City of Dublin
OHIO, USA

MKSK

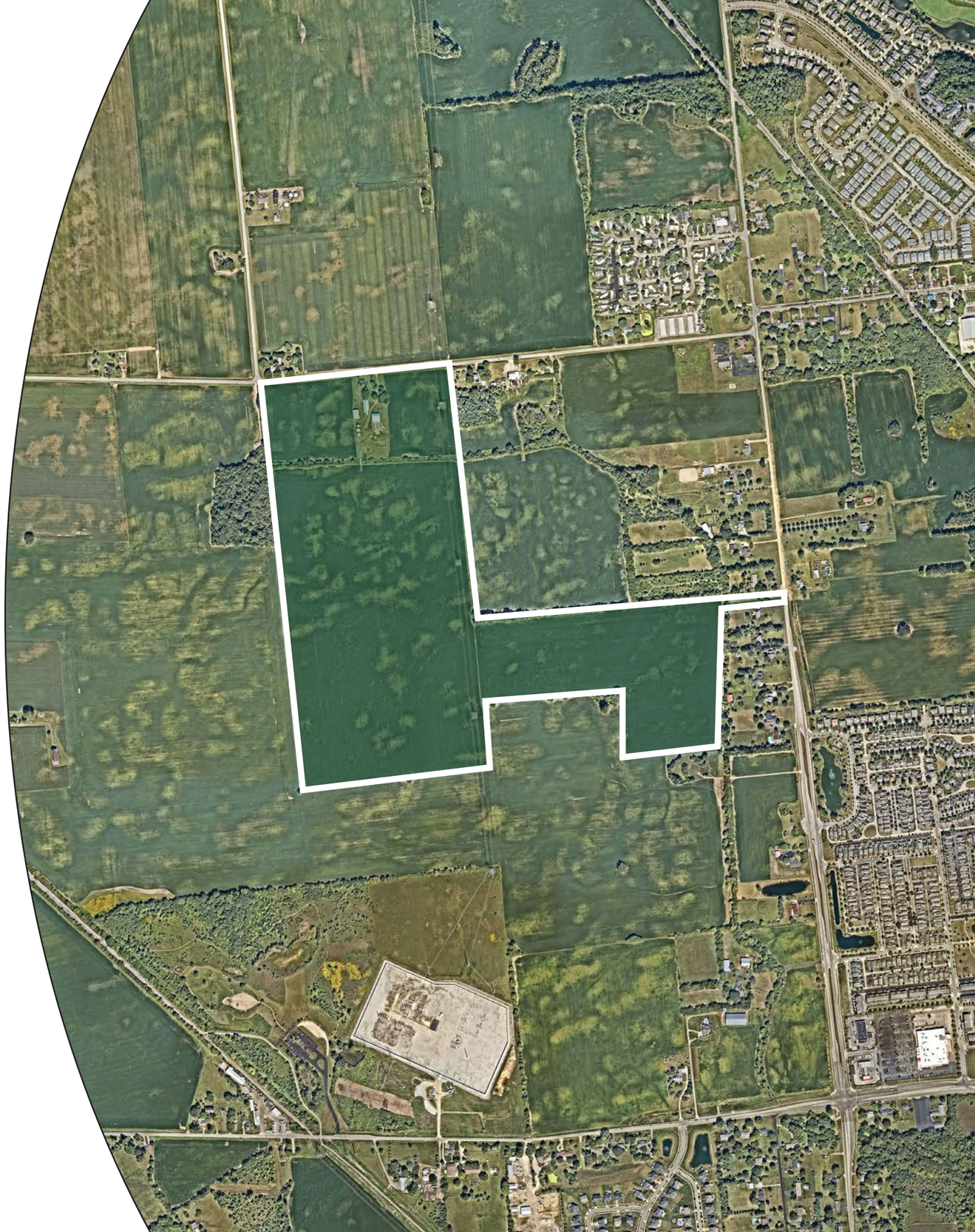
RINGS ROAD DEVELOPMENT PLAN

