

# Bright Road Reserve

## PRELIMINARY DEVELOPMENT PLAN CITY OF DUBLIN, OHIO

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**CONTENTS**

**Page**

**Section A: Project Narrative** ..... 4

**Section B: Site Description**

1. Property Location and Size..... 7

2. Character & Surrounding Uses..... 7

3. Land Uses ..... 7

4. Open Space & Natural Features ..... 8

5. Provision of Utilities..... 8

6. Access and Circulation..... 9

7. Architecture ..... 9

**Section C: Development Standards**

1. Permitted Uses ..... 10

2. Density ..... 10

3. Lot Standards..... 10

4. Streets, Access and Connectivity..... 13

5. Utilities ..... 14

6. Open Space ..... 15

7. Tree Preservation, Removal and Replacement..... 16

8. Architecture ..... 17

9. Landscape ..... 19

10. Homeowners' Association ..... 19

11. Ownership & Maintenance..... 20

## SECTION A: PROJECT NARRATIVE

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 in to 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.

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 suited for a *hamlet/enclave of architecturally controlled residences*, not a conventional subdivision. It must and will provide for all of the safety, security and mobility needs of the community but should not be evaluated the same as much larger developments in very different settings. Its modest size and limited development site ensure a small number of homesites with a small population. This development is surrounded by established neighborhoods with no through connections to those adjacent neighborhoods by motor vehicle, bicycle or on foot. As such, wide streets are unnecessary since no through-traffic exists. This “dead end” infill site makes it the perfect opportunity for the quiet, intimate character community that is envisioned. It is to be a planned development, designed to fit the site it is to occupy.

This community will likely cater 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. This proposed development 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 enjoyment of the stream corridor on the east portion and woodlot to the west portion of the site.
- *Rural Landscape* – Respect and preserve 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 Holder-Wright Earthworks Park, the Leatherlips sculpture/Scioto Park, the other parks and riverfront offerings.
- *Roadway Character and Streetscapes* – Provide for intimate-scaled interior streetscapes with front-facing homes along the line streets segments, minimal R/W width allowing for more intimate corridor dimensions, less pavements, less walkways while insuring connectivity of all, robust street trees and manicured entry spaces, intentionally deviated from conventional subdivision character/scale and showcasing high-quality architectural style and landscapes. “More green, less gray.”

- *Parks, Reserves, Open Space* – Preserved stream corridor and woods, public spaces, wooded perimeter buffers, residential courts, private landscapes.
- *Environmental Stewardship and Sensitivity* – Minimize land disturbance through Conservation Design, naturally manage stormwater, revegetate the site with indigenous plantings.
- *Quality of Life* – Provide unique homes, fine living space, spectacular outdoor environments and help satisfy community housing needs.
- *High quality residential development* – Fine quality materials, stunning architecture, tailored outdoor private spaces/amenities.

*Neighborhood Design* - This development will respect the Conservation Design Ordinance and the Neighborhood Design Guidelines of the city. 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 development assumes that the previously cleared land would be used for housing in a way that minimizes disturbance and construction activity. Homesites are to be clustered in such a way that the existing stream corridor (Billingsley Creek and tributary) is preserved/enhanced and its surrounding woods preserved.

Streets are considered more as “mews” and less as “subdivision roads” with attention to details. The streetscape is intended to have an intimate feeling with indigenous street trees, possibly masonry piers for space definition, coordinated signage and other specialty details as approved by the City of Dublin Engineer. Open space connections are to be identified/accentuated by more detailed and intentional landscape at the entry points from the public domain. The Central Court on the west and the East Court on the east will provide for homesite driveway entries as well as meaningful public open space. The Central Court will include a mountable curb and low up-lighted masonry piers, and tree plantings. Well-tailored landscapes for the “civic” side of home fronts will include entry zones, drives, walks and gardens in contrast to the naturalized “native” green areas of stream corridor, West Wood, buffers and drainageways. This community looks to be welcoming and inclusive with connection to the surrounding community at the Bright Road entry.

Specialty paved sidewalks are to be considered and walks to be provided on both sides of each street providing for pedestrian connection to/from every homesite, public space and postal facility

*Open Space Framework* - Two major public open spaces are proposed, including the Billingsley Creek and West Wood areas. The Billingsley creek bed itself and all existing woods surrounding it are to remain in protected Reserve form. The West Wood will accommodate stormwater management, being at the lower end of the watershed of the site and is defined by preserved trees along its entire perimeter. This area will be enhanced by plantings to create outdoor space for the enjoyment of residents and neighbors alike. The stormwater storage is to be accommodated in a sensitively graded “dry basin” with well selected groundcovers that allow for the usage of this basin in dry conditions.

