

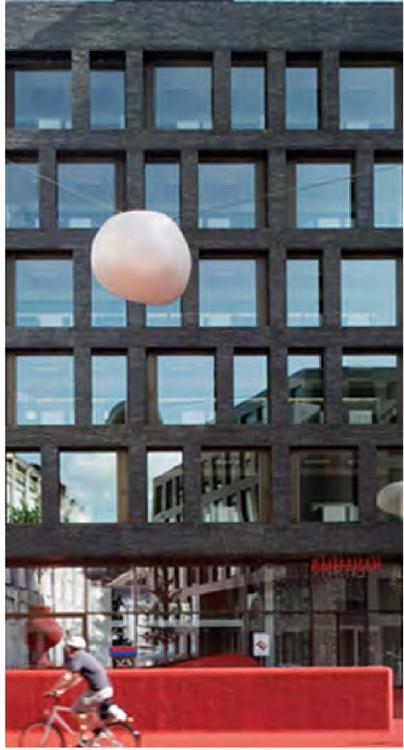
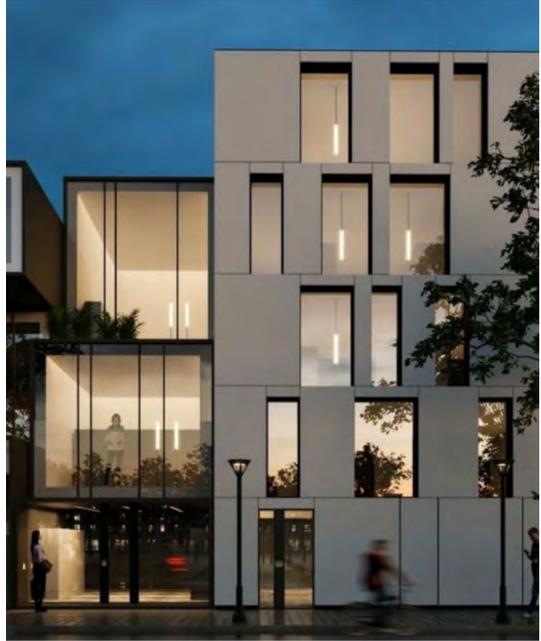


PDP COMMERCIAL DEVELOPMENT DESIGN GUIDELINES

COSGRAY COMMONS PDP / JANUARY 2026



Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.

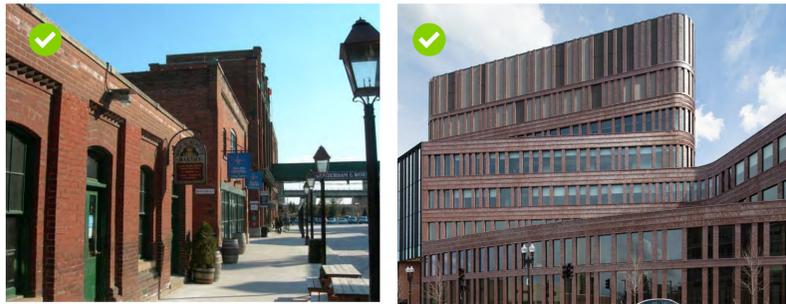
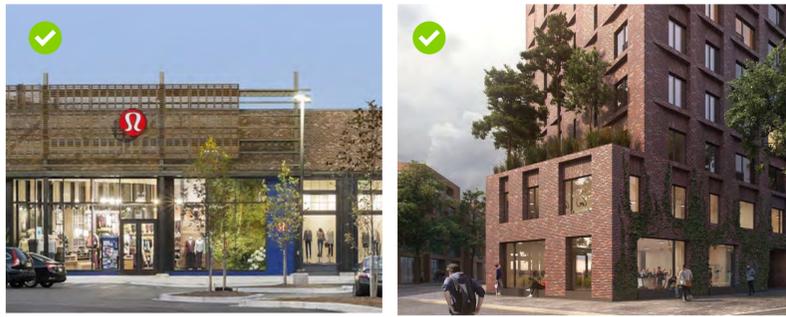


Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.



PDP PUBLIC SPACES & COMMERCIAL ARCHITECTURAL GUIDELINES

COSGRAY COMMONS PDP / JANUARY 2026



ENCOURAGED ARCHITECTURAL FORMS: Stepped Massing, Changing Scale, Consistent Architectural Style.

ARCHITECTURAL FORM AND DENSITY

To achieve a cohesive and high-quality environment at Cosgray Commons, building form, scale, and massing will be carefully coordinated across the development.

The PDP framework allows for a range of building heights, from low-rise structures to taller mid-rise buildings, in order to support a diverse mix of uses while maintaining appropriate transitions to adjacent properties and public spaces.

Building forms will generally be simple and contemporary in expression, with rectilinear massing organized into articulated volumes rather than large monolithic blocks. Variation in building height, step-backs, projections, and changes in plane will be used to create visual interest and reinforce a pedestrian-scaled streetscape. These strategies are particularly important along primary streets, the central greenway, and key public spaces.

Select vertical elements may be incorporated at prominent locations, such as gateways or key corners, to help establish identity and wayfinding within the district. These elements will be carefully scaled and proportioned to complement surrounding development and avoid overwhelming adjacent uses.

Roof forms will be designed to contribute to the architectural character of the project and may incorporate skylights, clerestories, and other daylighting strategies where appropriate. These features support both sustainability and the quality of interior spaces.

Outdoor terraces, patios, and elevated residential entries are encouraged to activate building edges and enhance the relationship between private development and the public realm. Throughout the site, each building will be designed in relation to its neighbors and to the overall district framework, ensuring that massing, scale, and architectural expression support a cohesive and walkable mixed-use environment.



Glazing, fenestration, signage fronting street.



Streetscape and site improvements.



Building signage, glazing spandrel, decals.



Tenant frontage wrapping corners.



Glazing, signage, and landscaping welcome motorists.

BUILDING ORIENTATION

Because many buildings at Cosgray Commons front the central greenway and surrounding major roadways, architectural quality and activation are a priority on all primary façades. The development is organized so that its most visible and heavily used edges occur along the north-south greenway, the primary east-west main street, and along Route 161, Cosgray Road, and University Boulevard.

Ground-floor retail and active uses are concentrated along these corridors to create a continuous pedestrian-oriented environment. Residential buildings along the greenway and primary east-west street are designed with active first-floor uses, frequent entrances, and transparent storefronts to support daily activity and a vibrant public realm.

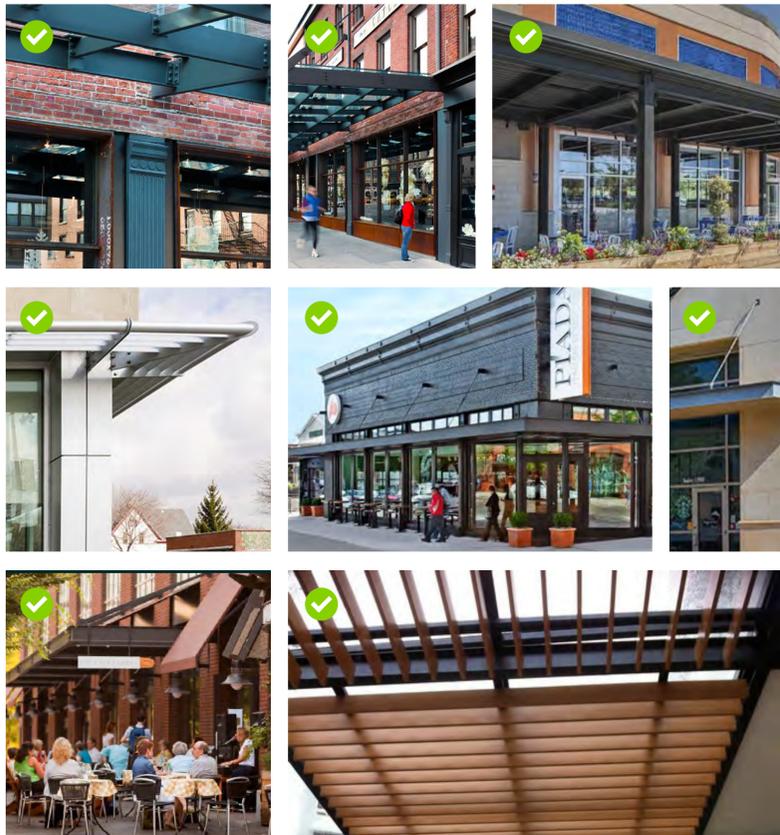
Buildings fronting the greenway and main internal streets are treated as primary façades, with generous glazing, clear entries, architectural detailing, and coordinated signage. These elevations are designed to engage pedestrians and visually connect interior uses to public spaces outside. Outdoor patios and seating may be incorporated where appropriate to further animate the public realm.