November 12, 2026

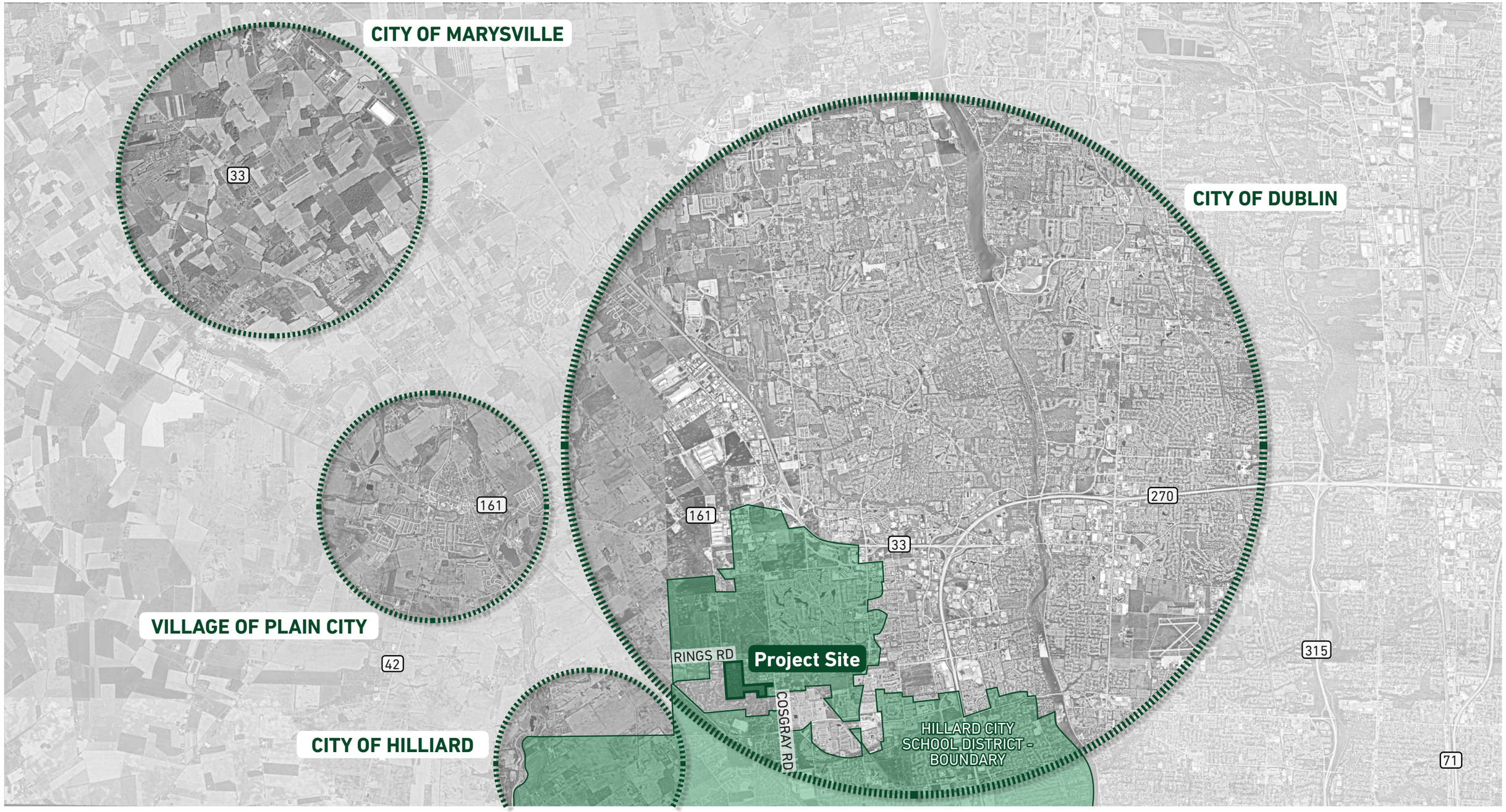
Project Address
7495 Rings Road, Dublin, OH 43016

