

City of Dublin, Ohio Final Development Plan

Date Submitted: October 14, 2020
 Revised: December 22, 2020
 Revised: March 19, 2021
 Amended FDP: November 29, 2023

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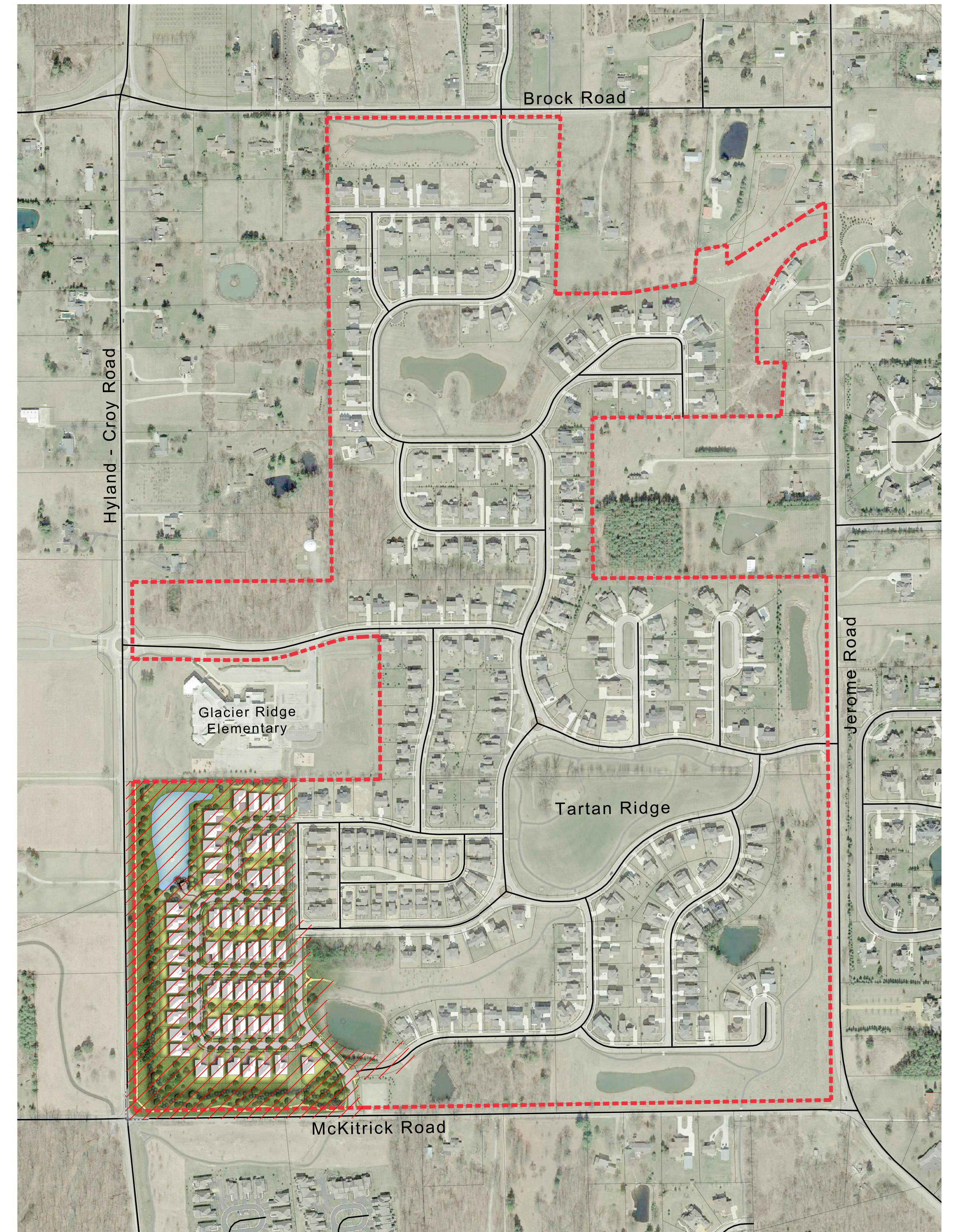
SITE DATA

Development Acreage:	±23.975 Acres
Limits of Work Acreage:	±25.47
Total Number of Lots:	56
Gross Density:	±2.33 Lots/Acre
Total Open Space:	±7.843 Acres (32.7%)

