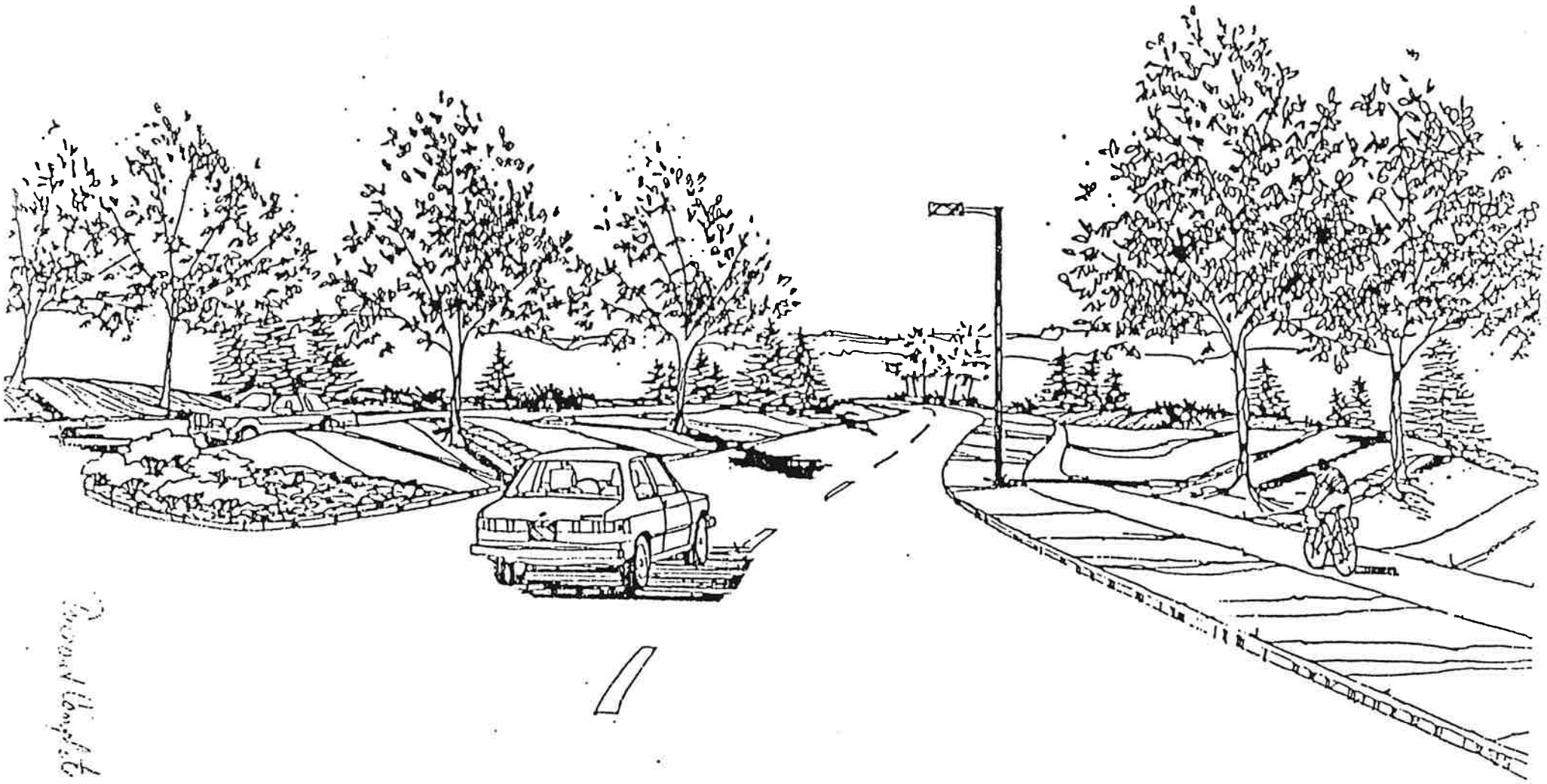
FILE

INDIAN RUN MEADOW DUBLIN, OHIO

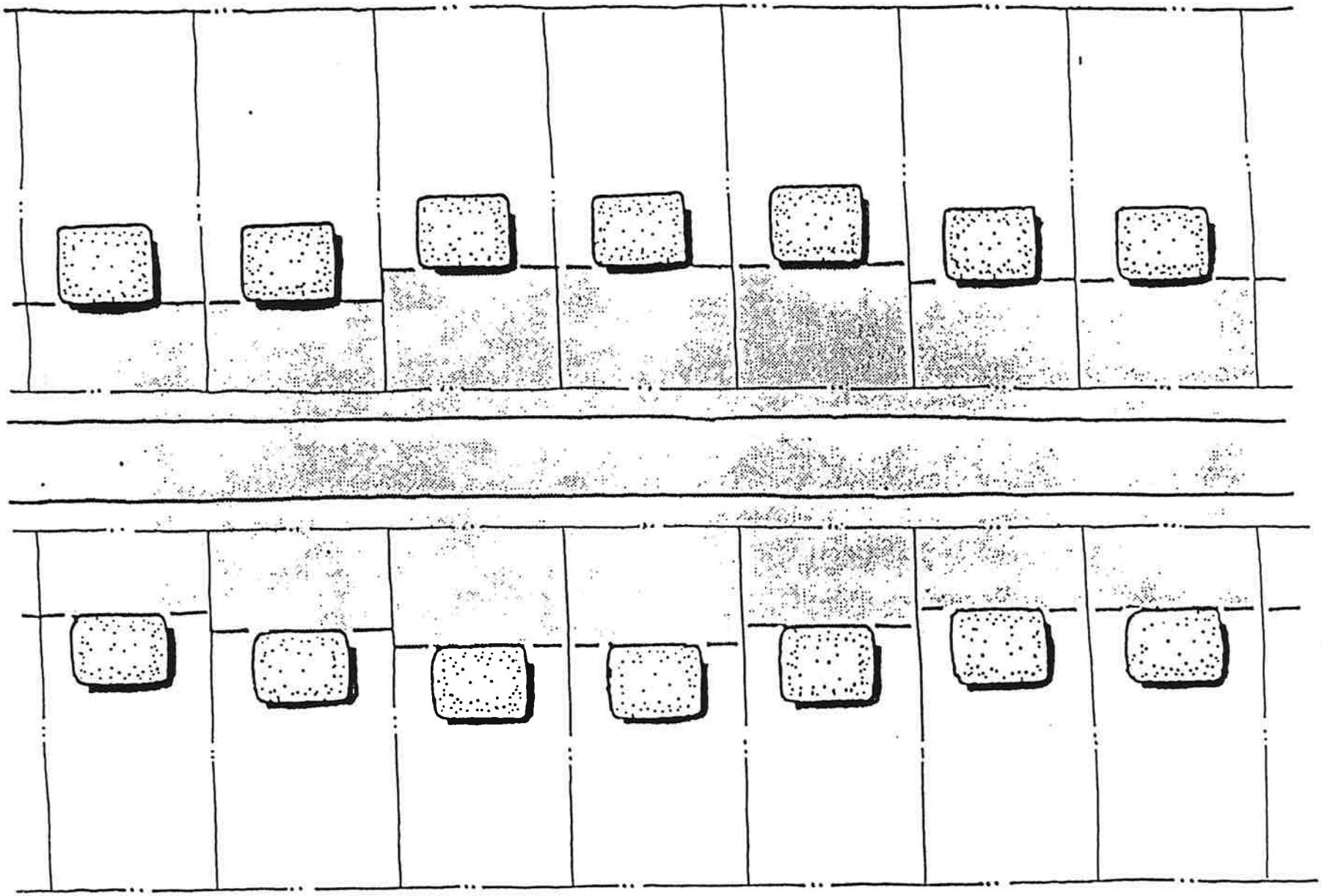


Single Family Design Guidelines

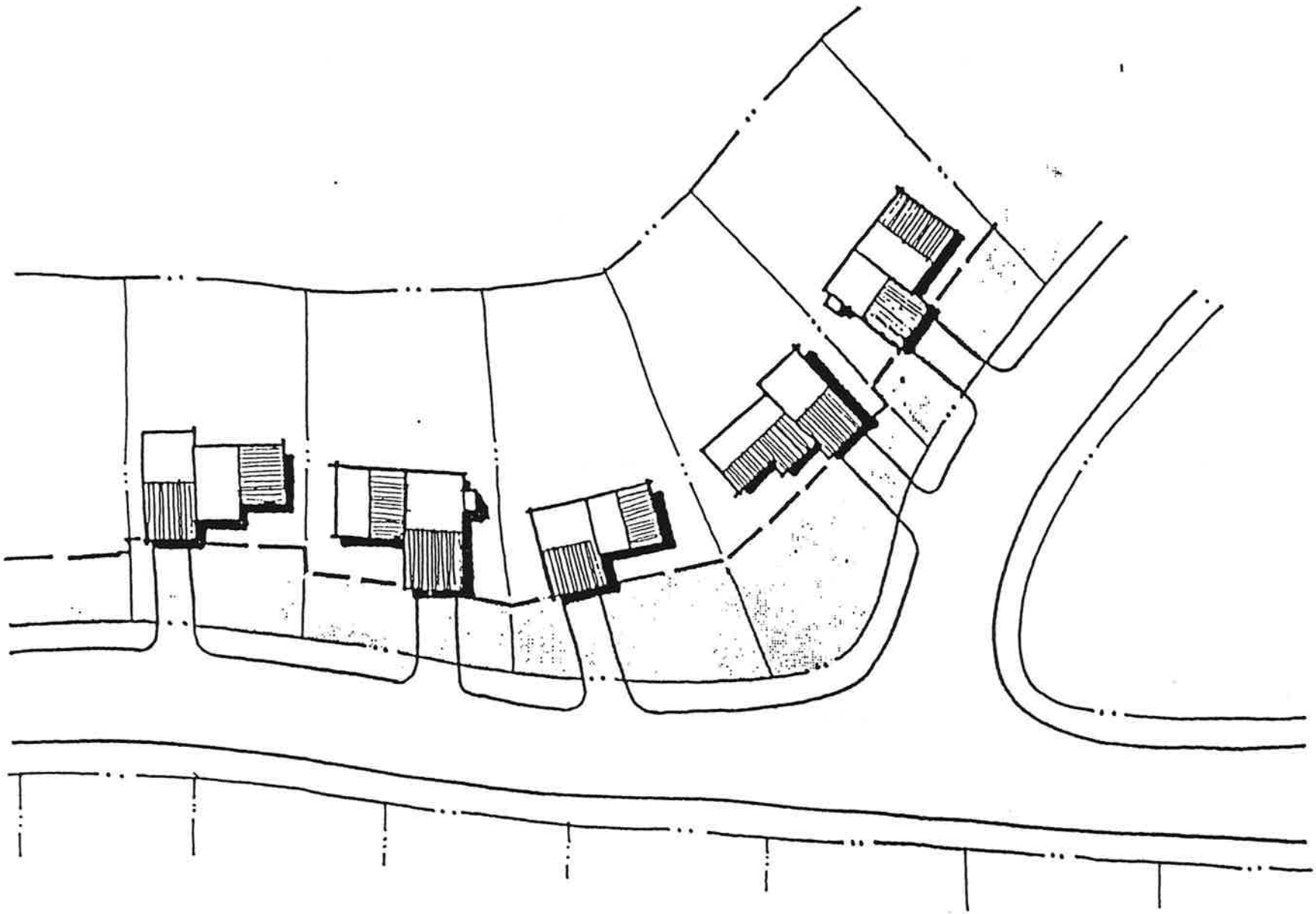
