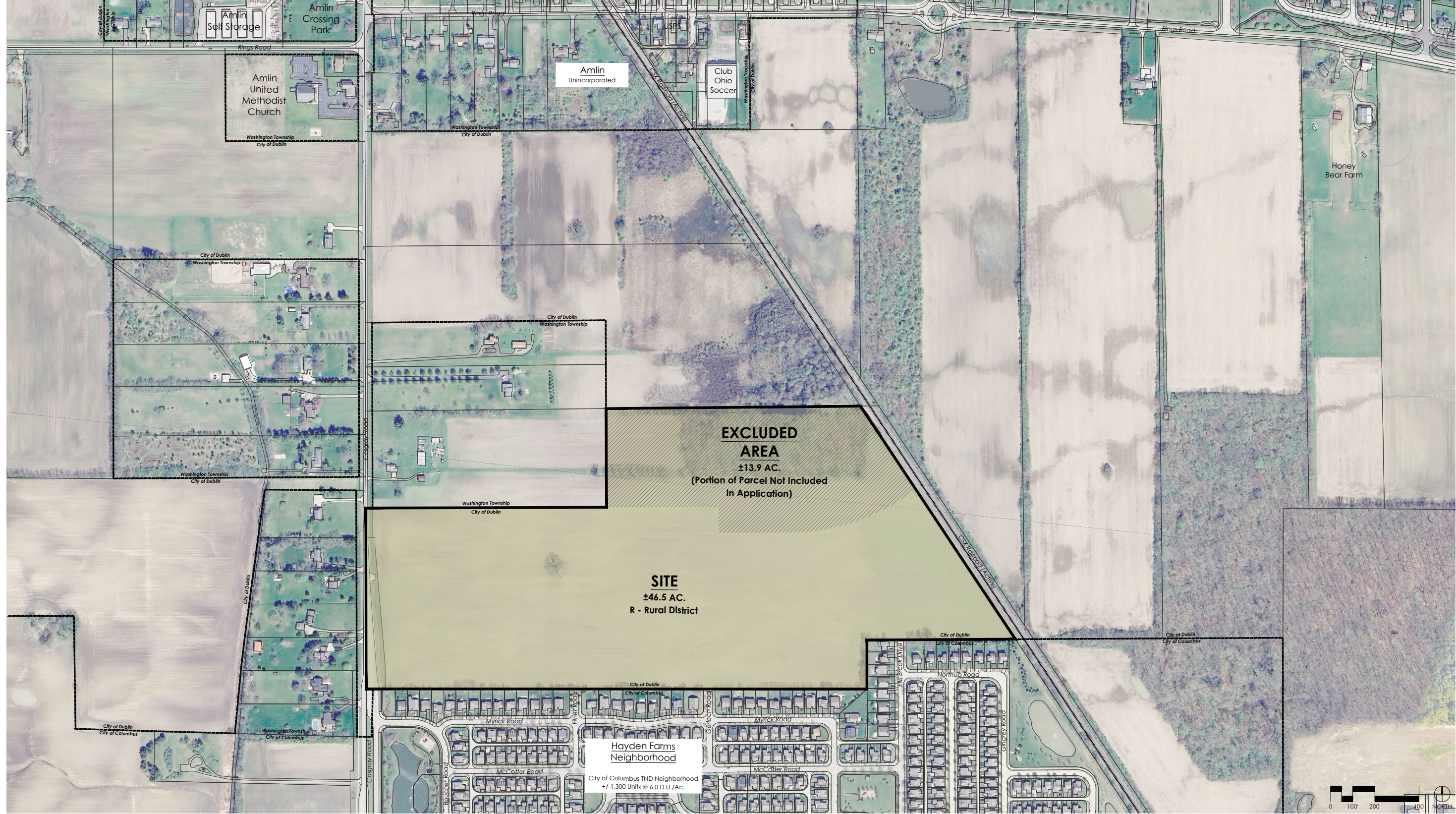