Owner: Saxum Investment Company, LLC
732.500.7059
dservidio@saxumre.com
359 Springfield Avenue 2nd FL, Summit, NJ 07901

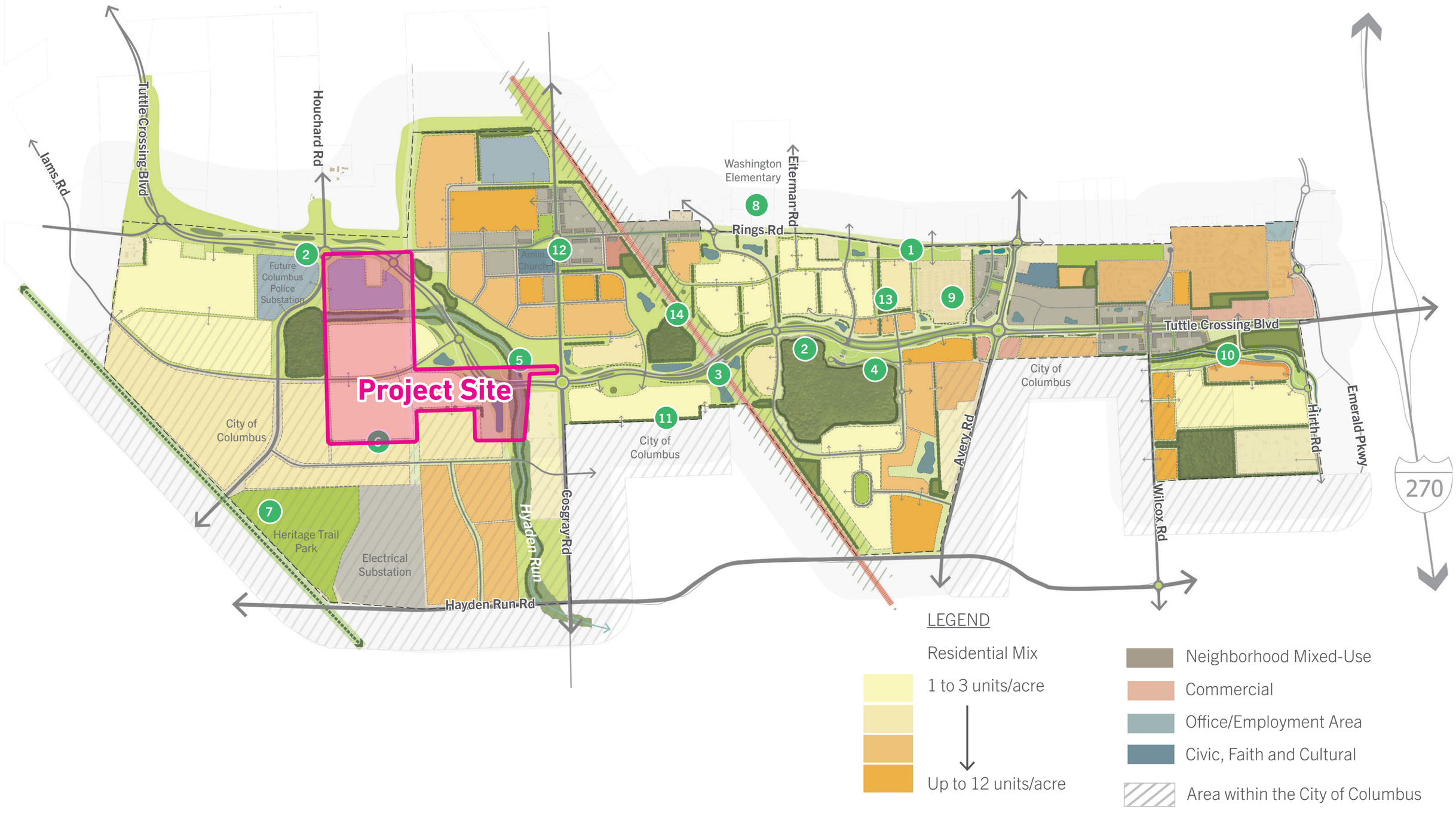
Project Representative: Tony Murry
614.306.9373
tmurry@mkskstudios.com
462 S Ludlow St, Columbus, OH 43215



