will provide long term protection for the homes surrounding to make sure that the site is developed-well and maintained-well and fits with the rest of the community.

Mr. Hardt said absent this process, someone could build 5,000-square-foot homes with all stucco exteriors and a pre-manufactured barn in the backyard where they tinker with their racecar on Saturday afternoons, and there would be no way to control that. He said he thought the trade-off was worth it. He said 19 homes is certainly more than is allowed today, but what we get back for allowing a little bit greater density is worthy it in the long run.

Mr. Hardt said there were aspects of the last plan that he liked better. He said it was a little more creative. He said he would like to see a density in line with what the surrounding neighborhoods have. He said some modification or hybrid between the two plans would be ideal.

Ms. Amorose Groomes said she agreed this plan was more creative, however the green space is too close to the waterway and she would like to see additional space. She said she would like to see the waterway protected as much as possible. She said she liked the placement of the cul-de-sac on the new plan better than the previous one because it provided more relief from the edge of the stream. Ms. Amorose

Groomes said instead of the rear yards being No-Build Zones, she preferred to see them dedicated back to the Muirfield Association. She said many times, it is easier for people to ask for forgiveness than permission, and she would hate to see some of that area torn down and a swing set pop up overnight. She said if that happened and the area belonged to the Association, it would be considered trespassing. Ms. Amorose Groomes suggested that the applicant should work with the Association to dedicate the No-Build Zones to them.

Ms. Amorose Groomes said that the timing issue of the construction and development of the site is out of the Commission's purview. She said that she believed that these will be very popular lots and will go quickly. She said there was a level of confidence that the engineering issues will be resolved with the PUD process. She said it was her thought that the stormwater management will be better when this is finished than as it is now. Ms. Amorose Groomes said that the Muirfield Design Standards were being updated and she encouraged the applicant to stay be aware of the changes so that the development text is reflected with those changes. She said the only lot that she was uncomfortable with was Lot 13, not because of the narrow driveway, but that she would like to see the wetland expanded.

Ms. Kramb explained that a PUD was a Planned Unit Development which is a type of rezoning that could be commercial or residential. She said that a PUD comes with a text that has many criteria. She said that a text is recommended for approval to City Council by the Commission. Ms. Kramb said it governs the development and is stricter than the general Dublin Zoning Code.

Ms. Amorose Groomes said the text can go to City Council with a positive or negative recommendation from the Commission.

Ms. Kramb said that the public will have the opportunity to comment on the text at the preliminary development plan stage and at City Council.

Ms. Newell pointed out that all of the City's regulations are available on the City's website. She said there are provisions for stormwater and engineering. She said as an architect, she had a great respect for the City of Dublin's regulations. She said that they are extremely good and always have been in the forefront, especially with stormwater engineering before many other Central Ohio communities adopted them. She encouraged everyone to look at the City's regulations which she thought would help them through this process in understanding things that Planning is going to do before it comes back before the Commission as the applicant moves forward with it.

Ms. Husak said all of the application materials, as soon as they are filed with Planning, are also available on the City's website. She said the website information is constantly updated with provisions, updates, and information.

Ms. Amorose Groomes confirmed that the applicant did not have any questions for the Commission. She concluded this case, saying that the Commission does not vote on concept plans. She thanked everyone for coming to the meeting and said she really appreciated their passion about the community.

Ms. Amorose Groomes called a recess at 7:43 p.m. She reconvened the meeting at 7:49 p.m.

#### **Commission Roundtable**

Mr. Hardt requested a book bound PDF of the Zoning Code.

Ms. Husak said that the entire Zoning Code was online. She agreed to place a PDF in the DropBox instead. She said it was more updated online than Planning is able to update the hard copies.



**City of Dublin**

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

phone 614.410.4600  
fax 614.410.4747  
[www.dublinohiousa.gov](http://www.dublinohiousa.gov)

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**AUGUST 9, 2012**

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

**2. Stansbury at Muirfield  
12-043INF**

**10799 Drake Road  
Informal Review**

Proposal: A development of a 11.5-acre site with 24 residential lots as a new Planned Unit Development, located on the east side of Drake Road, approximately 200 feet south of the intersection with Springburn Drive.

Request: Informal review and non-binding feedback on this proposal.

Applicant: William Adams; represented by, Ben Hale Jr., Smith & Hale.

Planning Contact: Claudia D. Husak, AICP, Planner II

Contact Information: (614) 410-4675, [chusak@dublin.oh.us](mailto:chusak@dublin.oh.us)

**RESULT:** This Informal application was discussed noting density, stormwater management, green space, architecture and a tree survey as areas of interest. There were many neighbors that provided public comment.

**STAFF CERTIFICATION**

Claudia D. Husak, AICP  
Planner II

link to the City website was sent, and moving forward all the Board and Commission liaisons will be doing that so that if interested, anyone can see the documents.

Ms. Husak said Planning has been working with IT to assign the Commissioners City of Dublin email addresses. She said it would be something positive if they wanted to keep their Commission work separate from their personal or business work. She said if there were ever a records request, it would be focused on their city email address. She said City of Dublin emails can be accessed through the Internet as a regular web browser, or if they have an iPhone or iPad, they could also access them through that technology. Ms. Husak she would send an email reminding them to send their middle initials to either her or Flora Rogers. She said in the next packet or at the next meeting, instructions will be provided on how to get to the email and she will send a couple of tests to them.

Ms. Husak thanked Ms. Amorose Grooms for her time and effort helping Planning with the electronic packet project. Ms. Amorose Grooms said that she had brought the paper documents as backup to her iPad tonight.

### **Administrative Business**

Ms. Amorose Grooms said that the applications for Cases 1 and 3 were consent items. She said that Mr. Hardt had requested that Case 3 be pulled for comments or questions. She announced that the cases would be heard in the order of the published agenda. She briefly explained the rules and procedures of the Commission.

#### **1. Dance Extension 12-045CU**

#### **4400 Tuller Road Conditional Use**

Chair Chris Amorose Grooms introduced this request for review and approval of this conditional use application for a 6,760-square-foot dance studio within an existing building on the north side of Tuller Road, approximately 1,000 feet east of the intersection with Riverside Drive. She swore in City representatives intending to address the Commission on this consent case. Ms. Amorose Grooms noted that the neither the applicant nor representative were present but there were no conditions that needed their agreement. She invited public and Commissioner comments regarding this application. [There were none.]

Mr. Taylor moved to approve this Conditional Use application because it meets the review criteria of the Zoning Code and the development standards within the area with no conditions. Ms. Newell seconded the motion. The vote was as follows: Ms. Kramb, yes; Mr. Fishman, yes; Mr. Hardt, yes; Mr. Budde, yes; Ms. Amorose Grooms, yes; Ms. Newell, yes; and Mr. Taylor, yes. (Approved 7 – 0.)

#### **2. Stansbury at Muirfield 12-043INF**

#### **10799 Drake Road Informal Review**

Chair Chris Amorose Grooms introduced this request for informal review and non-binding feedback for a development of an 11.5-acre site with 24 residential lots as a new Planned Unit Development located on the east side of Drake Road, approximately 200 feet south of the intersection with Springburn Drive.

Richard Taylor recused himself from this case due to a conflict of interest because he is an employee of the Muirfield Association and a member of the Muirfield Design Review Committee.

Claudia Husak presented this request for informal review and feedback. She said the site is located south of Glick Road and north of Carnoustie Drive, accessed by Drake Road. She showed a photograph of the site surrounded by single-family Muirfield Village residences in all directions, which were platted in the late 70s and developed in the early to mid 80s. She said a vacant house and several outbuildings are located on the site. Ms. Husak said City maps show two forks of a stream located within the boundaries of the site that have not been studied as far as the width or depth. She said a Stream Corridor Protection Zone (SCPZ) overlays the two forks of the stream. Ms. Husak said the intention of the SCPZ is to preserve any floodwater capacity of existing drainage ways and the width has to be determined by studying the area. She said if the applicant were to move forward, that is information that needs to be submitted as part of a Preliminary Development Plan.

Ms. Husak said that the applicant has provided a site analysis indicating where undeveloped open spaces are located, showing where significant green spaces are, and showing a 100-foot minimum clear area around a certain area of the SCPZ, but not on the southern fork. She said at this point, it would not meet Dublin's SCPZ requirements, and any disturbance of natural vegetation with buildings or stormwater management would not be permitted unless the applicant submits a study and receives a variance from the Board of Zoning Appeals.

Ms. Husak said what the applicant is proposing would result in a density of two units per acre. She said according to the data provided, large portions of the site totaling 52 percent are proposed to be preserved as open space. She said the development statement provided by the applicant to the Commission explains the intended market for the houses as well as the type of home to be built on these lots. She presented a plan with one cul-de-sac type street from Drake Road with open areas in the center of a cul-de-sac to the east and a reserve loop area in the center of the site with lots on both ends of them. Ms. Husak said that the Fire and Engineering departments have concerns about the road layout and will work with the applicant in the future to ensure that all the roadway geometry would be adequate for vehicles to turn, stop, and make movements around intersections and the cul-de-sac areas.

Ms. Husak said also for the site, there is a proposal for a an open rear yard, which has not yet been defined and then larger open spaces around the perimeter of the site, keeping the lots a little smaller, but through the design allowing larger setbacks around the perimeter and the against existing homes.

Ms. Husak said a scaled plan had not been submitted, so the lot size cannot be determined. She said however, they are comparable from what surrounds the site. She said that Planning wants to ensure that there is adequate space to accommodate the large homes as well as outdoor living spaces, such as patios, decks, or fireplaces. Ms. Husak said that Planning would want the applicant to move forward with layout changes to the environmental concerns as far as tree preservation and the Stream Corridor Protection Zone. She pointed out that in the center of the site there is definitely room to open it up and cluster the lots more to either end.

Ms. Husak said the 2007 Community Plan shows this site as Low Density, one-half to one-unit per acre. She said all the surrounding area is shown as medium density or high density. She said the lot sizes here are similar to those surrounding the site. She said the current zoning for the site is R, Rural District, which would require approximately 40,000 square feet for a lot to develop on the site, depending upon how much right-of-way would be required, it would potentially be eight to 11 units per acre on this site. She said the applicant is looking at a density higher than the Community Plan suggests and the existing zoning on this site permits. Ms. Husak explained that the site was zoned in 2003 as R, Rural District, with the idea that the owner at the time wanted to retain some allowances for horses or farm animals on the site which can only happen in that district. Ms. Husak presented a zoning map showing the surrounding areas of Muirfield ranging from 1.6 to 1.9 units per acre.

Ms. Husak said a Commission discussion was being requested for this Informal Review by the applicant and Planning, and the following questions were suggested:

- 1) Does the proposal warrant a greater density than that outlined in the Community Plan, and if so, to what extent?
- 2) What other layout considerations should be made with this proposal?
- 3) What architectural character should the applicant strive for with this development?
- 4) What should the applicant consider when laying out the roadway and pathway system?

The applicant, William Adams, 6580 Cook Road, Powell, Ohio introduced Brian Kinzelman, their planner.

Brian Kinzelman, Landscape Architect and City Planner, MKSK, 462 Ludlow Alley, Columbus, explained that they had no preconceived notions as they first walked onto the site. He said that they decided to do a site analysis to understand the tree cover, topography, hydrology, and the surrounding neighborhood. He said the southwest branch of the watercourse was not shown on the analysis because it was rather insignificant to the extent that he did not even see it with the tall grass. He said as this project progresses, they will work further with Planning to protect any water corridors that need protected. Mr. Kinzelman said that his approach was to not disturb any more trees than they have to, not move more dirt than they have to, and cross the swale at its most advantageous location from the topography standpoint. He said working with the land, attempting to create reserves in the front yards what is largely two pods of housing, and use those possibly for stormwater management and reforestation of the site in the front yards, preserving the entire perimeter of the site as it is seen today, leaving all the trees and undergrowth, bolstering the tree perimeter to the extent possible with reforestation. He said he believed in touching as lightly as possible and not doing more manicuring than needs to be done.

Mr. Kinzelman said that regarding the rear yard easements that Planning mentioned, his notion is that they will restrict development, including mowing of those rear yard areas. He said they were proposing this to be an empty-nester market, with small 1/2-story to 2-story houses, and to bring them forward on the lots, preserving as much of the perimeter green space as possible, reforest that green space and take back some of the rear yards and cause them not to be developed.

Mr. Kinzelman said that Planning made a logical point about the need for livable outdoor space, and they understood that, but they did not look to have any development in the rear of those yards. He said they may sell these lots in fee, but they take the green space back to the surrounding neighbors, and also their community itself, they have that green space buffer.

Mr. Kinzelman said because this is a conceptual diagram, not a site plan, it does not show the whole notion of linkage to the community pathway system. He said they proposed that they would have sufficient interior linkage to all of their home sites, to their street corridor and to the pathway system to their perimeter. He said they were proposing to be a part of not only Muirfield Village, but of Dublin, and tie into that infrastructure system as well.

Ms. Amorose Groomes invited public comments regarding this application. She requested the comments to be as close to point as possible because the Commission wanted to hear from everyone present. She explained that the Commission meetings are recorded and kept, and that each speaker should begin with their name and address so that it will be known who participated in the meeting.

#### **Public Comments**

Barry Boyles, 8890 Belisle Court, said in 1978, they purchased their lot because of the beautiful woods and peace and tranquility of the Buckner property. He said this project should not happen. He said 24 homes are over the top, and typical of developers' greed. Mr. Boyles said they realized someone would eventually develop the property, but this proposal is ridiculous. He suggested saving green space with maybe ten homes. He said this proposal would totally wipe out all green space in spite of what the computer-generated plan shows. He said cluster homes at \$650,000 are unbelievable when they cannot sell similar homes in Tartan Fields.

Mr. Boyles said were many other issues in Mr. Adams' development statement that were incorrect, but they need to focus on reasons to not change the density of this property. Mr. Boyles asked about the traffic flow of 40 to 50 vehicles on Springburn Drive, two to three times a day. He said school bus drivers occasionally have to ask residents to move cars so that they can get the buses through on Springburn Drive now. He said they have watched serious whitewater on this site, but the developer says that the creek has dried. Mr. Boyles suggested the Department of Natural Resources should analyze the water flow and the impacts on the surrounding area. He said three culs-de-sac from his home, when it rains, their backyards flood.

Mr. Boyles said this project will greatly affect their home values. He suggested if this property is going to be developed it be six to ten homes to save some of the last green space. He said Muirfield and Dublin will be a better place by saving some of the beautiful trees, flowers, and animal habitats. He suggested a similar project like was done with the Dublin Bait Store where money was spent for 31 acres, which turned out beautiful. He said he could not see why that could not happen on this site instead. Mr. Boyles said that the green spaces shown on the plan no longer exist. He said he proposed ten homes to keep the density where it was.

Warren Ashton, 8864 Belisle Court said his property was adjacent to this site. He said he selected his residence in Dublin 14 years ago because of the chance to invest in a place that had some stability. He said he asked his real estate agent what was the potential for this site and the agent assured him it was zoned low density and that Dublin had a zoning committee that really provided stability. Mr. Ashton said he would like the low density zoning to remain for the site.

Mr. Ashton said that a risk that could occur due to this proposal was to their quality of life. He said he felt that 24 homes were too many for what was being proposed. He encouraged the Commissioners to walk the dry creek. He said the tree roots were undercut and this year someone placed riprap along the creek due to the erosion just beyond the culvert under Cruden Bay. He said as a professional engineer, he believed the culvert was undersized for the runoff from building 24 homes and a road on the site. He said someone had constructed a wall with screening downstream. He said the culvert underneath Ayrshire Drive was enlarged about five years ago which he was confident was a waste of money because there were only two streams that fed it and this stream was one of them. He said that the possible flooding of neighboring homes needed to be considered.

Mr. Ashton said there is low land or a wetland on the site, and the Ohio Department of Natural Resources needed to evaluate the flooding and the effect on the environment if they change the creek. He said that some of the proposed lots actually span the creek. Mr. Ashton asked the Commission to really look and evaluate this proposed development.

Russ Randall, 8883 Belisle Court said they moved to their adjacent property 12 years ago. He said his children have enjoyed playing in the field and seeing the wildlife. He said they realized that this property would inevitably be sold and they factored in that it would be 6 to 12 homes, which was okay. He said he could not understand the rationale behind changing it from 12 to 24 homes, a low density to a high density, other than as the numbers it takes for certain profitability in purchasing this property for the developer to profit. He said they totally supported the landowner's right to sell this property and the right to sell to a developer within the current constrains or what it is zoned for, but with the limited open land that they have in Dublin, it was hard to understand how they are going to reverse it and take away some of that beauty. He said once developed, they cannot get it back. He referred to the bottom corner of plan and said that there was no way to avoid disrupting the view. He asked who would be the steward of the property or the interest of the Dublin community after the development begins when trees needed to be removed. He encouraged the Commission not to rezone this property. He said they had no problem if the developer wants to come back with the current zoning.

Linda Swearingen, 8881 Cruden Bay Court said that the creek ran beside them and often filled up high, although they were not in the floodplain. She said that she did not think this was the right place for a high density development. She said she was in the development business, and she had investigated the potential for this site before she purchased her property.

Gary Kaiser, 9015 Picardy Court said he lived downstream, north of this site. He said that his property was originally in the floodplain, but after the new culvert was put in, it was not in the floodplain. He said in June 1989, there was a floodplain study for Deer Run Creek which indicated that it was a very close margin where they are no longer in the floodplain. He said the EMH&T Engineers' study indicated an elevation in their backyard of 879.9 feet was the 100-year floodplain, and the elevation that would flood would be 880.0. Mr. Kaiser said they had no tolerance for a runoff in this area from 24 homes which would include new streets, rooftops, driveways, and patios all contributing to the runoff in this particular area. Mr. Kaiser said that he thought a lesser density would be appropriate, but as a homeowner who has a very short tolerance for flooding, he was very concerned about what was being proposed from the developer's point of view.

Pete Welsh, 8440 Gullane Court, a resident for 26 years, read into the record an August 6, 2012 letter addressed to the Commission from Britta Campton of 9184 Leith Drive that stated her concerns for the viability of the existing wildlife and wildflowers if this proposed high density zoned development came to fruition.

Gretchen Randall, 8883 Belisle Court said that her property is adjacent to the farm. She said her father, Roger Berlin, was one of the original builders of Muirfield Village. She asked that the density not be changed on this site. She said it was not possible to take a 3,200-square-foot footprint into a one-floor plan and not have every square inch of the property be covered. She said although a medium density is being proposed, the percentage of the area covered by actual structure then does become high density, and that was something that they really need to think about. Ms. Randall said they bought their house based on the low density, as many did. She said the environmental implications of this are huge. Ms. Randall said they were always told that the east end of the property would never be developable because of the watershed, the runoff, and the wetland. She said that the Commissioners needed to walk the site. She said she took offense to it being said that the creek is not a creek. She said it was humongous and unbelievable. She said it was torrential at times and except for the week or two they were out there. She said it almost always has water in it.

Ms. Randall pointed out on the plan the trees where the home footprints would have homes that cover the entire lot. She said there was no way the trees could stay and they would have to go. She said the reserve area will probably not survive the development process. She said she really took offense to what was an embellished picture where someone greened the area. She said it should in reality look like small twigs. She said her yard was embellished in the brochure to make it look greener for the developer's gain. She said that the proposed home price was ridiculous and unrealistic because at \$625,000 to \$650,000 per unit it is not doable and the market will not support it. She said one of four things will happen when the market does not support a price:

- 1) The development will take years to be done, in which case there will be constant noise and disruption to the neighborhood;
- 2) They will sit and get dilapidated, possibly be vandalized, and become an eyesore;
- 3) The price will have to come down in order to sell them which attracts a level of residents that is not consistent with the neighborhood; and
- 4) That the building is not able to make a go of it, and then the neighbors have a huge problem in their backyards and their property has been ruined for no reason.

Ms. Randall said she would like to see the park idea revisited. She said they had been told that the site was not going to become a park because of the price. She said the price is now half of what it was

several years ago. She said as Mr. Boyles mentioned, the city purchased the Bait Store and made a beautiful park out of it. She said her goal was to find out how to get the park idea revisited.

Greg Cunningham, 5801 Springburn Drive said he lives where McIntyre and Springburn Lane came together. He noted that the two accesses into Springburn Lane, which enters Drake Road and the extra traffic that will come through went straight into his house. He said he was concerned that there will be approximately 75 cars a day using the accesses and that had not been discussed. He said his main concern was the buffer zone. He said he purchased his home two years ago with the understanding this site was zoned low density and that it would be developed some day. He said if these 24 homes are built, they will not be anything special or different than can be found anywhere in Dublin. He said a 3,200-square-foot house on a 0.23-acre lot needs the buffer zone behind it because there would not be room for a yard. Mr. Cunningham said 50 percent of the trees in the buffer zone are problematic ash trees. Mr. Cunningham said that water from the farm flows into his backyard, so he knew the site was not dry.

Alesia Miller, 8445 Gullane Court said she had lived there for four years, and that her home was previously owned by Mr. Adams. She said she walked these paths every day. She presented a photograph of a redheaded woodpecker she saw recently on the site. She said it was one of the rare varieties of birds that will be lost if disturbed in any way. Ms. Miller said mammals depend on the waterway, and if it was not a good quality, they would not live there. She said the habitat was important.

Ms. Miller said the proposed development is going to create more flooding, cause the homeowners grief in the future, and take away the one small green space that they have. She suggested that if it cannot be a preserve if somehow it can be saved so that everyone can enjoy it that is not much to ask because that is all they have left of the past and she would like to see it left alone.

James Zitesman, 5701 Springburn Drive said his house backed up to the site. He said they moved in 18 years ago when there were horses. He said when he was a member of the Muirfield Civic Association, they discussed the property and called the City regarding options for the land. He said whether it is this project or any project it has to be balanced with the community and the desires of everyone with the use of the premises. Mr. Zitesman emphasized that it was neither the neighbors' nor his property, but the Buckner Estate's property, and they have a right if they can sell it, to do what they want with their property.

Mr. Ziteman said the use of the property will obviously be negotiated between all the interested parties. He said whether it is going to be this plan or a variation of this plan, there will no doubt be an impact, unless somehow it is bought by someone else who decides not to do anything with it. He said it was interesting to hear the sentiments of the community, but he did not agree with all of them. He said there is no right or wrong answer. Mr. Zitesman said this is a process of developing what may be the outcome in the end. He encouraged the community, the developer, the Commission, and the city to go through the process. He said he did not see the density that much different from what they saw on the chart of the surrounding areas. He said if one or two lots were lost, the density would be very similar to the density in his neighborhood. He said he appreciated this forum being an informal meeting, allowing the community to speak because it gave insights to everyone to all the issues involved. Mr. Zitesman encouraged everyone to keep a reasonable perspective and civil tone to have a good discussion, and perhaps a solution for this property will be found.

Peggy McDaniel, 6005 Springburn Drive said her home was at the corner where all the traffic turned into the site. She pointed out that Drake Road was a dirt road that was smaller than her driveway. She asked how the construction trucks would use the road. She said currently, on Carnoustie Drive there is a lot of traffic and this development will add to the problem. She said she did not want to see McMansions on small lots. Ms. McDaniel said her concerns were with the added traffic and lost green space.

Steve Bownas, 5975 Springburn Drive said he was worried that selling 3,200-square-foot homes on such small lots at \$650,000 would be difficult and would take a long time. He recommended that the applicant have good information about how much space there really is, how usable it would be, and how appealing he could make the product to work for him. He said he thought what worked best for the applicant might very well work better for the rest of them also.

Jack Burns, 9035 Picardy Court, said that he lived at the end of the stream where the Deer Run Creek intersected with this site. He said there has been a bridge across the stream since he moved there in 1986, and numerous times water from the 'dry' stream rose over the bridge. He said in 1989, 1990, 1991, and 1992, they had water in their home. He said what changed between 1986 and 1989 was that the Glick Road swimming pool was built. He said that was what parking lots and Phase 33 rooftops did to the small stream coming down the Deer Run to the inadequate culvert. He said he involved the Army Corps of Engineers and paid for his own flood study. Mr. Burns said that he had a 20-year-old video that showed the whole basin where this small stream came down. He confirmed that it was whitewater. He said he was worried about the safety of children. He said that Muirfield has rebuilt the bridge at least three times since 1986 because it was washed out. Mr. Burns said that the Commission needed to take a hard look at this proposal for the site.

Jeff Shanner, 5825 Springburn Drive, said that he lived at where the street began and the pool was on the left side. He said he understood that the stream issue was because of all the drainage from Muirfield. He said that how much runoff that came out of the drain directly under Springburn Drive needed to be determined before the Commission makes a decision on this development. He said when it rains hard, the drainage is at least two or three feet deep in his backyard. He said he also was concerned about the additional traffic. He said low density was fine at ten units per acre, or less. He reiterated that the water needed to be studied at the bottom and beginning of the stream.

Ms. Amorose Grooms explained that this was an informal hearing and that there had been no formal application for this project submitted to the city. She said that the developer said that he would like to pursue this kind of idea in this kind of area. She said the Commissioners are volunteers and residents of Dublin just like the neighbors. Ms. Amorose Grooms said that they were not city employees per se, and are not engineers. She said they sit on the Commission and try to think of what is best for this community as a whole.

Ms. Amorose Grooms said what will happen next is the Commission will have a discussion and provide feedback to the applicant. She said with the Commissioners' and neighbors' feedback the applicant will try to assemble what their strategy might be from that point. She said it may be nothing, pursuing a rezoning, or going with the existing zoning on the property. Ms. Amorose Grooms said given this is an individual property and there are property rights associated with that, they have the freewill to pursue what they feel is in their best interests. She said this is a very informal review and the Commission's feedback is not binding, nor is what the applicant says to the Commission binding.

Ms. Randall pointed out that they were told signs would be posted to announce this meeting, but the only sign they saw was on Drake Road, a dead-end gravel road.

Ms. Amorose Grooms said unfortunately, legally signs cannot be placed on property that is not subject to the application and there are residential homes right to the right-of-way of the street. She said a notification sign can only be placed on the property itself.

Ms. Randall reiterated that Drake Road dead-ended so no one drove on it. She asked if it was possible to place a sign elsewhere.

Ms. Amorose Grooms suggested that perhaps an adjacent resident would want the sign in their yard.

Ms. Husak said property owners within a certain distance of the property are notified by mail. She said that staff would mail public notifications to residents that provide their addresses. She said that the City website includes all active applications filed, and if this were to move forward, it would become a new application and would be posted on the City website as soon as it is processed.

Ms. Amorose Groomes asked if anyone else in the audience wished to speak in regards to this case. [There was none.]

Victoria Newell said she would have some difficulty changing the density requirements to increase to what is proposed. She said the Commission did not have a lot of information in the meeting packet to make a good judgment on what might transpire with the development that is here. She said there are times that she thought high density could be done where a substantial amount of green space is preserved with that doing zero lot development or clustering the homes in very small clusters. Ms. Newell said she did not see that evolving out of what has been presented tonight. She said she thought it would disturb a lot of the older growth on the site that she thought would be better preserved. She said there is a point at which you start to take the shade and reduce that into the center of those growth areas that the mature trees will eventually die, even when a preserved area is left, they have grown up with each other and there is very little under branch growth within them.

Ms. Newell said there is nothing to delineate what this proposal is architecturally, and she thought if they ever got to a point where they will look at this property with more dense zoning on it, what would have to be here would have to be spectacular, and she did not see that in this initial presentation tonight.

Joe Budde, said he thought it behooved Mr. Adams and Mr. Kinzelman to take into consideration the comments that the neighbors have provided. He said he agreed that the density was too great as it has been presented and it was imperative that the appropriate study of the water flow and its impact on this property and the neighboring properties be undertaken to make sure that there is adequate drainage and that it does not affect the development to be developed and the neighbors that could be affected. Mr. Budde said he thought the architectural character should be in keeping with the surrounding development. He said the road width and the radii of all the turns are very important for emergency vehicles. He said existing heavy traffic on Springburn Lane made it difficult to turn into driveways. He said he thought less than half the number of building sites and not so much lot coverage would be better. He said he liked Ms. Newell's suggestion of doing that and maintaining the green space. Mr. Budde asked if anyone had contacted the Muirfield Association about acquiring the property to make it part of their green space.