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PROJECT NARRATIVE

Since its adoption by the City of Dublin in 2007, the residential portions of the Tartan Ridge Planned Development have slowly been developing to completion over the last 12 years. While the residential component of Tartan Ridge has been extremely successful, it has not satisfied growing enthusiasm for a true empty-nester maintenance-free lifestyle product. In order to meet that market demand, the developer would like to petition the city to re-zone the remaining portions of the Tartan Ridge PUD to allow the development of an upscale empty-nester cluster home neighborhood. This petition would re-zone approximately 24 acres of the original Tartan Ridge PUD, and would primarily re-zone all of Sub-Area E and Sub-Area F, and a portion of Sub-Area D1. The subject area primarily borders Hyland-Croy Road to the west, McKittrick Road to the south, Glacier Ridge Elementary to the north, and the developed portions of Tartan Ridge to the east. The re-zoning would eliminate the townhome residential in Sub-Area E, and the neighborhood retail / office in Sub-Area F, and would allow for the development of up to 56 single-family cluster lots. This new section would incorporate all of the landscape / streetscape standards as the existing development, including the Tartan Ridge Hedge and Columns, and would include architecture that would be complimentary in style and detail to the overall development. The development would be designed to meet the lifestyle needs of empty nester adults within an upscale, walkable development, utilizing the traditional New Urbanism principles embodied in the Tartan Ridge development.