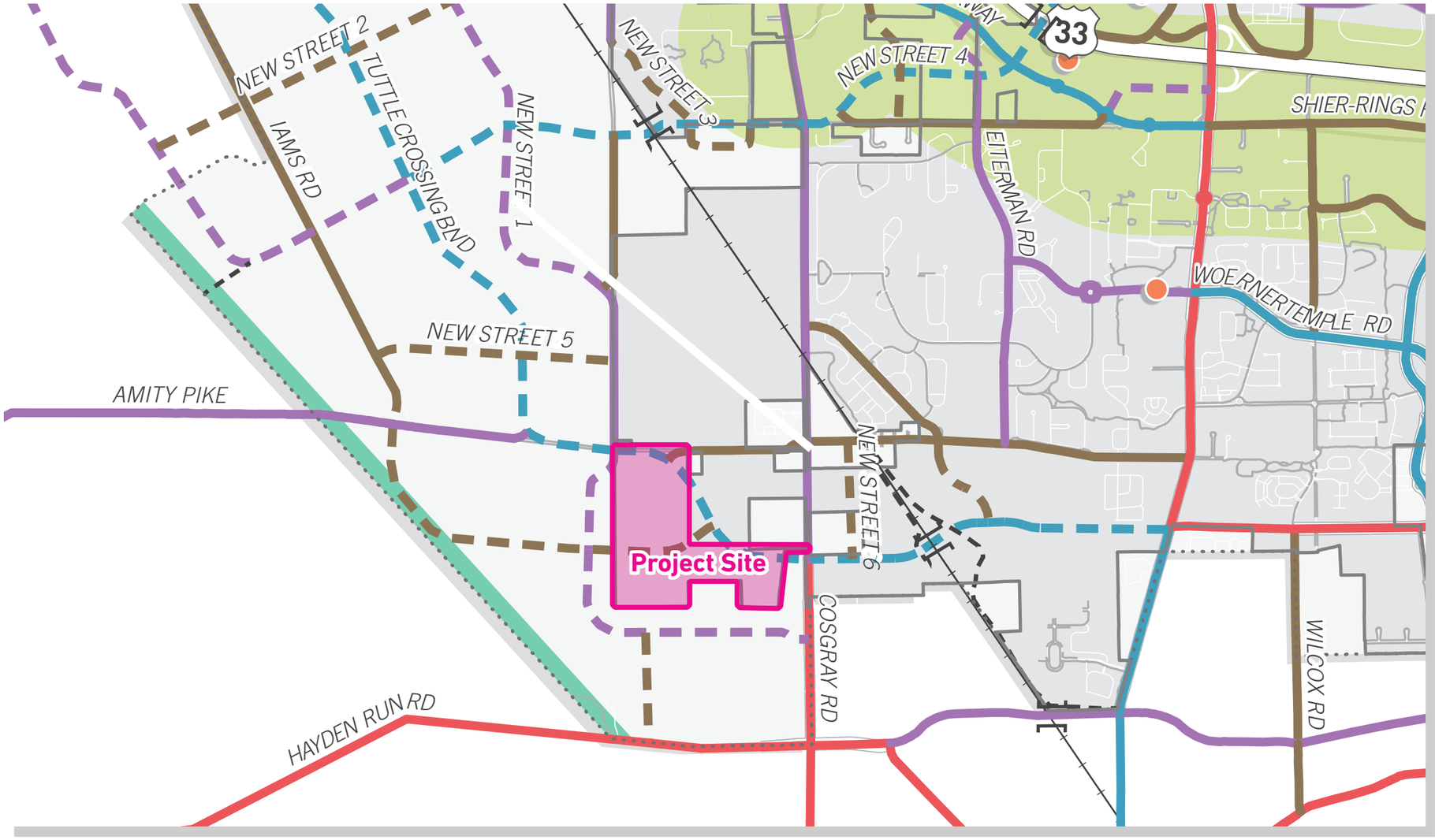
CONTEXT MAP


CITY OF MARYSVILLE
CITY OF DUBLIN
VILLAGE OF PLAIN CITY
CITY OF HILLIARD
Project Site
RINGS RD
COSGRAY RD
HILLARD CITY SCHOOL DISTRICT - BOUNDARY
33
161
270
315
42
71
N