Warren Fishman said the residents had made excellent points. He said when he flew over Muirfield Village and Dublin, he noticed when there is high density there is always open space around it. He said he was a Commissioner when the area developed around this site. He recalled a developer's comment that he would not live long enough to see the Buckner Farm developed. Mr. Fishman said he was not happy with the 1.9 units per acre density of these neighbors' home because he thought that was too dense. He said in the beginning, they tried to keep the density at 1.25 units per acre including the open space. Mr. Fishman said he agonized over this proposed development because he would like to see it less dense than 1.25 units per acre because the overall plan of the community around it is dense compared to the rest of Muirfield Village. He said he would never support a density over what was prescribed in the Community Plan. He suggested the density should even be lower. He said if spectacular housing not available in Dublin is built, perhaps the density could be higher, but he did not envision that.

Amy Kramb said to rezone this as a planned unit development she thought was the better and best option because it gives the Commission more control on the number of buildings and how they are laid out, as opposed to leaving it open, as a rural zoning. She said when residents comment that they do not want something rezoned, she likes to remind them that it provides much more control such as who will

control the trees that fall in the preserve areas and maintain the property. She said those controls can be placed in the PUD, but they are not available if the existing zoning remains. She said a PUD can state the number of units in the development. Ms. Kramb said she was for the PUD and as far as the number of units, it was how many lots can they fit on the site and still preserve the water and be able to have it flow the way it should, preserve as many mature trees, and lot coverage than necessarily a set number of houses. She said she would rather see something that has 20 to 30 percent lot coverage and not 80 percent lot coverage. She said 12 houses with 30 percent lot coverage is a lot better than 12 houses with 80 percent lot coverage.

Ms. Kramb said she was not yet ready to say how many the set number of houses is. She did not think as drawn, all the lots will fit as proposed with the stream. She said perhaps 16 to 18 houses would fit depending upon all the natural features and having to fit all the setbacks in, as part of the PUD, they can say where those preserved zones are and how much lot coverage there can be. She said if the current zoning states 15 to 11 houses, it might be okay, depending upon how they are arranged. She said if this came back to the Commission, she would want to see the reports of the stream and how many trees can be preserved, and other things the Commission always reviews. Ms. Kramb said the site will be developed and she thought PUD was the best option.

John Hardt said regarding the residents' comments wondering why this cannot become a park. He said that the Commission's only task with reacting to the proposal in front of them. He said that the Commission does not get to propose alternatives. He said specifically, the decision on whether to acquire and buy land is a decision that is made by City Council.

Mr. Hardt said the stormwater and drainage comments and concerns were completely valid as something that obviously needs to be addressed before this property can be developed. He said that any developer that wants to develop this property will have to hire a team of engineers who do this for a living and they will do remarkable calculations. He said after the work is done, it will be submitted to the city that has a group of talented engineers who review and check the calculations. He iterated that the stormwater and drainage issues were something that they need to keep their eyes on because they do not want to make them any worse.

Mr. Hardt said regarding tree preservation, he also is interested in the overall configuration of the proposal and making sure that as much green space and trees are preserved as can be. He said when he walked the site, he noted that many trees on the site are not great trees or are sick, dead, or dying. He said in other developments, it has been recognized that there are trees in Dublin that are better than others are. Mr. Hardt said that the applicant needs to submit a detailed tree survey early so that what trees are there can be identified. He said he would not want to revise the proposal in order to save trees and find out that it ends up being a worse plan because trees that were going to die anyway were saved.

Mr. Hardt said one of the things that the Commissioners are keenly aware of whenever they look at development is that they have to be very careful about unintended consequences. He said he always asked himself what would happen if they said 'No' to the development. He said one of the things that might very likely happen, is that someone would come along, and develop this site as a series of one-acre lots under the current regulations. He said if they did that, using similar lot coverage, it could end up being six to eight, 10,000-square-foot homes dropped on one-acre lots. He said in doing so, they would not have to devote any of the reserve or green spaces or no-disturb zones that are being proposed by this developer because they would not have to go through the PUD process that Ms. Kramb mentioned and they would not have to make those commitments. Mr. Hardt said at times, they have to be careful what they wish for and he agreed with Ms. Kramb that in some ways rezoning this property could be the best thing for everyone because it gives the opportunity to put controls and restrictions in place that are not there today. He said he could support a rezoning of this property and even lifting the density somewhat over what the Community Plan calls for to bring it into alignment with what exists around the site, but he would not support going above the density that surrounds the site.

Ms. Amorose Groomes said that the city always requires a tree study from any application, and this one would probably have to be a particularly detailed study, although typically we get the caliper, condition, and genus of the trees. She said if this application were to move forward, she would be very interested in reviewing the tree study. She said that one of the key standards that the Commission tends to hold developers to that come before them is that they cannot do more than what is in the neighborhood. She pointed out that the vast majority of this property is surrounded in two directions by a density of 1.6 units per acre. Ms. Amorose Groomes said she believed it was very reasonable for the residents of this area to think that whatever development would happen on this site would be subject to the same constrictions that they were subject. Ms. Amorose Groomes said she could not support anything over 1.6 units per acre, because that was what was a reasonable expectation in her opinion given by the neighborhood because that was the standard that they were held. She said she also was a Muirfield Village resident who walked this path with great frequency and she appreciates this beautiful property.

Ms. Amorose Groomes did however, want to keep in mind that the Buckner Estate did have rights because they own the property. She said they just needed to be held to the same standards that everyone else has been held to so that the playing field is level. She said she did not know that a \$200 per square-foot home is out of the realm of possibility for this site if the architecture, spaces, and finishes were great. Ms. Amorose Groomes said obviously, it has to be done very well and they have to be held to the same standards. She said she believed that they were likely to get families rather than empty nesters. She said she was really encouraged by seeing this quantity of residents come to something like this meeting who were passionate about their community. Ms. Amorose Groomes encouraged all of them to remain passionate about their community. She said she thought that was what made Dublin great and separated it from other communities.

Mr. Fishman said he it clear to the rest of the Commission that he agreed with Ms. Kramb in the way that he fervently agreed that it had to be a PUD because it would benefit everyone. He said the only way he disagreed was that he would like to see it no denser than it is now, but possibly less dense because when the Commission agreed to allow the density of 1.9 units per acre, it was a maximum density. He said the existing homes are sitting on the maximum density. He agreed that the development should be at least the standard of the existing homes, but because there is no real open space around those homes, he thought the Commission should pay very close attention to ensure that it is no denser, but maybe less to accomplish the open space. He said he also walked the site and saw many dead trees. He said it was not a lovely, healthy grove of trees. He reiterated that they should not even think about not having the site zoned PUD and should look at the density closely to make sure that it is at least the same density of the surrounding area, however he would like to see it less dense, using some imagination and making it something to be real proud of as the last piece in that area. He added that they should learn from the mistakes as he said with three-car garages. He agreed that there will most likely be families with children who will want yards than empty nesters. Mr. Fishman said that in Muirfield he had observed that people with small yards have a tendency to mow into the green space areas, their yards expand over the years, and the green space areas are lost. He reiterated that the density should be as low as possible to make the development something that Muirfield can be proud of having.

Ms. Amorose Groomes said a PUD would provide a great amount of protection to the surrounding properties in terms of architecture, lot coverage, and a number of things. She suggested if anyone was interested in a better understanding of what benefits might come from the PUD, they should contact the Planning staff for more information. She explained that a PUD was not necessarily tied to density. She said it was a tool for development, not a prescription for development.

Ms. Amorose Groomes invited Mr. Adams to ask questions that would help him go forward.

Mr. Adams said his questions were for the benefit of the seller with whom he would be meeting tomorrow. He said the property was zoned as Rural in 1993, and he understood under a Rural zoning

format, 40,000-square-foot lots are required which would be approximately 12 lots on this property without deducting rights-of-way and that type of thing. He said he knew there had been other proposals that went wall-to-wall at a much higher density than what they were proposing. He said they supported the PUD process and obviously, that was the way it was being proposed to be able to provide the amount of open space that they have proposed, the flexibility in lot design, product type, and that sort of thing. Mr. Adams said that he understood that under the Rural zoning, if they prepared a plan or plat that complied with those zoning regulations, no presentation to the Commission was required and they would simply file a plat.

Ms. Husak said a plat would require a subdivision review and approval by the Commission and City Council.

Mr. Adams said also, rural zoning permits farming enterprises, which can be livestock or agricultural plantings. He asked if someone chose to go that route, were there restrictions as to how the property could be developed under that zoning. He asked if they were exempt from tree removal as a rural property that would be implied or restricted as a residential zoning change. He said there are many regulations that have to be complied with that people not in the business might not realize what they have to do. He said that a PUD is a text tool, but they have to go through tree preservation, tree, water quality, and runoff studies. He asked if someone developing a rural property would be exempt from that.

Gary Gunderman explained that if the property were divided into a rural subdivision, some of those restrictions in the platted arrangement and the single-family homes that he assumed would come with the plat would still apply. He said the City would not lose all that control on trees. However, he said if it was not platted and kept in a truly agricultural setting, a great deal of flexibility would be gained with the trees and things.

Ms. Amorose Groomes confirmed that Mr. Adams had all the information that he needed.

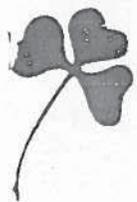
Mr. Adams thanked the neighbors for attending this informal review because they needed to hear their concerns. He said their comments were appreciated.

Ms. Amorose Groomes requested a sign-up sheet for notifications to be placed in the lobby. She thanked everyone for coming to the meeting for the review and discussion. She called a five-minute recess at 8:25 p.m. before starting the next case.

**3. ~~OhioHealth Campus, Subarea 2~~ ~~OhioHealth Urgent Care & Dublin Health Center~~  
~~12-0412/PDP/FDP~~ ~~6905 and 6955 Hospital Drive~~  
~~(Tabled 6 – 0 -Rezoning with Preliminary Development Plan and Final Development Plan)~~ ~~Rezoning/Preliminary Development Plan~~  
~~Final Development Plan~~**

~~John Hardt recused himself from this case due to a conflict of interest.~~

~~Chair Chris Amorose Groomes introduced this rezoning/preliminary development plan and final development plan application requesting review and approval for modifications to the approved development text to permit a combination of wall and ground signs, directional signs to exceed size limitations, and off site directional signs for a portion of an existing medical office campus. She said the~~



## PLANNING AND ZONING COMMISSION

### RECORD OF ACTION

SEPTEMBER 18, 2003

CITY OF DUBLIN

Division of Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600  
Fax: 614-761-6566  
Web Site: [www.dublin.oh.us](http://www.dublin.oh.us)

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

2. **Area Rezoning 03-055Z – Muirfield Lots Area Rezoning**  
**Location:** Four parcels comprising an area of approximately  $\pm$  14.33 acres, as annexed from Concord Township in 1973, and generally on the east side of Muirfield Road, within the Muirfield Village Development.  
**Existing Zoning:** Township Districts.  
**Request:** Review and approval of an ordinance to establish Dublin R-1, Restricted Suburban Residential District.  
**Property Owners:** Everett Buckner, 10799 Drake Road, Dublin, Ohio, 43017; Jack Beatley, c/o Glick Road LLC, 6713 Glick Road, Dublin, Ohio 43017; James Green, 6548 Glick Road, Dublin, Ohio 43017.  
**Applicant:** City of Dublin, c/o Jane Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017.  
**Staff Contact:** Anne Wanner, Planner.

**MOTION:** To approve this area rezoning because it will apply an appropriate Dublin zoning classification for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan.

**VOTE:** 6-0.

**RESULT:** This area rezoning was approved. It will be forwarded to City Council with a positive recommendation.

#### STAFF CERTIFICATION

Barbara M. Clarke  
Planning Director

material of the rest of the wall? She thought the Commission had agreed if it were not brick, that it could match. She asked to have Mr. Harvey double check this for the record. With that notation, Mr. Gerber moved for approval of the August 14, 2003 meeting minutes. Mr. Ritchie seconded, and the vote was: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Sprague, abstain, Mr. Zimmerman, yes; Ms. Boring, yes; Mr. Ritchie, yes; and Mr. Gerber, yes. (Approved 6-0-1.)

Mr. Gerber said the seven cases tonight would be heard in the published agenda order.

#### **1. Administrative Request 03-013ADM – Code Amendment – Planned District**

Mr. Gerber said this was discussed at length at the August 28, special meeting. The only new direction given was to change the Category A and Category B language. Mr. Gunderman said the draft ordinance is consistent with that language. Staff has made a few other corrections.

Ms. Boring referred to page 2, AD1(b). She understood the maximum density, but she asked why a minimum density is included. Mr. Gunderman said it does not set a “do” or “don’t” situation for a minimum density. If it is included in the text, it would require Council action to amend it. In certain types of projects, there may be a certain density you want to achieve.

Ms. Boring was uncomfortable because the language begins with, “All requirements that are necessary” and asked for further explanation. Mr. Gunderman said if these were things listed, we know the need to go back to City Council for any future amendment.

Mr. Gerber made a motion for approval because this ordinance for planned districts is a City Council goal, and it will clarify planned district procedures and processes, and the revisions will streamline and enhance the overall public review process. Mr. Zimmerman seconded, and the recorded vote was: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Ritchie, yes; Mr. Gerber, yes; and Mr. Zimmerman, yes. (Approved 7-0.) Mr. Gerber thanked Mr. Gunderman, Mr. Ritchie, and Ms. Chinnici-Zuercher for their work.

#### **2. Area Rezoning 03-055Z – Muirfield Lots Area Rezoning**

[Mr. Zimmerman recused himself due to a business relationship with Jack Beatley.] Anne Wanner showed a location map for the area rezonings. She said this 14.33-acre area rezoning involves land south of Glick Road, and west of Dublin Road in the middle of Muirfield Village. These areas were annexed around 1973 but were not part of the Muirfield PUD. Three of the four parcels contain houses. Staff proposes R-1, Restricted Suburban Residential District for the area north of Glick Road. R, Rural District is proposed for two other parcels.

Ms. Wanner had received inquiries regarding future development of the property located south of Drake Road. Nothing is planned. She said staff recommends approval.

Mr. Gerber said Ms. Wanner had done a nice job of summarizing this. These are primarily housekeeping efforts and do not affect most property rights. Mr. Ritchie made the motion to approve this area rezoning because it will apply an appropriate Dublin zoning classification, will provide for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan. Mr. Gerber seconded, and the vote was as

follows: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Gerber, yes; and Mr. Ritchie, yes. (Approved 6-0.)

**3. Area Rezoning 03-070Z – Post Road to Brand Road, West of Muirfield Drive and East of Hyland-Croy Road**

Anne Wanner said this area includes 150 acres and estate lots on Avery Road, parts of Avery Park and the Trabue Nature Preserve, and several churches. She said these pockets were not part of an adjacent zoning plan, and R-1, Restricted Suburban Residential District is proposed for most parcels. R, Rural District is proposed for the agricultural piece east of Post Preserve.

Ms. Wanner said this application involves the Humbert property, on which there is a pending PUD request. If the Humbert property is rezoned first, staff will withdraw it from this case. A few residents attended the informational meeting. Several church representatives called her. This is consistent with the Community Plan and staff recommends approval.

Mr. Gerber moved for approval of this area rezoning because it will apply an appropriate Dublin zoning classification, will provide for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan, provided that the Freshwater/Humbert tract of 5.26 acres (File No. 03-092CP) will be deleted from this ordinance if it has been approved by City Council prior to this case moving forward. Mr. Zimmerman seconded, and the vote was: Mr. Ritchie, yes; Ms. Boring, yes; Mr. Sprague, yes; Mr. Saneholtz, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7-0.)

**4. Area Rezoning 03-071Z – Coffman Road/Brand Road**

Anne Wanner said this area involves estate lots, mostly along the south side of Brand Road, and to the west of Coffman Road. One lot is north of Brand Road. She said this is a request for R-1, Restricted Suburban Residential District, the same as the zoning map has shown for years. She said several owners attended the informational meeting, and she has spoken to several on the phone. Ms. Wanner said staff is recommending approval of this housekeeping matter.

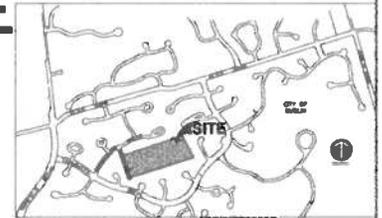
Mr. Saneholtz made the motion to approve this area rezoning because it will apply an appropriate Dublin zoning classification, will provide for effective development administration, will maintain the established development pattern, and is consistent with the Community Plan. Mr. Ritchie seconded, and the vote was: Mr. Gerber, yes; Ms. Boring, yes; Mr. Zimmerman, yes; Mr. Sprague, yes; Mr. Messineo, yes; Mr. Ritchie, yes; and Mr. Saneholtz, yes. (Approved 7-0.)

**5. Area Rezoning 03-072Z – Coffman Road to Dublin Road, between Brand Road and I-270**

Anne Wanner said this involves estate lots on the south side of Brand Road and the west side of Dublin Road plus Coffman High School. It requests R-1, Restricted Suburban Residential District for most of the land. The high school is to be R, Rural, to reflect the historic zoning map. She showed slides. She said very few attended the informational meeting. She has spoken to one owner plus Ralph Feasel from Dublin Schools. She said staff recommends approval.

# STANSBURY AT MUIRFIELD VILLAGE

## FINAL PLAT



VICINITY MAP  
SCALE IN FEET  
1" = 100'

SITUATED SITUED IN VIRGINIA MILITARY SURVEY 2543, COUNTY OF DELAWARE, DUBLIN, OHIO, CONTAINING 12.392 ACRES AND BEING THE SAME TRACT AS COMPLETED TO M/I HOMES OF CENTRAL OHIO, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS 5, PAGE 2126, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED M/I HOMES OF CENTRAL OHIO, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, BY TIMOTHY C. HALL, JR., AREA PRESIDENT, OWNER OF THE LOTS PLATTED HEREIN DULY AUTHORIZED IN THE PREMISES DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS STANSBURY AT MUIRFIELD VILLAGE, A SUBDIVISION CONTAINING LOTS 1 TO 18, INCLUSIVE, AND RESERVES "A", "B", "C", AND "D", INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING MAJOR ZONING, PLANNING, HEALTH, OR OTHER LAWS, RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE MUNICIPALITY OF DELAWARE, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS THROUGH TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "DRAINAGE EASEMENT", OR "SIDEWALK EASEMENT", FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE 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 CONSTRUCTION, OPERATION AND MAINTENANCE MAJOR STORM WATER DRAINAGE SYSTEMS AND OR OTHER STORM WATER DRAINAGE FACILITIES, NO ABOVE GROUND STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORMWATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF COLUMBUS, DIVISION OF STORMWATER AND DRAINAGE.

THE EASEMENTS SHOWN HEREIN OUTSIDE OF THE PLATTED AREA WITHIN SAID 12.175 ACRE TRACT OF LAND OWNED BY THE M/I HOMES OF CENTRAL OHIO, L.L.C. AND ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, TIMOTHY C. HALL, JR., AREA PRESIDENT OF M/I HOMES OF CENTRAL OHIO, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  
 M/I HOMES OF CENTRAL OHIO, L.L.C.  
 AN OHIO LIMITED LIABILITY COMPANY  
 BY: \_\_\_\_\_ TIMOTHY C. HALL, JR.  
 AREA PRESIDENT

STATE OF OHIO  
 COUNTY OF DELAWARE,

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TIMOTHY C. HALL, JR., AREA PRESIDENT OF M/I HOMES OF CENTRAL OHIO, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID M/I HOMES OF CENTRAL OHIO, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ DIRECTOR OF LAND USE AND LONG RANGE PLANNING DUBLIN, OHIO

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ CITY ENGINEER, DUBLIN OHIO

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015, BY VOTE OF COUNCIL WHEREIN STANSBURY DRIVE IS HEREBY DEDICATED AND 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 \_\_\_\_\_ 2015 CITY CLERK, DUBLIN OHIO

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015 AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ FEE \_\_\_\_\_ RECORDER, DELAWARE COUNTY, OHIO

FILE NO. \_\_\_\_\_ DEPUTY RECORDER, DELAWARE COUNTY, OHIO

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**SURVEY DATA:**  
**BASES OF EVIDENCE:**  
 THE BASIS FOR THIS SURVEY ARE BASED ON OBSERVATIONS, MEASUREMENTS, AND CALCULATIONS OF THE LOCATION OF THE BOUNDARY EVIDENCE REFERENCED TO A GRID MEASUREMENT OF 8.714804" W FOR THE SOUTHWESTERLY LINE OF MUIRFIELD VILLAGE PHASE 12.

**SOURCE DATA:**  
 THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

**IRON PINS:**  
 WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 3/4" LD. IRON PIPE, TWENTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CC".

**PERMANENT MARKERS:**  
 WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CC".

**CERTIFICATION:**  
 WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

- LEGEND**
- UP POINT
  - LP SET (SEE SURVEY DATA)
  - FORMERLY OWNED SET (SEE SURVEY DATA)
  - OLD IRON SET

JEFFREY A. MILLER  
 PROFESSIONAL LAND SURVEYOR NO. 7211



**Civil & Environmental Consultants, Inc.**  
 6740 Dublin Park, Suite 100 - Columbus, OH 43248  
 Ph: 614.840.8833 608.899.8800 Fax: 614.840.8820  
 www.cecinc.com

**M/I HOMES OF CENTRAL OHIO, L.L.C.**  
**STANSBURY AT MUIRFIELD VILLAGE**  
**CITY OF DUBLIN**  
**COUNTY OF DELAWARE, OHIO**

DATE	SCALE	SHEET NO.	TOTAL SHEETS
JANUARY 27, 2015	AS SHOWN	188	188

FINAL PLAT

PLAT

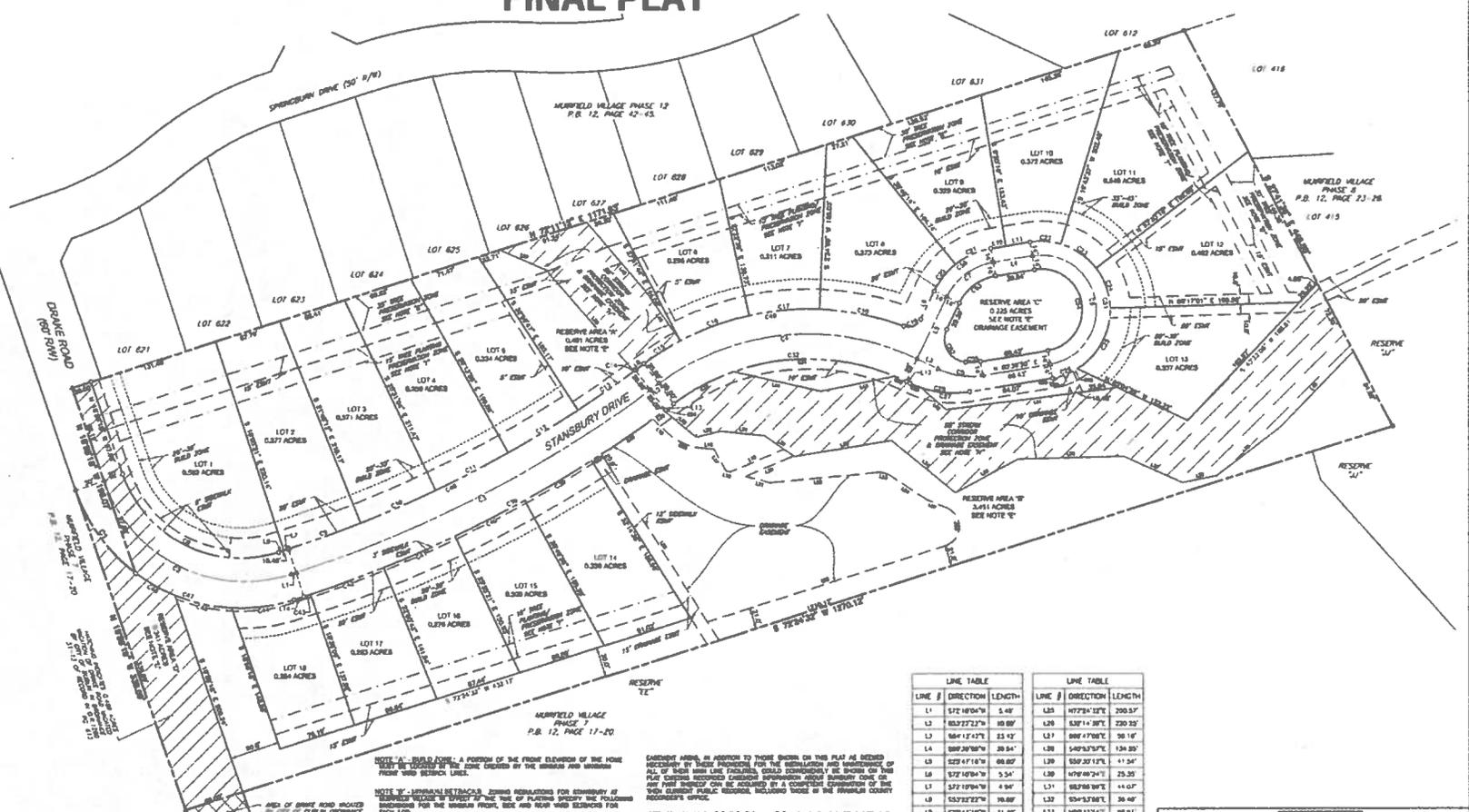


NORTH

SCALE IN FEET  
0 50 100

# STANSBURY AT MUIRFIELD VILLAGE FINAL PLAT

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHG
C1	175.00	34.0791°	183.89	S. 28°29'46" E. 183.87
C2	180.00	89°17'30"	232.64	S. 63°24'30" W. 232.62
C3	125.00	18°47'47"	69.83	S. 82°40'17" E. 69.84
C4	231.00	87°24'30"	313.47	S. 9°34'30" W. 309.11
C5	72.00	37°07'28"	45.89	S. 51°40'28" E. 45.20
C6	85.14	140°00'00"	172.11	N. 9°28'14" W. 140.20
C7	83.14	64°52'15"	86.41	S. 53°17'34" W. 86.15
C8	103.00	88°17'30"	113.88	N. 62°28'17" E. 119.61
C9	100.00	34°40'40"	77.07	S. 78°19'44" W. 77.07
C10	120.00	234°31'	81.80	S. 86°21'31" W. 81.80
C11	120.00	234°30'	82.00	S. 82°21'30" W. 81.80
C12	120.00	234°32'	81.80	S. 88°42'00" W. 81.80
C13	120.00	218°34'	88.20	S. 88°00'00" W. 88.17
C14	120.00	89°07'28"	3.29	S. 53°20'28" W. 2.27
C15	218.00	87°05'34"	43.82	S. 53°07'10" W. 43.80
C16	816.00	18°10'34"	13.70	S. 89°01'41" W. 13.57
C17	218.00	114°46'48"	71.80	S. 82°00'00" E. 71.80
C18	218.00	1794°30'	88.27	N. 70°28'15" E. 88.27
C19	13.64	89°31'30"	88.15	S. 89°30'15" W. 88.20
C20	19.14	87°04'30"	34.13	S. 89°00'00" E. 34.13
C21	71.10	87°04'30"	38.20	S. 89°00'00" E. 38.22
C22	86.10	27°02'47"	34.13	N. 89°00'00" E. 31.10
C23	86.10	87°48'41"	43.13	N. 89°23'01" E. 43.40
C24	86.10	27°48'43"	43.13	N. 19°26'21" W. 43.43
C25	86.10	87°17'34"	73.60	N. 28°23'46" E. 88.24
C26	86.10	27°02'18"	28.77	N. 89°23'12" E. 28.20
C27	100.00	2722°40'	48.57	S. 89°00'00" E. 48.07
C28	100.00	2707°30'	48.20	S. 87°46'30" E. 48.20
C29	100.00	814°42'	11.77	S. 87°00'00" E. 11.77
C30	228.00	211°19'	12.89	S. 48°49'24" E. 12.89
C31	228.00	41°06'30"	105.44	S. 89°22'16" E. 101.77
C32	228.00	82°24'30"	248.18	N. 84°34'30" E. 134.30
C33	228.00	11°17'00"	88.18	N. 82°46'30" E. 61.42
C34	125.00	87°07'30"	6.48	S. 53°23'00" E. 0.40
C35	125.00	041°34'	13.21	S. 53°24'30" W. 13.23
C36	125.00	271°13'	82.20	S. 30°21'20" E. 82.20
C37	125.00	87°00'00"	1.80	S. 57°17'10" E. 1.80
C38	125.00	230°14'	78.20	N. 28°17'00" E. 78.20
C39	125.00	184°14'	410.04	N. 82°48'12" E. 408.21
C40	125.00	230°15'	78.21	N. 82°39'40" E. 78.20
C41	125.00	230°14'	78.20	N. 82°39'40" E. 78.20
C42	125.00	230°14'	78.24	N. 82°39'40" E. 78.25
C43	125.00	819°22'	7.84	N. 72°07'21" E. 7.84
C44	175.00	28°46'12"	83.13	N. 82°30'40" E. 83.74
C45	175.00	18°46'48"	58.87	S. 77°11'30" E. 58.87
C46	175.00	14°16'48"	46.80	S. 82°23'00" E. 46.27
C47	175.00	28°46'42"	187.42	S. 82°23'15" E. 181.10
C48	130.00	18°47'42"	93.64	S. 82°40'15" E. 201.88
C49	218.00	89°06'22"	274.33	S. 81°00'25" E. 283.41
C50	71.10	34°02'32"	73.64	S. 83°15'34" E. 71.05
C51	89.10	189°00'00"	217.88	N. 9°28'10" E. 138.20
C52	23.00	118°00'00"	44.82	S. 28°49'24" E. 37.80
C53	49.10	34°02'32"	47.07	S. 57°17'34" E. 43.20
C54	41.10	189°00'00"	128.12	N. 9°28'10" E. 82.20
C55	51.00	141°12'30"	15.11	N. 67°42'34" E. 18.07
C56	37.10	28°16'28"	28.80	N. 89°20'20" E. 28.37
C57	30.27	148°41'14"	51.78	N. 14°24'40" E. 28.70
C58	89.10	81°10'00"	11.80	N. 79°48'15" E. 11.80
C59	89.10	81°00'00"	16.81	N. 89°48'00" E. 14.00
C60	89.10	4°00'14"	3.81	N. 89°28'12" E. 3.81



**NOTE A - BUILDING ZONE:** A PORTION OF THE FRONT ELEVATION OF THE HOME SHALL BE LOCATED IN THE ZONE CREATED BY THE ORDINANCE AND UNLESS OTHERWISE PROVIDED BY THE ORDINANCE.