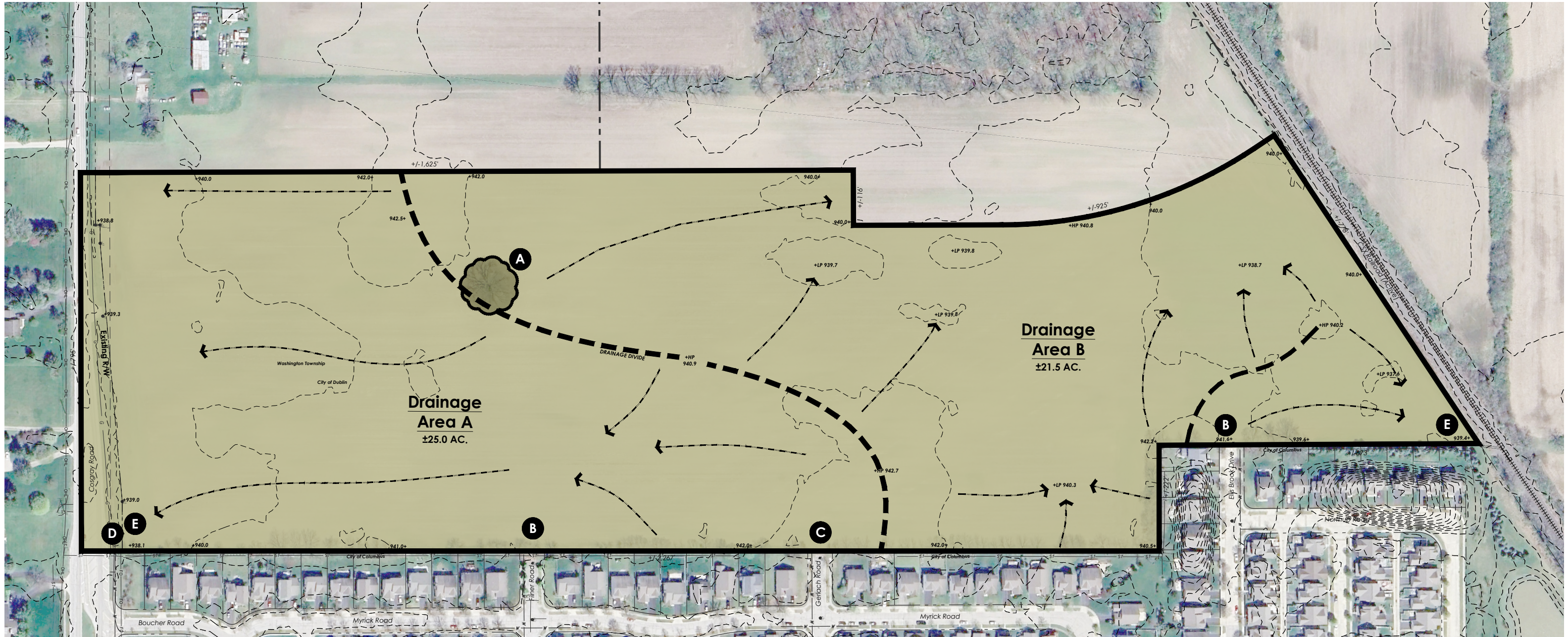


