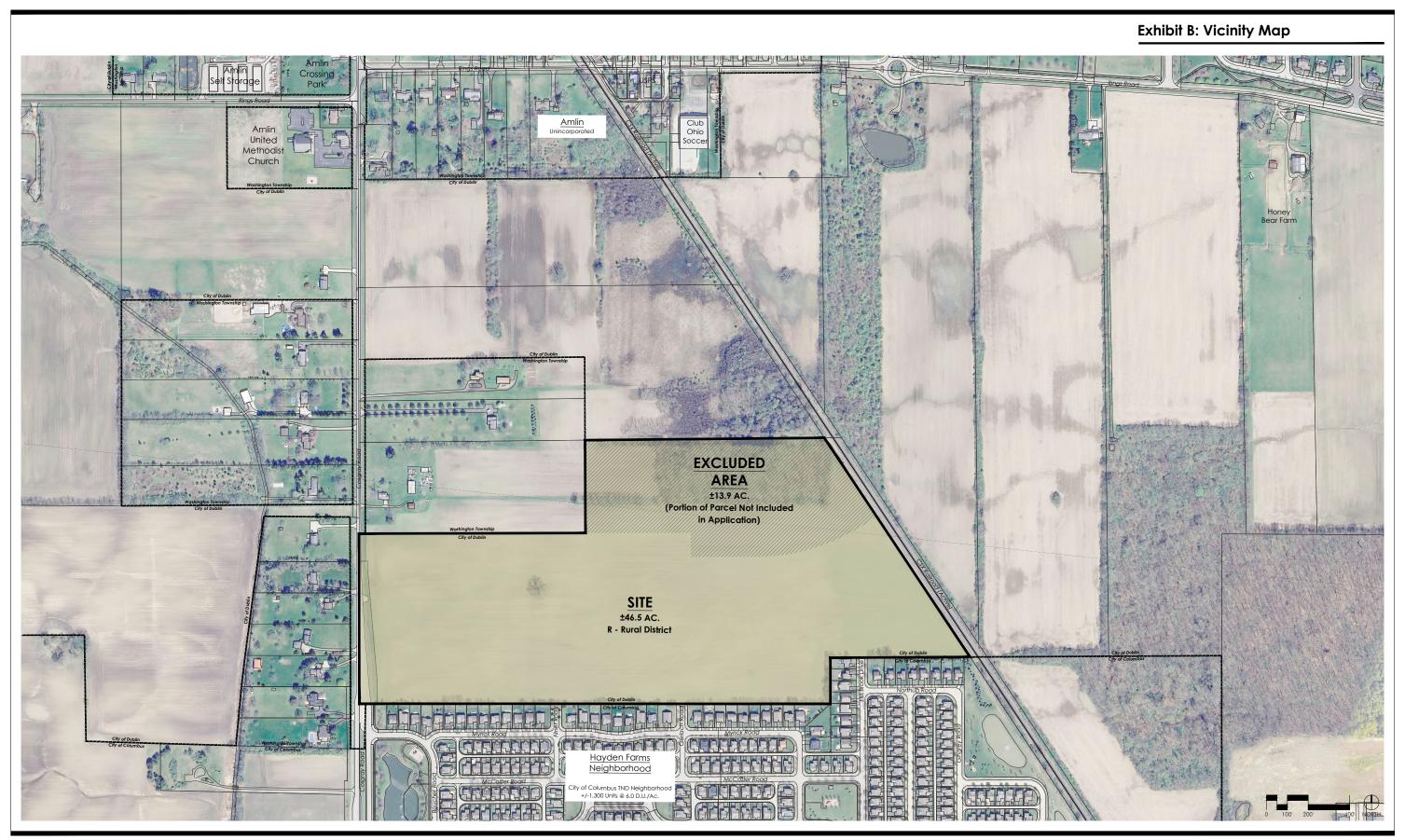




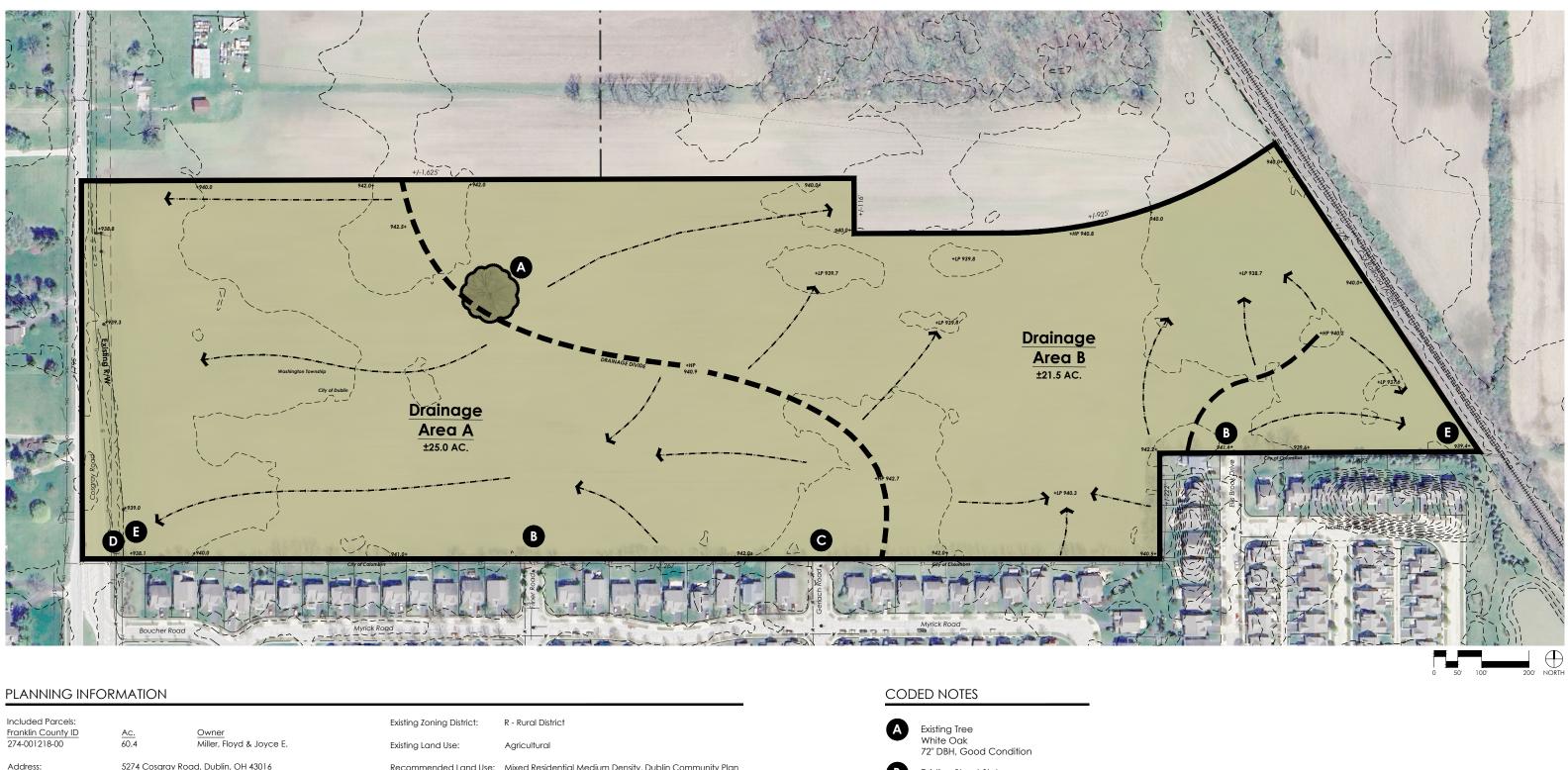
Exhibit A: Regional Context Map





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Ac. Owner	Existing Zoning District:	R - Rural District	A	Existing Tree
60.4 Miller, Floyd & Joyce E.	Existing Land Use:	Agricultural		White Oak 72" DBH, Good Condition
5274 Cosgray Road, Dublin, OH 43016	Recommended Land Use:	Mixed Residential Medium Density, Dublin Community Plan Single-Family, Envision Dublin Community Plan DRAFT	B	Existing Street Stub With Sanitary and Water Service
Franklin County Auditor GIS	Flood Hazard Area:	Zone X - minimal hazard	G	Existing Street Stub
FEMA.gov National Wetlands Inventory	School District:	Hilliard CSD		With Water Service
Dublin Community Plan Envision Dublin Community Plan Working Draft			D	Existing Sanitary Service
Neighborhood Design Guidelines City of Dublin, OH Code of Ordinances			ß	Existing Stormwater Outlet