**NOTE B - UTILITIES:** UTILITIES SHALL BE LOCATED IN THE ZONE CREATED BY THE ORDINANCE AND UNLESS OTHERWISE PROVIDED BY THE ORDINANCE.

**NOTE C - DRIVE ROAD:** DRIVE ROAD SHALL BE LOCATED IN THE ZONE CREATED BY THE ORDINANCE AND UNLESS OTHERWISE PROVIDED BY THE ORDINANCE.

**NOTE D - RESERVE AREA:** RESERVE AREA SHALL BE LOCATED IN THE ZONE CREATED BY THE ORDINANCE AND UNLESS OTHERWISE PROVIDED BY THE ORDINANCE.

**NOTE E - STREAM CORRIDOR AND PROTECTION ZONE:** A PORTION OF THE STREAM CORRIDOR AND PROTECTION ZONE SHALL BE LOCATED IN THE ZONE CREATED BY THE ORDINANCE AND UNLESS OTHERWISE PROVIDED BY THE ORDINANCE.

**NOTE F - TREE PLANTING/PROTECTION ZONE:** TREE PLANTING/PROTECTION ZONE SHALL BE LOCATED IN THE ZONE CREATED BY THE ORDINANCE AND UNLESS OTHERWISE PROVIDED BY THE ORDINANCE.

**NOTE G - FLOOD PLAIN:** FLOOD PLAIN SHALL BE LOCATED IN THE ZONE CREATED BY THE ORDINANCE AND UNLESS OTHERWISE PROVIDED BY THE ORDINANCE.

**NOTE H - EROSION CONTROL:** EROSION CONTROL SHALL BE LOCATED IN THE ZONE CREATED BY THE ORDINANCE AND UNLESS OTHERWISE PROVIDED BY THE ORDINANCE.

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S72°18'04" W	5.48	L25	N77°24'12" E	200.57
L2	S83°27'21" W	10.89	L26	S28°14'30" E	230.25
L3	S84°12'42" E	23.42	L27	S88°47'00" E	28.10
L4	S89°20'00" W	28.84	L28	S49°03'00" E	134.20
L5	S27°14'18" E	88.89	L29	S30°20'15" E	11.20
L6	S72°18'04" W	5.34	L30	N76°40'24" E	25.20
L7	S72°18'04" W	4.90	L31	S87°38'00" E	44.00
L8	S53°22'21" W	10.89	L32	S24°37'00" E	28.40
L9	S28°14'30" E	11.40	L33	N89°13'54" E	88.81
L10	S89°20'00" W	18.07	L34	S92°27'47" E	83.10
L11	S89°20'00" W	24.67	L35	N87°21'45" E	71.10
L12	S84°12'42" E	4.20	L36	N68°44'30" E	165.20
L13	S43°27'21" E	18.80	L37	S28°14'30" E	84.21
L14	S72°18'04" W	10.40	L38	N76°40'24" E	24.80
L15	S47°34'00" E	25.73	L39	N82°34'30" E	68.81
L16	S87°15'37" E	10.87	L40	N47°00'00" E	105.42
L17	S28°14'30" E	23.70	L41	N82°43'00" E	112.52
L18	S72°18'04" W	3.80	L42	S48°44'12" E	23.50
L19	N87°02'00" E	88.89	L43	S78°25'20" E	73.24
L20	N87°02'00" E	82.87	L44	S77°18'15" W	89.70
L21	S72°18'04" W	28.21	L45	S28°14'30" E	68.80
L22	N89°20'20" E	111.00	L46	S48°27'42" E	105.87
L23	S72°18'04" W	7.80	L47	S87°01'45" E	18.17
L24	S28°14'30" E	48.57			

**CEC**  
Civil & Environmental Consultants, Inc.  
5740 Dublin Pike, Suite 100 • Columbus, OH 43240  
PH: 614.848.2833 FAX: 614.848.6830  
WWW.CECC.COM

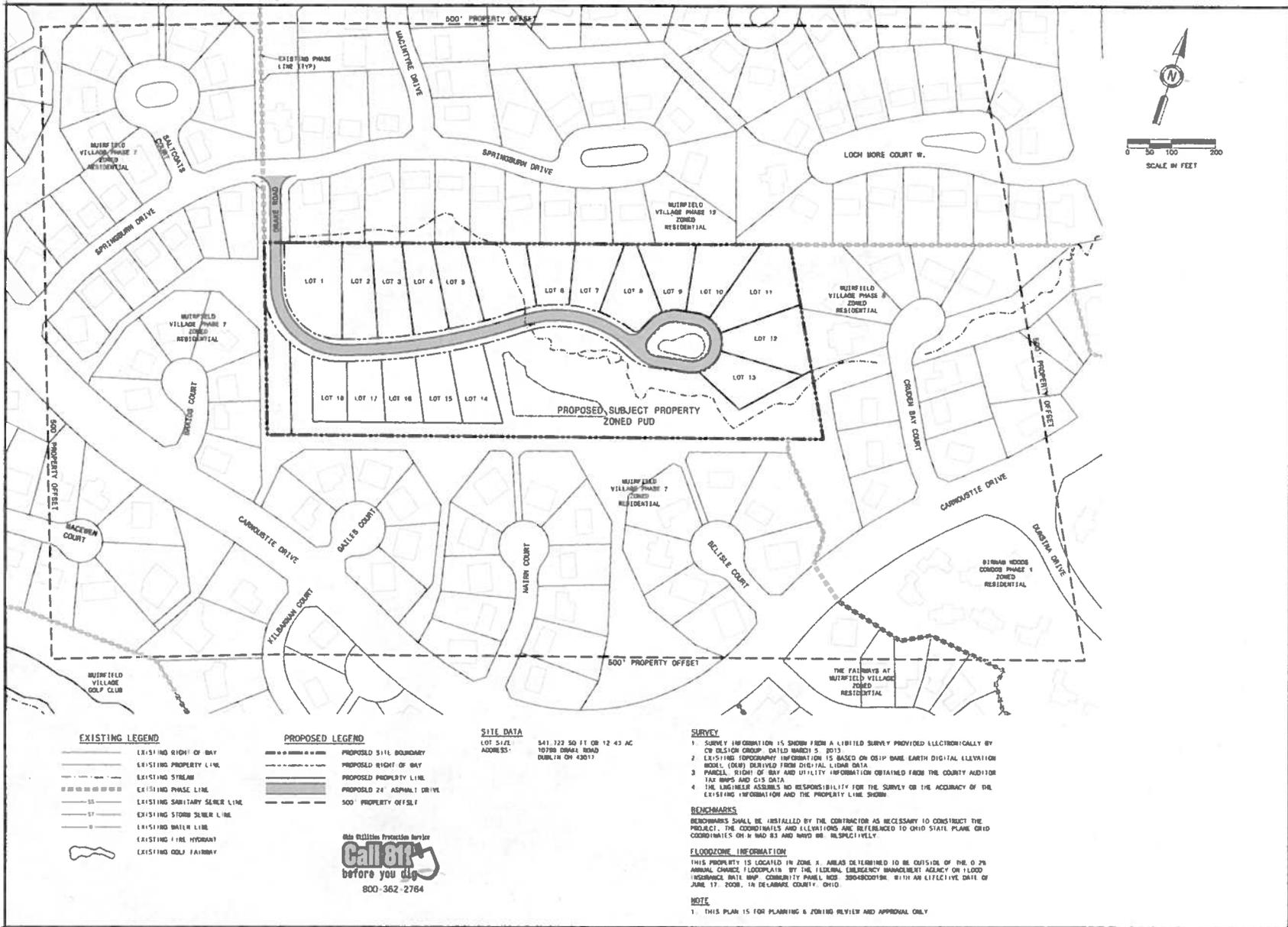
**M/I HOMES OF CENTRAL OHIO, LLC.**  
**STANSBURY AT MUIRFIELD VILLAGE**  
CITY OF DUBLIN  
COUNTY OF DELAWARE, OHIO

DATE: JANUARY 21, 2015  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

15-000000-01  
15-000000-01

FINAL PLAT

**PLAT**



**HULL**  
 HULL & ASSOCIATES, INC.  
 340 EAST OVAL, SUITE 340  
 COLUMBUS, OHIO 43219  
 (614) 461-1100  
 www.hullinc.com

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 DRAFT**

Project Title:  
**FINAL DEVELOPMENT PLAN FOR  
 STANSBURY AT MUIRFIELD VILLAGE  
 DRAKE ROAD  
 DELAWARE COUNTY, DUBLIN, OHIO 43017**

Owner:  
**M/I HOMES OF  
 CENTRAL OHIO,  
 LLC**

3 EASTON OVAL, SUITE 340  
 COLUMBUS, OH 43219

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Issue	Description	Date
Final Development	01/29/15	
Final Development	01/15/14	

Project No.: DRP01  
 CAD DWG File: DRP01\_C1.DWG  
 Plot Date: 01/29/15  
 Drawn By: JB  
 Check By: JB  
 Scale: AS SHOWN  
 Issue Date: JANUARY 2015  
 Sheet Title:

VICINITY MAP  
 (500' RADIUS)

Sheet Number: **1 OF 13**  
 C1.0

**EXISTING LEGEND**

- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING PHASE LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING GOLF FAIRWAY

**PROPOSED LEGEND**

- PROPOSED SITE BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY LINE
- PROPOSED 24" ASPHALT DRIVE
- 500' PROPERTY OFFSET

**SITE DATA**  
 LOT SIZE: 341,722.50 FT<sup>2</sup> OR 12.43 AC  
 ADDRESS: 10798 DRAKE ROAD  
 DUBLIN, OH 43017

**SURVEY**  
 1. SURVEY INFORMATION IS SHOWN FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY CH DESIGN GROUP, DATED MARCH 5, 2013.  
 2. EXISTING TOPOGRAPHY INFORMATION IS BASED ON OSIP BARE EARTH DIGITAL ELEVATION MODEL (DEM) DERIVED FROM DIGITAL LIGHT DATA.  
 3. PARCELS, RIGHT OF WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY AUDITOR TAX MAPS AND GIS DATA.  
 4. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.

**BENCHMARKS**  
 BENCHMARKS SHALL BE INSTALLED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT. THE COORDINATES AND ELEVATIONS ARE REFERENCED TO OHIO STATE PLANE GRID COORDINATES ON NAD 83 AND NAVD 83 RESPECTIVELY.

**FLOODZONE INFORMATION**  
 THIS PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 30048C0018M WITH AN EFFECTIVE DATE OF JUNE 17, 2008, IN DELAWARE COUNTY, OHIO.

**NOTE**  
 1. THIS PLAN IS FOR PLANNING & ZONING REVIEW AND APPROVAL ONLY.

Call 811  
 before you dig  
 800-362-2764

Project Title:

**FINAL DEVELOPMENT PLAN FOR  
 STANSBURY AT MURFIELD VILLAGE  
 DRAKE ROAD  
 DELAWARE COUNTY, DUBLIN, OHIO 43017**

Client:  
**M/I HOMES OF  
 CENTRAL, OHIO,  
 LLC**

**3 EASTON OVAL, SUITE 340  
 COLUMBUS, OH 43219**

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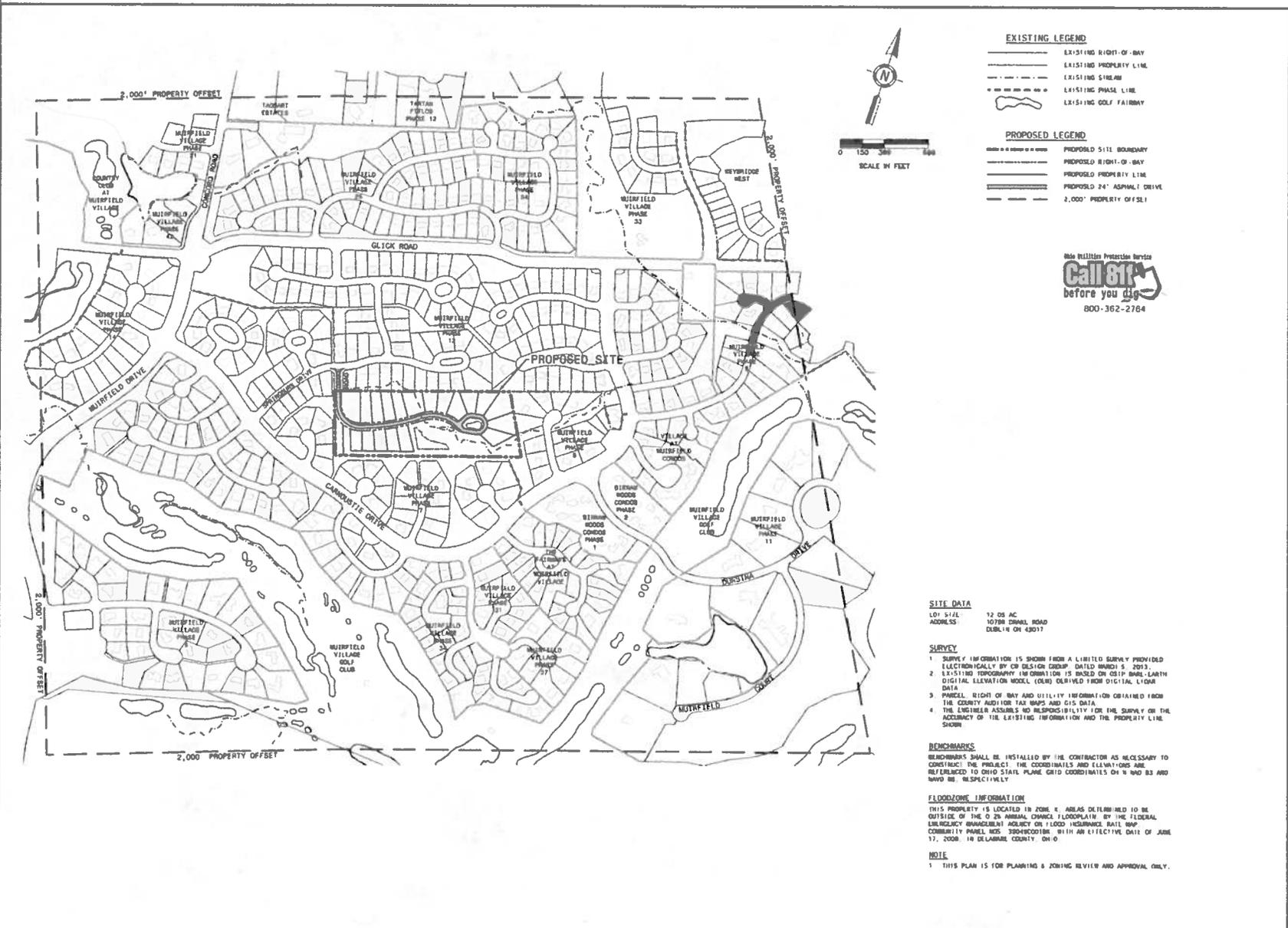
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Task	Description	Date
	Final Development	01/29/15
	Final Development	01/29/15

Project No.:	090001
CAD Dwg. File:	090001_C2_01.dwg
Plot Date:	01/29/15
Layout By:	JH
Checked By:	JH
Scale:	AS SHOWN
Issue Date:	JANUARY 2015
Sheet Title:	

**REGIONAL  
 CONTEXT MAP  
 (2,000' RADIUS)**



**EXISTING LEGEND**

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- - - EXISTING STREAM
- - - EXISTING PHASE LINE
- - - EXISTING GOLF FAIRWAY

**PROPOSED LEGEND**

- PROPOSED SITE BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED 24' ASPHALT DRIVE
- 2,000' PROPERTY OFFSET



Ohio Utilities Protection Service  
**Call 811**  
 before you dig  
 800-362-2764

**SITE DATA**  
 LOT SIZE: 12.08 AC  
 ADDRESS: 10798 DRAGLE ROAD  
 COLUMBUS, OH 43017

- SURVEY**
- SURVEY INFORMATION IS SHOWN FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY C&D DESIGN GROUP, DATED MARCH 5, 2013.
  - EXISTING TOPOGRAPHY INFORMATION IS BASED ON C&D BARE-EARTH DIGITAL ELEVATION MODEL (DEM) DERIVED FROM DIGITAL LIGHT DATA.
  - PARCELS, RIGHT-OF-WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY AND/OR TAX MAPS AND GIS DATA.
  - THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.

**BENCHMARKS**  
 BENCHMARKS SHALL BE INSTALLED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT. THE COORDINATES AND ELEVATIONS ARE REFERENCED TO OHIO STATE PLANE GRID COORDINATES ON NAD 83 AND SHOULD BE RESPECTIVELY.

**FLOODZONE INFORMATION**  
 THIS PROPERTY IS LOCATED IN ZONE E AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NOS. 390400010R WITH AN EFFECTIVE DATE OF JUNE 17, 2009, IN DELAWARE COUNTY, OHIO.

**NOTE**  
 1 THIS PLAN IS FOR PLANNING & ZONING REVIEW AND APPROVAL ONLY.

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 DRAFT**

Project No:

**FINAL DEVELOPMENT PLAN FOR  
 STANSBURY AT MUIRFIELD VILLAGE**

**DELaware COUNTY, DUBLIN, OHIO 43017**

Owner:  
**M/I HOMES OF  
 CENTRAL OHIO,  
 LLC**

3 EASTON OVAL, SUITE 340  
 COLUMBUS, OH 43219

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1/15/2015  
 01/27/2015

Sheet Description  
 Final Plan Supplement 01/27/15  
 Final Plan Supplement 01/27/15

Project No: 150101

CAD File: 150101\_CAD\_DEV\_PLAN

Plot Date: 01/27/15

Drawn By: JH

Checked By: JH

Scale: AS SHOWN

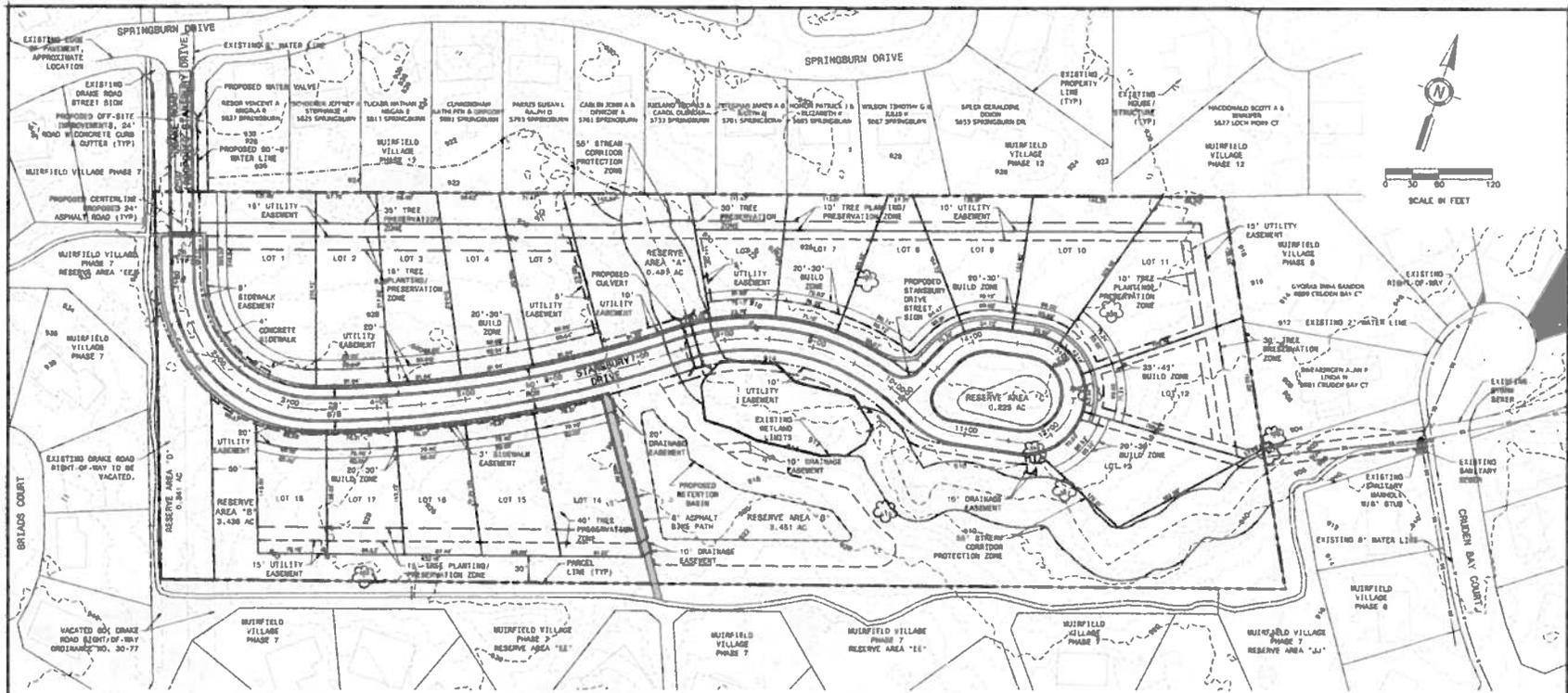
Issue Date: JANUARY 2015

Sheet No:

**FINAL DEVELOPMENT  
 PLAN**

Sheet Number: 13 OF 13

C3.0



**EXISTING LEGEND**

- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING EDGE OF ROAD
- EXISTING INDEX CONTOUR
- EXISTING IMMEDIATE CONTOUR
- EXISTING WATER FEATURE
- APPROXIMATE LOCATION
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING LANDMARK TREES

**SURVEY**

1. SURVEY INFORMATION IS SHOWN FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY CH DESIGN GROUP, DATED MARCH 5, 2012.
2. EXISTING TOPOGRAPHY INFORMATION IS BASED ON GCP BARE EARTH DIGITAL ELEVATION MODEL (DEM) DERIVED FROM DIGITAL LINEAR DATA.
3. PROPERTY RIGHT OF WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY AUDITOR TAX MAPS AND GIS DATA.
4. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.

**BENCHMARKS**

BENCHMARKS SHALL BE INSTALLED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT. THE COORDINATES AND ELEVATIONS ARE REFERENCED TO OHIO STATE PLANE GRID COORDINATES ON NAD 83 AND NAVD 83 RESPECTIVELY.

**FLOODZONE INFORMATION**

THIS PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS 330000000B, WITH AN EFFECTIVE DATE OF JUNE 17, 2008, IN DELAWARE COUNTY, OHIO.

**NOTE**

1. THIS PLAN IS FOR PLANNING & ZONING REVIEW AND APPROVAL ONLY.
2. FOR PROPERTY BOUNDARY INFORMATION SEE DEED BOOK 9, PAGE 2126 P127 OR QUICK CLAIM DEED FILED FOR RECORD IN DELAWARE COUNTY, OHIO ON 10/15/1989.
3. THE PROPOSED OPEN SPACE RESERVES WILL BE OWNED AND MAINTAINED BY THE MUIRFIELD ASSOCIATION.

**SITE DATA - LOTS**

LOT NO	R/W LENGTH	FRONT YARD BUILD ZONE	REAR YARD SLAB ZONE	3/100 YARD SLAB ZONE	TREE PRESERVATION ZONE	TREE PLANTING PRESERVATION ZONE	TOTAL AREA (SQ. FT.)
1	297.51	20' 30"	50'	7.5'	25'	15'	25379.8
2	81.94	20' 30"	50'	7.5'	25'	15'	18607.0
3	81.94	20' 30"	50'	7.5'	25'	15'	18608.1
4	81.94	20' 30"	50'	7.5'	25'	15'	18612.4
5	81.94	20' 30"	50'	7.5'	25'	15'	18680.8
6	73.78	20' 30"	45'	7.5'	30'	10'	12885.7
7	21.18	20' 30"	45'	7.5'	30'	10'	13561.8
8	172.08	20' 30"	45'	7.5'	30'	10'	18232.9
9	84.72	20' 30"	45'	7.5'	30'	10'	12428.7
10	55.80	20' 30"	45'	7.5'	30'	10'	16207.4
11	43.14	35' 45"	45'	7.5'	30'	10'	23719.6
12	43.14	35' 45"	45'	7.5'	30'	10'	19572.8
13	72.63	20' 30"	10'	7.5'	NONE	10'	14872.5
14	78.21	20' 30"	15'	7.5'	NONE	15'	14880.8
15	78.21	20' 30"	15'	7.5'	NONE	15'	13134.1
16	78.21	20' 30"	15'	7.5'	NONE	15'	12084.8
17	78.21	20' 30"	15'	7.5'	NONE	15'	11562.7
18	80.65	20' 30"	15'	7.5'	NONE	15'	11027.7

**SIGNATURES**

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OR FOR THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS AND ALL SUBSEQUENT AMENDMENTS THEREOF.