Böhm-NBBJ

April 1984

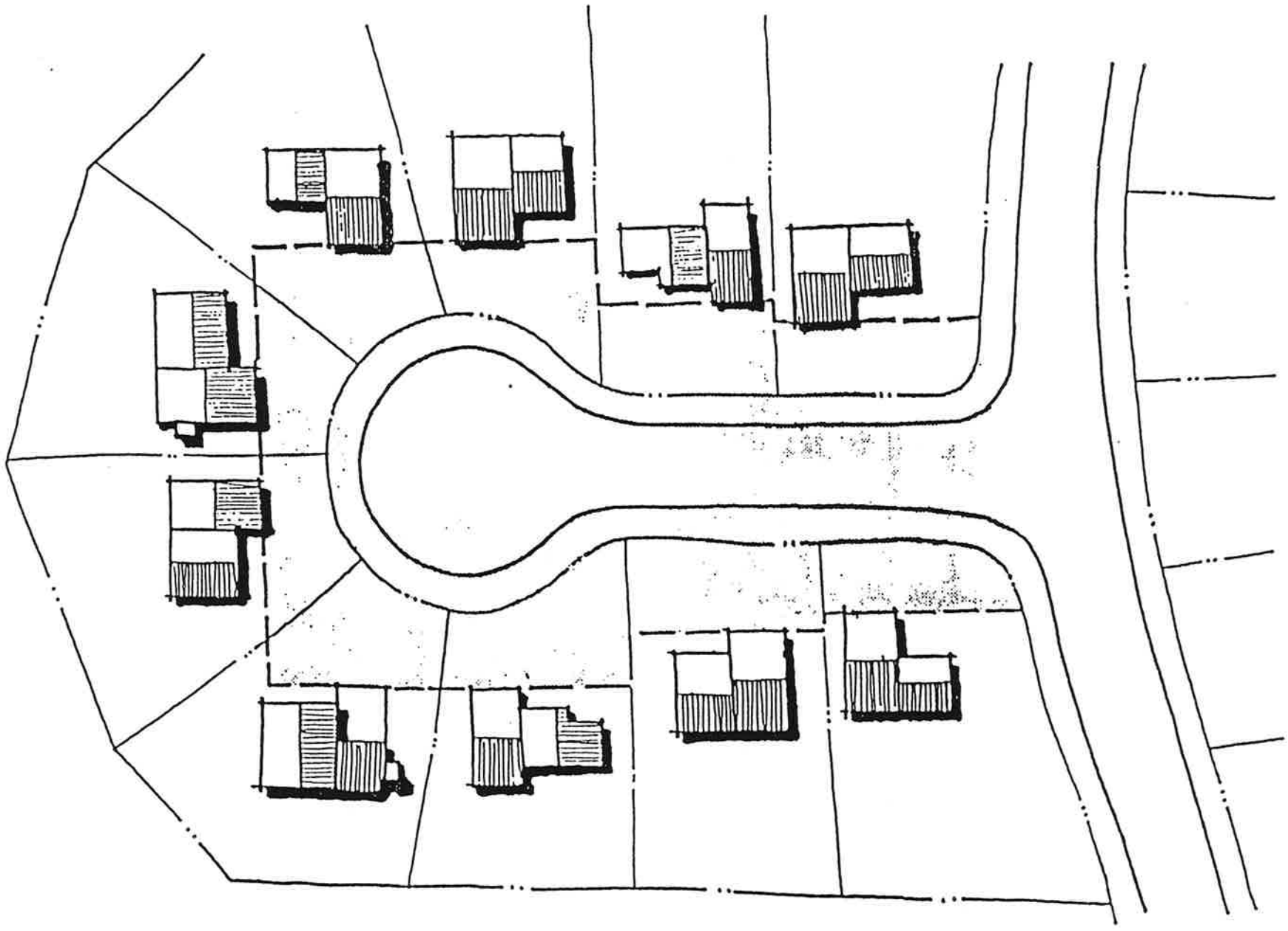
Revised 6/26/86
Revised 7/22/86



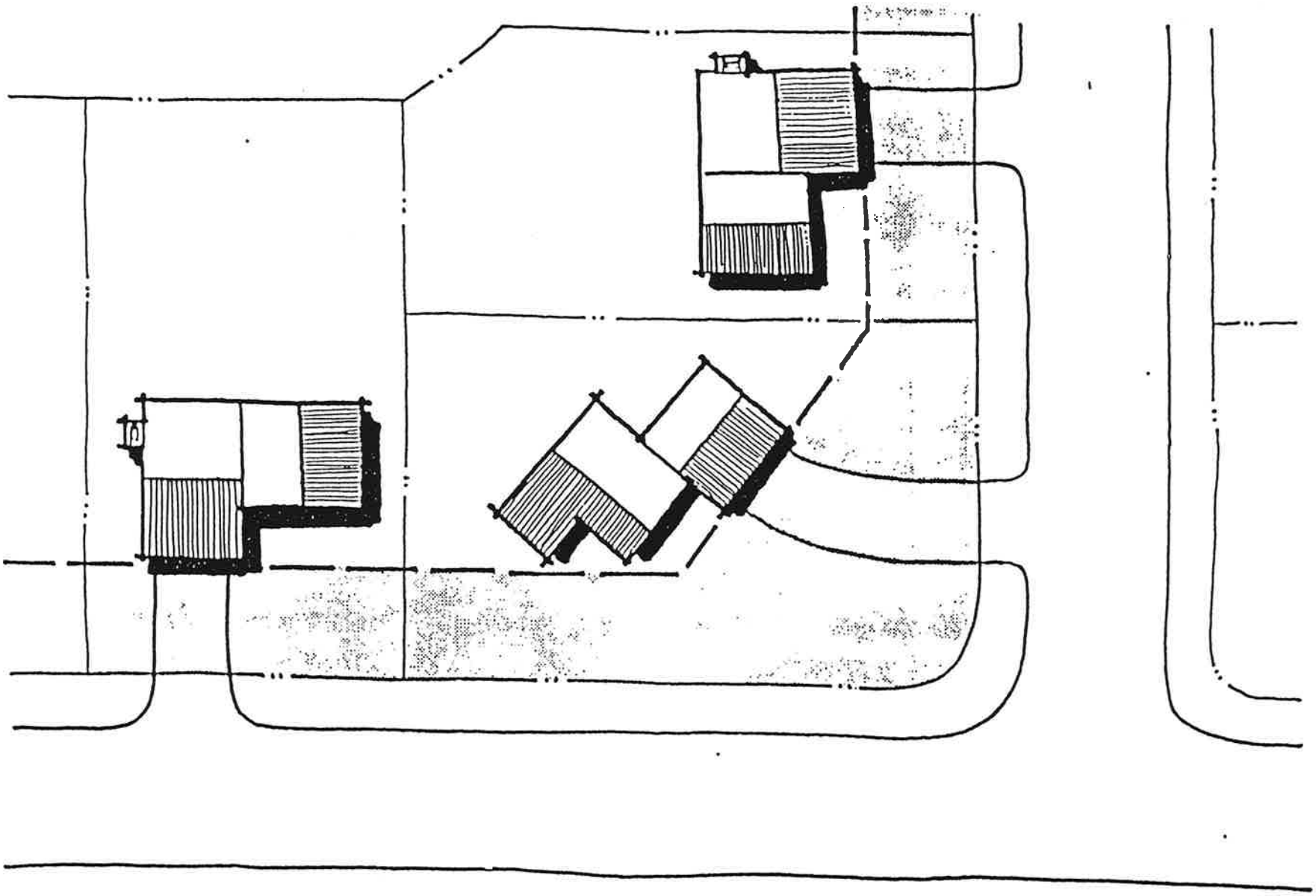
Varied Setbacks



Non-Parallel
Setbacks