*Public Realm* - All homes are to address their frontage street/court with prominence. Driveway access to garages is 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. Driveways and entry walkways may be constructed partially or wholly of concrete, brick or stone, dependent upon the individual home design and materials palette. Each home is custom leading to possible variation of materials, home to home. Each homesite will have a well detailed front yard that may include an entry garden that defines the semi-private space of the yard through foundation plantings, hedges, walls/piers, fencing segments and other devices to add to the character of the home, all in keeping with the materials/detailing of that home. Locations of possible front yard Improvements to be as described in Section C: Development Standards. Character images are included herein to aid in communicating design intent of these custom and uniquely designed homes and landscapes. Certain “outside corner” lots of irregular geometry may have homes sited further setback from the frontage street to take better advantage of lot dimensions, adjacent natural/green areas, increased privacy of outdoor spaces. Lots on the “perimeter” of the site, adjacent to existing neighborhoods are to have a protected landscape easement to preserve existing trees, allow sufficient space to augment that area with additional planting and restricts homeowners from adversely affecting this buffer, all for sake of the privacy of residents on BOTH sides of the property line. The protection of these easements is to be managed and enforced by the HOA.

*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 lawns and gardens (formal, cutting, vegetable, herb) are also anticipated, as may be desired by the individual homeowners. Certain “perimeter” lots will take advantage of the topography of the site and the natural features in visually “blending” these yard spaces into this existing environment without the conventional “backyard” 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.

## **SECTION B: SITE DESCRIPTION**

### **1. Property Location and Size**

- The site is located completely within the City of Dublin and Franklin County, Ohio.
- 14.17 acre site consisting of two contiguous parcels, Franklin County Tax Parcel #273-008618 containing 10.606 ac & Parcel #273-011149 containing 3.568 ac. located at 4338 Bright Road with existing access drive for previous single family dwelling (since demolished) at the intersection of Grandee Cliffs Drive. The property is the only remaining privately held developable parcel on the north side of Bright Road in this area.
- The property is surrounded on all sides by existing single-family residential development with the exception of its western flag portion being directly north of the Holder-Wright Earthworks Park and southern frontage is adjacent to property owned by the Hopewell Elementary School.
- The combined Bright Road frontage dimension is 689.33 LF. No access or improvements proposed by this project includes the S-curve portion of Bright Road.

### **2. Character & Surrounding Uses**

- The site is bound on the east by the Billingsley Creek and the wooded area 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  $\frac{3}{4}$  of the site.
- The majority of the site and that area proposed for development was most recently occupied by 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 as a part of this development proposal. The supporting driveway to the former residence is also in poor condition and is to be demolished as well. 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 and roadway development.
- The topography of the site is slightly rolling and gently falls to its east and west edges. The site layout reflects this form of the land. The roadway system is proposed to lay largely “at grade” with very little earthwork needed. The homesites are not anticipated requiring over-lot grading (ie: clearing/grubbing, earthmoving, etc.) but will be developed/graded individually to insure optimum placement in all dimensions and proper drainage of the sites. What 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, as possible.
- The property is located south and outside of the Bright Road Area Plan and is surrounded by existing single-family housing (with the exception of the park referenced above) that was generally built in the 1970’s and forward.

### **3. Land Uses**

- Currently this project site is zoned R-1 Restricted Suburban Residential District and the proposed rezoning is to Planned Unit Development. This site is presently vacant. 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.
- The Dublin Community Plan - Existing Land Use Map designates the site as “undeveloped”.
- The Dublin Community Plan – Future Land Use Map designates the site as “*Residential Low Density (0.5-1 dwelling unit per acre)*”
- Proposed use is single-family residential.
- The proposed development embraces the tenets of “conservation design”, clustered home sites with “Reserve” areas for open space, tree preservation, habitat conservation, reforestation and localized storm water management.

#### **4. Open Space & Natural Features**

- The West Wood, consisting largely of volunteer tree growth, will further provide for community open space and accommodate the stormwater management necessary for the development. This reserve, as defined by perimeter boundaries and proposed lot lines, consists of 2.40 acres and occupies the western portion of the site.
- Billingsley Creek, its tributary, floodplain, floodway and surrounding woods are to be reserved as public open space and in its current condition. This reserve, as defined by perimeter boundaries and proposed lot lines, consists of 3.11 acres and occupies the eastern portion of the site.
- Generous and dense perimeter buffer areas, mostly on the north and south boundaries, are to be reserved and provide for visual separation from adjacent homesites. These perimeter preservation areas consist of various species of mature plants, to be augmented by new plantings as may be needed. The intent is to preserve the existing trees in the designated Tree Preservation Zones; working with City staff and utilizing common sense/best practice methods to remove trees in poor health or that are considered an invasive species. These preservation areas are to be placed in perpetual landscape easements that allow for consistency in the landscaped edges and consists of 0.62 acres.

#### **5. Provision of Utilities**

##### *General*

- Both public Sanitary Sewer and Water systems exist adjacent to the site along Bright Road. These two systems will be utilized for service to the development. The capacity and condition have been determined while the exact locations are to be determined as part of the Final Development Plan.
- On-site stormwater management is to be provided meeting the City of Dublin Engineer requirements and design criteria.