**APPROVED:**

\_\_\_\_\_  
 DIRECTOR OF LAND USE & LONG RANGE PLANNING,  
 CITY OF DUBLIN, OHIO

\_\_\_\_\_  
 PLANNING COMMISSION APPROVAL DATE

\_\_\_\_\_  
 COUNCIL APPROVAL DATE

**NOTE**

1. THIS PLAN IS FOR PLANNING & ZONING REVIEW AND APPROVAL ONLY.

**PROPOSED LEGEND**

- PROPOSED PARCEL LINE
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY LINE
- PROPOSED TREE PRESERVATION ZONE
- PROPOSED BUILD ZONE
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 8" ASPHALT BIKE PATH
- PROPOSED 24" ASPHALT DRIVE WITH CONCRETE CURB & GUTTER
- 7.5' FEET EACH SIDE
- TREE PRESERVATION ZONE
- LOTS 1 THROUGH 5: 35' FEET
- LOTS 6 THROUGH 12: 30' FEET
- LOTS 13 THROUGH 18: NONE

**LOT SETBACKS**

FRONT YARD AS SHOWN

REAR YARD LOTS 1 THROUGH 8: 50' FEET  
 LOTS 9 THROUGH 12: 45' FEET  
 LOT 13: 50' FEET  
 LOTS 14 THROUGH 18: 15' FEET

SIDE YARD 7.5' FEET EACH SIDE

TREE PRESERVATION ZONE LOTS 1 THROUGH 5: 35' FEET  
 LOTS 6 THROUGH 12: 30' FEET  
 LOTS 13 THROUGH 18: NONE

**SITE DATA - OPEN SPACE**

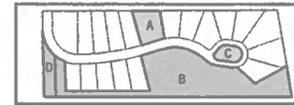
AREA LOCATION AREA (AC)

RESERVE AREA "A" 0.481

RESERVE AREA "B" 3.461

RESERVE AREA "C" 0.225

RESERVE AREA "D" 0.341



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800-362-2764

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 DRAFT

Project File:

FINAL DEVELOPMENT PLAN FOR  
 STANSBURY AT MUIRFIELD VILLAGE  
 DELAWARE COUNTY, DUBLIN, OHIO 43017

M/1 HOMES OF  
 CENTRAL OHIO,  
 LLC

3 EASTON OVAL, SUITE 340  
 COLUMBUS, OH 43219

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Date	Description
07/28/15	Final Development
05/15/11	Final Development

Project No: DP0011

City: Dublin, OH

Drawn By: JN

Check By: JB

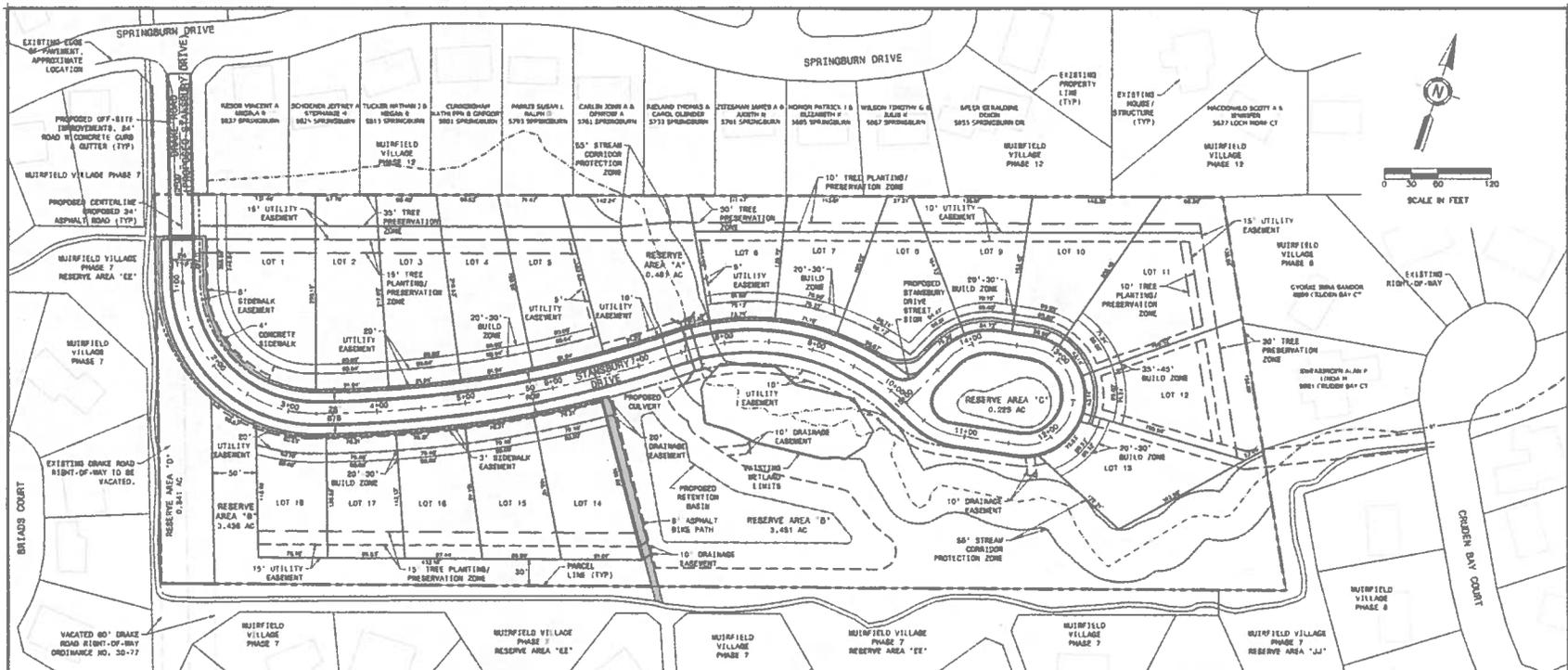
Scale: AS SHOWN

Date: JANUARY 2015

Sheet Title: STAKING PLAN

Sheet Number: 4 OF 13

C4.0



**EXISTING LEGEND**

- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING EDGE OF ROAD
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING WATER FEATURE
- APPROXIMATE LOCATION

**PROPOSED LEGEND**

- PROPOSED PARCEL LINE
- PROPOSED RIGHT OF WAY
- PROPOSED PROPERTY LINE
- PROPOSED TREE PRESERVATION ZONE
- PROPOSED BUILDUP LINE
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 8" ASPHALT BIKE PATH
- PROPOSED 24" ASPHALT DRIVE WITH CONCRETE CURB & GUTTER

- SURVEY**
1. SURVEY INFORMATION IS SHOWN FROM A FIELD SURVEY PROVIDED ELECTRONICALLY BY THE DESIGN GROUP, DATED MARCH 5, 2011.
  2. EXISTING TOPOGRAPHY INFORMATION IS BASED ON GSP/BAE LARTH DIGITAL ELEVATION MODEL (DEM) DERIVED FROM ORIGINAL 5'X5' DATA.
  3. PARCEL, RIGHT OF WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY AUDITOR FOR MAPS AND GIS DATA.
  4. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.
- BENCHMARKS**
- BENCHMARKS SHALL BE INSTALLED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT. THE COORDINATES AND ELEVATIONS ARE REFERENCED TO OHIO STATE PLANE GRID COORDINATES ON NAD 83 AND NAVD 83 RESPECTIVELY.
- FLOODZONE INFORMATION**
- THIS PROPERTY IS LOCATED IN ZONE X. AREAS DELINEATED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 390300001B, WITH AN EFFECTIVE DATE OF JUNE 17, 2009, IN DELAWARE COUNTY, OHIO.

**NOTE**

1. THIS PLAN IS FOR PLANNING & ZONING REVIEW AND APPROVAL ONLY.
2. FOR PROPERTY BOUNDARY INFORMATION SEE DEED BOOK 5, PAGE 2728 2127 ON QUIC CLAIM DEED FILED FOR RECORD IN DELAWARE COUNTY, OHIO ON 10-15-1980.
3. THE PROPOSED OPEN SPACE RESERVOIRS WILL BE OWNED AND MAINTAINED BY THE MUIRFIELD ASSOCIATION.

**LOT SETBACKS**

FRONT YARD 45' (SHOWN)

**REAR YARD**

LOTS 1 THROUGH 5 50 FEET  
 LOTS 6 THROUGH 12 45 FEET  
 LOT 13 10 FEET  
 LOTS 14 THROUGH 19 15 FEET

**SIDE YARD**

7.5 FEET EACH SIDE

**TREE PRESERVATION ZONE**

LOTS 1 THROUGH 5 35 FEET  
 LOTS 13 THROUGH 19 30 FEET  
 LOTS 14 THROUGH 12 NONE

**SITE DATA**

ADDRESS: 10709 DRAKE ROAD DUBLIN OHIO 43017

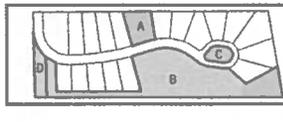
PARCEL SIZE: 547,722 SQ FT / 12.4 AC

PURVIDES AREA: 480,489 SQ FT / 11.20 AC

IMPROVISED AREA: INCLUDING PAVEMENT CURBS & WALLS 51,254 SQ FT / 1.17 AC

**SITE DATA - LOTS**

LOT NO	R/W LENGTH	FRONT YARD BUILDING	REAR YARD	SIDE YARD	MIN. PRESERVATION ZONE	TOTAL AREA (SQ FT)	TOTAL AREA (AC)
1	297.11	20' 30"	60'	7.5'	35	15	25016.0
2	81.04	20' 30"	60'	7.5'	35	15	18407.0
3	81.04	20' 30"	60'	7.5'	35	15	18407.0
4	81.04	20' 30"	60'	7.5'	35	15	18407.0
5	81.04	20' 30"	60'	7.5'	35	15	18407.0
6	73.78	20' 30"	60'	7.5'	30	10	12885.3
7	21.18	20' 30"	45'	7.5'	30	10	13581.3
8	172.00	20' 30"	45'	7.5'	30	10	18232.6
9	54.72	20' 30"	45'	7.5'	30	10	14346.7
10	55.80	20' 30"	45'	7.5'	30	10	16207.4
11	43.14	35' 45"	45'	7.5'	30	10	23773.9
12	43.14	35' 45"	45'	7.5'	30	10	18757.6
13	72.63	20' 30"	10'	7.5'	NONE	10	14872.5
14	78.21	20' 30"	15'	7.5'	NONE	15	14880.3
15	78.21	20' 30"	15'	7.5'	NONE	15	13134.1
16	78.21	20' 30"	15'	7.5'	NONE	15	13094.6
17	78.21	20' 30"	15'	7.5'	NONE	15	11362.7
18	80.65	20' 30"	15'	7.5'	NONE	15	11057.1



**SITE DATA - OPEN SPACE**

AREA LOCATION: AREA (AC)

RESERVE AREA 'A': 0.481

RESERVE AREA 'B': 3.451

RESERVE AREA 'C': 0.225

RESERVE AREA 'D': 0.341

**CENTERLINE CURVE DATA**

CURVE NO	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	190.00'	233.20'	210.29'	563.31'-08" E	89°11'33"
C2	1389.04'	417.07'	415.25'	662.39'-11" E	18°53'-01"
C3	251.00'	273.42'	280.10'	581.35'-30" E	62°41'-55"
C4	75.00'	48.97'	45.28'	581.45'-06" E	35°12'-45"
C5	55.10'	123.10'	110.20'	809.18'-00" E	180°00'-00"
C6	63.10'	80.45'	56.15'	853.14'-13" E	54°07'-55"

**CENTERLINE TANGENT DATA**

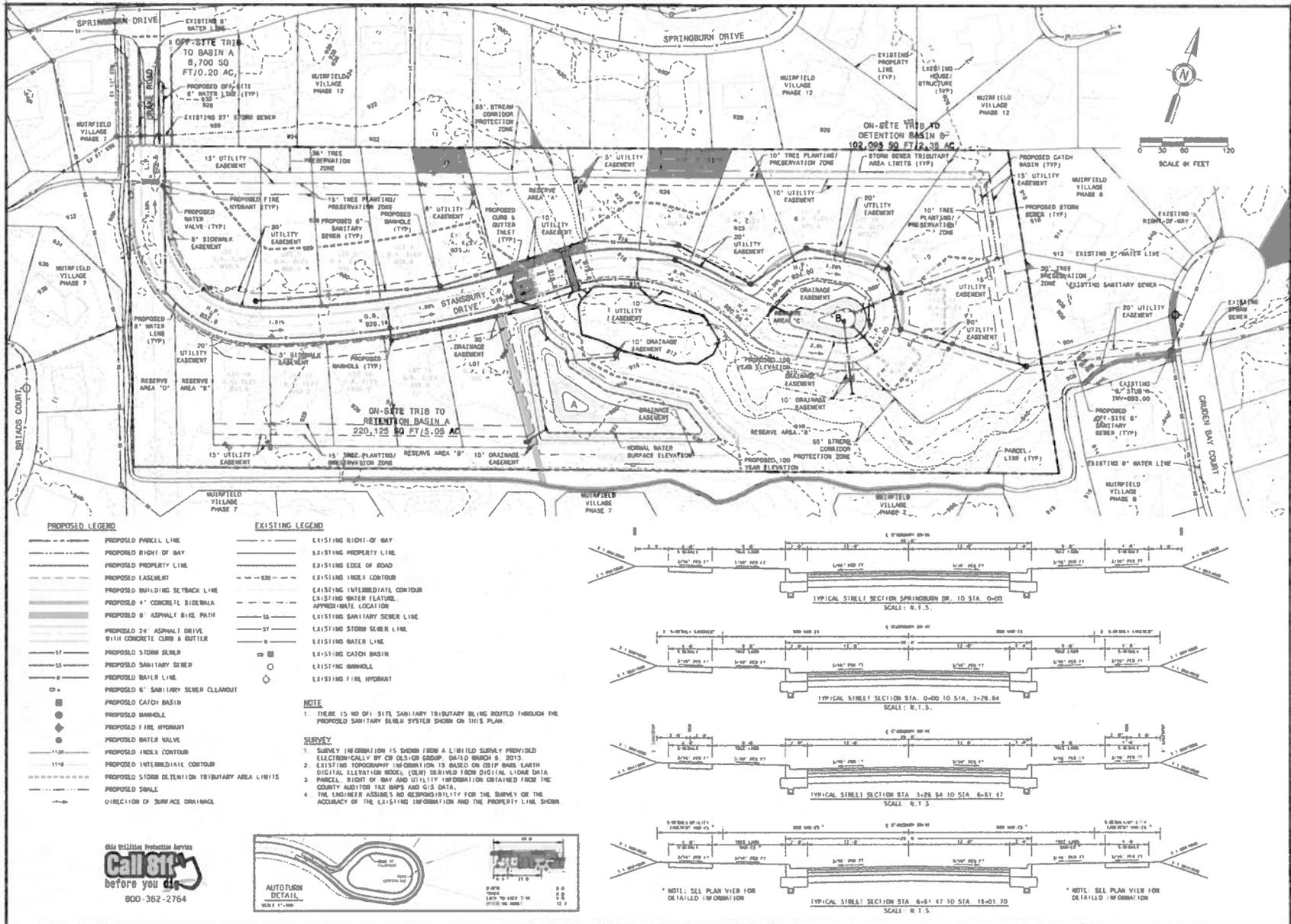
TANGENT NO	BEARING	DISTANCE	RIGHT-OF-WAY TANGENT DATA
T1	S18°53'38" E	98.11'	R11: S18°53'38" E 97.68'
T2	S84°12'01" E	23.42'	R12: N84°12'01" E 4.20'
T3	S80°40'29" E	68.42'	R13: S80°40'29" E 84.00'
T4	S80°40'29" E	39.54'	R14: N80°40'29" E 39.53'
T5	S25°47'58" E	68.80'	R15: N25°47'58" E 31.50'

**RIGHT-OF-WAY CURVE DATA**

CURVE NO	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
R1	175.00'	271.42'	245.02'	563.23'-38" E	89°08'-58"
R2	1314.04'	430.95'	428.00'	662.46'-43" E	18°19'-39"
R3	228.00'	246.19'	234.20'	584.35'-30" E	62°41'-55"
R4	100.00'	61.30'	60.34'	581.45'-06" E	35°12'-45"
R5	68.10'	217.08'	198.30'	809.19'-38" E	180°00'-00"
R6	77.10'	73.84'	70.15'	853.14'-13" E	54°07'-55"
R7	13.64'	20.10'	18.33'	868.05'-49" E	84°45'-27"
R8	278.00'	271.28'	263.13'	581.51'-13" E	62°03'-06"
R9	1784.04'	414.53'	412.60'	662.46'-43" E	18°19'-39"
R10	125.00'	183.01'	178.01'	563.23'-36" E	88°08'-58"



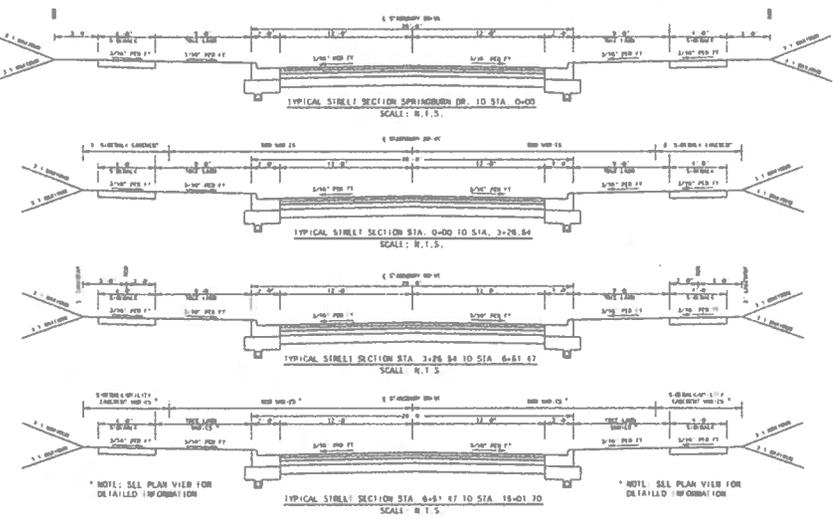
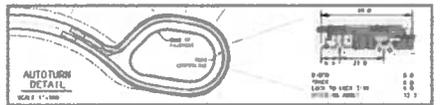
800-362-2764



PROPOSED LEGEND	EXISTING LEGEND
--- PROPOSED PARCEL LINE	--- EXISTING RIGHT-OF-WAY
--- PROPOSED RIGHT-OF-WAY	--- EXISTING PROPERTY LINE
--- PROPOSED PROPERTY LINE	--- EXISTING EDGE OF ROAD
--- PROPOSED EASEMENT	--- EXISTING INDEX CONTOUR
--- PROPOSED BUILDING SETBACK LINE	--- EXISTING INTERMEDIATE CONTOUR
--- PROPOSED 4" CONCRETE SIDEWALK	--- EXISTING WATER FLATLINE
--- PROPOSED 4" ASPHALT BIKE PATH	--- APPROXIMATE LOCATION
--- PROPOSED 24" ASPHALT DRIVE WITH CONCRETE CURB & GUTTER	--- EXISTING SANITARY SEWER LINE
--- PROPOSED STORM SEWER	--- EXISTING STORM SEWER LINE
--- PROPOSED SANITARY SEWER	--- EXISTING WATER LINE
--- PROPOSED WATER LINE	--- EXISTING CATCH BASIN
--- PROPOSED 8" SANITARY SEWER CLEAROUT	--- EXISTING MANHOLE
--- PROPOSED CATCH BASIN	--- EXISTING FIRE HYDRANT
--- PROPOSED MANHOLE	
--- PROPOSED FIRE HYDRANT	
--- PROPOSED WATER VALVE	
--- PROPOSED INDEX CONTOUR	
--- PROPOSED INTERMEDIATE CONTOUR	
--- PROPOSED STORM DETENTION TRIBUTARY AREA LIMITS	
--- PROPOSED SHALE	
--- DIRECTION OF SURFACE DRAINAGE	

**NOTE**  
 1. THERE IS NO OFF-SITE SANITARY TRIBUTARY BEING ROUTED THROUGH THE PROPOSED SANITARY SEWER SYSTEM SHOWN ON THIS PLAN.

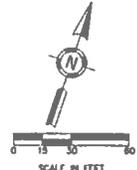
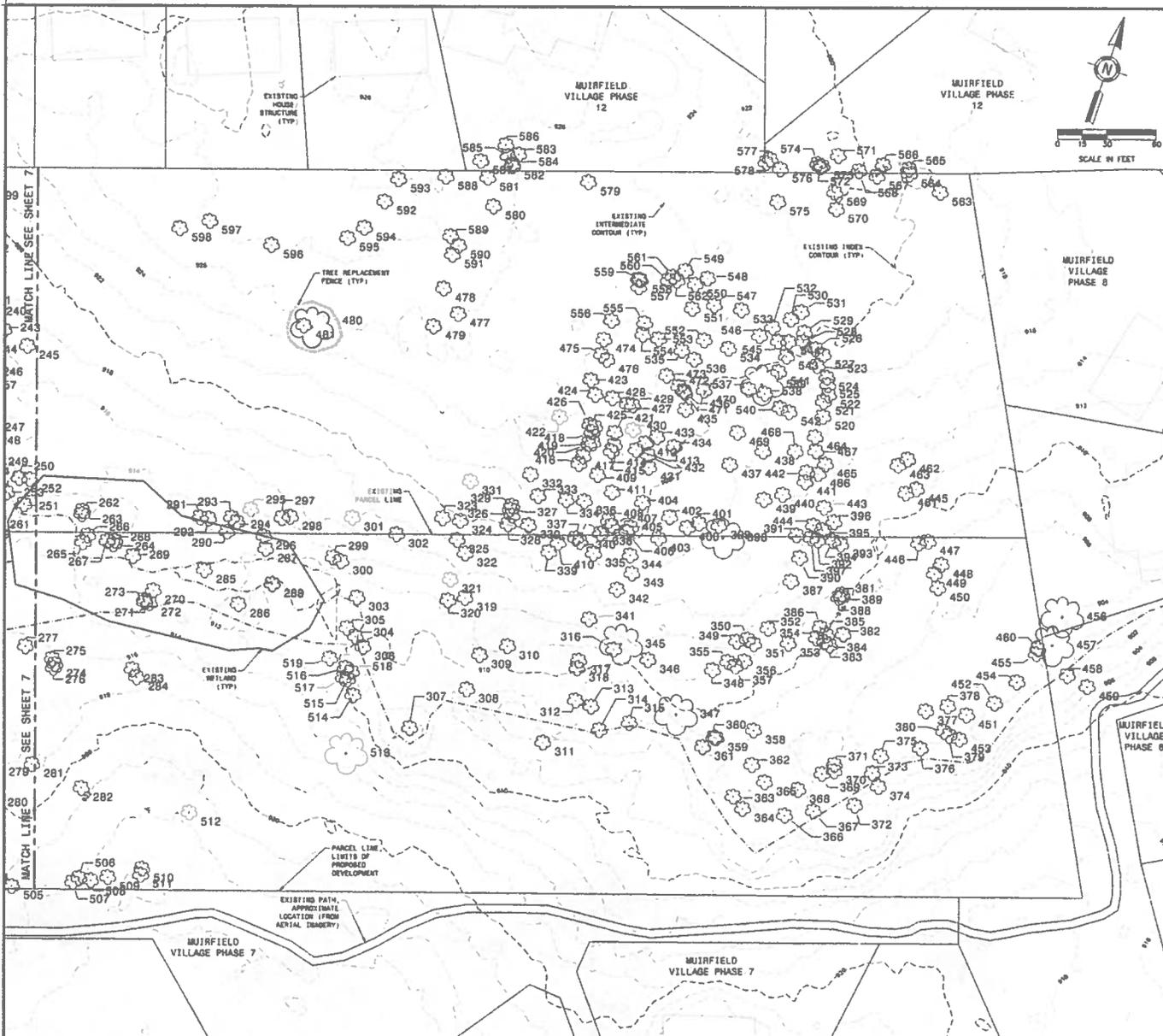
**SURVEY**  
 1. SURVEY INFORMATION IS SHOWN FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY CIP OLS-GO GROUP, DATED MARCH 8, 2013.  
 2. EXISTING TOPOGRAPHY INFORMATION IS BASED ON CIP PABEL EARTH DIGITAL ELEVATION MODEL (DEM) DERIVED FROM DIGITAL LIDAR DATA.  
 3. PARCEL, RIGHT-OF-WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY ADDITION TAX MAPS AND GIS DATA.  
 4. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.



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- EXISTING LEGEND**
- EXISTING RIGHT OF WAY
  - EXISTING PROPERTY LINE
  - EXISTING EDGE OF ROAD
  - EXISTING INDEX CONTOUR
  - EXISTING INTERMEDIATE CONTOUR
  - EXISTING TREE LINE
  - EXISTING BARRIER FEATURE
  - APPROPRIABLE LOCATION
  - TREE REPLACEMENT FENCE
  - ▭ EXISTING BUILDING/STRUCTURE
  - ▭ EXISTING GRAVEL DRIVE
  - ▭ EXISTING PAVEMENT

- SURVEY**
1. SURVEY INFORMATION IS DERIVED FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY CH2M HILL GROUP, DATED MARCH 5, 2013.
  2. EXISTING TOPOGRAPHY INFORMATION IS BASED ON 0.25" HORIZ. (LATH) DIGITAL ELEVATION MODEL (DEM) DERIVED FROM DIGITAL TERRESTRIAL DATA.
  3. PARCEL, RIGHT-OF-WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY AUDITOR FOR TAX MAPS AND GIS DATA.
  4. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.

**BENCHMARKS**  
 BENCHMARKS SHALL BE INSTALLED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT. THE COORDINATES AND ELEVATIONS ARE REFERENCED TO OHIO STATE PLUMBING COORDINATES (OH-NS) AND NAVD 83, RESPECTIVELY.

**FLOODZONE INFORMATION**  
 THIS PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR FLOOD INSURANCE RATE MAP COMMUNITY PANEL NOS. 390400070R, WITH AN EFFECTIVE DATE OF JUNE 17, 2009. IN DELAWARE COUNTY, OHIO.