Concept Plan Application
MILLER FARM NEIGHBORHOOD
Dublin, OH
May 29, 2024



Concept Plan Application
MILLER FARM NEIGHBORHOOD
 Dublin, OH

May 29, 2024



PLANNING INFORMATION

<p>Included Parcels: Franklin County ID 274-001218-00</p> <p>Address: 5274 Cosgray Road, Dublin, OH 43016</p> <p>Planning References: 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 City of Dublin, OH Code of Ordinances</p>	<p>AC: 60.4</p> <p>Owner Miller, Floyd & Joyce E.</p>	<p>Existing Zoning District: R - Rural District</p> <p>Existing Land Use: Agricultural</p> <p>Recommended Land Use: Mixed Residential Medium Density, Dublin Community Plan Single-Family, Envision Dublin Community Plan DRAFT</p> <p>Flood Hazard Area: Zone X - minimal hazard</p> <p>School District: Hilliard CSD</p>
--	---	--

CODED NOTES

- A** Existing Tree
White Oak
72" DBH, Good Condition
- B** Existing Street Stub
With Sanitary and Water Service
- C** Existing Street Stub
With Water Service
- D** Existing Sanitary Service
- E** Existing Stormwater Outlet



1 PHOTO 1
Aerial view along southern boundary line, from new Cosgray Road looking east toward the railroad.



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



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



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



5 PHOTO 5
Aerial view of the the landmark tree, a White Oak tree in good condition, 72" DBH.



6 PHOTO 6
Aerial view from the east end of the southern boundary line, looking north along the railroad.



DEVELOPMENT DATA

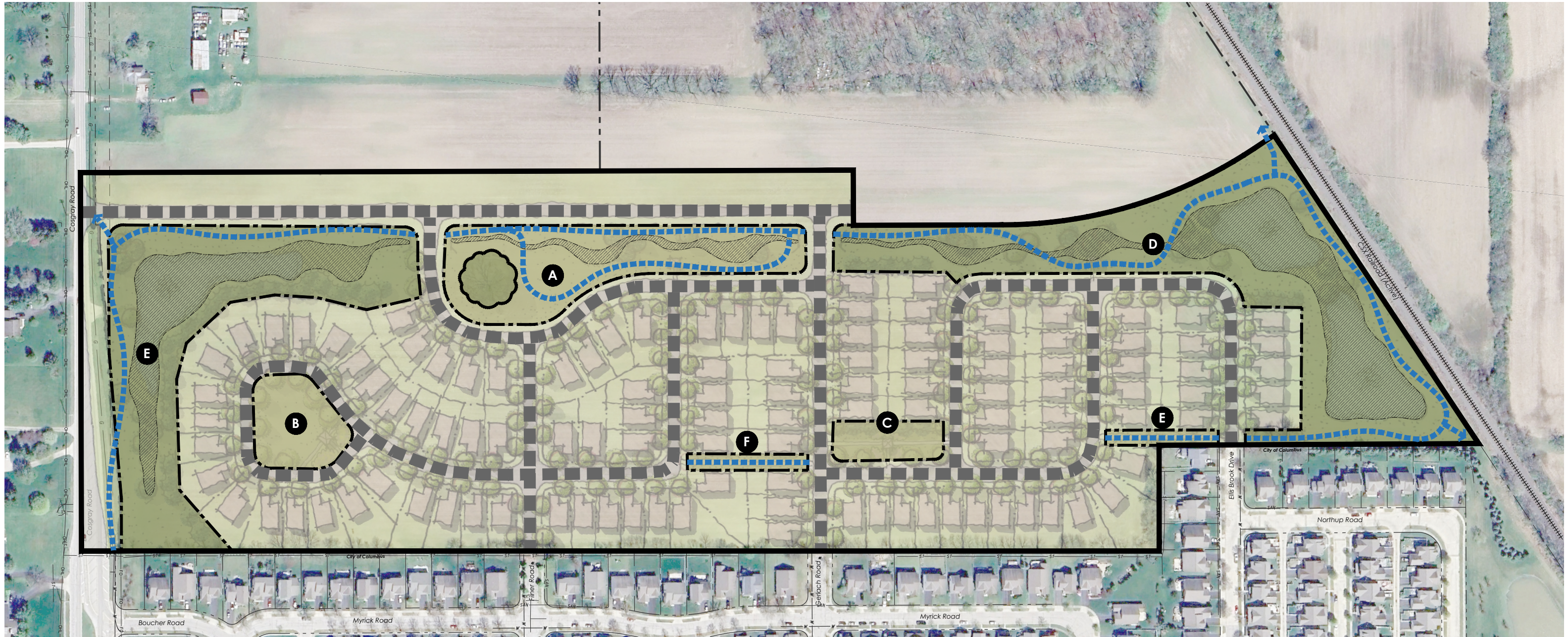
Gross Area:	+/-46.5 Ac.
Net Area:	+/-41.5 Ac.
Tuttle Crossing R/W:	+/-5.0 Ac.
Total Units:	113 Units
Building Types:	Single-Family Detached 52' X 117' Lot
Gross Density:	+/-2.4 D.U./Ac.
Net Density:	+/-2.7 D.U./Ac.
Open Space Provided:	+/-14.0 Ac. (30% Gross / 33.7% Net)

