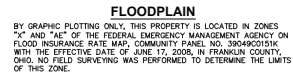


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ELECTRIC	AEP OHIO 700 MORRISON ROAD GAHANNA, OHIO 43230 ATTN: ERIC SCHWAB (614) 883-7963	PHONE/ CATV	AT&T 111 N 4TH ST, SUITE 802 COLUMBUS, OHIO 43215 ATTN: RON FOMBY (614) 223-7983
			SPECTRUM (CHARTER) 3760 INTERCHANGE ROAD COLUMBUS, OHIO 43204 ATTN: KEVIN RICH (614) 481-5263
GAS	COLUMBIA GAS OF OHIO 3550 JOHNNY APPLESEED COURT COLUMBUS, OHIO 43231 ATTN: TODD SCHWARZ (614) 280-7500		BREEZELINE 3675 CORPORATE DRIVE COLUMBUS, OHIO 43231 (888) 536-9650
SANITARY, STORM, WATER	CITY OF DUBLIN 6555 SHER-RINGS ROAD DUBLIN, OHIO 43016 (614) 410-7360		

DNS TRUST, SALLY S. HAIMBAUGH, TRUSTEE  
9449 CAPE WRATH DRIVE  
DUBLIN, OHIO 43017

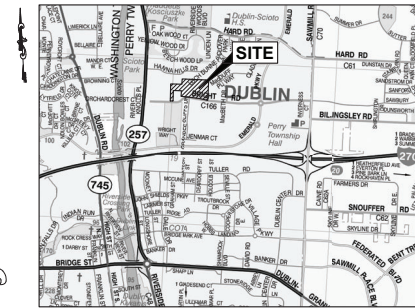
**4338 BRIGHT ROAD PARTNERS, LLC**  
8824 DUNSINANE DRIVE  
DUBLIN, OHIO 43017  
PHONE: 614-793-0001  
CONTACT: WILLIAM H. ADAMS,  
MANAGING PARTNER

PLANK LAW FIRM, LPA  
411 EAST TOWN STREET  
COLUMBUS, OHIO 43215  
PHONE: 614-221-4255  
CONTACT: DON PLANK

MKSK  
462 SOUTH LUDLOW ALLEY  
COLUMBUS, OHIO 43215  
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CONTACT: BRIAN P. KINZELMAN

ADVANCED CIVIL DESIGN, INC.  
781 SCIENCE BOULEVARD, SUITE 100  
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DAVID D. DENNISTON, P.E.  
ddenniston@advancedcivildesign.com

THE JONES STUDIO  
503 CITY PARK AVENUE  
COLUMBUS, OHIO 43215  
PHONE: 614-358-3729  
CONTACT: BRIAN KENT JONES



**SHEET INDEX**

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PLAN.....	3
PLAN.....	4
GROUND AND DRAINAGE PLAN.....	5

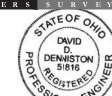


SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND THE GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

DIRECTOR OF ENGINEERING / CITY ENGINEER  
CITY OF DUBLIN, OHIO  
PAUL A. HAMMERSMITH, P.E.

DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT  
CITY OF DUBLIN, OHIO  
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David P. Duviston 51816 1/17/2025  
REGISTERED ENGINEER NUMBER DATE

**ADVANCED**  
CIVIL DESIGN

781 Science Boulevard, Suite 100  
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PLAN PREPARED BY:

ENGINEERS SURVEYORS

PLAN PREPARED FOR:  
4338 BRIGHT ROAD  
PARTNERS, LLC  
8824 DUNSINANE DRIVE  
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PRELIMINARY DEVELOPMENT PLAN  
FOR  
BRIGHT ROAD RESERVE

TITLE SHEET/VICINITY MAP/REGIONAL CONTEXT MAP

**PRELIMINARY NOT  
FOR CONSTRUCTION**

Date: 01/17/2025

Scale: AS NOTED

Drawn By:	Checked
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JRS	DOD
-----	-----

Project Number:

24-0001-148:

Reporting Number:

Drawing Number:

1 / 6



# LEGEND

- ST - EXISTING STORM SEWER
- SA - EXISTING SANITARY SEWER
- W - EXISTING WATER LINE
- G - EXISTING GAS LINE
- E - EXISTING UNDERGROUND ELECTRIC
- UT - EXISTING UTILITY POLE
- ST - EXISTING STORM SEWER
- SA - EXISTING SANITARY SEWER
- W - EXISTING WATER LINE
- G - EXISTING GAS LINE
- E - EXISTING UNDERGROUND ELECTRIC
- UT - EXISTING UTILITY POLE

- TO BE DEMOLISHED
- TO BE REMOVED
- FLOODWAY
- 100-YR FLOODPLAIN
- STREAM CORRIDOR PROTECTION ZONE

# SOIL MAP UNIT LEGEND

SYMBOL	SOIL NAME
Ble1B1	Blount silt loam, end moraine, 2 to 4 percent slopes
Gw5C2	Glywood silt loam, 2 to 6 percent slopes
Gw5B2	Glywood clay loam, 6 to 12 percent slopes, eroded
MkB	Miamian silt loam, 2 to 6 percent slopes
MIC2	Miamian silty clay loam, 6 to 12 percent slopes, eroded

PLAN PREPARED BY:  
4338 BRIGHT ROAD  
PARTNERS, LLC  
885 WEST 10TH AVE  
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

**PRELIMINARY NOT FOR CONSTRUCTION**

DATE: 01/17/2025  
SCALE: 1"=50'

DRAWN BY: JRS  
CHECKED BY: DDD

PROJECT NUMBER:  
24-0001-1482

DRAWING NUMBER:  
**2 / 6**

PLAN PREPARED BY:  
4338 BRIGHT ROAD  
PARTNERS, LLC  
885 WEST 10TH AVE  
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

**PRELIMINARY NOT FOR CONSTRUCTION**

DATE: 01/17/2025  
SCALE: 1"=50'

DRAWN BY: JRS  
CHECKED BY: DDD

PROJECT NUMBER:  
24-0001-1482

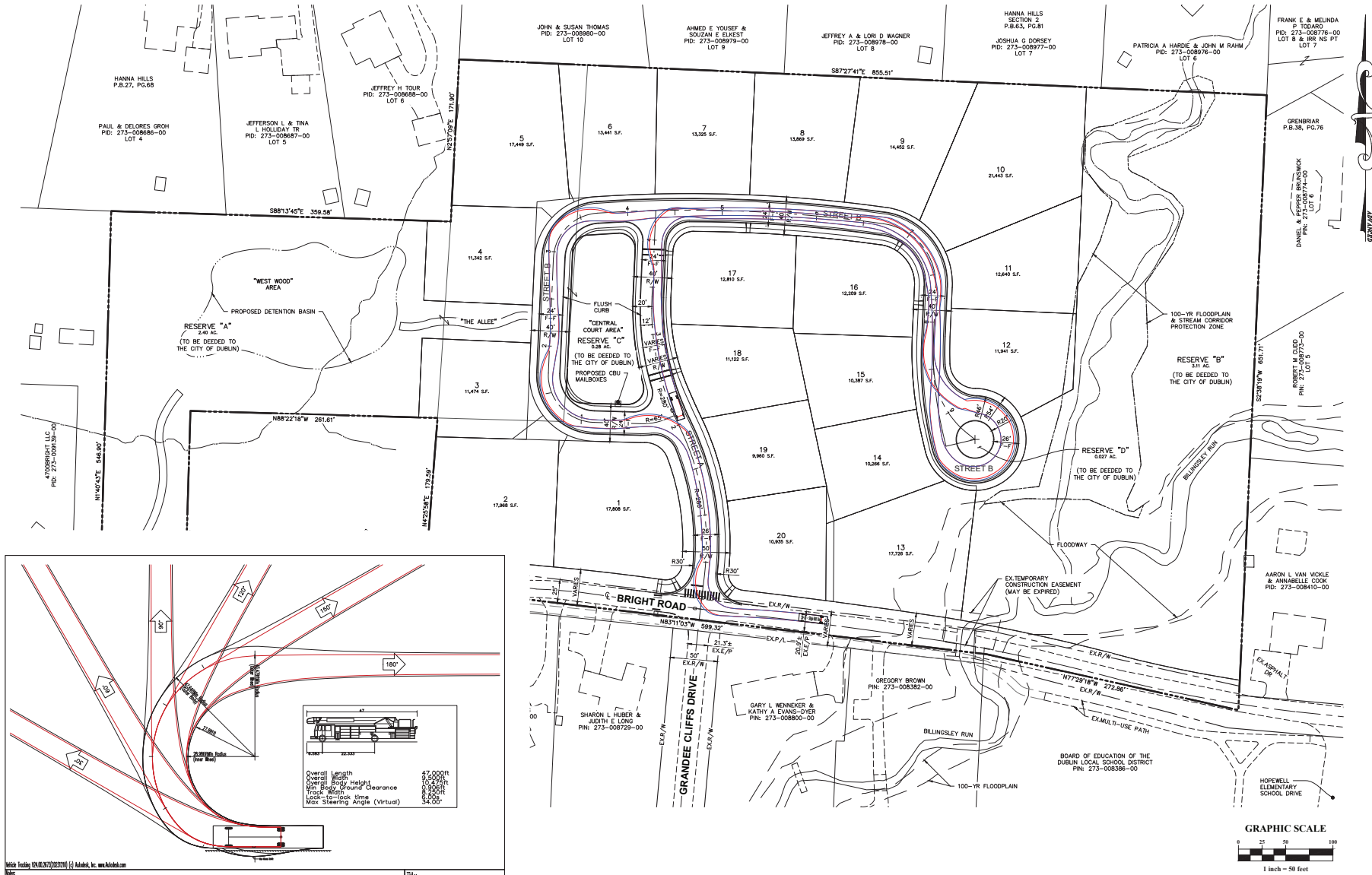
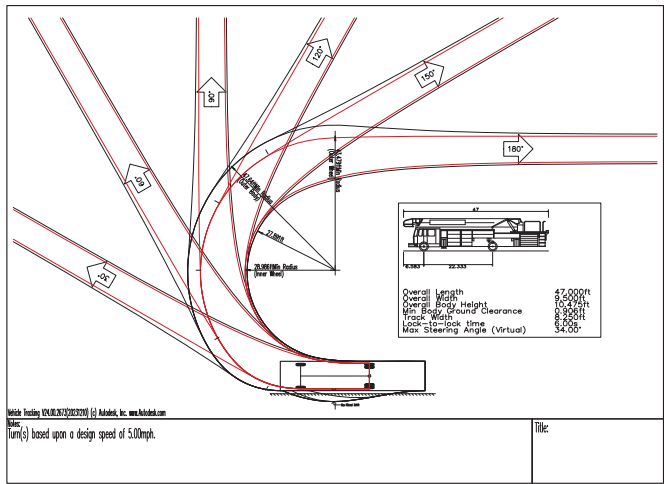
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**2 / 6**







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PLAN PREPARED BY:  
4338 BRIGHT ROAD  
P.8.A.3, PG.81  
DUBLIN, OHIO 43017

PLAN PREPARED FOR:  
4338 BRIGHT ROAD  
P.8.A.3, PG.81  
DUBLIN, OHIO 43017

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
PRELIMINARY DEVELOPMENT PLAN  
FOR  
BRIGHT ROAD RESERVE  
VEHICLE TRACKING EXHIBIT

No.	Revision	Date	Approved

Date: 01/17/2025  
Scale: 1"=50'