Façades along Route 161, Cosgray Road, and University Boulevard will also function as highly visible public faces of the development. These elevations are designed to present a strong architectural character legible to both pedestrians and passing vehicles, reinforcing Cosgray Commons as a recognizable district along these corridors.

Corner locations along the greenway and internal streets are emphasized with prominent entrances and architectural articulation to help anchor public spaces and improve wayfinding.

Service areas, loading docks, and waste or generator enclosures will be carefully located and screened so they do not detract from primary façades or pedestrian routes. These elements will be integrated into the architecture and landscape to minimize their visual impact.

Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.



ENCOURAGED

CANOPIES

Awnings and canopies provide shelter from weather, assist in designating entrances, differentiate tenants from each other, and introduce a pedestrian scale to the building. When done correctly they can be a beneficial design feature to a building.

Awnings and canopies should be located at a minimum of (8 1/2 feet) above the sidewalk, and preferably no higher than 12 feet above finished grade. Extended awnings and canopies over the sidewalk should not exceed more than one half the width of the sidewalk or 10 ½ feet from the face of the building. Awnings and canopies should be constructed of metal, glass, or fabric only.

Permanent canopies that are part of a seasonal dining areas adjacent to a restaurant, or affixed to a residential patio, should receive special consideration. Brise soleil and other solar shading elements should be considered under the same guidelines. Structured canopies should be consistent in design with the overall building.



DISCOURAGED

IMPERMISSIBLE DEVELOPMENT

The examples here indicate development, particularly retail development, that would be discouraged. Adoption of faux historic or "period" styles or faux historical design elements is the most notable objection to many examples.

Attempts to replicate main street development patterns in new development are rarely successful in execution. They are overly reliant on cornice breaks, abrupt changes in architectural style, and historicist/period detailing.

The design guidelines should also resist the imposition of individual brands on the development execution, i.e. an individual casual restaurant and their associated architectural brand over the design guidelines for the entire district.

The recommendations for colors, materials, and stylistic considerations are intended to aid in the formation of a cohesive district rather than the individual expression of any one structure or tenant.

Refer to residential guidelines for townhomes, multi-family residential and structured parking for additional recommendations.

Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.



ENCOURAGED: Interiors of buildings are visible to the exterior.



DISCOURAGED: High reflectivity and tinting do not allow views into building.

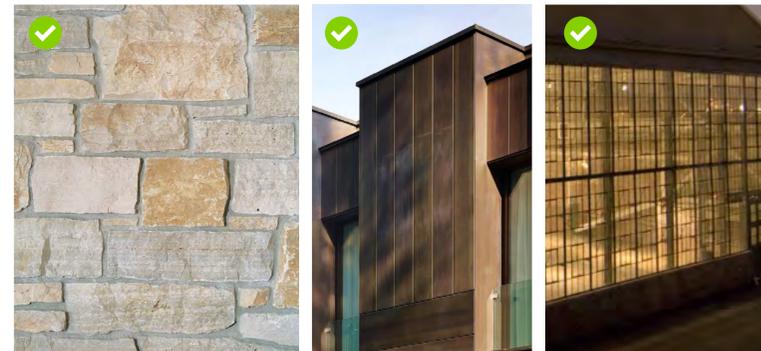
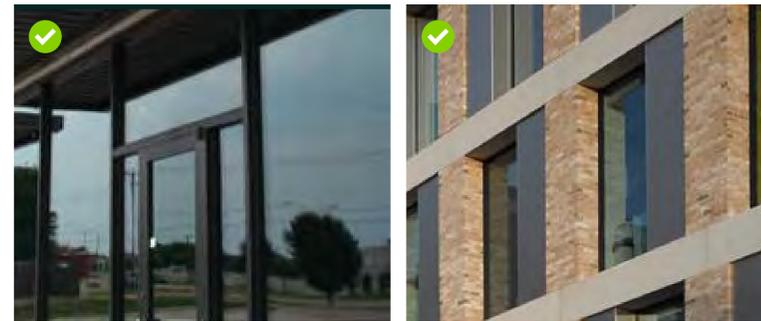
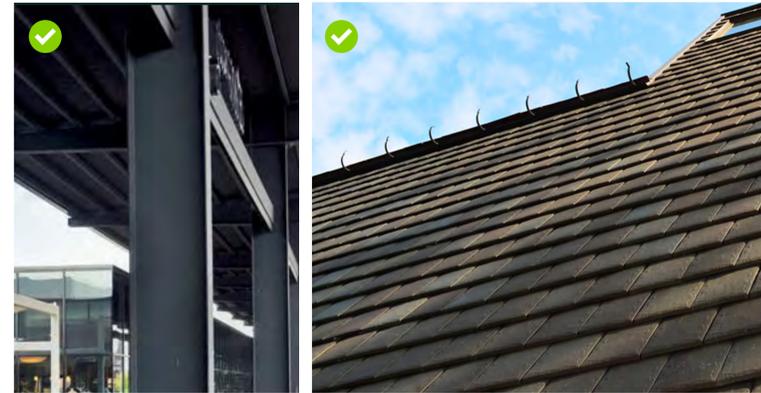
GLAZING AND TRANSPARENCY

One of the most important aspects of commercial development is the ability of visitors, customers, and passersby to see into a building. This ability both visually and physically draws customers into a retail or restaurant environment. It makes pedestrian feel connected to the building interior. Reflective coatings and tints on glazing openings restrict the ability to view through them, especially during the day and are not permissible.

As such, the minimum required visible light transmittance for glazing should be 70% with low exterior reflection values (<20%), for maximum transparency. Limit the use of any tinting within the glass.

Designs should minimize the use of spandrel glazing and other glazing obstructions (films, decals, signage, etc.) that would otherwise limit the ability to see through the building envelope to the interior.

Refer to residential guidelines for townhomes, multi-family residential and structured parking for additional recommendations.



ENCOURAGED: Painted exposed steel elements, dark anodized storefront, fondu lac limestone, brick.

MATERIALS AND COLORS

Encouraged Exterior Building Materials

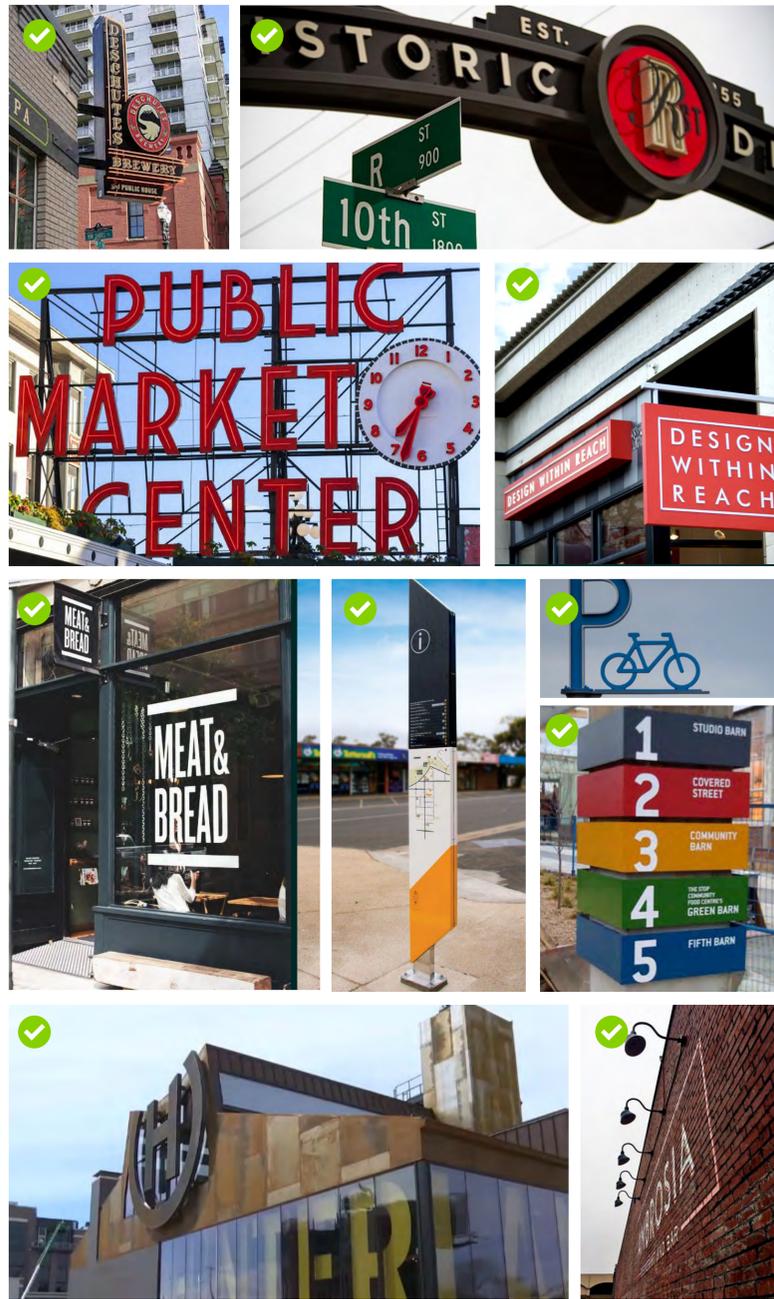
- Brick (no jumbo brick, unique modules and coursings encouraged)
- Natural Stone
- Glass
- Natural Metals
- Steel (painted or galvanized)
- Flat Clay tile / Terracotta
- Cast-in-place Architectural Concrete
- Anodized Aluminum Storefronts
- Natural Metal Accents
- Architectural Metal Panel
- Other architectural metal applications
- Wood Accents
- Tile