LOT STANDARDS

Lot Width:	52' Minimum
Lot Depth:	117' Minimum
Front Yard/Build Zone:	12' Minimum 20' Maximum
Side Yard:	6'
Building Separation:	12' Minimum
Rear Yard Setback:	30'
Rear Yard No Build:	15'

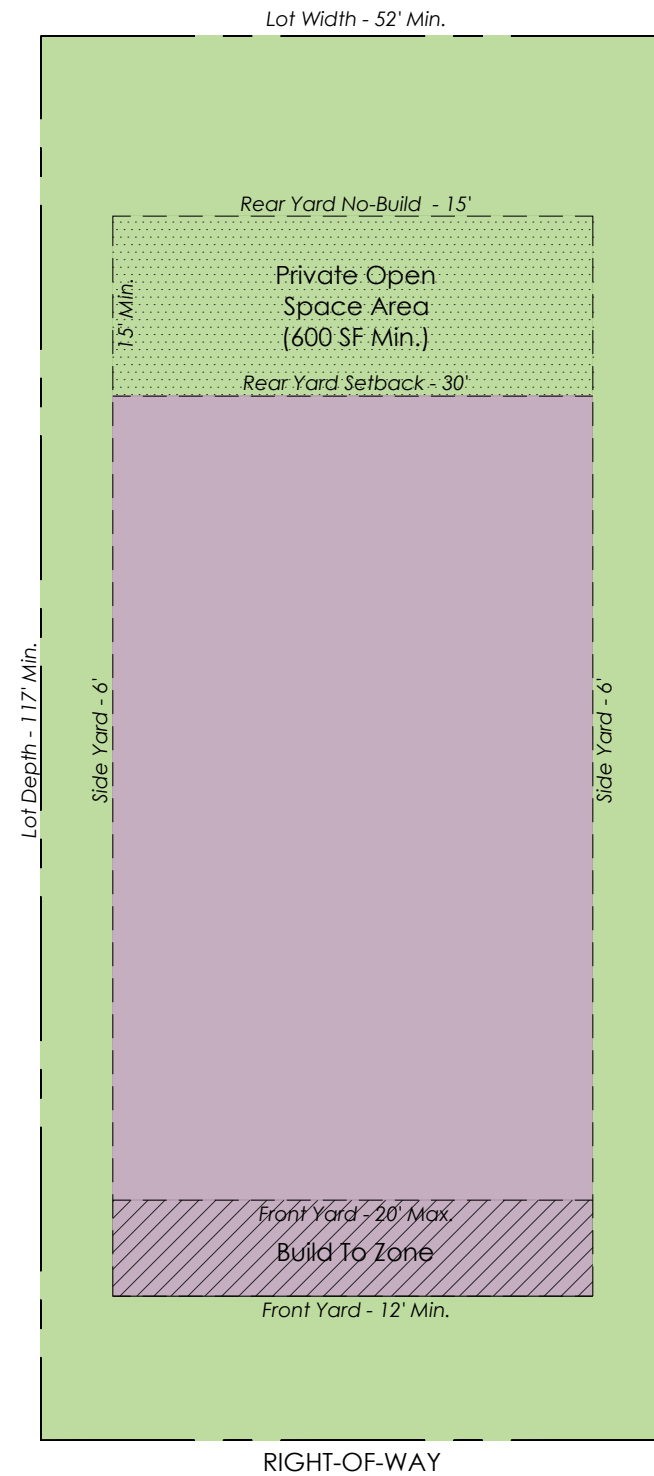
SITE PLAN NOTES

- A** Tuttle Crossing Boulevard R/W Dedication
- B** Cosgray Road R/W Dedication
- C** Central Park - Landmark Tree Preservation
- D** Railroad Setback, Stormwater Management Area and Perimeter Greenway
- E** Perimeter Greenway and Stormwater Management Area
- F** Site Access - Cosgray Road
- G** Street Stub Extensions - Neighborhood Connectivity
- H** Neighborhood Park / Amenity Area
- I** Neighborhood Greenway / Mid-Block Connectivity
- J** Stormwater Management - Wet and Dry Retention Incorporating Landscaping and Pathways