Cul-De-Sac
"Box" Setback



Corner Angled Setbacks

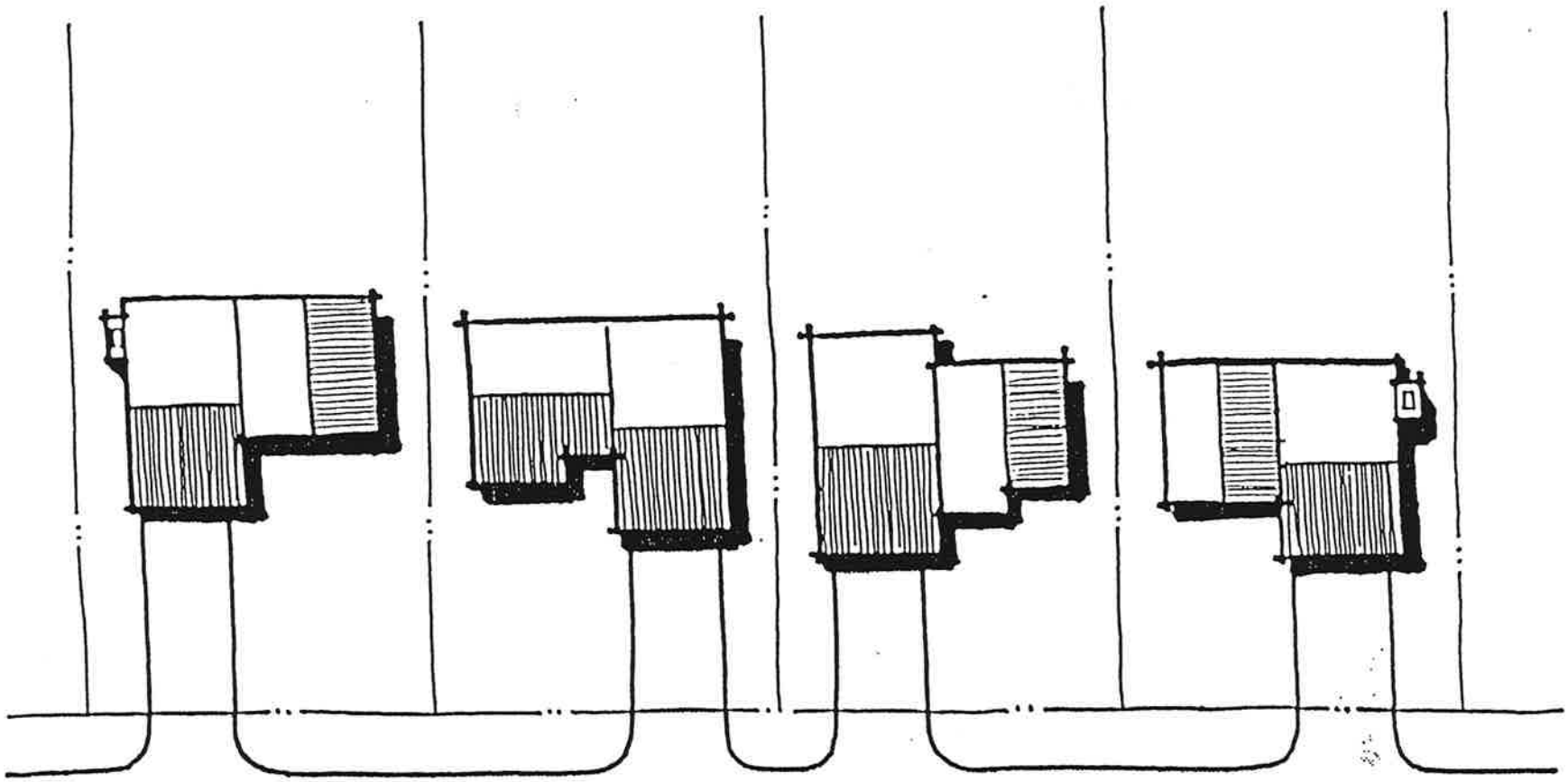


Note: All lots abutting Muirfield Drive shall be limited to wooden, and not metal playsets.