Drawn By: JRS      Checked By: DDD

Project Number:  
24-0001-1482

Drawing Number:  
6 / 6

ADVANCED  
ENGINEERING  
CIVIL DESIGN

781 Shawnee Business Park, 105  
Columbus, Ohio 43260  
ph 614.453.7750  
fx 614.453.7750



**PRELIMINARY**  
NOT FOR CONSTRUCTION

Architect

Civil Engineer / Surveyor

Structural Engineer

**Project**  
**Bright Road Reserve**

4338 Bright Road  
Dublin, OH 43082

**Client**  
4338 Bright Road  
Partners, LLC  
8824 Dunesmore Drive  
Dublin, OH 43017

**Dates**  
01.17.25

**Revisions**


**Project Manager**  
BPK

**Drawn**  
CMV

**Checked**  
CMV

**Project Number**  
24-0002.0

**Sheet Title**  
**OPEN SPACE  
FRAMEWORK PLAN  
CONNECTIVITY**

Sheet





PRELIMINARY  
NOT FOR CONSTRUCTION

Architect

Civil Engineer / Surveyor

Structural Engineer

Project  
**Bright Road Reserve**

4338 Bright Road  
Dublin, OH 43082

Client  
**4338 Bright Road Partners, LLC**  
8824 Duneside Drive  
Dublin, OH 43017

Dates  
01.17.25

Revisions

- △
- △
- △
- △

Project Manager  
BPK

Drawn  
CMV

Checked  
CMV

Project Number  
24-0002.0

Sheet Title  
**ILLUSTRATIVE PLAN**

Sheet



#	COMMON NAME	DBH	CONDITION
<del>1</del>	<del>FRUITING PEAR</del>	<del>15.0</del>	<del>FAIR</del>
<del>2</del>	<del>RED MAPLE</del>	<del>8.0</del>	<del>FAIR</del>
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REMOVAL TOTAL: 324

#	COMMON NAME	DBH	CONDITION
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REMOVAL TOTAL: 164

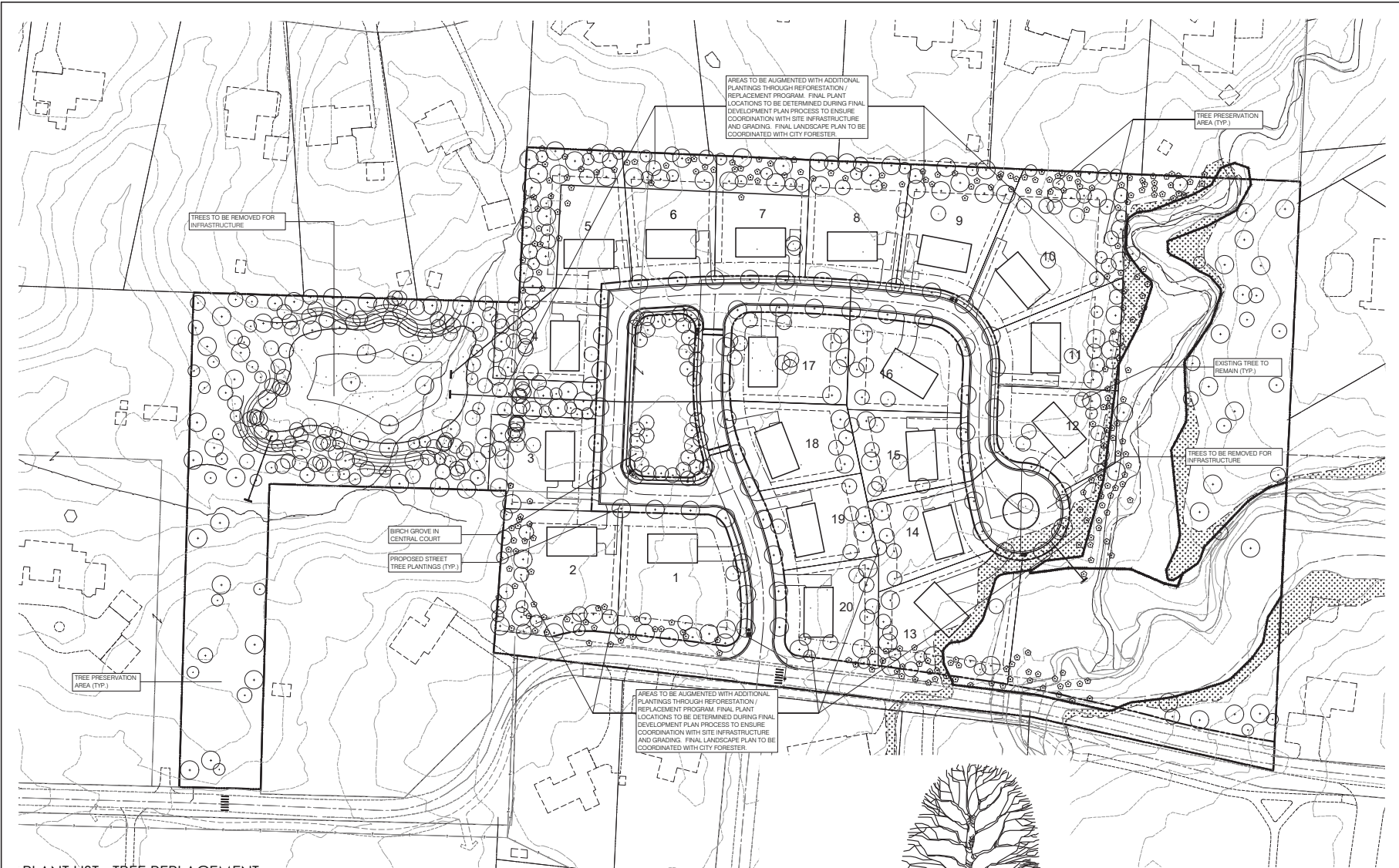
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<del>127</del>	<del>HONEYLOCUST</del>	<del>10.0</del>	<del>FAIR</del>
<del>128</del>	<del>SUGAR MAPLE</del>	<del>6.0</del>	<del>POOR</del>
<del>129</del>	<del>SUGAR MAPLE</del>	<del>12.0</del>	<del>GOOD</del>
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<del>131</del>	<del>ASH</del>	<del>14.0</del>	<del>DEAD</del>
<del>132</del>	<del>SUGAR MAPLE</del>	<del>10.0</del>	<del>GOOD</del>
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<del>135</del>	<del>BLACK WALNUT</del>	<del>20.0</del>	<del>GOOD</del>
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<del>137</del>	<del>BOXELDER</del>	<del>6.0</del>	<del>FAIR</del>
<del>138</del>	<del>AMERICAN ELM</del>	<del>7.0</del>	<del>FAIR</del>
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<del>140</del>	<del>AMERICAN ELM</del>	<del>8.0</del>	<del>FAIR</del>
<del>141</del>	<del>AMERICAN ELM</del>	<del>17.0</del>	<del>FAIR</del>
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<del>147</del>	<del>AMERICAN ELM</del>	<del>8.0</del>	<del>DEAD</del>
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<del>149</del>	<del>SUGAR MAPLE</del>	<del>10.0</del>	<del>FAIR</del>
<del>150</del>	<del>BLACK CHERRY</del>	<del>8.0</del>	<del>POOR</del>

REMOVAL TOTAL: 180

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<del>154</del>	<del>BLACK CHERRY</del>	<del>6.0</del>	<del>DEAD</del>
<del>155</del>	<del>AMERICAN ELM</del>	<del>6.0</del>	<del>FAIR</del>
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<del>157</del>	<del>AMERICAN ELM</del>	<del>8.0</del>	<del>FAIR</del>
<del>158</del>	<del>AMERICAN ELM</del>	<del>8.0</del>	<del>FAIR</del>
<del>159</del>	<del>BLACK WALNUT</del>	<del>18.0</del>	<del>FAIR</del>
<del>160</del>	<del>SUGAR MAPLE</del>	<del>8.0</del>	<del>FAIR</del>
<del>161</del>	<del>SUGAR MAPLE</del>	<del>7.0</del>	<del>GOOD</del>
<del>162</del>	<del>AMERICAN ELM</del>	<del>16.0</del>	<del>FAIR</del>
<del>163</del>	<del>BLACK WALNUT</del>	<del>17.0</del>	<del>GOOD</del>
<del>164</del>	<del>SUGAR MAPLE</del>	<del>8.0</del>	<del>GOOD</del>
<del>165</del>	<del>AMERICAN ELM</del>	<del>6.0</del>	<del>GOOD</del>
<del>166</del>	<del>AMERICAN ELM</del>	<del>9.0</del>	<del>FAIR</del>
<del>167</del>	<del>NORTHERN HACKBERRY</del>	<del>11.0</del>	<del>FAIR</del>
<del>168</del>	<del>NORTHERN HACKBERRY</del>	<del>6.0</del>	<del>POOR</del>
<del>169</del>	<del>BLACK WALNUT</del>	<del>35.0</del>	<del>GOOD</del>
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<del>171</del>	<del>NORTHERN HACKBERRY</del>	<del>12.0</del>	<del>FAIR</del>
<del>172</del>	<del>AMERICAN ELM</del>	<del>7.0</del>	<del>FAIR</del>
<del>173</del>	<del>AMERICAN ELM</del>	<del>6.0</del>	<del>FAIR</del>
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<del>178</del>	<del>SUGAR MAPLE</del>	<del>7.0</del>	<del>FAIR</del>
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<del>200</del>	<del>AMERICAN ELM</del>	<del>7.0</del>	<del>FAIR</del>

REMOVAL TOTAL: 321

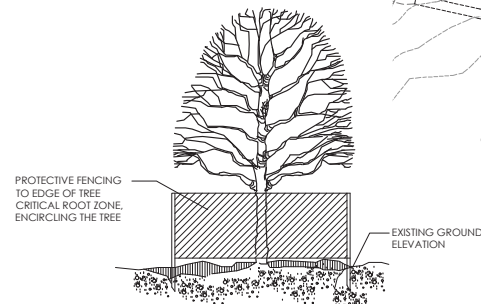
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202	AMERICAN ELM	8.0	FAIR
203	BLACK WALNUT	18.0	GOOD
204	AMERICAN ELM	8.0	FAIR
205	AMERICAN ELM	12.0	FAIR
206	HONEYLOCUST	21.0	FAIR
207	AMERICAN ELM	9.0	FAIR
208	SUGAR MAPLE	8.0	POOR
209	HONEYLOCUST	18.0	FAIR
210	AMERICAN ELM	11.0	DEAD
211	AMERICAN ELM	11.0	FAIR
212	BLACK WALNUT	19.0	GOOD
213	BLACK WALNUT	23.0	GOOD
214	BLACK WALNUT	20.0	GOOD
215	AMERICAN ELM	6.0	POOR
216	AMERICAN ELM	6.0	FAIR
217	BLACK WALNUT	28.0	FAIR
218	KENTUCKY COFFEETREE	21.0	FAIR
219	KENTUCKY COFFEETREE	22.0	FAIR
220	AMERICAN ELM	15.0	GOOD
221	SUGAR MAPLE	15.0	GOOD
222	SUGAR MAPLE	15.0	GOOD
223	AMERICAN ELM	15.0	GOOD
224	SUGAR MAPLE	15.0	GOOD
225	AMERICAN ELM	15.0	GOOD
226	EASTERN WHITE PINE	13.0	FAIR
227	EASTERN WHITE PINE	12.0	FAIR
228	EASTERN WHITE PINE	18.0	FAIR
229	BOXELDER	15.0	POOR
230	EASTERN WHITE PINE	15.0	FAIR
231	EASTERN WHITE PINE	8.0	POOR
232	EASTERN WHITE PINE	22.0	GOOD
233	EASTERN WHITE PINE	20.0	FAIR
234	EASTERN WHITE PINE	13.0	POOR
235	EASTERN WHITE PINE	16.0	GOOD
236	EASTERN WHITE PINE	14.0	FAIR
237	EASTERN WHITE PINE	17.0	FAIR
238	EASTERN WHITE PINE	10.0	POOR
239	BLACK WALNUT	13.0	FAIR
240	RED MULBERRY	11.0	POOR
241	EASTERN WHITE PINE	11.0	POOR
242	EASTERN WHITE PINE	10.0	FAIR
243	EASTERN WHITE PINE	12.0	POOR
244	AMERICAN ELM	7.0	FAIR
245	NORTHERN HACKBERRY	16.0	FAIR
246	BLACK WALNUT	11.0	FAIR
247	FLOWERING CRABAPPLE	72.0	POOR



PLANT LIST - TREE REPLACEMENT

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
-	QUE	QUERCUS RUBRA	RED OAK	1"-2.5" CAL	B&B	
-	AFM	ACER FREEMANII VARIETIES	FREEMAN RED MAPLE	1"-3.5" CAL	B&B	
-	AOG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1"-3.5" CAL	B&B	
-	PLA	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1"-2.5" CAL	B&B	
-	ULM	ULMUS AMERICANA	AMERICAN ELM	1"-3.5" CAL	B&B	
-	QBI	QUERCUS BICOLOR	SWAMP WHITE OAK	1"-2.5" CAL	B&B	
-	BET	BETULA Papyrifera	PAPERBARK BIRCH	10' HT.	B&B	
-	CEL	CELTIS OCCIDENTALIS	AMERICAN HACKBERRY	1"-2.5" CAL	B&B	
-	NYS	NYSSA SYLVATICA	BLACK GUM	1"-3.5" CAL	B&B	
-	CER	CERCIS CANADENSIS	EASTERN REDBUD	1"-2" CAL	B&B	

\*FINAL PLANT LIST TO BE COORDINATED WITH CITY FORESTER FOR VARIETIES AND SIZES.