SOUTHWEST AREA ILLUSTRATIVE PLAN



DUBLIN MULTI-MODAL THOROUGHFARE PLAN



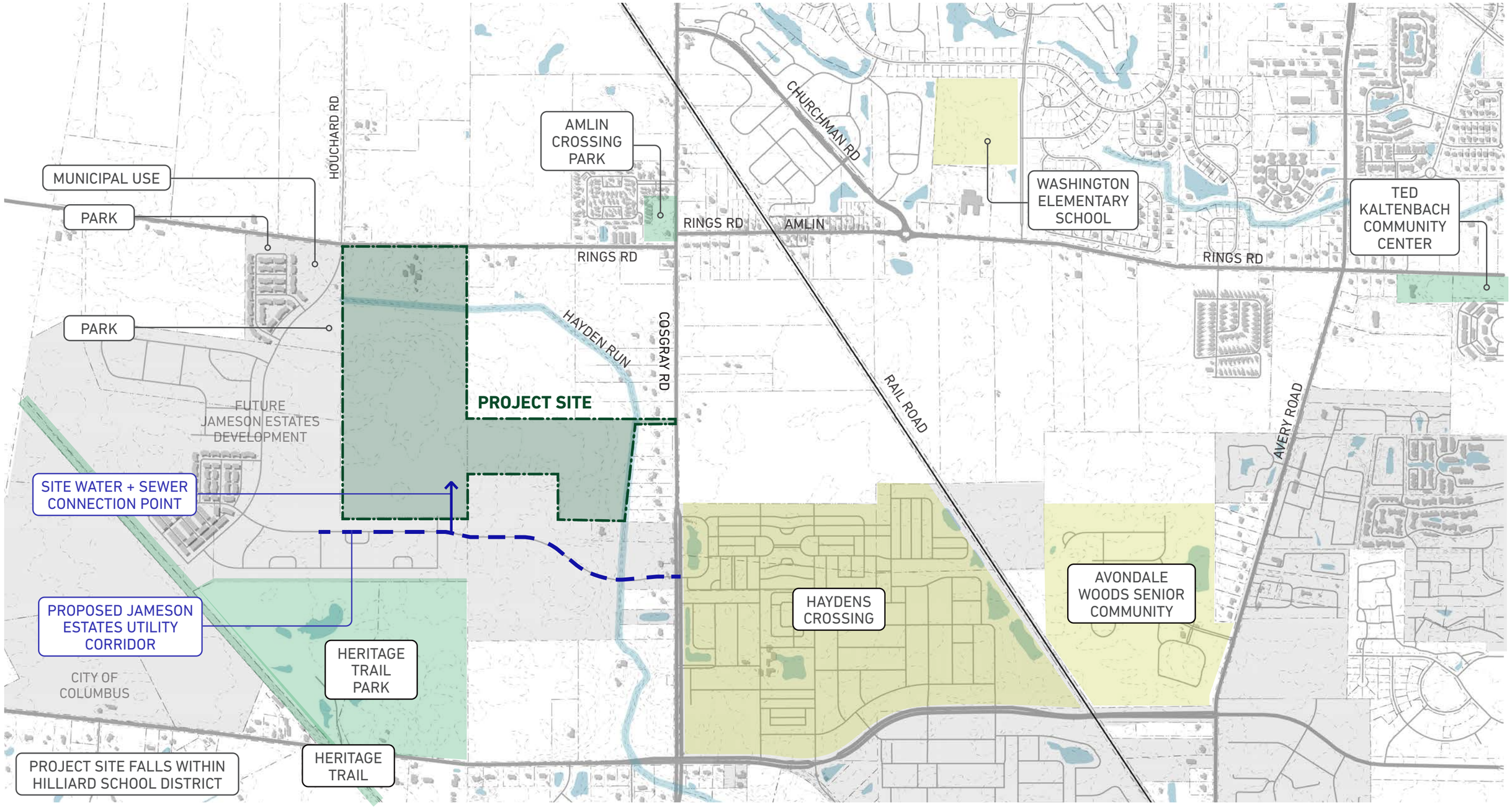
Multimodal Street Classification

- Arterial
- Commuter Route
- Planned Commuter Route
- Connector Route
- Planned Connector Route
- Local Route
- Planned Local Route
- Corridor Connector