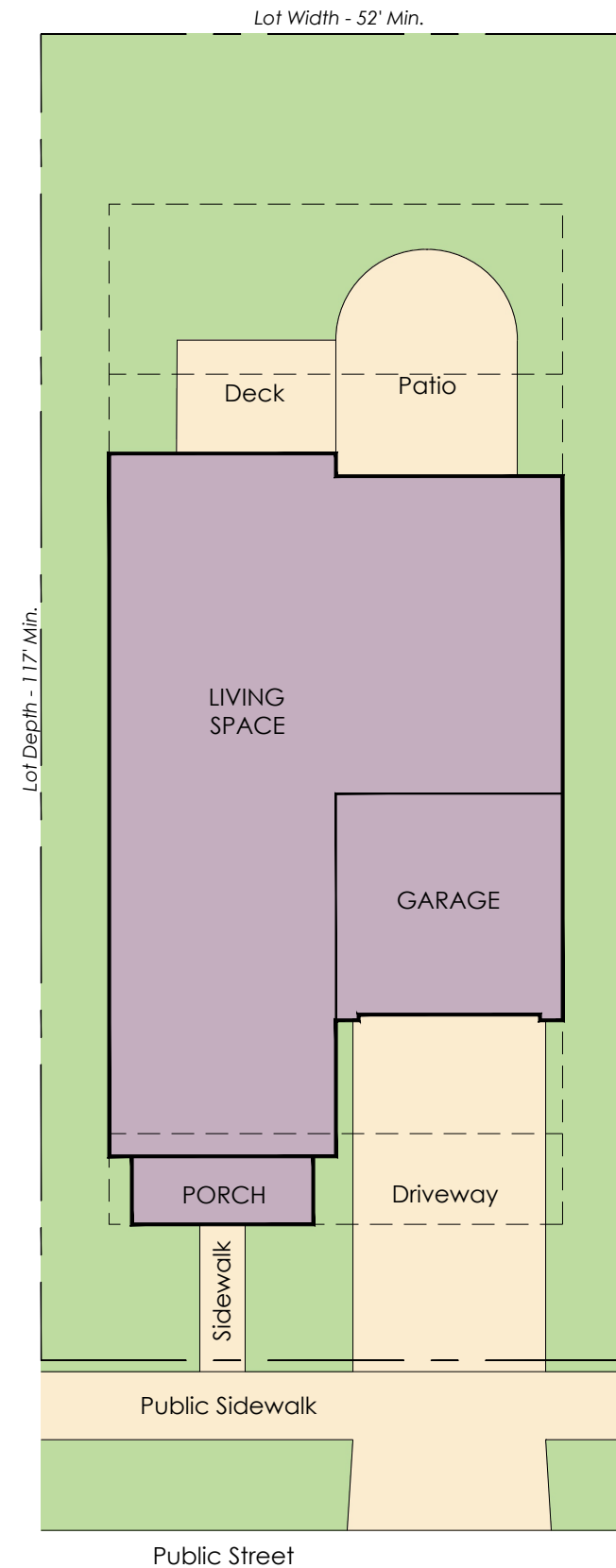


SITE PLAN NOTES

- | | |
|---|--|
| A Neighborhood Park +/- 2.3 Ac. | F Neighborhood Greenway Connector +/- 0.2 Ac. |
| B Neighborhood Park +/- 0.7 Ac. | G Neighborhood Greenway Connector +/- 0.2 Ac. |
| C Neighborhood Park +/- 0.4 Ac. | |
| D Perimeter Greenway +/- 6.0 Ac. | |
| E Perimeter Greenway +/- 4.2 Ac. | |