① TREE PROTECTION FENCING  
N.T.S.

LEGEND

- NEW DECIDUOUS SHADE TREE - SIZES TO VARY
- ⊙ EXISTING TREE - TREE PRESERVATION ZONE
- ⊙ EXISTING TREE - TREE SURVEY INDEX



PRELIMINARY  
NOT FOR CONSTRUCTION

Architect

Civil Engineer / Surveyor

Structural Engineer

Project  
**Bright Road Reserve**

4338 Bright Road  
Dublin, OH 43082

Client  
4338 Bright Road  
Partners, LLC  
8824 Dunsmuir Drive  
Dublin, OH 43017

Dates  
01.17.25

Revisions



Project Manager  
BPK

Drawn  
CMV

Checked  
CMV

Project Number  
24-0002.0

Sheet Title  
**LANDSCAPE / TREE REPLACEMENT PLAN**

Sheet

11

**PUBLIC REALM**

- ARRIVAL SPACE
- ENTRY GARDEN
- INVITING
- ARCHITECTURAL FACADE
- POSSIBLE AUXILIARY STRUCTURE

**PRIVATE REALM**

- OUTDOOR DINING
- GARDENS
- USER PRIVACY
- OPEN LAWNS
- REAR LANDSCAPE DRAINAGE

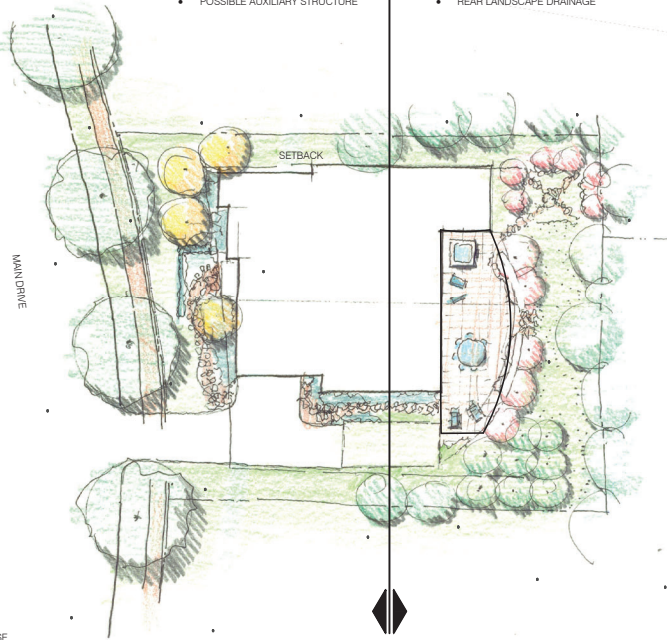
NOTE:  
ALL IMAGES SHOWN ARE FOR  
PROPOSED CHARACTER  
COMMUNICATIONS ONLY. ALL  
HOMES ARE TO BE CUSTOM AND  
BUILT CONDITIONS WILL VARY.

**PUBLIC REALM**

- ARRIVAL SPACE
- ENTRY GARDEN
- INVITING
- ARCHITECTURAL FACADE

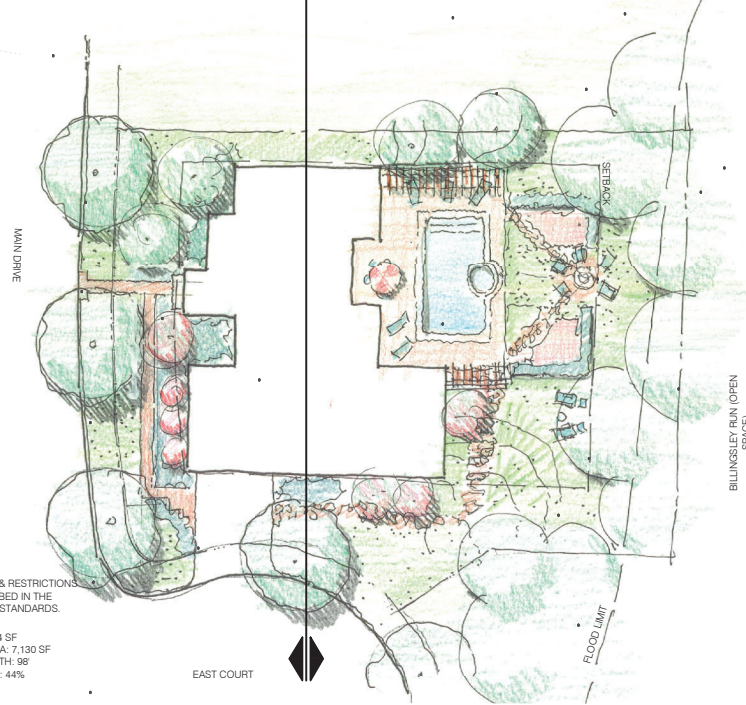
**PRIVATE REALM**

- OUTDOOR DINING
- GARDENS & POOL
- VIEWS TO WOODS
- DRAINAGE TO STREAM



LOT SIZE: 9,801 SF  
BUILDABLE AREA: 5,480 SF  
MAX BUILD DEPTH: 80'  
LOT COVERAGE: 43%

LOT TYPE EXHIBIT (SMALL LOT #19)  
SCALE: NTS



NOTE:  
ALL SETBACKS & RESTRICTIONS  
ARE AS DESCRIBED IN THE  
DEVELOPMENT STANDARDS.

LOT SIZE: 12,634 SF  
BUILDABLE AREA: 7,130 SF  
MAX BUILD DEPTH: 98'  
LOT COVERAGE: 44%

LOT TYPE EXHIBIT (WALK-OUT LOT #12)  
SCALE: NTS

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Architect

Civil Engineer / Surveyor

Structural Engineer

Project  
**Bright Road Reserve**

4338 Bright Road  
Dublin, OH 43082

Client  
**4338 Bright Road Partners, LLC**  
8824 Dunesmore Drive  
Dublin, OH 43017

Dates  
01.17.25

Revisions

▲  
▲  
▲  
▲  
▲

Project Manager  
BPK

Drawn  
CMV

Checked  
CMV

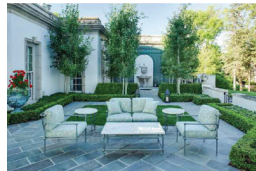
Project Number  
24-0002.0

Sheet Title

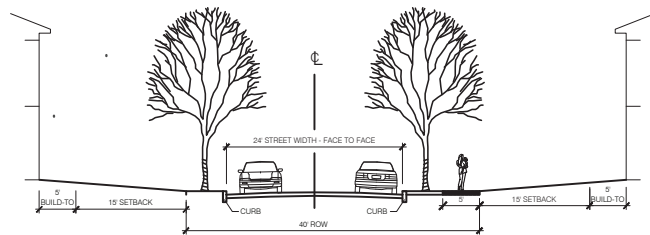
**TYPICAL LOTS  
STREET ELEVATION  
STREET SECTION**

Sheet

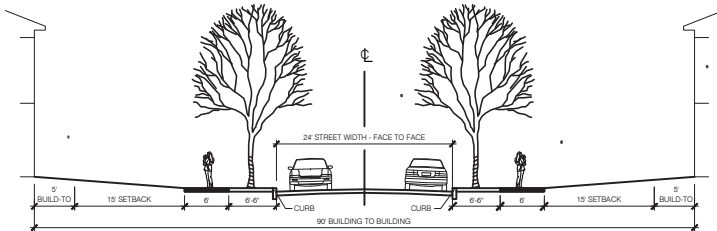
**12**



DEVELOPMENT CHARACTER IMAGERY



Developer-Proposed Street Section



City-Proposed Street Section

STREET SECTIONS  
SCALE: 1/8" = 1'-0"

NOTE:  
ALL SETBACKS & RESTRICTIONS ARE AS DESCRIBED  
IN THE DEVELOPMENT STANDARDS.

NOTE:  
ALL IMAGES SHOWN ARE FOR PROPOSED CHARACTER  
COMMUNICATIONS ONLY. ALL HOMES ARE TO BE  
CUSTOM AND BUILT CONDITIONS WILL VARY.



BUILDING EXTERIOR MATERIALS - EXAMPLES

PRELIMINARY  
NOT FOR CONSTRUCTION

Architect

Civil Engineer / Surveyor

Structural Engineer

Project  
**Bright Road Reserve**

4338 Bright Road  
Dublin, OH 43082

Client  
4338 Bright Road  
Partners, LLC  
8824 Duneside Drive  
Dublin, OH 43017

Dates  
01.17.25

Revisions  
▲  
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▲  
▲  
▲

Project Manager  
BPK

Drawn  
CMV

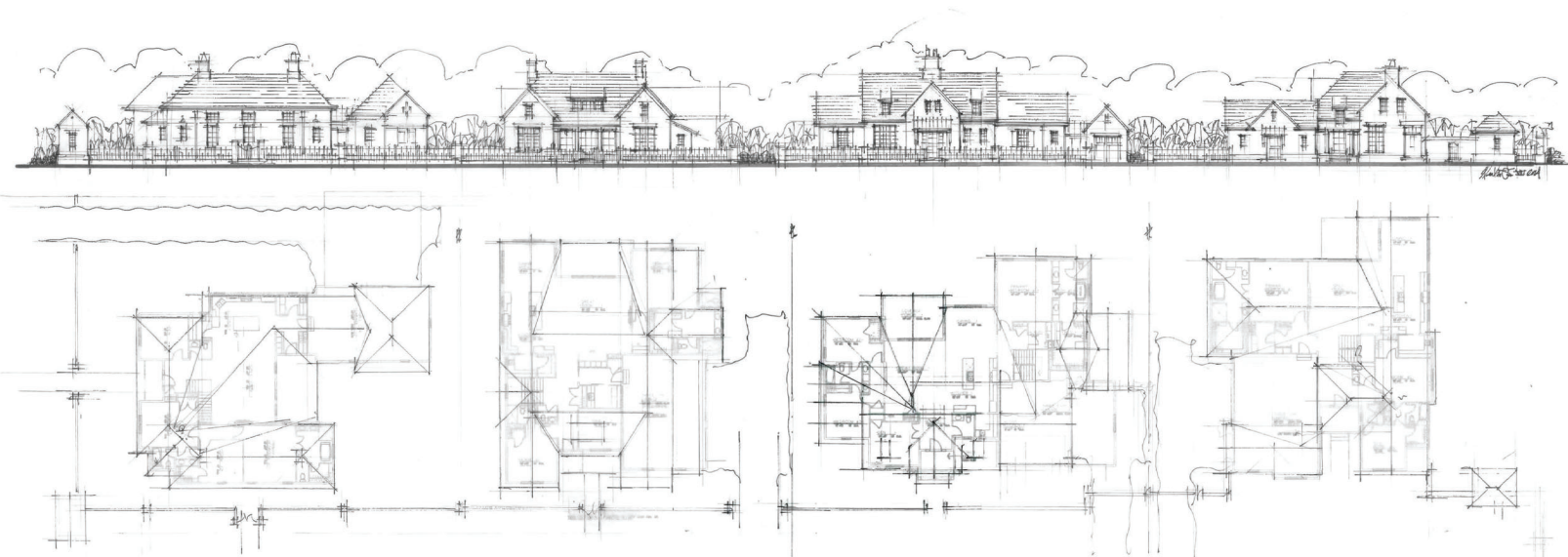
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CMV