- All private utilities, including communications, internet/cable, electric, and gas are available to this site. Commitment correspondence to be provided at Final Development Plan.
- All utilities are to be designed and constructed to meet the standards established by the City of Dublin Engineer.

#### *Sanitary Sewer*

- Sanitary sewer service to the development will be provided from one (1) location.
- The proposed development will be serviced from an existing 8-inch line located adjacent in the Bright Road R/W south of the site.

#### *Water*

- An existing 8-inch water main along the south side of Bright Road is adequate to provide service to this site.

#### *Storm Water – Existing*

- The current site is divided into two watersheds, roughly along the ridge line of the existing driveway, with the major watershed draining to the west into an open swale leading to the Scioto River. Portions of the residential neighborhood to the north (Hanna Hills) drain to and through the site to the open swale described above. The minor watershed drains east into Billingsley Run, its north tributary and on to the Scioto River as well.
- This development lies within the Little East Watershed and the Billingsley Creek Watershed, requiring more stringent storage and release rates, as determined by the City of Dublin Engineer.
- The predominately soil type is Blount Silt Loam, End Moraine (Ble1B1), a Type D soil, corresponding to the pre-developed run-off coefficient of 0.52.

### **6. Access and Circulation**

- Vehicular access to the site from the public R/W will be from a single access point on Bright Road at the intersection of Grandee Cliffs Drive. No public transit facilities exist to this site.
- No multi-use trail or sidewalks from the public right-of-way currently exist to this site.

### **7. Architecture**

- One building exists on-site, a dilapidated garage in very poor condition and is proposed to be demolished by this development.
- No prevailing architectural style is evident in the surrounding neighborhoods. A wide range of styles, masses, materials, colors and orientations is observed, leaving no precedent of character to be emulated. The quality of home architecture and site development is the standard to be reflected and even exceeded by this development.

## SECTION C: DEVELOPMENT STANDARDS

Development to be in accordance with the City of Dublin Code at the time of development. Unless specifically modified by these Development Standards, the standard City of Dublin Code provisions shall apply. Where conflicts occur between the City of Dublin Code and these Development Standards, the Development Standards shall apply and supersede the Code.

### 1. Permitted Uses

Permitted uses shall include the following:

- Single-family detached dwellings.
- Accessory Structures or Buildings
- Construction Trailers/Offices
- Parks and Open Spaces
- Stormwater Management Facilities, publicly and/or privately-owned open spaces, stormwater facilities and related features.
- Home occupation uses in accordance with City of Dublin Code Section 153.073(B).

### 2. Density

A maximum of 20 lots consisting of single-family dwellings on a gross site area of 14.17 acres and a resultant density of 1.4 dwelling units per acre.

### 3. Lot Standards

Single-family dwelling units in this development will be constructed on traditional lots with fee simple ownership. Each dwelling proposed is to be custom designed and built in response to its lot. Existing site conditions and the desire to preserve as much of the natural environment as is practical have dictated the lots' configurations. As such, each lot is somewhat unique in shape requiring detailed setback standards as stated below. Lots #1, 2, 13 & 20 abut Bright Road and have limited visibility to the lots and dwellings from Bright Road. These lots will receive consideration relative to siting, architecture and landscape to appropriately address Bright Road.

#### Lot Size

Lot Area:	9,817 square feet, minimum (smallest, Lot # 14)
	22,072 square feet (largest, Lot #10)
	13,731 square feet (average)
Lot Width:	40' minimum width (R/W frontage), Lot # 5
Lot Depth:	107' minimum (side property line), Lot # 19

Maximum Lot Coverage: Not-to-exceed 45%

Side yard setback areas as described herein are to be clear of ground-mounted mechanical devices. Pedestrian pavements, landscape and HOA-approved fencing may be permitted.

Side yard setback minimum dimensions for either side of a lot are as described with a total combined side yard setback no less than 14<sup>feet</sup> per each lot.

Private Open Spaces to include lawns, terraces, decks, patios, fireplaces, open air garden structures, [attached covered open air outdoor living structures \(open on three sides, outdoor fireplace/chimney may be placed on one of the three open sides but shall not account for the entire side\)](#), swimming pools/decks/barriers, ornamental fountains, gardens and seating areas. [Attached covered open air outdoor living area may not be converted to a three- or four-season room in the future. Motorized screening may be allowed on the open-air structure.](#)

### **Lot Setbacks**

#### **Lot #1 (Corner Lot)**

15'-20' Front Build-to-Zone

15' Corner Side Build-to-Zone (east side)

60' Minimum Rear Setback to Principal Structure

20' Minimum Rear Tree Preservation Zone Setback/No-Build Zone to Private Open Space/Landscape Easement

6' Minimum Side Yard (west side)

20' Minimum Depth Private Open Space

#### **Lot #2**

15' Minimum Front Setback (no Build-to limit, inside corner lot)

