

Preliminary Development Plan Application

AMLIN CROSSING

Dublin, Ohio

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SECTION 1

Development Overview

I. INTRODUCTION

The Amlin Crossing PD District is intended to create a truly unique neighborhood of diverse housing types within a master-planned community. Using open spaces as organizing elements, the accompanying preliminary development plan provides numerous opportunities for outdoor living and enjoyment with pedestrian connectivity throughout. It includes two types of townhome products along with single-family detached homes, some of which are designed to attract empty nesters as residents and others which will serve a broader market. The architectural designs of homes have been created specifically for Amlin Crossing and provide a style that is unlike anything that exists in Dublin. A mix of front and rear-loaded garages throughout the community also adds to the variety of styles and designs.

The development site is in a location with existing or future conditions that have informed the site plan. An existing residential subdivision in the City of Columbus is south of and adjacent to the site. A railroad track runs along the eastern boundary of the district from southeast to northwest. The City of Dublin’s future thoroughfare plan requires the site to accommodate a significant future street improvement in the form of the Tuttle Parkway Extension to run east-west through the lower half of the site. This accommodation includes the provision of substantial right-of-way dedication, a contemplation of the effect of a future railway overpass for that street, and the provision of vehicular access to the southern portion of the site until such time as the City funds and constructs this major street.

II. APPLICABILITY

Development in the Amlin Crossing PD District will comply with the development standards contained in this text. Unless otherwise specified in the submitted drawings or in this text, the development standards of relevant and applicable provisions of the Dublin Zoning Code shall apply. If there is a conflict between the development standards contained in the Dublin Zoning Code and this text, the standards contained in this text shall govern.

The proposed development will include five subareas. Development standards shall apply to all subareas except where specifically identified and limited within this text.

III. PERMITTED USES

A. Subarea A:

1. Attached residential townhomes,
2. Publicly or privately owned parks and open spaces,
3. Accessory structures for residential uses as defined in Section 153.074 of the Code,

- 4. Accessory uses for residential uses as defined in Section 153.074 of the Code,
- 5. Temporary sales offices and model homes.

B. Subarea B:

- 1. Detached single-family homes,
- 2. Publicly or privately owned parks and open spaces,
- 3. Accessory structures for residential uses as defined in Section 153.074 of the Code,
- 4. Accessory uses for residential uses as defined in Section 153.074 of the Code,
- 5. Temporary sales offices and model homes.

C. Subarea C

- 1. Public thoroughfares,
- 2. Publicly or privately owned parks and open spaces,

D. Subarea D

- 1. Detached single-family patio homes. A “patio home” shall be defined to mean a single-family detached home that is one or one and one-half stories in height and which includes a rear loaded garage.
- 2. Publicly or privately owned parks and open spaces,
- 3. Accessory structures for residential uses as defined in Section 153.074 of the Code,
- 4. Accessory uses for residential uses as defined in Section 153.074 of the Code,
- 5. Temporary sales offices and model homes.

E. Subarea E

- 1. Attached residential townhomes,
- 2. Publicly or privately owned parks and open spaces,
- 3. Accessory structures for residential uses as defined in Section 153.074 of the Code,
- 4. Accessory uses for residential uses as defined in Section 153.074 of the Code,
- 5. Temporary sales offices and model homes.

F. Temporary Sales Offices and Model Homes

Temporary sales offices shall be permitted to be located within any subarea and shall be permitted to be operated until at least one model home is open for use in every subarea. These offices shall consist of a temporary structure used by a homebuilder or developer to display home styles and lot availability in the subdivision to promote the sale of new housing units. The model homes and temporary sales office may be staffed and furnished. Model homes and temporary sales offices shall be identified for approval as part of a final development plan. Notwithstanding anything to the contrary in the City’s Codified Ordinances, upon approval of a final plat by the City the developer may commence construction of model homes. Construction of model homes may occur in advance of, or in conjunction with, installation of public infrastructure for the subdivision, provided that no certificate of occupancy for any model home shall be issued by the City until such time as public infrastructure serving the model home has been constructed by the developer and has been accepted for ownership by the City.

III. DENSITY

A. A maximum of 371 residential dwelling units are permitted within the boundary of this PUD.

B. Subareas: Each individual subarea is limited to a maximum number of dwelling units as follows:

- a. Subarea A 90
- b. Subarea B 58
- c. Subarea C 0
- d. Subarea D 43
- e. Subarea E 180

C. Density Transfer: Transfer of units between subareas A, B, D and E is permitted. The maximum number of residential dwelling units for these subareas may be increased by 10%, provided that the maximum permitted total of 371 residential dwelling units within the PUD is maintained by reducing the unit count in other subareas.

IV. LOT STANDARDS

A. Subarea A:

1. Lot Size

- a. Lot Width: Twenty-two (22) feet minimum.
- b. Lot Depth: Seventy (70) feet minimum.

2. Lot Setbacks

- a. Cosgray Road: There shall be a scenic setback along Cosgray Road. This shall be a building and pavement setback of seventy (70) feet from the proposed Cosgray Road right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback.
- b. Northern Property Boundary: There shall be a minimum building and pavement setback of twenty (20) feet from the northern property boundary.
- c. Public Streets: There shall be a minimum building setback of eight (8) feet from public street rights-of-way.
- d. Public Service Streets: There shall be a minimum building setback of eight (8) feet from public service street rights-of-way. Garage doors shall be setback a minimum of eighteen (18) feet from any public service street it faces.
- e. Adjacent Reserves: There shall be a minimum building setback of five (5) feet from the lot line when adjacent to a reserve.
- f. Front Yard: N/A
- g. Rear yard: N/A
- h. Side yard: There shall be a zero (0) setback between individual units within a building.

3. Lot Coverage

- a. Lot Coverage: No maximum

4. Encroachments

- a. Steps may encroach up to five (5) feet into all yards and setbacks.

B. Subarea B:

1. Lot Size

- a. Lot Width: Fifty (50) feet minimum.
- b. Lot Depth: One hundred ten (110) feet minimum.

2. Lot Setbacks

- a. Cosgray Road: There shall be a scenic setback along Cosgray Road. This shall be a building and pavement setback of seventy (70) feet from the proposed Cosgray Road

right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback.

- b. Railroad: There shall be a minimum building and pavement setback of one hundred (100) feet from the railroad right-of-way.
- c. Northern Property Boundary: There shall be a minimum building and pavement setback of twenty (20) feet from the northern property boundary.
- d. Southern Property Boundary: There shall be a minimum building and pavement setback of twenty-five (25) feet from the southern property boundary.
- e. Front Yard: Eight (8) feet minimum, eighteen (18) feet maximum. Garage doors shall be set back a minimum of twenty (20) feet from the right of way or sidewalk, whichever is closer.
- f. Rear yard: Fifteen (15) feet.
- g. Side yard: Six (6) feet.

3. Lot Coverage

- a. Lot Coverage: Sixty-five (65) percent maximum.

4. Encroachments

- a. Steps may encroach up to five (5) feet into all yards and setbacks.

C. Subarea C:

1. Lot Size

- a. Lot Width: N/A
- b. Lot Depth: N/A

2. Lot Setbacks

- a. Tuttle Crossing Boulevard: There shall be a minimum building and pavement setback of one hundred fifty (150) feet from the right-of-way.
- b. Railroad: There shall be a minimum building setback of one hundred (100) feet from the railroad right-of-way.
- c. Western Property Boundary (Miller Parcel): There shall be a minimum pavement setback of one hundred (100) feet and a minimum building setback of three hundred twenty-five (325) feet from the western property boundary.

3. Lot Coverage

- a. Lot Coverage: N/A

D. Subarea D:

1. Lot Size

- a. Lot Width: Fifty (50) feet minimum.
- b. Lot Depth: One hundred five (105) feet minimum.

2. Lot Setbacks

- a. Cosgray Road: There shall be a scenic setback along Cosgray Road. This shall be a building and pavement setback of seventy (70) feet from the proposed Cosgray Road right-of-way. Streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback.
- b. Tuttle Crossing Boulevard: There shall be a minimum building and pavement setback of fifty (50) feet from the right-of-way. Cross streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback.
- c. Public Streets: There shall be a minimum building setback of eight (8) feet from public street rights-of-way.
- d. Public Service Streets: There shall be a minimum building setback of eight (8) feet from public service street rights-of-way. Garage doors shall be setback a minimum of eighteen (18) feet from any public service street it faces.
- e. Adjacent Reserves: There shall be a minimum building setback of five (5) feet from the lot line when adjacent to a reserve
- f. Front Yard: N/A
- g. Rear yard: N/A
- h. Side yard: Six (6) feet for main structures,

3. Lot Coverage

- a. Lot Coverage: Sixty-five (65) percent maximum.

4. Encroachments

- a. Steps may encroach up to five (5) feet into all yards and setbacks.

- b. Rear load garages may encroach up to three (3) feet into the side yard and reserve setback.

E. Subarea E:

1. Lot Size

- a. Lot Width: Twenty-two (22) feet minimum.
- b. Lot Depth: Seventy (70) feet minimum.

2. Lot Setbacks

- a. Tuttle Crossing Boulevard: There shall be a minimum building and pavement setback of fifty (50) feet from the right-of-way. Cross streets, utilities, storm water management, landscaping, shared-use paths, open space, park amenities and entry features may be located within this setback.
- b. Railroad: There shall be a minimum building setback of one hundred (100) feet from the railroad right-of-way.
- c. Public Streets: There shall be a minimum building setback of eight (8) feet from public street rights-of-way. Garage doors shall be set back a minimum of twenty (20) feet from the right of way or sidewalk, whichever is closer.
- d. Public Service Streets: There shall be a minimum building setback of eight (8) feet from public service street rights-of-way. Garage doors shall be setback a minimum of eighteen (18) feet from any public service street right-of-way it faces.
- e. Adjacent Reserves: There shall be a minimum building setback of five (5) feet from the lot line when adjacent to a reserve.
- f. Front Yard: N/A
- g. Rear yard: N/A
- h. Side yard: There shall be a zero (0) setback between individual units within a building.

3. Lot Coverage

- a. Lot Coverage: No maximum

4. Encroachments

- a. Steps may encroach up to five (5) feet into all yards and setbacks.

V. STREET ACCESS AND/OR IMPROVEMENTS

A. Access

1. Cosgray Road:

- a. One full-movement site access point shall be provided as indicated on the Preliminary Plan.

2. Tuttle Crossing Boulevard:

- a. Two full-movement site access points shall be provided as indicated on the Preliminary Plan.

3. Filner Road:

- a. Filner Road shall be extended from the Hayden Farms neighborhood to connect with the proposed street network as indicated on the Preliminary Plan.

4. Gerlach Road:

- a. Gerlach Road shall be extended from the Hayden Farms neighborhood to connect with the proposed street network as indicated on the Preliminary Plan.

5. Ellis Brook Drive:

- a. Ellis Brook Drive shall be extended from the Hayden Farms neighborhood to connect with the proposed street network as indicated on the Preliminary Plan.

6. Pedestrian Access:

- a. A multi-use path shall be provided in the Cosgray Road setback, connecting to and extending the existing pathway stubbed at the south boundary northward. Final alignments and design shall be presented for approval as part of the Final Development Plan.
- b. A multi-use path shall be provided on the north side of Tuttle Crossing Boulevard. Final alignments and design shall be presented for approval as part of the Final Development Plan.
- c. An existing shared-use path shall be extended from the Bishop’s Run neighborhood, along the east side of Mill Springs Drive, connecting to the proposed pedestrian circulation system.
- d. A shared use path, within Reserve C, shall provide a connection from the playground area in Park Place Park to the pedestrian circulation system along Oliver Way. This pathway shall be field located to minimize impacts to the existing trees. Final design

details, including material, shall be presented for approval as part of the Final Development Plan.

B. Improvements

Rights-of-way and/or reserves shall be provided to accommodate site development from Cosgray Road eastward and for future extension to the railroad right of way. Required improvements for Tuttle Crossing Boulevard, Cosgray Road and other off-site improvements shall be identified and included in an infrastructure agreement between the developer and the City of Dublin, as approved by City Council, or as a condition of preliminary plat approval if no infrastructure agreement is completed.

VI. STREET STANDARDS

A. Tuttle Crossing Boulevard

- 1. **Right-of-Way Width:** One hundred sixteen (116) feet minimum

B. Public Streets

- 1. **Right-of-Way Width:** Fifty (50) feet minimum
- 2. **Pavement Width:** Twenty-eight (28) feet minimum for all public streets, as measured back-of-curb to back-of-curb
- 3. **Drive Lanes:** Two (2)
- 4. **Parking Lanes:** Parking shall be permitted on one side of public streets internal to the site opposite the waterline and fire hydrants.
- 5. **Tree Lawn:** Seven (7) feet in width.
- 6. **Sidewalk:** Four (4) feet wide minimum; sidewalks shall be concrete and located on both sides of the street except where a shared use path may be utilized in lieu of a sidewalk, as shown on the Pedestrian Circulation Plan.
- 7. **Shared-use path:** Eight (8) feet wide minimum; shared-use paths shall be constructed of asphalt, except when located in front of lots. When located in front of lots, the path shall be constructed of concrete with saw cut joints.

C. Public Service Streets

- 1. **Right-of-Way Width:** Twenty-four (24) feet minimum
- 2. **Pavement Width:** Twenty-two (22) feet minimum for all public service streets, as measured to the outside edge of the gutter sections.
- 3. **Drive Lanes:** Two (2)
- 4. **Parking Lanes:** Parking is prohibited.

VII. UTILITIES

A. Design and Construction

- 1. All utilities shall be designed and constructed to meet the standards established by the City of Dublin Engineer, which includes City of Columbus standards as required.

B. Location

- 1. All utilities shall be placed in appropriate locations on the individual lots and reserve areas that will with good faith efforts to preserve existing trees in good or fair condition.

VIII. STORM WATER MANAGEMENT

A. Design and Construction

- 1. A comprehensive storm water management system shall be developed, following the Ohio EPA and City of Dublin storm water management policies.
- 2. The stormwater management system shall be designed to include both dry and wet basins.

B. Location

- 1. Storm water management facilities may be located in any reserve areas or easements. Final design and details will be provided in the Final Development Plan.

C. Maintenance Responsibility

- 1. The City of Dublin shall maintain all storm water structures/areas.

IX. TREE PRESERVATION, REMOVAL AND REPLACEMENT

A. Tree Preservation/Removal

1. It is the intent of the developer to preserve as many good and fair condition trees as possible on site. A good faith effort will be made to preserve existing trees in good and fair condition. The developer will work with staff at the final development plan stage to identify appropriate measures and best practices to ensure continued preservation.
2. A Tree Removal and Preservation Plan will be provided as part of the Final Development Plan.
3. Tree protection fencing shall be shown on the Tree Removal and Preservation Plan at or beyond the critical root zone of all trees to be preserved.
4. City approval of tree protection fencing locations shall be required prior to the issuance of construction permits.
5. If critical root zones of preserved trees cannot be maintained during construction, those impacted trees shall be replaced in accordance with code.

B. Tree Replacement Plan

1. If approved by the City Council, tree replacement shall be as outlined below.
 - a. Existing trees removed that measure 6 inches and up to, but not including 24 inches in caliper, in good or fair condition, shall be replaced tree for tree, one replacement tree for every tree removed in good or fair condition.
 - b. Existing trees in good or fair condition, removed that measure 24 inches and greater in caliper shall be replaced “inch per inch”, one replacement inch for every inch removed in good or fair condition.
 - c. Replacement trees shall have a minimum caliper size of 2 ½ inches and may include evergreen species.
 - d. The developer shall be responsible for the replacement of all subject trees affected due to the development of the site.
 - e. All site required tree replacement must be completed prior to the issuance of the first building permit or within 6 months, due to unfavorable weather conditions.
2. Replacement trees may be located in all open space reserve areas.
3. Replacement trees shall be appropriately located to ensure the long-term survival of the replacement trees, per staff approval.

X. PARKS AND OPEN SPACE

A. Dedication

1. The open space will meet that which is required under the code.
2. Ownership of open space reserves will be coordinated with City Staff and will be provided as part of the Final Development Plan.

B. Maintenance

1. Maintenance of open space reserves will be coordinated with City Staff and will be provided as part of the Final Development Plan.

C. Programming

1. All reserves shall be programmed in coordination with City Staff and will be provided as part of the Final Development Plan.
2. Open space programming may include shared-use paths, entry features, seating, landscaping, preservation zones, naturalizing zones, plays areas, play fields, seating, open play areas and/or storm water management facilities.
3. Future design and development of parks and open spaces shall be permitted with administrative approval based on the above programming standards.

XI. ARCHITECTURE

A. Architectural Standards

1. Architectural standards are addressed in this text regarding plan approval, character, diversity, permitted materials and colors, configuration of materials and architectural elements.
2. Unless otherwise set forth herein, all structures shall meet the City of Dublin Zoning Code Residential Appearance Standards.

B. General Character

1. The development shall be made of multiple coordinated themed communities. Homes shall be 1 and 2 stories, including two types of townhome products along with single-family detached homes, some of which are designed to attract empty nesters as residents and others which will serve a broader market. A mix of front and rear-loaded garages throughout the community also adds to the variety of styles and designs. The architectural designs of homes have been created specifically for Amlin Crossing and provide a unique style.

C. Architectural Diversity

1. The same or similar front elevations shall not be repeated within:
 - a. Two lots on either side of subject lot.
 - b. Three lots directly across the street from the subject lot.
 - c. Any lot on a cul-de-sac bulb.
2. Corner lots apply to the street on which the home’s front facade is situated.
3. A lot diversity matrix will be presented for approval at the final development plan phase.

D. Themed Communities

1. Themed or architecturally coordinated communities featuring a specific architectural style with one or more builders may be permitted and are not subject to the diversity standard. In the event that such a community is proposed, the developer shall file a single final development plan for that community with illustrations of representative building elevations and anticipated product mix for review by the Planning Commission.

E. Plan Approval

1. The developer shall retain the right of individual plan approval for all home designs within the PUD.

F. Permitted Building Height

1. Maximum of thirty-five (35) feet, as measured per code.

G. Permitted Exterior Materials

1. Cladding and Siding Materials
 - a. The exterior cladding and siding of all structures shall be finished using all natural materials, including brick, thin brick, stone, manufactured stone, wood, engineered wood, fiber-cement siding products, stucco or any combination thereof.
2. Trim Materials
 - a. Wood, engineered wood, fiber cement, EIFS, PVC, urethane foam, factory finished aluminum/metal or copper.
 - b. Vinyl is permitted for limited use as a trim material for soffit, fascia and vented louvers.

- c. Shutters shall be considered as trim for the purpose of meeting the Residential Appearance Code requirements.

3. Roofing Materials

- a. All homes shall utilize architectural/dimensional asphalt shingles, factory finished metal, wood, slate, concrete, or tile. Standing seam metal roofs are permitted on porches and secondary roofs.

H. Permitted Exterior Colors

1. Cladding Colors

- a. Muted colors, natural earth tones, neutrals and whites are permitted.
- b. High-chroma colors are not permitted.

2. Trim Colors

- a. Muted colors, natural earth tones, neutrals and whites, matching or contrasting to siding color, are permitted.
- b. High-chroma colors are not permitted.

3. Roofing Colors

- a. Natural earth tones and/or neutral colors, including black.
- b. High-chroma colors are not permitted.

I. Configuration of Materials (for primary and accessory structures)

- 1. Four-sided architecture shall be required so that similar architectural design elements and details shall be consistent throughout all elevations of the structure.
 - a. All sides of a house shall display a high level of quality and architectural interest.
 - b. The majority of a building’s architectural features and treatments shall not be restricted to a single façade.
 - c. Blank facades are not permitted for any detached garages or accessory structures.
 - d. Watertables which extend the entire length of a side or rear elevation shall be considered a design element for the purposes of meeting four-sided architecture requirements.

2. Changes in cladding material shall occur at logical locations, typically at interior corners where one building mass meets another. Masonry transitions at exterior corners are permitted with a minimum 12” material return and trim detail.
3. The number of cladding/siding materials utilized on prominent facades, excluding fenestration and trim details, shall not exceed three (3) materials.

J. Architectural Elements

1. Prominent Facades
 - a. All street facing elevations must contain at least three design elements, in any combination, per Dublin Zoning Code 153.190.
 - b. All side elevations adjacent to large open spaces and parks must contain at least three design elements, in any combination, per Dublin Zoning Code 153.190.
2. Roofs
 - a. Primary roof pitches shall have a minimum slope of 6:12 rise over run.
 - b. Secondary roofs, such as minor gables, dormers and porch pediments shall be permitted to have minimum slope of 4:12 rise over run. When the primary roof pitch is a gable with the pediment end oriented towards the street a less roof pitch shall be permitted.
 - c. Flat roofs are permitted but must integrate strong cornice lines.
3. Chimneys
 - a. “Cantilevered” or “through-the-wall” chimneys are not permitted.
 - b. All chimneys shall be built on an integral foundation.
 - c. All exterior portions of chimneys shall be finished masonry, consisting of brick, stone, and/or manufactured stone.
4. Garages
 - a. All dwellings shall have an attached or detached garage of sufficient size to accommodate a minimum of two (2) standard sized automobiles, side by side.
 - b. All garage doors shall be decorative in appearance, such as “carriage-style” doors, and shall utilize detail features, such as decorative hinges, handles, locks, brackets and/or windows, as appropriate to the design character of the individual home.
 - c. Garage doors on the front façade of detached dwelling units shall be setback from the primary façade a minimum of two (2) feet and a maximum of six (6) feet.