**NOTE**  
 1. THIS PLAN IS FOR PLANNING & ZONING REVIEW AND APPROVAL ONLY.



KEY PLAN  
 NOT TO SCALE



**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 DRAFT**

Project Title:  
**FINAL DEVELOPMENT PLAN FOR  
 STANBURY AT MUIRFIELD VILLAGE**  
**DELAWARE COUNTY, DUBLIN, OHIO 43017**

Owner:  
**M/I HOMES OF  
 CENTRAL OHIO,  
 LLC**  
**3 EASTON OVAL, SUITE 340  
 COLUMBUS, OH 43219**

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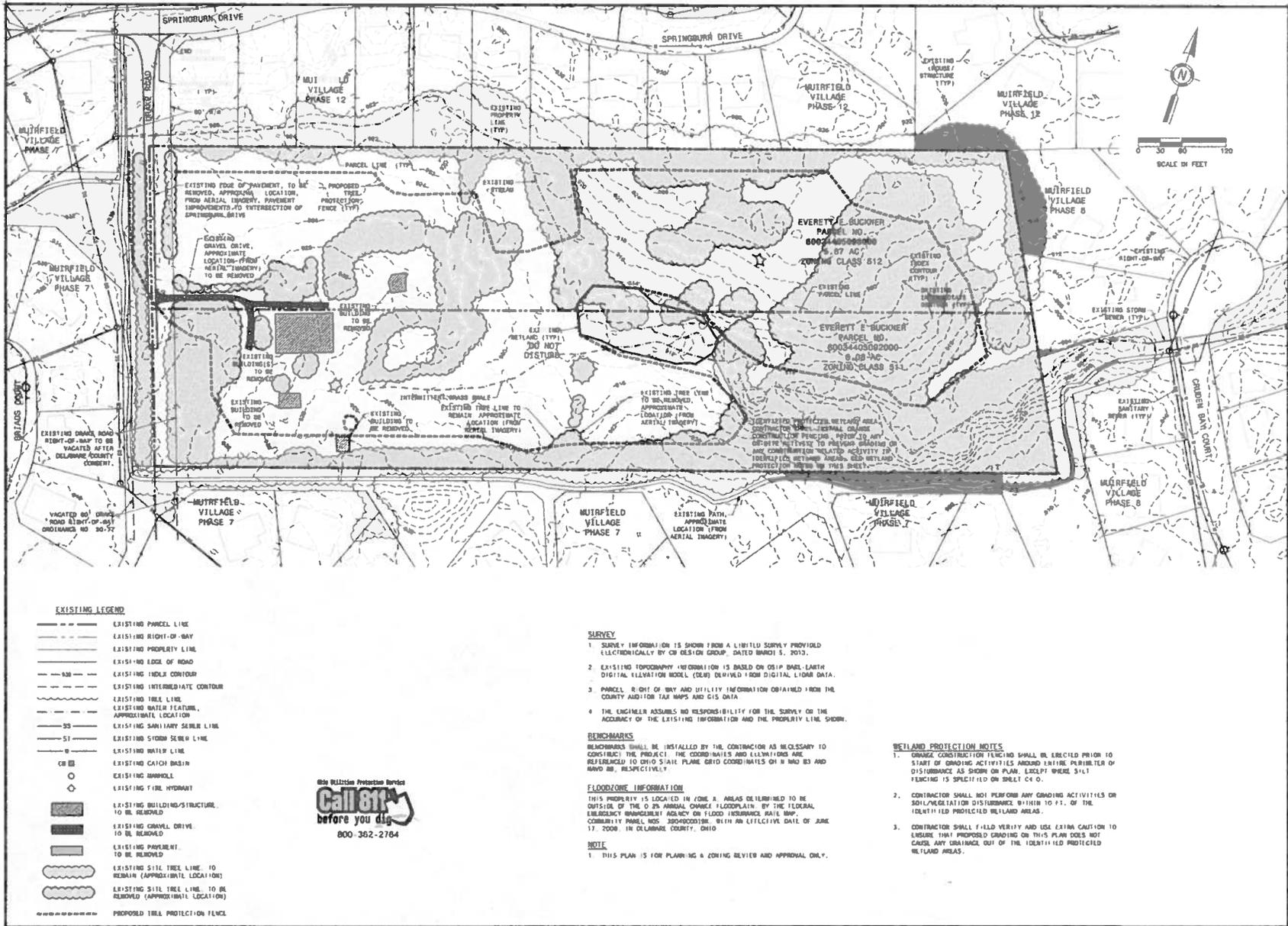
Block	Description	Date
	FINAL DEVELOPMENT	01/29/15
	FINAL DEVELOPMENT	01/15/11

Project No: 090001  
 CAD CHG FILE: 090001\_C7/8/02/REVISION  
 Plot Date: 01/29/15  
 Layout By: JH  
 Drawn By: JH  
 Check By: JH  
 Scale: AS SHOWN  
 Issue Date: JANUARY 2015  
 Sheet Title:

EXISTING TREE  
 SURVEY - EAST

**EXISTING TREE SURVEY**

#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION	#	COMMON NAME	DBH	CONDITION
1	White Ash	15.0	Dead	81	White Ash	11.0	Dead	161	Australian Pine	9.0	Fair	321	Pin Oak	3.0	Good	481	Sugar Maple	14.0	Good	641	Black Walnut	20.0	Fair	801	White Pine	11.0	Poor				
2	Hickory	9.0	Dead	82	White Ash	9.0	Dead	162	Horseshoe Pine	8.0	Poor	322	Hickory Shagbark	9.0	Fair	482	White Pine	6.0	Fair	642	Sugar Maple	20.0	Poor	802	Sugar Maple	6.0	Fair				
3	White Ash	6.0	Dead	83	Crookneck	4.0	Poor	163	Scotch Pine	8.0	Dead	323	White Ash	9.0	Dead	483	Pin Oak	6.0	Poor	643	Hickory	13.0	Poor	803	Hickory	9.0	Fair				
4	White Ash	8.0	Dead	84	Crookneck	15.0	Dead	164	Scotch Pine	15.0	Dead	324	Hop Hornbeam	6.0	Dead	484	White Pine	14.0	Dead	644	White Pine	7.0	Fair	804	Hickory Shagbark	7.0	Fair				
5	White Ash	10.0	Dead	85	White Ash	11.0	Dead	165	Scotch Pine	14.0	Poor	325	White Ash	9.0	Dead	485	Pin Oak	8.0	Fair	645	Hickory Shagbark	8.0	Fair	805	Hickory Shagbark	6.0	Fair				
6	White Ash	13.0	Dead	86	Black Walnut	6.0	Fair	166	Scotch Pine	14.0	Poor	326	Black Walnut	11.0	Dead	486	White Pine	10.0	Fair	646	White Pine	10.0	Fair	806	Sugar Maple	8.0	Poor				
7	White Ash	7.0	Dead	87	White Ash	4.0	Dead	167	Crookneck	7.0	Poor	327	White Ash	6.0	Dead	487	White Pine	13.0	Fair	647	White Pine	6.0	Fair	807	Pin Oak	11.0	Fair				
8	Black Walnut	7.0	Fair	88	Black Walnut	8.0	Dead	168	White Pine	7.0	Dead	328	White Ash	6.0	Dead	488	White Pine	9.0	Dead	648	Sugar Maple	8.0	Poor	808	Sugar Maple	8.0	Fair				
9	White Ash	8.0	Dead	89	White Ash	8.0	Dead	169	White Pine	13.0	Fair	329	Hop Hornbeam	7.0	Dead	489	White Ash	10.0	Dead	649	White Pine	7.0	Poor	809	Pear	8.0	Fair				
10	White Ash	7.0	Dead	90	White Ash	9.0	Dead	170	White Pine	12.0	Fair	330	Pin Oak	6.0	Fair	490	White Ash	7.0	Dead	650	White Pine	3.0	Poor	810	White Pine	7.0	Fair				
11	White Ash	6.0	Dead	91	White Ash	6.0	Dead	171	Australian Pine	9.0	Poor	331	Pin Oak	6.0	Fair	491	Sugar Maple	7.0	Dead	651	White Pine	13.0	Poor	811	White Pine	13.0	Poor				
12	Pin Oak	9.0	Fair	92	White Ash	4.0	Dead	172	White Pine	4.0	Fair	332	Pin Oak	7.0	Good	492	Sugar Maple	9.0	Fair	652	White Pine	6.0	Poor	812	White Pine	7.0	Fair				
13	White Ash	6.0	Dead	93	White Ash	8.0	Dead	173	White Pine	5.0	Good	333	Black Walnut	11.0	Fair	493	Sugar Maple	9.0	Poor	653	White Pine	6.0	Poor	813	Pin Oak	6.0	Poor				
14	White Ash	7.0	Dead	94	White Ash	9.0	Dead	174	White Pine	6.0	Fair	334	Sugar Maple	8.0	Fair	494	White Ash	8.0	Dead	654	Black Walnut	8.0	Fair	814	White Pine	6.0	Poor				
15	White Ash	3.0	Dead	95	Crookneck	9.0	Poor	175	White Pine	6.0	Fair	335	Sugar Maple	8.0	Fair	495	White Ash	11.0	Dead	655	Black Walnut	6.0	Fair	815	Pear	7.0	Fair				
16	White Ash	9.0	Dead	96	Black Walnut	6.0	Fair	176	Australian Pine	8.0	Poor	336	Sugar Maple	10.0	Fair	496	White Pine	6.0	Fair	656	White Pine	6.0	Poor	816	White Pine	12.0	Poor				
17	White Ash	15.0	Dead	97	Horseshoe Pine	6.0	Dead	177	Horseshoe Pine	10.0	Fair	337	Hickory	10.0	Fair	497	White Ash	7.0	Dead	657	Hickory	9.0	Fair	817	Hickory	9.0	Fair				
18	White Ash	7.0	Dead	98	White Ash	6.0	Dead	178	White Pine	6.0	Fair	338	White Ash	6.0	Dead	498	White Ash	7.0	Dead	658	Hickory	10.0	Fair	818	Hickory	10.0	Fair				
19	White Ash	7.0	Dead	99	White Ash	6.0	Dead	179	White Pine	6.0	Fair	339	White Ash	8.0	Dead	499	Pin Oak	7.0	Poor	659	Sugar Maple	6.0	Fair	819	Sugar Maple	6.0	Fair				
20	White Ash	6.0	Dead	100	White Ash	6.0	Dead	180	White Pine	6.0	Fair	340	Hickory	6.0	Fair	500	Sugar Maple	6.0	Fair	660	Pin Oak	11.0	Fair	820	Pin Oak	11.0	Fair				
21	White Ash	6.0	Dead	101	White Ash	7.0	Fair	181	White Pine	7.0	Fair	341	Hickory	15.0	Fair	501	White Ash	11.0	Dead	661	Black Walnut	14.0	Fair	821	Black Walnut	6.0	Fair				
22	Australian Pine	11.0	Poor	102	White Ash	6.0	Dead	182	White Pine	8.0	Good	342	Black Walnut	10.0	Fair	502	White Pine	10.0	Poor	662	White Pine	7.0	Fair	822	Hickory	7.0	Fair				
23	Australian Pine	7.0	Poor	103	White Ash	6.0	Dead	183	White Pine	6.0	Good	343	Black Walnut	14.0	Fair	503	Pin Oak	6.0	Fair	663	Pin Oak	6.0	Fair	823	Pin Oak	9.0	Fair				
24	Horseshoe Pine	8.0	Poor	104	Pin Oak	4.0	Poor	184	Australian Pine	7.0	Poor	344	Black Walnut	14.0	Dead	504	Pin Oak	11.0	Fair	664	Pin Oak	11.0	Fair	824	Pin Oak	7.0	Fair				
25	Australian Pine	9.0	Poor	105	White Ash	8.0	Dead	185	Australian Pine	6.0	Fair	345	White Ash	8.0	Dead	505	Pin Oak	8.0	Fair	665	Hickory Shagbark	6.0	Fair	825	Hickory Shagbark	6.0	Fair				
26	Australian Pine	3.0	Poor	106	White Ash	10.0	Dead	186	Horseshoe Pine	7.0	Fair	346	Black Walnut	20.0	Poor	506	Sugar Maple	7.0	Fair	666	Hickory	11.0	Fair	826	Hickory	11.0	Fair				
27	Horseshoe Pine	9.0	Fair	107	White Ash	15.0	Dead	187	Pear	15.0	Fair	347	Sugar Maple	24.0	Poor	507	Sugar Maple	8.0	Fair	667	Hickory	9.0	Fair	827	Hickory	9.0	Fair				
28	Horseshoe Pine	7.0	Fair	108	White Ash	10.0	Dead	188	White Ash	14.0	Dead	348	Hickory	16.0	Good	508	Hickory	6.0	Fair	668	Hickory	10.0	Fair	828	Hickory	10.0	Fair				
29	Horseshoe Pine	7.0	Fair	109	Black Walnut	6.0	Fair	189	White Ash	18.0	Dead	349	White Ash	12.0	Dead	509	Sugar Maple	7.0	Fair	669	Sugar Maple	7.0	Fair	829	Sugar Maple	7.0	Fair				
30	White Pine	17.0	Dead	110	Crookneck	6.0	Poor	190	Black Walnut	15.0	Fair	350	Pin Oak	6.0	Poor	510	White Pine	4.0	Poor	670	White Pine	4.0	Poor	830	White Pine	7.0	Fair				
31	White Ash	6.0	Dead	111	White Ash	8.0	Dead	191	Crookneck	7.0	Fair	351	Pin Oak	15.0	Poor	511	White Pine	9.0	Poor	671	White Pine	9.0	Poor	831	White Pine	6.0	Fair				
32	Hickory	15.0	Fair	112	White Ash	14.0	Dead	192	White Ash	14.0	Dead	352	White Ash	13.0	Poor	512	Pear	8.0	Fair	672	Black Walnut	6.0	Fair	832	Black Walnut	6.0	Fair				
33	Australian Pine	9.0	Poor	113	Pin Oak	6.0	Poor	193	White Ash	12.0	Dead	353	White Ash	9.0	Dead	513	Sugar Maple	34.0	Poor	673	Sugar Maple	8.0	Fair	833	Hickory	8.0	Fair				
34	White Pine	6.0	Fair	114	Pin Oak	8.0	Poor	194	White Ash	16.0	Dead	354	White Ash	8.0	Dead	514	White Ash	23.0	Fair	674	Black Walnut	10.0	Fair	834	Black Walnut	10.0	Fair				
35	White Pine	6.0	Fair	115	White Ash	9.0	Dead	195	Australian Pine	7.0	Poor	355	White Ash	13.0	Dead	515	Sugar Maple	8.0	Fair	675	White Pine	10.0	Fair	835	White Pine	8.0	Fair				
36	White Pine	6.0	Fair	116	Pin Oak	6.0	Poor	196	Contaminated East	16.0	Fair	356	Black Walnut	7.0	Fair	516	White Ash	8.0	Dead	676	Sugar Maple	8.0	Fair	836	Black Walnut	8.0	Fair				
37	White Pine	6.0	Fair	117	Black Walnut	7.0	Fair	197	Australian Pine	6.0	Poor	357	Pin Oak	13.0	Good	517	Black Walnut	20.0	Fair	677	Pear	6.0	Fair	837	Pear	6.0	Fair				
38	White Pine	8.0	Fair	118	White Ash	7.0	Dead	198	White Ash	9.0	Dead	358	White Ash	6.0	Dead	518	White Pine	20.0	Poor	678	Pin Oak	6.0	Fair	838	Pin Oak	6.0	Fair				
39	White Pine	7.0	Fair	119	Pin Oak	15.0	Poor	199	Pin Oak	23.0	Fair	359	Black Walnut	13.0	Fair	519	White Ash	6.0	Dead	679	White Ash	6.0	Fair	839	White Ash	6.0	Fair				
40	White Pine	6.0	Fair	120	Australian Pine	7.0	Fair	200	Australian Pine	9.0	Poor	360	Contaminated East	20.0	Poor	520	White Ash	14.0	Dead	680	White Ash	14.0	Dead	840	White Ash	14.0	Dead				
41	White Pine	10.0	Fair	121	White Ash	8.0	Dead	201	White Ash	10.0	Dead	361	White Ash	9.0	Dead	521	White Ash	12.0	Dead	681	White Ash	12.0	Dead	841	White Ash	12.0	Dead				
42	White Pine	6.0	Fair	122	Cherry	8.0	Dead	202	White Ash	10.0	Dead	362	Hickory	11.0	Dead	522	Sugar Maple	8.0	Fair	682	Black Walnut	10.0	Fair	842	Sugar Maple	8.0	Fair				
43	White Pine	7.0	Fair	123	Pin Oak	8.0	Poor	203	White Pine	7.0	Fair	363	White Ash	6.0	Dead	523	White Ash	20.0	Dead	683	White Ash	20.0	Dead	843	White Ash	20.0	Dead				
44	White Pine	7.0	Fair	124	White Ash	8.0	Dead	204	White Ash	14.0	Dead	364	White Ash	8.0	Dead	524	Sugar Maple	8.0	Fair	684	White Ash	8.0	Fair	844	White Ash	8.0	Fair				
45	White Pine	6.0	Fair	125	White Ash	15.0	Dead	205	White Pine	6.0	Fair	365	Black Walnut	16.0	Fair	525	Black Walnut	8.0	Fair	685	Black Walnut	8.0	Fair	845	Black Walnut	8.0	Fair				
46	Sugar Maple	13.0	Poor	126	Black Walnut	7.0	Fair	206	Black Walnut	7.0	Dead	366	Hickory	11.0	Dead	526	Hickory	7.0	Fair	686	White Pine	7.0	Fair	846	White Pine	7.0	Fair				
47	White Pine	11.0	Fair	127	White Ash	7.0	Dead	207	White Ash	16.0	Dead	367	Sugar Maple	9.0	Poor	527	Black Walnut	8.0	Fair	687	Black Walnut	8.0	Fair	847	Black Walnut	8.0	Fair				
48	Crookneck	6.0	Poor	128	White Ash	6.0	Dead	208	White Ash	13.0	Dead	368	White Ash	14.0	Dead	528	White Ash	6.0	Fair	688	Black Walnut	7.0	Fair	848	Black Walnut	7.0	Fair				
49	Crookneck	7.0	Poor	129	White Ash	9.0	Dead	209	White Ash	6.0	Dead	369	Pin Oak	7.0	Poor	529	Black Walnut	6.0	Fair	689	Black Walnut	14.0	Fair	849	Black Walnut	14.0	Fair				
50	Australian Pine	7.0	Poor	130	Black Walnut	7.0	Fair	210	White Ash	7.0	Dead	370	White Ash	6.0	Dead	530	Black Walnut	7.0	Fair	690	Black Walnut	9.0	Fair	850	Black Walnut	9.0	Fair				
51	Australian Pine	7.0	Poor	131	White Ash	8.0	Dead	211	White Ash	6.0	Dead	371	Black Walnut	6.0	Dead	531	Sugar Maple	6.0	Fair	691	Black Walnut	11.0	Fair	851	Black Walnut	11.0	Fair				
52	Australian Pine	7.0	Poor	132	Cherry	8.0	Dead	212	White Ash	10.0	Dead	372	Black Walnut	8.0	Fair	532	Sugar Maple	6.0	Fair	692	Black Walnut	11.0	Fair	852	Black Walnut	11.0	Fair				
53	Australian Pine	9.0	Poor	133	Scotch Pine	11.0	Dead	213	White Ash	11.0	Dead	373	Black Walnut	15.0	Fair	533	Hickory	14.0	Fair	693	Sugar Maple	6.0	Fair	853	Sugar Maple	6.0	Fair				
54	Australian Pine	7.0	Poor	134	Scotch Pine	13.0	Poor	214	White Ash	18.0	Dead	374	Pin Oak	10.0	Poor	534	Pin Oak	7.0	Poor	694	White Pine	15.0	Poor	854	White Pine	15.0	Poor				
55	Contaminated East	16.0	Fair	135	Scotch Pine	15.0	Poor	215	Crookneck	6.0	Fair	375	Pin Oak	9.0	Fair	535	White Ash	9.0	Dead	695	Sugar Maple	6.0	Poor	855	Sugar Maple	6.0	Poor				
56	Contaminated East	7.0	Poor	136	Scotch Pine	17.0	Poor	216	White Ash	12.0	Dead	376	Black Walnut	8.0	Fair	536	Contaminated East	34.0	Fair	696	Hickory	17.0	Fair	856	Hickory	17.0	Fair				
57	Contaminated East	8.0	Poor	137	Scotch Pine	11.0	Poor	217	White Ash	10.0	Dead	377	Black Walnut	10.0	Fair	537	Contaminated East	34.0	Fair	697	Hickory	13.0	Fair	857	Hickory	13.0	Fair				
58	Australian Pine	3.0	Fair	138	Scotch Pine	13.0	Poor	218	White Ash																						



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PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 DRAFT

Project No.

**FINAL DEVELOPMENT PLAN FOR  
 STANSBURY AT MURFIELD VILLAGE**  
 DRAKE ROAD  
 DELAWARE COUNTY, DUBLIN, OHIO 43017

Client:  
 M/I HOMES OF  
 CENTRAL OHIO  
 LLC

3 EASTON OVAL, SUITE 340  
 COLUMBUS OH 43219

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Work Description	Date
FINAL DEVELOPMENT	01/28/15
FINAL DEVELOPMENT	01/15/14

Project No.	010001
CAD Dwg. No.	010001_0100_01.dwg
Plot Date	01/28/15
Created By	JB
Drawn By	JB
Check By	JB
Scale	AS NOTED
Issue Date	JANUARY 2015
Sheet No.	

**EXISTING  
 CONDITIONS PLAN**

- EXISTING LEGEND**
- EXISTING PARCEL LINE
  - EXISTING RIGHT-OF-WAY
  - EXISTING PROPERTY LINE
  - EXISTING EDGE OF ROAD
  - EXISTING ISOLA CONTOUR
  - EXISTING INTERMEDIATE CONTOUR
  - EXISTING TREE LINE
  - EXISTING WATER FEATURE, APPROXIMATE LOCATION
  - EXISTING SANITARY SEWER LINE
  - EXISTING STORM SEWER LINE
  - EXISTING WATER LINE
  - OB EX EXISTING CATCH BASIN
  - EX EXISTING MANHOLE
  - EX EXISTING FIRE HYDRANT
  - EX EXISTING BUILDING/STRUCTURE TO BE REMOVED
  - EX EXISTING GRAVEL DRIVE TO BE REMOVED
  - EX EXISTING PAVEMENT TO BE REMOVED
  - EX EXISTING 51% TREE LINE TO REMAIN (APPROXIMATE LOCATION)
  - EX EXISTING 51% TREE LINE TO BE REMOVED (APPROXIMATE LOCATION)
  - EX PROPOSED TREE PROTECTION FENCE



**SURVEY**

1. SURVEY INFORMATION IS SHOWN FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY C/D DESIGN GROUP, DATED MARCH 5, 2013.
2. EXISTING TOPOGRAPHY INFORMATION IS BASED ON CRIP BAIL, LASTER DIGITAL ELEVATION MODEL (DEM) DERIVED FROM DIGITAL LIGHT DATA.
3. PARCEL, RIGHT OF WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY ADDITION TAX MAPS AND GIS DATA.
4. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.

**BENCHMARKS**

BENCHMARKS SHALL BE INSTALLED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT. THE CORNER MARKS AND ELEVATIONS ARE REFERENCED TO DAVIS STATE PLANE GRID COORDINATES ON NAD 83 AND NAD 83, RESPECTIVELY.

**FLOODZONE INFORMATION**

THIS PROPERTY IS LOCATED IN ZONE A AREAS DELINEATED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 3804000300, WITH AN EFFECTIVE DATE OF JUNE 17, 2009, IN DELAWARE COUNTY, OHIO.

**NOTE**

1. THIS PLAN IS FOR PLANNING A ZONING REVIEW AND APPROVAL ONLY.

**WETLAND PROTECTION NOTES**

1. GRADE CONSTRUCTION FINISH SHALL BE ERECTED PRIOR TO START OF GRADING ACTIVITIES. ENSURE ENTIRE PERIMETER OF DISTURBANCE IS SHOWN ON PLAN, EXCEPT WHERE SHOWN OTHERWISE IS SPECIFIED ON SHEET C4.0.
2. CONTRACTOR SHALL NOT PERFORM ANY GRADING ACTIVITIES OR SOIL/Vegetation DISTURBANCE WITHIN 10 FT. OF THE IDENTIFIED PROTECTED WETLAND AREAS.
3. CONTRACTOR SHALL FIELD VERIFY AND USE EXTRA CAUTION TO ENSURE THAT PROPOSED GRADING ON THIS PLAN DOES NOT CAUSE ANY DRAINAGE OUT OF THE IDENTIFIED PROTECTED WETLAND AREAS.





TREE SURVEY

#	COMMON NAME	DBH	CONDITION
1	White Ash	15.0	Dead
2	Mulberry	6.0	Fair
3	White Ash	8.0	Dead
4	White Ash	8.0	Dead
5	White Ash	10.0	Dead
6	White Ash	15.0	Dead
7	White Ash	7.0	Dead
8	Black Walnut	7.0	Fair
9	White Ash	6.0	Dead
10	White Ash	7.0	Dead
11	White Ash	8.0	Dead
12	Elm	9.0	Poor
13	White Ash	6.0	Dead
14	White Ash	7.0	Dead
15	White Ash	9.0	Dead
16	White Ash	9.0	Dead
17	White Ash	10.0	Dead
18	White Ash	7.0	Dead
19	White Ash	7.0	Dead
20	White Ash	8.0	Dead
21	White Ash	6.0	Dead
22	Australian Pine	11.0	Poor
23	Australian Pine	7.0	Poor
24	Norway Spruce	4.0	Poor
25	Australian Pine	4.0	Poor
26	Australian Pine	4.0	Poor
27	Norway Spruce	4.0	Poor
28	Norway Spruce	4.0	Poor
29	Norway Spruce	4.0	Poor
30	White Pine	17.0	Dead
31	White Pine	16.0	Fair
32	Mulberry	15.0	Fair
33	Australian Pine	9.0	Poor
34	White Pine	6.0	Fair
35	White Pine	6.0	Fair
36	White Pine	6.0	Fair
37	White Pine	6.0	Fair
38	White Pine	6.0	Fair
39	White Pine	7.0	Fair
40	White Pine	6.0	Fair
41	White Pine	6.0	Fair
42	White Pine	6.0	Fair
43	White Pine	7.0	Fair
44	White Pine	7.0	Fair
45	White Pine	6.0	Fair
46	Sugar Maple	15.0	Poor
47	White Pine	11.0	Fair
48	Crabapple	6.0	Poor
49	Crabapple	7.0	Poor
50	Australian Pine	7.0	Poor
51	Australian Pine	7.0	Poor
52	Australian Pine	7.0	Poor
53	Australian Pine	7.0	Poor
54	Australian Pine	7.0	Poor
55	Cottonwood East	16.0	Poor
56	Colorado Spruce	4.0	Poor
57	Colorado Spruce	4.0	Poor
58	Kentucky Pine	8.0	Fair
59	Kentucky Pine	10.0	Fair
60	Australian Pine	9.0	Poor
61	Australian Pine	8.0	Poor
62	Crabapple	15.0	Dead
63	White Pine	16.0	Dead
64	Kentucky Pine	10.0	Fair
65	Kentucky Pine	10.0	Fair
66	Australian Pine	7.0	Poor
67	Silver Pine	14.0	Poor
68	White Pine	25.0	Fair
69	White Pine	25.0	Fair
70	White Pine	25.0	Fair
71	White Pine	25.0	Fair
72	White Pine	25.0	Fair
73	White Pine	25.0	Fair
74	White Pine	25.0	Fair
75	White Pine	25.0	Fair
76	White Pine	25.0	Fair
77	White Pine	25.0	Fair
78	White Pine	25.0	Fair
79	White Pine	25.0	Fair
80	White Pine	25.0	Fair

#	COMMON NAME	DBH	CONDITION
81	White Pine	11.0	Dead
82	White Pine	9.0	Dead
83	Crabapple	6.0	Poor
84	Crabapple	15.0	Dead
85	White Pine	14.0	Dead
86	Black Walnut	14.0	Dead
87	White Pine	4.0	Dead
88	Black Walnut	8.0	Fair
89	White Pine	25.0	Fair
90	White Pine	25.0	Fair
91	White Pine	25.0	Fair
92	White Pine	25.0	Fair
93	White Pine	25.0	Fair
94	White Pine	25.0	Fair
95	White Pine	25.0	Fair
96	White Pine	25.0	Fair
97	White Pine	25.0	Fair
98	White Pine	25.0	Fair
99	White Pine	25.0	Fair
100	White Pine	25.0	Fair
101	White Pine	25.0	Fair
102	White Pine	25.0	Fair
103	White Pine	25.0	Fair
104	White Pine	25.0	Fair
105	White Pine	25.0	Fair
106	White Pine	25.0	Fair
107	White Pine	25.0	Fair
108	White Pine	25.0	Fair
109	White Pine	25.0	Fair
110	White Pine	25.0	Fair
111	White Pine	25.0	Fair
112	White Pine	25.0	Fair
113	White Pine	25.0	Fair
114	White Pine	25.0	Fair
115	White Pine	25.0	Fair
116	White Pine	25.0	Fair
117	White Pine	25.0	Fair
118	White Pine	25.0	Fair
119	White Pine	25.0	Fair
120	White Pine	25.0	Fair
121	White Pine	25.0	Fair
122	White Pine	25.0	Fair
123	White Pine	25.0	Fair
124	White Pine	25.0	Fair
125	White Pine	25.0	Fair
126	White Pine	25.0	Fair
127	White Pine	25.0	Fair
128	White Pine	25.0	Fair
129	White Pine	25.0	Fair
130	White Pine	25.0	Fair
131	White Pine	25.0	Fair
132	White Pine	25.0	Fair
133	White Pine	25.0	Fair
134	White Pine	25.0	Fair
135	White Pine	25.0	Fair
136	White Pine	25.0	Fair
137	White Pine	25.0	Fair
138	White Pine	25.0	Fair
139	White Pine	25.0	Fair
140	White Pine	25.0	Fair
141	White Pine	25.0	Fair
142	White Pine	25.0	Fair
143	White Pine	25.0	Fair
144	White Pine	25.0	Fair
145	White Pine	25.0	Fair
146	White Pine	25.0	Fair
147	White Pine	25.0	Fair
148	White Pine	25.0	Fair
149	White Pine	25.0	Fair
150	White Pine	25.0	Fair
151	White Pine	25.0	Fair
152	White Pine	25.0	Fair
153	White Pine	25.0	Fair
154	White Pine	25.0	Fair
155	White Pine	25.0	Fair
156	White Pine	25.0	Fair
157	White Pine	25.0	Fair
158	White Pine	25.0	Fair
159	White Pine	25.0	Fair
160	White Pine	25.0	Fair