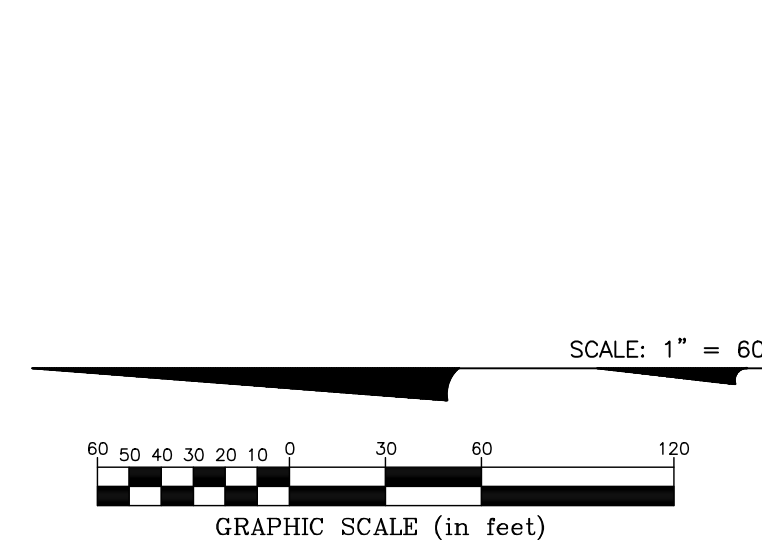
Site Vicinity Map / Site Context

The Overlook at Tartan Ridge

City of Dublin, Union County, Ohio 11.29.2023

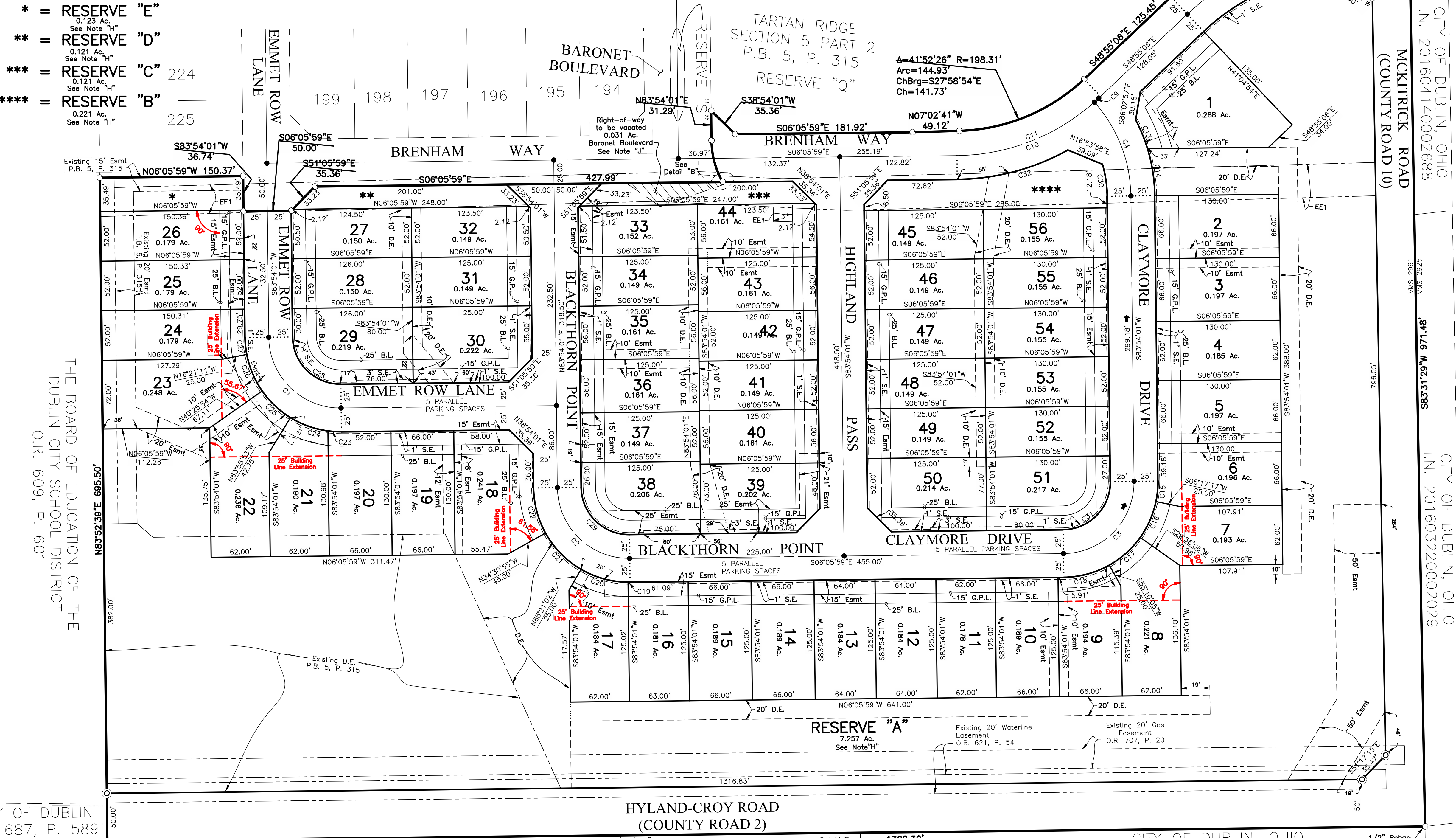
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	75.00'	117.81'	S 38°54'01" W	106.07'
C2	90°00'00"	75.00'	117.81'	S 38°54'01" W	106.07'
C3	90°00'00"	75.00'	117.81'	S 51°05'59" E	106.07'
C4	41°13'42"	150.00'	107.94'	N 63°17'10" E	105.62'
C5	17°59'55"	250.00'	78.53'	N 39°55'09" W	78.21'
C6	24°26'41"	250.00'	106.66'	N 18°41'52" W	105.85'
C7	42°26'35"	250.00'	185.19'	N 27°41'49" W	180.99'
C8	9°32'21"	295.10'	49.13'	S 63°50'59" W	49.07'
C9	1°35'27"	220.00'	6.11'	S 48°07'23" E	6.11'
C10	41°13'41"	220.00'	158.30'	S 26°42'49" E	154.91'
C11	42°49'07"	220.00'	164.41'	S 27°30'33" E	160.61'
C12	42°37'06"	225.00'	167.36'	N 27°36'34" W	163.53'
C13	10°38'46"	175.00'	32.52'	N 62°08'32" E	32.47'
C14	16°26'06"	175.00'	50.20'	N 75°40'58" E	50.03'
C15	12°23'16"	100.00'	21.62'	S 89°54'21" E	21.58'
C16	23°38'48"	100.00'	41.27'	S 71°53'18" E	40.98'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C17	25°13'59"	100.00'	44.04'	S 47°26'55" E	43.69'
C18	28°43'56"	100.00'	50.15'	S 20°27'57" E	49.62'
C19	1°05'41"	100.00'	1.91'	S 05°33'09" E	1.91'
C20	29°39'17"	100.00'	51.76'	S 09°49'20" W	51.18'
C21	30°50'07"	100.00'	53.82'	S 40°04'02" W	53.17'
C22	28°24'56"	100.00'	49.59'	S 69°41'33" W	49.09'
C23	8°02'52"	100.00'	14.05'	S 02°04'33" E	14.03'
C24	24°07'13"	100.00'	42.10'	S 14°00'30" W	41.79'
C25	23°29'59"	100.00'	41.01'	S 37°49'06" W	40.73'
C26	24°04'43"	100.00'	42.03'	S 61°36'28" W	41.72'
C27	10°15'12"	100.00'	17.90'	S 78°46'25" W	17.87'
C28	90°00'00"	50.00'	78.54'	S 38°54'01" W	70.71'
C29	90°00'00"	50.00'	78.54'	S 38°54'01" W	70.71'
C30	15°34'53"	125.00'	33.99'	N 76°06'35" E	33.89'
C31	90°00'00"	50.00'	78.54'	S 38°54'01" W	70.71'
C32	28°25'14"	245.00'	121.53'	S 20°18'36" E	120.29'