60' Minimum Rear Setback to Principal Structure

20' Minimum Rear Tree Preservation Zone Setback/No-Build Zone to Private Open Space/Landscape Easement

6' Minimum Side Yard (east side)

20' Side Yard/Landscape Easement (west side)

20' Minimum Depth Private Open Space

#### **Lot #3&4**

15'-20' Front Build-to-Zone

30' Minimum Rear Setback to Principal Structure

15' Minimum Rear Tree Preservation Zone Setback/No-Build Zone to Private Open Space

6' Minimum Side Yard, 14' Minimum Total both sides combined

15' Minimum Depth Private Open Space

Lot # 5

15' Minimum Front Setback (no Build-to limit, inside corner lot)

55' Minimum Rear Setback to Principal Structure

- 15' Tree Preservation Zone Minimum Rear Setback/No-Build Zone to Private Open Space/Landscape Easement

6' Minimum Side Yard (east side)

20' Minimum Depth Private Open Space

Lot #6-9

15'-20' Front Build-to-Zone

55' Minimum Rear Setback to Principal Structure

15' Tree Preservation Zone (Rear) Minimum Rear Setback/No-Build Zone to Private Open Space/Landscape Easement

6' Minimum Side Yard, 14' Minimum Total both sides combined

20' Minimum Depth Private Open Space

Lot #10

15' Minimum Front Setback (no Build-to limit, inside corner lot)

55' Minimum Rear Setback to Principal Structure (north Rear)

15' Tree Preservation Zone (north Rear) Minimum Rear Setback/No-Build Zone to Private Open Space/Landscape Easement

40' Minimum Rear Setback to Principal Structure (east Rear)

15' Minimum Rear Setback/No-Build Zone to Private Open Space (east Rear)

6' Minimum Side Yard, 14' Minimum Total both sides combined

25' Minimum Depth Private Open Space

Lot #11

15' Minimum Front Setback

40' Minimum Rear Setback to Principal Structure

15' Minimum Rear Setback/No-Build Zone to Private Open Space

6' Minimum Side Yard, 14' Minimum Total both sides combined

25' Minimum Depth Private Open Space

Lot #12 (Corner Lot)

15'-20' Front Build-to-Zone 15'-20' Corner Side Build-to-Zone

40' Minimum Rear Setback to Principal Structure

15' Minimum Rear Setback/No-Build Zone to Private Open Space

6' Minimum Side Yard (north side)

25' Minimum Depth Private Open Space

Lot #13

15' Minimum Front Setback (no Build-to limit)

40' Minimum Rear Setback to Principal Structure (west Rear)

15' Minimum Rear Setback/No-Build Zone to Private Open Space (west Rear)

6' Minimum Side Yard (north side)

20' Tree Preservation Zone (south side) Minimum Side Yard Setback/No-Build Zone to Private Open Space/Landscape Easement

25' Minimum Depth Private Open Space

Lot #14,15,18,19

15'-20' Front Build-to-Zone

40' Minimum Rear Setback to Principal Structure

15' Minimum Rear Setback/No-Build Zone to Private Open Space

6' Minimum Side Yard, 14' Minimum Total both sides combined

25' Minimum Depth Private Open Space

Lot #16 & 17 (Corner Lots)

15'-20' Front Build-to-Zone

15'-20' Corner Side Build-to-Zone

40' Minimum Rear Setback to Principal Structure

15' Minimum Rear Setback/No-Build Zone to Private Open Space

6' Minimum Side Yard, 14' Minimum Total both sides combined

25' Minimum Depth Private Open Space

Lot #20 (Corner Lot)

15'-20' Front Build-to-Zone

15'-20' Corner Side Build-to-Zone

40' Minimum Rear Setback to Principal Structure

15' Minimum Rear Setback/No-Build Zone to Private Open Space

6' Minimum Side Yard (north side)

20' Tree Preservation Zone (south side) Minimum Side Yard Setback/No-Build Zone to Private Open Space/Landscape Easement

25' Minimum Depth Private Open Space

#### 4. Streets, Access and Connectivity

- Single point of access from Bright Road at the current intersection of Grandee Cliffs Drive. Street name to be determined at Final Plat, identified as Street A and Street B on Preliminary Plat. This access to and through the site is proposed to be public R/W and meeting the requirements of the City of Dublin Engineer.
- Curb radius at Street A entry, 30'
- All lots are to be accessed from the internal street system with no lots permitted direct vehicular access to Bright Road.
- Public Streets Standards:
  - a. Right-of-Way: 50' (Street A from Bright Road to 1<sup>st</sup> intersection with Street B)  
40' (all other streets)
  - b. Pavement Width: 26' asphalt pavement (Bright Road to 1<sup>st</sup> intersection with Street B)  
24' asphalt pavement (all other streets)

- c. Drive Lanes: Two (2)
- d. Parking Lanes: Parking shall be allowed on one side of the public streets internal to the development.
- e. Tree Lawn: 5' width
- f. Sidewalk: Pedestrian circulation through the site is to be provided by a 4' wide walk of cast-in-place concrete as the minimum level of quality with the possibly of brick pavement at the sole discretion of the Developer, on both sides of the street providing access to all homesites, open spaces and destinations in the development. If brick pavement is chosen by the Developer, maintenance of these walks to be the responsibility of the individual homeowners as administered through the HOA. Walkway to be provided at the perimeter of the Central Court to provide access to the CBU mailboxes.