- Planned Corridor Connector
- District Connector
- Planned District Connector
- Planned Shared Use Path (12ft)

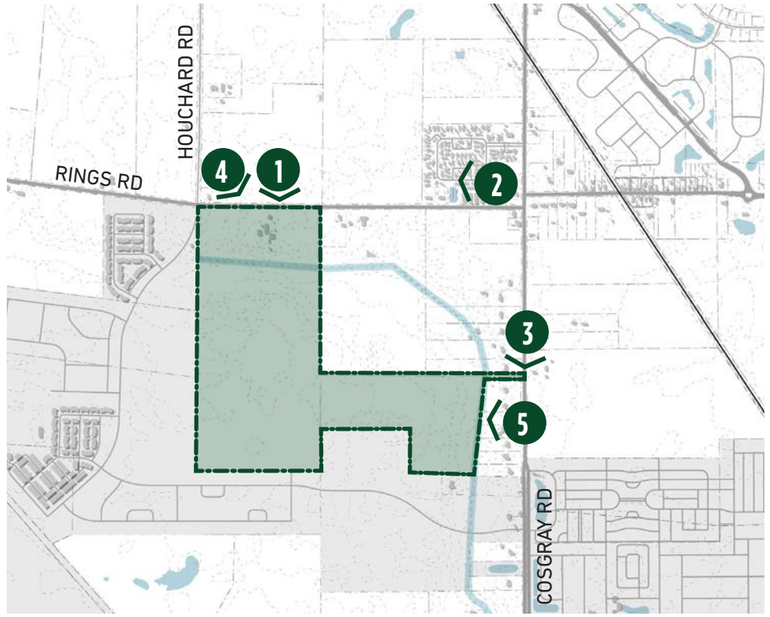
Context Layers

- Planned Mobility Hubs
- Heritage Rail Trail
- Emerald Trail
- Railroad
- Bikeways and Sidewalks
- BRT/Rail/Transit
- City of Dublin
- Planning Area Boundary