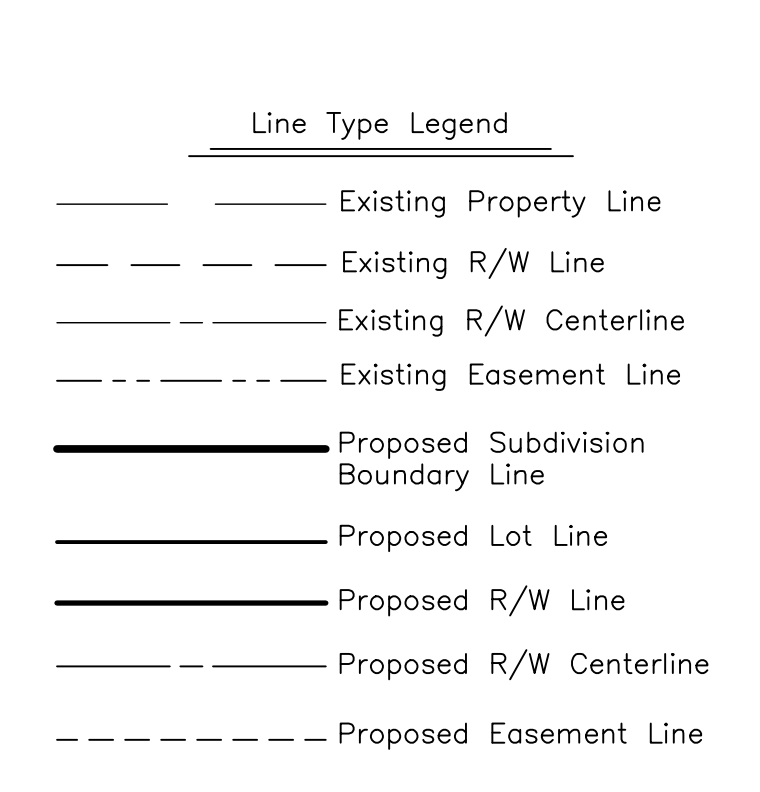


B.L. = Building Line
 G.P.L. = Courtyard Garage/Porch Line
 D.E. = Drainage Easement
 Esmt = Easement
 S.E. = Sidewalk Easement
 EE1 = Existing Sanitary Sewer Easement
 O.R. 731, P. 971

* = RESERVE "E"
 0.123 Ac.
 See Note "H"
 ** = RESERVE "D"
 0.121 Ac.
 See Note "H"
 *** = RESERVE "C"
 0.121 Ac.
 See Note "H"
 **** = RESERVE "B"
 0.221 Ac.
 See Note "H"



CITY OF DUBLIN, OHIO PARCEL 19-WD O.R. 687, P. 608
 CITY OF DUBLIN, OHIO PARCEL 18-WD I.N. 201805140003711
 CITY OF DUBLIN, OHIO PARCEL 16-WD I.N. 201805140003710



SITE STATISTICS:

TOTAL ACREAGE:	±23.975 ACRES
NUMBER OF LOTS:	56
GROSS DENSITY:	±2.33 LOTS/ACRE
OPEN SPACE:	
REQUIRED:	3.56 ACRES
PROVIDED:	±7.843 ACRES
RESERVE "A":	±7.257 ACRES
RESERVE "B":	±0.221 ACRES
RESERVE "C":	±0.121 ACRES
RESERVE "D":	±0.121 ACRES
RESERVE "E":	±0.123 ACRES