#	COMMON NAME	DBH	CONDITION
161	White Pine	25.0	Fair
162	White Pine	25.0	Fair
163	White Pine	25.0	Fair
164	White Pine	25.0	Fair
165	White Pine	25.0	Fair
166	White Pine	25.0	Fair
167	White Pine	25.0	Fair
168	White Pine	25.0	Fair
169	White Pine	25.0	Fair
170	White Pine	25.0	Fair
171	White Pine	25.0	Fair
172	White Pine	25.0	Fair
173	White Pine	25.0	Fair
174	White Pine	25.0	Fair
175	White Pine	25.0	Fair
176	White Pine	25.0	Fair
177	White Pine	25.0	Fair
178	White Pine	25.0	Fair
179	White Pine	25.0	Fair
180	White Pine	25.0	Fair
181	White Pine	25.0	Fair
182	White Pine	25.0	Fair
183	White Pine	25.0	Fair
184	White Pine	25.0	Fair
185	White Pine	25.0	Fair
186	White Pine	25.0	Fair
187	White Pine	25.0	Fair
188	White Pine	25.0	Fair
189	White Pine	25.0	Fair
190	White Pine	25.0	Fair
191	White Pine	25.0	Fair
192	White Pine	25.0	Fair
193	White Pine	25.0	Fair
194	White Pine	25.0	Fair
195	White Pine	25.0	Fair
196	White Pine	25.0	Fair
197	White Pine	25.0	Fair
198	White Pine	25.0	Fair
199	White Pine	25.0	Fair
200	White Pine	25.0	Fair
201	White Pine	25.0	Fair
202	White Pine	25.0	Fair
203	White Pine	25.0	Fair
204	White Pine	25.0	Fair
205	White Pine	25.0	Fair
206	White Pine	25.0	Fair
207	White Pine	25.0	Fair
208	White Pine	25.0	Fair
209	White Pine	25.0	Fair
210	White Pine	25.0	Fair
211	White Pine	25.0	Fair
212	White Pine	25.0	Fair
213	White Pine	25.0	Fair
214	White Pine	25.0	Fair
215	White Pine	25.0	Fair
216	White Pine	25.0	Fair
217	White Pine	25.0	Fair
218	White Pine	25.0	Fair
219	White Pine	25.0	Fair
220	White Pine	25.0	Fair
221	White Pine	25.0	Fair
222	White Pine	25.0	Fair
223	White Pine	25.0	Fair
224	White Pine	25.0	Fair
225	White Pine	25.0	Fair
226	White Pine	25.0	Fair
227	White Pine	25.0	Fair
228	White Pine	25.0	Fair
229	White Pine	25.0	Fair
230	White Pine	25.0	Fair
231	White Pine	25.0	Fair
232	White Pine	25.0	Fair
233	White Pine	25.0	Fair
234	White Pine	25.0	Fair
235	White Pine	25.0	Fair
236	White Pine	25.0	Fair
237	White Pine	25.0	Fair
238	White Pine	25.0	Fair
239	White Pine	25.0	Fair
240	White Pine	25.0	Fair

#	COMMON NAME	DBH	CONDITION
241	Black Walnut	7.0	Fair
242	Pear	8.0	Fair
243	Black Willow	15.0	Dead
244	Black Willow	8.0	Dead
245	Black Willow	6.0	Fair
246	Black Willow	6.0	Fair
247	Black Willow	6.0	Fair
248	White Pine	6.0	Dead
249	Black Willow	6.0	Fair
250	Black Willow	6.0	Fair
251	Elm	14.0	Fair
252	Elm	12.0	Fair
253	Black Willow	16.0	Fair
254	Black Willow	6.0	Fair
255	White Pine	22.0	Fair
256	White Pine	6.0	Dead
257	White Pine	6.0	Dead
258	White Pine	6.0	Dead
259	White Pine	6.0	Dead
260	White Pine	6.0	Dead
261	White Pine	6.0	Dead
262	Black Willow	15.0	Fair
263	Black Willow	10.0	Fair
264	Black Willow	16.0	Fair
265	White Ash	20.0	Dead
266	Black Willow	6.0	Poor
267	Elm	7.0	Poor
268	Elm	6.0	Poor
269	Black Willow	13.0	Fair
270	Black Willow	13.0	Fair
271	Black Willow	13.0	Dead
272	Black Willow	13.0	Poor
273	White Pine	6.0	Dead
274	Black Willow	6.0	Fair
275	Black Willow	6.0	Fair
276	Black Willow	6.0	Fair
277	Black Willow	6.0	Fair
278	White Pine	6.0	Dead
279	White Pine	15.0	Dead
280	Cottonwood East	4.0	Poor
281	White Pine	6.0	Dead
282	Hickory Pignut	11.0	Good
283	White Pine	7.0	Dead
284	White Ash	12.0	Dead
285	Black Willow	16.0	Fair
286	Black Willow	6.0	Fair
287	Black Willow	8.0	Fair
288	Black Willow	11.0	Fair
289	Black Willow	11.0	Fair
290	Osage Orange	6.0	Fair
291	Black Walnut	12.0	Fair
292	Black Walnut	6.0	Fair
293	Black Walnut	16.0	Fair
294	Elm	10.0	Poor
295	Elm	22.0	Poor
296	Black Walnut	8.0	Fair
297	Black Walnut	10.0	Fair
298	White Pine	6.0	Dead
299	White Ash	17.0	Dead
300	White Ash	7.0	Dead
301	White Pine	10.0	Dead
302	White Pine	6.0	Fair
303	White Ash	7.0	Dead
304	Cottonwood East	22.0	Fair
305	Black Walnut	10.0	Fair
306	Sugar Maple	15.0	Poor
307	Sugar Maple	10.0	Fair
308	Black Willow	15.0	Poor
309	White Ash	16.0	Dead
310	White Pine	22.0	Poor
311	Black Walnut	8.0	Fair
312	Hickory Pignut	14.0	Fair
313	Elm	6.0	Poor
314	Black Walnut	8.0	Poor
315	Elm	7.0	Poor
316	Elm	7.0	Poor
317	White Pine	25.0	Fair
318	White Pine	25.0	Fair
319	White Pine	25.0	Fair
320	White Pine	25.0	Fair
321	White Pine	25.0	Fair
322	White Pine	25.0	Fair
323	White Pine	25.0	Fair
324	White Pine	25.0	Fair
325	White Pine	25.0	Fair
326	White Pine	25.0	Fair
327	White Pine	25.0	Fair
328	White Pine	25.0	Fair
329	White Pine	25.0	Fair
330	White Pine	25.0	Fair
331	White Pine	25.0	Fair
332	White Pine	25.0	Fair
333	White Pine	25.0	Fair
334	White Pine	25.0	Fair
335	White Pine	25.0	Fair
336	White Pine	25.0	Fair
337	White Pine	25.0	Fair
338	White Pine	25.0	Fair
339	White Pine	25.0	Fair
340	White Pine	25.0	Fair

#	COMMON NAME	DBH	CONDITION
341	White Pine	25.0	Fair
342	White Pine	25.0	Fair
343	White Pine	25.0	Fair
344	White Pine	25.0	Fair
345	White Pine	25.0	Fair







Project Title:

**SANITARY SEWER IMPROVEMENTS FOR  
 STANSBURY AT MURFIELD VILLAGE  
 DRAKE ROAD  
 DELAWARE COUNTY, DUBLIN, OHIO 43017**

Client:  
**M/I HOMES OF  
 CENTRAL OHIO,  
 LLC**

3 EASTON OVAL, SUITE 340  
 COLUMBUS, OH 43219

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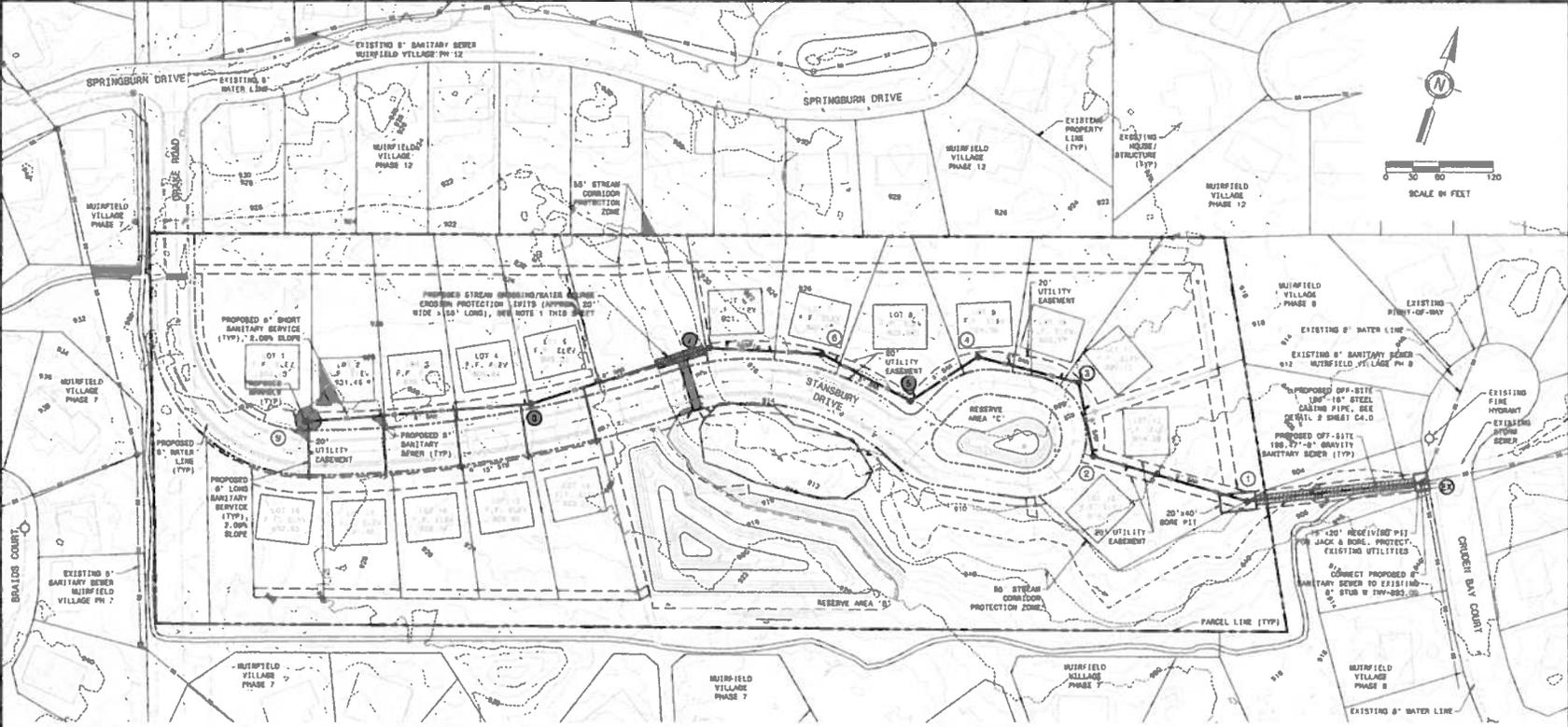
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 December 2015

Date	Description	By
07/29/15	FINAL DEVELOPMENT	JL
08/25/14	REVISIONS	JL

Project No: D1901  
 CAD FILE: D1901\_C3.D SAN PLAN  
 Plot Date: 07/29/15  
 Layout By: JL  
 Drawn By: JL  
 Check By: JL  
 Scale: AS SHOWN  
 Issue Date: JANUARY 2015  
 Sheet Title:

**SANITARY SEWER  
 PLAN**



PROPOSED LEGEND		EXISTING LEGEND	
---	PROPOSED PARCEL LINE	---	EXISTING RIGHT-OF-WAY
---	PROPOSED RIGHT-OF-WAY	---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE	---	EXISTING LEG. OF ROAD
---	PROPOSED CASSEMENT	---	EXISTING INDEX CONTOUR
---	PROPOSED BUILDING SETBACK LINE	---	EXISTING INTERMEDIATE CONTOUR
---	PROPOSED 4" CONCRETE SIDEWALK	---	EXISTING WATER FEATURE, APPROXIMATE LOCATION
---	PROPOSED 8" ASPHALT BIKE PATH	---	EXISTING SANITARY SEWER LINE
---	PROPOSED 24" ASPHALT DRIVE WITH CONCRETE CURB & GUTTER	---	EXISTING STORM SEWER LINE
---	PROPOSED STORM SEWER	---	EXISTING WATER LINE
---	PROPOSED SANITARY SEWER	---	EXISTING CATCH BASIN
---	PROPOSED WATER LINE	---	EXISTING MANHOLE
---	PROPOSED 8" SANITARY SEWER CLEANOUT	---	EXISTING FIRE HYDRANT
---	PROPOSED CATCH BASIN		
---	PROPOSED MANHOLE		
---	PROPOSED 1" FIRE HYDRANT		
---	PROPOSED WATER VALVE		
---	PROPOSED INDEX CONTOUR		
---	PROPOSED INTERMEDIATE CONTOUR		

SANITARY SEWER TABLE	
STRUCTURE NUMBER	TOP OF CASTING
1	904.60
2	917.25
3	921.00
4	928.25
5	923.50
6	922.00
7	919.00
8	924.40
9	932.10

SANITARY SEWER SERVICE TABLE					
LOI NUMBER	MANHOLE STATION	8" SAN I.W. @ 6" BYE (CENTER OF LOT)	F.F. ELEVATION	8" SERVICE LENGTH	RISER HEIGHT
13	3+35	920.91	918.00	8'	2'
12	3+32	925.12	918.50	5'	0'
17	4+30	926.33	920.70	5'	2'
10	4+02	927.80	922.15	5'	2'
8	3+40	927.46	924.35	3'	4'
8	0+80	927.99	923.50	6'	4'
7	7+62	928.44	921.65	6'	2'
6	0+36	928.77	921.15	5'	0'
9	10+38	928.65	923.25	3'	2'
14	10+52	928.72	923.25	6'	0'
4	11+20	911.65	926.65	5'	2'
15	11+25	911.79	926.65	6'	0'
3	12+00	914.15	929.75	2'	2'
16	12+00	914.00	929.75	6'	2'
2	12+87	916.65	931.45	6'	2'
17	12+82	916.41	931.45	6'	0'
18	13+81	919.75	932.85	6'	0'
1	13+83	919.80	933.15	5'	2'

SANITARY SEWER SERVICE TABLE					
STRUCTURE NUMBER	NORTHING	EASTING	BEARING	DISTANCE	TOP OF CASTING
6.9	N 783110.0112	E 1788823.4985	N 65°44'29" E	108.47'	908.0
1	N 783026.4784	E 1788842.5430	N 88°17'41" E	178.83'	904.60
2	N 783023.1830	E 1788484.0858	S 29°20'25" E	81.03'	917.25
3	N 783098.4181	E 1788422.8104	N 86°25'14" E	116.40'	921.00
4	N 783089.1510	E 1788306.7353	N 38°41'58" E	90.31'	928.25
5	N 783018.6887	E 1788350.2708	S 79°59'40" E	111.61'	923.50
6	N 783028.0826	E 1788160.3430	N 75°08'11" E	128.00'	922.00
7	N 783005.7380	E 1788019.5527	N 84°31'55" E	209.61'	919.00
8	N 782884.1488	E 1787947.8361	N 63°73'54" E	253.25'	924.40
9	N 782787.0823	E 1787813.8242			932.10

**NOTE**  
 1. THERE IS NO OFF-SITE SANITARY SEWER BEING ROUTED THROUGH THE PROPOSED SANITARY SEWER SYSTEM SHOWN ON THIS PLAN.

- NOTES**
- THE CONTRACTOR SHALL OPEN UP THE EXISTING STREETS FOR SANITARY SEWER INSTALLATION PER CITY OF DUBLIN/COLUMBUS AND/OR OR PA REQUIREMENTS. THE CURB SHALL BE CROSSED DURING PERIODS OF LOW FLOOD RISKS OF DISTURBANCE SHALL BE MINOR AS FEASIBLE. SANITARY SEWER CROSSES THE CURB, INCLUDING CONSTRUCTION OPERATIONS WITHIN CHANNEL AND CLEARING OF EXISTING VEGETATION ON THE CURB BANKS.
  - MANIFOLDS LOCATED FROM THE TRENCH SHALL BE PLACED A MINIMUM OF TWENTY (20) FEET FROM THE STREET BUNKERS.
  - THE LINE BETWEEN INITIAL DISTURBANCE OF THE STREET AND FINAL STABILIZATION SHALL BE KEPT TO A MINIMUM DURATION OF CONSTRUCTION.
  - THE PERMITTED FILL PLACED WITHIN THE CHANNEL SHALL BE LIMITED TO CLEAN AGGREGATE, STONE OR ROCK (ITEM B18) NO SOIL OR OTHER FINE LOADABLE MATERIAL SHALL BE PLACED WITHIN THE CHANNEL.
  - STREAM BANKS SHALL BE RESTORED TO THEIR ORIGINAL GRADE LINE AND STABILIZED WITH RIP-RAP OR VEGETATIVE BANK STABILIZATION.

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# STREET, STORM SEWER AND WATERLINE IMPROVEMENTS FOR STANSBURY AT MUIRFIELD VILLAGE

DRAKE ROAD  
DELAWARE COUNTY, DUBLIN, OHIO 43017



**SITE LOCATION MAP**  
SCALE: 1" = 1000'



**SITE VICINITY MAP**  
NOT TO SCALE



**TRIBUTARY AREA MAP**  
SCALE: 1" = 200'

**STANDARD REFERENCE DRAWINGS**  
THE REFERENCE DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEREOF.

DESIGN NUMBER	DESCRIPTION
DDOT HYDRAULIC STANDARD CONSTRUCTION DRAWINGS (2005)	
CB 1.1	CATCH BASIN NO. 3 2A & B
CB 2.1	CURB & GUTTER (SLOPE NO. 3) (DOUBLE CURB & GUTTER)
CB 2.2	WALK HEIGHT HEADWALLS FOR CONCRETE PIPES
CITY OF DUBLIN STANDARD CONSTRUCTION DRAWINGS (2006)	
RD 02	RELIQUENT DRIVEWAY SLOPES
RD 03	ROCKWELL'S BOX DETAIL
PD 03	CURB RAMP CONCRETE BOULES
PD 05	SELECTABLE MANHOLES
RD 02	CURB RAMP, 1:1% C, 18" H/24" W
RD 02	COMBINATION CONCRETE CURB & GUTTER
RD 05	TYPICAL PARALLEL SECTION PRECAST STREETS
RD 05	CONCRETE SIDEWALK AND BIKE PATH
RD 05	BIKE PATH (STANDARD AND HEAVY CUTS)
RD 07	RESIDENTIAL DRIVEWAY APPROACH
RD 10	TYPICAL STREET NAME SIGN
SL 01	LUMBER BRIDGE
SL 02	TRANSVERSE BASE
SL 03	LIGHT POLE
SL 04	POLE FOUNDATION
SL 05	FELCHES
SL 06	GUY WIRE DISCONNECT
SL 07	SIGNAL LIGHT LOCATION
SL 08	STONE VENEER FOR CONCRETE STRUCTURES
SL 09	SAFETY GRADE
SL 03	STORM SEWER MANHOLE
SL 04	GRABBS TO RIVER, CURB INLET
SL 05	ROCK CHANNEL PROTECTION DETAIL
SL 06	STORM SEWER WITH 2" RINGS RUBBER CASKE, JOINTS
SL 07	1" LINE VENTURINE PAINTING

**CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWINGS**

DESIGN NUMBER	DESCRIPTION
AA 3100	TYPE "A" MANHOLE (IN 22" PIPE)
AA 3125	STD. CURB & GUTTER INLET
AA 3125	STD. CATCH BASIN
L 8001	CURB BOX INSTALLATION
L 7001	TURFSET BLOCK DETAIL, END OF PIPE
L 6037	TYPICAL HYDRANT SETTING, TYPE "A"

SHEET TITLE	SHEET NO.
TITLE SHEET	C1 0
LIST OF QUANTITIES & MISCELLANEOUS STREET DETAILS	C2 0
DRAKE ROAD (STANSBURY DRIVE) ON SITE PLAN & PROFILES	C3 0
DRAKE ROAD (STANSBURY DRIVE) OFF SITE PLAN & PROFILES	C4 0
INTERSECTION & CURB RAMP DETAILS	C5 0
STORM SEWER & COMB RAMP PLAN	C6 0
STORM SEWER PROFILES	C7 0
STORMWATER BASIN DETAILS	C8 0
SEDIMENT & EROSION CONTROL PLAN	C9 0
SEDIMENT & EROSION CONTROL NOTES & DETAILS	C10 0
CONCRETE DETAILS	C11 0

- SURVEY**
- SURVEY INFORMATION IS SHOWN FROM A LIMITED SURVEY PROVIDED ELECTRONICALLY BY THE DESIGN GROUP, DATED MARCH 5, 2015.
  - EXISTING TOPOGRAPHY INFORMATION IS BASED ON GSP (BARE EARTH) DIGITAL ELEVATION MODEL (DEM) OBTAINED FROM DIGITAL GROUND DATA.
  - PARCEL, RIGHT OF WAY AND UTILITY INFORMATION OBTAINED FROM THE COUNTY AUDITOR TAX MAPS AND GIS DATA.
  - THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SURVEY OR THE ACCURACY OF THE EXISTING INFORMATION AND THE PROPERTY LINE SHOWN.

**BENCHMARKS**  
BENCHMARKS SHALL BE INSTALLED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT. THE COORDINATES AND ELEVATIONS ARE REFERENCED TO OHIO STATE PLANE GRID COORDINATES (NAD 83) AND SHALL BE RESPECTIVELY.

**FLOODZONE INFORMATION**  
THIS PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR FLOOD INSURANCE RATE MAP COMMUNITY PANEL NOS. 200400001N WITH AN EFFECTIVE DATE OF JUNE 17, 2008, IN DELAWARE COUNTY, OHIO.

**SIGNATURES**  
SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS IN EXCESS OF ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS AND ALL SUBSEQUENT AMENDMENTS THEREOF.

THE SANITARY SEWER PLAN MEETS OR EXCEEDS CITY OF COLUMBUS DESIGN STANDARDS (ENCLOSURE PER CAPITAL FLOOD PLANNING FACTOR AND 1/1" ALLOWANCE) AND MATERIAL SPECIFICATIONS.

APPROVED:

CITY ENGINEER, CITY OF DUBLIN, OHIO

DIRECTOR OF LAND USE & LAND PLANNING, CITY OF DUBLIN, OHIO

NOTE: APPROVAL ON THE PART OF THE CITY OF COLUMBUS IS GIVEN PURSUANT TO THE PROVISIONS OF THE SEWER (AND/OR WATER) SERVICE AGREEMENT WITH THE CITY OF DUBLIN, OHIO DATED APRIL 13, 1993 AND ALL SUBSEQUENT AMENDMENTS THEREOF.

DIRECTOR, DEPARTMENT OF PUBLIC UTILITIES, CITY OF COLUMBUS, OHIO

ADMINISTRATOR, DIVISION OF SEWERS AND DRAINS (AND/OR WATER), CITY OF COLUMBUS, OHIO

**PRE-CONSTRUCTION NOTICE**

THESE PLANS HAVE BEEN PREPARED USING THE MOST ACCURATE INFORMATION AND DATA AVAILABLE AT THE TIME OF PREPARATION. FIELD CONDITIONS MAY BE ENCOUNTERED DURING CONSTRUCTION WHICH MAY REQUIRE THOSE DEPICTED HEREIN TO BE MODIFIED. THE DESIGN AS SHOWN MAY BE REQUIRED BASED ON FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. IN ANY EVENT, THE ENGINEER'S OBLIGATIONS OF THE DESIGN SHALL BE MET.

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800.362.2764

CC DUBLIN



PRELIMINARY  
NOT FOR  
CONSTRUCTION  
DRAFT

Project No.  
**STREET, STORM SEWER AND WATERLINE IMPROVEMENTS FOR STANSBURY AT MUIRFIELD VILLAGE**  
DRAKE ROAD  
DELAWARE COUNTY, DUBLIN, OHIO 43017

M/I HOMES OF CENTRAL OHIO, LLC

3 EASTON OVAL, SUITE 340  
COLUMBUS, OH 43219

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Work Description Date

FINAL DEVELOPMENT 08/28/15

FINAL DEVELOPMENT 08/13/14

Project No. 08P001

CAD Dwg File 08P001\_C1\_08P001.dwg

Plot Date 01/28/15

Layout By JB

Drawn By JB

Check By AS HODG

Issue Date JANUARY 2015

Sheet No.

TITLE SHEET

Sheet Number 1 of 11

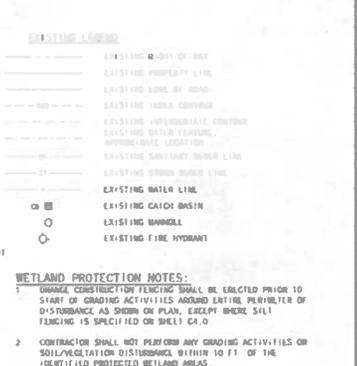
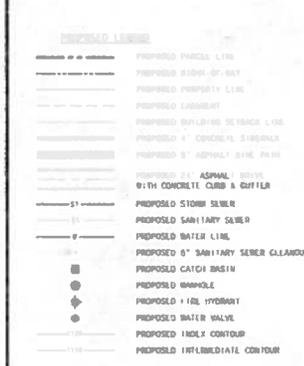
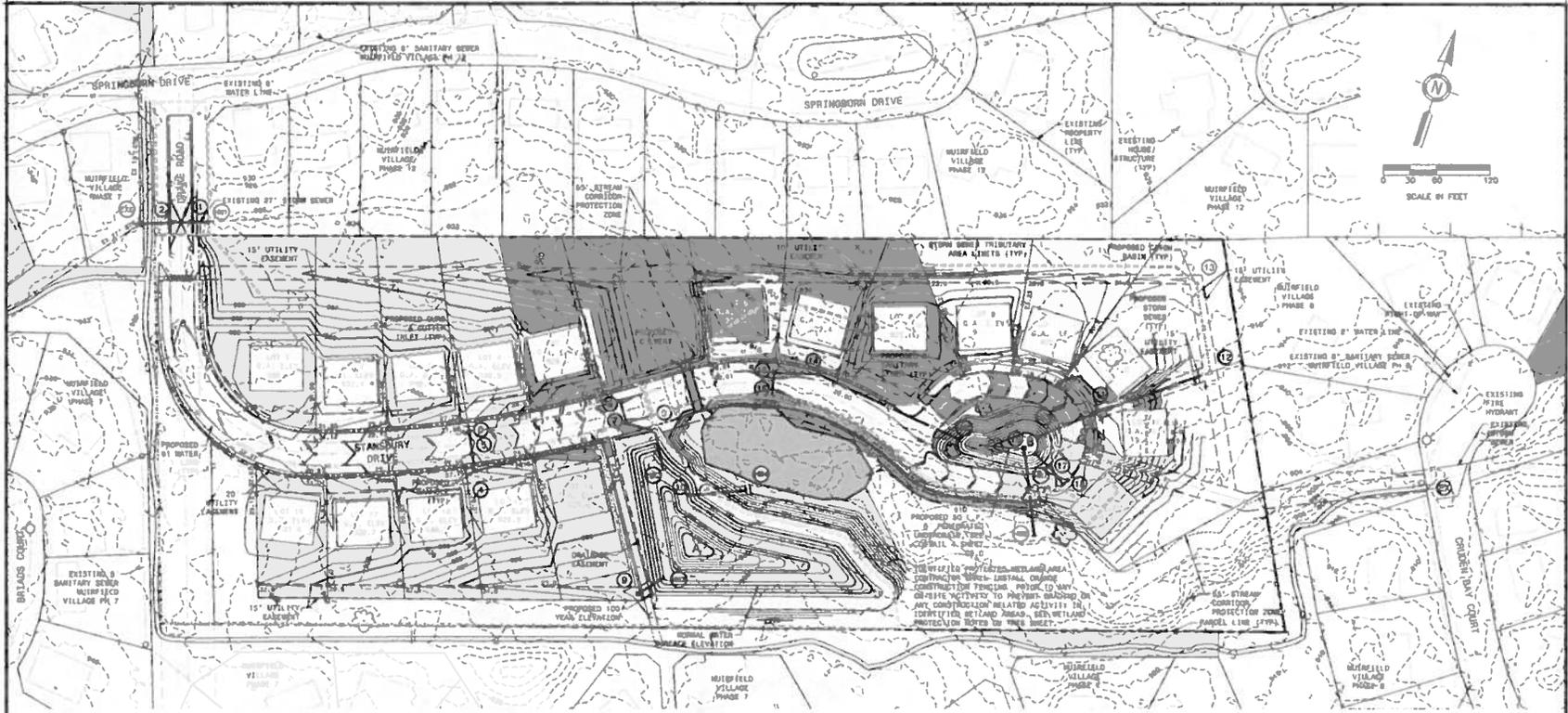
C1 0











**STORM SEWER TABLE (RETENTION BASIN A)**

STRUCTURE NUMBER	NORTHING	EASTING	BEARING	DISTANCE	TOP OF CASTING
107	N 782987.2593	E 1787434.5893	N 70°01'36" E	32.00'	929.80
1	N 782981.5123	E 1787416.8298	N 70°11'44" E	26.00'	928.80
2	N 782982.7143	E 1787384.4542	N 70°06'26" E	21.19'	931.24
108	N 782984.8400	E 1787363.6000	S 30°11'00" E	45.00'	921.50
3	N 782989.3584	E 1 788026.2385	N 88°28'58" E	20.71'	927.75
4	N 782993.0508	E 1787907.2433	S 25°50'38" E	18.28'	926.88
5	N 782910.3074	E 1787368.2734	S 25°50'38" E	26.00'	926.88
6	N 782933.7072	E 1787287.9437	S 25°50'38" E	26.00'	926.88
3	N 782989.3584	E 1787908.2385	N 88°02'57" E	32.11'	921.50
7	N 782988.2311	E 1787953.1495	N 33°41'00" E	28.00'	919.90
8	N 782910.3074	E 1787368.2734	N 33°41'00" E	28.00'	919.90
103	N 782904.0630	E 1788041.9778	N 01°35'53" E	33.08'	921.50
9	N 782948.9844	E 1788040.3438	N 67°28'20" E	85.00'	930.80
104	N 782956.9781	E 1788044.2832	N 67°28'20" E	85.00'	930.80
10	N 782841.5801	E 1788944.4288	N 67°28'20" E	85.00'	930.80

**STORM SEWER TABLE (DETENTION BASIN B)**

STRUCTURE NUMBER	NORTHING	EASTING	BEARING	DISTANCE	TOP OF CASTING
109	N 783005.0281	E 1788307.0250	N 49°22'58" E	60.00'	919.25
11	N 783071.1493	E 1788449.8576	N 52°39'54" E	138.77'	914.65
12	N 783155.8442	E 1788559.7874	S 27°02'40" E	160.44'	919.80
13	N 783245.0290	E 1788614.0634	S 27°02'40" E	160.44'	919.80
106	N 782999.4324	E 1788515.6829	S 83°14'33" E	175.00'	920.80
14	N 783017.1152	E 1788419.9308	N 74°04'54" E	50.00'	919.83
15	N 783001.4018	E 1788483.8278	S 12°31'50" E	26.00'	919.83
16	N 782976.0261	E 1788509.3885	S 12°31'50" E	26.00'	919.83
107	N 783004.8245	E 1788450.8370	N 81°05'31" E	20.60'	914.72
17	N 782987.8178	E 1788419.3318	N 57°06'40" E	26.00'	914.72
18	N 782981.7907	E 1788441.1845	S 27°02'40" E	160.44'	919.80
108	N 782910.3074	E 1788428.8130	S 27°02'40" E	160.44'	919.80
19	N 783009.8220	E 1788508.9711	S 27°02'40" E	160.44'	919.80



800-362-2764



Project No.