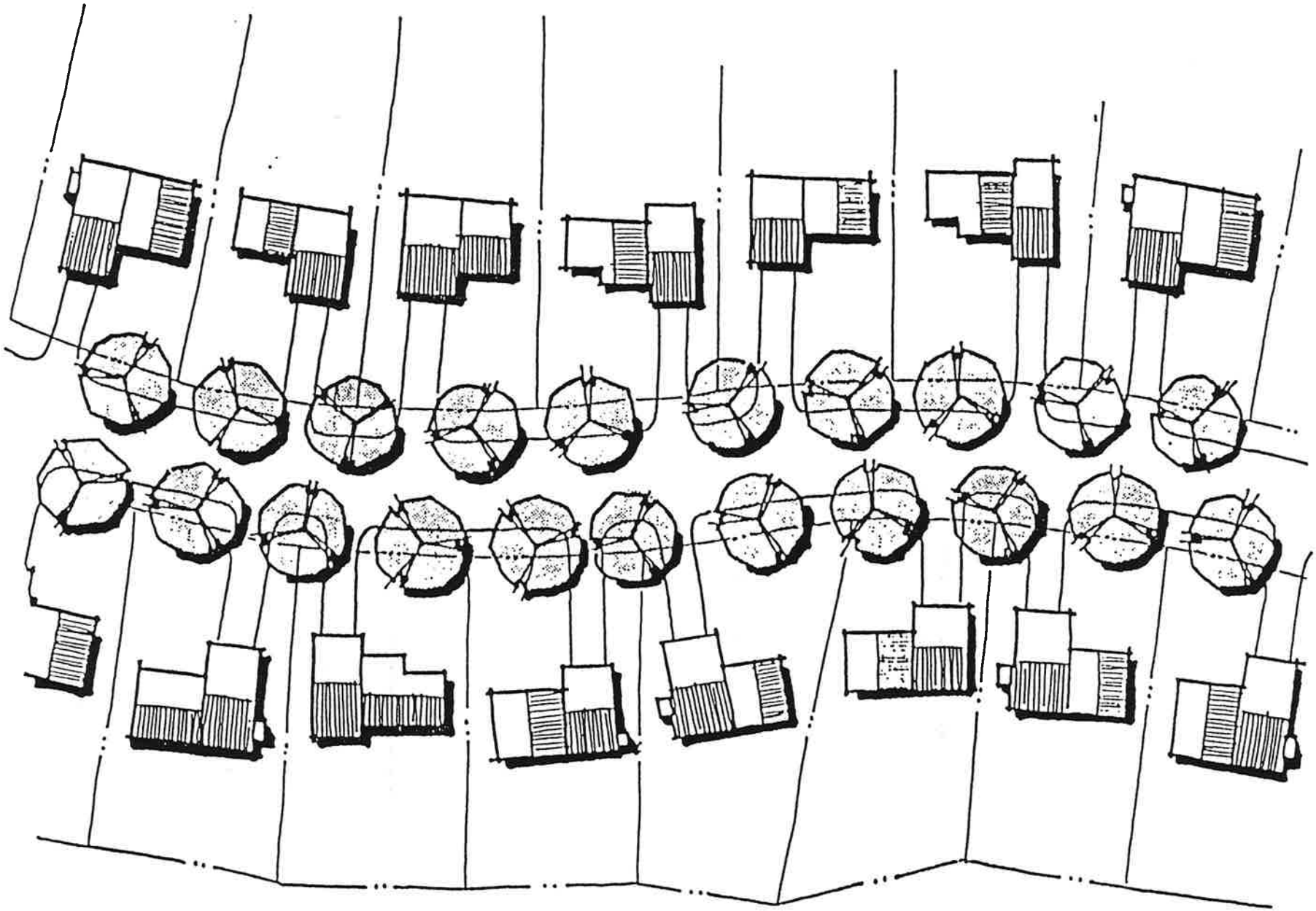
Except for corner lots, the rear yard no build zone shall begin at a distance no greater than 90' from the public right of way.

"No Build Zone"

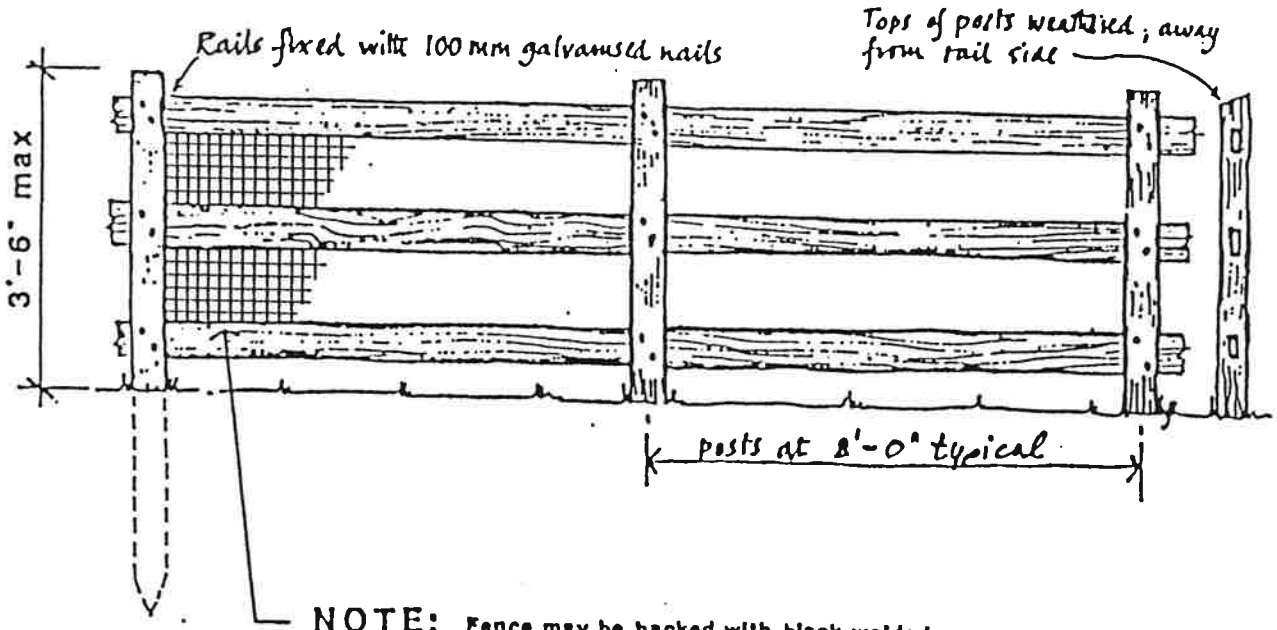
(No Fencing/Out Buildings)



Alternate Driveway Locations



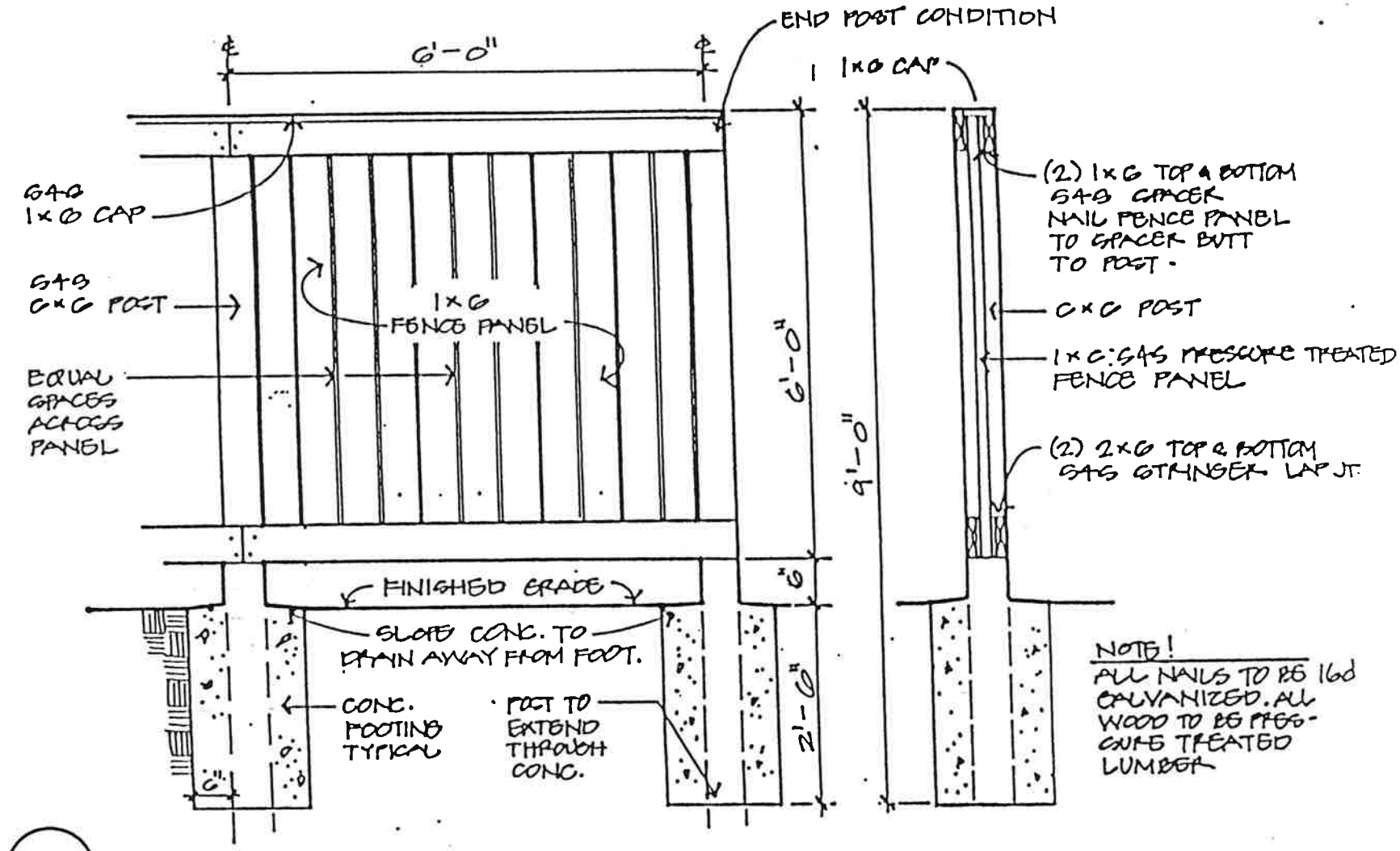
Street Tree Program



NOTE: Fence may be backed with black welded wire mesh 12-1/2 or 14 gauge wire.