SITE ADJACENCIES



EXISTING CONDITIONS





POWER LINE EASEMENT



INTERSECTION AT RINGS & COSGRAY



COSGRAY CORRIDOR



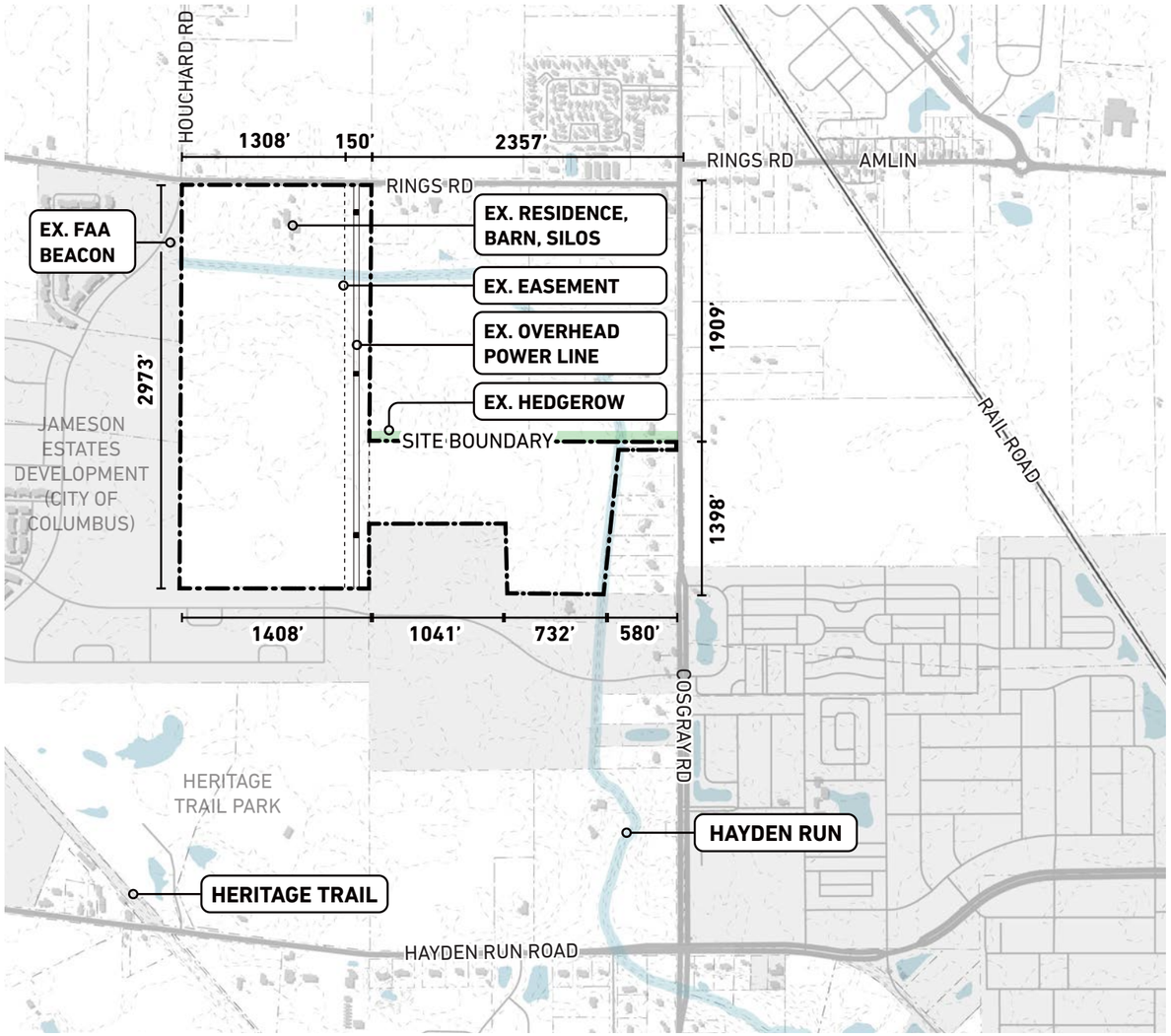
EXISTING SINGLE FAMILY RESIDENCE, BARN, SILOS