	5274 Cosgray Road, Dublin, OH 43016 City of Dublin, OH Dubscovery Franklin County Auditor GIS FEMA.gov National Wetlands Inventory Dublin Community Plan Envision Dublin Community Plan Working Draft Neighborhood Design Guidelines	Ac. Owner 60.4 Miller, Floyd & Joyce E. Existing Land Use: 5274 Cosgray Road, Dublin, OH 43016 Recommended Land Use: 5274 Cosgray Road, Dublin, OH 43016 Recommended Land Use: City of Dublin, OH Dubscovery Franklin County Auditor GIS FEMA.gov Flood Hazard Area: FEMA.gov School District: Dublin Community Plan School District: Dublin Community Plan Working Draft Neighborhood Design Guidelines	Ac. Owner 60.4 Miller, Floyd & Joyce E. 5274 Cosgray Road, Dublin, OH 43016 Recommended Land Use: 5274 Cosgray Road, Dublin, OH 43016 Recommended Land Use: Single-Family, Envision Dublin Community Plan Single-Family, Envision Dublin Community Plan DRAFT Franklin County Auditor GIS Flood Hazard Area: FEMA.gov School District: National Wetlands Inventory School District: Hilliard CSD Dublin Community Plan Working Draft Neighborhood Design Guidelines	Ac. Owner 60.4 Miller, Floyd & Joyce E. Existing Land Use: Agricultural 5274 Cosgray Road, Dublin, OH 43016 Recommended Land Use: Mixed Residential Medium Density, Dublin Community Plan Single-Family, Envision Dublin Community Plan DRAFT B City of Dublin, OH Dubscovery Franklin County Auditor GIS FEMA.gov Flood Hazard Area: Zone X - minimal hazard C National Wetlands Inventory Dublin Community Plan Envision Dublin Community Plan Working Draft School District: Hilliard CSD D Neighborhood Design Guidelines Filosof Hazard Area C D D



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Exhibit C: Existing Conditions Map





PHOTO 1

Aerial view along southern boundary line, from new Cosgray Road looking east toward the railraod.



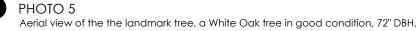
PHOTO 2 Aerial view from the southwest corner of the property looking northeast.

3 Road.



PHOTO 4 Aerial view from the west end of the southern boundary line, looking north toward the Miller property.