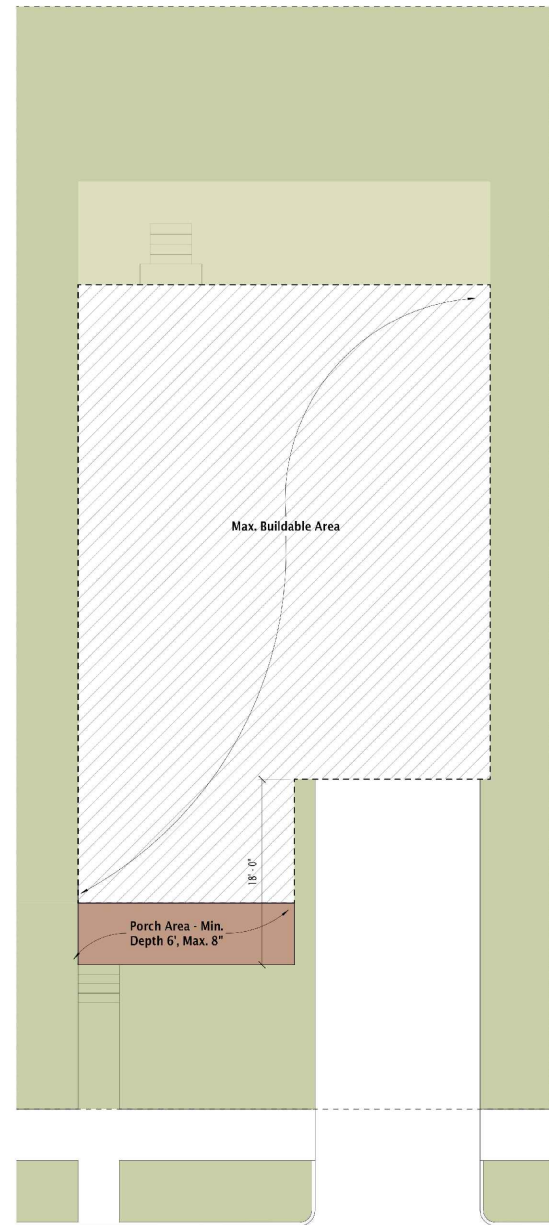
LOT STANDARDS PLAN



LOT STANDARDS PLAN ILLUSTRATED

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' Minimum, from front of porch
Private Open Space Area:	600 SF Minimum 15' Depth Minimum