5. Shutters

- a. Shutters shall be sized to fully cover the adjacent window.
- b. Shutters that are operable or appear as such shall utilize appropriate shutter hardware (s-clips and hinges).
- c. Shutters shall be constructed of wood, vinyl, synthetic, PVC or fiber-cement and shall be painted or have integral color.
- d. Raised Panel, flat panel, louvered and board-and-batten are permitted shutter styles.

6. Front Porches

- a. All dwelling units in subareas A, B and D shall provide a front porch, having a minimum depth of six (6) feet.
- b. All dwelling units in subarea E shall provide a front porch, having a minimum depth of four and one-half (4 1/2) feet.
- c. Front porches may be covered and/or uncovered. Front porches enclosed by glass or screen enclosures are prohibited.

XII. LANDSCAPING

A. Entry Features

- 1. Entry features may include integrated project signage, landscaping, and irrigation.
- 2. Final location, design, and standards for entry features and related landscaping and signage details shall be presented and approved during the Final Development Plan phase.
- 3. All entry features will be owned and maintained by the homeowner’s association.
- 4. Necessary easements or reserves shall be provided on the final plat.

B. Street Trees

- 1. Street trees shall be installed in accordance with the City of Dublin Code. The City Forester shall determine the final type and location.

C. Private Sidewalks

- 1. A minimum four (4) feet wide sidewalk shall be required for every residence. This private sidewalk shall extend from the front door to the public sidewalk.

D. Fencing

1. Decorative and privacy fences are permitted.
2. Limitations on fencing locations, detailing, materials and heights shall be provided and presented for approval at the final development plan phase.

E. Mail Facilities

1. Mail delivery locations and types will be determined by the local postmaster.
2. Limitations on mail facility locations, detailing, materials and heights shall be provided and presented for approval at the final development plan phase.

F. Cul-de-Sac Islands

1. Cul-de-sac islands shall be landscaped with lawn and /or plant material. A landscape plan shall be presented for approval as part of the Final Development Plan.
2. Any lawn and/or landscaping within an island shall be maintained by the HOA.

G. Cosgray Road Landscape Treatment

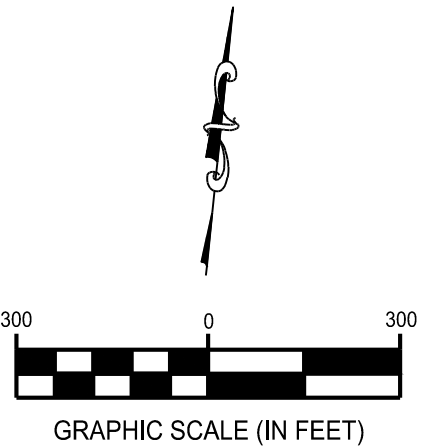
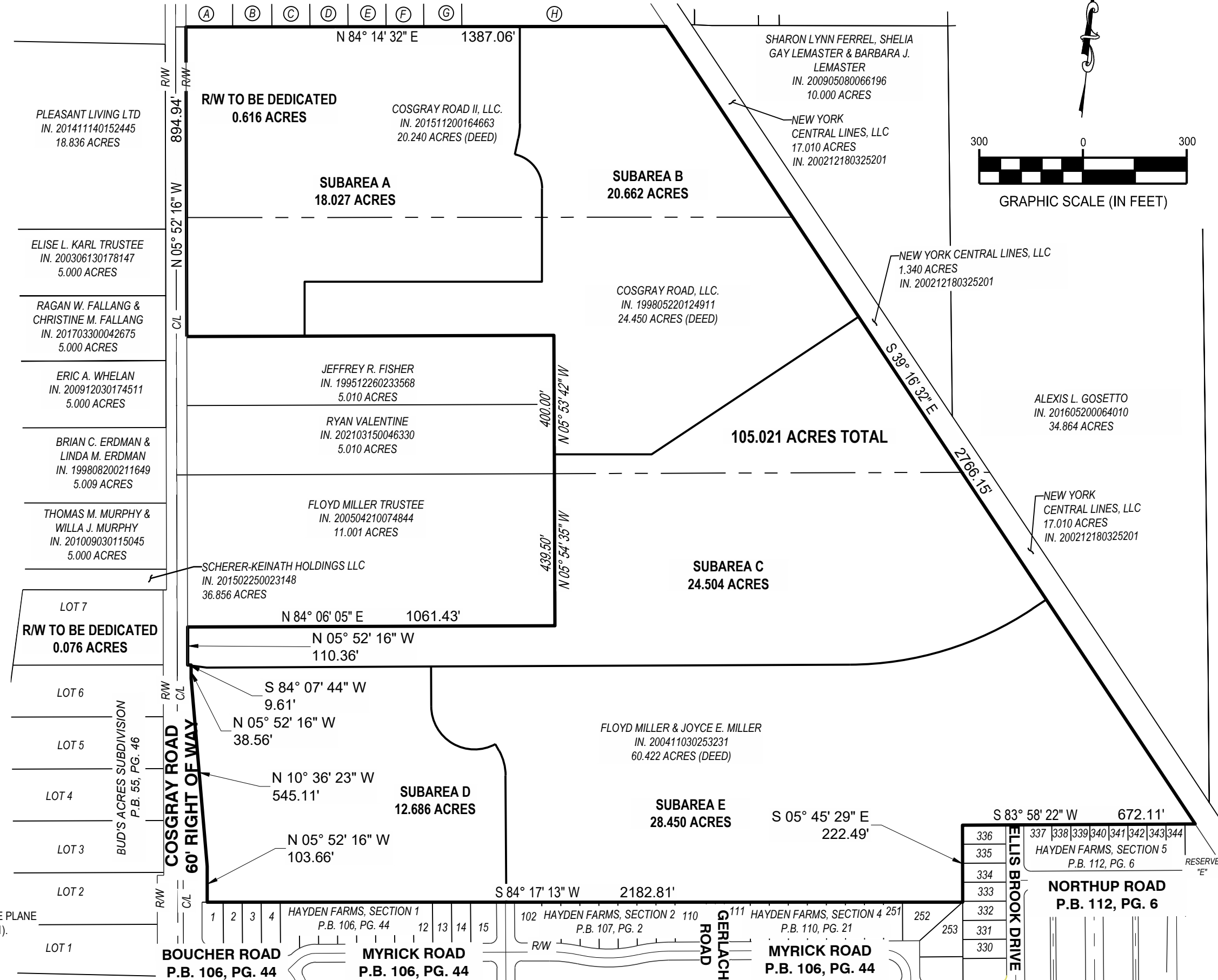
1. A landscape treatment shall be installed in the setback along Cosgray Road to enhance the rural character of the corridor. Masonry piers, stone walls and/or fencing may be included as part of this landscape treatment.
2. Plantings shall create a natural effect that is consistent with the established character of the corridor. The treatment may consist of deciduous or evergreen trees and shrubs, ornamental trees, perennials or any combination thereof. This effect shall be installed across the Cosgray Road frontage.
3. Signs and/or entry features may be located within this setback. Details shall be provided for approval as part of the Final Development Plan.
4. Pedestrian pathways, shared-use paths, water features and pond access may be provided in this treatment.
5. Final design and details of the landscape treatment shall be provided for approval as part of the Final Development Plan.

XIII. HOMEOWNERS ASSOCIATION

All residential property owners located within the Amlin Crossing PUD shall be required to join and maintain membership in one or more forced and funded homeowner’s associations, which will be formed prior to any lots being sold. The developer anticipates the creation of a master association, of

which all residents are members. In addition, it is anticipated that a sub-association will be created for each of the subareas A, B, D and E, of which only residents of these subareas are members. Homeowners' association responsibilities shall be detailed within Declarations of Covenants and Restrictions. These Declarations of Covenants and Restrictions shall run with the land and shall include, without limitation, the requirements imposed upon the homeowner's association in this text.

- (A) ADAMS REAL ESTATE INVESTMENT CO.
IN. 201411140152445
1.000 ACRES
- (B) DAVID J. CRONE & MARTHA E. CRONE
IN. 201507060089747
1.346 ACRES
- (C) TAMARA SUE DAVENPORT
IN. 201802210024442
1.329 ACRES
- (D) DAN B. MORRIS
IN. 200812230183313
1.331 ACRES
- (E) MARK ANDREWS & CHRISTINA ANDREWS
IN. 202108310155122
1.333 ACRES
- (F) BECKY J. KINNAIRD
IN. 202001140006214
1.337 ACRES
- (G) HAMMAD AHMAD ABU
IN. 202209220135264
1.337 ACRES
- (H) HUGH FERRELL II AND SHARON LYNN FERREL, SHELIA GAY LEMASTER
IN. 200511290250942
4.973 ACRES



AMLIN CROSSING
STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF DUBLIN, TOWNSHIP OF WASHINGTON,
V.M.S. 6953

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Project Number: 762460
Scale: 1"=300'
Drawn By: OPG
Checked By: MJA
Date: 6/7/2023
Issue: N/A

Drawing Title:
OVERALL

BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE
SOUTH COORDINATE SYSTEM, NAD83 (2011).

LEGAL DESCRIPTION

Subarea A

18.027 Acres

Situated in the State of Ohio, County of Franklin, City of Dublin, Township of Washington, being a part of Virginia Military Survey Number 6953, and being part of a 20.240 acre tract of land as conveyed to Cosgray Road II, LLC, of record in Instrument Number 201511200164663, and part of a 24.450 acre tract of land as conveyed to Cosgray Road, LLC, of record in Instrument Number 199805220124911, all document references are to the records of the Recorder's Office of Franklin County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at Franklin County Engineer monument "FCGS 8853", being in the centerline intersection of Rings Road (County Road 33) and Cosgray Road;

Thence South 5°52'16" East, with the centerline of said Cosgray Road, a distance of 370.74 feet to the northwesterly corner of said 20.240 acre tract ;

Thence North 84°14'32" East, a distance of 30.00 feet with the south line of a 1.000 acre tract of land as conveyed to Adams Real Estate Investment Co., of record in Instrument Number 201411140152445, and being a point in the easterly right of way line of Cosgray Road being the **TRUE POINT OF BEGINNING**;

Thence continuing North 84°14'32" East, with the southerly line of said 1.000 acre tract, and with the southerly lines of a 1.346 acre tract of land as conveyed to David J. Crone and Martha E. Crone, of record in Instrument Number 201507060089747, a 1.329 acre tract of land as conveyed to Tamara Sue Davenport, of record in Instrument Number 201802210024442, a 1.331 acre tract of land as conveyed to Dan B. Morris, of record in Instrument Number 200812230183313, a 1.333 acre tract of land as conveyed to Mark Andrews and Christina Andrews, of record in Instrument Number 202108310155122, a 1.337 acre tract of land as conveyed to Becky J. Kinnaird, of record in Instrument Number 202001140006214, a 1.337 acre tract of land as conveyed to Hammad Ahmad Abu, of record in Instrument Number 202209220135264, and a 4.973 acre tract of land as conveyed to Hugh Ferrell II, Sharon Lynn Ferrell and Shelia Gay Lemaster, of record in Instrument Number 200511290250942, a distance of 964.85 feet to a point in the southerly line of said 4.973 acre tract;

Thence through said 20.240 acre tract and said 24.450 acre tract the following courses:

South 5°42'44" East, a distance of 280.64 feet to a point of curvature;

With a curve to the right, having a central angle of 12°15'57", a radius of 200.00 feet, an arc length of 42.82 feet, and a chord which bears South 0°25'14" West, for a chord distance of 42.73 feet to a point of tangency;

South 6°33'13" West, a distance of 47.73 feet to a point;

With a curve to the right, having a central angle of 77°44'03", a radius of 100.00 feet, an arc length of 135.67 feet, and a chord which bears South 44°34'46" East, for a chord distance of 125.50 feet to a point of tangency;

South 5°42'44" East, a distance of 270.00 feet to a point;

South 84°17'16" West, a distance of 686.00 feet to a point;

South 5°42'44" East, a distance of 157.09 feet to a point in the northerly line of a 5.010 acre tract of land as conveyed to Jeffrey R. Fisher, of record in Instrument Number 199512260233568;

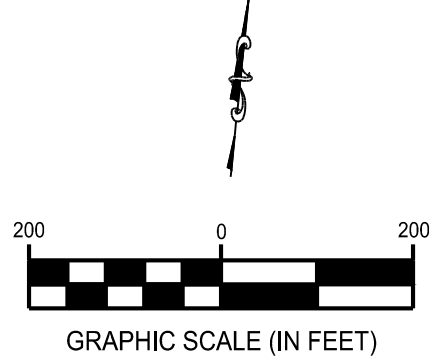
Thence South 84°05'56" West, with said northerly line, a distance of 340.42 feet to a point in the easterly right of way line of Cosgray Road;

Thence North 5°52'16" West, with said easterly right of way line, a distance of 894.94 feet to the **POINT OF BEGINNING** and containing 18.027 acres of land, more or less;

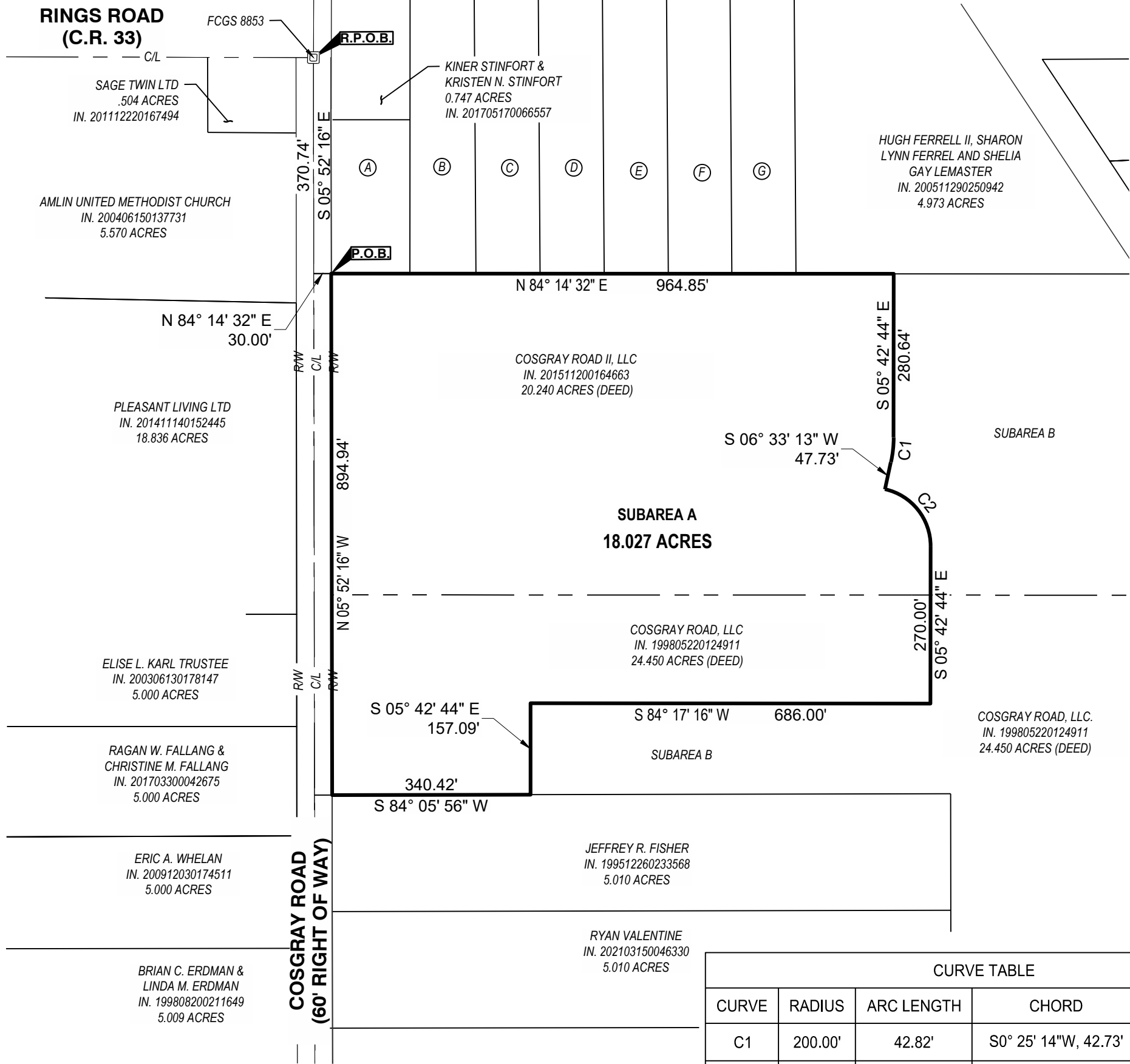
The bearings are based on the Ohio State Plane South Coordinate System, NAD83 (2011).

This description is not intended for transfer and does not meet Franklin County Transfer and Conveyance Standards.

W:\PROJECTS\KIMBLEY HORN\762460-01_Cosgray Rd Development\04-SURVEY\DWG\SUB AREAS\762460-KH-AMLIN-SUBAREA-A.dwg - 6/8/2023 - Matt Ackroyd



- (A) ADAMS REAL ESTATE INVESTMENT CO.
IN. 201411140152445
1.000 ACRES
- (B) DAVID J. CRONE & MARTHA E. CRONE
IN. 201507060089747
1.346 ACRES
- (C) TAMARA SUE DAVENPORT
IN. 201802210024442
1.329 ACRES
- (D) DAN B. MORRIS
IN. 200812230183313
1.331 ACRES
- (E) MARK ANDREWS & CHRISTINA ANDREWS
IN. 202108310155122
1.333 ACRES
- (F) BECKY J. KINNAIRD
IN. 202001140006214
1.337 ACRES
- (G) HAMMAD AHMAD ABU
IN. 202209220135264
1.337 ACRES



BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE SOUTH COORDINATE SYSTEM, NAD83 (2011).

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	200.00'	42.82'	S0° 25' 14"W, 42.73'	12° 15' 57"
C2	100.00'	135.67'	S44° 34' 46"E, 125.50'	77° 44' 03"



AMLIN CROSSING
STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF DUBLIN, TOWNSHIP OF WASHINGTON,
V.M.S. 6953

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Project Number:	762460
Scale:	1"=200'
Drawn By:	OPG
Checked By:	MJA
Date:	6/7/2023
Issue:	N/A

Drawing Title:
SUBAREA A

LEGAL DESCRIPTION

Subarea B

20.662 Acres

Situated in the State of Ohio, County of Franklin, City of Dublin, Township of Washington, being a part of Virginia Military Survey Number 6953, and being part of a 20.240 acre tract of land as conveyed to Cosgray Road II, LLC, of record in Instrument Number 201511200164663, and part of a 24.450 acre tract of land as conveyed to Cosgray Road, LLC, of record in Instrument Number 199805220124911, all document references are to the records of the Recorder's Office of Franklin County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at Franklin County Engineer monument "FCGS 8853", being in the centerline intersection of Rings Road (County Road 33) and Cosgray Road;

Thence South 5°52'16" East, with the centerline of said Cosgray Road, a distance of 370.74 feet to the northwesterly corner of said 20.240 acre tract;

Thence North 84°14'32" East, with the southerly lines of a 1.000 acre tract of land as conveyed to Adams Real Estate Investment Co., of record in Instrument Number 201411140152445,, with the southerly lines of a 1.346 acre tract of land as conveyed to David J. Crone and Martha E. Crone, of record in Instrument Number 201507060089747, a 1.329 acre tract of land as conveyed to Tamara Sue Davenport, of record in Instrument Number 201802210024442, a 1.331 acre tract of land as conveyed to Dan B. Morris, of record in Instrument Number 200812230183313, a 1.333 acre tract of land as conveyed to Mark Andrews and Christina Andrews, of record in Instrument Number 202108310155122, a 1.337 acre tract of land as conveyed to Becky J. Kinnaird, of record in Instrument Number 202001140006214, a 1.337 acre tract of land as conveyed to Hammad Ahmad Abu, of record in Instrument Number 202209220135264, a distance of 994.85 feet to a point in the southerly line of a 4.973 acre tract of land as conveyed to Hugh Ferrell II, Sharon Lynn Ferrell and Shelia Gay Lemaster, of record in Instrument Number 200511290250942, being the **TRUE POINT OF BEGINNING**;

Thence continuing North 84°14'32" East, a distance of 422.20 feet to a point in the westerly line of 17.010 acre railroad right of way as conveyed to New York Central Lines, LLC, of record in Instrument Number 200212180325201,

Thence South 39°16'32" East, with the westerly lines of said 17.010 acre railroad right of way and a 1.340 acre railroad right of way as conveyed to New York Central Lines, LLC, of record in Instrument Number 200212180325201, a distance of 1006.97 feet to a point;

Thence through said 24.450 acre tract, the following courses:

South 50°39'29" West, a distance of 718.18 feet to a point;

South 84°17'16" West, a distance of 281.25 feet to a point in the easterly line of a 5.010 acre tract as conveyed to Ryan Valentine of record in Instrument Number 202103150046330;

Thence North 5°53'42" West, with the easterly line of said 5.010 acre tract and with the easterly line of a 5.010 acre tract as conveyed to Jeffrey R. Fisher of record in Instrument Number 199512260233568, a distance of 344.29 feet to the northeasterly corner of said Fisher tract;

Thence South 84°05'56" West, with the northerly line of said 5.010 acre tract, a distance of 720.54 feet to a point;