Project Number  
24-0002.0

Sheet Title  
**TYPICAL LOTS  
STREET ELEVATION  
STREET SECTION**

Sheet

**13**



TYPICAL STREET ELEVATION  
SCALE: NTS



LOT #2 LAYOUT DIAGRAM  
SCALE: 1" = 20'



LOT #5 LAYOUT DIAGRAM  
SCALE: 1" = 20'

NOTE:  
PLAN DIAGRAMS ARE FOR INFORMATION ONLY TO  
GRAPHICALLY DEPICT TYPICAL LOT RESTRICTIONS,  
POSSIBLE PLACEMENT OF STRUCTURES (BUILDING  
ENVELOPE) AND SUPPORTING SITE FEATURE. ALL HOMES  
ARE TO BE CUSTOM DESIGNED TO CONFORM TO THE  
CONDITIONS, TOPOGRAPHY, CONFIGURATION AND  
RESTRICTIONS OF ITS LOT.



CHARACTER IMAGERY

PRELIMINARY  
NOT FOR CONSTRUCTION

Architect

Civil Engineer / Surveyor

Structural Engineer

Project  
**Bright Road  
Reserve**

4338 Bright Road  
Dublin, OH 43082

Client  
**4338 Bright Road  
Partners, LLC**  
8824 Dunsenore Drive  
Dublin, OH 43017

Dates  
01.17.25

Revisions

▲  
▲  
▲  
▲  
▲

Project Manager  
BPK

Drawn  
CMV

Checked  
CMV

Project Number  
24-0002.0

Sheet Title  
**LOT LAYOUT  
DIAGRAMS /  
CHARACTER IMAGES**

Sheet



# BRIGHT ROAD RESERVE

4338 Bright Road, Dublin, OH 43017



Owner:

DNS Trust

Sally S. Haimbaugh, Trustee

9449 Cape Wrath Drive

Dublin, Ohio 43017

[shaimbaugh@yahoo.com](mailto:shaimbaugh@yahoo.com) 614-499-4466

Developer:

4338 Bright Road Partners, LLC

Managing Partner: William H. Adams

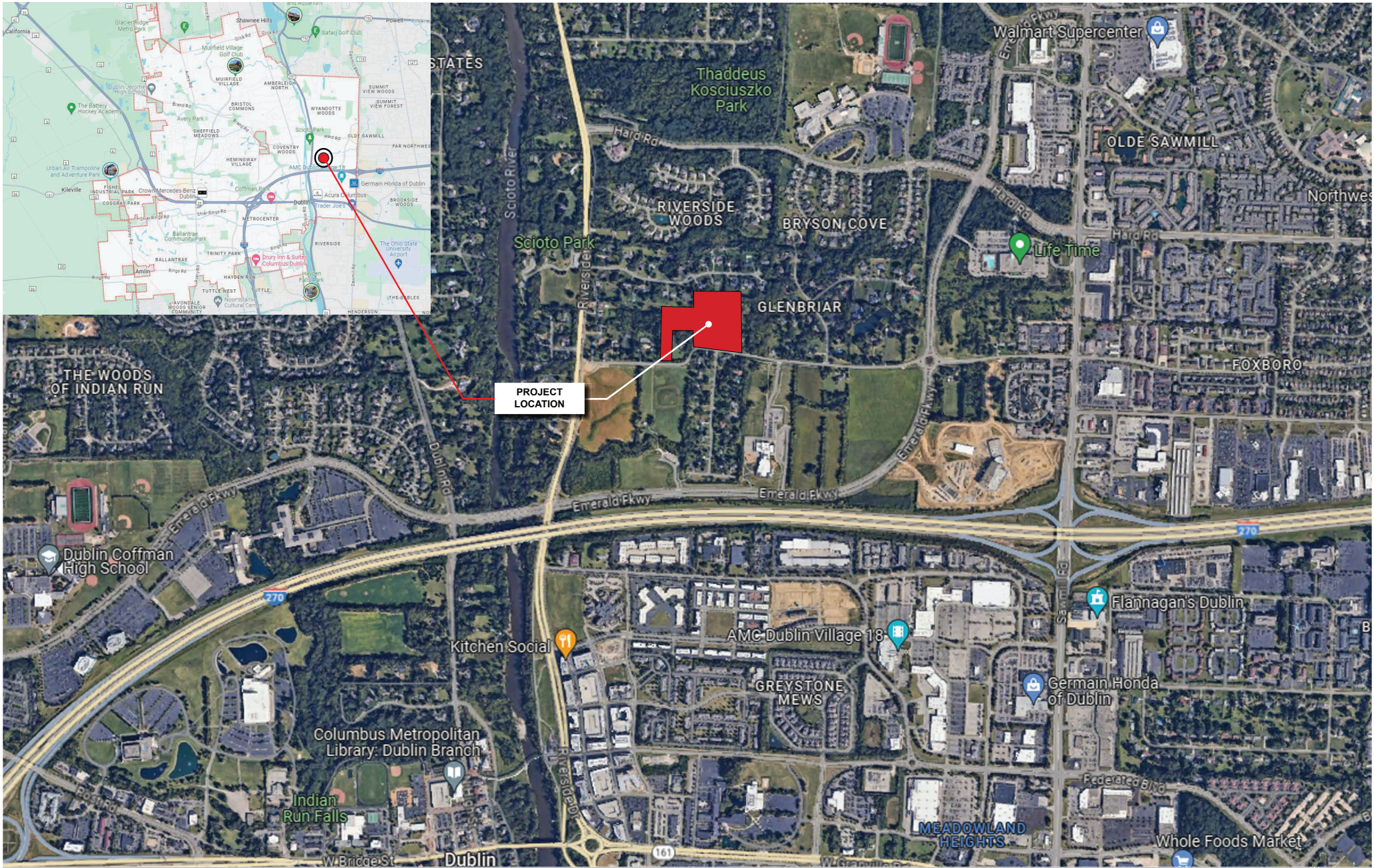
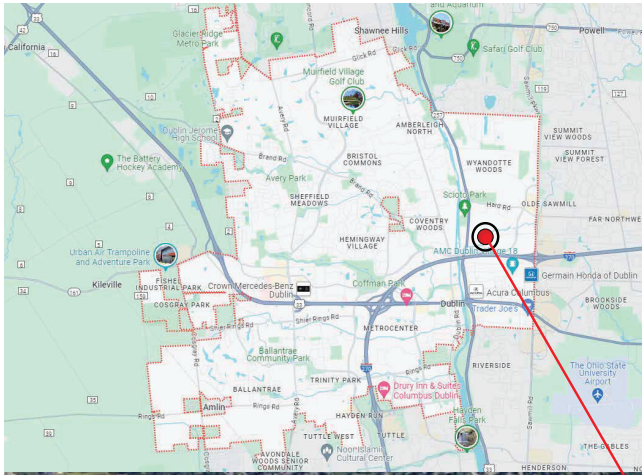
8824 Dunsinane Drive

Dublin, Ohio 43017

[whadams8824@gmail.com](mailto:whadams8824@gmail.com) 614-286-5753

Concept Plan Review

May 15, 2024



4338 Bright Road : Project Vicinity Map

05/15/24



## Development Narrative

### Preamble

The City of Dublin has become one of the finest communities in the country in which to live, work and socialize. Central Ohio as a whole is experiencing a significant demand for all levels of housing and Dublin is not immune to these needs. This development, though modest in size, looks to satisfy the desire of many to join into the Dublin community and, those that have been here for years, to remain here as a vital part of the community that they helped to build.

Bright Road Partners, LLC (Developer) proposes to develop this 14.2 ac site on Bright Road in Dublin, Ohio with a renowned and well-respected local builder partner. Developer is proposing a high-quality Planned Development that allows for “conservation design” in keeping with Dublin’s ordinance and its Neighborhood Design Guidelines all in an effort to preserve the natural character of the site for the benefit of the future homeowners and the surrounding neighborhoods. The residential product is anticipated to be at the higher end of the single-family residential market in this community.

### Community Plan Vision

This proposal looks to embrace the Dublin reputation as a premier community and build upon the foundational elements of the Community Plan through addressing many specific elements of the “Dublin Character” applicable to this neighborhood.

*Natural Features* -preservation and celebration for resident use the stream corridor on the east and woodlot to the west

*Rural Landscape* – Respect for the character of Bright Road and the overall landscape

*Historic Dublin* – Connection to the Scioto River (the single most important natural element that facilitated the original settlement of Dublin) and the Historic Downtown, just a short walk away.

*Cultural Heritage* - Connect to/celebrate the Hopewell Mound, the Leatherlips sculpture, the parks and riverfront.

*Roadway Character and Streetscapes* – Preserve the Bright Road frontage character while providing for intimate interior streets, finely appointed corridors and auto courts.

*Parks, Reserves, Open Space* – Preserved stream corridor, woodlot, wooded perimeter buffers, residential courts, private landscapes

*Environmental Stewardship and Sensitivity* – Minimize land disturbance thru Conservation Design, naturally manage stormwater, revegetate the site with strictly indigenous plantings.

*Quality of Life* – provide for unique homes, fine living space, spectacular outdoor environments.

*High quality residential development* – fine quality materials, stunning exterior expressions, tailored outdoor private spaces/amenities.

### Development Theme

As described above in different language, this new community is being planned to “fit” the site as you see it today. Circulation network and homesites are planned with respect on the existing topography with minimal earthwork anticipated. Homes will “sit upon” their site with only minimal local grading and take advantage of sloping grade to expose lower-level living spaces where practical. Considerable perimeter and groupings of standing vegetation are to be preserved/enhanced to create a “park-like” character of the overall community.

The architecture of the site is presently thought to be classic, “nouveau-traditional” of highly detailed elevations and roofs, building elements (roof metal, chimneys, doors, wall details) in a mix of materials (stone, stucco, brick, board and batten, lap, slate, etc.), all as part of a “themed” yet eclectic mix of homes common by their relative sizes, roof pitch, mix of massing (garages to body to side rooms), defined entry with wooded Bright Road frontage. Individual homesite may include gardens, possible pool/entertainment terrace, formal entryway, garden shed/cabana, as may be desired by end buyer.

It is further assumed that this development will be sold fee simple with public roads. Open spaces and landscape easements are to be controlled and enforced by an association with all that infers from a maintenance, operations and ownership standpoint. The association is to be established with all the necessary powers to enforce policies to be set forth in general terms in future stages of this plan approval and thereby ensure the long-term quality described herein. It will become a destination location through its uniqueness and carry a moniker that is recognized in the community. This community has a long and rich history and culture dating back far beyond European settlement of the area. The development’s future name is to be authentically reminiscent of that.