Developer to provide painted crosswalks across Street A at Bright Road and across Bright Road west of Street A, including curb ramps and receiving concrete-paved corner walk pads at all three corners, per City of Dublin standard. All crosswalk construction is to be coordinated with the Dublin City Engineer relative to timing for installation with City-provided trail construction along Bright Road.

- g. Curbs: 6" concrete straight curb, flush curb on external edge of Central Court.
- h. Access Drive: Compacted aggregate drive and concrete apron, designed to withstand the loading of maintenance vehicles, and accommodate safe and traversable access to the detention basin for maintenance from Bright Road to the detention basin within Reserve A, will be provided to the satisfaction of the City of Dublin Engineer.
- i. Trails: 8' width specialty pavement path approximately 140' in length is to be provided from Central Court to the east side of the detention basin, and possibly a casual seating area in the West Wood at the discretion of the Developer, providing *pedestrian* access to this area. This is not a shared use path, is not proposed to be developed to that city standard and is not intended for maintenance access to the detention facilities (to be provided elsewhere). Revegetation in this West Wood area as replacements for the cleared trees is to be provided per Landscape Plans,

Section D: Exhibits, with no further amenities/improvements proposed.

## 5. Utilities

### a. Design and Construction:

All utilities shall be designed and constructed to meet the standards established by the City of Dublin Engineer.

### b. Location:

All utilities shall be placed in appropriate locations on the individual homesites that will best preserve the existing trees in good condition. See Utilities Plan, Section D: Exhibits

- A comprehensive stormwater management system to be developed, following the City of Dublin stormwater management policies to the satisfaction of the City of Dublin Engineer. See Grading & Drainage Plan, Section D. This development lies within the Little East Watershed and the Billingsley Creek Watershed, requiring more stringent storage and release rates, as determined by the City of Dublin Engineer. Given the proximity of the project site to the Scioto River and the convergence of the two on-site watersheds at the river, a stormwater management detention basin and restricted outlet structure in the west of the site will accommodate all stormwater storage requirements of the project while the much smaller eastern watershed will direct drain into Billingsley Creek.
- The discharge point and release rate for the western portion of the site will be located and designed to the satisfaction of the City of Dublin Engineer. The west watershed currently drains through a swale channel to the west and ultimately to the Scioto River. The smaller east watershed free drains into Billingsley Run and ultimately to the Scioto River as well. In the post-development condition, the site drainage will be managed by one (1) stormwater management system consisting of a dry detention basin with controlled outlet, storm sewer pipes, and associated storm structures. The system will accept drainage from pervious areas such as rear yards, side yards, and the off-site 0.46 acres mentioned above, and impervious areas such as roadways, roofs, and sidewalks.
- A graded maintenance berm will be provided around the perimeter of the detention basin in accordance with the City of Dublin's Stormwater Management Design Manual to the satisfaction of the City of Dublin Engineer.
- Compacted aggregate drive and concrete apron, designed to withstand loading of maintenance vehicles and accommodate safe and traversable access to the detention basin for maintenance from Bright Road to the detention basin within Reserve A, will be provided to the satisfaction of the City of Dublin Engineer. This drive will be graded to properly drain and will provide for any culvert crossings as necessary to not interrupt existing drainage flow.

- Rear yard drainage system is to be provided to ensure positive drainage in these rear yard areas and conveyance to the proposed stormwater management system.
- Impervious surfaces will drain to catch basins in the roadway. The storage basin will have a forebay collection pool that is meant to filter out heavy debris before entering the discharge swale.
- Portions of Lots #10, 11, 12, 13 will free drain into the adjacent Billingsley Creek or its north tributary.
- Billingsley Creek and its north tributary are to be protected by a Federal Emergency management Agency (FEMA) designated Special Flood Hazard Area and/or Stream Corridor Protection Zone as calculated and scribed as shown herein in conformance with the practices provided by the City of Dublin Engineer. The swale on the west portion of the site has been exempted by the City of Dublin Engineer from Stream Corridor Protection Zone requirements.

## **6. Open Space**

The required provision of open space shall be satisfied by the Reserves and Landscape Easements described herein, and as depicted on the Final Development Plan. Based on the location of the development and best practices, the proposed open space reserves are to be owned and maintained by the City of Dublin and/or the Homeowners' Association as described in Paragraph 11- Ownership & Maintenance.