6 PHOTO 6 railroad.





Exhibit D: Site Photography

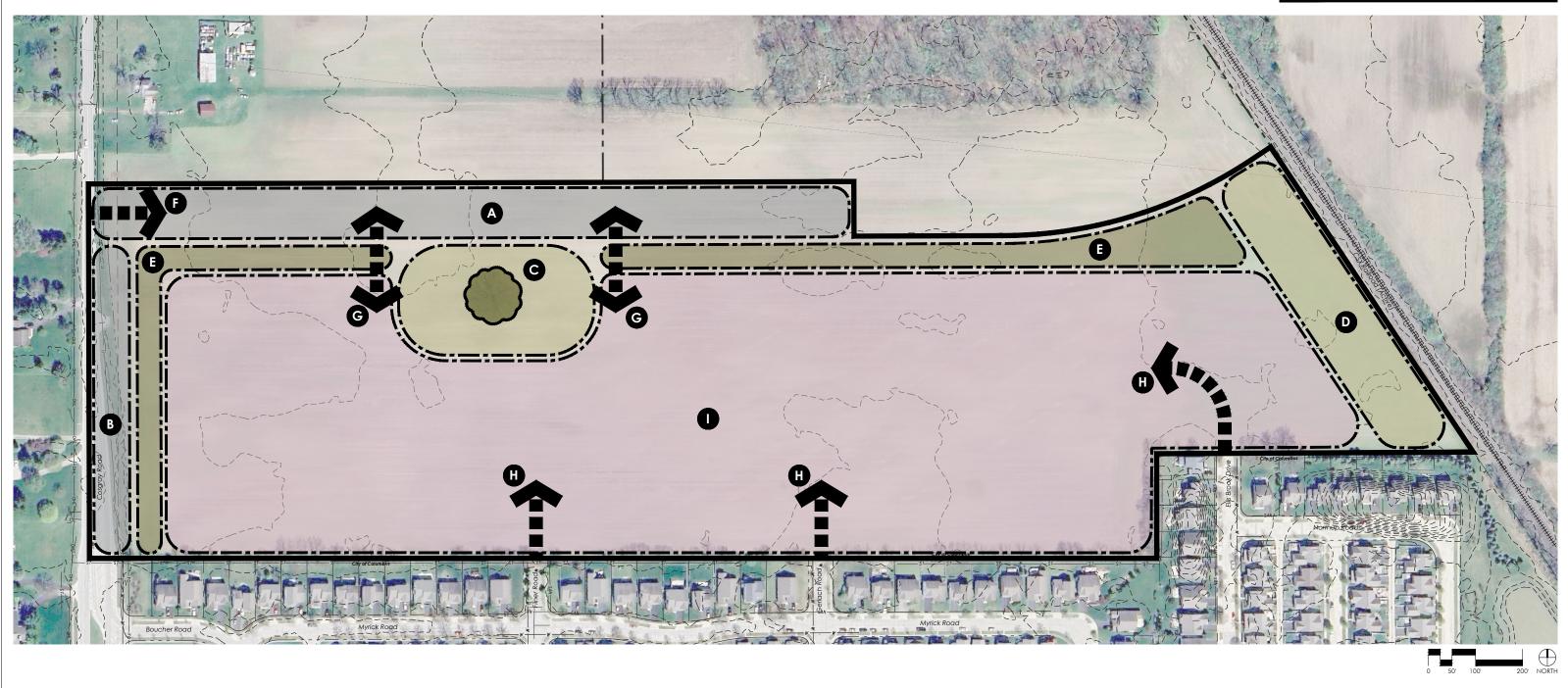


PHOTO 3 Aerial view along southern boundary line, from the railroad looking west toward Cosgray

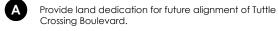


Aerial view from the east end of the southern boundary line, looking north along the





SITE ANALYSIS NOTES



В Provide land dedication for expanded Cosgray Road right-of-way.

> Create a central organizing and identifying feature. Preserve landmark oak tree. Provide buffer area and additional area for the creation of a community park.

D Provide large setback to mitigate impact of the active railroad on the residential development. Potential to incorporate stormwater management in proximinity to site outlet. Potential to include pedestrian amenities as part of a larger perimeter greenway.

Provide setbacks along the future Tuttle Crossing Boulevard corridor. Potential to be designed as perimeter greenways / linear parks, connecting neighborhood parks and providing opportunities to incorporate stormwater management into the landscape.

E

Site access from Cosgray Road to be located in the future Tuttle Crossing Boulevard corridor.



Provide two site access points along the future Tuttle Crossing Boulevard corridor. Potential to locate access points to frame a central organizing element.

Extend the existing street stubs from Hayden Farms .into the development area, continuing the traditional grid pattern.



С

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Exhibit E: Site Analysis



Development Zone: Locate homes in this zone, incorporating a traditional street and block network. Locate neighborhood parks and greenways within this network so they are visible, accessible and within walkable distances of all homes.





a: le Crossing R/W:	+/-46.5 Ac. +/-41.5 Ac. +/-5.0 Ac.
	113 Units
/pes:	Single-Family Detached 52' X 117' Lot
nsity: ty:	+/-2.4 D.U./Ac. +/-2.7 D.U./Ac.
ace Provided:	+/-14.0 Ac. (30% Gross /

Lot Width:	52' Minimu
Lot Depth:	117' Minim
Front Yard/Build Zone:	12' Minimu 20' Maxim
Side Yard:	6'
Side Yard: Building Separation:	6' 12' Minimu
	-
Building Separation:	12' Minimu