Discouraged Exterior Building Materials

- Including but not limited to:
- Stucco, Cementitious Siding, Thin Brick, Exterior Finish Insulating System, Direct Applied Finish System, Cultured Stone

Refer to residential guidelines for townhomes, multi-family residential and structured parking for additional recommendations.

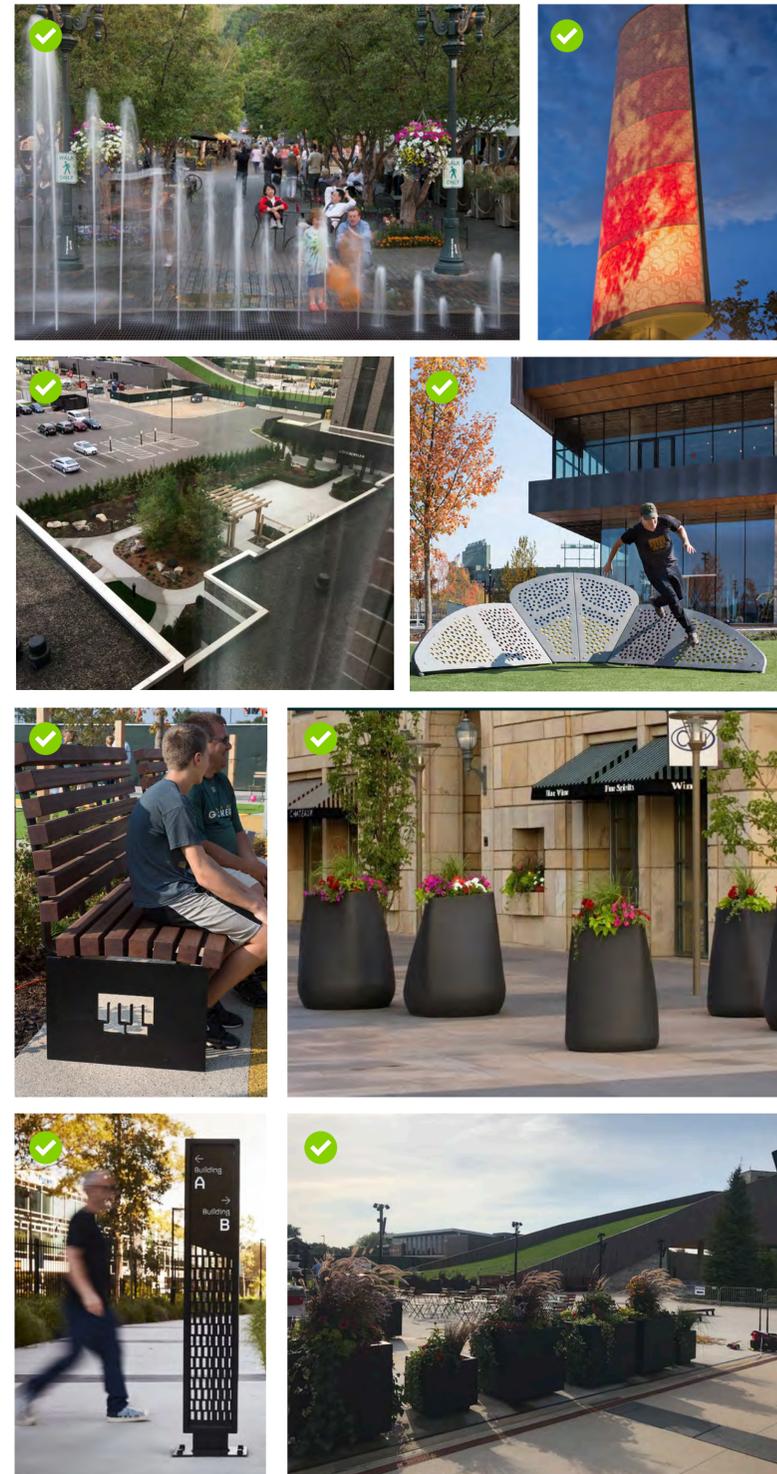
Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.



ENCOURAGED

BUILDING SIGNAGE

Building signage are a part of a larger subject of signage and wayfinding. The development of Cosgray Commons will incorporate monument signage, traffic directional signage, site identification signage, pedestrian wayfinding, district identity, information kiosks, and internal wayfinding. Signage should also consider different modes of transportation and digital technology and wayfinding through the use of smart phones. All signage will conform to current Dublin Ordinances.



ENCOURAGED

SITE ELEMENTS

The design of the site should incorporate district signage, monument signage, wayfinding signage, site lighting, planting materials, tree plantings, site furniture, hardscaping, bicycle racks, and various site spaces with diverse experiences and design treatments.

Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.

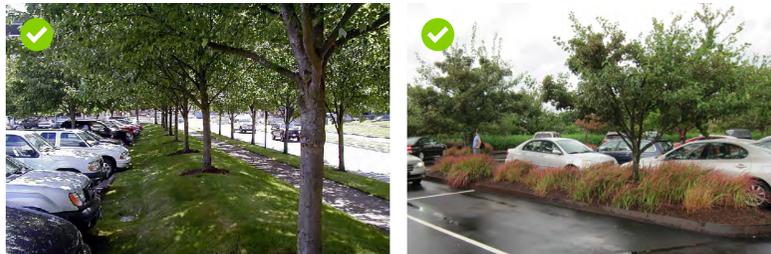


SURFACE PARKING AREAS

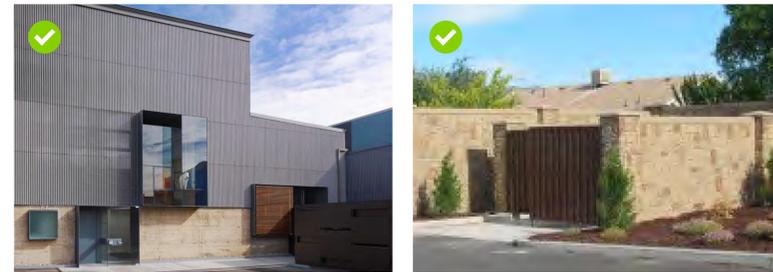
Screening for surface parking areas shall conform to the basic considerations of the Dublin Zoning Code concerning off-street parking.

Among the most basic considerations, provisions shall be made to visually screen parking areas with site improvements and landscaping strategies, provide for pedestrian access and comfort within these areas, and achieve adequate site lighting.

Loading areas should be accommodated without disruption to pedestrian and traffic flow.



ENCOURAGED



ENCOURAGED



DISCOURAGED: All wood enclosures.

SITE SERVICING

Dumpster enclosures should be primarily of durable materials such as brick or stone and blend with development buildings in close proximity. Where possible, they should be incorporated within building footprint to minimize their presence on the site altogether. In particular restaurants should consider internal storage of waste.

Loading Docks should be enclosed or concealed where possible.

Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.



ANCHOR RETAIL

The anchor retailers should exemplify the retail design guidelines but may also make considerations for their individual brand design vision within the larger design framework.

Anchor retailers also have increased responsibility for engaging the public spaces and providing amenities in a meaningful way. For example a grocer should have a outdoor patio for any dining or coffee shop function. Seasonal outdoor market spaces are also popular.

The associated site design should work to align with site design elements within the plaza and other public spaces



ENCOURAGED



ENCOURAGED



ENCOURAGED: Steel frame or brick masonry construction.



ENCOURAGED: Massing.