Reserve A: Approximately 2.40 acres of open space, the West Wood, is to be deeded to the City of Dublin with agreed-to restrictions on use. Given its location in the watershed and topography, this area is to contain the utilitarian function of a "dry" basin for stormwater management, yet is to be shaped, planted and protected as an open space Reserve. In light of its location relative to existing surrounding neighbors who abut this Reserve, it is the intent of this development proposal that Reserve A (as with Reserve B described below) is to remain passive in use and nature with no additional programming, hard-surface trails, park apparatus, etc. for the entire neighborhood's continued quiet enjoyment of the greenspace. Within the City of Dublin, there is precedent for such passive public open space, namely Thaddeus Kosciuszko Park and Wellington Reserve.

Reserve A is to be maintained by the HOA, with the exception of the stormwater functionality of the detention basin. The City will maintain the stormwater functionality of the detention basin, which includes the storage volume capacity of the basin, inlet and outlet storm sewer, headwalls, outlet control structure, underdrain, and aggregate surrounding the underdrain and headwalls. The detention basin is defined within Reserve A from top of the bank into the basin. The HOA will maintain the landscaping within the detention basin. The HOA will also be responsible for mowing the detention basin.

This area's natural environment will be enhanced through thoughtful grading for stormwater management, reforestation with environmentally correct indigenous plants and a naturalized landscape. Revegetation in this West Wood area as replacements for the cleared trees is to be provided per Landscape Plans, Section D: Exhibits. An access drive

shall be sensitively sited with respect to existing trees to allow for maintenance of the basin by the City of Dublin. No further amenities/improvements are proposed in this area.

Reserve B: Billingsley Creek, approximately 3.11 acres, is to be deeded to the City of Dublin with agreed-to restrictions on use as public open space. It is intended to be left in its current and natural state with no intentional intervention into it. Reserve B is to be maintained by the HOA, with the exception of the waterway.

Reserve C: The Central Court, 0.28 acres, is open space described and enclosed by the public street R/W in a prominent, intentional central location to the residents of the development for their non-exclusive use as a communal gathering area. Open lawn and edge tree plantings are intended to provide a sense of place while remaining visually open for natural surveillance and public safety. Reserve C is to be maintained by the HOA.

Reserve D: The East Court Island, 0.027 acres, is open space for landscape purposes to eliminate areas of unnecessary pavement and provide visual enhancement. This open space is to be maintained by the HOA.

Tree Preservation Zones, predominantly on the north and south edges of the development are intended to preserve existing trees there through deed restrictions on development, provide space for augmenting these existing tree stands with new plantings and allowing for the long-term protection of these greenspaces from encroachment or development. These open space areas are to contain a mixture of trees and shrubs to enhance the rural character of the area and will be a part of the Landscape Plan in the Final Development Plan.

In summary, dedicated, HOA maintained and easement-protected open spaces total 6.40 acres of this 14.17 acre site (or 45%) and is to be maintained as open space post-development, the level of which is to be determined in conjunction with the City of Dublin and as currently described in 11. Ownership and Maintenance.

No Entry Feature is anticipated as a part of this development in an effort to create a seamless physical and practical connection to the surrounding neighborhood. Existing Bright Road frontage is anticipated to remain in its current condition with exceptions for repairs and limited removal of the existing wood fencing and plant additions and/or pruning as described herein. Current entry gates and masonry piers are to be removed to accommodate new Street A construction.

## **7. Tree Preservation, Removal and Replacement**

### **a. Tree Preservation:**

It is the intent to preserve as many good condition trees as possible on the site. A good faith effort will be made to preserve these existing trees where appropriate. High quality trees required to be removed for sake of infrastructure are to be accounted for on the Tree Replacement Plan as a part of the Final Development Plan.

b. Tree Preservation Zone:

- Development is not anticipated in the wooded perimeter along Bright Road, the northern property line, the southwestern “flag” connecting to Bright Road (excepting maintenance path) and the entire area east of Billingsley Creek. Existing trees there are intended to be preserved with the possible exception of trimming/removal based on individual plant condition and sound arboriculture practices.
- Billingsley Creek Reserve including Billingsley, its north tributary, the wooded area east of these watercourses and existing trees west of the watercourses within the FEMA designated Special Flood Hazard Area are to be preserved, and these areas be left in their current undisturbed state with no further intervention or development.
- The West Wood is to be utilized for the stormwater management of the development and is to be revegetated to include the introduction of plantings in ecologically correct varieties. See Section D, Landscape Plan
- Tree Preservation Zone is established with the intent to protect these stands of existing plants. See Section D, Landscape Plan. Temporary construction fence, minimum 4’ in height, to be installed around the perimeter of the tree preservation zone prior to any construction activities.
- No building, structure, patio, recreational or athletic facility, or any other improvement to be placed temporarily or permanently upon, in or under the area designated herein as a “Tree Preservation Zone” nor shall any work be performed therein which would alter the natural state of the zone or damage trees or vegetation therein.
- Disturbance of any part of the zone by maintenance is to be restored as nearly as practicable to the original condition. No tree or vegetation is to be removed from the zone except for the removal of dead, diseased, decayed, structurally dangerous or noxious trees or other vegetation, in keeping with sound arboriculture practices and is to be managed by the HOA.

c. Tree Reforestation:

- Upon completion of any removal of trees as described above, a tree reforestation program is proposed. Good quality trees being necessarily removed to accommodate needed infrastructure are to be replaced in accordance with City of Dublin tree replacement policy.
- A mixture of largely deciduous trees of various sizes will be installed where appropriate in order to augment, re-establish or create a reinforced buffer between the development and surrounding neighborhoods. This reforestation buffer will have an unmaintained natural understory (no manicured turfgrass).
- On an as-needed basis, trees or other vegetation may be removed from any buffer area in order to maintain mandated drainage facilities.