Thence through said 24.450 acre tract and said 20.420 acre tract, the following courses:

North 5°42'44" West, a distance of 157.09 feet to a point;

North 84°17'16" East, a distance of 686.00 feet to a point;

North 5°42'44" West, a distance of 270.00 feet to a point of curvature;

With a curve to the left, having a central angle of 77°44'03", a radius of 100.00 feet, an arc length of 135.67 feet, and a chord which bears North 44°34'46" West, for a chord distance of 125.50 feet to a point of tangency;

North 6°33'13" East, a distance of 47.73 feet to a point of curvature;

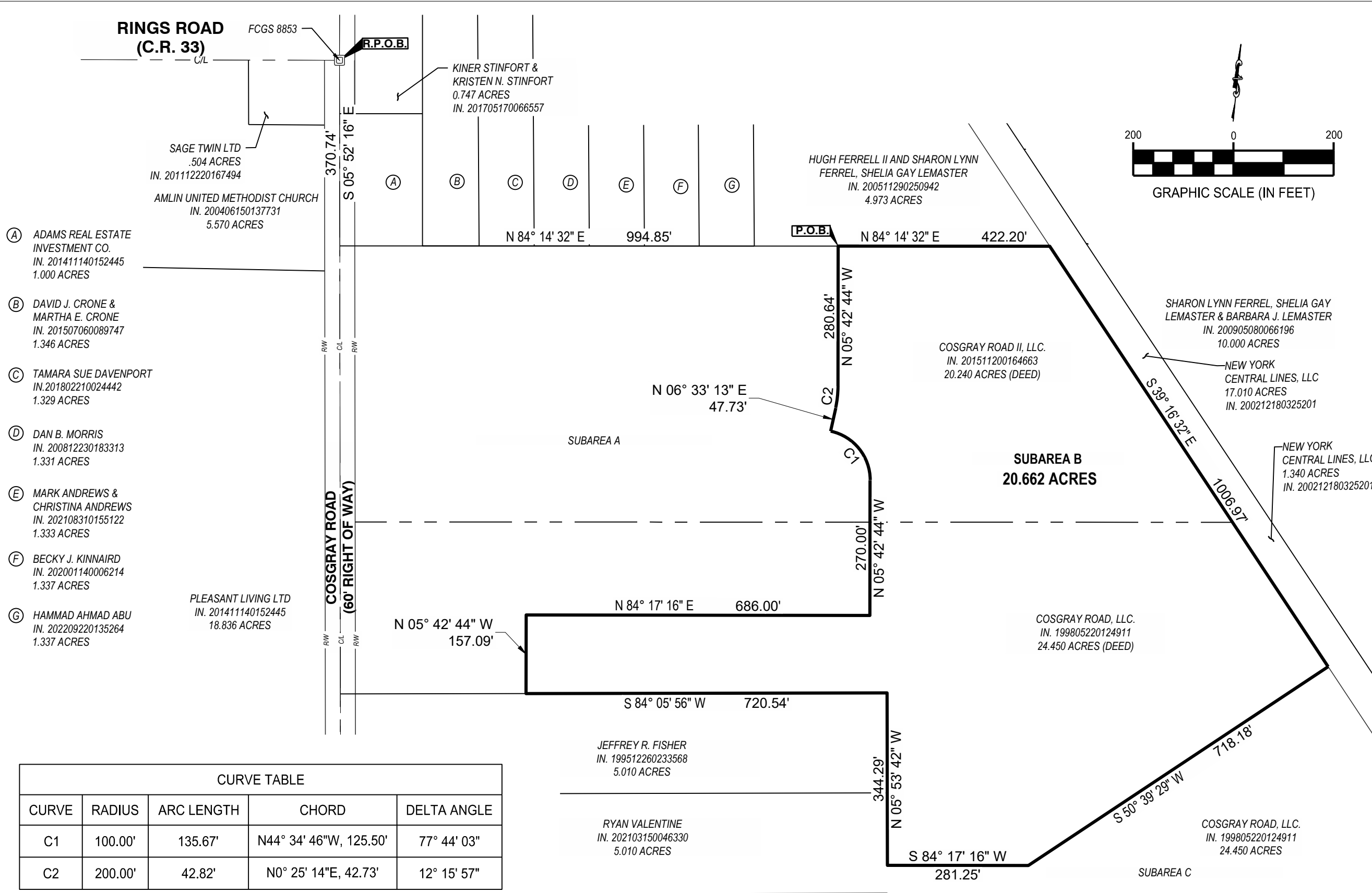
With a curve to the left, having a central angle of 12°15'57", a radius of 200.00 feet, an arc length of 42.82 feet, and a chord which bears North 0°25'14" East, for a chord distance of 42.73 feet to a point of tangency;

North 5°42'44" West, a distance of 280.64 feet to the **POINT OF BEGINNING**, and containing 20.662 acres of land, more or less;

The bearings are based on the Ohio State Plane South Coordinate System, NAD83 (2011).

This description is not intended for transfer and does not meet Franklin County Transfer and Conveyance Standards.

W:\PROJECTS\KIMLEY HORN\762460-01_Cosgray Rd Development\04-SURVEY\DWG\SUB AREAS\762460-KH-AMLIN-SUBAREA-B.dwg - 6/8/2023 - Matt Ackroyd



AMLIN CROSSING
STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF DUBLIN, TOWNSHIP OF WASHINGTON,
V.M.S. 6953

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Project Number:	762460
Scale:	1"=200'
Drawn By:	OPG
Checked By:	MJA
Date:	6/7/2023
Issue:	N/A

Drawing Title:
SUBAREA B

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	100.00'	135.67'	N44° 34' 46"W, 125.50'	77° 44' 03"
C2	200.00'	42.82'	N0° 25' 14"E, 42.73'	12° 15' 57"

BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE
SOUTH COORDINATE SYSTEM, NAD83 (2011).

LEGAL DESCRIPTION

Subarea C

24.504 Acres

Situated in the State of Ohio, County of Franklin, City of Dublin, Township of Washington, being a part of Virginia Military Survey Number 6953, and being part of a 24.450 acre tract of land as conveyed to Cosgray Road, LLC, of record in Instrument Number 199805220124911, and part of a 64.12 acre original tract of land as conveyed to Floyd Miller and Joyce E. Miller, of record in Instrument Number 200411030253231, all document references are to the records of the Recorder's Office of Franklin County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at Franklin County Engineer monument "FCGS 1875", being in the centerline of right of way of Cosgray Road;

Thence North 5°52'16" West, with the centerline of said Cosgray Road, a distance of 367.05 feet to a point;

Thence North 84°07'44" East, a distance of 30.00 feet to a point in the easterly right of way line of Cosgray Road, being the **TRUE POINT OF BEGINNING**;

Thence North 5°52'16" West, through said 64.12 acre tract, a distance of 110.36 feet to a point in the southerly line of a 11.001 acre tract as conveyed to Floyd Miller and Joyce E. Miller, Trustees of record in Instrument Number 200504210074844;

Thence North 84°06'05" East, with the southerly line of said 11.001 acre tract, a distance of 1061.43 feet to the southeasterly corner thereof;

Thence North 5°54'35" West, with the easterly line of said 11.001 acre tract, a distance of 439.50 feet to the northeasterly corner thereof and the southeasterly corner of a 5.010 acre tract as conveyed to Ryan Valentine of record in Instrument Number 202103150046330;

Thence North 5°53'42" West, with the easterly line of said 5.010 acre tract, a distance of 55.71 feet to a point;

Thence through said 24.450 acre tract, the following courses:

North 84°17'16" East, a distance of 281.25 feet to a point;

North 50°39'29" East, a distance of 718.18 feet to a point in the westerly railroad right of way line of New York Central Lines, LLC, of record in Instrument Number 200212180325201;

Thence South 39°16'32" East, with said westerly right of way, a distance of 981.03 feet to a point;

Thence through said 64.12 acre tract, the following courses:

South 50°39'36" West, a distance of 49.90 feet to a point of curvature;

With a curve to the right, having a central angle of 33°21'50", a radius of 958.00 feet, an arc length of 557.85 feet, and a chord which bears South 67°20'31" West, for a chord distance of 550.01 feet to a point of tangency;

South 84°01'26" West, a distance of 1858.37 feet to a point;

North 88°03'13" West, a distance of 45.81 feet to a point in the easterly right of way of Cosgray Road;

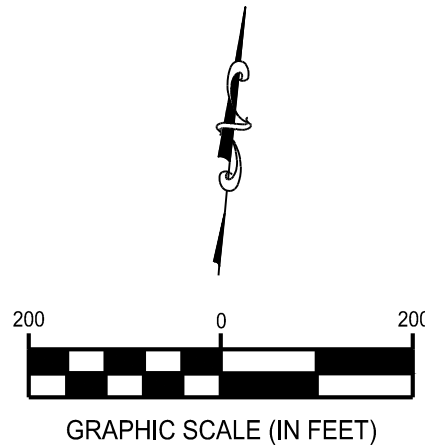
Thence North 5°52'16" West, with said easterly right of way, a distance of 1.12 feet to the northeasterly corner thereof;

Thence South 84°07'44" West, with the northerly line of said easterly right of way, a distance of 9.61 feet to the **POINT OF BEGINNING**, and containing 24.504 acres of land, more or less;

The bearings are based on the Ohio State Plane South Coordinate System, NAD83 (2011).

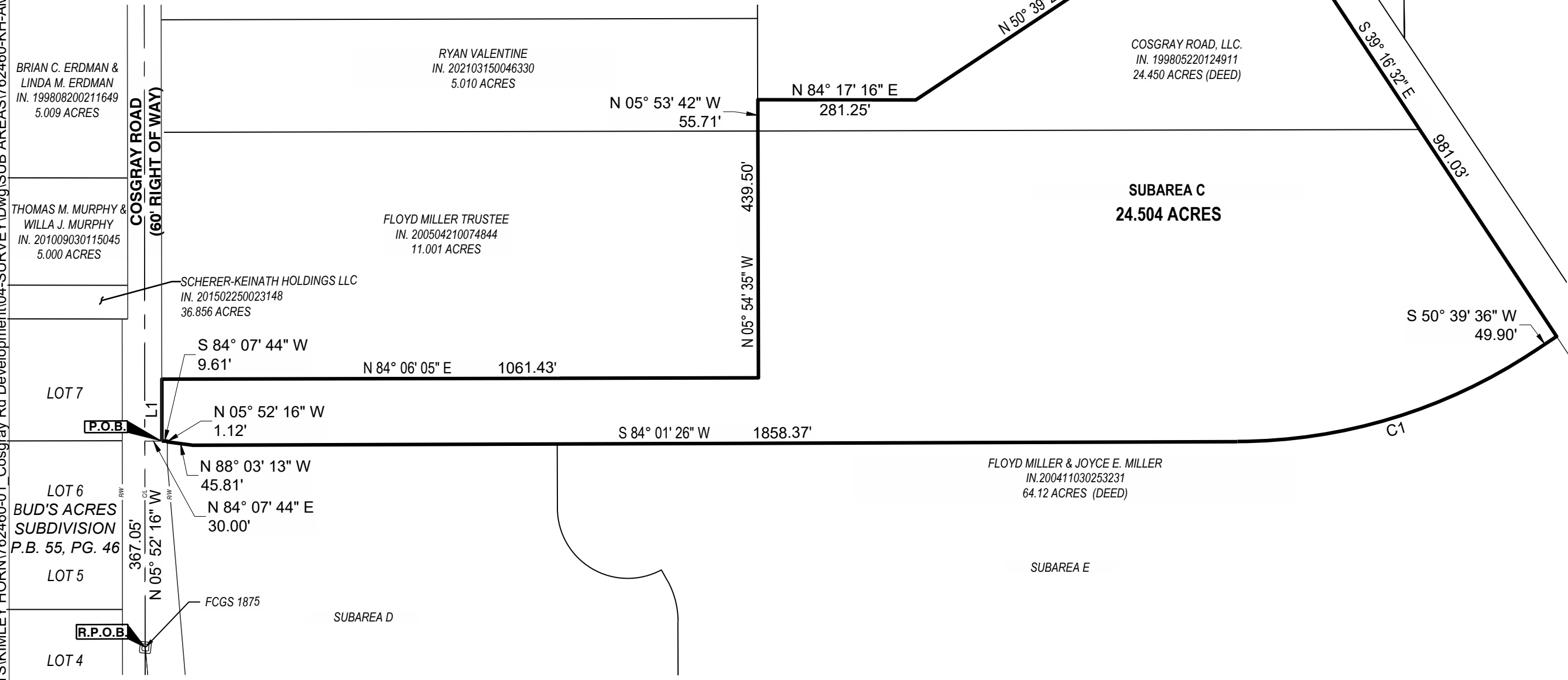
This description is not intended for transfer and does not meet Franklin County Transfer and Conveyance Standards.

W:\PROJECTS\KIMBLEY HORN\762460-01_Cosgray Rd Development\04-SURVEY\DWG\SUB AREAS\762460-KH-AMLIN-SUBAREA-C.dwg - 6/8/2023 - Rick Cross



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	958.00'	557.85'	S67° 20' 31"W, 550.01'	33° 21' 50"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N05° 52' 16"W	110.36



AMLIN CROSSING
STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF DUBLIN, TOWNSHIP OF WASHINGTON,
V.M.S. 6953

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Project Number:	762460
Scale:	1"=200'
Drawn By:	OPG
Checked By:	MJA
Date:	6/7/2023
Issue:	N/A

Drawing Title:
SUBAREA C

BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE
SOUTH COORDINATE SYSTEM, NAD83 (2011).

LEGAL DESCRIPTION

Subarea D

12.686 Acres

Situated in the State of Ohio, City of Dublin, County of Franklin, Township of Washington, being a part of Virginia Military Survey Number 6953, and being part of a 64.12 acre original tract of land as conveyed to Floyd Miller and Joyce E. Miller, of record in Instrument Number 200411030253231, all document references are to the records of the Recorder's Office of Franklin County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at Franklin County Engineer monument "FCGS 1875", being in the centerline of right of way of Cosgray Road;

Thence North 5°52'16" West, with the centerline of said Cosgray Road, a distance of 367.05 feet to a point;

Thence North 84°07'44" East, a distance of 39.61 feet to a corner of the easterly right of way line of said Cosgray Road;

Thence South 5°52'16" East, a distance of 1.12 feet to the **TRUE POINT OF BEGINNING**;

Thence through said 64.12 acre tract the following courses:

South 88°03'13" East, a distance of 45.81 feet to a point;

North 84°01'26" East, a distance of 648.17 feet to a point;

South 5°58'34" East, a distance of 114.92 feet to a point of curvature;

With a curve to the left, having a central angle of 118°31'51", a radius of 125.00 feet, an arc length of 258.59 feet, and a chord which bears South 65°14'29" East, for a chord distance of 214.89 feet to a point;

South 34°30'25" East, a distance of 22.53 feet to a point of curvature;

With a curve to the right, having a central angle of 28°27'34", a radius of 150.00 feet, an arc length of 74.51 feet, and a chord which bears South 20°16'38" East, for a chord distance of 73.74 feet to a point of tangency;

South 6°02'51" East, a distance of 366.09 feet to a point in the north line of Hayden Farms, Section 1 as recorded in Plat Book 106, Page 44;

Thence South 84°17'13" West, with the north line of said Hayden Farms, Section 1, a distance of 863.94 feet to a point in said easterly right of way line;

Thence with said easterly right of way line the following courses:

North 5°52'16" West, a distance of 103.66 feet to an angle point thereof;

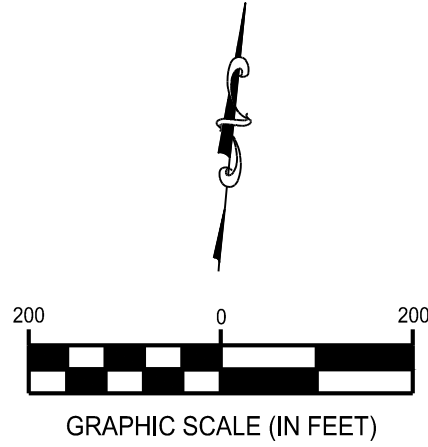
North 10°36'23" West, a distance of 545.11 feet to an angle point thereof;

North 5°52'16" East, a distance of 37.44 feet to the **POINT OF BEGINNING** and containing 12.686 acres of land, more or less;

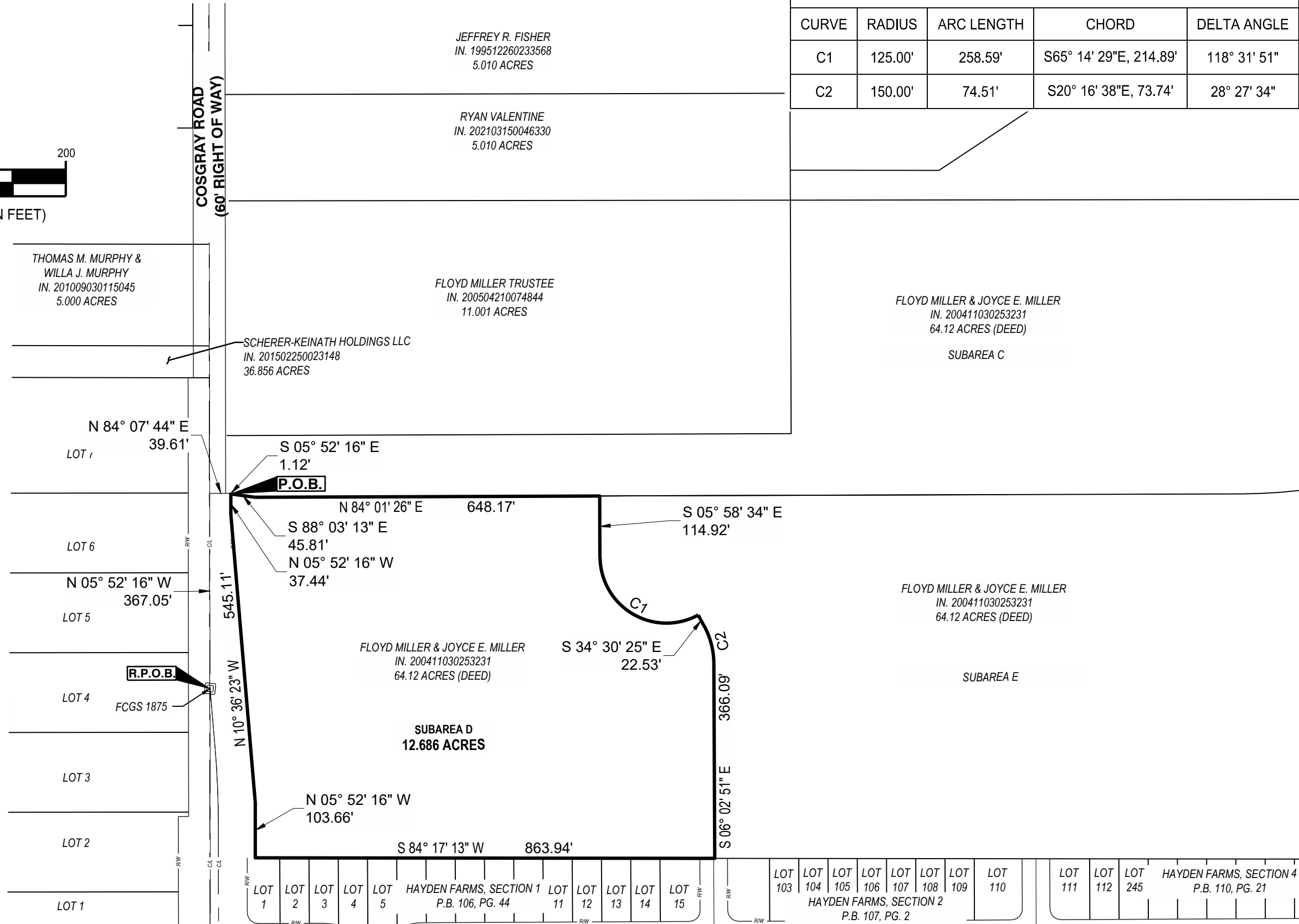
The bearings are based on the Ohio State Plane South Coordinate System, NAD83 (2011).

This description is not intended for transfer and does not meet Franklin County Transfer and Conveyance Standards.

W:\PROJECTS\KIMLEY HORN\762460-01_Cosgray Rd Development\04-SURVEY\DWG\SUB AREAS\762460-KH-AMLIN-SUBAREA-D.dwg - 6/8/2023 - Matt Ackroyd



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	125.00'	258.59'	S65° 14' 29"E, 214.89'	118° 31' 51"
C2	150.00'	74.51'	S20° 16' 38"E, 73.74'	28° 27' 34"



BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE
SOUTH COORDINATE SYSTEM, NAD83 (2011).