COMMERCIAL

The commercial use buildings can include but should not be limited to office space and retail space. The form of the buildings should be consistent to the feel of the Cosgray Commons development. They should not include multiple merging geometries, all glass facades, or the appearance of tilt up precast design.

The buildings should evoke a celebration of steel frame and or brick masonry construction.

Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.



WATER FEATURES WITH NATURAL EDGES

The water features located in the center space of the site are meant to enhance the aesthetic appeal of the landscape design while providing functional benefits to the developments inhabitants.

The natural edge integrates the water features into the overall landscape design, meandering path surround the water, creating several vantage points around the site. The water features should be designed to improve water quality, prevent erosion, and support biodiversity.

Rain gardens and bioswales will also be incorporated in the landscape design, providing an environmentally friendly way to manage ground water.



ENCOURAGED



OPEN SPACE TYPOLOGIES

Open spaces shall be provided as part of one or more of the following categories:

POCKET PLAZAS are intended to provide a formal open space of relatively small scale to serve as impromptu gathering places for civic, social, and commercial purposes. The pocket plaza shall be designed as a well-defined area of refuge separate from the public sidewalk. These areas contain a greater amount of impervious coverage than other open space types. Seating areas are required and special features, such as fountains and public art installations, are encouraged.

POCKET PARKS are intended to provide small scale, primarily landscaped active or passive recreation and gathering spaces for visitors, residents, and employees. The design and programming of pocket parks should respond to the needs of residents in the immediate vicinity.

GREENS are intended to provide informal, medium scale active or passive recreation for neighborhood residents within a reasonable walking distance.

SQUARES are intended to provide formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are generally rectilinear and bordered on all sides by a vehicular right-of-way, which together with adjacent building façades define the space. Squares contain both hardscape areas, such as paths, fountains, gazebos, public art, and street furniture, as well as landscaping.

PLAZAS are intended to provide formal open space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Plazas are usually located in areas where land uses are more diverse and there is potential for a greater level of pedestrian activity.

PARKS are intended to provide informal active and passive larger-scale recreational amenities to city residents and visitors. Parks have natural plantings and can be created around existing natural features such as water bodies or tree stands. Parks can be used to define edges of neighborhoods and districts.

GREENWAYS are intended to provide a combination of informal and well organized, primarily linear open spaces along the perimeters of the Zoning District. Portions of greenways may follow and preserve a natural feature, such as a stream edge, or man-made features, such as streets.

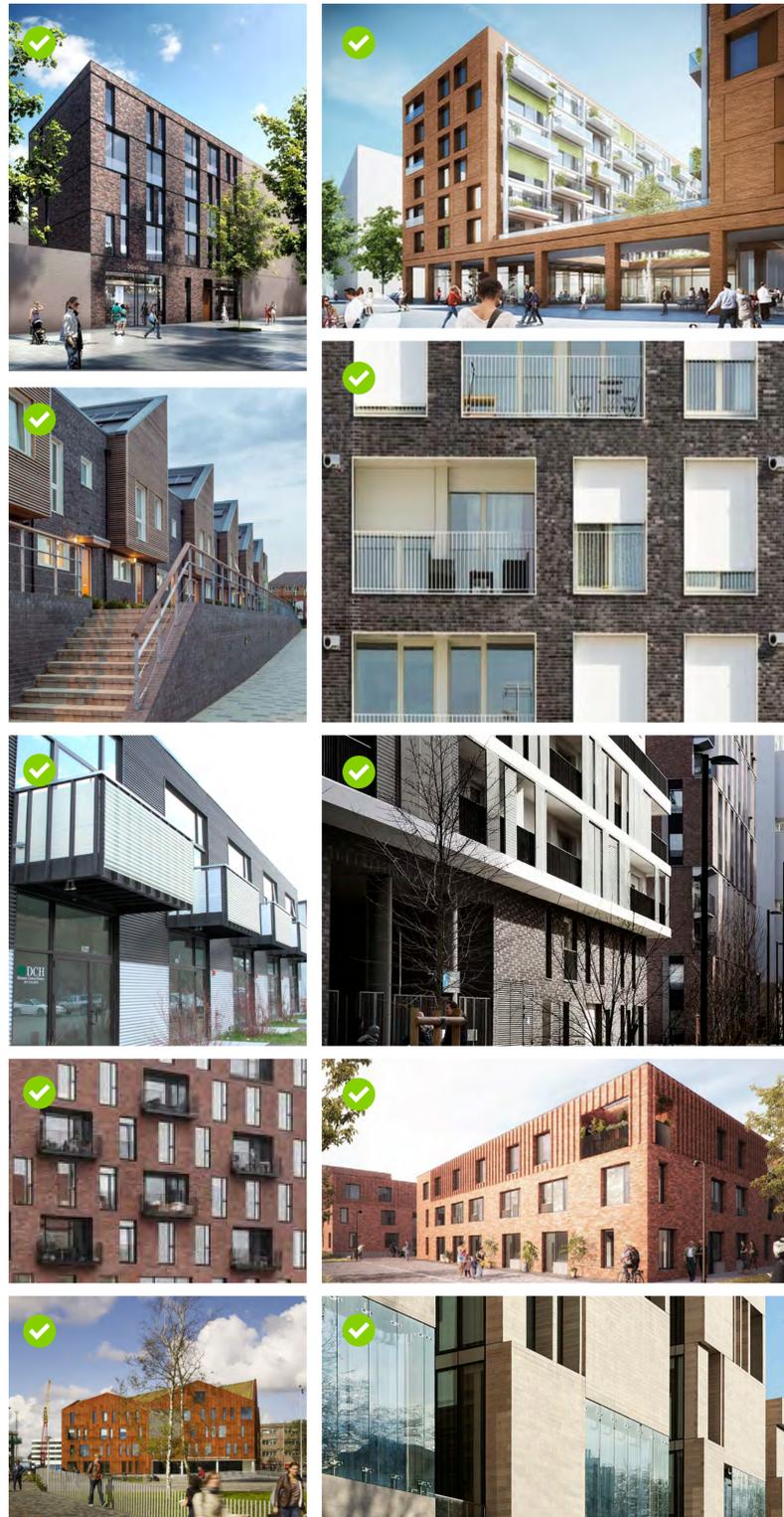


Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.