ZONING CLASSIFICATION: PUD

DEVELOPMENT STANDARDS:

MINIMUM LOT AREA:	6,500 SQ. FT.
MINIMUM LOT WIDTH:	52 FEET PATIO - 52 FEET (AT MAXIMUM BUILDING LINE) COURTYARD - 60 FEET
BUILDING SETBACKS:	
FRONT YARD / BUILDING LINE:	15' MINIMUM; 25' MAXIMUM OR AS OTHERWISE SHOWN
SIDE YARD:	6' MINIMUM EACH SIDE
REAR YARD:	25' MINIMUM
BUILDING HEIGHT:	25' MAXIMUM

NOTE "A" - MINIMUM SETBACKS: Zoning regulations for The Overlook at Tartan Ridge in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

Front 25' Building Line (maximum)
 15' Courtyard Garage/Porch Line (minimum)
 Unless otherwise indicated hereon
 Side Yard 6' Minimum Each Side
 Rear Yard 25' Minimum

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "B" - FENCES: No fence may be placed in a "Drainage Easement" area. Fences, where permitted in the The Overlook at Tartan Ridge subdivision, are subject to the requirements of the City Dublin code.

NOTE "C" - FEMA ZONE: At the time of platting, all of The Overlook at Tartan Ridge is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Union County, Ohio and Incorporated Areas Map Number 39159C0395D, with effective date of December 16, 2008.

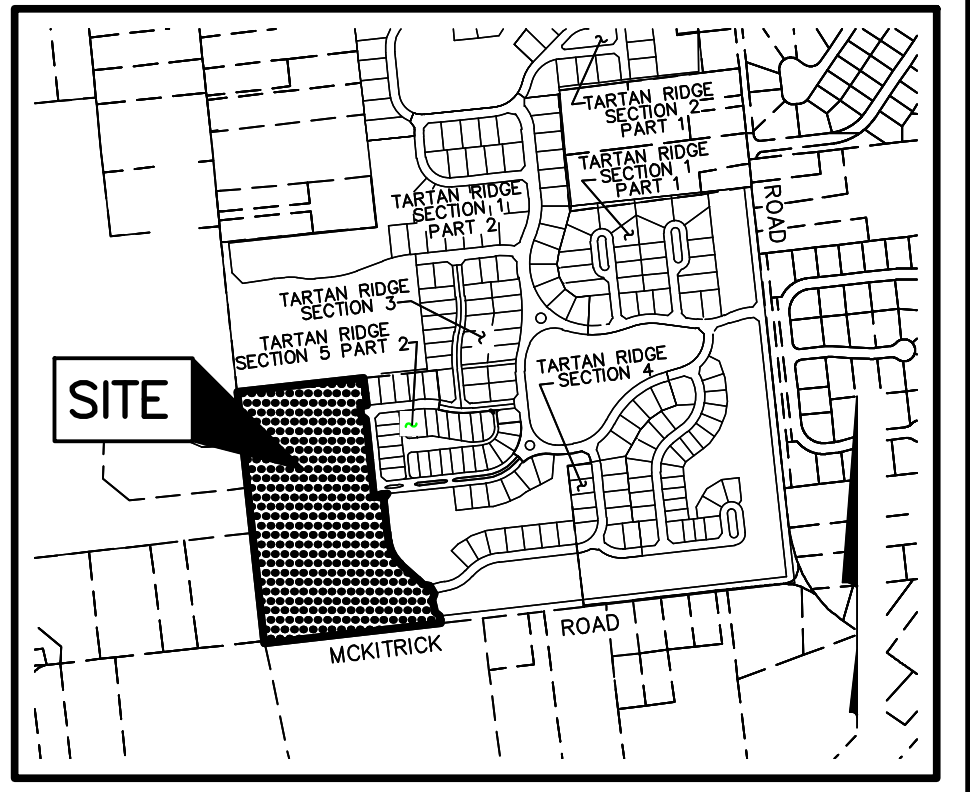
NOTE "D" - UTILITY PROVIDERS: Buyers of the lots in The Overlook at Tartan Ridge subdivision are hereby notified that, at the time of platting, utility service to The Overlook at Tartan Ridge, power is provided by Ohio Edison and Union Rural Electric and telephone service is provided by Frontier Communications.