STREET, STORM SEWER AND WATERLINE  
 IMPROVEMENTS FOR  
 STANBURY AT MUIRFIELD VILLAGE  
 DRAKE ROAD  
 DELAWARE COUNTY, DUBLIN, OHIO 43017

Owner

M/1 HOMES OF  
 CENTRAL OHIO,  
 LLC

3 EASTON OVAL, SUITE 340  
 COLUMBUS, OH 43219

Prepared by

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Block Description

Final Development 07/26/15  
 Final Development 05/15/14

Project No. DRP001

City/County/State DRP001, CO, OHIO 43017

Plot Date 01/29/15

Layout By JB

Drawn By JB

Check By JN

Scale AS NOTED

Name Date JANUARY 2015

Sheet No.

STORMWATER BASIN  
 DETAILS

Sheet Number 8 OF 11

CC - DUBLIN

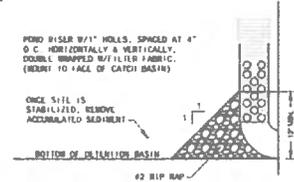
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**CLAYEY SOIL POND LINER**

1. THE CLAYEY SOILS FOR THE POND LINER SHALL BE PLACED AND WITH A MINIMUM THICKNESS OF 2" WITHIN THE DELINEATION AREA (UP TO TOP OF BANK LL +331.00) TO ACHIEVE FINAL GRADES SHOWN ON SHEET C2.0 CONSIDERING THE SPECIFIED 4 IN. TOPSOIL LAYER.
2. THE SOILS FOR THE POND LINER SHALL HAVE A UNIFIED SOIL CLASSIFICATION SYSTEM (USCS) CLASSIFICATION OF CL OR OTHER MATERIALS AS APPROVED BY THE ENGINEER. ADDITIONALLY, THEY SHALL BE FREE OF ALL DETERIORATED MATERIALS (E.G. LARGE ROCKS, LIMBS, ROOTS, ETC.).
3. THE CONTRACTOR SHALL PLACE THE POND LINER IN LIFTS. EACH LIFT SHOULD HAVE A MAXIMUM THICKNESS OF 8 INCHES (GRADE MEASURE) WITH THE CLAYEY SOILS NOT EXCEEDING THE MAXIMUM LODGE LIFT THICKNESS. ROCKS SHALL NOT EXCEED 4 INCHES (OR HALF THE LIFT THICKNESS).
4. COMPACTION OF LIFTS SHALL BE PERFORMED WITH A SHEEPSFOOT COMPACTOR ACCEPTABLE TO THE OWNER AND CONSTRUCTION MANAGER. THE SOIL SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY (STANDARD PROCTOR), BETWEEN OPTIMUM AND TWO (2) PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT.
5. THE CONTRACTOR SHALL DIVIDE BETWEEN EACH COMPACTED LIFT TO ENSURE ADEQUATE BONDING BETWEEN LIFTS.
6. THE CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY TO PERFORM COMPACTION TESTS AND WITH A REGULAR SCHEDULE TO VERIFY THAT THE SOIL MEETS THE ABOVE COMPACTION SPECIFICATION. ALL TEST RESULTS SHALL BE PROVIDED TO THE OWNER.
7. THE POND LINER SHALL BE SEaled, MOlded, AND WAGe SMOOth AND FREE FROM ROOTS OR INDENTATIONS AT THE END OF EVERY WORKING DAY WHEN PRECIPITATION IS FORECAST AND/OR AT THE COMPLETION OF THE COMPACTION OPERATIONS IN THAT AREA. ANY LIFT THAT HAS BEEN SMOOTH-ROlled SHALL BE DIVIded PRIOR TO PLACING ADDITIONAL SOIL LIFTS.
8. PENETRATIONS IN THE POND LAYER RESULTING FROM CONSTRUCTION ACTIVITIES (OTHER THAN COMPACTION TESTING) AND SURVEY STAKE LOCATIONS SHALL BE Filled BY THE CONTRACTOR. THE MATERIAL USED TO FILL PENETRATIONS SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECTION FOR SHALL BE GRANULAR BEDROCK.

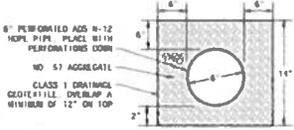
**TEMPORARY MODIFICATIONS TO  
 STORMWATER POND USED FOR  
 SEDIMENT CONTROL DURING  
 CONSTRUCTION**

1. THE STORMWATER POND SHALL BE CONTINUED AND ALL TEMPORARY SEDIMENT CONTROL MODIFICATIONS SHALL BE OPERATIONAL BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. THE POND SHALL BE STABILIZED IMMEDIATELY FOLLOWING ITS CONSTRUCTION. IN NO CASE SHALL THE UMBRELLANT OR EMERGENCY SPILLWAY REMAIN OPEN FOR MORE THAN 7 DAYS.
3. DURING SITE CONSTRUCTION, SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS Filled ONE-HALF THE POND'S ORIGINAL DEPTH OR AS INDICATED ON THE PLANS.
4. FINAL REMOVAL TEMPORARY STRUCTURES OR MODIFICATIONS USED FOR SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE REMOVED ONLY AFTER THE UPSLOPE DRAINAGE AREA IS STABILIZED OR AS INDICATED ON THE PLANS. DEWATERING AND REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED.
5. SEDIMENT SHALL BE REMOVED AS HELD TO ACHIEVE THE DESIGN DEPTH AND DIMENSIONS OF THE PERMANENT POND.

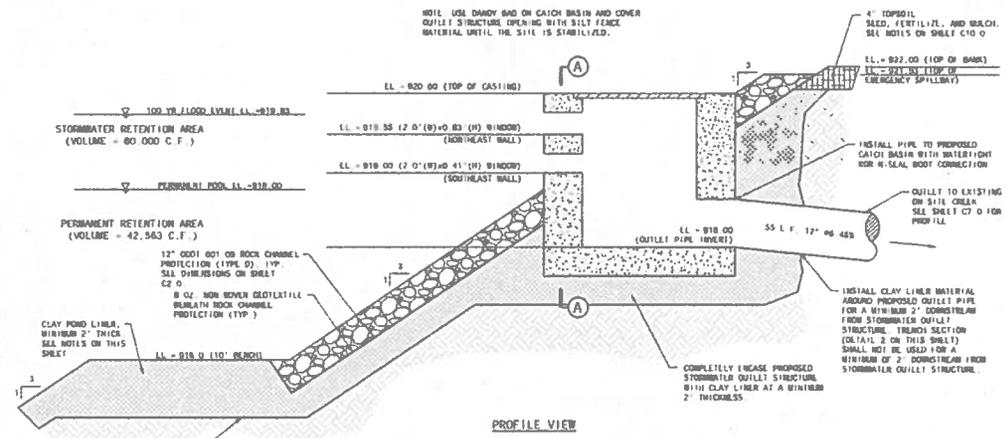


- NOTES:**
1. SEDIMENT CLEANUP: SEDIMENT SHALL BE REMOVED AND THE SEDIMENT BASIN RETURNED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS Filled ONE-HALF THE POND'S ORIGINAL DEPTH OR AS INDICATED ON THE PLANS. SEDIMENT REMOVED FROM THE BASIN SHALL BE PLACED SO THAT IT WILL NOT FLOW.
  2. FINAL REMOVAL: SEDIMENT BASINS SHALL BE REMOVED AFTER THE UPSLOPE DRAINAGE AREA IS STABILIZED OR AS INDICATED IN THE PLANS. DEWATERING AND REMOVAL SHALL NOT CAUSE SEDIMENT TO BE DISCHARGED. THE SEDIMENT BASIN SITE AND SEDIMENT REMOVED FROM THE BASIN SHALL BE STABILIZED.
  3. PROPOSED BASIN SEDIMENT STORAGE: CURRENT AVERAGE CONTRIBUTION TO POND - 1.25 ACRES BASED ON 87 CF PER ACRE - 87 CF REDUCED SEDIMENT STORAGE.
  4. ALL EROSION PRACTICES ARE SUBJECT TO FILL MODIFICATION AT THE DISCRETION OF THE OHIO EPA.

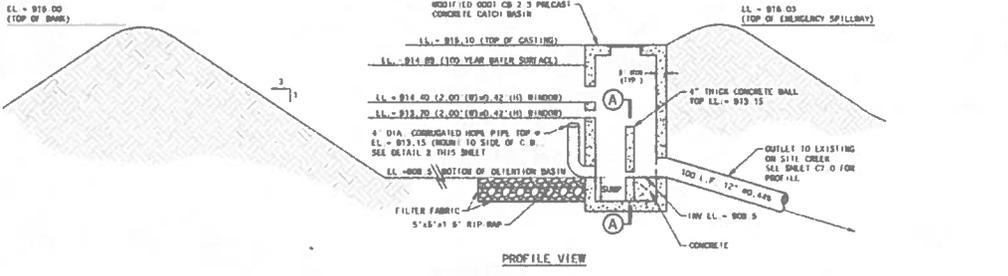
**3 TEMPORARY SEDIMENT BASIN RISER DETAIL**  
 SCALE: N.T.S.



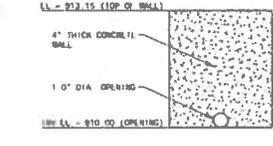
**4 DETENTION BASIN (B) UNDERDRAIN DETAIL**  
 SCALE: N.T.S.



**1 RETENTION BASIN A OUTLET STRUCTURE (#10) DETAIL**  
 SCALE: N.T.S.



**2 DETENTION BASIN B OUTLET STRUCTURE (#19) DETAIL**  
 SCALE: N.T.S.



SECTION VIEW A-A

- NOTES:**
1. WHEN SEDIMENT STORAGE HAS REACHED 20% OF THE REQUIRED VOLUME, SEDIMENT SHALL BE REMOVED AND DISTURBED AREA RESEED.
  2. 20% OF REQUIRED STORAGE VOLUME OCCURS AT 87% 21" A WOODEN STAKE SHALL BE PLACED ON THE BANK EXPOSED SIDE OF THE BASIN AT THIS ELEVATION. WHEN SEDIMENT REACHES THIS MARK THE OWNER SHALL BE REQUIRED TO PERFORM MAINTENANCE ON DETENTION BASIN.
  3. THIS SITE IS A PRIVATE SEWER SYSTEM. THE OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE BASIN AND OUTLET STRUCTURE TO ENSURE THAT THE BASIN DOES NOT BECOME CLOGGED AND CREATE A HAZARD.
  4. THE PRICE BID FOR 1188 GMA COOT ROD 2 3 CATCH BASIN MODIFIED SHALL INCLUDE ALL LABOR, EQUIPMENT AND MATERIALS TO INSTALL THE CATCH BASIN.

STEPS SHALL BE PROVIDED WHERE THE DEPTH EXCEEDS 40" AND SHALL MEET THE REQUIREMENTS OF COOT ROD CND NO. 81.





**GENERAL CONSTRUCTION SCHEDULE**

1. INSTALL TEMPORARY ROCK CONSTRUCTION ENTRANCE.
2. INSTALL TEMPORARY SEDIMENT CONTROL DIVULCS. SILL FENCE AROUND PROPOSED BASIN LOCATIONS. PERFORM GRADING/LANDFORM FOR PROPOSED BASINS.
3. INSTALL PROPOSED SANITARY SEWER PROVIDE SILL FENCE ALONG THE DOWNHILL SIDE OF THE TRENCH. LIMIT GRADING TO EXISTING GRADE ONLY.
4. INSTALL PROPOSED STORM SEWER HEADBOARDS AND INLET/OUTLET PROTECTION RIP RAP.
5. INSTALL REMAINING SILL FENCE. MAINTAIN EROSION CONTROL. ILLS.
6. INSTALL PROPOSED BARRIERS.
7. PERFORM CLEARING AND GRUBBING FOR PROPOSED ROAD STOCKPILE. TOPSOIL DURING CLEARING AND GRUBBING.
8. PERFORM GRADING/LANDFORM FOR PROPOSED ROAD.
9. PLACE AND COMPACT STONE FOR PROPOSED ROAD.
10. PLACE STOCKPILED TOPSOIL ON ALL VEGETATED AREAS.
11. PERFORM TEMPORARY SEEDING AND MULCHING DURING STEPS 1 THROUGH 10 AS NEEDED. IN ACCORDANCE WITH THE TABLES AND REQUIREMENTS ON THIS SHEET AND WITHIN THE SIPS.
12. PERFORM PERMANENT STABILIZATION FOR ALL VEGETATED AREAS. FOR ALL SLOPES 4:1 OR STEEPER IN VEGETATED AREAS. PLACE BODILGRASS OR PERMANENT TURF REINFORCEMENT MAT, AS SHOWN ON SHEET 04-10.
13. AFTER THE SILL HAS BEEN PERMANENTLY STABILIZED (I.E. 70% GROWTH OVER VEGETATED AREAS), REMOVE TEMPORARY SEDIMENT CONTROLS.
14. REMOVE CONSTRUCTION ENTRANCE.

**RUNOFF, SEDIMENTATION AND EROSION CONTROL NOTES**

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATIONS AT THE DISCRETION OF THE OWNER, COUNTY, AND INSURER.
2. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE PROJECT WATERS LEAVE THE LIMITS OF THE PROJECT. ALL POINTS WHERE PROJECT WATERS ENTER POSITIONS OF EXISTING UNDERGROUND PIPING AND AROUND ANY AREA DESIGNATED FOR SOIL STOCKPILING OR MATERIAL STAGING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE STABILIZATION OF PERMANENT EROSION CONTROLS.
4. SEDIMENT CONTROL STRUCTURES AND SILLING FACILITIES SHALL BE INSTALLED DURING CONSTRUCTION ACTIVITIES AS SHOWN IN THE STORM WATER PREVENTION PLAN (SWPP). IN ACCORDANCE WITH THE SCHEDULE OUTLINED IN THE SIPS. THE SEDIMENT CONTROL STRUCTURES AND SILLING FACILITIES SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT AND UNTIL FINAL STABILIZATION IS ACHIEVED. SEDIMENT BARRIERS/FENCING AND SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN (7) DAYS FROM THE START OF GRUBBING. UPON COMPLETION OF CONSTRUCTION OF POND, SEEDING AND MULCHING SHALL FOLLOW TO AID IN THE STABILIZATION AND PREVENT EROSION AND SEDIMENT TRANSPORT OF THE SOIL. BEFORE WATER LEAVES THE POND, ALL EROSION AND SEDIMENT CONTROLS SHALL CONTINUE TO FUNCTION UNTIL UPLAND AREAS ARE PERMANENTLY STABILIZED.
5. NECESSARY REPAIRS TO DAMAGED BARRIERS AND/OR REPLACEMENT OF SAME SHALL BE ACCOMPLISHED IMMEDIATELY IN ACCORDANCE WITH THE TABLES LISTED IN THE SIPS.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADWAYS CLEAR BY REMOVING ALL SOIL FROM THE ROADWAY. TRUCKING OF SEDIMENT ONTO ROADWAYS BY VEHICLES SHALL BE PROHIBITED BY THE CONSTRUCTION ENTRANCE AS THE ONLY ENTRANCE FOR VEHICLES. THIS ENTRANCE SHALL BE MAINTAINED WITH STONE AS NEEDED TO PREVENT DIRT AND MUD FROM TRUCKING ONTO THE ROADWAY.
7. THE CONTRACTOR SHALL, UPON APPROVAL, TEMPORARY AND PERMANENT STABILIZATION PRACTICES IN ACCORDANCE WITH THE TABLES LISTED IN THE SIPS.
  - ANY DISTURBED AREA WITHIN 50 FEET OF A STREAM AND AT FINAL GRADE SHALL HAVE TEMPORARY EROSION CONTROLS WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN EXPOSED FOR MORE THAN 21 DAYS.
  - ANY DISTURBED AREA NOT WITHIN 50 FEET OF A STREAM THAT WILL BE DOMINANT FOR MORE THAN 21 DAYS, BUT LESS THAN ONE YEAR, SHALL HAVE TEMPORARY EROSION CONTROLS APPLIED WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE TO THE AREA.
  - IF AREAS WILL LIE DOMINANT OVER THE WINTER, TEMPORARY EROSION CONTROLS SHALL BE APPLIED PRIOR TO THE ONSET OF WINTER.
  - IF AREAS WILL LIE DOMINANT FOR ONE YEAR OR MORE, PERMANENT EROSION CONTROLS SHALL BE APPLIED WITHIN 7 DAYS OF THE MOST RECENT DISTURBANCE.
  - FOR ANY AREA WITHIN 50 FEET OF A STREAM AND AT FINAL GRADE, PERMANENT EROSION CONTROLS SHALL BE APPLIED WITHIN 2 DAYS OF REACHING FINAL GRADE.
  - FOR ANY OTHER AREAS THAT ARE AT FINAL GRADE, PERMANENT EROSION CONTROLS SHALL BE APPLIED WITHIN 7 DAYS OF REACHING FINAL GRADE WITHIN THAT AREA.
8. THE CONTRACTOR SHALL PERFORM PROPER MAINTENANCE AND INSPECTIONS OF RUNOFF, SEDIMENTATION AND EROSION CONTROLS PER THE PROCEDURES AND FREQUENCY OUTLINED IN THE SIPS. REGULAR INSPECTIONS AND MAINTENANCE BY THE CONTRACTOR SHALL BE PROVIDED FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES. PERMANENT RECORDS OF MAINTENANCE AND INSPECTION ACTIVITIES SHALL BE KEPT ON SITE THROUGHOUT THE CONSTRUCTION PERIOD. INSPECTIONS MUST BE MADE AT A MINIMUM OF ONCE EVERY 7 DAYS AND IMMEDIATELY AFTER STORM EVENTS GREATER THAN 0.5 INCHES OF RAIN IN A 24-HOUR PERIOD. PROVIDE NAME OF INSPECTOR, DATE OF INSPECTION, MAJOR OBSERVATIONS (IDENTIFY TYPE AND LOCATION OF EACH SEPARATE BEST MANAGEMENT PRACTICE (BMP) REQUIRING ATTENTION, DESCRIBE CONDITION OF DAMAGED BMP SPECIFY TYPE OF REMEDIAL ACTION REQUIRED, ETC.), AND SPECIFIC CORRECTIVE MEASURES TAKEN SINCE THE TIME OF THE PREVIOUS INSPECTION TO ACHIEVE COMPLIANCE WITH THE REQUIREMENTS OF THE SIPS'S APPROVED PLAN. THE "COMMON BARRIERS AND LAND DEVELOPMENT" MANUAL, AND ANY OTHER RELEVANT EROSION CONTROL PERMITS.
  - MAINTENANCE SHALL OCCUR AS DETAILED BELOW:
    - a. WHEN PRACTICES BEGIN TO FAIL OR MAINTENANCE, IF THE INTERNAL INSPECTION REVEALS THAT A CONTROL PRACTICE IS IN NEED OF REPAIR OR MAINTENANCE, WITH THE EXCEPTION OF A SEDIMENT-BUILDING POND, IT MUST BE REPAIRED OR MAINTAINED WITHIN THREE (3) DAYS OF THE INSPECTION. SEDIMENT SETTLING PONDS MUST BE REPAIRED OR MAINTAINED WITHIN FIVE (5) DAYS OF THE INSPECTION.
    - b. WHEN PRACTICES FAIL TO PROVIDE THE INTENDED FUNCTION, IF THE INTERNAL INSPECTION REVEALS THAT A CONTROL PRACTICE FAILS TO PERFORM ITS INTENDED FUNCTION AND THAT ANOTHER MORE APPROPRIATE CONTROL PRACTICE IS REQUIRED TO BE INSTALLED, THE SIPS MUST BE AMENDED AND THE NEW CONTROL PRACTICE MUST BE INSTALLED WITHIN FIVE (5) DAYS OF THE INSPECTION.
    - c. WHEN PRACTICES DEFICENT ON THE SIPS ARE NOT INSTALLED, IF THE INTERNAL INSPECTION REVEALS THAT A CONTROL PRACTICE HAS NOT BEEN IMPLEMENTED IN ACCORDANCE WITH THE SCHEDULE, THE CONTROL PRACTICE MUST BE IMPLEMENTED WITHIN FIVE (5) DAYS FROM THE DATE OF THE INSPECTION. IF THE INSPECTION REVEALS THAT THE CONTROL PRACTICE IS NOT HELD, THE RECORD MUST CONTAIN A STATEMENT OF EXPLANATION AS TO WHY THE CONTROL PRACTICE IS NOT HELD.
9. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SILL FENCE AND/OR FILTER SOCK BEFORE RUNOFF OVERTOPS THE FENCE. IT SHOULD TYPICALLY BE REMOVED WHEN THE SEDIMENT REACHES ONE-HALF THE BARRIER HEIGHT OR WHEN IT CAUSES THE FENCE TO BURST.
10. RIP RAP INLET/OUTLET PROTECTION SHALL BE INSPECTED AFTER STORM EVENTS FOR STONE DISPLACEMENT AND FOR EROSION AT THE SIDES AND ENDS. MUD SHOULD BE REMOVED AT THE EARLIEST OPPORTUNITY.
11. ALL EROSION AND SEDIMENT CONTROL PRACTICES DESCRIBED ON THIS PLAN SHALL CONFORM WITH DETAILS AND SPECIFICATIONS OUTLINED IN THE CURRENT VERSION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES' "BARRIERS, BODILGRASS AND LAND DEVELOPMENT".
12. EROSION AND SEDIMENT CONTROL PRACTICES NOT ALREADY SPECIFIED ON THIS PLAN MAY BE NECESSARY DUE TO UNPREDICTABLE ENVIRONMENTAL CONDITIONS CONSTRUCTION PHASING AND/OR CHANGES IN DRAINAGE PATTERNS CAUSED BY EARTH MOVING ACTIVITY.

**GENERAL NOTES**

1. TOTAL AREA OF DISTURBANCE FOR THIS PROJECT IS APPROXIMATELY 12.45 ACRES.
2. FINAL GRADE MAY CONSIST OF PERMANENT CONTROLS SUCH AS PERMANENT BARRIERS, VEGETATIVE COVER OR SLAND/RAVEL IF SOIL OR EROSIONABLE ISLES ARE PRESENT. A VEGETATIVE COVER SHALL BE INSTALLED.
3. FINAL GRADE SHALL CONSIST OF A MINIMUM OF 4 INCHES OF TOPSOIL ON ALL VEGETATED AREAS.
4. DUST CONTROL. OOD FLEET 816, SHALL BE USED THROUGHOUT THE LIMITS OF THE PROJECT, INCLUDING AREAS OF STORM SEWER CONSTRUCTION, TRAFFIC MAINTENANCE AND OTHER AREAS OF THE CONTRACTOR'S OPERATIONS WHERE DUST NOTICE OCCURS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTE INTO DUMPSTER OR BINNES FOR PROPER DISPOSAL. OPI 5111. ALL CONTAINERS MUST BE COVERED AND LEAK PROOF.
6. NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORMWATER RUNOFF. ANY AND ALL WASTE MATERIALS (SOLID, HAZARDOUS, CONSTRUCTION OR DOMESTIC, TOXIC, ETC.) GENERALLY AT THE SITE SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. IT IS PROHIBITED TO BURN, BURY OR POUR OIL INTO THE GROUND OR INTO THE STORM SEWER. ANY SOLVENTS, PAINTS, GASOLINE, DIESEL FUEL, USED MOTOR OIL, HYDRAULIC FLUID, ANTI-WEAR, CEMENT CURING COMPOUNDS AND ANY OTHER SUCH TOXIC OR HAZARDOUS MATERIALS OR WASTES.

**GENERAL MAINTENANCE FOR TEMPORARY CONTROLS**

1. INSPECT GRASSED AREAS PERIODICALLY, ESPECIALLY AFTER STORM EVENTS UNTIL THE STAND IS SUCCESSFULLY ESTABLISHED. REPAIR DAMAGED, BARE, OR SPARSE AREAS BY FILLING ANY GULLIES, RE-FERTILIZING, OVER SEEDING OR RE SEEDING, AND MULCHING.
2. INSPECT SILL FENCE AND/OR FILTER SOCK AND INLET BARRIERS FOR SEDIMENT BUILDUP.
3. THE CONTRACTOR SHALL PERFORM PROPER MAINTENANCE AND INSPECTIONS OF RUNOFF, SEDIMENTATION AND EROSION CONTROLS PER THE PROCEDURES AND FREQUENCY OUTLINED IN THE SIPS.