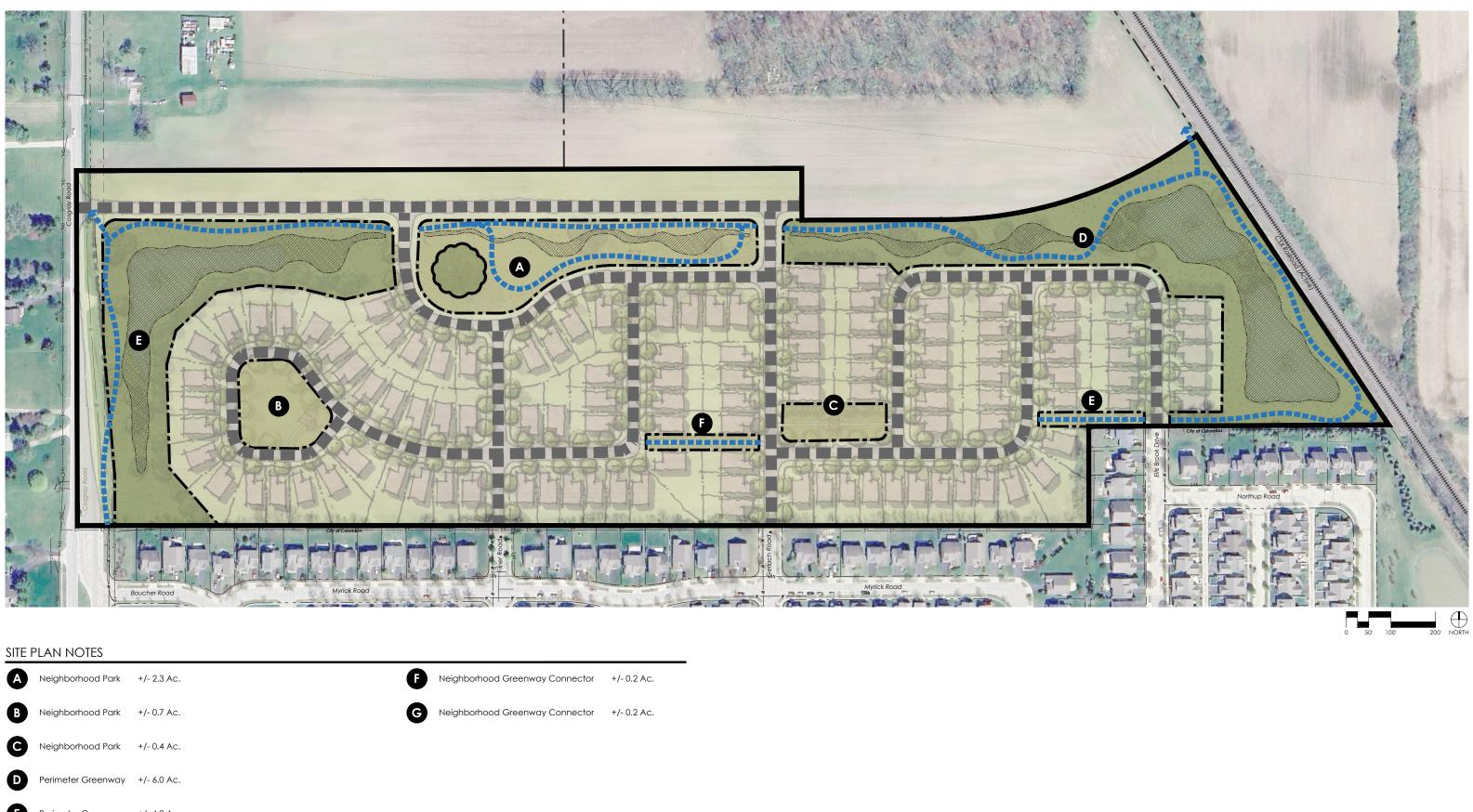




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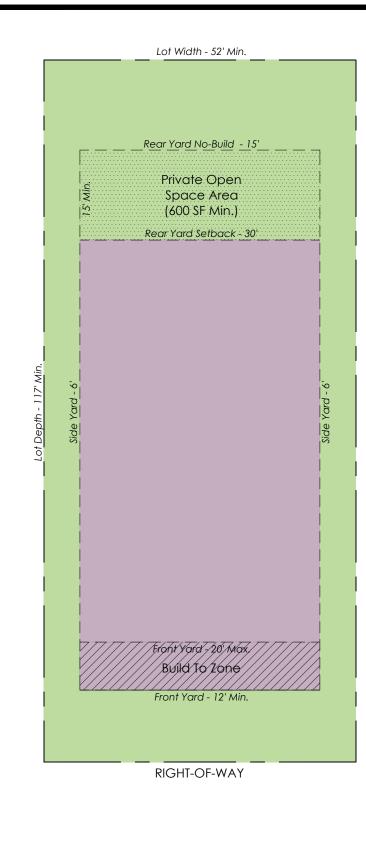


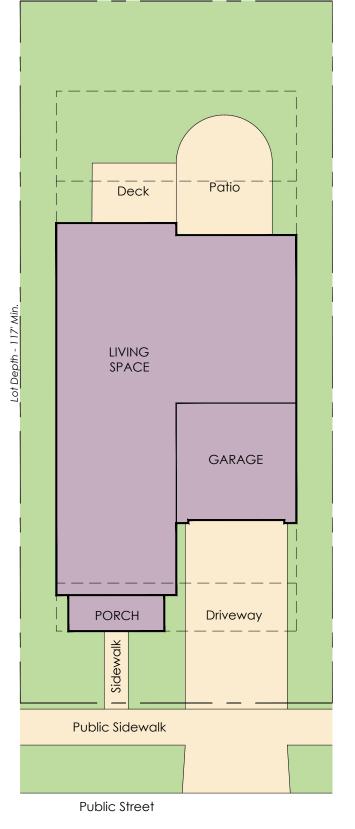


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Exhibit G: Open Space Plan







Lot Width - 52' Min.