PDP RESIDENTIAL GUIDELINES

COSGRAY COMMONS PDP / JANUARY 2026



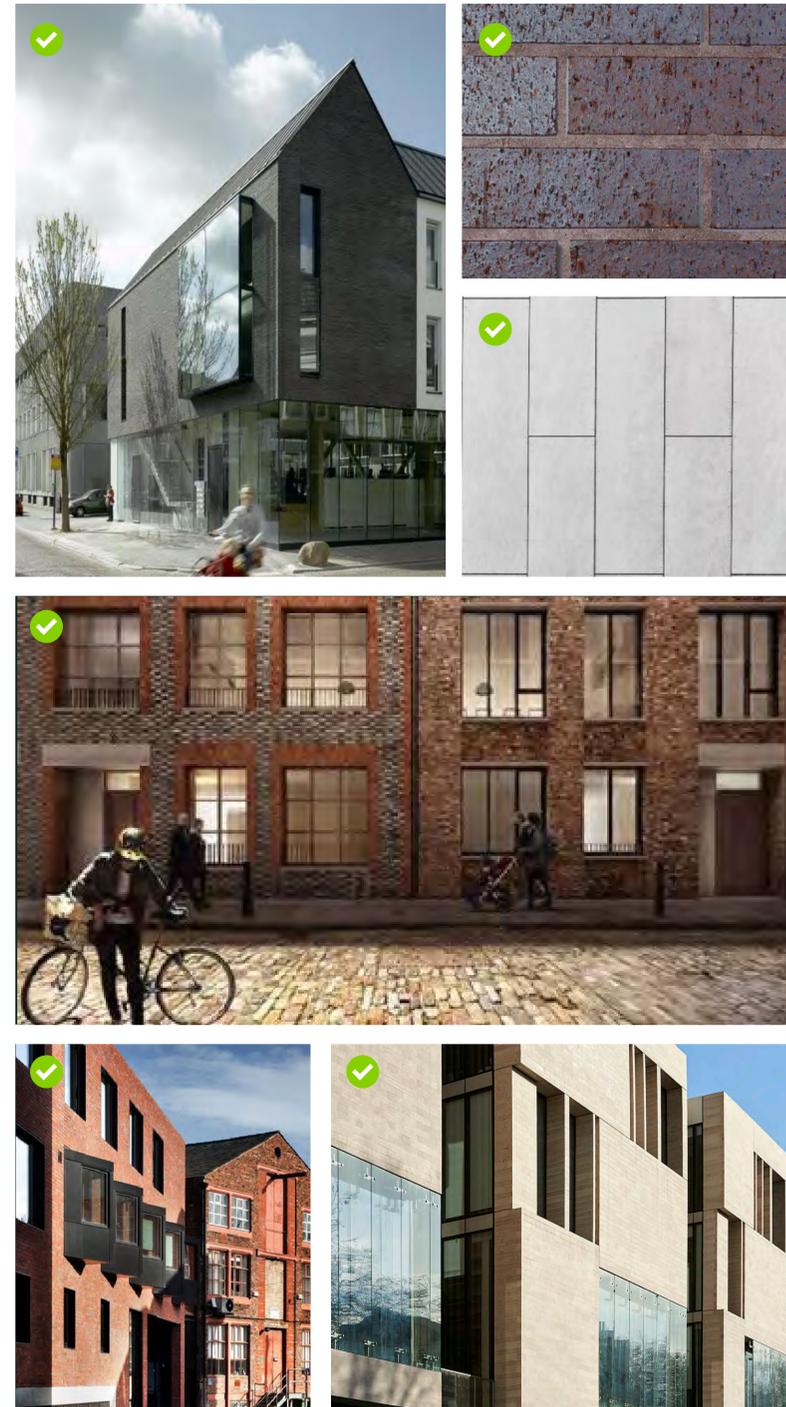
RESIDENTIAL FORM AND DENSITY

In order to achieve a successful development that exemplifies the goals of Cosgray Commons, form, scale, and massing must be considered.

The residential typologies draw inspiration from Dublin's architectural heritage and the surrounding rural landscape, translated through a contemporary lens. Traditional proportions, durable materials, and familiar forms are reinterpreted in a modern way to create a sense of continuity with the area's character while establishing a forward-looking mixed-use district. Massing is organized with clarity and simplicity, complemented by selective variations and focal elements that help define important spaces and reinforce placemaking across the site. The intent is to create a cohesive district identity while allowing individual buildings and spaces to have their own distinct presence.

Residential buildings will also employ outdoor terraces and elevated residential entries are encouraged to promote a sense of openness. Concealed garages are important options to ensure pedestrian environment.

In consideration for each building's general massing and scale, consistency within the entirety of the development should be the primary design goal.



ENCOURAGED: Use of accent materials to accentuate brick.

RESIDENTIAL MATERIALS AND COLORS

Encouraged Exterior Building Materials:

- Brick (no jumbo brick, unique modules and coursings encouraged)
- Natural Stone
- Glass
- Natural Metals
- Steel (painted or galvanized)
- Flat Clay tile / Terracotta
- Cast-in-place Architectural Concrete
- Painted Aluminum Storefronts
- Cementitious Siding
- Natural Metal Accents
- Architectural Metal Panel
- Wood Accents

Discouraged Exterior Building Materials:

- Including but not limited to:
- Stucco, Exterior Finish Insulating System, Direct Applied Finish System, Cultured Stone, Vinyl Siding, Vinyl Windows, Clay Tile Roofing, Cedar Shake Style Siding, Asphalt Shingles used as Wall Siding

Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.



ENCOURAGED

RESIDENTIAL STREETScape

The site development of the residential streetscape should be focused on the scale of the pedestrian and seek to introduce natural beauty and safe and reduced traffic speeds.

Positively contributing components include evenly spaced tree plantings, parallel parking on both sides of the street and front porches.

Care should also be given to the materials that define these areas and that adequate provisions are made for children at play and residents with disabilities.



ENCOURAGED

MIXED USE PODIUM PARKING WITH RESIDENTIAL

Parking structures are necessary to manage parking demands for the development, however great care should be taken to ensure any parking structure maintains complementary architectural relationships with other development structures. The screening of parked automobiles and the careful articulation of large building facades are of foremost consideration.

Parking structures' exterior facades should be primarily light in appearance. Structural spandrel bays may be of precast concrete provided that a minimum of 75% of these bays are screened by a material such as perforated metal, metal mesh, wood or metal fins or other decorative elements. Color and material should be complementary to the development color and material palette.

Efforts should be taken to minimize the impact of structures on the district's adjacent properties. Landscape screening, interior lighting levels, and exterior lighting should be designed with this consideration.



PDP SIGNAGE GUIDELINES

COSGRAY COMMONS PDP / JANUARY 2026



PRIMARY SITE IDENTIFICATION EXAMPLES

The primary site identifier will be placed in a size, position, and proportion to identify the overall site for vehicles and pedestrians.

The sign will be the first opportunity for branding and identity, and will be carefully designed to complement and coexist with other planned site features and amenities.

The location and size will be carefully determined to ensure maximum visibility, while not competing with other site elements.



ENCOURAGED



DIRECTORY AND INFORMATION EXAMPLES

Directory and information signage will be placed at key decision points on the site, at a pedestrian scale, to assist users and visitors in finding and navigating their way to intended destinations.

Signage will likely include a complete listing of Tenants and Amenities, as well as a location plan for ease of site orientation.



DIRECTIONAL WAYFINDING EXAMPLES

Directional Wayfinding signage will supplement the Directory signage, placed near paths of travel and identifying all key destinations.



Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.



BANNER EXAMPLES

Banners may be deployed on the site at appropriate sizes and intervals, providing secondary identification to areas, buildings or amenities.

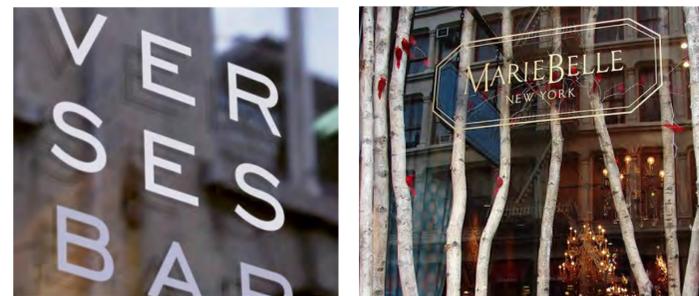
Banners may also serve as opportunities for events and marketing, as well as supplementary wayfinding.

The Banner system and locations will be integrated within the light fixture program, to ensure a coordinated approach to all site elements.

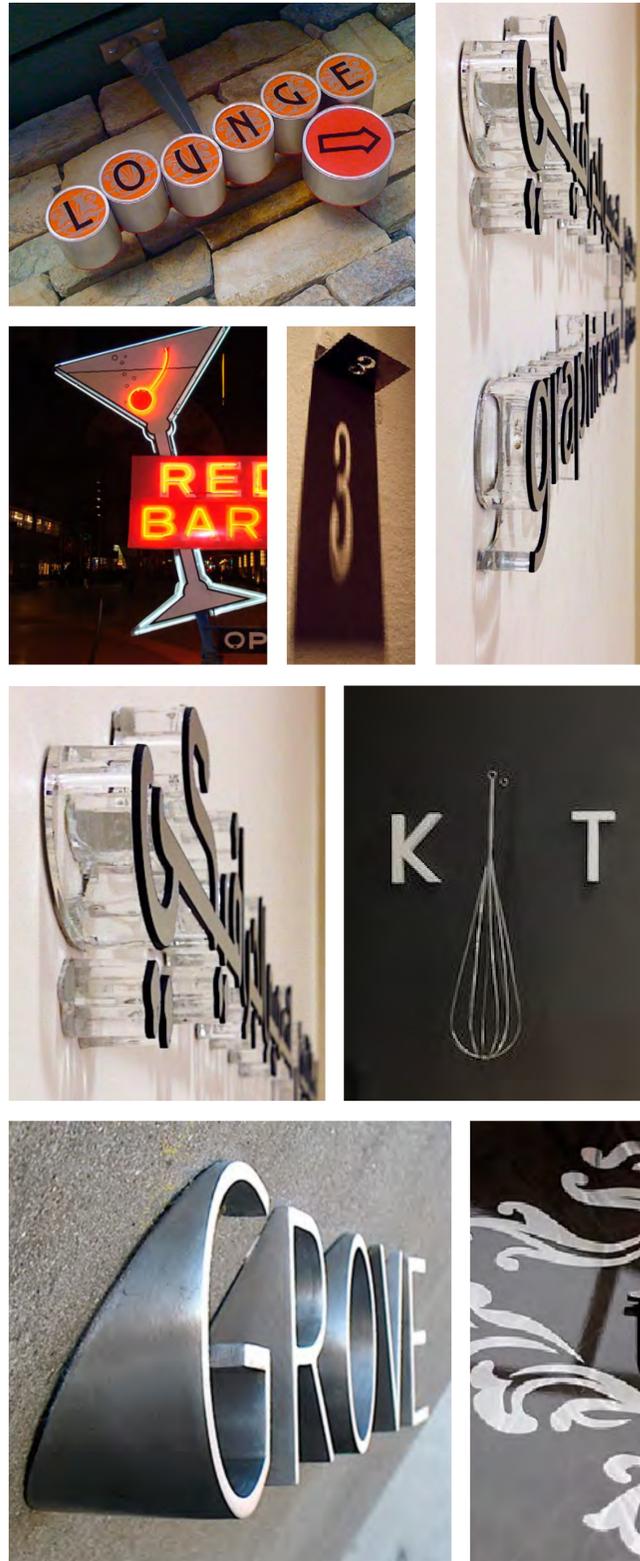


WINDOW SIGNAGE EXAMPLES

Individual Tenants will be encouraged to include smaller- scale identification and/or branding graphics on window glazing.



Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.



STOREFRONT IDENTIFICATION EXAMPLES

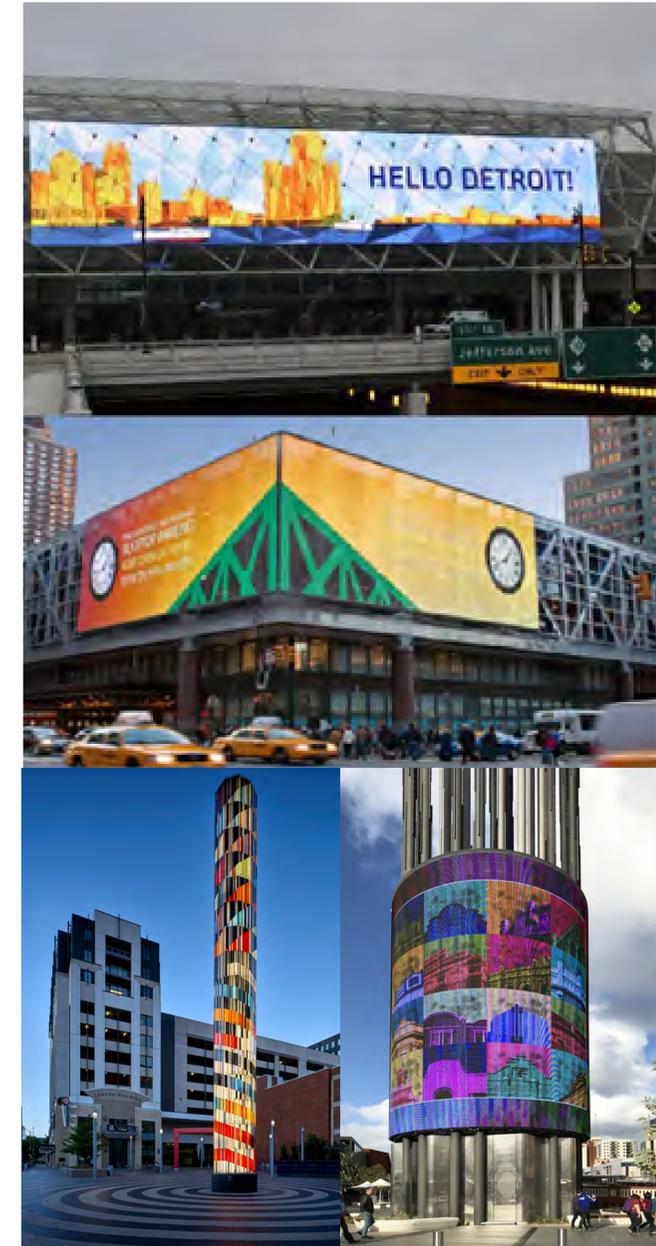
Individual Tenants will be required to include identification signs on storefront exteriors.

Numbers of signs and positions will be carefully mandated, and illuminated signs may be considered.

MARQUEE SIGN EXAMPLES



VIDEO DISPLAY EXAMPLES



Note: Presented drawings are for planning purposes only. Refer to development text for specific requirements.

SHEET INDEX

- C001 - TITLE SHEET
- C100 - EXISTING CONDITIONS
- C200 - SITE PLAN
- C300 - GRADING PLAN
- C400 - UTILITY PLAN
- C500 - PRELIMINARY PLAT

SITE DATA

ZONING:

PROPERTY OWNER: COSGRAY UNIVERSITY HOLDINGS LLC
 PARCEL ID'S: 274000010, 160001001
 PROPOSED USE: MIXED USE
 TOTAL ACREAGE (MEASURED) 44.66 AC
 TOTAL ACREAGE (RECORD) 43.38 AC
 EXISTING ZONING: ID-2: RESEARCH FLEX DISTRICT
 FEMA FLOODPLAIN: ZONE X (06/17/2008)

SITE LAYOUT DATA:

MINIMUM DRIVE AISLE WIDTH: 24
 STANDARD PARKING STALL: 9'X20'
 FRONT YARD SETBACK 50'
 SIDE YARD SETBACK 20'
 REAR YARD SETBACK 50'

SUBAREA ACREAGE DATA:

SUBAREA A: 6.19 AC
 SUBAREA B: 2.54 AC
 SUBAREA C: 5.59 AC
 SUBAREA D: 6.49 AC
 SUBAREA E: 2.23 AC
 SUBAREA F: 5.69 AC
 SUBAREA G: 6.75 AC
 SUBAREA H: 2.23 AC
 SUBAREA I: 2.63 AC

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED XXXXXX FOR THE NORTH RIGHT-OF-WAY LINE FOR XXXXXX, MEASURED FROM GRID NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH/NORTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION

VERTICAL CONTROL

ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS DERIVED FROM GNSS OBSERVATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) AND GEOID 18, AND AN NGS OPUS SOLUTION FOR CP 5000. THE ELEVATIONS FOR ALL OTHER CONTROL POINTS AND BENCHMARKS LISTED HEREON WERE ESTABLISHED UTILIZING A DIFFERENTIAL LEVEL CIRCUIT ORIGINATING FROM FCGS HI-1.

B.M.	DESCRIPTION	NORTHING (GROUND)	EASTING (GROUND)	ELEVATION
HI-1	ALUMINUM DISK IN THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF COSGRAY ROAD CULVERT WAS 39-4.98 OVER SOUTH FORK INDIAN RUN, 0.30 MILES SOUTH OF DUBLIN-PLAIN CITY ROAD, 20 FEET WEST OF THE CENTERLINE	N/A	N/A	941.55
BM 500	CHISLED "X" IN ARROW BOLT OF FIRE HYDRANT LOCATED ON (SW) SIDE OF DEAD END ON UNIVERSITY BLVD. HYDRANT NUMBER 6440	N/A	N/A	945.46
BM 501	CHISLED "X" IN ARROW BOLT OF FIRE HYDRANT LOCATED ON (SW) CORNER OF ROUNDABOUT AT UNIVERSITY BLVD. AND POST RD. ON (S) SIDE OF POST RD. (W) OF CROSSWALK	N/A	N/A	946.93
BM 502	CHISLED "X" IN ARROW BOLT OF FIRE HYDRANT LOCATED ON (S) SIDE OF POST ROAD ACROSS THE STREET (S) OF 7310 SR-161 W. HYDRANT NUMBER 6581	N/A	N/A	947.62
BM 503	CHISLED "X" IN ARROW BOLT OF FIRE HYDRANT LOCATED ON (S) OF 7360 SR-161 W. HYDRANT NUMBER 6580	N/A	N/A	945.56
BM 504	CHISLED "X" IN BOLT OF FIRE HYDRANT	N/A	N/A	942.41

PRELIMINARY DEVELOPMENT PLAN

COSGRAY CROSSINGS

CITY OF DUBLIN, FRANKLIN/UNION COUNTY, OHIO



INDEX MAP
1" = 150'

HORIZONTAL CONTROL

COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), AS ESTABLISHED UTILIZING A GPS SURVEY AND AN NGS OPUS SOLUTION. A PROJECT ADJUSTMENT FACTOR OF 1.00002449 WAS APPLIED ABOUT C.P. 5000 TO OBTAIN GROUND COORDINATES.