- Plantings in Reserves and Landscape Easements are to be a mix of varieties and sizes of indigenous and/or improved varieties of indigenous plants. “Ornamental” plantings are to be considered in limited shrub/perennial planting areas only. Street tree specifications are to be determined by the City Forester.

## 8. Architecture

### General Character:

The character of the development is to be [1.0 \(design will give the appearance of a 1.5 or 2-story home\)](#), 1.5 and 2 story single-family, high-quality homes with 2 or 3 car garages with possible accessory structures that complement the quality of the surrounding homes in adjacent neighborhoods and will adhere to the City of Dublin Residential Appearance Standards and Neighborhood Design Guidelines, as applicable. The architectural vocabulary set forth shall align with that of Midwestern Vernacular and European Country to keep consistent within the surrounding context.

Midwestern Vernacular architecture developed over the mid- to late 19th and early 20th centuries, drawing inspiration from a variety of styles. Greek Revival elements emphasize simplicity, permanence, and adaptability, while "farmhouse vernacular" showcases Gothic influences and vertical proportions typical of early Victorian designs. This architectural style reflects regional traditions, with notable examples found in Dublin as well as in communities like Bexley and Upper Arlington.

European Country – The European Country style is defined by its use of stone and stucco cladding, along with deep-set doors and windows, steep roof pitches, and flared eaves. Its forms are typically simple and rectangular, featuring tall, well-proportioned windows that create a clean and elegant aesthetic. The 1.5 to 2-story adaptation of this style to this development is thoughtfully designed to meet the demand for first-floor master living while harmonizing with the surrounding architectural character.

Conceptual depictions of the representative architectural schemes are included herein. See Section D, sheets 13 & 14 for benchmark photographic images of both architectural character/quality of design and that of the streetscape/public domain. Below describes general understanding of materials, colors, forms and scale of the housing to be developed.

- Development to be recognized as a holistic place, a complete neighborhood but will not be monochromatic in form, materials and colors. The common thread will be the quality of the designed architecture, the similarity in roof pitch and a palette of high-quality materials.
- Each home to be distinguished by its own massing composition, front façade design, mixture of material types, and public realm landscape.
- Garage orientation is to be determined in the context of individual site topography, configuration, existing preserved trees, jurisdictional restrictions and platted setbacks.

- Lot configurations and topography may provide for non-traditional building siting including garage massing and orientation.

#### Exterior Materials & Elements:

- Cladding: Natural materials including full-depth brick, thin brick, stone, manufactured stone, wood, stucco, cementitious board or a combination of these.
- Trim: Wood, cementitious board, aluminum (for gutters & downspouts only).
- Color Selections: White, earth tones and other muted colors, paint and/or stain.
- Roofing Materials, windows, chimneys and other architectural elements are to be as listed in the Residential Appearance Standards.
- All residences to include a maximum 16'-0" driveway threshold into the auto court area. The auto court area will be a 30'-0" maximum depth with a 28'-0" width at the garage doors.
- Garages:
  - Garage doors are to be decorative, architecturally consistent and complementary to the overall architectural character of the home.
  - Garage orientation to be determined in the context of individual site topography, configuration, existing preserved trees, jurisdictional restrictions and platted setbacks.
  - Front-facing garages to be set back a minimum of 20' from the front façade of the residence. Where less than 20' setback is proposed from the front façade to the garage façade, with the exception of the use of architectural elements of the primary structure, architectural walls as visual extensions of the primary structure, dwelling architectural elements and/or landscape treatments that serve to screen buffer views to auto parking areas in front of garages are required. In no case shall the setback be less than 15' from the front façade to the garage façade for front loaded garages. -
  - Side loaded garage doors are to be set back 10'-5' from the front façade with the principal entrance.
  - Courtyard style garages are permitted to provide flexibility in siting homes on lots having unique configurations or site conditions. To ensure that the streetscape maintains consistent, intimate character, front entrances are prominently addressed and provide a high-quality entry experience. Courtyard garages are permitted on not more than 6 lots. -Vehicles parked in courtyard are to be buffered, as stated above for Front-facing garages. Street-facing facades of courtyard style garages shall be articulated to provide visual interest along the streetscape and maintain a residential scale and mitigate visual impact of garage structures. This shall be achieved through the use of architectural elements or treatments consistent with the dwellings style including but not limited to, exterior cladding materials, windows, shutters, projecting bays, cross gables, and dormers. All architectural elements and landscape treatments will be privately maintained as

[enforced by the HOA. Street-facing views of suto court garage openings shall be screened by an architectural and/or landscape feature extending a minimum of 8'-0" perpendicular from the garage façade. Garage facades with direct exposure to the public right-of-way shall incorporate perimeter landscape elements to mitigate and buffer the street-side elevation.](#)

- Accessory detached garages are permitted as freestanding structures if consistent with the overall character of the home it serves.
- Lighting: No more than one (1) approved yard post light is permitted near the entry walk to the front door.