### Unique Community

This development will be a unique and distinct offering within the City of Dublin with the combination of a high-quality site and custom architecture to enhance that position. The quiet nature of this segment of Bright Road (west of the Hopewell Elementary School) and its disconnection from Riverside Drive for vehicular traffic makes this site well located for a hamlet/enclave of architecturally-controlled residences catering to the empty-nester buyer at one end of the age continuum and the dual professional income young family at the other, each looking for the conveniences and amenities of Dublin, including adjacent Bridge Park restaurants and schools/parks respectively, among many others.

### Development Areas

This development will be a unique and distinct offering within the City of Dublin with the combination of a high-quality site and custom architecture to enhance that position. The quiet nature of this segment of Bright Road (west of the Hopewell Elementary School) and its disconnection from Riverside Drive for vehicular traffic makes this site well located for a hamlet/enclave of architecturally-controlled residences catering to the empty-nester buyer at one end of the age continuum and the dual professional income young family at the other, each looking for the conveniences and amenities of Dublin, including adjacent Bridge Park restaurants and schools/parks respectively, among many others.

### Neighborhood Design

This proposal looks to respect the Conservation Design Ordinance and the Neighborhood design Guidelines of the city. As identified in the Community Plan, much of this site has been used in the past for agricultural and “rural residential” purposes and, as a result, a significant portion has been previously cleared and was recently occupied by a single dwelling, since demolished. This proposal assumes that the previously cleared land would be used for housing development in a way that minimizes disturbance and construction activity, speaking directly to very definition of “sustainability” in development. Homesites are to be clustered in such a way that the existing stream corridor (Billingsley Ditch) is preserved and enhanced and its surrounding woods reserved as a natural “village park”, with soft-surface paths and casual seating areas. Further, the Western Wood, consisting largely of volunteer tree growth, will further provide for community open space and accommodate the majority of stormwater management necessary for the development. This area’s natural environment will be enhanced through thoughtful grading for stormwater management, soft-surface trail for resident daily use, reforestation with environmentally correct indigenous plants and a naturalized landscape. Generous and dense perimeter buffer areas from adjacent homesites are largely existing with stands of various mature plants and will be augmented by new native plantings. Certain of these reserves are to be placed in perpetual landscape easements that allow for connection to the street/walkway system, Billingsley Ditch corridor and the Western Wood for strolling, dog-walking, relaxing. Additionally, this casual soft-surface path system will provide for direct pedestrian connection to the Holder-Wright Earthworks and public park, access along Bright Road to Riverside Drive and the incredible parks and retail offerings there.

Non-conventional streets developed are considered more as mews and less as “subdivision” streets with attention to gutters/curb details and sidewalks. Centralized auto courts clustering homesite driveway entries, are more “piazza” than “cul-de-sac”, possibly with specialty pavement/edging. Lush, well-tailored landscape for the “civic” side of home fronts, entry, drives, walks surrounded by naturalized “native” green areas of stream corridor, Western Wood, buffers, drainage ways. This community looks to be an important part of the Dublin community with a welcoming, inclusive connection to the neighborhood that blends well with the surrounding community.

### Public Realm

*Streetscape* – Street Right-of Way are currently proposed to be 50’ for primary street accessing Bright Road and 40’ for the secondary local street. All turning radii are to be in compliance with Engineering and Fire Chief standards. The entire system is proposed to hold an intimate feeling with indigenous street trees, masonry piers for space definition, coordinated signage and possible specialty curb/gutter detail as approved by the City Engineer. Public open space connections are to be identified/accentuated by more detailed landscaping at the entry points from the public domain. Mostly mown lawn tree edge is anticipated with the possibility of other low shrubs/groundcovers, flowering plants in areas of special recognition (ie: intersections, court edges). This street system contains two significant spaces, including the Central Court on the west and the East Court on the east. Both are to accommodate vehicle circulation and homesite access but are also to be developed as meaningful public open space while serving a “showcased” function as a part of the storm drainage system. A single point of entry is proposed at Bright Road, nominally at the current driveway entrance but will create a fully functional cross intersection with Grandee Cliffs Drive. The existing stand of evergreen trees is proposed to remain and to be enhanced through additional plantings and frontage board rail fence is to be repaired or replaced all with the intent of protecting/reinforcing the character of this portion of Bright Road. The entry street is to have sufficient and safe sight lines and turning radii all in keeping with Engineering standards. The entry is not thought to be conventionally designed with sign panels and exotic landscape but more authentically defined but the architecture of the two “gateway” lots through elements of the house architecture as illustrated herein. This arrangement is meant to portray a sense of style to the community by showcasing the development character so immediately yet providing a sense of welcome to the public.

*Pedestrian Realm* – Specialty paved sidewalks are to be considered and walks to be provided for in one side of each street providing for pedestrian connection to/from every homesite and mail facility. The Central Court will not include a walkway since its entire installation is intended to be pedestrian accommodating given its lack of extensive vehicle traffic. Further, this court is proposed to be curbless on its inside edge allowing for direct draining into its stormwater management device. Additionally, this flush edge is proposed to be specialty paved for visitor parking street side and defines by low up-lighted masonry piers and street tree plantings. The center of the Court is to be engineered to capture/hold stormwater following rain events yet usable open space in dry conditions. The East Court is proposed to be entirely paved with “porous” paver system allowing for possible subsurface stormwater storage and controlled discharge. It too is considered for up lighted masonry piers and street tree plantings for definition.

*Semi-Private Space* – two major semi-private open spaces are proposed within this development. First the Billingsley Run area. The creek bed itself and all existing wooded east of it are to remain in protected, reserve form. Improvements are as follows:

1. limited to soft-surface trail, flat-rock crossings for foot traffic,
2. casual seating areas/furnishings in select areas and connection to the public domain of the street/walk systems thru the East Court.
3. With the possible exception of trees in dangerous condition and subject to damaging falls, this woodlot is to remain as-is and provide for the natural flora and fauna that is currently there.

Second, is the West Wood. Though consisting of volunteer tree growth of a lesser quality than the Billingsley Run area, the perimeter tree and ground cover is to remain in this area. Being at the lower end of the watershed of the site, portions of this area are to be regrading and greatly enhanced to:

1. Provide for needed stormwater management,
2. Control downstream drainage discharge,
3. Selective removal of certain poor quality trees,
4. Enhance the landscape thru an intentional planting design/installation for the creation of a more manicured and usable outdoor space for the residents and neighbors alike. The storm water storage is to be accommodated in a properly and sensitively graded “dry basin” with well selected groundcovers that allow for the usage of this basin in its dry conditions,
5. Intentionally route a soft-surface trail to and through this space with connections to the development to its east through landscape easements containing trail connections, to the southwest to Bright Road, public park, Bridge Street, riverfront and surrounding neighborhood.

### Architecture

See Architectural character plan, and images herein which serve to communicate the current thinking of the overall character of the development. While this development will be “themed” and recognized as a holistic place, is will not be monochromatic in form and color. The common thread will be the quality of the designed architecture, the similarity in roof pitch, a palette of high-quality materials, but each home being distinguished by its own massing composition, mixture of material types, and public realm landscape. Garages are meant to be side-loading for sake of diminishing the visual impact of their doors, but ancillary “third car” garages may be provided but utilizing the palette of house materials and complementary massing with doors set back from the home face, should they be “front loaded”.

Development Narrative (cont.)

Private Realm

Setbacks

Front Yard setbacks are set at 20'-25' minimum dependent on street location (primary or secondary). Corner lots are to assume the front yard setbacks of each of their adjacent streets (25' setback for 50 R/W and 20' setback for 40' R/W). Side Yard setbacks are 7.5' minimum with rear yards at 50'. Lots on the "perimeter" of the site, adjacent to surrounding existing neighborhoods are to have a described and protected no-build landscape easement that protects the existing plant material, allows sufficient space to augment that planting zone and restricts any homeowner from adversely affecting this zone, all for sake of privacy for residents on BOTH sides of the property line and tree preservation. The protection of these easements are to be enforced by the HOA and established through land title.

Entry and Arrival

All homes are to address their frontage street/court with prominence. Driveway access to garages are not to dominate the character of this statement but will provide that access way for residents and visitors to enter the homesites in an intentional way with proper detailing of this more public portion of the drive and provide for an attractive and meaningful walkway connection to the home entry. Each home-site will have a well detailed front yard with entry garden that defines the semi-private space of the yard through plantings, walls/piers, fencing segments and other devised to add to the character of the home, all in keeping with the materials/detailing of that home.

Private realm

Rear yards and appropriate portions of certain side yards are meant to be an extension of the interior "living space" of the homes. It is envisioned that each home will have well-articulated outdoor terrace/ dining space, gathering areas with possible pool and/or spa, architecturally correct overhead structures such as trellises or pergolas. Manicured lawn and gardens (formal, cutting, Vegetable, herb) are also anticipated. Certain "perimeter" lots will take advantage of the topography of the site and the natural features in "blending" these yard spaces into this existing environment without the conventional "back-yard" feel. Auxiliary structures may also be considered, all within keeping of setbacks and architectural character of the home, for cabana/pool house, dining gazebo, secondary garage depending on the desires of the individual homeowner.

Lot Coverage

See Conceptual Lot Plan. These lots are classified as "Manor lots" as described in the Neighborhood Design Guidelines. No lot is to more than 45% coverage throughout the development with most lots being considerably less due to lot size, topography and landscape easements. The individual lot configurations are largely influenced by this topography and natural features. Setbacks are in keeping with the minimums stated herein, however each home is to be specifically sited and architectural massing, materials, orientation, etc. to be strictly controlled by the builder. Lots will not be sold as "blanks" as in conventional subdivisions but will be sold with homes only, all custom built to reflect Owner's preferences and sited in composition with the surroundings/neighborhood homes.

Open Space Framework

Site Analysis/Existing Development Inventory

The existing site consists of two separate parcels both totaling 14.2 acres. The site is bound on the east by the Billingsley Run and the wooded area largely to the east of that watercourse. The west is bound by a volunteer-growth woods that contains the drainage swale that drains the major western ¼ of the site. The majority of the site and that area proposed for development is the former site of a single residence and a swimming pool, both since demolished. A small garage structure is presently the only structure that exists on-site, is in poor condition and is to be demolished. The supporting driveway to the former residence is also in poor shape and is to be demolished. The cleared site is thought to have been previously cultivated but in its more recent past was mown lawn and served as the yard space for the residence. This cleared area is to be used for homesite development.

The topography of the site is slightly rolling as its' east and west edges and the site layout reflects this lay of the land. The roadway system is proposed to lay largely "at grade" with very little earthwork needed. The home sites are not anticipated for over-lot grading (ie: clearing/grubbing, earth moving, etc.) but will be developed/graded individually to insure structure placement in all dimensions and proper drainage of the sites. What existing trees that exist in this cleared area and that are in established "good" condition will be considered in building placement, orientation and grading in an effort to preserve them.

Existing Zoning and Land Use

Currently this project site is zoned R-1 and the proposed rezoning is to Planned Development. Currently this site is vacant, most recent past a single resident usage. Surrounding areas are residential uses, R-1 zoning with the exception of the public park south of Bright Road at the SW corner of this development site.

Existing Vegetation Inventory

See Tree Survey herein. The tree survey has been focused on the West Area (West Wood) and the East Area (Billingsley Run area west of the stream and the development area at the center of the project). Certain areas have not been surveyed since NO trees are proposed to be removed. Those areas include the wooded perimeter along Bright Road, the northern property line, the southwestern "flag" connecting to Bright Road and the entire area east of Billingsley Run where no development is proposed. As previously stated, the west area is largely comprised of volunteer growth and of limited quality. Of the surveyed trees in that area (trees over 6" caliper, 162 trees in total this area) only 27% have been classified as "Good" by the arborist. Those surveyed in the East Area (trees over 6" caliper, 86 trees total this area), 39% have been classified as "Good". Individual trees within this development zone are to be closely located for sake of preservation through the further planning stage.