LOT STANDARDS PLAN

LOT STANDARDS PLAN IILLUSTRATED



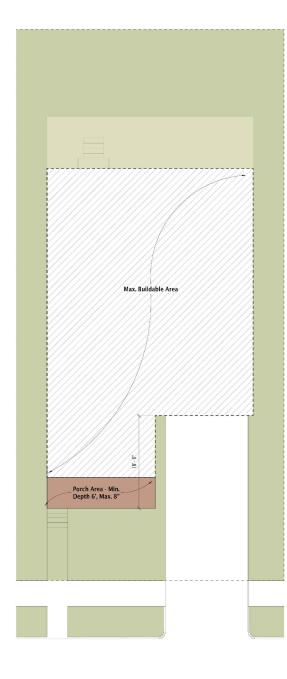
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Exhibit H: Typical Lot Standards

LOT STANDARDS

Lot Width:	52' Minimum
Lot Depth:	117' Minimum
Front Yard/Build To Zone:	12' Minimum 20' Maximum
Side Yard:	6'
Building Separation:	12' Minimum
Rear Yard Setback:	30'
Rear Yard No Build:	15'
Porch Depth:	6' Minimum
Garage Door Setback:	18' Mimimum, from front of porch
Private Open Space Area:	600 SF Minimum 1 <i>5</i> ' Depth Minimum

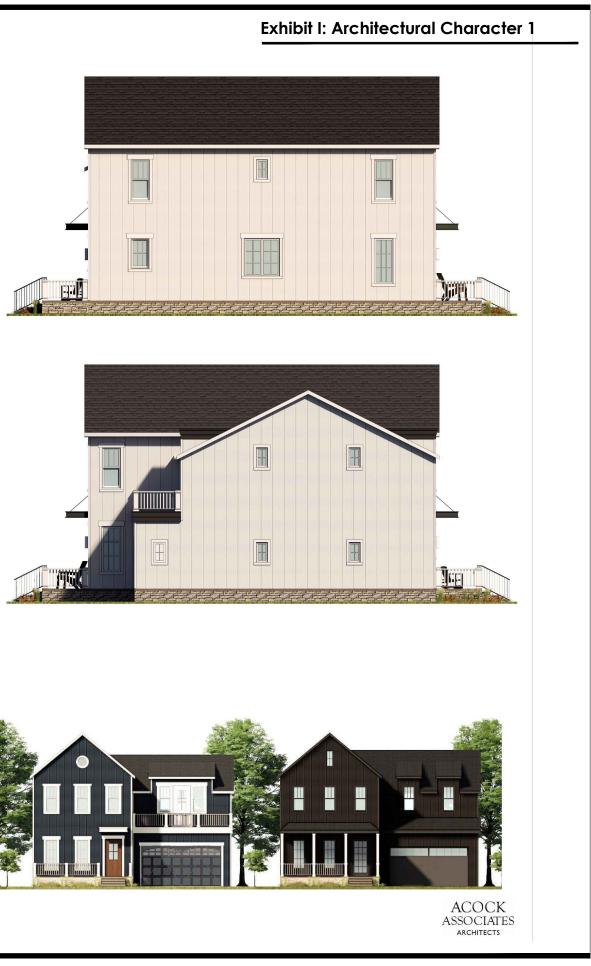
















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Single Family Homes - Varieties



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ROOFING MATERIALS

EXTERIOR CLADDING MATERIALS

Asphalt Shingles



Certainteed Asphalt Shingles Landmark Series **Colonial Slate**

Certainteed Asphalt Shingles Landmark Series Driftwood



Certainteed Asphalt Shingles Landmark Series Moire Black

Fiber Cement Cladding & Trim



GARAGE DOORS AND CHARACTER







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Single Family Homes - Materials

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Exhibit L: Architectural Materials/Details

Masonry





Prestige Stone Southern Limestone Braemar (202)

Prestige Stone Southern Limestone Ohio (306)