C.P.	DESCRIPTION	NORTHING (GROUND)	EASTING (GROUND)	ELEVATION
5000	5/8" CAPPED IRON PIN SET	768097.453	1776497.851	943.80
5001	MAG NAIL SET	768085.607	1776453.418	943.35
5002	MAG NAIL SET	768657.911	1776299.094	944.85
5003	MAG SPIKE SET	768592.105	1775873.718	944.71
5004	MAG SPIKE SET	768341.518	1775311.164	943.77
5005	5/8" CAPPED IRON PIN SET	767832.454	1775231.084	941.98
5006	5/8" CAPPED IRON PIN SET	767335.111	1775246.053	940.04



VICINITY MAP
NTS

PROJECT REPRESENTATIVE

NBBJ
 250 S. HIGH STREET, SUITE 300
 COLUMBUS, OH 43215
 CONTACT: DANIEL G. AYARS
 PHONE: 614-232-3178
 EMAIL: DAYARS@NBBJ.COM

ENGINEER

AMERICAN STRUCTUREPOINT
 2550 CORPORATE EXCHANGE DRIVE, SUITE 300
 COLUMBUS, OHIO 43231
 CONTACT: JOEL PERRY
 PHONE: 614-901-2235
 EMAIL: JRPERRY@STRUCTUREPOINT.COM

OWNER REPRESENTATIVE

COLLIERS
 TWO MIRANOVA PLACE, SUITE 900
 COLUMBUS, OH 43215
 CONTACT: GILLI ZOFAN
 PHONE: 614-437-4652
 EMAIL: GILLI.ZOFAN@COLLIERS.COM

PRELIMINARY DEVELOPMENT PLAN
 FOR
COSGRAY CROSSINGS
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
TITLE SHEET

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
 IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	1/29/2026
DRAWN BY:	JAB
CHECKED BY:	MTR
JOB NUMBER:	2024.00364

REGISTERED ENGINEER
 JOEL R. PERRY, E-86198, P.E.

1/29/2026
DATE



C001

PLOT SCALE: 1"=100' DATE: 1/29/26 2:50 PM EDITED BY: MROOCH DRAWINGS/CIVIL/CONSTRUCTION DOCUMENTS/DEVELOPMENT PLAN/2024.00364.TS.DWG

PLOT SCALE: 1"=100' DATE: 1/23/26 - 4:31 PM EDITED BY: BETHEL DRAWINGS FILE: 0:0202400394.D DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PRELIMINARY DEVELOPMENT PLAN\2024_00364.EC.DWG



- (A) CITY OF DUBLIN, OHIO
A IN. 201003020024952 (F.C.)
TRACT I
- (B) CITY OF DUBLIN, OHIO
B IN. 201003020024952 (F.C.)
TRACT II
- (C) PARCEL B4-W
CITY OF DUBLIN, OHIO
C IN. 201005200062529 (F.C.)
0.8A, 872 PG. 66 (U.C.)
2.966 AC.
- (D) PARCEL B4-SH
CITY OF DUBLIN, OHIO
D IN. 201005200062529 (F.C.)
0.8A, 872 PG. 66 (U.C.)
2.996 AC.
- (E) PARCEL 1-P1
CITY OF DUBLIN, OHIO
E IN. 20161117009563 (U.C.)
0.122 AC.
- (F) PARCEL 1-WD
CITY OF DUBLIN, OHIO
F IN. 20161117009564 (U.C.)
0.206 AC.
- (G) PARCEL 2-WD1
CITY OF DUBLIN, OHIO
G IN. 20160728005916 (U.C.)
0.686 AC.
- (H) PARCEL 2-WD2
CITY OF DUBLIN, OHIO
H IN. 20160728005904 (F.C.)
(SEE IN. 201608090013712 (F.C.))
2.359 AC.
- (I) PARCEL 6-L
CITY OF DUBLIN, OHIO
I IN. 201904240047275 (F.C.)
0.652 AC.
- (J) 50' WIDE EASEMENT
RIGHT-OF-WAY
ROAD RECORD NO. 7, PAGE 243 (F.C.)
- (K) 40' DEDICATED RIGHT-OF-WAY
PAR. 94-11 (F.C.)
- (L) PARCEL B-WD2
CITY OF DUBLIN, OHIO
J IN. 201904240047273 (F.C.)
0.9139 AC.
- (M) PARCEL B-WD1
CITY OF DUBLIN, OHIO
K IN. 201904240047274 (F.C.)
0.5270 AC.
- (N) 5' ELEC. EASE
COLUMBUS AND
SOUTHERN
ELECTRIC COMPANY
D.B. 2400, PG. 562 (F.C.)

- EXISTING LEGEND**
- PL — PROPERTY LINE
 - R/W — RIGHT-OF-WAY
 - PAVEMENT/SIDEWALK
 - CURB
 - PAVEMENT STRIPING
 - ROAD CENTERLINE
 - TREE DRIP LINE
 - FENCE
 - STREAM
 - stm — STORM SEWER
 - san — SANITARY SEWER
 - w — WATER LINE
 - g — GAS LINE
 - e — ELECTRIC LINE
 - ELECTRIC BOX
 - +G — GAS MARKER
 - GAS SERVICE VALVE
 - I.P.S. — IRON PIN SET
 - LIGHT POLE
 - SECTION

COSGRAY UNIVERSITY HOLDINGS, LLC

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43221
TEL: 614.426.1226
www.structurepoint.com

PRELIMINARY DEVELOPMENT PLAN FOR
COSGRAY CROSSINGS
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

EXISTING CONDITIONS

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	1/29/2026
DRAWN BY:	JAB
CHECKED BY:	MTR
JOB NUMBER:	2024.00364

C100

PID: 1500310180060
 I.N. 1460000025623
 CITY OF DUBLIN
 ST RT 161
 2.634 AC.

PID: 273-011342
 OHIO UNIVERSITY
 I.N. 201207030095114
 (F.C.)
 38.471 AC. (DEED)

PID: 274-012361
 AEP OHIO
 TRANSMISSION
 COMPANY, INC.
 I.N. 202202020020023
 12.848 AC. (DEED)

SCHOBY & SHARP PETITION DITCH
 DITCH RECORD VOL. 8, PG. 317,
 DATED 10/18/1906

SITE LEGEND

- PL — PROPERTY LINE
- R/W — EXISTING RIGHT-OF-WAY
- PR-R/W — PROPOSED RIGHT-OF-WAY
- - - - ROADWAY CENTERLINE
- - - - SETBACK LINE
- - - - EXISTING EDGE OF PAVEMENT
- - - - EXISTING EASEMENT

PLOT SCALE: 1"=100' DATE: 1/23/26 9:06 AM EDITED BY: BETHEL DRAWINGS FILE: 0:202400364.D DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PRELIMINARY DEVELOPMENT PLAN\2024_00364_OSP.DWG



COSGRAY UNIVERSITY
 HOLDINGS, LLC



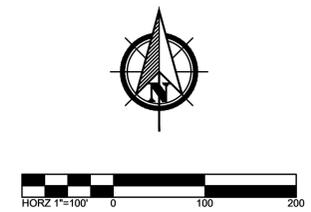
PRELIMINARY DEVELOPMENT PLAN
 FOR
COSGRAY CROSSINGS
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SITE PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
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DATE: 1/29/2026
 DRAWN BY: JAB
 CHECKED BY: MTR
 JOB NUMBER: 2024.00364

C200



PID: 1500310180060
 I.N. 1460000025623
 CITY OF DUBLIN
 ST RT 161
 2.634 AC.

STATE ROUTE 161/POST ROAD
 (VARIABLE WIDTH - PUBLIC)

EX STM MANHOLE
 EX 12" STM
 EX 36" STM

UNIVERSITY BLVD
 (100' WIDE PUBLIC)

PID: 273-011342
 OHIO UNIVERSITY
 I.N. 201207030095114
 (F.C.)
 38.471 AC. (DEED)

PID: 274-012361
 AEP OHIO
 TRANSMISSION
 COMPANY, INC.
 I.N. 202202020020023
 12.848 AC. (DEED)

SCHOBY & SHARP PETITION DITCH
 DITCH RECORD VOL. 8, PG. 317,
 DATED 10/18/1906

- GRADING LEGEND**
- xxx— PROPOSED MAJOR CONTOUR
 - xxx— PROPOSED MINOR CONTOUR
 - - - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING MINOR CONTOUR
 - - - - - PROPOSED BASIN

- SITE LEGEND**
- PL — PROPERTY LINE
 - R/W — RIGHT-OF-WAY
 - — — — — STORM

COSGRAY UNIVERSITY
 HOLDINGS, LLC



PRELIMINARY DEVELOPMENT PLAN
 FOR
COSGRAY CROSSINGS
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
GRADING PLAN

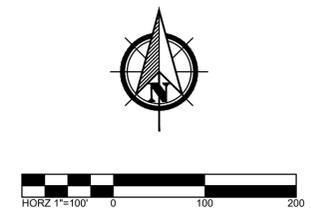
REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
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DATE: 1/29/2026
 DRAWN BY: JAB
 CHECKED BY: MTR
 JOB NUMBER: 2024.00364

C300

PLOT SCALE: 1"=40' DATE: 1/23/26 9:46 AM EDITED BY: BETHEL DRAWINGS FILE: 0:202400364.D DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PRELIMINARY DEVELOPMENT PLAN\2024_00364.GP.DWG



PID: 1500310180060
 I.N. 1460000025623
 CITY OF DUBLIN
 ST RT 161
 2.634 AC.