Topography and Hydrologic

Billingsley Run and its surrounding tree stand is the east boundary of the site. Floodway and Stream Corridor Protection Zone are shown in the plan attachments herein and are to be respected relative to building placement and grading operations. The site consists of two watersheds with their boundary roughly along the existing residential drive, however BOTH watersheds ultimately find themselves draining to a common outfall at the Scioto River. Preliminary Development Plan phase Engineering will further define the stormwater management of the overall site but the current proposal suggests that portions of the western woods be utilized for that management and that area post-construction to serve as a meaningful community open space. See further description of this space herein.

Transportation & Access

Access to the site from the public R/W is from bright Road and at the intersection of Bright and Grandee Cliffs Drive. This access to and through the site is proposed to be public R/W and appropriately designed to meet the requirements of the city. No public transit facilities exist to and directly adjacent to this site.

Existing Public Utilities

Both public Sanitary Sewer and Water systems exist adjacent to the site along Bright Road. These two systems will be tapped for service to the development. The capacity, condition and exact locations are to be determined in the Engineering phase for the Preliminary development Plan. On-site stormwater management is to be provided for with exact discharge point(s) determined through further Engineering study. There is limited evidence of a Storm Sewer in the Bright Road corridor at the SW corner of the development site that may serve as a connection point. Once again its exact location, condition and capacity is to be determined. Further, the west watershed currently drains through a swale channel to the west and ultimately to the Scioto River. The future of that channel as a designed drainage way for all or portions of this development's drainage is to be determined but at no time will excess drainage be imparted to the downstream properties.

Historic & Cultural Assets

While more research into the history of this site is forthcoming, no immediately known historic or culturally significant aspects are known. It is broadly understood that this entire area (riverfront and Dublin area as a whole) was occupied by successive generations of Native peoples and early European settlers. Additional understandings are to be determined as this process moves forward. However, this development recognizes the significance of the adjacent publicly accessible park facilities on the Earthworks park, Scioto Park/Leatherlips Monuments that all are in short walking distance to/from this development and walking trails are to be provided on-site for their access.

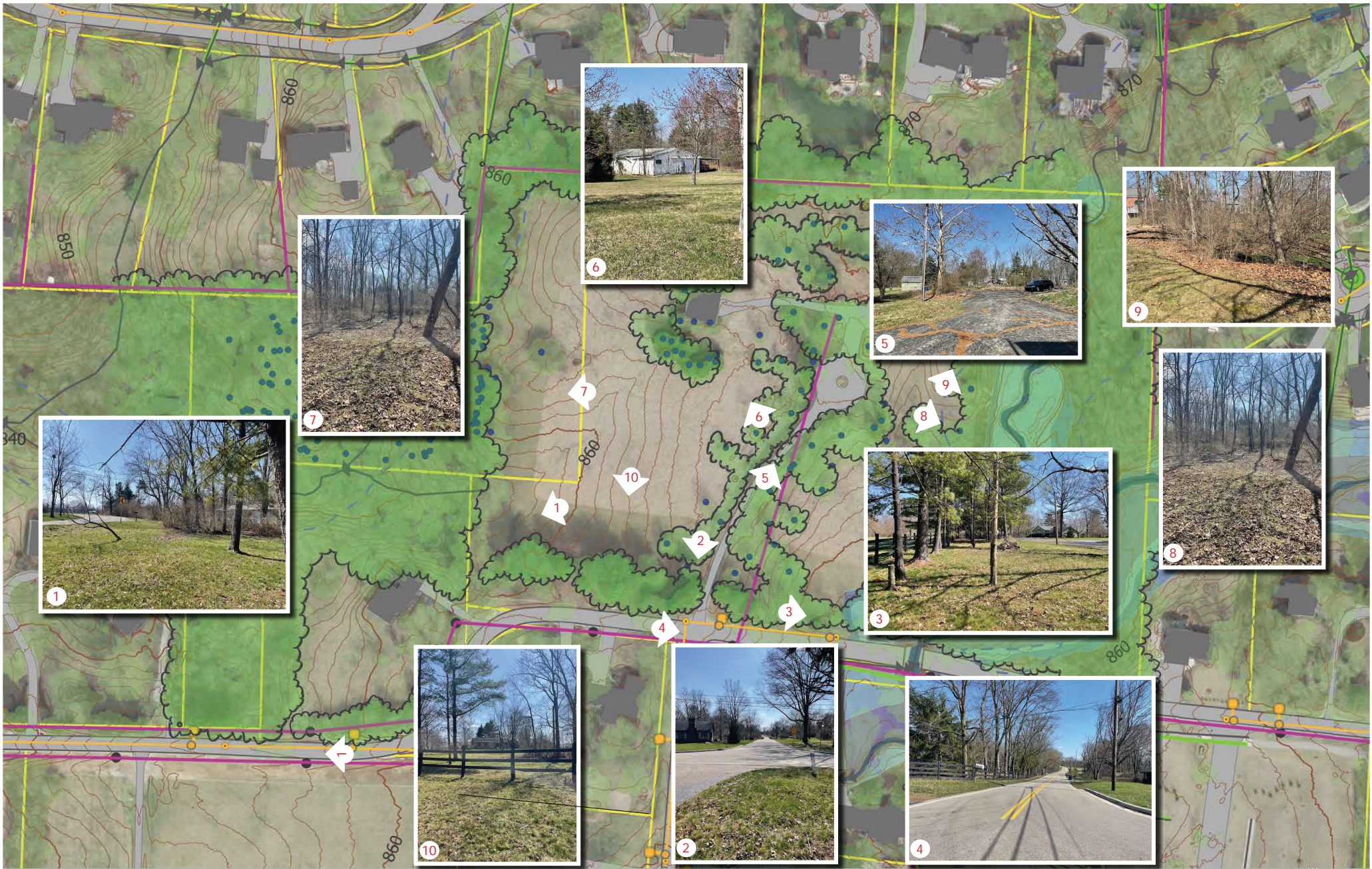
# LEGEND

- 1 EXISTING ASPHALT DRIVEWAY
- 2 ADJACENT HOMESITE - R1
- 3 EXISTING TREELINE / WOODED AREA
- 4 OPEN GRASS MEADOW
- 5 FLOODPLAIN TO BE PROTECTED



4338 Bright Road : Existing Conditions

05/15/24



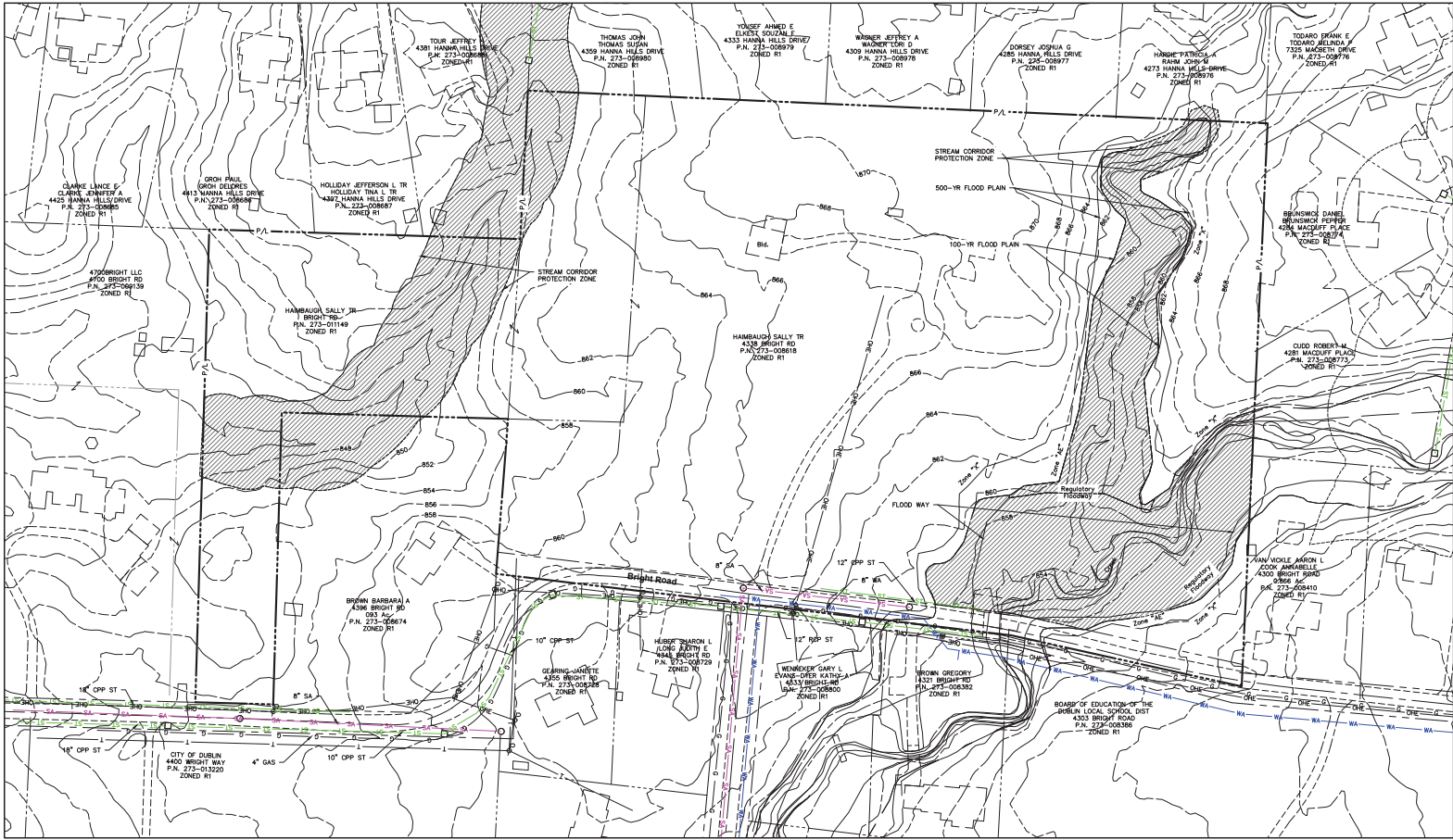
4338 Bright Road : Existing Conditions (Images)

05/15/24





PRELIMINARY UTILITY EXHIBIT  
4338 Bright Road



LEGEND

- |                              |                      |                 |                         |
|------------------------------|----------------------|-----------------|-------------------------|
| Iron Pin Found               | Iron Pin Set         | Pole Tel        | Water Valve             |
| Iron Pipe Found              | Iron Pipe Set        | Pole Tel Light  | Water Manhole           |
| PK/Mag Nail Found            | PK/Mag Nail Set      | Pole Light      | Sprinkler Box           |
| RR Spike Found               | RR Spike Set         | Pole Signal     | Sprinkler Head          |
| Monument Box                 | Benchmark            | Traffic Box     | Underground Line Marker |
| San/Slut Manhole (see label) | Electric Transformer | Guy Pole        | Gas Valve               |
| Sanitary Cleanout            | Electric Manhole     | Guy Wire        | Gas Meter               |
| Square Catch Basin           | Comm Manhole         | Ground Light    | Ballard                 |
| Round Catch Basin            | Tel Pedestal         | Air Conditioner | Self Boring             |
| Curb Inlet                   | Pole Elec            | Cable Pedestal  | Deciduous Tree          |
| Curb Manhole Inlet           | Pole Elec Tel        | Unknown Manhole | Pine Tree               |
| Fire Hydrant                 | Pole Elec Tel Light  | Access Lid      | Shrub                   |