AMLIN CROSSING
STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF DUBLIN, TOWNSHIP OF WASHINGTON,
V.M.S. 6953

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Project Number: 762460
Scale: 1"=200'
Drawn By: OPG
Checked By: MJA
Date: 6/7/2023
Issue: N/A

Drawing Title:
SUBAREA D

LEGAL DESCRIPTION

Subarea E

28.450 Acres

Situated in the State of Ohio, City of Dublin, County of Franklin, Township of Washington, being a part of Virginia Military Survey Number 6953, and being part of a 64.12 acre original tract of land as conveyed to Floyd Miller and Joyce E. Miller, of record in Instrument Number 200411030253231, all document references are to the records of the Recorder's Office of Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at the northeasterly corner of Reserve "P" of a plat entitled Hayden Farms, Section 5, of record in Plat book 112, Page 6;

Thence with the northerly lines of said Hayden Farms, Section 5 and the northerly lines of Hayden Farms, Section 4, of record in Plat Book 110, Page 21, and Hayden Farms, Section 2, of record in Plat Book 107, Page 2, the following courses:

South 83°58'22" West, a distance of 672.21 feet to a point;

South 5°45'29" East, a distance of 222.49 feet to a point;

South 84°17'13" West, a distance of 1318.86 feet to a point;

Thence through said 64.12 acre tract, the following courses:

North 6°02'51" West, a distance of 366.09 feet to a point of curvature;

With a curve to the left, having a central angle of 28°27'34", a radius of 150.00 feet, an arc length of 74.51 feet, and a chord which bears North 20°16'38" West, for a chord distance of 73.74 feet to a point of tangency;

North 34°30'25" West, a distance of 22.53 feet to a point;

With a curve to the right, having a central angle of 118°31'51", a radius of 125.00 feet, an arc length of 258.59 feet, and a chord which bears North 65°14'29" West, for a chord distance of 214.89 feet to a point of tangency;

North 5°58'34" West, a distance of 114.92 feet to a point;

North 84°01'26" East, a distance of 1210.20 feet to a point of curvature;

With a curve to the left, having a central angle of 33°21'50", a radius of 958.00 feet, an arc length of 557.85 feet, and a chord which bears North 67°20'31" East, for a chord distance of 550.01 feet to a point of tangency;

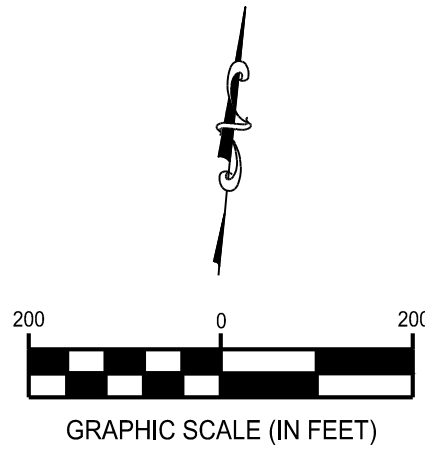
North 50°39'36" East, a distance of 49.90 feet to a point in the westerly railroad right of way line of New York Central Lines, LLC, of record in Instrument Number 200212180325201;

Thence South 39°16'32" East, with said westerly right of way line, a distance of 778.14 feet to the **POINT OF BEGINNING**, and containing 28.450 acres of land, more or less;

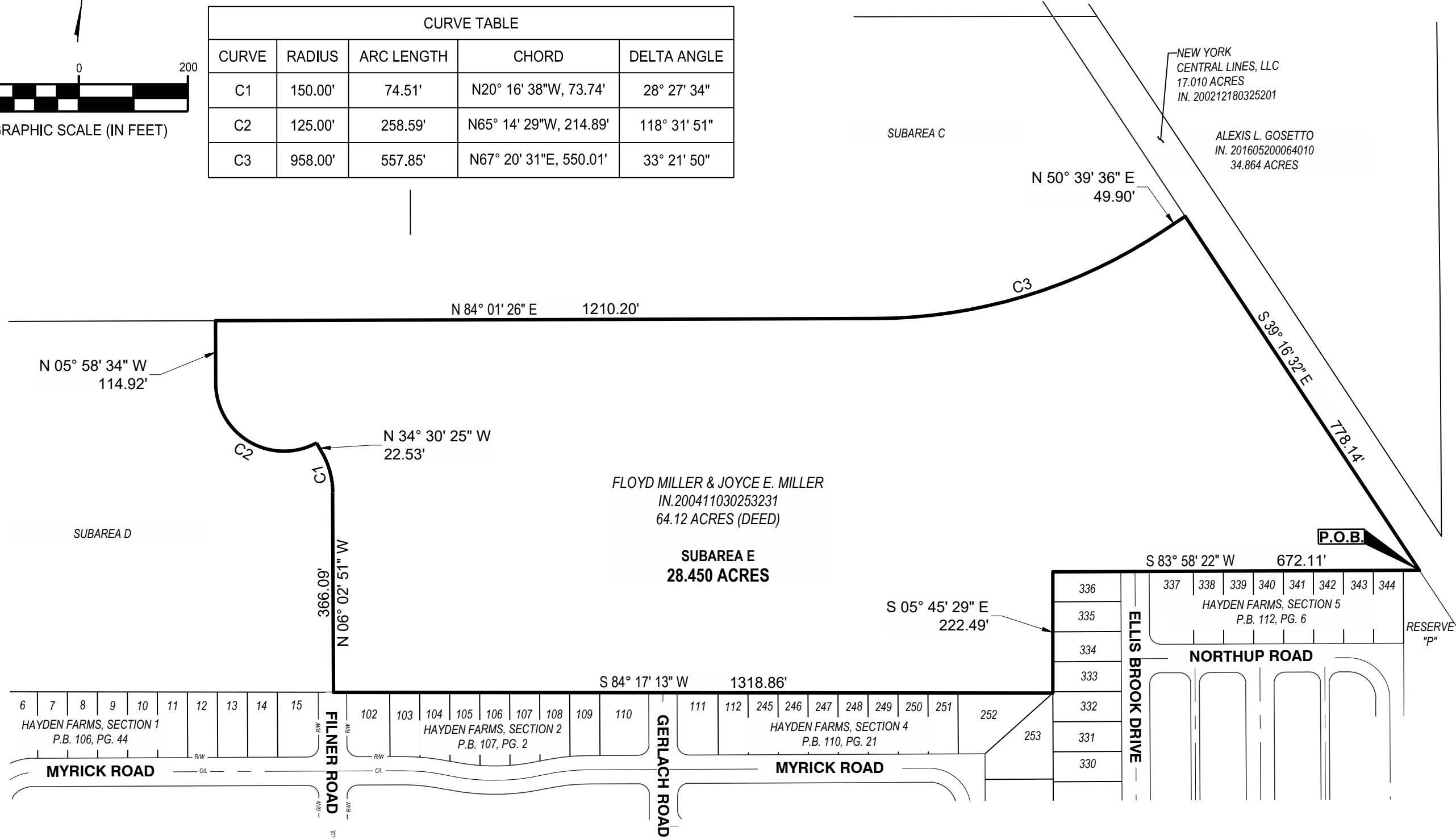
The bearings are based on the Ohio State Plane South Coordinate System, NAD83 (2011).

This description is not intended for transfer and does not meet Franklin County Transfer and Conveyance Standards.

W:\PROJECTS\KIMBLEY HORNI\762460-01_Cosgray Rd Development\04-SURVEY\DWG\SUB AREAS\762460-KH-AMLIN-SUBAREA-E.dwg - 6/8/2023 - Matt Ackroyd



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	150.00'	74.51'	N20° 16' 38"W, 73.74'	28° 27' 34"
C2	125.00'	258.59'	N65° 14' 29"W, 214.89'	118° 31' 51"
C3	958.00'	557.85'	N67° 20' 31"E, 550.01'	33° 21' 50"



BASIS OF BEARING
BEARINGS ARE BASED ON THE OHIO STATE PLANE
SOUTH COORDINATE SYSTEM, NAD83 (2011).



AMLIN CROSSING
STATE OF OHIO, COUNTY OF FRANKLIN,
CITY OF DUBLIN, TOWNSHIP OF WASHINGTON,
V.M.S. 6953

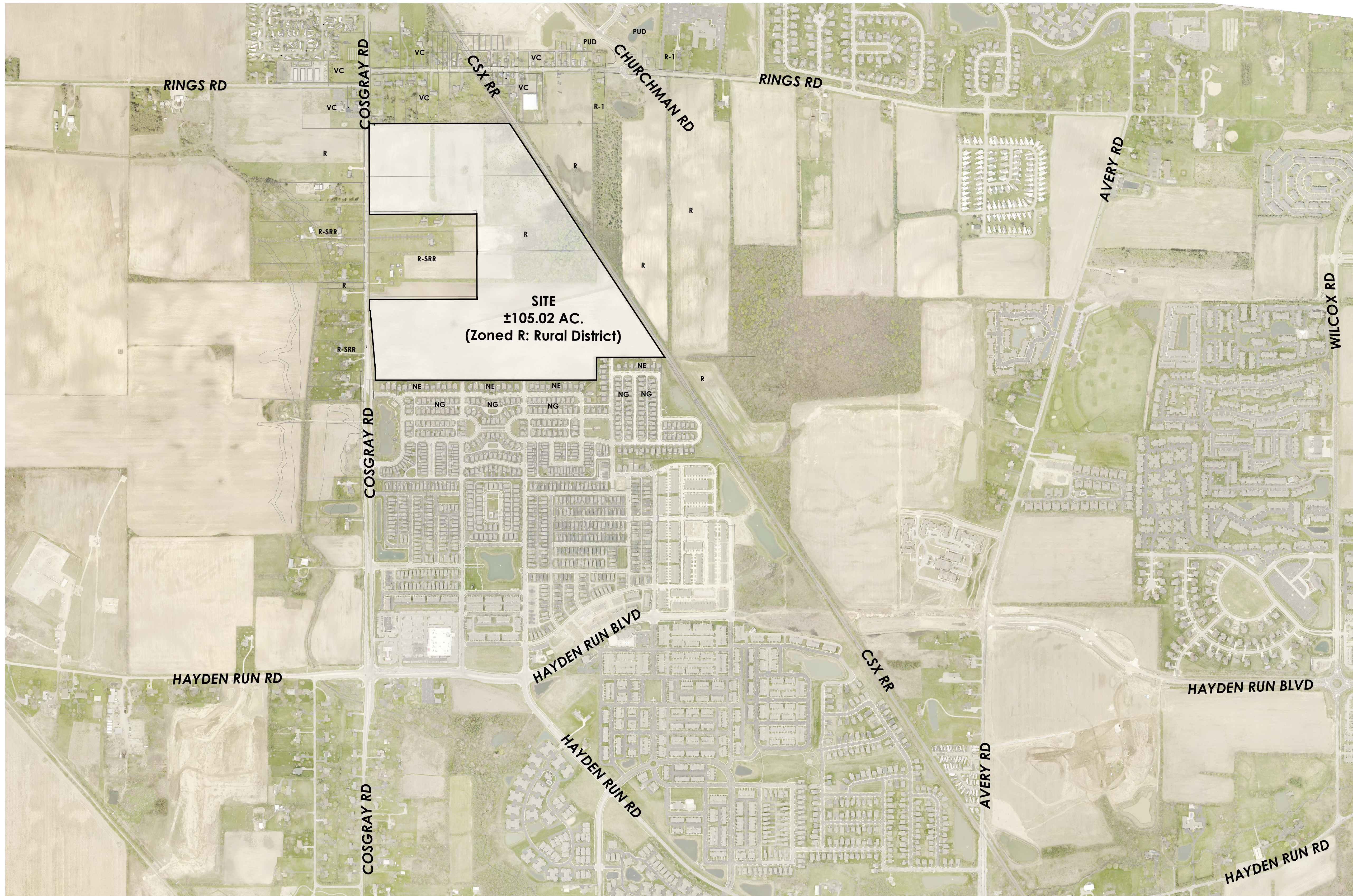
© 2023 CESO, INC.

Project Number:	762460
Scale:	1"=200'
Drawn By:	OPG
Checked By:	MJA
Date:	6/7/2023
Issue:	N/A

Drawing Title:
SUBAREA E

SECTION 2

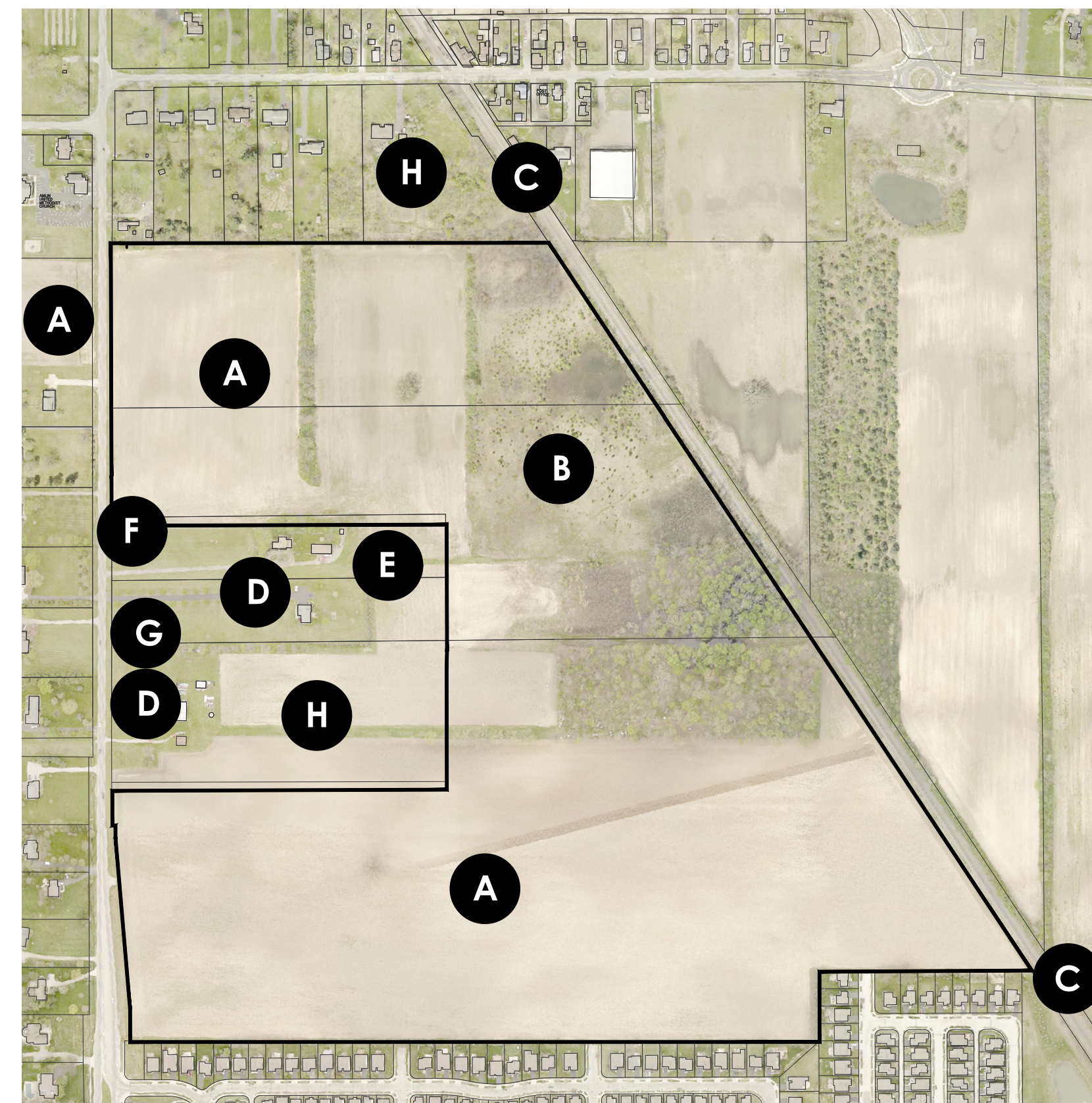
Exhibits



PRELIMINARY DEVELOPMENT PLAN
AMLIN CROSSING
Dublin, OH
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EXISTING DEVELOPMENT INVENTORY

- A** Agricultural Field
- B** Vacant Property
- C** Railroad
- D** Ex. Home
- E** Ex. Garage/Barn
- F** Ex. Gravel Drive
- G** Ex. Asphalt Drive
- H** Large Lot Residential

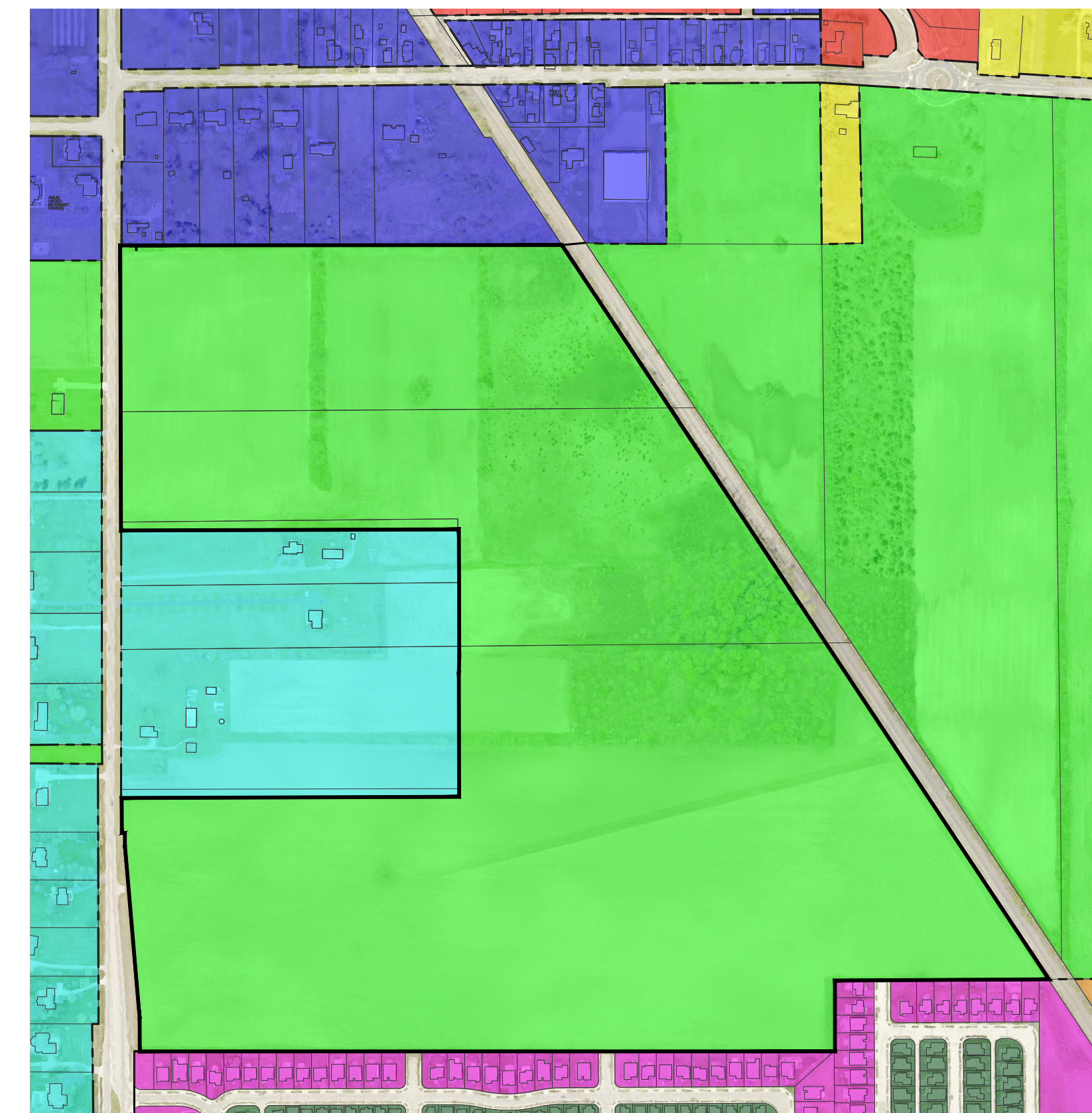


1 EXISTING DEVELOPMENT INVENTORY

Scale: 1" = 400'

EXISTING ZONING & LAND USE

- City of Dublin Zoning**
- (R) Rural District
 - (R-1) Restricted Suburban Residential
 - (PUD) Planned Unit Development
- City of Columbus Zoning**
- (NE) Neighborhood Edge
 - (NG) Neighborhood General
 - (R) Rural Residential
- Washington Township Zoning**
- (R-SRR) Semi-Rural Residential
 - (VC) Village Center Overlay District