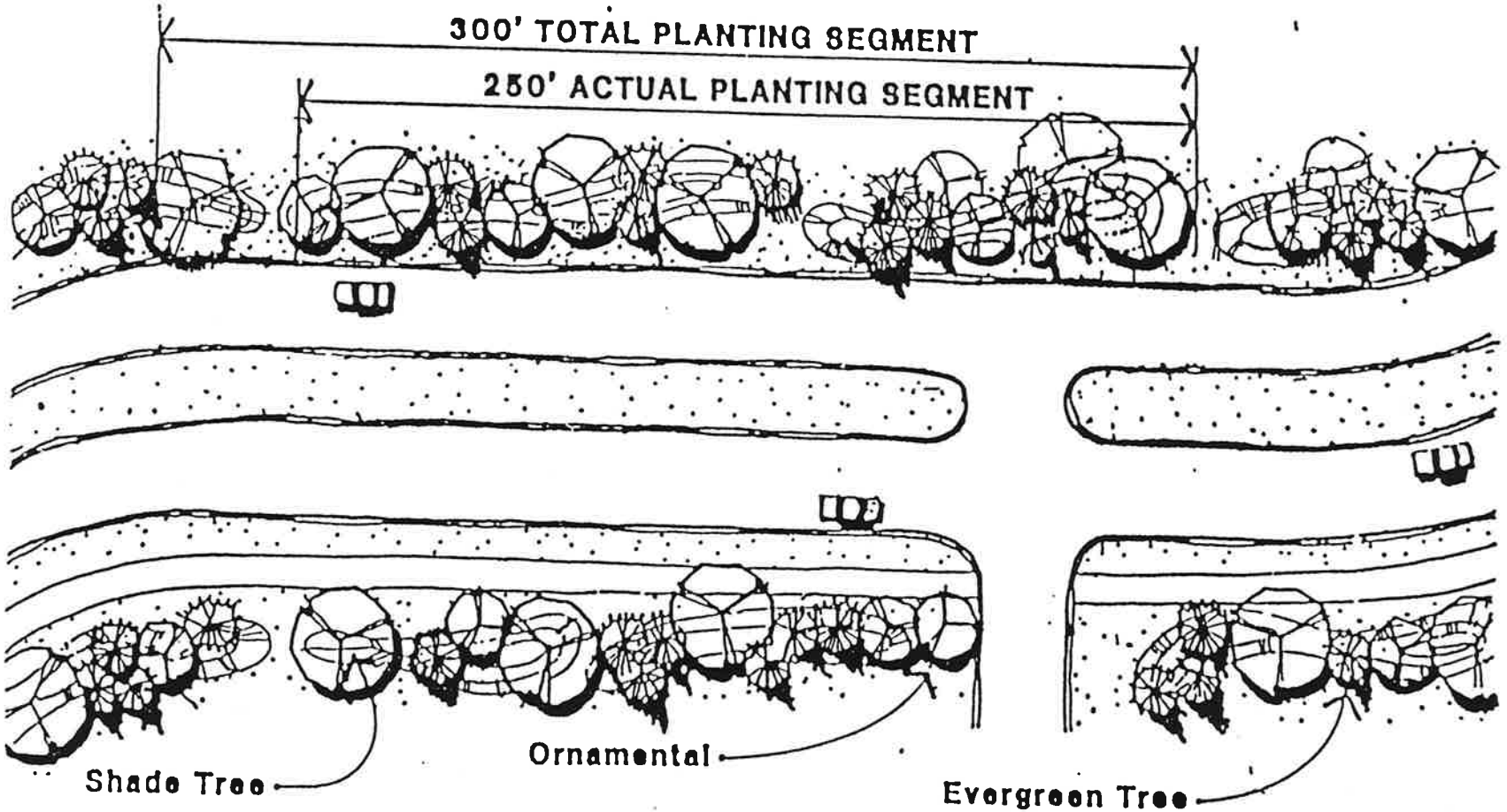
• May be installed only within buildable areas.

Typical Split Rail Fence



N.T.S.

Typical Board-on-Board Fence



NOTE: Mounding (typ.) 130'-150' length; 20'-25' width; average height 4' above curb.
- Mounding along both sides shall be sodded.

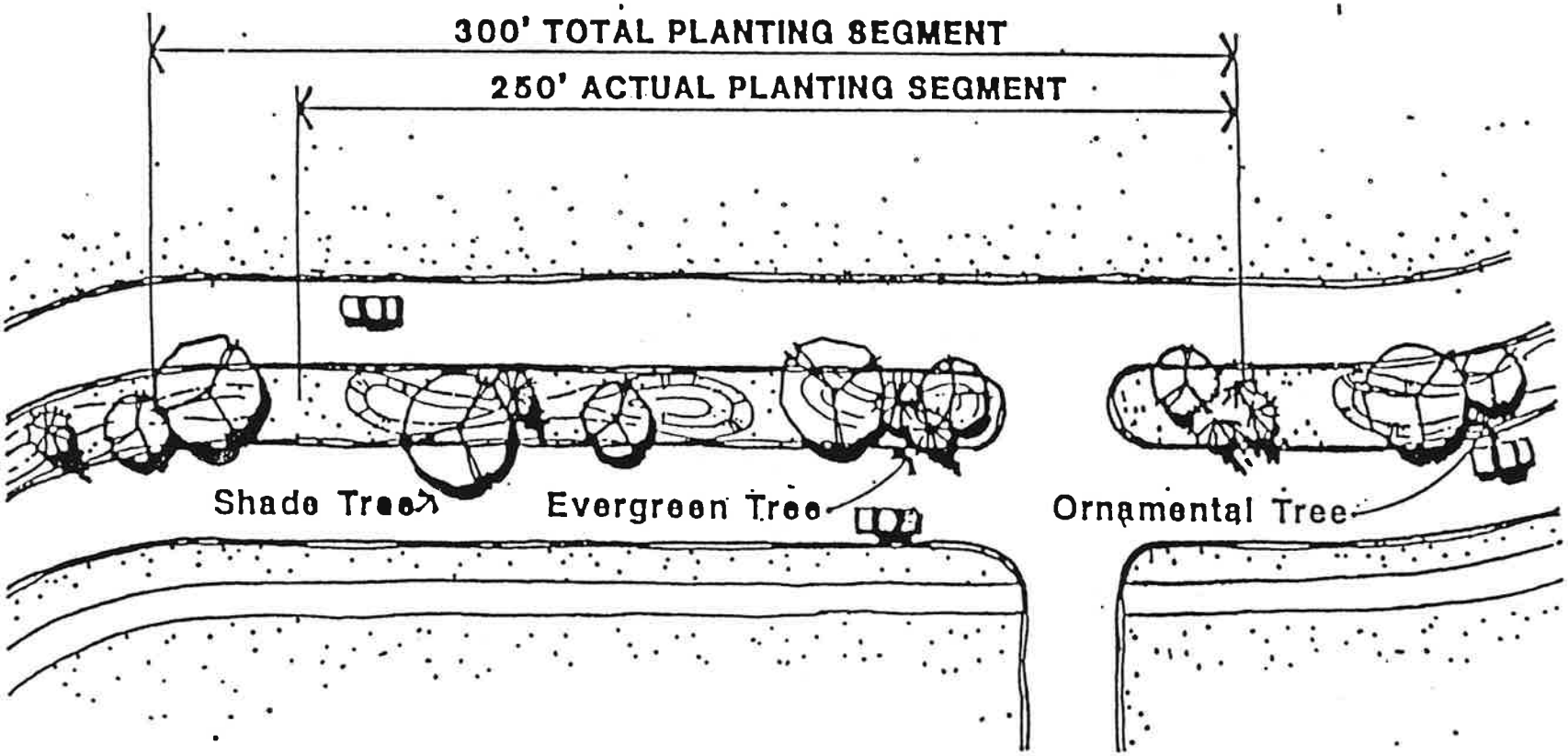
PLANT MATERIAL (Per 300' Planting Segment/Per Side)

7	Shade Trees	2"-2 1/2" CAL.
15	Evergreen Trees	6-7' HT.
6	Ornamentals	1 3/4"-2" CAL.

NOTE: Total length of Boulevard-4200 L.F.