STATE ROUTE 161/POST ROAD
 (VARIABLE WIDTH - PUBLIC)

UNIVERSITY BLVD
 (100' WIDE PUBLIC)

PID: 273-011342
 OHIO UNIVERSITY
 I.N. 201207030095114
 (F.C.)
 38.471 AC. (DEED)

PID: 274-012361
 AEP OHIO
 TRANSMISSION
 COMPANY, INC.
 I.N. 202202020020023
 12.848 AC. (DEED)

SCHOBY & SHARP PETITION DITCH
 DITCH RECORD VOL. 8, PG. 317,
 DATED 10/18/1906

- UTILITY LEGEND**
- PROPOSED SANITARY MAIN
 - PROPOSED SANITARY MANHOLE
 - PROPOSED WATER MAIN
 - STM PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - - - PROPOSED STORM HEADWALL
 - EXISTING WATER
 - - - EXISTING SANITARY MAIN
 - ⊙ EXISTING SANITARY MANHOLE
 - - - EXISTING STORM SEWER
 - EXISTING CURB INLET
 - EXISTING CATCH BASIN
 - ⊙ EXISTING STORM MANHOLE

- SITE LEGEND**
- PL — PROPERTY LINE
 - R/W — RIGHT-OF-WAY
 - PR-R/W — PROPOSED RIGHT-OF-WAY



COSGRAY UNIVERSITY
 HOLDINGS, LLC



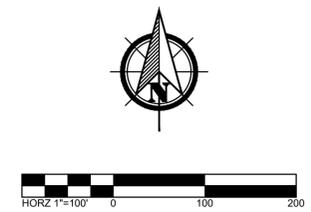
PRELIMINARY DEVELOPMENT PLAN
 FOR
COSGRAY CROSSINGS
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
UTILITY PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
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DATE:	1/29/2026
DRAWN BY:	JAB
CHECKED BY:	MTR
JOB NUMBER:	2024.00364

C400



PLOT SCALE: 1"=100' DATE: 1/29/26 - 12:15 PM EDITED BY: JBETHEL DRAWING FILE: C:\2024\00364.D DRAWINGS\CIVIL\CONSTRUCTION\DOCUMENTS\PRELIMINARY DEVELOPMENT PLAN\2024.00364.UP.DWG

PID: 1500310180060
 I.N. 1460000025623
 CITY OF DUBLIN
 ST RT 161
 2.634 AC.

STATE ROUTE 161/POST ROAD
 (VARIABLE WIDTH - PUBLIC)

PID: 273-011342
 OHIO UNIVERSITY
 I.N. 201207030095114
 (F.C.)
 38.471 AC. (DEED)

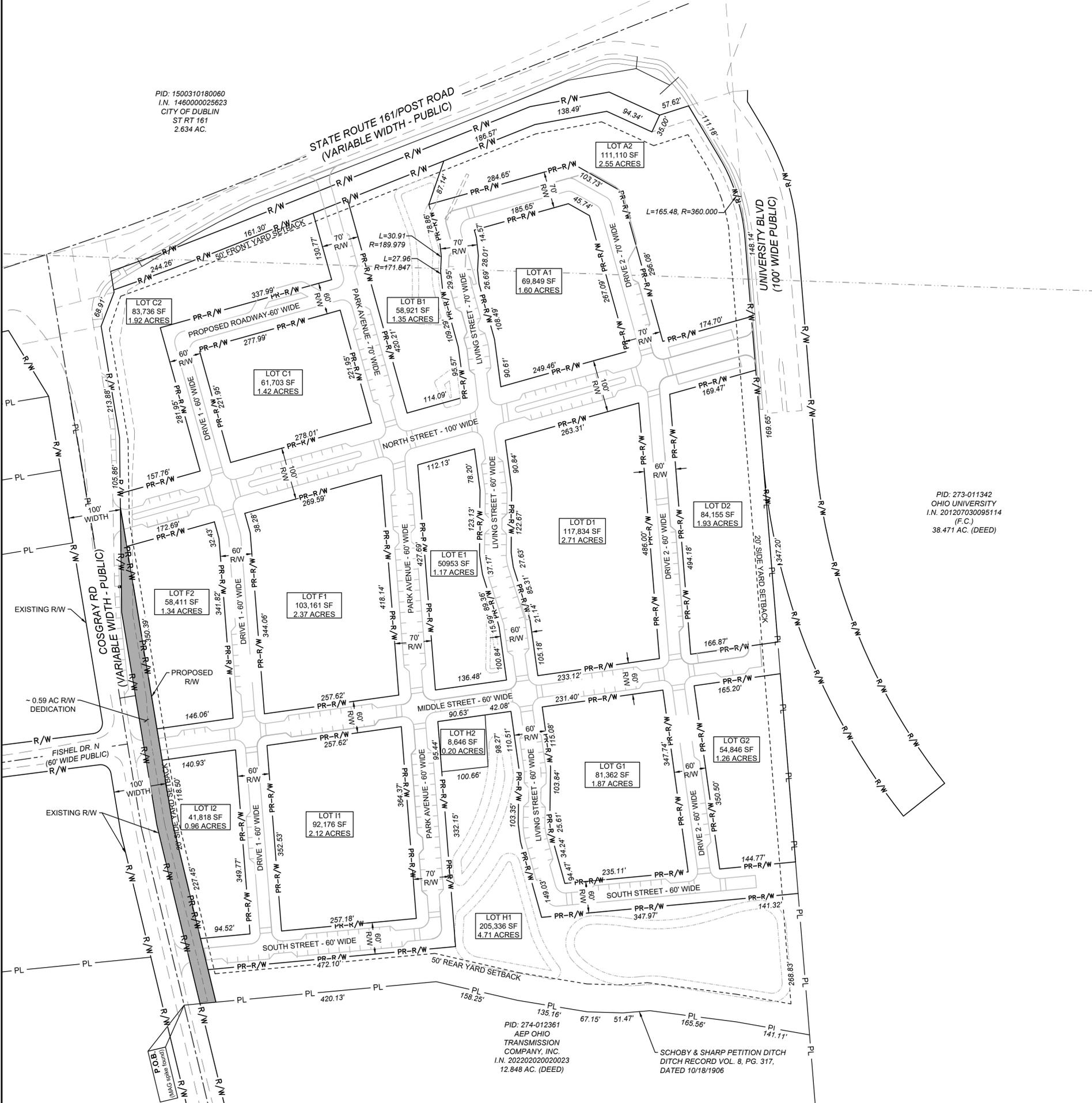
PID: 274-012361
 AEP OHIO
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 COMPANY, INC.
 I.N. 202202020020023
 12.848 AC. (DEED)

SCHOBY & SHARP PETITION DITCH
 DITCH RECORD VOL. 8, PG. 317,
 DATED 10/18/1906

LOT SUMMARY	
SUBAREA	SITE ACREAGE
A	A1 1.60 AC
	A2 2.55 AC
B	B1 1.35 AC
	B2 1.92 AC
C	C1 1.42 AC
	C2 1.92 AC
D	D1 2.71 AC
	D2 1.93 AC
E	E1 1.17 AC
	E2 1.34 AC
F	F1 2.37 AC
	F2 1.34 AC
G	G1 1.87 AC
	G2 1.26 AC
H	H1 4.71 AC
	H2 0.2 AC
I	I1 2.12 AC
	I2 0.96 AC

SITE LEGEND
 — PL — PROPERTY LINE
 — R/W — EXISTING RIGHT-OF-WAY
 — PR-R/W — PROPOSED RIGHT-OF-WAY

PLOT SCALE: 1"=100' DATE: 1/23/26 - 12:32 PM EDITED BY: JBETHEL DRAWING FILE: C:\2024\00364.DRAWINGS\CIVIL\EXHIBITS\PRELIMINARY PLAT\2024-00364-PRELIMINARY PLAT.DWG



COSGRAY UNIVERSITY
 HOLDINGS, LLC



PRELIMINARY DEVELOPMENT PLAN
 FOR
COSGRAY CROSSINGS
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION
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DATE: 1/29/2026
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 CHECKED BY: MTR
 JOB NUMBER: 2024.00364

C500