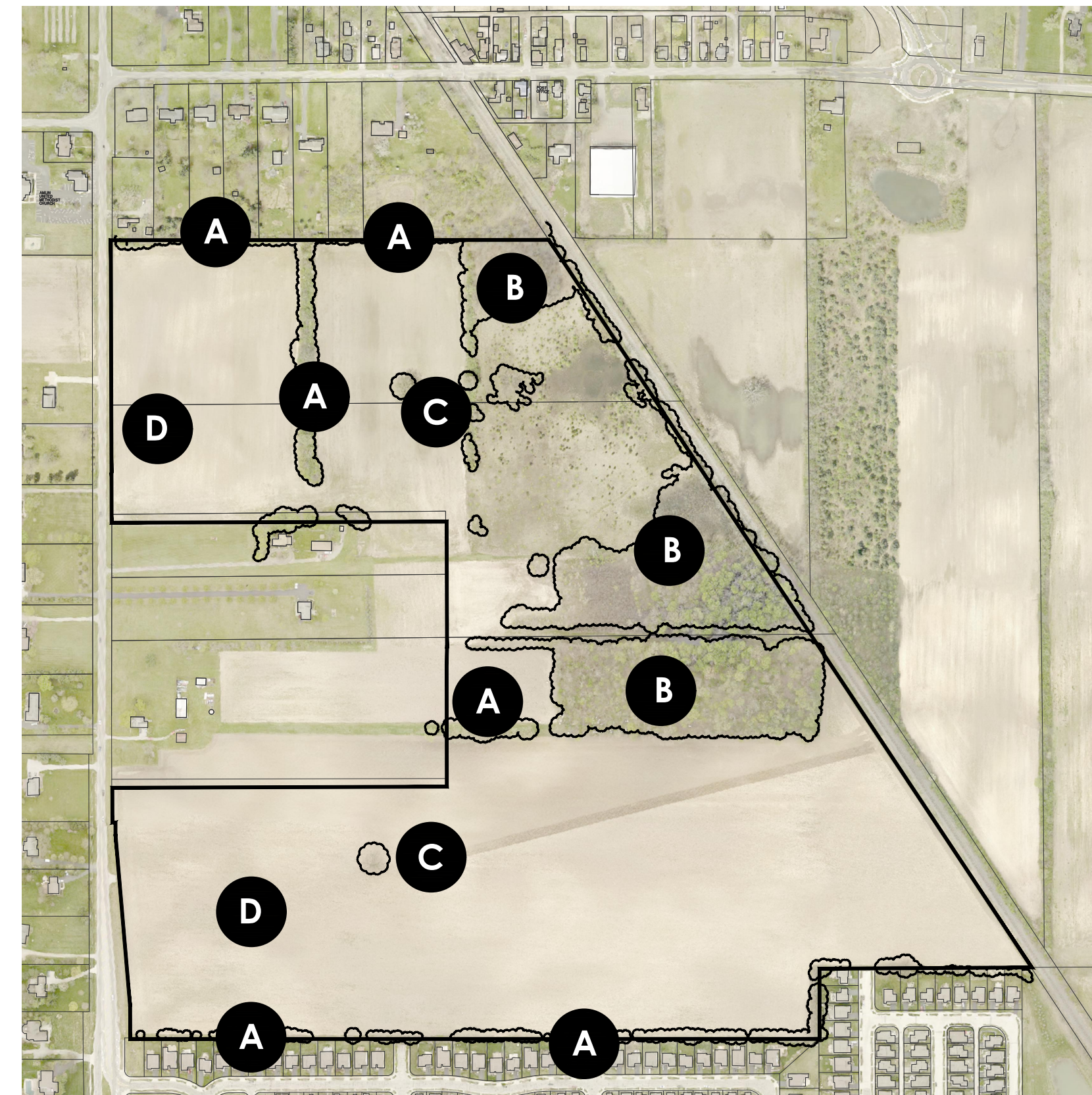
2 EXISTING ZONING & LAND USE

Scale: 1" = 400'

EX B.1 - Existing Conditions

PRELIMINARY EXISTING VEGETATION INVENTORY-IN GOOD CONDITION

- A** Tree Row
- B** Tree Grove
- C** Landmark Tree
- D** Agricultural Crops
- Existing Trees

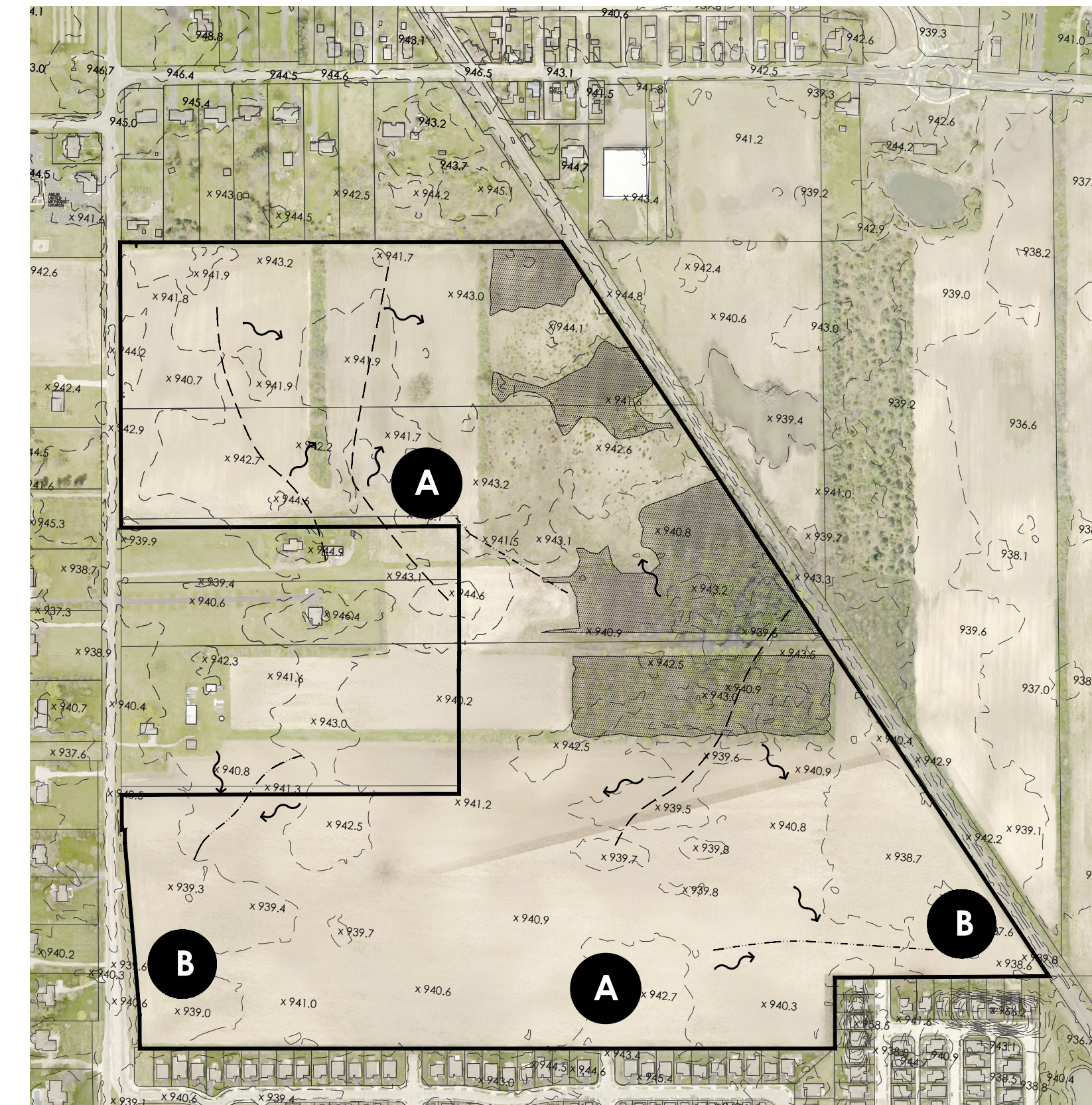


3 PRELIMINARY EXISTING VEGETATION INVENTORY-IN GOOD CONDITION

Scale: 1" = 400'

TOPOGRAPHIC & HYDROLOGIC INVENTORY

- A** High Point of Site
- B** Low Point of Site
- Flow Lines/Drainage
- X** Spot Grades
- Ridges
- Swales
- Wetlands



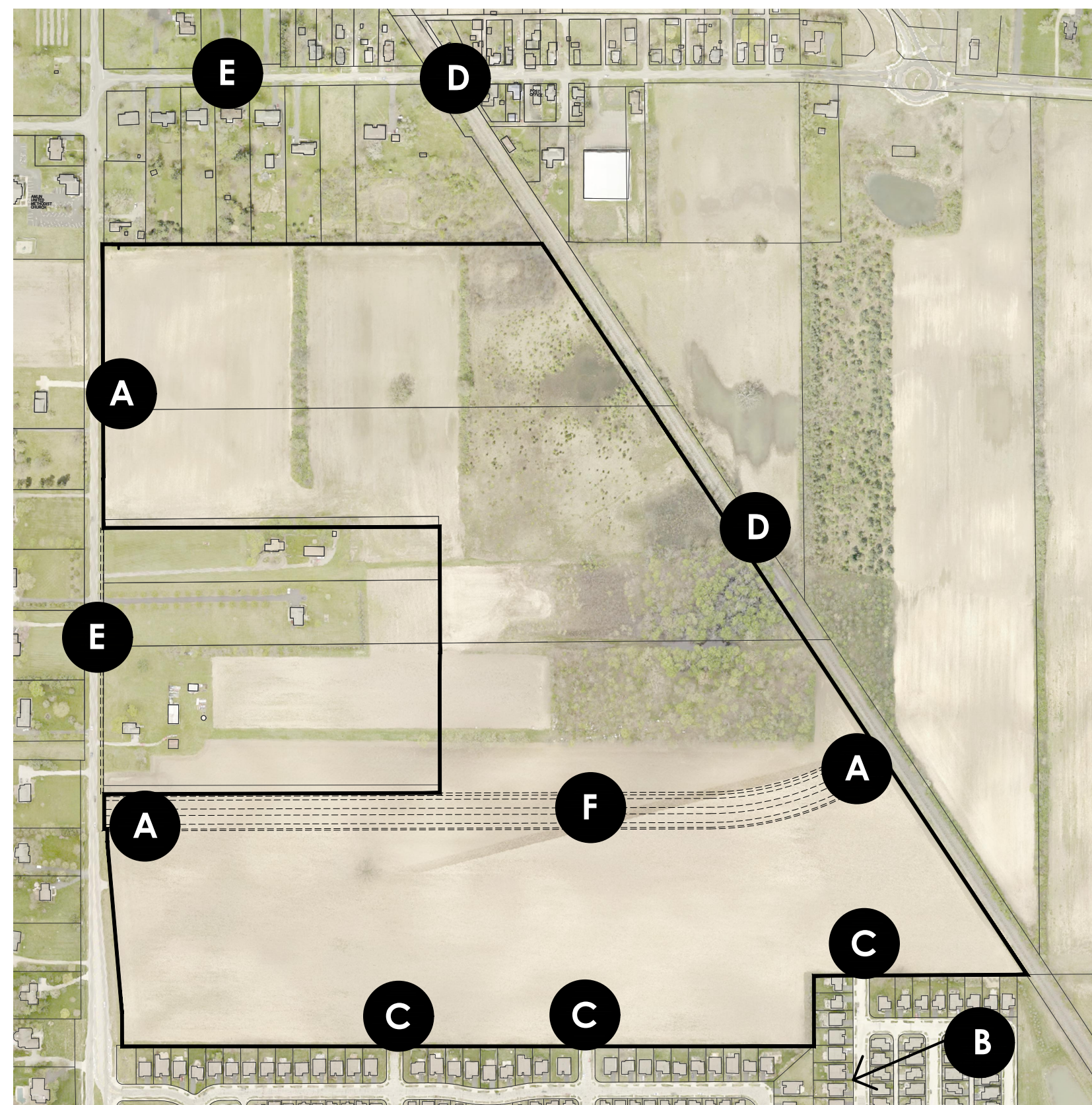
4 TOPOGRAPHIC & HYDROLOGIC INVENTORY

Scale: 1" = 400'



TRANSPORTATION & ACCESS INVENTORY

- A** Primary Site Access
- B** Ex. Sidewalk
- C** Potential Access
- D** Railroad
- E** Collector Road
- F** Future Tuttle Road Connection

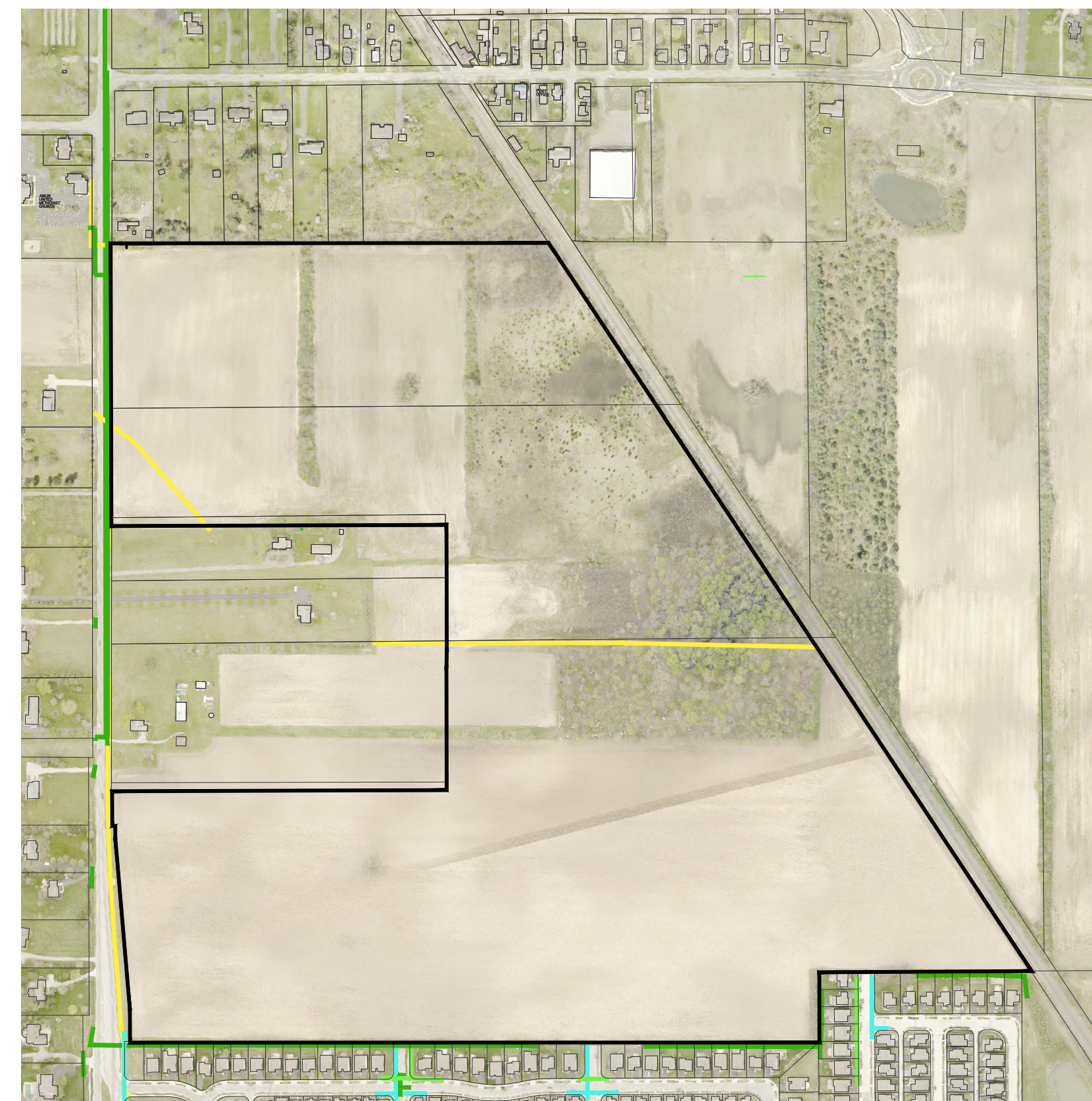


5 TRANSPORTATION & ACCESS INVENTORY

Scale: 1" = 400'

EXISTING PUBLIC UTILITY SERVICE INVENTORY

- Water Service (Typ.) (Blue)
City of Columbus
- Sanitary Service (Typ.) (Green)
City of Dublin
- Storm Service (Typ.) (Dark Green)
City of Dublin
- Gas Service (Typ.) (Yellow)
Columbia Gas

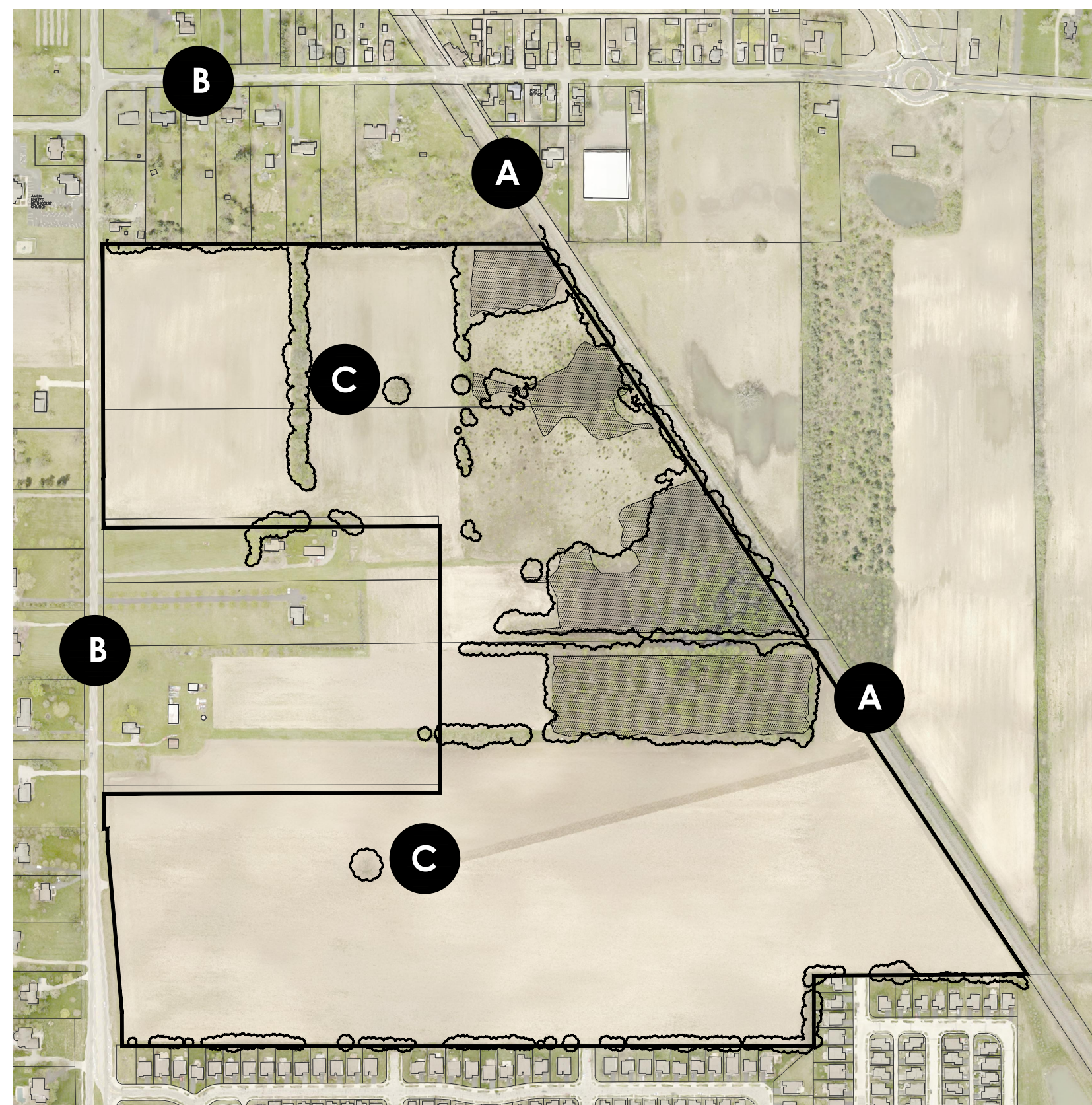


6 EXISTING PUBLIC UTILITY SERVICE INVENTORY

Scale: 1" = 400'

HISTORIC AND CULTURAL ASSETS INVENTORY

- A** Railroad
- B** Collector Roads
- C** Landmark Trees
- Existing Trees
- Existing Wetlands



7 HISTORIC AND CULTURAL ASSETS INVENTORY

Scale: 1" = 400'

EX B.2 - Existing Conditions





View 1: Southern Boundary Looking East



View 2: Southern Boundary Looking East



View 3: Southern Boundary Looking West



View 4: Southern Boundary Looking North



View 5: Center of Site Looking North-West



View 6: Center of Site Looking North-East



View 7: Center of Site Looking West



View 8: Center of Site Looking Southwest



View 9: Southern Boundary Looking Northwest



View 10: Southern Site Landmark Tree






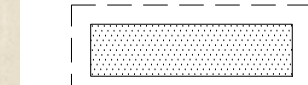


View 11: Northern Site Landmark Tree

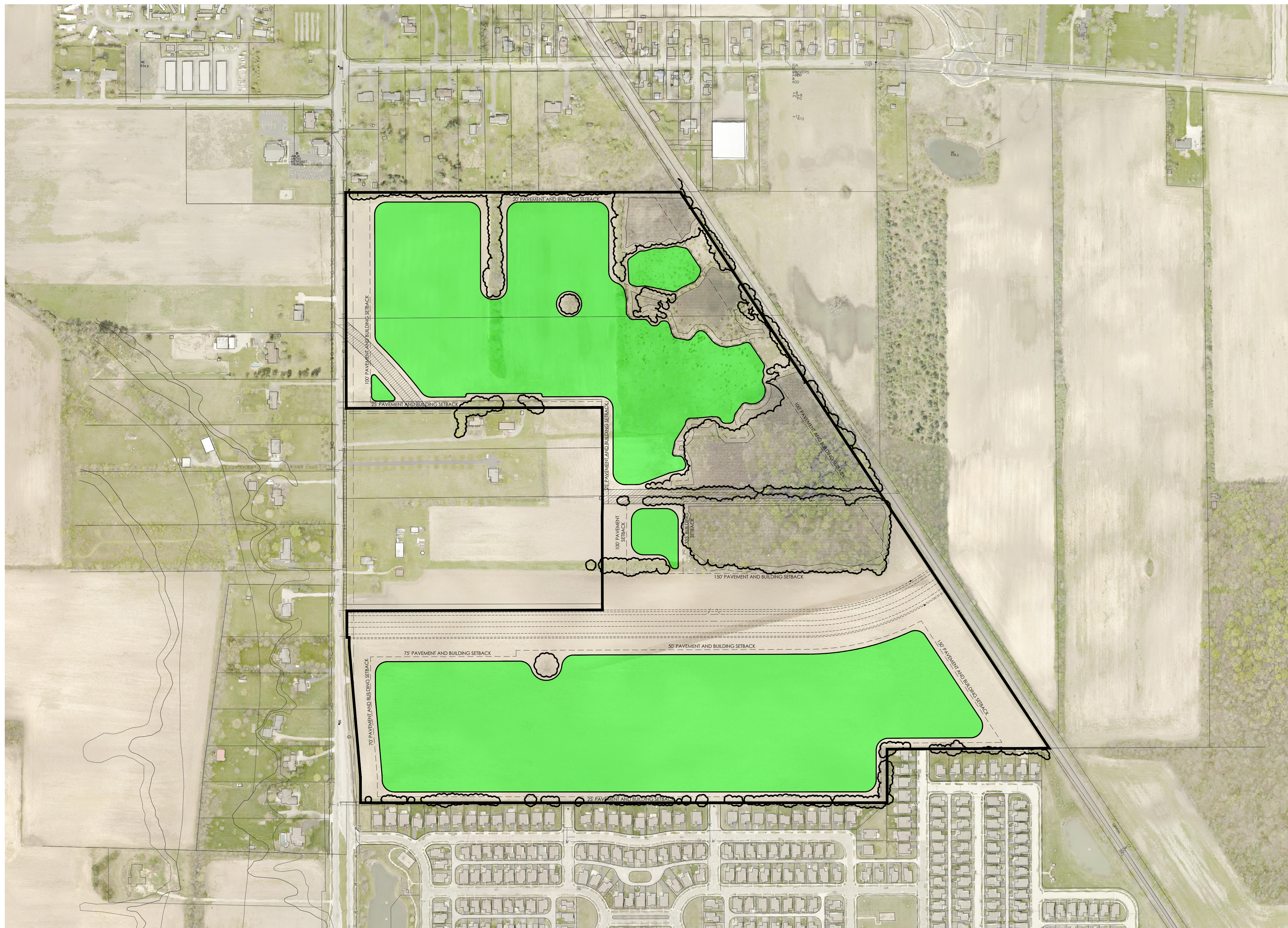


View 6: Northern Boundary Looking South

EX C.1 - Open Space Framework Analysis - Preservation/Open & Developable Areas

LEGEND









-  Future Tuttle Boulevard Alignment
-  Perimeter Setback
-  Preserved Existing Trees
-  Preserved Wetland with 20' Setback
-  Existing Utility Easement
-  Developable Area (±54.59 AC.)