### **Architectural Diversity:**

The same or similar front elevations shall not be repeated within:

- Two lots on either side of subject lot.
- Three lots directly across the street from the subject lot.
- Any lot on the cul-de-sac.

A themed or monochromatic development is not intended but adherence to architectural diversity (stated above), materials standards and design quality will be reviewed/approved by the HOA based on the standards herein approved by the Planning and Zoning Commission.

### **Plan Approval:**

The Homeowners' Association will retain the right of individual plan approval for all single-family homes within the development. The Homeowners' Association established declarant will form an Architectural Review Board (ARB) to review all architecture in ensure compliance with or exceed the architectural standards set forth in the Development Standards. See Paragraph 10. Homeowners' Association below for additional detail.

## **9. Landscape**

Street Trees:

Street Trees will be in accordance with the City of Dublin Code.

Fencing:

- Existing fencing along Bright Road may be repaired in-place, removed in select areas or in total. Long-term maintenance, repair or replacement to be the responsibility of the HOA.
- All fences to be less than 4' in height and the appearance of all fences shall be as approved by the HOA.
- Front yard fences, where so chosen by the homeowner, may be constructed of ornamental metal, painted/stained wood, stone, or a combination thereof in keeping with the character of the house design for the purpose of describing but not enclosing the "semi-public" space that is the home entry area. Front yard fencing to be placed no

less than 3' and no more than 5' behind the public sidewalk where provided and no less than 1' and no more than 3' behind the R/W line where no public walk is provided and is not to return along the side yards. Fencing is not to be placed within easements.

- See Section D, Sheets 13 & 14 for benchmark photographic images representative of the character & quality of design envisioned for the public domain. All architecture of the development is to be custom with each their own distinct expression and materials palette. As such, elements defining the public domain frontage of each lot, including fencing, paving, landscape, etc. are to be coordinated as a cohesive composition.

Cul-de-sac:

The cul-de-sac island planting to be initially planted as a part of the project development and maintained by the HOA.

**10. Homeowners' Association**

All residential property owners located within this Planned Development will be required to join and maintain membership in the Homeowners' Association (HOA) to be established by the Developer at Final Plat. HOA responsibilities are to be detailed within the Covenants and Restrictions that run with the land. Disposition of all Reserves within this Planned Development relative to ownership and maintenance responsibilities will be described as a part of the Final Development Plan and Development Text.

The HOA will establish an Architectural Review Board (ARB) to evaluate each homesite and building plan in the development for compliance with the Development Standards put forth by the Final Development Plan. The Developer, as the sole builder of these custom homes, will serve as the ARB and retain control of individual homesite plan approval within the development until such time that all lots are constructed. At that time, the review/approval of modifications to existing structures and homesites will be by the ARB established by the HOA.

Unless otherwise provided by Ohio law, control of the Homeowners' Association will be ceded to the residents at a time determined by the Developer. Until such time, the Developer will pay dues and fees on the property owned by the Developer and subsidize budget shortfalls. Budgets will include line items for maintenance, reserves for repairs and replacements under the HOA

**11. Ownership & Maintenance**

The following matrix describes spaces as currently identified, their anticipated ownership post-development and the maintenance of these spaces and their facilities Reserve open spaces (including the stormwater management basin) are intended for public use and/or environmental protection, landscape easements are intended for the preservation of existing vegetation.

<u>Space</u>	<u>Ownership</u>	<u>Maintenance</u>
• Streets (Right-of-Way)	City of Dublin	City of Dublin
• West Wood (Reserve A)	City of Dublin	HOA*

• Billingsley Run (Reserve B)	City of Dublin	HOA**
• Central Court (Reserve C)	City of Dublin	HOA
• East Court (Reserve D)	City of Dublin	HOA
• Landscape easements (Preservation Areas)	Privately held	HOA

\*The City of Dublin will maintain the stormwater functionality of the detention basin, which includes the storage volume capacity of the basin, inlet and outlet storm sewer, headwalls, outlet control structure, underdrain, and aggregate surrounding the underdrain and headwalls. The detention basin is defined within Reserve A from the top of bank into the basin. The HOA will maintain the landscaping within the detention basin. The HOA will also be responsible for mowing the detention basin.

\*\*The city of Dublin will maintain the waterway.