PLAN

Mulrfield Boulevard Landscape Edge Treatment



NOTE: Mounding within the median shall be non-continuous and have an average mounding height of 2'-6" above curb.
• Median shall be sodded.

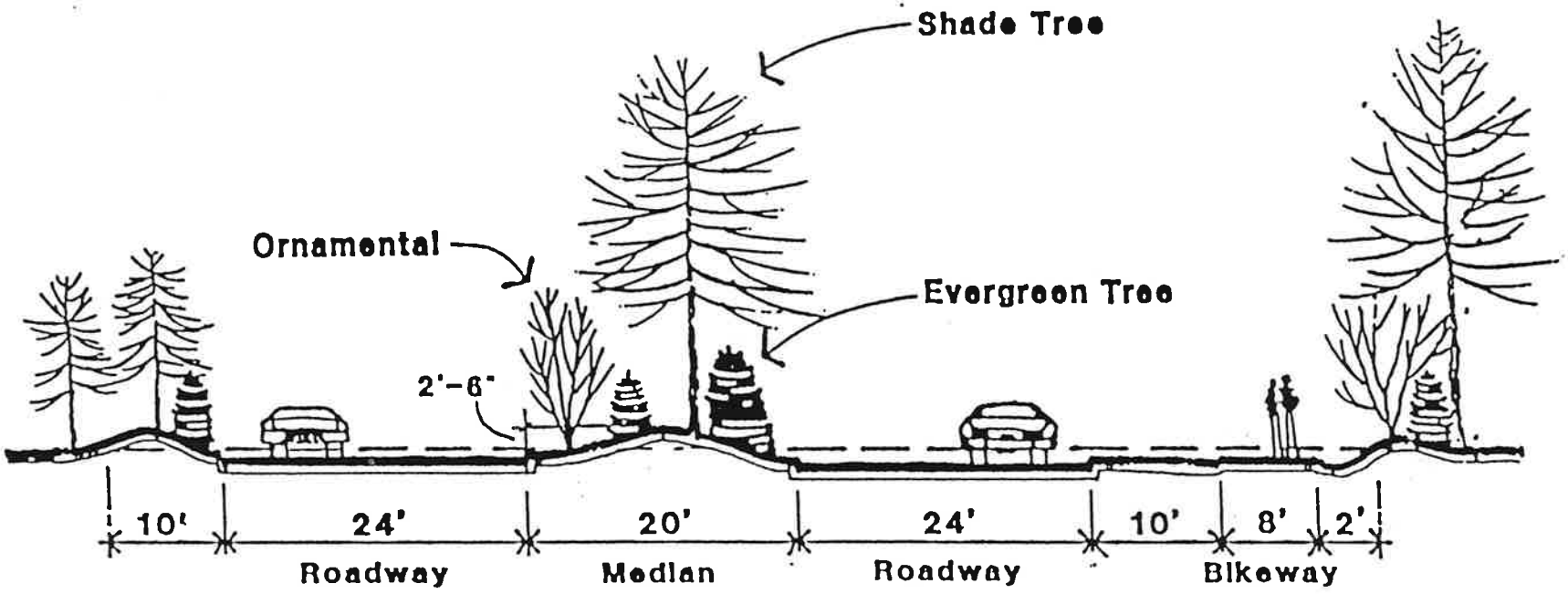
PLANT MATERIAL Per 300' Planting Segment

6 Shade Trees	2"-2 1/2" CAL.
6 Evergreen Trees	6-7' HT.
3 Ornamentals	1 3/4"-2" CAL.

NOTE: Total length of Boulevard-4200 L.F.

PLAN

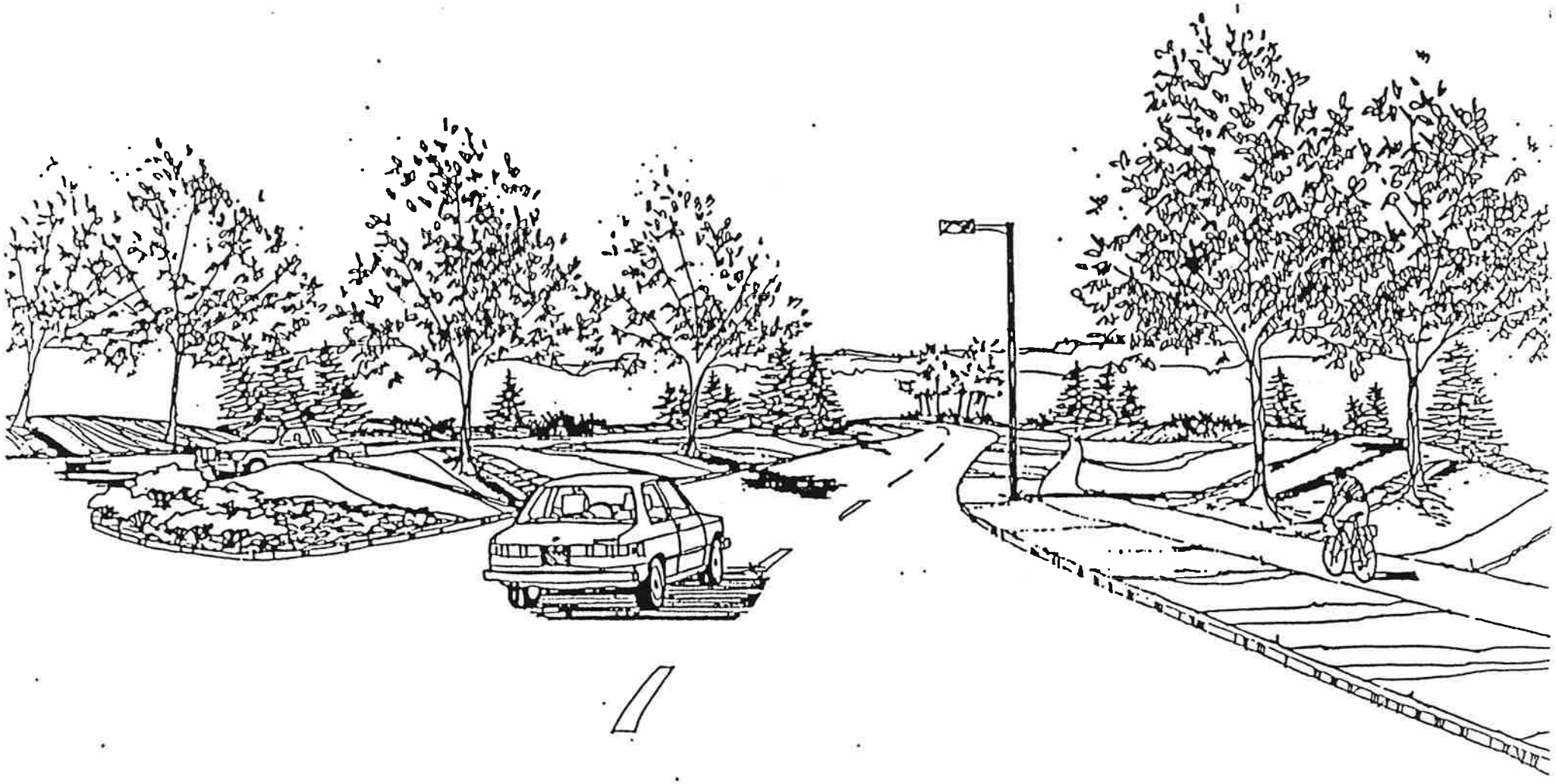
Mulrfield Boulevard Landscape Median Treatment