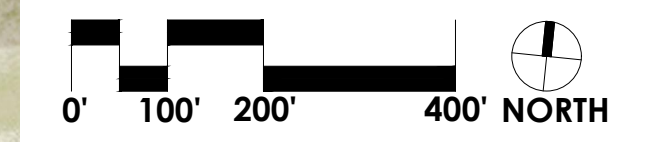
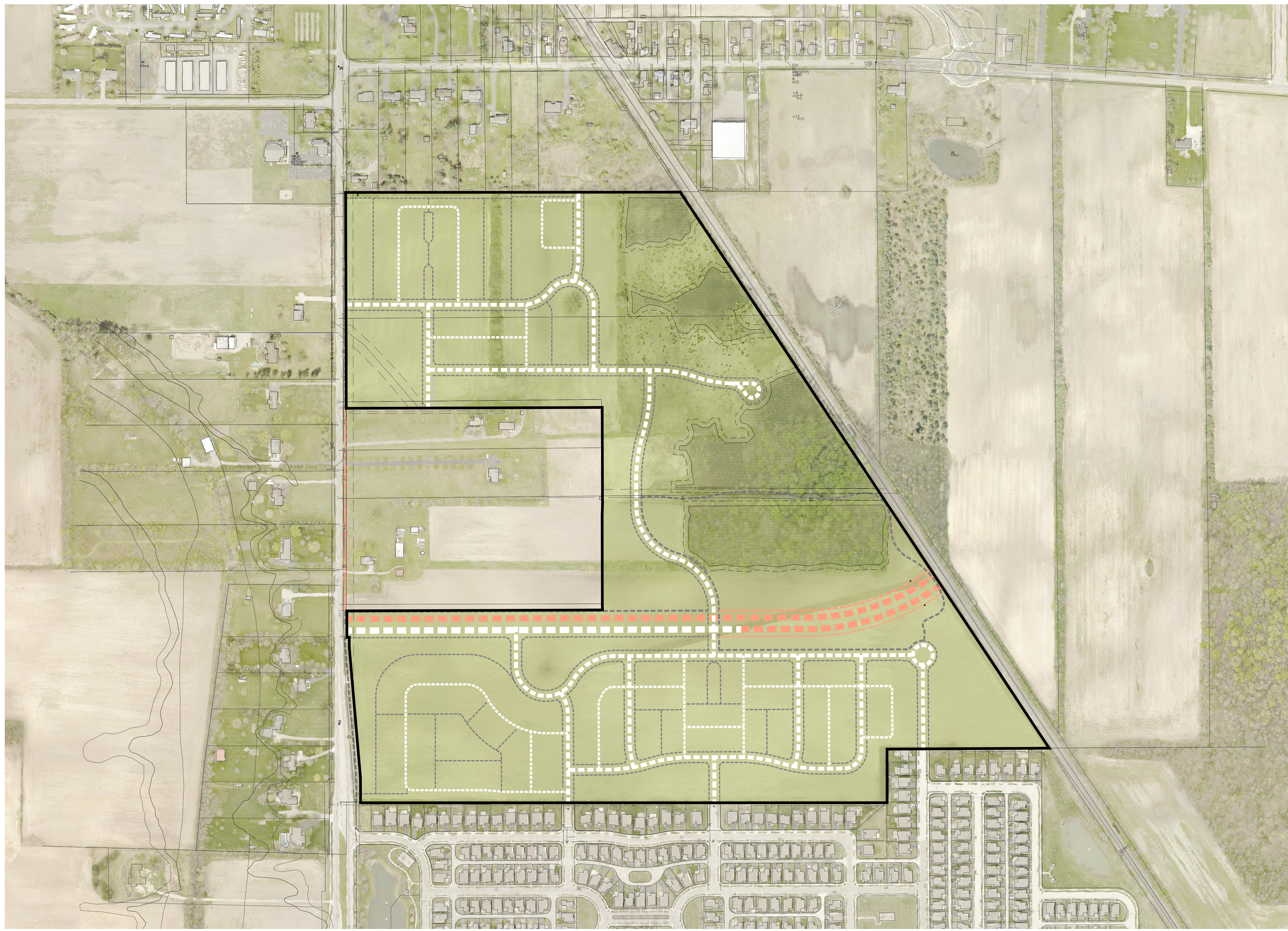


PRELIMINARY DEVELOPMENT PLAN
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EX C.2 - Open Space Framework Analysis - Conceptual Street Network and Path System

LEGEND

-  Public Boulevard
-  Public Street
-  Public Service Street
-  Future Public Boulevard
-  Public Multi-Use Path
-  Public Sidewalk
-  Future Public Multi-Use Path
-  Future Public Sidewalk



PRELIMINARY DEVELOPMENT PLAN
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EX D - Subarea Plan

LAND USE KEY

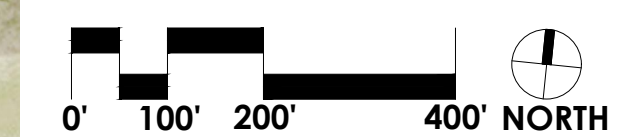
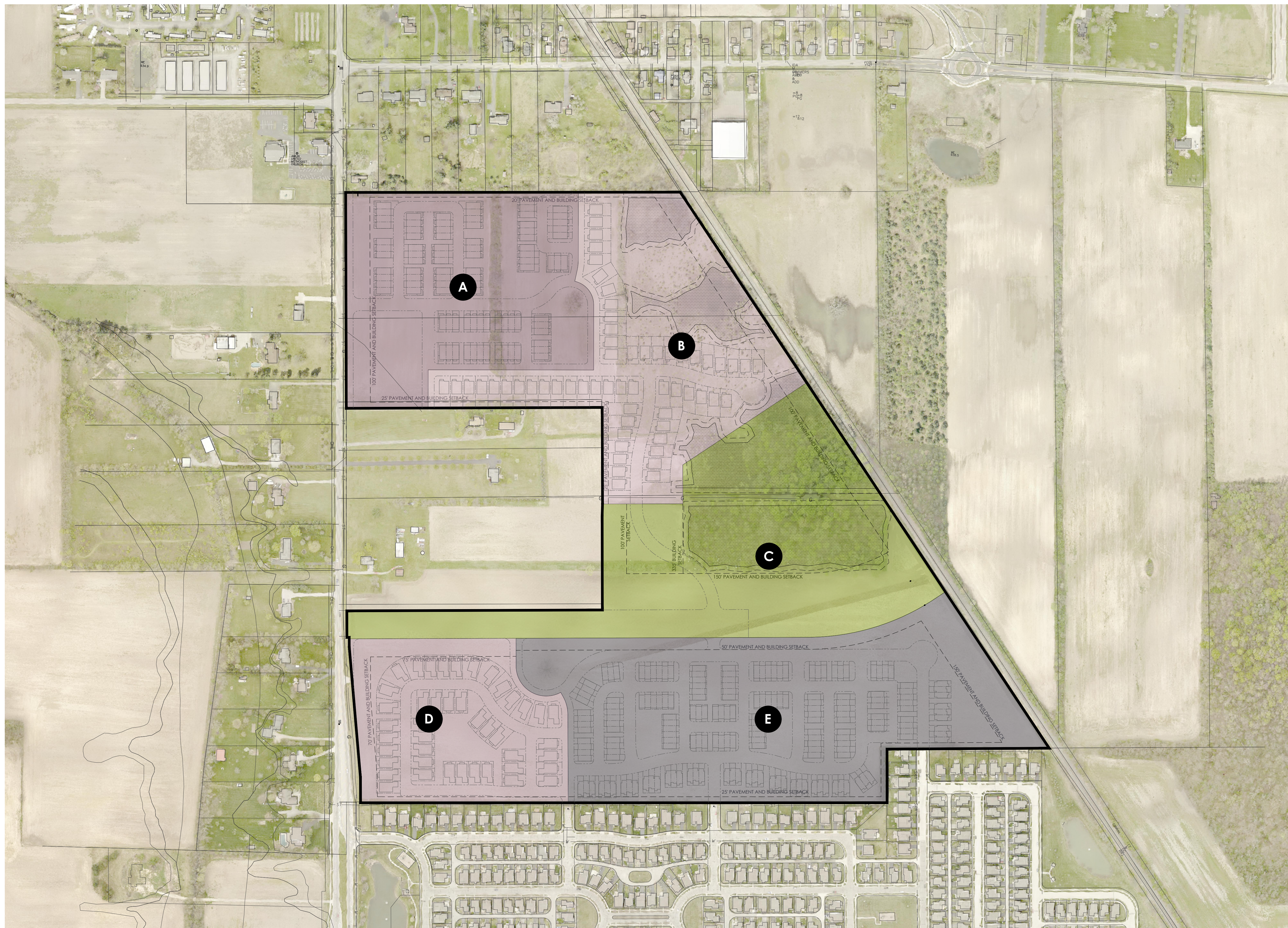
- A** Use: RESIDENTIAL
Type: Townhomes
Area: +/- 18.03 Acres
Units: 90 Units
Density: 5.0 D.U./Acre

- B** Use: RESIDENTIAL
Type: SF Detached
Area: +/- 20.66 Acres
Units: 58 Units
Density: 2.81 D.U./Acre

- C** Use: OPEN SPACE / TUTTLE ROAD R.O.W.
Type: Open Space, Existing Vegetation, Roads
Area: +/- 24.50 Acres
Units: 0 Units
Density: 0.0 D.U./Acre

- D** Use: RESIDENTIAL
Type: SF Empty Nester
Area: +/- 12.69 Acres
Units: 43 Units
Density: 3.39 D.U./Acre

- E** Use: RESIDENTIAL
Type: Townhomes - Rear Load Garage
Townhomes - Front Load Garage
Area: +/- 28.45 Acres
Units: 180 Units
Density: 6.33 D.U./Acre



PRELIMINARY DEVELOPMENT PLAN
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SIGNATURES AND DATES

Applicant:
 Name: _____ Date: _____

Planning and Zoning Commission Secretary:
 Name: _____ Date: _____

Planning and Zoning Commission Approval:
 Date: _____

City Council Approval:
 Date: _____

EX E.1 - Preliminary Development Plan

PLANNING INFORMATION

Included Parcels: Franklin County ID	Ac.	Owner
274001307	20.24	Cosgray Road II LLC
274001004	24.45	Cosgray Road LLC
274001218	60.42	Floyd & Joyce Miller
TOTAL	105.11 Ac.	

Planning Documents: City of Dublin, OH Dubscovery
 FEMA.gov
 Franklin County Auditor GIS
 National Wetlands Inventory

Existing Zoning District: R - Rural District

Existing Land Use: Rural Residential, Agricultural

Recommended Land Use: Mixed Residential Medium Density

Flood Hazard Area: Zone X - minimal hazard

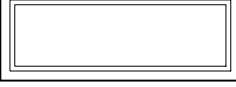
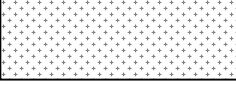

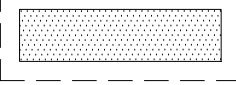

DEVELOPMENT DATA

Gross Area:	+/-105.02 AC.
Total Units:	371 Units
Gross Density:	3.53 D.U./AC.
Open Space Provided:	+/-46.89 AC. (44.65%)
Total Land Dedication:	+/-51.25 AC. (48.8%)

LAND USE KEY

- A** Use: RESIDENTIAL
 Type: Townhomes
 Area: +/-18.03 Acres
 Units: 90 Units
 Density: 5.0 D.U./Acre
- B** Use: RESIDENTIAL
 Type: SF Detached
 Area: +/-20.66 Acres
 Units: 58 Units
 Density: 2.81 D.U./Acre
- C** Use: OPEN SPACE / TUTTLE ROAD R.O.W.
 Type: Open Space, Existing Vegetation, Roads
 Area: +/-24.50 Acres
 Units: 0 Units
 Density: 0.0 D.U./Acre
- D** Use: RESIDENTIAL
 Type: SF Empty Nester
 Area: +/-12.68 Acres
 Units: 43 Units
 Density: 3.39 D.U./Acre
- E** Use: RESIDENTIAL
 Type: Townhomes - Rear Load Garage
 Townhomes - Front Load Garage
 Area: +/-28.45 Acres
 Units: 180 Units
 Density: 6.33 D.U./Acre

LEGEND

-  Proposed Wet Basin
-  Proposed Dry Basin
-  Preserved Existing Trees
-  Preserved Wetland with 20' Setback
-  Existing Utility Easement



EX E.2 - Preliminary Development Plan

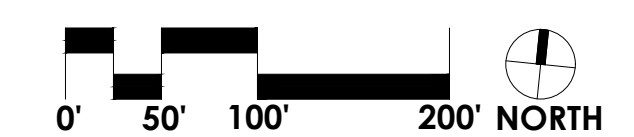
Enlargement: North Site Plan

DEVELOPMENT DATA

Gross Area:	+/-105.02 AC.
Total Units:	371 Units
Gross Density:	3.53 D.U./AC.
Open Space Provided:	+/-46.89 AC. (44.65%)
Total Land Dedication:	+/-51.25 AC. (48.8%)

LEGEND

-  Proposed Wet Basin
-  Proposed Dry Basin
-  Preserved Existing Trees
-  Preserved Wetland with 20' Setback
-  Existing Utility Easement



EX E.3 - Preliminary Development Plan

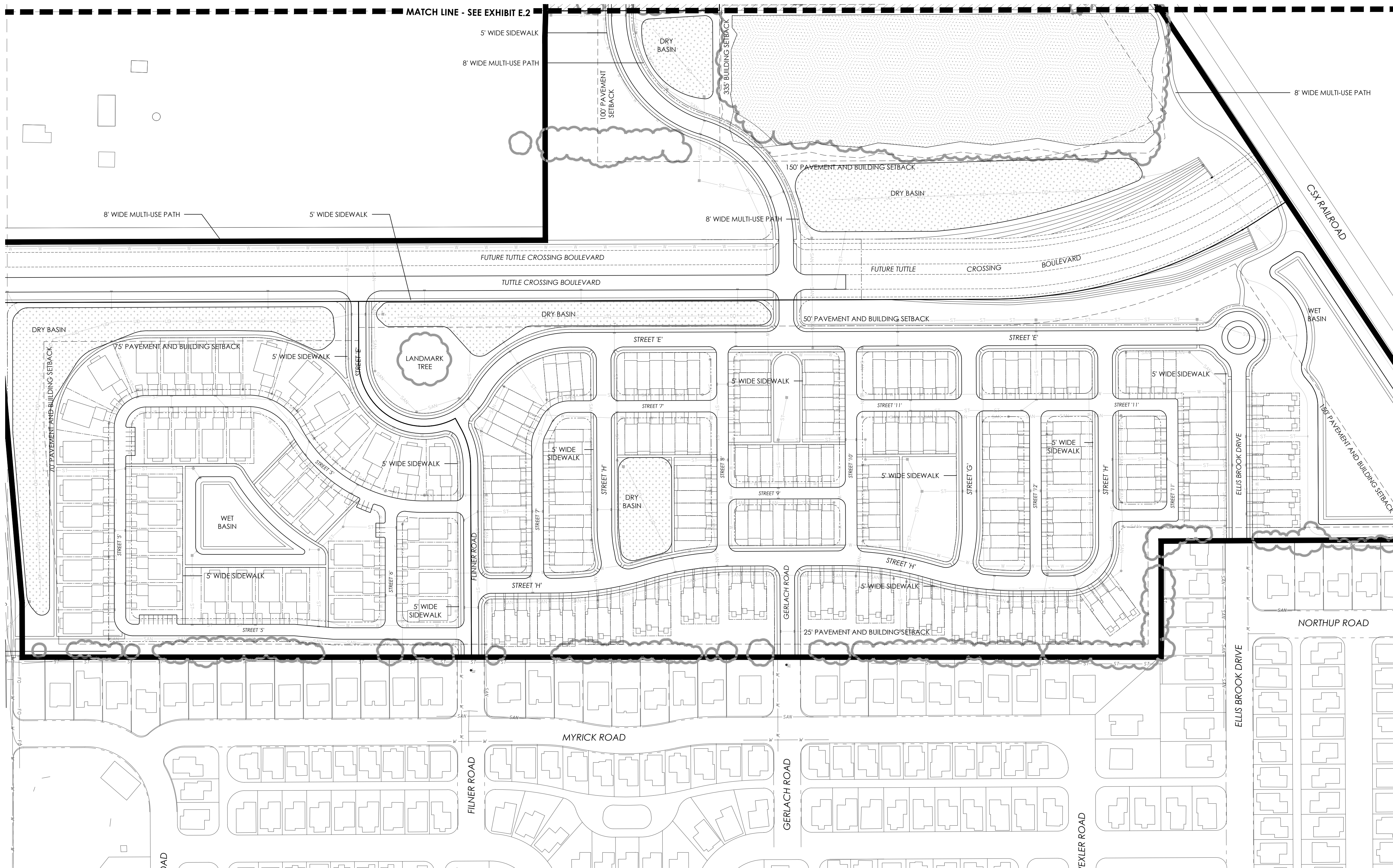
Enlargement: South Site Plan

DEVELOPMENT DATA

Gross Area:	+/-105.02 AC.
Total Units:	371 Units
Gross Density:	3.53 D.U./AC.
Open Space Provided:	+/-46.89 AC. (44.65%)
Total Land Dedication:	+/-51.25 AC. (48.8%)

LEGEND

-  Proposed Wet Basin
-  Proposed Dry Basin
-  Preserved Existing Trees
-  Preserved Wetland with 20' Setback
-  Existing Utility Easement



EX E.4 - Illustrative Site Plan

PLANNING INFORMATION

Included Parcels: Franklin County ID	Ac.	Owner
274001307	20.24	Cosgray Road II LLC
274001004	24.45	Cosgray Road LLC
274001218	60.422	Floyd & Joyce Miller
TOTAL	105.112 Ac.	