PRELIMINARY UTILITY EXHIBIT

**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS

781 Science Blvd, Suite 100  
Guthrie, Ohio 43230  
ph 614.428.7700  
fax 614.428.7700

SCALE: 1" = 60'  
DATE: 04/26/2024

SHEET 1 / 1  
JOB NO.: 24-0002-1215



# LEGEND

- 1 OPEN SPACE RESERVED /  
STORMWATER DETENTION AREA
- 2 DEVELOPMENT ZONE
- 3 LANDSCAPE BUFFER
- 4 INTERNAL STREET AND SIDEWALK
- 5 COURT / STORMWATER DETENTION



# SITE DATA

TOTAL SITE:	14.2 AC.	100.0%
OPEN SPACE:		(42.7%)
WEST WOODS	1.69 AC.	11.9%
BILLINGSLEY RUN	3.12 AC.	21.9%
CENTRAL COURT	.23 AC.	1.6%
LANDSCAPE BUFFERS	1.05 AC.	7.3%
DETENTION BASIN	.57 AC.	4.0%







4338 Bright Road : Concept Plan (Water Utilities)

05/15/24





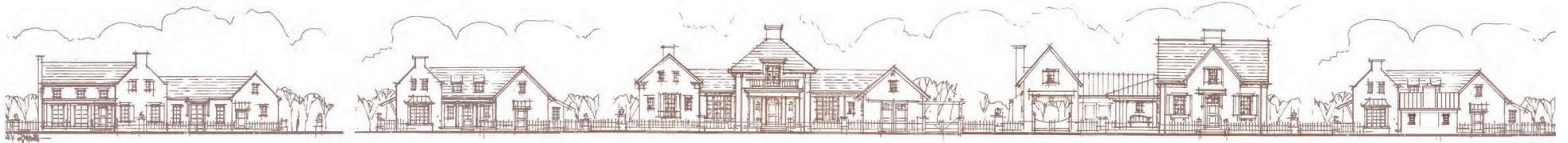
4338 Bright Road : Concept Plan (Sanitary Utilities)

05/15/24



## BRIGHT ROAD NEIGHBORHOOD

ROUGH DRAFT



## BRIGHT ROAD NEIGHBORHOOD

ROUGH DRAFT



THE ARCHITECTURAL AND STYLISTIC GOALS OF THE NEIGHBORHOOD ARE DERIVED FROM SOME OF OUR FAVORITE TOWNS IN THE REGION. WE HOPE TO CAPITALIZE ON THE DOMESTIC SCALE OF THIS NEIGHBORHOOD THAT HAS JUST A COUPLE DOZEN HOMES. WE THINK THE COMMUNITY CAN RETAIN A DELIGHTFUL SCALE WITH A MASSING STRATEGY THAT RETAINS ONE AND ONE-AND-A HALF STORY BUILDING ELEMENTS THAT UTILIZE CONSISTENT DETAILING OF ROOF PITCHES, WINDOW FENESTRATION, EAVE DETAILS, COLORS AND ENTRANCE PIECES. USING A LIMITED PALETTE OF MATERIALS, YET COMBINING THEM IN CREATIVE WAYS MIGHT PROVIDE THE BASIS FOR MIMICKING THE VILLAGES AND ENCLAVES OF AN EARLIER PERIOD WHERE THERE SIMPLY WEREN'T AS MANY VARIED CHOICES.

THE REFERENCE IMAGES WE HAVE BEGUN TO COLLECT COME FROM SOME OF OUR OWN PROJECTS BUT ALSO ARE DRAWN FROM OTHER SOURCES. THESE ARE BY NO MEANS CONCLUSIVE, BUT RATHER BEGIN TO ESTABLISH A VOCABULARY FOR THE STYLISTIC DIRECTIONS WE MIGHT IMAGINE THE HOMES TAKING.

## BRIGHT ROAD NEIGHBORHOOD

ROUGH DRAFT



EXTERIOR INSPIRATION

# JONES

10 MAY 2024

## BRIGHT ROAD NEIGHBORHOOD

ROUGH DRAFT



THE GENERAL STRATEGY FOR OUR DESIGN DIRECTION IS FOUND IN LOCAL RESIDENTIAL NEIGHBORHOODS FOUND IN OUR REGION A CENTURY AGO. FROM SUBURBAN EXAMPLES IN DUBLIN, TO UPPER ARLINGTON, BEXLEY, AND POCKETS OF THE CITY... WE SEE FORMS AND MASSING STRATEGIES THAT HAVE A FOCUS AND CLARITY OF 'PARTS'. WE THINK FOCUSING STRONG ATTENTION ON THE DELICATE SCALE OF SOME OF THESE HISTORIC ANTECEDENTS COULD BE INFORMING AS WE ATTEMPT OR CREATE A NEW NEIGHBORHOOD WITH STYLISTIC CLARITY WHILE DEVELOPING CONTINUITY BUT AVOIDING MONOTONY. WHILE THE IDENTIFIED PROGRAM FOR THE NEIGHBORHOOD WILL BEGIN WITH A SIMPLE TYPOLOGY OF A FEW PLAN TYPES, IT IS ACKNOWLEDGED THERE IS AN OPPORTUNITY TO VARY THE TYPES WITH GARAGE CONDITIONS, HOUSE ORIENTATION AND MATERIALITY. WE ENVISION A VARIETY OF MATERIALS, BUT WE ALSO IMAGINE SOME VERY CONSISTENT ROOF PITCHES AND EAVE CONDITIONS. THE HOMES WILL BE DESIGNED TO BE '4-SIDED ARCHITECTURE' AND WILL AVOID BLANK FACADES ON ANY ELEVATION.



EXTERIOR INSPIRATION

# JONES

10 MAY 2024

## BRIGHT ROAD NEIGHBORHOOD

ROUGH DRAFT



AS REFERENCED IN SOME OF THE IMAGES WE ENVISION A MIX OF STONE, STUCCO, BRICK, AND SIDING (CEMENTIOUS) USED IN TRADITIONAL METHODS. WE ENVISION A LIMITED PALETTE TENDING TOWARD LIGHT VALUES FOR THE WALL PLANES AND DARKER VALUES FOR WINDOWS, DOORS, AND ACCENT PIECES.

ROOF- THE ROOFS WILL BE A 40-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLE OF A CONSISTENT SPECIFICATION TO MIMIC A TRADITIONAL SLATE ROOF.

WALLS- THE WALLS WILL BE THINSET BRICK OR STONE WITH A COLORED MORTAR, OR PAINTED BRICK OR CEMENT BOARD.

GUTTERS/DOWNSPOUTS- WE ARE PLANNING ON UTILIZING 1/2 ROUND GUTTERS AND DOWNSPOUTS TO REINFORCE THE HISTORIC INSPIRATIONS IN THE DETAILS.

SHUTTERS- WHEN USED, SHUTTERS WILL BE SPECIFIED TO COVER THE OPENINGS IN WHICH THEY FLANK. DECORATIVE HARDWARE SHOULD BE IMPLEMENTED TO HINT AT THE IDEA THEY COULD BE OPERABLE BUT IT IS NOT REQUIRED THEY OPERATE.

EXTERIOR LIGHTING- IT IS OUR INTENT TO SPECIFY JUST A FEW FIXTURES THAT WILL SUPPORT THE ARCHITECTURAL STYLE. THERE WILL BE AN ATTEMPT TO MANAGE THE USE OF 'ECCENTRIC EXPRESSIONS' IN THE LIGHTING STRATEGIES FOR THE PRIVATE RESIDENCES. SITE FEATURES WILL ALSO UTILIZE FIXTURES CONSISTENT WITH THE RESIDENCES.

## BRIGHT ROAD NEIGHBORHOOD

ROUGH DRAFT



ONE OF THE GOALS OF THE NEIGHBORHOOD IS THE SENSITIVE GRADING STRATEGY AND THE 'LOW IMPACT' TO REWORKING THE EXISTING TOPOGRAPHY. SOME OF OUR REFERENCE IMAGES SHARE NOTIONS ABOUT STREET SIDE FENCES, WALLS, HEDGES, AND WALLS. WE IMAGINE THIS EDGE-CONDITION TO THE PRIMARY STREET WILL BECOME A SPECIFICATION THAT MIGHT VARY FROM HOME TO HOME, BUT WOULD BE A CONTINUOUS THREAD THAT KNITS THE HOMES TOGETHER.



EXTERIOR INSPIRATION

# JONES

10 MAY 2024

## BRIGHT ROAD NEIGHBORHOOD

ROUGH DRAFT



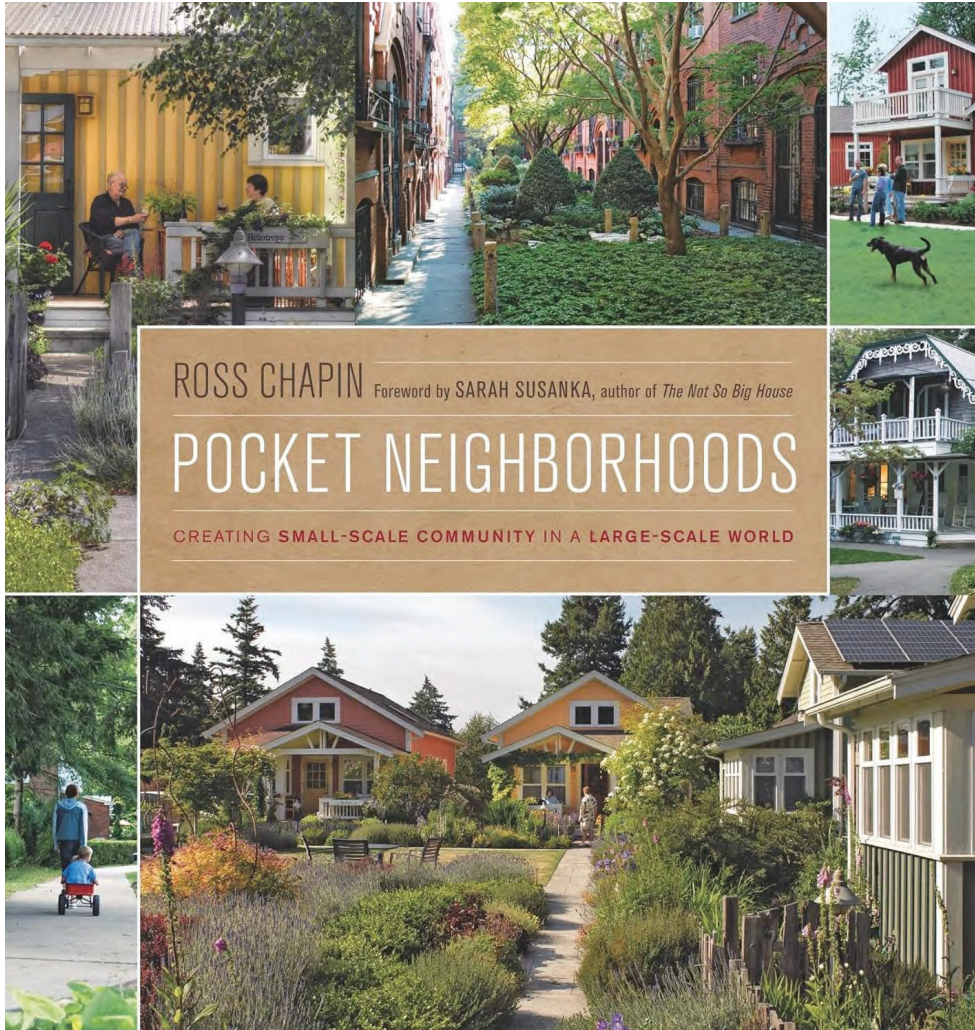
EXTERIOR INSPIRATION

# JONES

10 MAY 2024

## BRIGHT ROAD NEIGHBORHOOD

ROUGH DRAFT



THIS BOOK HAS BEEN AN INSPIRATION TO THE OWNERSHIP TEAM AND PROVIDES US AS ARCHITECTS WITH SOME OVER-ARCHING GOALS FOR SETTING AND DEVELOPMENT OF THIS SMALL-SCALE NEIGHBORHOOD. IT IS A VALUABLE REFERENCE FOR STRATEGIES OF PLANNING AND DESIGN, AS WELL AS THE ACTIVATION OF THE PUBLIC SPACES AND LINKAGES TO A LARGER CONTEXT. WE IMAGINE THE STYLISTIC EXPRESSION OF THE RESIDENT VOCABULARY MAKING IT'S WAY INTO ALL OF THE SITE INFRASTRUCTURE IN THE FORM OF PIERS, LIGHTS, PAVILIONS, PATHS, MAILBOXES, SIGNAGE AND THE LIKE.