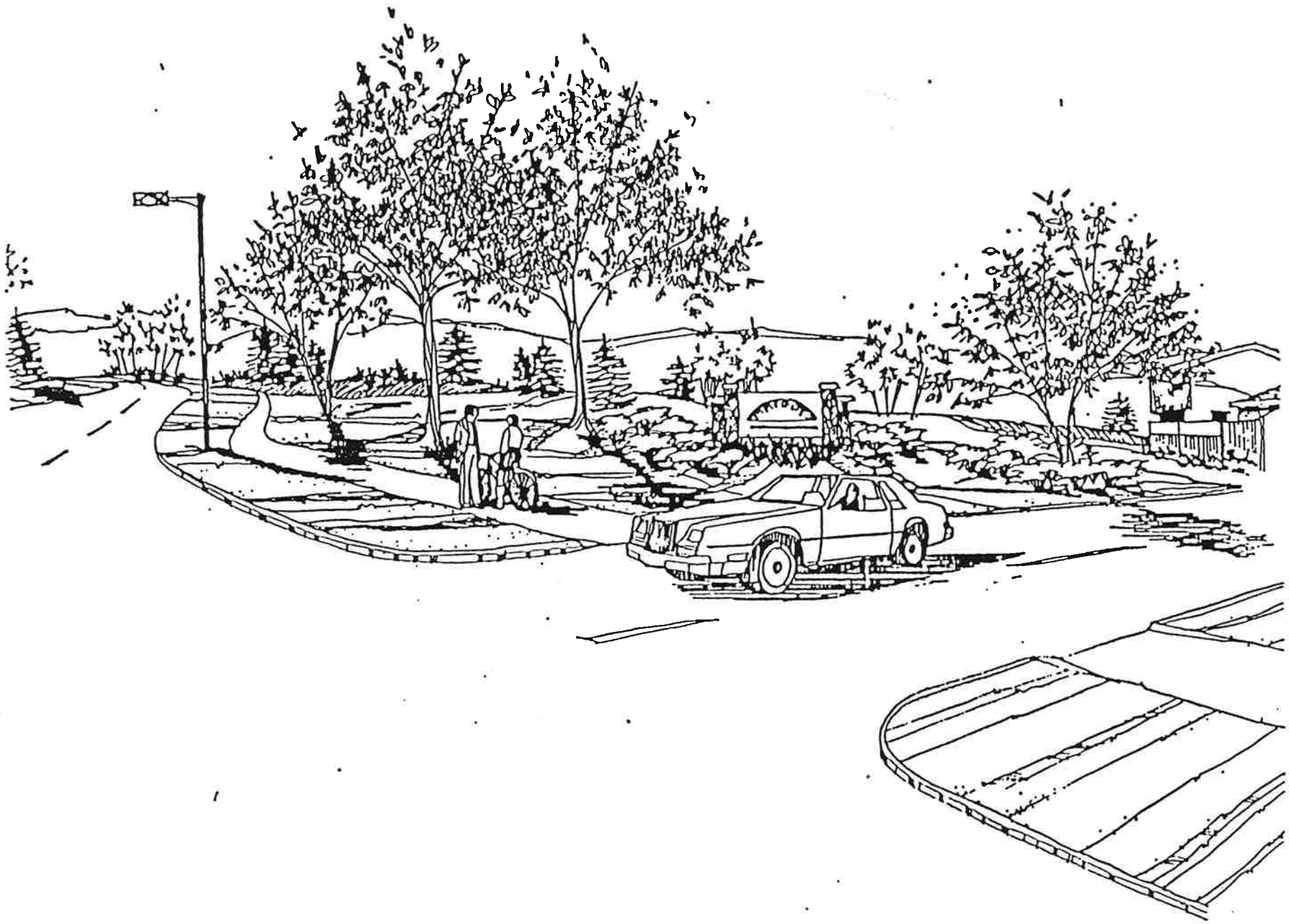
SECTION

NOTE: Median average height 2'-6" above curb.

Muirfield Boulevard Landscape Treatment



Muirfield Boulevard (LOOKING NORTH)



Typical Entry Feature

TEXT FOR AMENDED PRELIMINARY
DEVELOPMENT PLAN FOR INDIAN RUN MEADOW

A. North Point and Scale: Please see Amended Preliminary Development Plan.

B. Proposed location and size of areas of residential use indicating dwelling unit densities, dwelling unit types and total number of dwelling units for each density area and the total number of dwelling units proposed in the development plan: Residential uses and types with dwelling unit densities as shown on the Amended Preliminary Development Plan.

C. The proposed size, location and use of non-residential portions of the tract including usable open areas, parks, playgrounds, school sites and other public areas and open spaces with the suggested ownership of such areas: The 15.06 acre Indian Run Park remains in the identical location as shown in the 1984 amendment as does the eight (8) acre commercial tract. The five (5) acre park site is relocated to the extreme northeast corner of the site where it could be combined with additional off-site acreage to provide a larger site. An eight (8) acre school site, which is under contract to the school board is located between the park to the north and the northernmost east-west street to the south. The remaining frontage on the east side of Muirfield Drive between the commercial site and that east-west street becomes a seven (7) acre office/institutional site. The use of this site for office purposes not only meets a service need that undoubtedly will exist in the residential area in northwest Dublin, but completes a nonresidential system along Muirfield Drive which produces the ability to limit and control access along that arterial street. A five (5) acre church site across Muirfield Drive from the commercial site and north the multi-family site completes the land use picture.

In addition to the design guidelines shown on page 1 through 8 of a document entitled Design Guidelines Single Family, Office, Institutional and Commercial and dated April, 1984, revised June 26, 1986 and July 22, 1986, which said document is incorporated within this text and made a part hereof, the following shall apply to all single-family lots:

a. A split rail fence, not to exceed three and one-half feet in height may be installed on any single-family lot. Said fence shall be constructed in accordance with the specification appearing at page 8 of said document.

b. A black welded wire mesh fence, no part of which may extend above the height of the highest rail in the split rail fence, may be installed behind (i.e. on the internal side of) the split rail fence, in accordance with the specifications appearing at page 8 of said document.

c. No stockade or other solid fences shall be permitted.

d. Notwithstanding the above, a lot owner may install a fence around an in-ground swimming pool if and only if said fence is in accordance with applicable government regulations.

The design standards set forth at pages 10, 11, 12 and 13 for Muirfield Drive shall continue to apply and shall be installed prior to occupancy of any lot.

The applicant and the Village have agreed to construct Muirfield Drive in accordance with the following:

a. The applicant shall be responsible for the construction of two lanes of Muirfield Drive from its current terminus to applicant's north property line.

b. The Village shall be responsible for the construction of two lanes of Muirfield Drive from its current terminus to the applicant's north property line. However, the applicant shall be responsible for any cost of constructing such road in excess of Two Hundred Fifty Thousand Dollars ($250,000).

c. The contract for the construction of Muirfield Drive shall include the mounding and landscaping as shown on pages 10 and 11.

d. Any bond that is required for the construction of Murifield Drive shall include the installation of mounding and landscaping as shown on pages 10 and 11.

Specific development standards for the suburban office/institutional district and the commercial district are contained within the Design Guidelines.

D. <u>The proposed provision of water, sanitary sewer and surface drainage facilities including engineering feasibility studies or other evidence of reasonableness</u>: Both sewer and water service have been constructed to the site by the applicant.

Surface drainage requirements as per the requirements of the Village will be met in the land area adjacent to Indian Run and in the extreme northeast corner of the property. The service situation has not changed since the 1984 amendment.

E. <u>The proposed traffic circulation patterns including public and private streets and parking areas indicating..... evidence of reasonableness</u>: The amendments further the effort to control access on Muirfield Drive making it more efficient in handling its arterial responsibilities to the residential population north, east and west. The traffic patterns and street and right-of-way specifications remain the same as in the 1984 amendment.

F. The proposed schedule of site development, construction of structures and associated facilities. Such schedules shall include proposed use or reuse of existing features such as topography, structures, streets, easements and natural areas: Several phases of the single-family development have either been started or completed, and the remainder of the single-family will continue into development consistent with marketplace demands which are, at this time, very strong. The multi-family section is nearing completion. We are advised that school construction will start as soon as possible. The commercial and office development will probably await completion of Muirfield Drive to Brand Road.