Planning Documents: City of Dublin, OH Dubscovery
FEMA.gov
Franklin County Auditor GIS
National Wetlands Inventory

Existing Zoning District: R - Rural District

Existing Land Use: Rural Residential, Agricultural

Recommended Land Use: Mixed Residential Medium Density

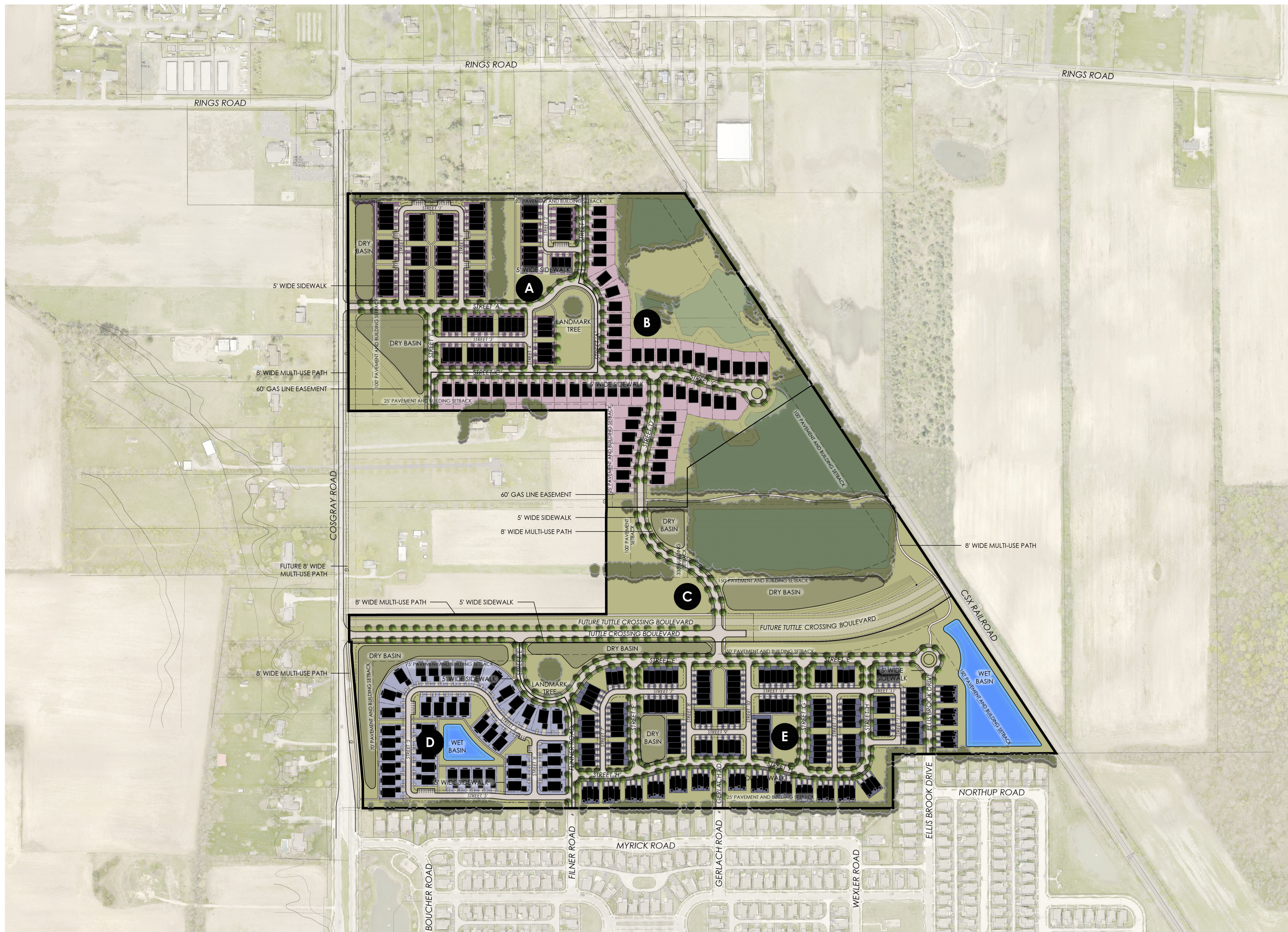
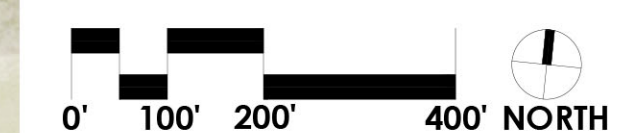
Flood Hazard Area: Zone X - minimal hazard

DEVELOPMENT DATA

Gross Area:	+/-105.02 AC.
Total Units:	371 Units
Gross Density:	3.53 D.U./AC.
Open Space Provided:	+/-46.89 AC. (44.65%)
Total Land Dedication:	+/-51.25 AC. (48.8%)

LAND USE KEY

- A** Use: RESIDENTIAL
Type: Townhomes
Area: +/-18.03 Acres
Units: 90 Units
Density: 5.0 D.U./Acre
- B** Use: RESIDENTIAL
Type: SF Detached
Area: +/-20.66 Acres
Units: 58 Units
Density: 2.81 D.U./Acre
- C** Use: OPEN SPACE / TUTTLE ROAD R.O.W.
Type: Open Space, Existing Vegetation, Roads
Area: +/-24.50 Acres
Units: 0 Units
Density: 0.0 D.U./Acre
- D** Use: RESIDENTIAL
Type: SF Empty Nester
Area: +/-12.68 Acres
Units: 43 Units
Density: 3.39 D.U./Acre
- E** Use: RESIDENTIAL
Type: Townhomes - Rear Load Garage
Townhomes - Front Load Garage
Area: +/-28.45 Acres
Units: 180 Units
Density: 6.33 D.U./Acre



PRELIMINARY DEVELOPMENT PLAN
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EX E.5a - Development Pattern
Overall Site - Looking Northeast Vignette



PRELIMINARY DEVELOPMENT PLAN
AMLIN CROSSING
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EX E.5b - Development Pattern
Overall Site - Looking Northwest Vignette



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EX E.5c - Development Pattern
Overall Site - Looking Southwest Vignette



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EX E.5d - Development Pattern
Overall Site - Looking Southeast Vignette



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EX E.6a - Development Pattern
North Site - Looking Northeast Vignette



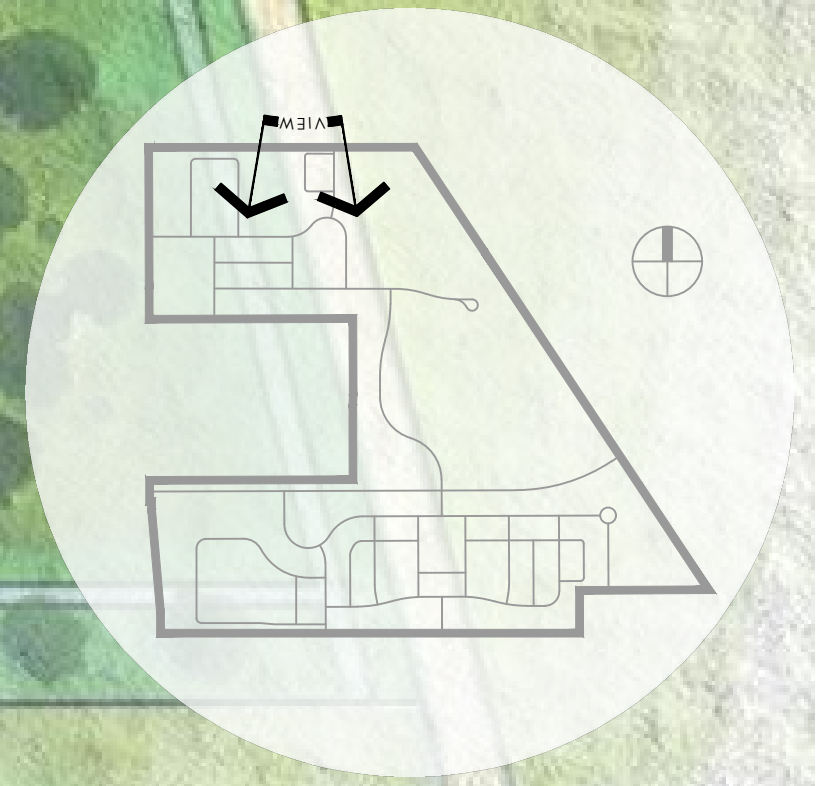
PRELIMINARY DEVELOPMENT PLAN
AMLIN CROSSING
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EX E.6b - Development Pattern
North Site - Looking Northwest Vignette



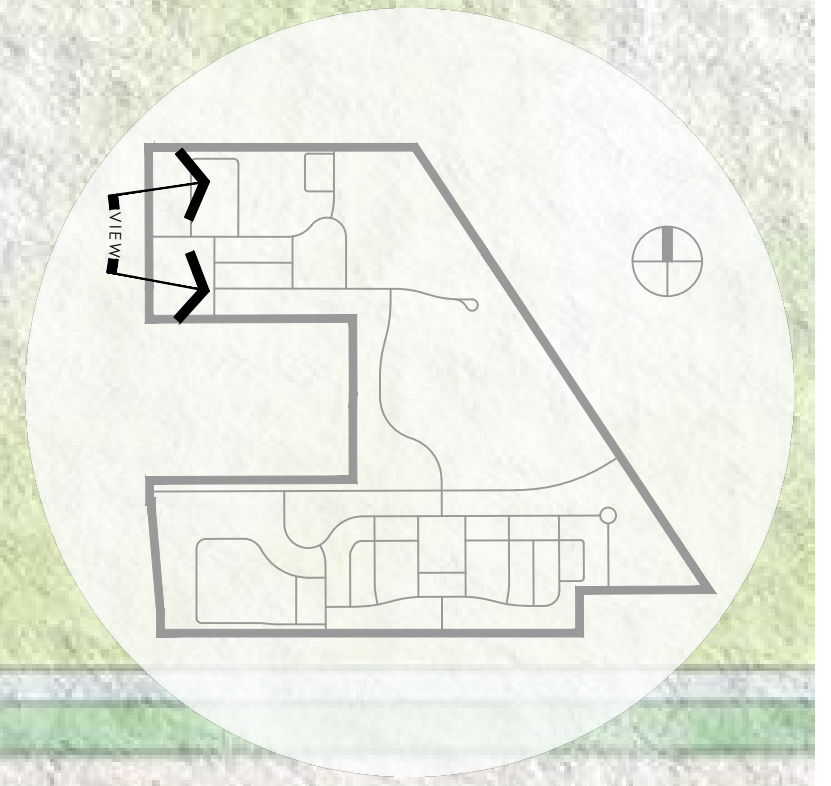
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EX E.6c - Development Pattern
North Site - Looking South Vignette



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EX E.6d - Development Pattern
North Site - Looking East Vignette



PRELIMINARY DEVELOPMENT PLAN
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EX E.7a - Development Pattern
South Site - Looking Northeast Vignette



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EX E.7b - Development Pattern
South Site - Looking Northwest Vignette



PRELIMINARY DEVELOPMENT PLAN
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EX E.7c - Development Pattern
South Site - Looking Southwest Vignette



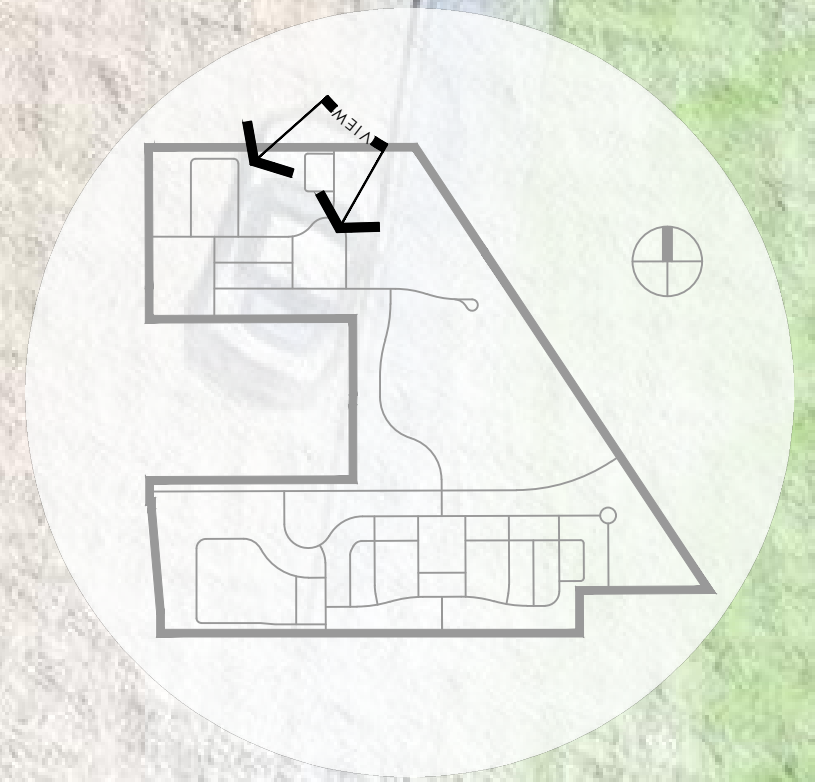
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EX E.7d - Development Pattern
South Site - Looking Southeast Vignette



PRELIMINARY DEVELOPMENT PLAN
AMLIN CROSSING
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EX E.8a - Subarea A Development Character
Neighborhood Block Vignette



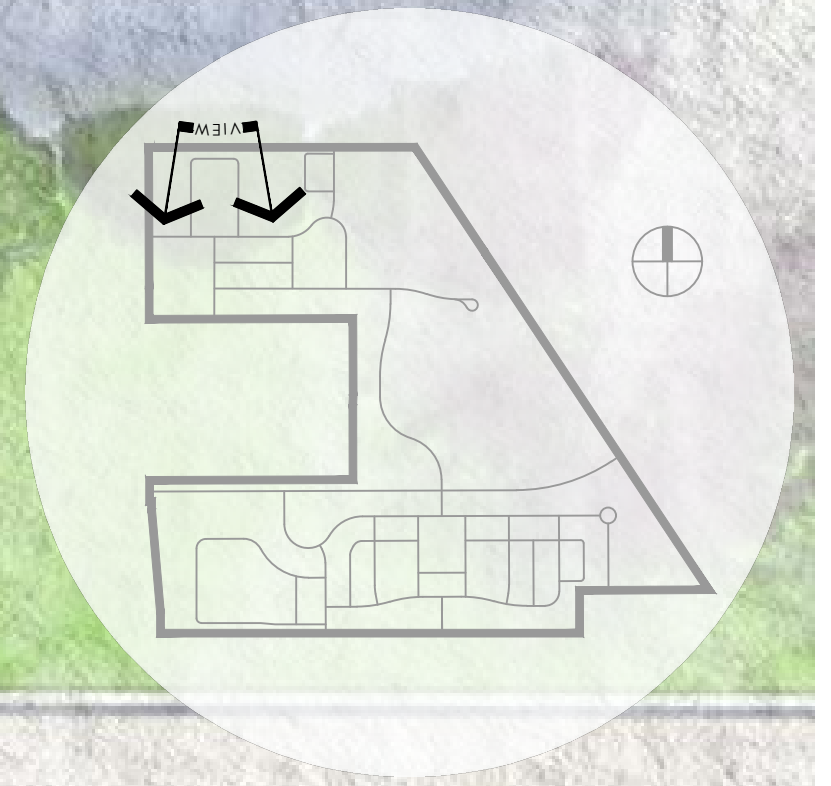
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EX E.8b - Subarea A Development Character
Public Street Vignette



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EX E.8c - Subarea A Development Character
Open Space Vignette



PRELIMINARY DEVELOPMENT PLAN
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EX E.9a - Subarea B Development Character
Neighborhood Block Vignette



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EX E.9b - Subarea B Development Character
Public Street Vignette



PRELIMINARY DEVELOPMENT PLAN
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EX E.9c - Subarea B Development Character
Open Space Vignette



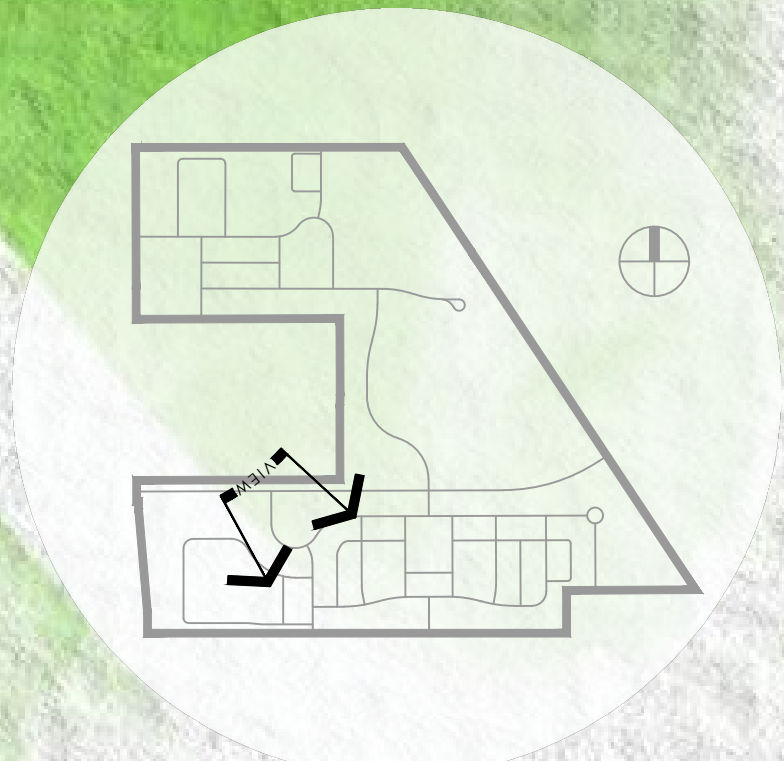
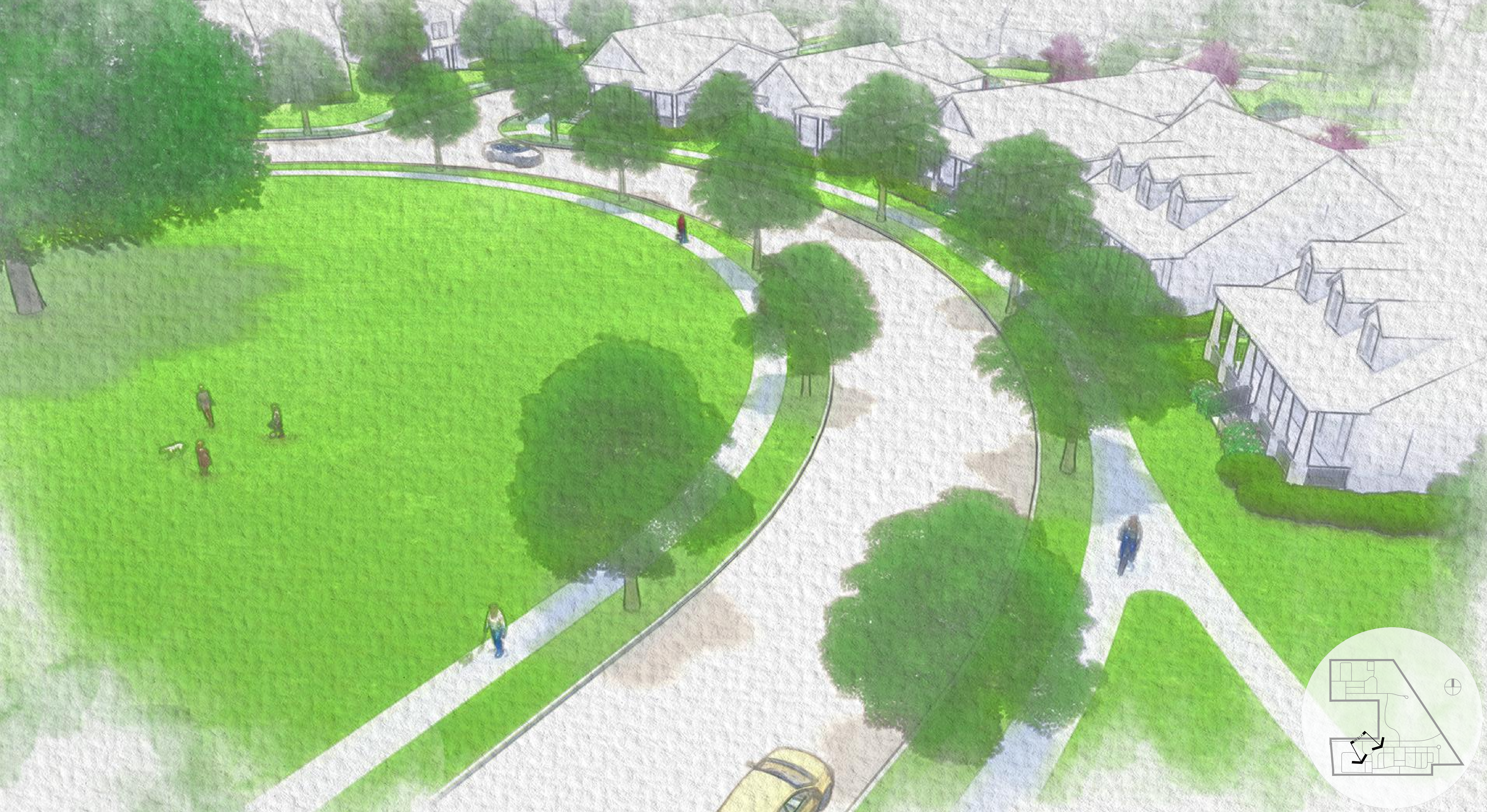
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EX E.10a - Subarea D Development Character
Neighborhood Block Vignette



PRELIMINARY DEVELOPMENT PLAN
AMLIN CROSSING
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EX E.10b - Subarea D Development Character
Public Street Vignette