NOTE "E": As per City of Dublin Zoning Code, all lots within The Overlook at Tartan Ridge are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "The Overlook at Tartan Ridge" and said Zoning Code.

NOTE "F" - SCHOOL DISTRICT: At the time of platting, all of The Overlook at Tartan Ridge is in the Dublin City School District.

NOTE "G" - ACREAGE BREAKDOWN:

Total acreage:	23.975
Acreage in rights-of-way:	5.985
Acreage in Reserves:	7.843
Acreage in remaining lots:	10.147



LOCATION MAP
 NOT TO SCALE

NOTE "H" - RESERVE "A": Reserve "A", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and maintained by an association comprised of the owners of the fee simple titles to the Lots in The Tartan Ridge Subdivision(s) for the purpose of passive open space/storm water detention and any other uses allowed by the then current zoning. The Overlook structure and associated path adjacent to the retention basin within Reserve "A" shall be maintained by a sub-association comprised of the owners of the fee simple titles to the Lots in The Overlook at Tartan Ridge Subdivision(s).

NOTE "I" - RESERVES "B", "C" AND "D": Reserves "B", "C" and "D", as designated and delineated hereon, will be owned by the City of Dublin, Ohio and maintained by an association comprised of the owners of the fee simple titles to the Lots in The Tartan Ridge Subdivision(s) for the purpose of passive open space/storm water detention and any other uses allowed by the then current zoning.

NOTE "J" - ACREAGE BREAKDOWN: Tartan Ridge is out of the following Union County Parcel Number and Map Number:

P.N. 390014058000	6.944 Ac.
M.N. 1271303003001	
P.N. 3900140580020	13.688 Ac.
M.N. 1360000196000	
P.N. 4000140580020	2.717 Ac.
M.N. 1360000195000	
P.N. 4000140580920	0.146 Ac.
M.N. 1370112006000	
P.N. 4001470581010	0.448 Ac.
M.N. 1370104002001	

NOTE "K" - VACATION OF PUBLIC STREETS: The portion of Baronet Boulevard dedicated to the City of Dublin by the subdivision plat entitled "Tartan Ridge Section 5 Part 2", of record in Plat Book 5, Page 315, shown hereon by hatching is hereby vacated.

NOTE "L" - PARKING: 5 parallel parking spaces are being provided in each of these areas on Emmet Row Lane, Overlook Drive, and Claymore Drive.

NOTE "M": At the time of platting, 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 The Overlook at Tartan Ridge or any part thereof can be acquired by a competent examination of the then current public records, including those in the Union County Recorder's Office.

REVISIONS

DATE	DESCRIPTION



ROMANELLI & HUGHES
 148 WEST SCHROCK ROAD
 WESTERVILLE, OHIO 43081

CITY OF DUBLIN, UNION COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
THE OVERLOOK AT TARTAN RIDGE
 SITE PLAN

LOCATED IN:
 VIRGINIA MILITARY SURVEY NUMBER 2991
 STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN, TOWNSHIP OF JEROME

Date	NOVEMBER 29, 2023	Job No.	20190043
Scale	1"=60'		

EXHIBIT "C-2"

MODIFICATION KEY

Previous Max. Building Line: 

Proposed Max. Building Line: 