## 16. Concept Review Plans (for reference)

The following information is a summary from the Concept Review phase of this project's process, dated 5/15/24 and Planning & Zoning Commission Hearing dated 6/20/24. In addition to the narrative, plans and other supporting graphics submitted above for review, we are herein summarizing portions, in direct quotation and/or paraphrased summary of the Meeting Minutes prepared by Staff, of Commission comments, Public comments, Commission questions and discussions among Commission Members and with the Applicant. Additionally, Applicant is providing brief "responses" to each of these items, where appropriate, demonstrating understanding and consideration of all through written descriptions supported by the narratives, standards and descriptions submitted as a part of this Preliminary Development Plan and Preliminary Plat. This summary information is provided as a convenience to the Staff, Commission and the public as they consider the merits of this proposed development.

### **Staff Presentation**

- Project site is currently located within the Suburban Rural Residential Land Use designation, according to the current Community Plan.
  - *Agreed*
- Project site is within the Residential, Low Density Future Land Use designation within the Envision Dublin Community Plan that is now in the adoption process.
  - *Agreed*
- Proposal will require rezoning to a Planned Unit Development (PUD) that includes 20 single-family lots on the 14 acre site, 1.4 du/ac.
  - *Agreed*
- There is a focal point with Lot #7 that may need to be addressed
  - *Current layout has modified lot layout in this area in response to Commission and neighborhood comments. However, the "focal point" of the Main Drive alignment is to be addressed by a landscape feature in keeping with the development character to terminate the view.*
- The development is eligible for the Conservation Design Resolution.
  - *Agreed and is being pursued*
- The development will also need to follow the Neighborhood Design Guidelines
  - *Agreed and is being pursued*
- The stormwater detention would result in the removal of some of the tree canopy
  - *Agreed, yet the detention area in the West Wood is being carefully and strategically located, configured and graded to impact as FEW "Good" trees as possible with the majority of trees being impacted/removed are of "Fair" or "Poor" quality.*

### **Commission Questions**

*Mr. Way*

Requesting additional description of the stormwater detention proposed in the West Wood area. Inquired if the area would include intentional stormwater retention areas.

- *This area will provide both stormwater management and public open space. The detention area will not only satisfy the management needs of the entire development but will also over-compensate for storage from the free-draining neighborhood to the north, which currently passes thru the development site. This storage area will be in a "dry basin" with a controlled release devise discharging into the currently utilized*

outflow swale running west to the river. The basin is to be configured, graded and landscaped to be an integral part of this West Wood area, being developed at a publicly-used park, complete with amenities for users. See attached development plans for a graphic depiction of this space.

Center Court to incorporate a roundabout drive or if it could have a road on only one side. It could be improved by having less concrete or asphalt. Intention of Center Court for stormwater detention.

- *The Central Court continues to have a publicly-dedicated drive on all sides. This condition, along with the internal roadway/walkway system, provides for pedestrian and bicycle user access to the functional community green space it provides. However, it is desired that the west leg of this court roadway system be as modest in width (servicing only TWO homesites) as is practical for vehicle/safety vehicle usage. The current proposal suggests a flush curb on the inside of this loop, paver parking “pads” for visitor parking on this side (without having to increase road width unnecessarily), encouraging direct pedestrian access to the open space but providing for proper radius dimensions of fire vehicle function. Agreed on the latter point of less pavement! Always the goal! Furthermore, the Central Court is no longer to be used for stormwater management, but strictly as public community open space.*
- Perimeter trees in the West Wood (in Fair and Good condition) are intended as a landscape buffer and will be protected at the drip line of those trees.
  - *Yes! The level of tree removal and the basin layout/grading will be dictated by storage demands as required by Engineering. And the quality of trees to be considered in that effort, part of Final Engineering of the storm system. No more trees than are necessary for this system are proposed for removal and all remaining trees will be properly protected per sound arboriculture practices.*

Ms. Harter

If the detention area is to be usable greenspace, would the grasses be coarse and less friendly play area?

- *Current thinking for the basin is that it would have a planted bottom/sides for erosion protection. Further, there may be other plantings incorporated to help naturalize the area (ie: trees/shrubs that don't adversely effect storage volumes), diversify the plant community and add to the aesthetics of the entire area. It is not anticipated that this area be manicured lawn requiring regular mowing due to its water storage function which may leave the bottom wet for some period of time after a rain event. But, this area will certainly be available to wildlife, pet usage, and general “passive” park functions, aesthetics and amenities.*

Sidewalk on one side of the interior street be wider than a typical walk?

- *Presently, the sidewalk is proposed as 4' wide and built of specialty pavement (brick, precast concrete) to better blend with the intent and character of the development (intimate streetscapes, homes closer to the street, rich materials, “hamlet” character vs “subdivision”). This provides for more green areas in the streetscapes vs pavement that is unnecessary. Given the modest scope of the development (only 20 homesites), a single sidewalk will provide pedestrian access from/to every lot and destination, especially given the extremely low traffic volumes in and around the development making casual street crossing very easy. This system of roads/walks is not interconnected to other surrounding developments (surrounded by built-out neighborhoods), thereby eliminating any off-site traffic. If additional width and/or walks are to be required, pavement materials will likely revert to cast-in-place concrete, due to project budget.*

Will garages be 3-car and side-loaded?

- *Attached or detached garages will be 2, 2.5 and 3-car in size are intended to be side loaded as the preferred orientation and/or will be oriented to minimize garage door exposure to/from adjacent streets. Lot layout of this development is unconventional due to natural areas being preserved, drainage/floodway, existing trees and site topography dictating that house/garage layout, placement, orientation will be customized and sensitive to all of those conditions on a per-lot basis. Additionally, some homesites may contain auxiliary, additional-car free-standing garages as well. Development Standards to dictate placements and orientation.*

Homes to have individualized landscape, a type of green architecture?

- *Yes. The public realm of this development os paramount to its character. The streetscape, home placement, front yard/entry zone are all to work in concert to create the intimate village feel. Development Standards speak to the front entry zone, yard landscape, lighting, semi-private enclosure (low hedge, wall, fence). Each house to have landscape design reflective/supportive of the architecture and vice versa.*

*Mr Alexander*

Some traditional rear-yard recreation space is being sacrificed to have more frontage

- *No. The front setback is proposed to be 15' and R/W throughout most of the development to be 40' for sake of 1. Intimacy of streetscape (see above) and 2. Provide for more rear yard for recreation/social life, gardens, drainage, screening if desired. Typical Lot diagrams herein illustrate the special qualities of those areas.*

*Mr Chinnock*

A bikepath is indicated in the Billingsley Run area.

- *No. At Concept Review stage, a soft-surface trail was considered through this area. But, given the environmental sensitivity of this area, its flood prone conditions and desire to preserve every tree in this street corridor and along the north side of Bright Road, even this soft-surface trail is being eliminated and the entire area is to be left in its current condition.*

Agreed, no need to provide connection from soft-surface trail. Similar trail indicated in the West Wood.

- *Agreed that soft-surface trail on the east side of the development is no longer proposed. The trail in the West Wood, an intentional passive park space by this proposal, will have that trail lead to Bright Road for direct access to the Wright-Holder Park on the south side of Bright Road. It is important to note that Bright Road is NO LONGER connected to Riverside Drive, there are only SEVEN single family homes west of Grandee Cliffs Drive that utilize Bright Road for access to their homes and a 25 MPH post speed resulting in a very low traffic volume which allows for ease of safe crossing access to the Wright-Holder Park.*

*Mr Deschler*

Central Court to be a mowed areas or include some stormwater management?

- *The current proposal eliminates stormwater management from this area and reserves it as more manicured and usable public open space.*

Possible for Central Court to be manicured space?

- *Yes! See above.*

It is preferable to avoid need for homeowner variances later to add rear yard structures.

- *Agreed. Development Standards accommodate such structures and the Typical Lot diagrams included herein demonstrate this private space layout.*

Why 20 homesites vs 14?

- *This proposal preserves naturalized open spaces as is possible, trees on edges, accommodates/manages on and off-site drainage and embeds public-use space within the development. Further, homesites proposed are “estate” size, meeting the market demand for this housing type. 20 homesites “fit” comfortably into this development zone and project economics require this number of lots.*

*Ms Call*

How will you treat Lot #7 at the terminus of street entry?

- *Current layout has modified lot layout in this area in response to Commission and neighborhood comments. However, the “focal point” of the Main Drive alignment is to be addressed by a landscape feature in keeping with the development character to terminate the view.*

#### **Public Comment**

*John Rahm*

Biggest concern are the 7 homesites along the north boundary “in a straight line”. Consider larger lots there providing more greenspace.

- *Agreed. Current plan has removed one lot along this line, increased depth of those lots remaining and have reconfigured the street alignment and lot lines to eliminate the straight line geometry of the Concept Plan. Further, the Applicant has met with Mr Rahm and other on his neighbors to address this and other issue and have gained their support.*

*Randy Roth*

Thanked the Applicant for meeting with the East Dublin Civic Association in May, 2024 and several times with association officers. One concern was landscaping along the development’s north property line. Very happy with proposed landscape and existing fence repair along Bright Road. Turning undevelopable areas into an amenity for residents and neighbors is generous. He has seen much enthusiasm for this project.

- *Agreed. Current plan has addressed the concerns of Mr Roth and the association. See above response. Applicant appreciates the attention paid and great comments given by the association and neighbors. The over-riding goal of this development is to fit into and elevate the neighborhood that it is to be a part of.*

## ***Commission Discussion***

*Mr Chinnock*

Very nice use of site. Appreciates Applicant meeting with neighbors, very good job in creating a plan that will fit the site, greenspace is great. Inspirational architecture is beautiful, wants to make sure it blends with surrounding area. Understands the economics that drive the need for 20 lots, applicant's vision makes sense of the space.

*Mr Deschler*

Supportive of the proposed use and building materials. Believes Central Court open space should not be used for stormwater detention purposes. Recommends to alleviate straight row of houses along north perimeter. Perhaps some homes can have walk-out level, some variation to the look.

*Mr Alexander*

Very supportive, even enthusiastic about the plan. Less concerned about architecture matching the surrounding neighborhood, which were built at a different time. Creating community is more valuable. Central Court to be more about usable public space.

*Mr Way*

Very exciting proposal, great example of city's Conservation Design Guidelines implemented, responsive to sensitive nature of the site. Encouraged preservation of trees and sufficient setback on north edge of the site. Hopeful that Applicant and neighbors can work out something to meet that intent. Applicant should look at facing homes to Bright Road, not disengaging from it, creating an urban design feel to the development could be spectacular.

*Ms Harter*

Supportive of the proposal, appreciates Applicant meeting with the association, encourage to keep the green tree look along Bright Road, even the brown fence. Appreciates Applicants efforts to use landscape and architecture to create outdoor living space.

*Ms Call*

Look for lot deletion on center section and along "back section" (north boundary?). This is a beautiful project-not what we see everyday.