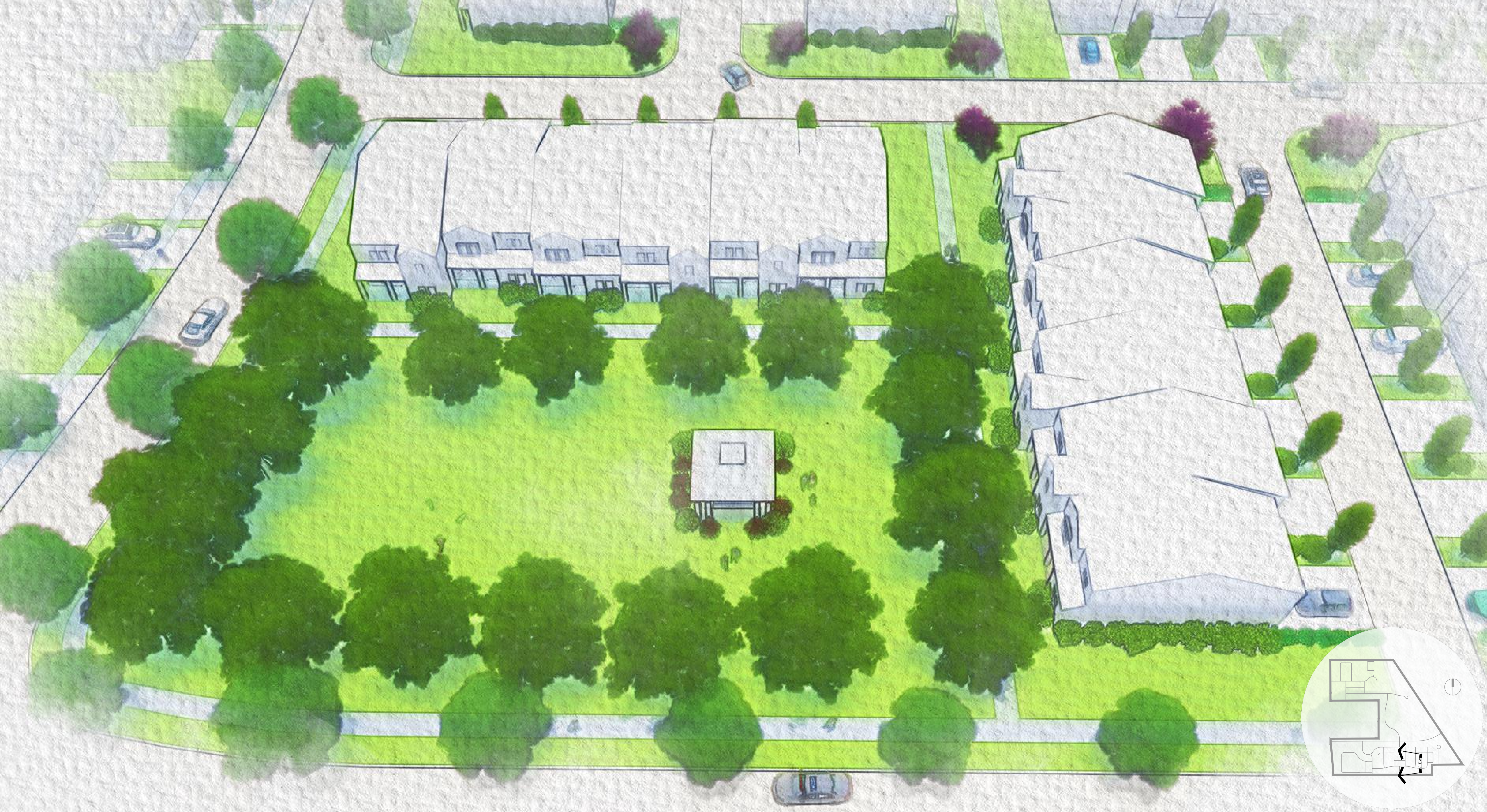
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EX E.10c - Subarea D Development Character
Open Space Vignette



PRELIMINARY DEVELOPMENT PLAN
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EX E.11a - Subarea E Development Character
Neighborhood Block Vignette



PRELIMINARY DEVELOPMENT PLAN
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EX E.11b - Subarea E Development Character
Public Street Vignette



PRELIMINARY DEVELOPMENT PLAN
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EX E.11c - Subarea E Development Character
Open Space Vignette

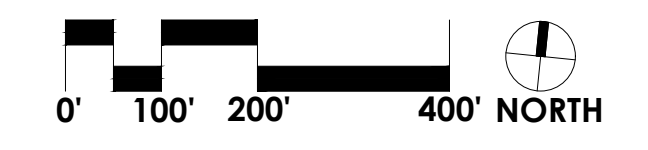
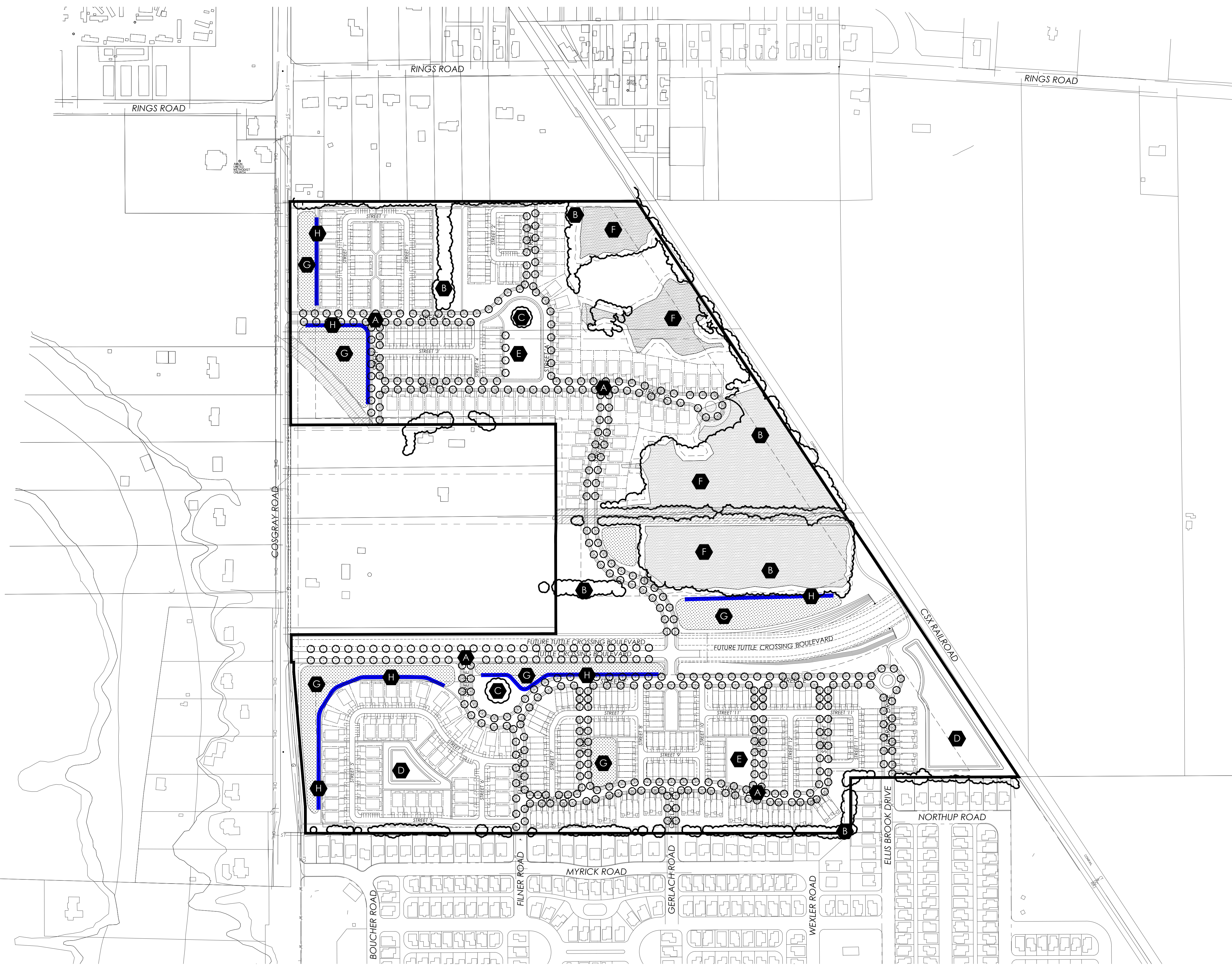


PRELIMINARY DEVELOPMENT PLAN
AMLIN CROSSING
Dublin, OH
August 4, 2023

EX F.1 - Conceptual Landscape Plan

LANDSCAPE KEY

- A** STREET TREES
- B** EXISTING TREES TO REMAIN
- C** LANDMARK TREE TO REMAIN
- D** POND WITH AERATOR
- E** PARK / AMENITY AREA
- F** EXISTING WETLAND TO REMAIN
- G** WETLAND PLANTING AREA
- H** STONE OUTCROPPING



PRELIMINARY DEVELOPMENT PLAN
AMLIN CROSSING
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SAMPLE EVERGREEN TREES



NORWAY SPRUCE
Picea abies



WHITE SPRUCE
Picea glauca



SERBIAN SPRUCE
Picea omorika



WHITE FIR
Abies concolor



WHITE PINE
Pinus strobus



GREEN GIANT ARBORVITAE
Thuja 'Green Giant'

EX F.2 - Sample Plant Selection

NOTE: Images and species of plants shown are for representation purposes only. Final plant and species selection will be provided in future development plans and will be subject to plant availability.

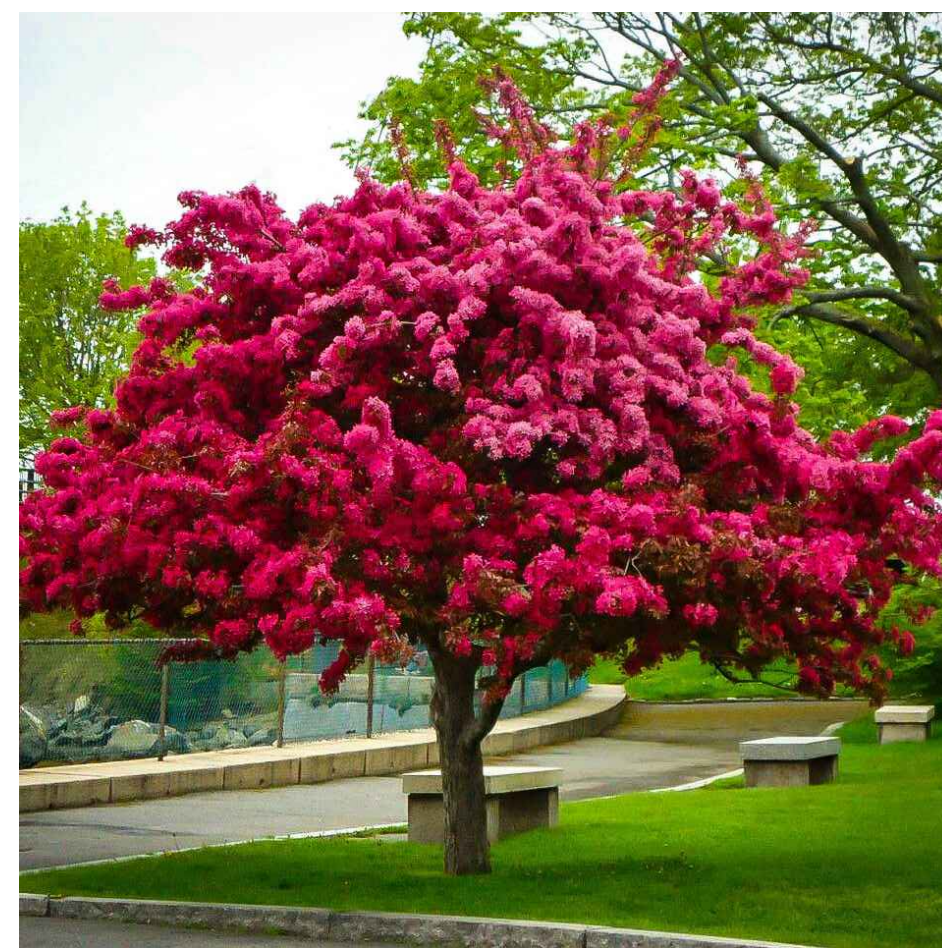
SAMPLE ORNAMENTAL TREES



ADIRONDACK CRABAPPLE
Malus 'Adirondack'



IVORY SILK JAPANESE TREE LILAC
Syringa reticulata 'Ivory Silk'



PRAIRIFIRE FLOWERING CRABAPPLE
Malus 'Prairifire'



SWEETBAY MAGNOLIA
Magnolia virginiana



EASTERN REDBUD
Cercis canadensis



PRINCESS DIANA SERVICEBERRY
Amelanchier x grandiflora 'Princess Diana'

SAMPLE STREET TREES AND SHADE TREES



AMERICAN LINDEN
Tilia americana



EXCLAMATION LONDON PLANE TREE
Platanus x acerifolia 'Morton Circle'



FRONTIER ELM
Ulmus 'Frontier'



GREEN VASE ZELKOVA
Zelkova serrata 'Green Vase'



SHUMARD OAK
Quercus shumardii



BALD CYPRESS
Toxodium distichum



HERITAGE RIVER BIRCH
Betula nigra 'Heritage'



RED SUNSET MAPLE
Acer rubrum 'Franksred'



TULIP TREE
Liriodendron tulipifera

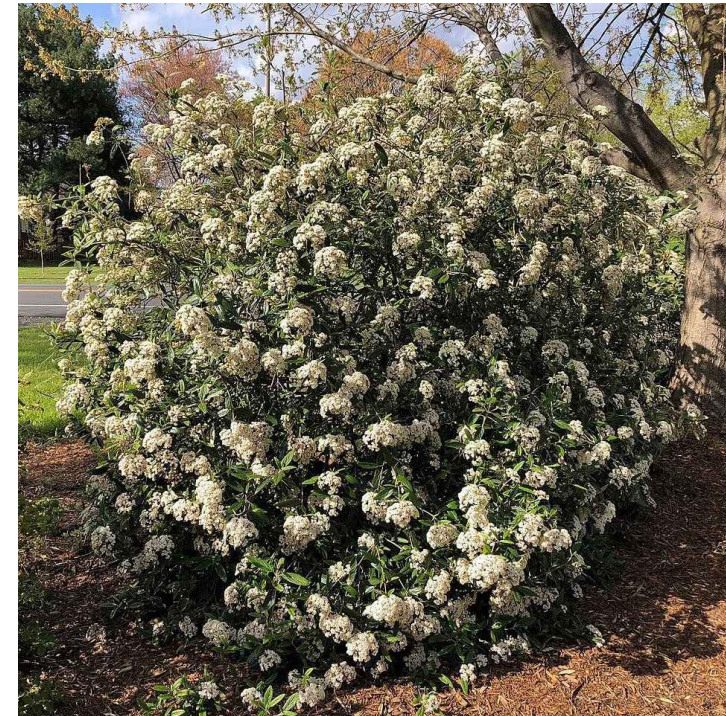
SAMPLE SHRUBS



Green Mountain Boxwood
Buxus x 'Green Mountain'



Green Velvet Boxwood
Buxus x 'Green Velvet'



Leatherleaf Viburnum
Viburnum rhytidophyllum



Dwarf Korean Lilac
Syringa meyeri 'Palibin'



Tatarian Dogwood
Cornus alba 'Siberica'



Little Lime Hydrangea
Hydrangea Paniculata 'Little Lime'



Shamrock Inkberry
Ilex glabra 'Shamrock'



Bowling Ball Arborvitae
Thuja occidentalis 'Mr. Bowling Ball'



Gro-Low Sumac
Rhusa romatic 'Gro-Low'



Dense Spreading Yew
Taxus x densiformus



Artic Fire Dogwood
Cornus stolonifera

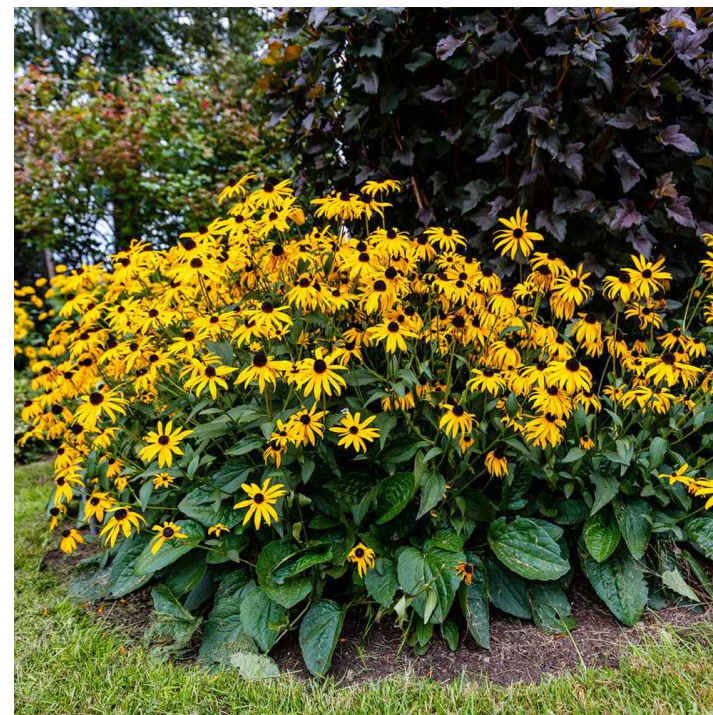


Oakleaf Hydrangea
Hydrangea quercifolia



Little Princess Spirea
Spirea japonica 'Little Princess'

SAMPLE PERRENNIALS



Black Eyed Susan
Rudebeckia hirta



Going Bananas Daylily
Hermerocallis 'Going Bananas'



Junior Walker Catmint
Nepeta x faassenii 'Novanepjun'



Autumn Joy Sedum
Sedum spectabile 'Autumn Joy'



Patriot Hosta
Hosta 'Patriot'



Southern Comfort Coral Bells
Heuchera 'Southern Comfort'



Lilyturf
Liriope

SAMPLE ORNAMENTAL GRASSES



Gracillimus Maiden Grass
Miscanthus sinensis 'Gracillimus'



Karl Foerster Feather Reed Grass
Calamagrostis x acutiflora 'Karl Foerster'



Prairie Dropseed
Sporobolus heterolepis



Zebra Grass
Miscanthus sinensis 'Zebrinus'



Mondo Grass
Ophiopogon japonicus



Shenandoah Red Switchgrass
Panicum virgatum 'Shenandoah'

EX F.3 - Sample Plant Selection

NOTE: Images and species of plants shown are for representation purposes only. Final plant and species selection will be provided in future development plans and will be subject to plant availability.

SAMPLE TREES



RED MAPLE *Acer Rubrum* DURA HEAT RIVER BIRCH *Betula nigra* 'Dura Heat' WILDFIRE BLACK GUM *Nyssa sylvatica* 'Wildfire' AMERICAN SYCAMORE *Platanus occidentalis* BALD CYPRESS *Taxodium distichum* CUMULUS SERVICEBERRY *Amelanchier laevis* 'Cumulus' Appalachian Red Redbud *Cercis canadensis* 'Appalachian Red'

EX F.4 - Sample Plant Selection - Dry Basin

NOTE: Images and species of plants shown are for representation purposes only. Final plant and species selection will be provided in future development plans and will be subject to plant availability.

SAMPLE SHRUBS



IROQUOIS BEAUTY BLACK CHOKEBERRY *Aronia melanocarpa* 'Morton' KELSEYS DWARF DOGWOOD *Cornus sericea* 'Kelseyi' BLUE VELVET ST. JOHN'S WORT *Hypericum kalmianum* 'Blue Velvet' GRO-LOW FRAGRANT SUMAC *Rhus aromatica* 'Gro-Low' GOLDEN ST. JOHN'S WORT *Hypericum frondosum* 'Sunburst' LITTLE HENRY DWARF SWEETSPIRE *Itea virginica* 'Little Henry' VIKING BLACK CHOKEBERRY *Aronia melanocarpa* 'Viking' RED SPRITE WINTERBERRY *Ilex verticillata* 'Red Sprite'

SAMPLE PERENNIALS



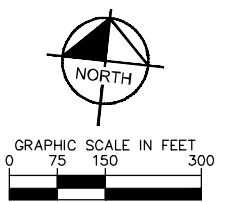
BLUE ICE AMSONIA *Amsonia* x 'Blue Ice' BUTTERFLY WEED *Asclepias tuberosa* PURPLE CONEFLOWER *Echinacea purpurea* SMALL-HEADED BLAZING STAR *Liatris microcephala* BLACK-EYED SUSAN *Rudbeckia fulgida* var. *sullivantii* 'Goldsturm' AUTUMN JOY SEDUM *Sedum spectabile* 'Autumn Joy' SOLAR CASCADE GOLDENROD *Solidago* x 'Solar Cascade'

SAMPLE ORNAMENTAL GRASSES



CHEYENNE SKY SWITCH GRASS *Panicum virgatum* 'Cheyenne Sky' DWARF PRAIRIE DROPS EED *Sporobolus heterolepis* 'Tara' ICE DANCE SEDGE *Carex morrowii* 'Ice Dance' KARL FOERSTER FEATHER REED GRASS - *Calamagrostis* x *acutiflora* 'Karl Foerster' HEAVY METAL SWITCH GRASS *Panicum virgatum* 'Heavy Metal' THE BLUES LITTLE BLUESTEM *Schizachyrium scoparium* 'The Blues' PRAIRIE DROPS EED *Sporobolus heterolepis*

Drawing name: K:\CDE\190016002_SpotHeight_Luff\2_Design\CAD\PlanSheets\Tree surveying_EX G.1_25 TREE MITIGATION PLAN (NORTH) (2) Jun 08, 2023 2:35pm By: brian.pruitt
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SCALE: 1" = 150' DESIGNED BY: BP DRAWN BY: JDI CHECKED BY: BP		Kimley-Horn <small>© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 190016002 AMLIN CROSSING COLUMBUS, OH 43236 PHONE: 614-454-6889 WWW.KIMLEY-HORN.COM</small>	
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