Affected Courtyard Lots: 6, 7, 8, 9, 16, 17, 18, 20, 21, 22, 23

Affected Patio Lots: 24

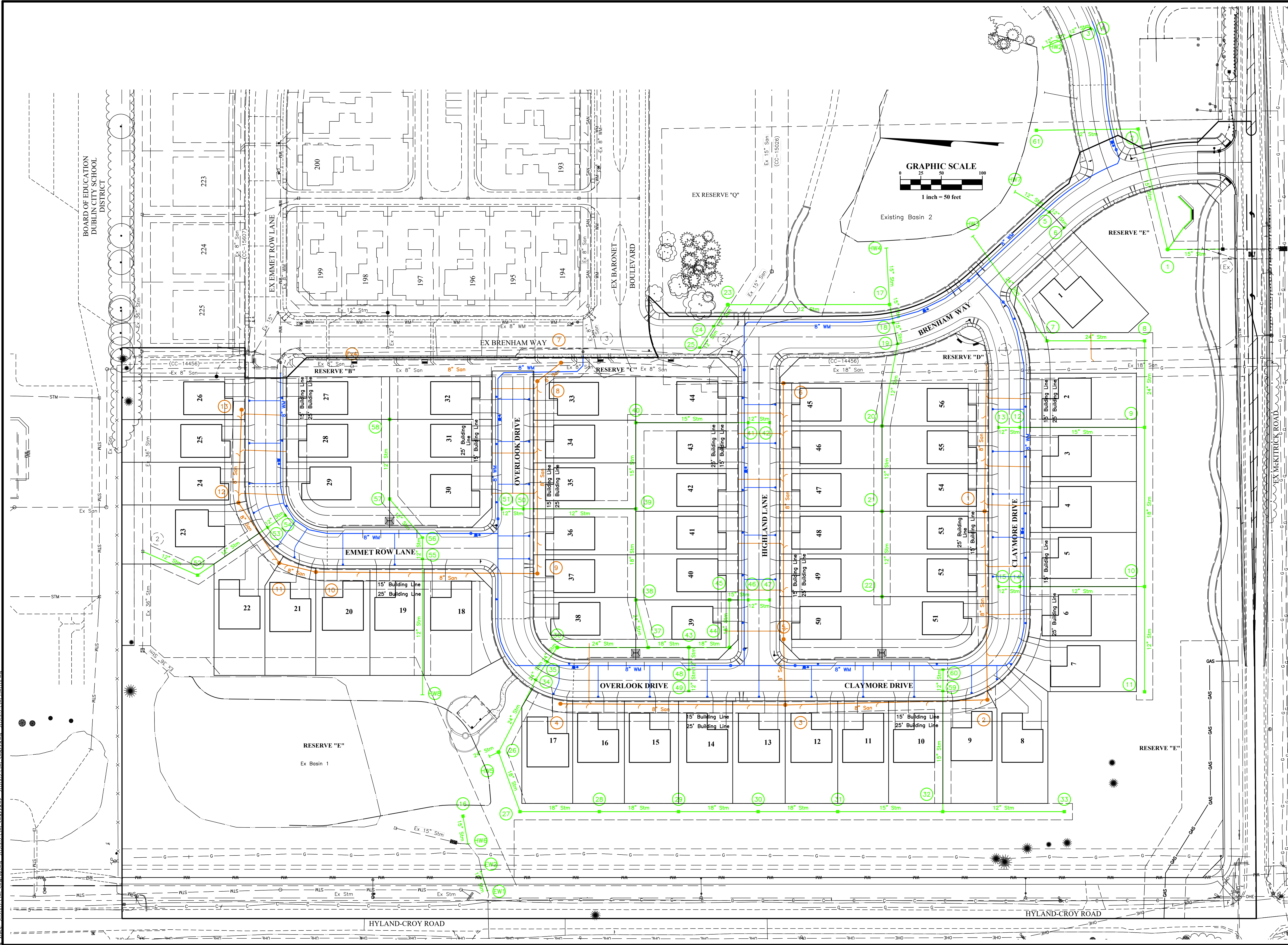


The Overlook at Tartan Ridge - Maximum Front Building Setback Amendments

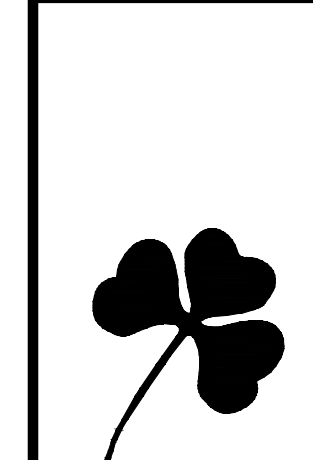
Exhibit C-3

City of Dublin, Union County, Ohio 11.29.2023

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MARK	DATE	DESCRIPTION



CITY OF DUBLIN, UNION COUNTY, OHIO
 EXHIBIT
**THE OVERLOOK AT
 TARTAN RIDGE**
 MASTER UTILITY PLAN

EMHT
 Evans, Meechwal, Hombler & Tilton, Inc.
 Engineers • Surveyors • Planners • Geotechnical
 Phone: 614.775.4200
 emht.com

DATE
 November 29, 2023

SCALE
 1" = 50'

JOB NO.
 2020-0253

SHEET
 1/1