**GENERAL MAINTENANCE FOR PERMANENT CONTROLS**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PERMANENT CONTROLS UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED. AFTER THAT, THE OWNER IS RESPONSIBLE FOR PERFORMING THE FOLLOWING MAINTENANCE PROCEDURES FOR PERMANENT CONTROLS:
  - FERTILIZATION AND MOWING SHALL BE PERFORMED IN ACCORDANCE WITH THE SEED TYPES AND RATES LISTED IN TABLE 7 TO 1 OF THE "COMMON BARRIERS AND LAND DEVELOPMENT" MANUAL. THE ACTUAL SEED TYPE AND APPLICATION RATE MAY VARY DEPENDING ON AVAILABILITY AND CONTRACTOR AND/OR OWNER PREFERENCES, BUT IT SHALL BE CONSISTENT WITH THE ALTERNATIVES LISTED IN TABLE 7 TO 2 OF THE "COMMON BARRIERS AND LAND DEVELOPMENT" MANUAL.
  - INSPECT GRASSED AREAS PERIODICALLY, ESPECIALLY AFTER STORM EVENTS, UNTIL THE STAND IS SUCCESSFULLY ESTABLISHED. REPAIR DAMAGED, BARE, OR SPARSE AREAS BY FILLING ANY GULLIES, RE-FERTILIZING, OVER SEEDING OR RE SEEDING, AND MULCHING.
2. GRASS LINED CHANNELS
  - (a) THE STORAGE CAPACITY AND VEGETATIVE COVER SHALL BE MAINTAINED AT ALL TIMES FOR THE CHANNELS.
  - (b) THE CHANNEL SHALL BE INSPECTED A MINIMUM OF ONCE PER MONTH OR IMMEDIATELY AFTER EACH RAIN EVENT OF 0.5 INCHES OR GREATER IN A 24-HOUR PERIOD. IF THERE IS MORE THAN ONE (1) INSPECTION, THE CHANNEL SHALL BE MAINTAINED AND CORRECT DAMAGE TO THE SMALL CROSS SECTION AND/OR VEGETATION REMOVE SEDIMENT DEPOSITS TO MAINTAIN CAPACITY OF GRASSED CHANNELS. DAMAGED OR BARE AREAS SHALL BE FIELDED, COMPLETED, SEEDING, AND MULCHED IMMEDIATELY. ALL BARE SUBSURFACE CHANNELS SHALL BE REPAIRED, IF APPLICABLE. DEBRIS AND TRASH SHALL BE REMOVED FROM THE CHANNELS.
  - (c) THE CHANNEL SHALL BE FERTILIZED ANNUALLY TO MAINTAIN A VIGOROUS STAND OF GRASS.
  - (d) THE CHANNEL SHALL BE MOWED REGULARLY TO MAINTAIN A HEALTHY AND VIGOROUS STAND OF GRASS.
  - (e) EXCESSIVE DEPOSITION OR LOSS OF SOIL OF THE CHANNELS MAY INDICATE THE NEED TO CONSIDER CHANGES TO THE CHANNEL DESIGN.

**SEEDING, FERTILIZING, AND MULCHING**

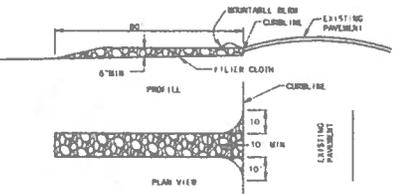
1. SEEDING, FERTILIZING AND MULCHING SHALL BE PERFORMED WITHIN THE APPLICATION PARAMETERS SPECIFIED IN GOOD 850 SEED SCHEDULE SHALL BE AS FOLLOWS:
  - PERMANENT EROSION CONTROL, BUILDS:
    - (1) IMPROVED KENTUCKY BLUEGRASS, 40% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)
    - (2) IMPROVED PERENNIAL RYE GRASS, 60% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)
    - (3) SEEDING RATE: 60# PER 1,000 SQ FT
    - (4) APPLICATION RATE: 7 TONS PER 1,000 SQ FT
  - TEMPORARY EROSION CONTROL, BUILDS:
    - (1) ANNUAL Ryegrass 2.05 TONS/1000sq ft
2. PERFORM THIS WORK IN STAGES AS NECESSARY TO MEET THE INTENT OF THE SIPS.
3. PERFORM THIS WORK IN ALL AREAS OF SOIL DISTURBANCE THAT WILL NOT HAVE SOME OTHER TYPE OF PERMANENT EROSION CONTROL BARRIER AS SHOWN ON THE PLANS (E.G., GRADE, COVER, PROTECT, ETC.).
4. PERFORM THIS WORK IN THE TABLES IDENTIFIED IN THE SIPS AND WITHIN 7 DAYS OF OBTAINING FINAL GRADE. IF IT IS ANTICIPATED THAT FUTURE WORK WILL DISTURB AN AREA, PLACE TEMPORARY SEED AND MULCH IN ACCORDANCE WITH CONSTRUCTION SEEDING AND MULCHING, OOD FLEET 816.
5. MULCHING MATERIAL SHALL BE APPLIED AT A RATE OF 2 TONS/ACRE. MULCHING SHALL CONSIST OF OAT OR SMALL STRAW, HAY OR BODD FIBER FLEECE FROM WELLS, AND FORTION WATER DERIVATIVE TO PLANT LIFE. FIBER FLEECE SHALL BE APPLIED TO BODD MULCH. FIBER FLEECE APPLICATION RATE IS 3 LBS PER ACRE. LAND FACK 302, TAN OR LIGHTER APPROVED EQUAL. FOR AREAS LESS STEEP THAN 4:1 SLOPE, DIRECT CONTACT OF SEEDS WITHOUT MULCH IS ACCEPTABLE AS LONG AS THE CONTRACTOR VERIFIES THE SITE REACHES FINAL STABILIZATION.
6. FERTILIZER SHALL BE 12-12-12, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND OOD FLEET 850.
7. APPLY WATER IN ACCORDANCE WITH GOOD FLEET 850. WATER SHALL BE CLEAR, FRESH AND FREE OF SUBSTANCES OR WATER WHICH COULD INHIBIT VIGOROUS GROWTH OF GRASS.
8. SEEDED AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE SILL REACHES FINAL STABILIZATION. FINAL STABILIZATION MEANS THE VEGETATION HAS ESTABLISHED A UNIFORM PERMANENT VEGETATIVE COVER (E.G., EVENLY DISTRIBUTED, MATURE LARGE GRASS AREAS) WITH A DENSITY OF AT LEAST 10 PERCENT GRASS COVER FOR A PERIOD OF 1 YEAR FROM THE TIME OF PLANTING. IN ADDITION, ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES ARE REMOVED AND DISPOSED OF AND ALL TRAPPED SEDIMENT IS PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION. CONTRACTOR SHALL WATER TO PREVENT GRASS AND SOIL FROM DRYING OUT.
9. SEEDED AREAS THAT DO NOT HAVE A UNIFORM DENSITY OF AT LEAST 10 PERCENT GRASS COVER SHALL BE REPAIR SEEDED OR SOIL RE SEEDED AND MULCHED IN ACCORDANCE WITH OOD FLEET 816. COMPOST MAY NOT BE USED TO REPAIR AREAS.
10. ONLY TEMPORARY SEED SHALL BE APPLIED BETWEEN OCTOBER 30 AND MARCH 1 PER OOD FLEET 850.

**RIEPE STRIP BUILDS**

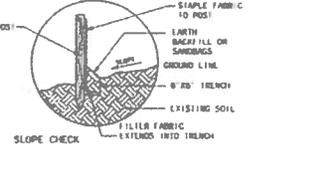
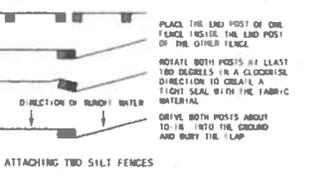
1. APPLICATION RATE: 7 TONS PER 1,000 SQ FT.
2. PERFORM THIS WORK IN STAGES AS NECESSARY TO MEET THE INTENT OF THE SIPS.

**TEMPORARY CONSTRUCTION ENTRANCE SPECIFICATIONS**

1. SLOPE SIZE TWO (2) INCH WIDE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 50 FT.
3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 18 IN. THICK.
4. WIDTH - THE ENTRANCE SHALL BE AT LEAST 10 FT. WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE TRAFFIC OR CONES OCCUR.
5. BLOODING - A GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE. IT SHALL HAVE A GRAM WEIGHT STRENGTH OF AT LEAST 200 LB. AND A WALKER BUST STRENGTH OF AT LEAST 180 LB.
6. COVER - A PIPE OR CONDUIT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FLOWING ACROSS THE ENTRANCE FROM BEING DIRECTED INTO OTHER IMPROVED SURFACE WATER FLOWING THROUGH THE ENTRANCE. THE ENTRANCE SHALL BE CONSTRUCTED TO THE LENGTH OF THE CONSTRUCTION ENTRANCE AND NOT OVER THE SURFACE.
7. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND NOT OVER THE SURFACE.
8. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. BARE SPILLED DROPPED, BRUSHED OR TRACKED INTO PUBLIC ROADS OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS. SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SILEPPING.
9. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION SITE SHALL BE RESTRICTED FROM MUDDY AREAS.



1 TEMPORARY CONSTRUCTION ENTRANCE DETAIL SCALE: N.T.S.



2 SILT FENCE DETAILS SCALE: N.T.S.



Project No: 08P001  
 Call Date: 07/26/15  
 Date: 08/04/15  
 Scale: AS SHOWN  
 Notes: SEE SHEET 04-10 FOR DETAILS

**PRELIMINARY NOT FOR CONSTRUCTION DRAFT**

Project Title:  
**STREET, STORM SEWER AND WATERLINE IMPROVEMENTS FOR STANBURY AT MUIRFIELD VILLAGE**  
 DELAWARE COUNTY, DUBLIN, OHIO 43017

M/I HOMES OF CENTRAL OHIO, LLC

3 EASTON OVAL, SUITE 340  
 COLUMBUS, OH 43219

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Rev.	Description	Date
1	FINAL DEVELOPMENT	07/26/15
2	FINAL DEVELOPMENT	08/04/15

Project No: 08P001  
 Call Date: 07/26/15  
 Date: 08/04/15  
 Scale: AS SHOWN  
 Notes: SEE SHEET 04-10 FOR DETAILS

SEDIMENT & EROSION CONTROL NOTES & DETAILS



800-362-2764  
 CC- DUBLIN

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 DRAFT**

Project Title:

**STREET, STORM SEWER AND WATERLINE  
 IMPROVEMENTS FOR  
 STANSBURY AT MUIRFIELD VILLAGE  
 DRAKE ROAD  
 DELAWARE COUNTY, DUBLIN, OHIO 43017**

Owner:

**M/I HOMES OF  
 CENTRAL OHIO,  
 LLC**

**3 EASTON OVAL, SUITE 340  
 COLUMBUS, OH 43219**

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Mark Description Date

Final Development 07/28/15  
 Final Development 08/15/15

Project No: DDP001

CDI Dwg File: DDP001\_C11.0\_CULV.DWG

Plot Date: 01/28/15

Layout By: JH

Drawn By: JH

Check By: JH

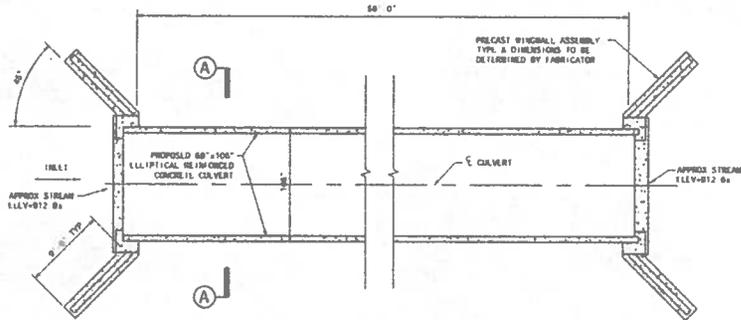
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Issue Date: JANUARY 2015

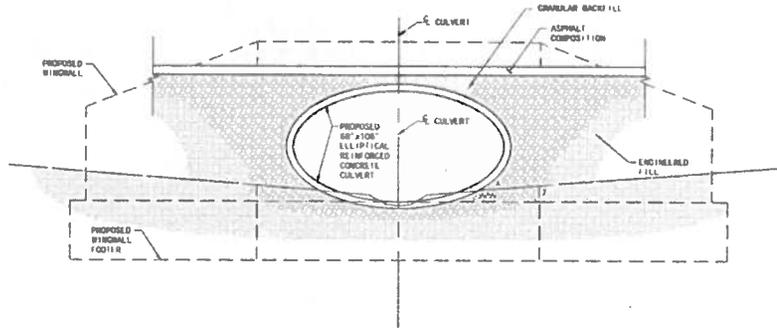
Sheet Title:

**MISCELLANEOUS  
 CULVERT DETAILS**

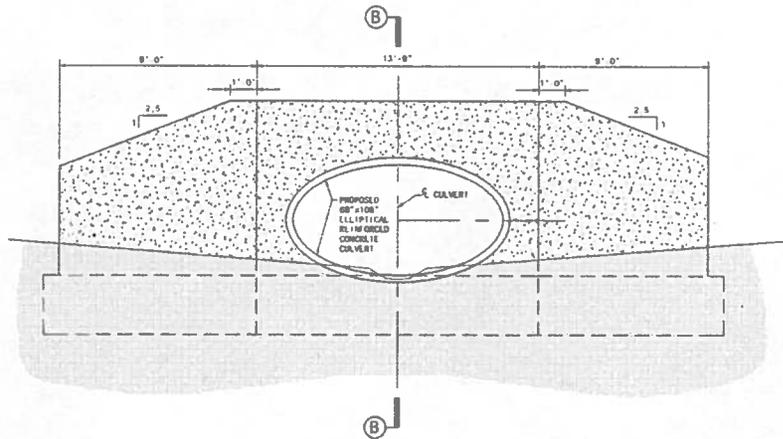
Sheet Number: C11.0



**1 CULVERT PLAN  
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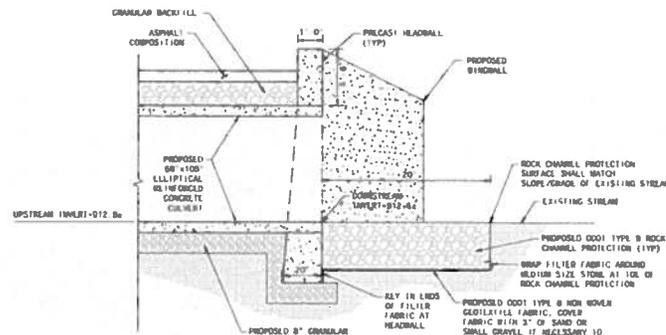


**A SECTION  
 NOT TO SCALE**



**2 WINGWALL ELEVATION  
 NOT TO SCALE**

**NOTE:**  
 MANUFACTURED STONE VENEER, AS PER PLAN.  
 MANUFACTURED STONE VENEER TYPE TO BE NORTH SHORE® (BLUE VEIN) OR APPROVED LOCAL SIZE AND PATTERN SIMILAR TO BIRCHBERRY BY THE TORREL AT BIRCHBERRY DRIVE AND DUBLIN ROAD. THE CONTRACTOR IS ENCOURAGED TO VIEW THE STONE VENEER PRIOR TO BIDDING. NORTH COLOR SHALL APPROXIMATE STONE COLOR NOTED IN TYPE 'S' PRIOR TO ORDERING STONE. VENEER IN THE CONTRACTOR SHALL SUBMIT A SAMPLE BOARD STYLE. PATTERNS SHALL BE SHOWN AGAIN. ALL MATERIALS, LABOR AND INCIDENTAL COSTS NECESSARY TO INSTALL VENEER COMPLETE IN PLACE SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR ITEM SPECIAL - MANUFACTURED STONE VENEER, AS PER PLAN.



**B SECTION  
 NOT TO SCALE**

**PRE-CONSTRUCTION NOTICE**

THESE PLANS HAVE BEEN PREPARED USING THE MOST ACCURATE INFORMATION AND DATA AVAILABLE AT THE TIME OF PREPARATION. FIELD CONDITIONS MAY BE ENCOUNTERED DURING CONSTRUCTION WHICH VARY FROM THOSE DEPICTED HEREIN. MODIFICATIONS TO THE DESIGN AS SHOWN MAY BE REQUIRED BASED ON FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. IN ANY EVENT, THE ENGINEERING OBJECTIVES OF THE DESIGN SHALL BE MET.

Call 811 before you dig  
 800.362.2764

CC- DUBLIN

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As Approved By City Council As Ordinance 50-13 on June 24, 2013  
Incorporating conditions from the Planning and Zoning Commission April 4, 2013 Approval Recommendation

PRELIMINARY DEVELOPMENT PLAN

**STANSBURY AT MUIRFIELD VILLAGE**

DUBLIN, OHIO

*Land Owner:*

The Everett E. Buckner, Sr. Trust  
116 South High Street  
New Lexington, Ohio 43764  
Phone: 740.342.1377  
Contact: Deborah Widdowson, Trustee

*Developer:*

Stansbury Muirfield, LLC  
P.O. Box 1422  
Dublin, Ohio 43017  
Phone: 614.793.0001  
Contact: William H. Adams

*Legal:*

Smith & Hale  
17 West Broad Street  
Columbus Ohio 43215  
Phone: 614.221.4255  
Contact: Ben Hale Jr.

*Engineering:*

Hull & Associates, Inc.  
6397 Emerald Parkway, Suite 200  
Dublin, Ohio 43016  
Phone: 614.793.8777  
Contact: James F. Bischoff

*Land Planning /  
Landscape Architecture:*

MKSK  
462 South Ludlow Alley  
Columbus, Ohio 43215  
Phone: 614.621.2796  
Contact: Brian P. Kinzelman

March 22, 2013

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# SECTION I : DEVELOPMENT OVERVIEW

## I. Location and Size

- The site is located completely within the City of Dublin and Delaware County.
- The 12.05 acre site is located on the south side of Springburn Drive and east of Drake Road, approximately 700' northeast of the intersection of Carnoustie Drive and Springburn Drive. The property is only remaining developable parcel in this area.
- The property is surrounded by existing single- family residential development.
- The site measures approximately 1266' x 440'.

## II. Existing Conditions and Character

- The site is rectangular in shape, with gently sloping land, fallow meadows with a variety of non-native plant materials, a dry swale, mature trees that are primarily located at or near the boundaries of the property and a vacant house with small outbuildings.
- The property was once a small operating farm but was abandoned approximately 12 years ago.
- The property is located in the north central section of Muirfield Village and is completely surrounded by existing medium density single- family housing that was generally built in the 1980's

## III. Existing and Proposed Land Uses

- The Dublin Community Plan - Existing Land Use Map designates the site as "undeveloped".
- The Dublin Community Plan - Future Land Use Map designates the site as "*Residential Low Density (0.5 - 1 dwelling unit per acre)*" and the current zoning, Rural District would permit a maximum density of one unit per acre, or 11 units. The proposal includes 18 lots on 12.05 acres for a density of 1.5 units per acre.
- Proposed use is single-family residential.
- The proposed Development Plan manifests the tenants of conservation design, clustered home sites with "reserve" areas of tree preservation, habitat conservation, reforestation and localized storm water management.

## IV. Parks and Open Space

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- A minimum of 4.5 acres (37%) will remain free of development and be considered reserves.
- The open space/reserves will be owned and maintained by the Muirfield Homeowners Association.

### V. Provision of Utilities

#### *General*

- All utilities, including sanitary sewer, water, telephone, electric, and gas are available to this site.
- All utilities will be designed and constructed to meet the standards established by the City of Dublin Engineer.
- A comprehensive storm water management system will meet City of Dublin design criteria.
- All utilities shall be placed in appropriate locations on the lots that will best preserve the existing trees that are in good or fair condition.

#### *Sanitary Sewer*

- Sanitary sewer service to Stansbury at Muirfield will be provide from one (1) location.
- The proposed development will be serviced from an existing 8-inch line that is located adjacent to Muirfield HOA property on its eastern property line at Cruden Bay Court.
- Sanitary Lines will be sized and located to accommodate only the proposed property. No future connection into the new sanitary line is anticipated.

#### *Water*

- An existing 8-inch water main along the east side of Drake Road will be adequate to provide service to this site. A public water main will be constructed along Stansbury Drive within the development.
- Water lines will be sized and located to accommodate only the proposed property. No future connection into the new on-site water line is anticipated.

#### *Storm Water - Existing*

- The site primarily drains from west to east. The existing stream on the site collects run-off and flows west to east. 0.46 acres of off-site area drains from the west and north across the site to the existing stream.

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- The predominately soil type is Glynwood, a Type C soil, corresponding to the pre-developed run-off curve number of 78.

### ***Storm Water - Post Developed***

- In the post-development condition, the site drainage will be handled by one (1) stormwater management system consisting of two basins, one (1) wet (retention pond) and one (1) dry (detention pond). The system will accept drainage from pervious areas such as rear yards, side yards, and the off-site 0.46 acres mentioned above, and impervious areas such as roadways, roofs, and sidewalks.
- Rear yard drainage has been provided to transport sheet flow from the lots to the proposed storm water system. Impervious surfaces will drain to catch basins in the roadway and will flow to either basin. The wet basin will have a fore-bay collection pool that will pre-filter heavy debris before entering the wet basin. The wet basin (retention pond) will have a permanent pool elevation of 918.00.
- The system will also direct a smaller portion of run-off into a dry basin located in the island at the end of the cul-de-sac. This basin will discharge into the existing stream.
- One (1) property, Lot #13 will free drain into the adjacent swale due to its elevation relative to the stormwater basins.
- The existing stream will be protected by a 55 foot Stream Corridor Protection Zone (SCPZ).

### **IV. Access and Circulation**

- Vehicular access to the site will be from a single access point on Drake Road off Springburn Drive.
- It is intent of the developer to rename Drake Road as well as the proposed roadway improvement to Stansbury Drive.

## SECTION II : DEVELOPMENT STANDARDS

### **I. Development Standards**

Basic development standards are addressed in this text regarding the proposed density, general site issues, traffic, circulation, landscaping, and architecture. These component standards ensure consistency and quality throughout the development. Unless otherwise

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specified in the submitted drawings or in this written text, the development standards of Chapter 152 and 153 of the City of Dublin Code shall apply.

### **II. Permitted Uses**

Permitted uses shall include the following:

- A. Single-family detached homes.
- B. Open space and related park features.

### **III. Density**

A maximum of 18 residential homes shall be permitted in this PUD. The proposed density for this project is 1.5 dwelling units per acre.

### **IV. Lot Standards**

Single-family homes in this development will be constructed on traditional lots with fee simple ownership. Specific lot standards shall apply to each of these development types:

Fee Simple Lots

#### **A. Lot Size**

- Lot Area: 10,000 square feet minimum
- Lot Width: 62 feet minimum (at the building line)
- Lot Depth: 120 feet minimum

#### **B. Lot Setbacks**

Front Yard: Each lot shall have a mandatory Build- Zone of 10 feet as indicated on the preliminary and final plat. A portion of the front elevation of the home must be located within the Build- Zone, which will encourage staggering the distance from the road right-of-way where the placement of the home begins, thus creating more visual interest along Stansbury Drive. Subdivision Regulation 152.019(C)(6) shall not apply to this development.

Rear Yard: Lots 1 through 5: 50 feet

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Lots 6 through 12: 45 feet  
Lot 13: 10 feet  
Lots 14 through 18: 15 feet

Side Yard: 7.5 feet for building structures.

Tree Preservation Zone: Lots 1 through 5: 35 feet  
Lots 6 through 12: 30 feet  
Lots 13 through 18: None

### V. **Street Access and/or Improvements**

Stansbury Drive:

The existing Drake Road access point that connects to Springburn Drive will be improved per the Street Standards listed below and be renamed Stansbury Drive.

### VI. **Street Standards**

#### **A. Public Streets:**

1. Right-of-Way: 50 feet minimum
2. Pavement Width: 24 feet of asphalt pavement, 2.0 feet of curb and gutter for a gross roadway width of 28 feet, as measured back-of-curb to back-of-curb.
3. Drive Lanes: Two (2)
4. Parking Lanes: Parking shall be allowed on one side of the public streets internal to the PUD opposite to the waterlines and hydrants.
5. Tree Lawn: No Less than 9' in width
6. Sidewalk: 4 Feet minimum; sidewalks shall be concrete. No sidewalk shall be required where it does not front a single family lot. The sidewalk will terminate at the driveway for Lot 13.
7. Multi-Use Path: 8 Feet width minimum; multi-use paths shall be constructed of asphalt.

#### **B. Private Sidewalks:**

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A minimum of 4' wide sidewalk shall be required for every residence. This private sidewalk shall extend from the front door and connect to the driveway, where applicable, as the driveway may abut the front door.

### **VII. Utilities**

#### **A. Design and Construction:**

All utilities shall be designed and constructed to meet the standards established by the City of Dublin Engineer.

#### **B. Location:**

All utilities shall be placed in appropriate locations on the individual homesites that will best preserve the existing trees in good or fair condition.

### **VIII. Storm Water Management**

#### **A. Design and Construction:**

A comprehensive stormwater management system shall be developed, following the City of Dublin stormwater management policies.

### **IX. Tree Preservation, Removal and Replacement**

#### **A. Tree Preservation:**

It is the intent of the Developer to preserve as many good and fair condition trees as possible on the site. A good faith effort will be made to preserve existing trees in good and fair condition where appropriate. Any trees 6 inches of caliper or greater will be accounted for on the Tree Replacement Plan.

#### **B. Tree Preservation Zone:**

1. A tree preservation zone, as indicated on the preliminary and final plat, shall be established at the rear of lots with significant mature tree stands.
2. A temporary metal or wood construction fence, minimum 4' in height, shall be installed around the perimeter of the tree preservation zone prior to any construction activities.
3. No building, structure, fence, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as a "Tree Preservation Zone"

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nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation herein.

4. Disturbance of any part of the zone by maintenance shall be restored as nearly as practicable to the original condition. No tree or vegetation may be removed from the zone except for the removal of dead, diseased, decayed or noxious trees or other vegetation or as may be required for conversation or aesthetic purposed or in keeping with good forest management practices.

### **C. Tree Reforestation:**

Upon completion of the removal of dead trees and non-native plant material, a tree reforestation program has been identified as a integral improvement component for the site. A mixture of deciduous trees of various sizes will be installed where appropriate in order to augment, re-establish or create a new treed buffer between adjoining lots. This natural, reforestation buffer will have an unmaintained understory (no manicured turfgrass). Details will be included in the final development plan.

On an as needed basis, trees or other vegetation may be removed from any area in order to maintain drainage facilities.

### **X. Parks and Open Space**

Based on the location of the development within Muirfield and past practices, the proposed open space reserves will be owned and maintained by the Muirfield Association.

Approximately 4.5 acres of open space will be held in Reserves, labeled 'A', 'B', 'C', and 'D' on the preliminary development plan. This open space shall be considered to fulfill Subdivision Regulation requirements for Open Space Requirements (152.086) and Land Dedication For Municipality's Portion of Recreational Facilities (152.087). The open space areas may contain a mixture of evergreen and deciduous trees and shrubs to enhance the rural character of the area.

### **XI. Architecture**

#### **General Character:**

The character of the development shall be 1, 1.5 and 2 story single-family, high quality homes with 2 or 3 car garages that complement the quality of the surrounding homes in adjacent neighborhoods and will adhere to the City of Dublin Residential Appearance Standards Code. Vinyl shall not be permitted as cladding or trim.

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### **Permitted Building Height:**

Maximum height of 35', as per the Dublin Code.

### **Plan Approval:**

The Muirfield Association shall retain the right of individual plan approval for all single-family homes within the subdivision. The City of Dublin will be responsible for ensuring home plans adhere to the City of Dublin Residential Appearance Standards Code.

### **Architectural Diversity:**

The same or similar front elevations shall not be repeated within:

1. Two lots on either side of subject lot.
2. Three lots directly across the street from subject lot.
3. Any lot on the cul-de-sac bulb.

A diversity matrix shall be submitted as part of the Final Development Plan.

A themed development shall not be required to adhere to the architectural diversity requirements, but must be approved by the Planning and Zoning Commission as part of the final development plan.

## **XII. Landscaping**

### **Entry Feature:**

- The entry feature may include integrated landscaping.
- Final location, design and standards for the entry feature and related landscaping and signage details shall be presented and approved during the Final Development Plan stage.
- All entry features will be owned and maintained by the Muirfield Association.
- An entry feature sign shall not be permitted.

### **Street Trees:**

Street Trees will be installed in accordance with the City of Dublin Code. Final location shall be determined by the City Forester.

### **Fencing:**

- No fencing shall be permitted unless it is decorative in nature and does not enclose an area.

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- Fences around pools shall be permitted and conform to the requirements of the governing building code.

### **Cul-de-sac:**

The cul-de-sac island shall be landscaped with lawn and/or plant material and maintained by the Muirfield Association.

### **XIII. Homeowner's Association**

All residential property owners located within the Stansbury at Muirfield Village PUD shall be required to join and maintain membership in the Muirfield Association.

## SECTION I : EXHIBITS