Schottenstein Homes

Single Family Homes

ACOCK ASSOCIATES ARCHITECTS



Schottenstein Homes

Single Family Homes - Varieties

ACOCK ASSOCIATES ARCHITECTS



Schottenstein Homes

Single Family Homes - Corner Lot

ACOCK
ASSOCIATES
ARCHITECTS

Concept Plan Application
MILLER FARM NEIGHBORHOOD
Dublin, OH
May 29, 2024

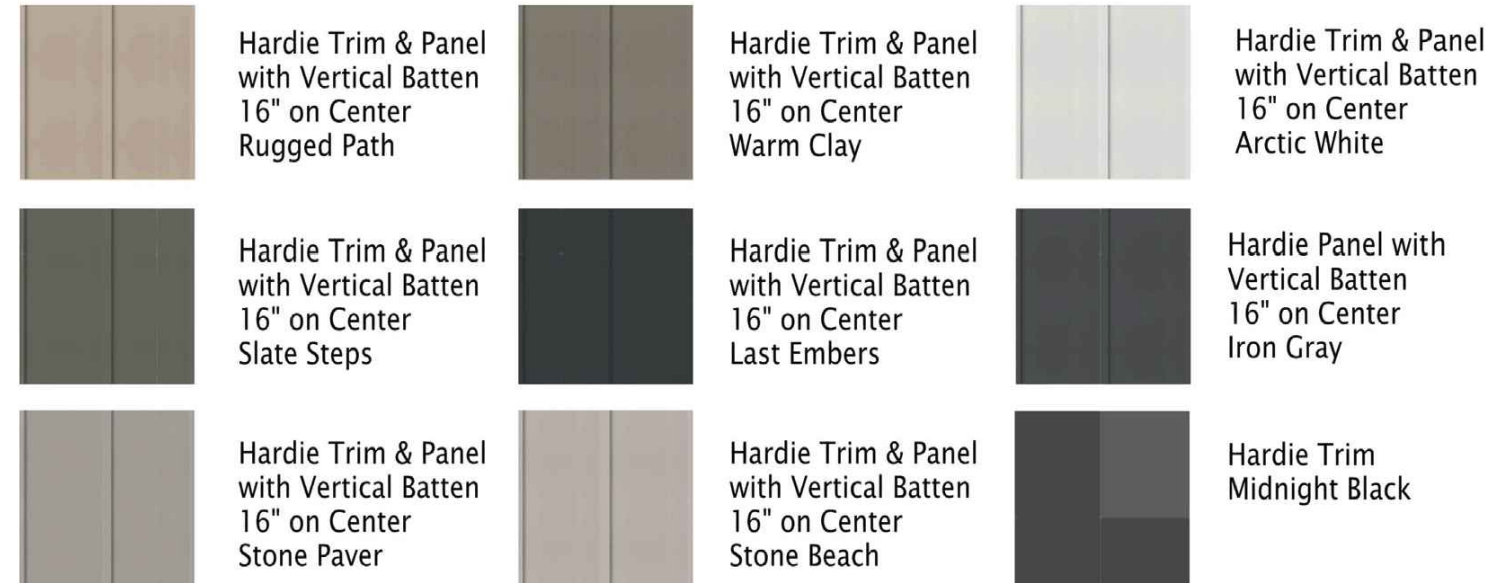
ROOFING MATERIALS

Asphalt Shingles



EXTERIOR CLADDING MATERIALS

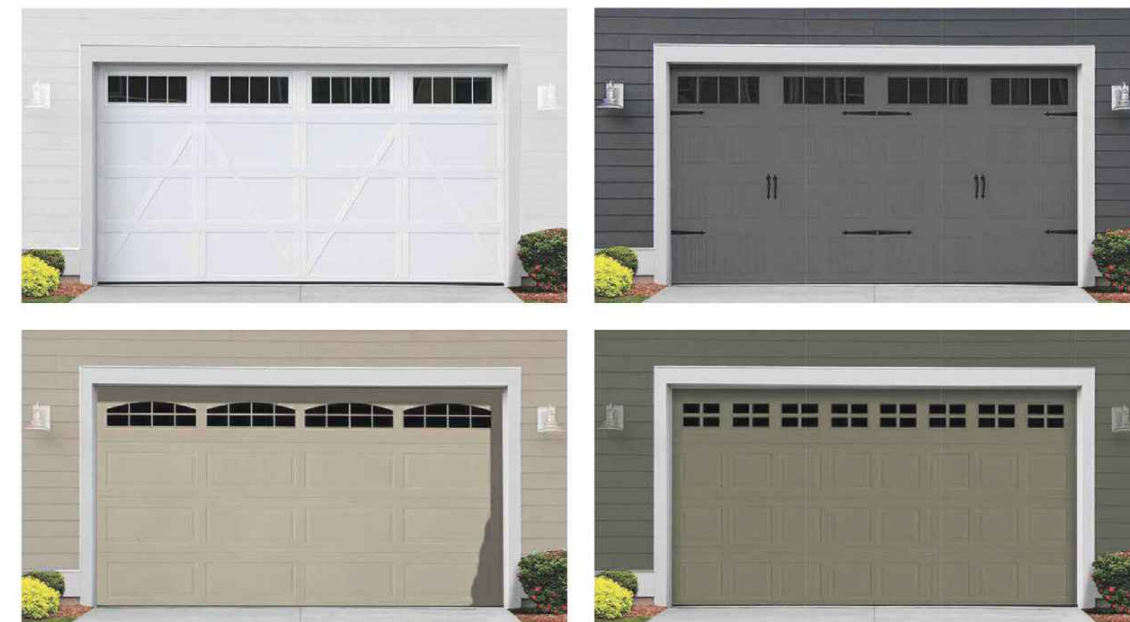
Fiber Cement Cladding & Trim



Masonry



GARAGE DOORS AND CHARACTER



Carriage House Steel Garage
Door Painted
Color coordinated with siding color



Schottenstein Homes

Single Family Homes - Materials

ACOCK
ASSOCIATES
ARCHITECTS