G. The relationship of the proposed development to existing and future land use in the surrounding area, the street system, community facilities, services and other public improvements: The initial Indian Run Meadow Preliminary Development Plan originally developed in 1976 was the basis for several major planning recommendations having direct benefit on the orderly development to the entire northwest quadrant. The concept of Muirfield Drive being extended to form a direct tie with the Avery Road freeway interchange, the land set aside for major park areas adjacent to the Indian Run Creek tributaries, and the internal provision for separate pedestrian/bikeway routes have now been fully integrated into all Dublin plans and directions for this area. With over 10% of the site being dedicated for recreational purposes, with both Avery Park, Coffman Park and the high school readily accessible from the site, and further given the ability to be able to access the regional transportation network easily and conveniently provides the site with an unusual mix of positive attributes and support for development.

H. Space for appropriate council ordinance number approving preliminary development plan: Please see Preliminary Development Plan.

INDIAN RUN MEADOWS
COMMERCIAL USES
DEVELOPMENT STANDARDS

A. Yard Requirements

1. Front yard set back: For structures and parking 50'.

2. Side and rear yard set back adjacent to residential uses: All structures 50', all parking, service and loading areas 30': for non-residential uses, 25' set back for structures, and 15' for parking, loading and service areas.

B. Building Area Development Standards

1. Maximum building height: Shall not exceed thirty five (35) feet.

C. Parking Standards

1. Off street parking shall be provided at one space per 150 square feet in area or at the rate required under the Dublin Zoning Code as it applies to commercial uses, whichever is less.

D. Lighting Standards

1. All lighting in the area shall be cut-off type fixtures (down lighting) maximum height of fixtures will not exceed 35'.

2. All external outdoor lighting fixtures to be used within a given development shall be from the same family, or similar manufacturer's type, to insure aesthetic compatability. All light poles and standards shall be of wood or metal painted black, brown, or bronze.

E. Signage and Graphics Standards

1. All signage shall be of ground type (no pole signs) and shall be of a standard shape and frame. All sign frames shall be of natural wood, stone or metal painted black, brown or bronze. Internally illuminated graphics with opaque background shall be permitted, as well as externally lighted signs that do not interfer with safe vehicular movement.

2. Types of signs prohibited include signs with flashing lights or changeable copy, projecting signs, roof signs, billboards, co-op signs, rotating signs, and trailer type signs. Any directory signs shall be more than 30 feet from the right-of-way.

3. Individual store graphics shall be integrated within the architectural design of the facia, and the background shall be of the same family and color.

F. Additional Development Standards

1. Curbcut locations: One full service curbcut and median cut into Muirfield Drive will be provided to jointly service the commercial and institutional parcels to be located on the common property line. There shall be only one full service cut onto the southerly right-of-way. One (1) right turn in-and-out curbcut shall be permitted onto Muirfield Drive but have no median break. The Dublin Planning and Zoning Commission may determine that an additional break or separate median breaks for each use are more appropriate based on a Final Development Plan.

2. Landscape Buffer

a. Where commercial development abuts residential development, a landscape buffer will be installed containing a board-on-board fence as detailed on page 9 and a landscape buffer of both deciduous shade, ornamental, and evergreen trees. Minimum size at installation shall be 2-1/2" cal for deciduous shade trees, 1-1/2" cal for ornamental trees, and 6'-8' on evergreen. Landscape plant material will be placed on the residential side of the fence at a spacing of 1 tree per 15 linear feet of property line. Landscape buffer will be installed prior to the beginning of any construction on the sites. With the installation of Muirfield Drive, the site will be graded and seeded. The developer or his successor shall mow and properly maintain the site until it is developed.

b. The Muirfield Drive frontage of the multi-family site, commercial site, office institutional site, church site, undeveloped single-family site, school site, and park site shall be landscaped with plant material at least of a size, quantity and quality that currently exists on the east side of Muirfield Drive south of Tara Hill. The landscaping and mounding shall be in conformity with the drawing contained in the Indian Run Meadows single-family design guidelines. Weather permitting, landscaping and mounding shall be installed contemporaneously with the construction of Muirfield Drive. Mounding along both sides of Muirfield Drive and within the median strip shall be sodded. All other parcels shall be landscaped prior to occupancy of any building on such parcel.

Landscape Frontage Treatment on Side Streets

b. A landscaped earth mound shall be installed where the commercial, church, school, multi-family and office/institutional parcels front the side streets.

The mound shall have a minimum height of 4 feet above top of curb and shall be noncontinuous in height.

The same landscaping standards as shown on page 10, "Muirfield Boulevard Landscape Edge Treatment" shall be the standards applied to the frontage treatment on side streets.

3. Dumpster Enclosures

All dumpsters shall be enclosed within a 4 sided enclosure of wood, stone, brick or stucco. All enclosures will be of the same architectural materials as the main structure and will conform to all building setback requirements.

4. Street Grade

The street grade for the single-family street west of Muirfield Drive shall be at the same or less grade than Muirfield Drive.

The foundation of any house located on any lot abutting Muirfield Drive shall not be higher than three (3) feet above the street grade of the abutting street.

G. Architectural Standards

1. In keeping with the residential framework of the area, all architecture will be of a residential character and constructed of natural materials being stone, brick, wood and stucco. All buildings will be of the same finished quality on all 4 sides. Stone accent will be integrated into all buildings.

H. Permitted Uses

1. Those permitted uses shall be those listed in Chapter 1161, Neighborhood Commercial District except "Eating and drinking places" shall include full line restaurants and shall not include fast food or drive-in restaurants or places primarily designed for entertainment or dancing and referred to by various names such as dance hall, cabaret, and night club and the following uses listed in Chapter 1163, Community Commercial District.

Men's and boys' clothing and furnishings stores
Women's accessory and specialty stores
Women's ready-to-wear stores
Shoe stores
Custom tailors
Furriers and fur shops
Book and stationery stores
Jewelry stores
Camera and photographic supply stores
Optical goods stores

The conditional uses contained in Section 1161.02 are hereby specifically prohibited.

I. Intensity

1. Within the commercial site the total square footage shall not exceed 10,000 square feet per acre. No single store shall exceed 30,000 sq. ft. and one-third of the total square footage shall be in stores which are less than 20,000 square feet in area.

Other than the standards listed above, all remaining development standards shall be as listed and applicable under Chapter 1161 of the Dublin Code.

INDIAN RUN MEADOWS
SUBURBAN OFFICE/INSTITUTIONAL USES
DEVELOPMENT STANDARDS

A. Yard Requirements

1. Front yard set back: For structures and parking 50'.

2. Side and rear yard set back adjacent to residential uses: All structures 50', all parking, service and loading areas 30': for non-residential uses, 25' set back for structures, and 15' for parking, loading and service areas.

B. Building Area Development Standards

1. Maximum building height: Shall not exceed thirty five (35) feet.

C. Parking Standards

1. Off street parking shall be as specified under Section 1159 of Dublin Code as it now exists or may hereafter be amended.

D. Lighting Standards

1. All lighting in the area shall be cut-off type fixtures (down lighting) maximum height of fixtures will not exceed 35'.

2. All external outdoor lighting fixtures to be used within a given development shall be from the same family, or similar manufacturer's type, to insure aesthetic compatability. All light poles and standards shall be of wood or metal painted black, brown, or bronze.

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b. The Muirfield Drive frontage of the multi-family site, commercial site, office institutional site, church site, undeveloped single-family site, school site, and park site shall be landscaped with plant material at least of a size, quantity and quality that currently exists on the east side of Muirfield Drive south of Tara Hill. Weather permitting, the landscaping and mounding shall be in conformity with the drawing contained in the Indian Run Meadows single-family design guidelines. Landscaping and mounding for the suburban office/institutional area shall be installed contemporaneously with the construction of Muirfield Drive. Mounding along both sides of Muirfield Drive and within the median strip shall be sodded.

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1. In keeping with the residential framework of the area, all architecture will be of a residential character and constructed of natural materials being stone, brick, wood and stucco. All buildings will be of the same finished quality on all 4 sides. Stone accent will be integrated into all buildings.

H. Permitted Uses

1. Those permitted uses allowed by Section 1159.01 of the Codified Ordinances of the Dublin Village Code. The conditional uses contained in Section 1159.02 and a hospital are hereby specifically prohibited.

Other than the standards listed above, all remaining development standards shall be as listed and applicable under Chapter 1159 of the Dublin Code.