EXISTING SINGLE FAMILY RESIDENCE

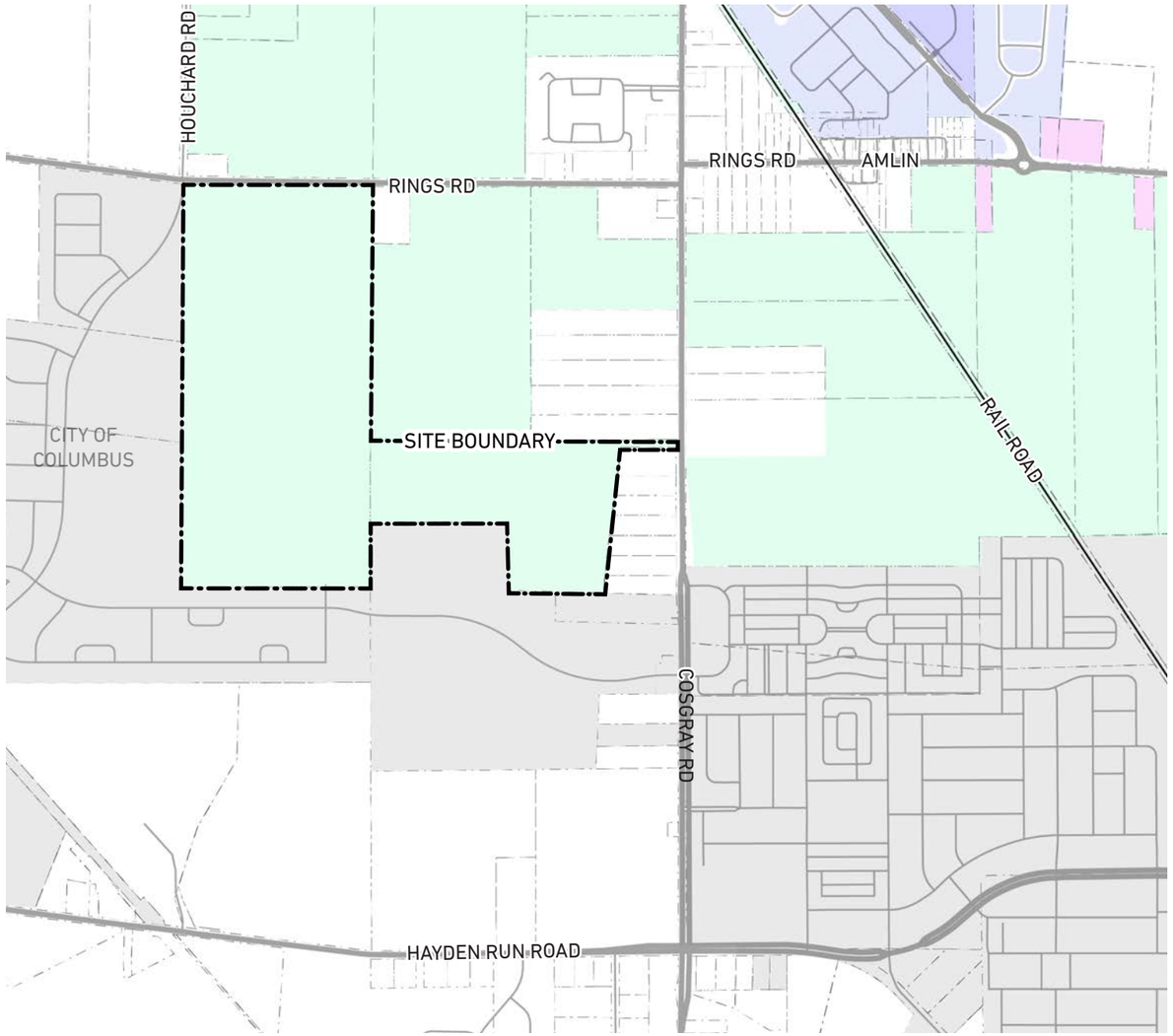
RINGS ROAD DEVELOPMENT PLAN

EXISTING SITE CONDITIONS



TOTAL SITE AREA: 137.52 ACRES

CURRENT ZONING

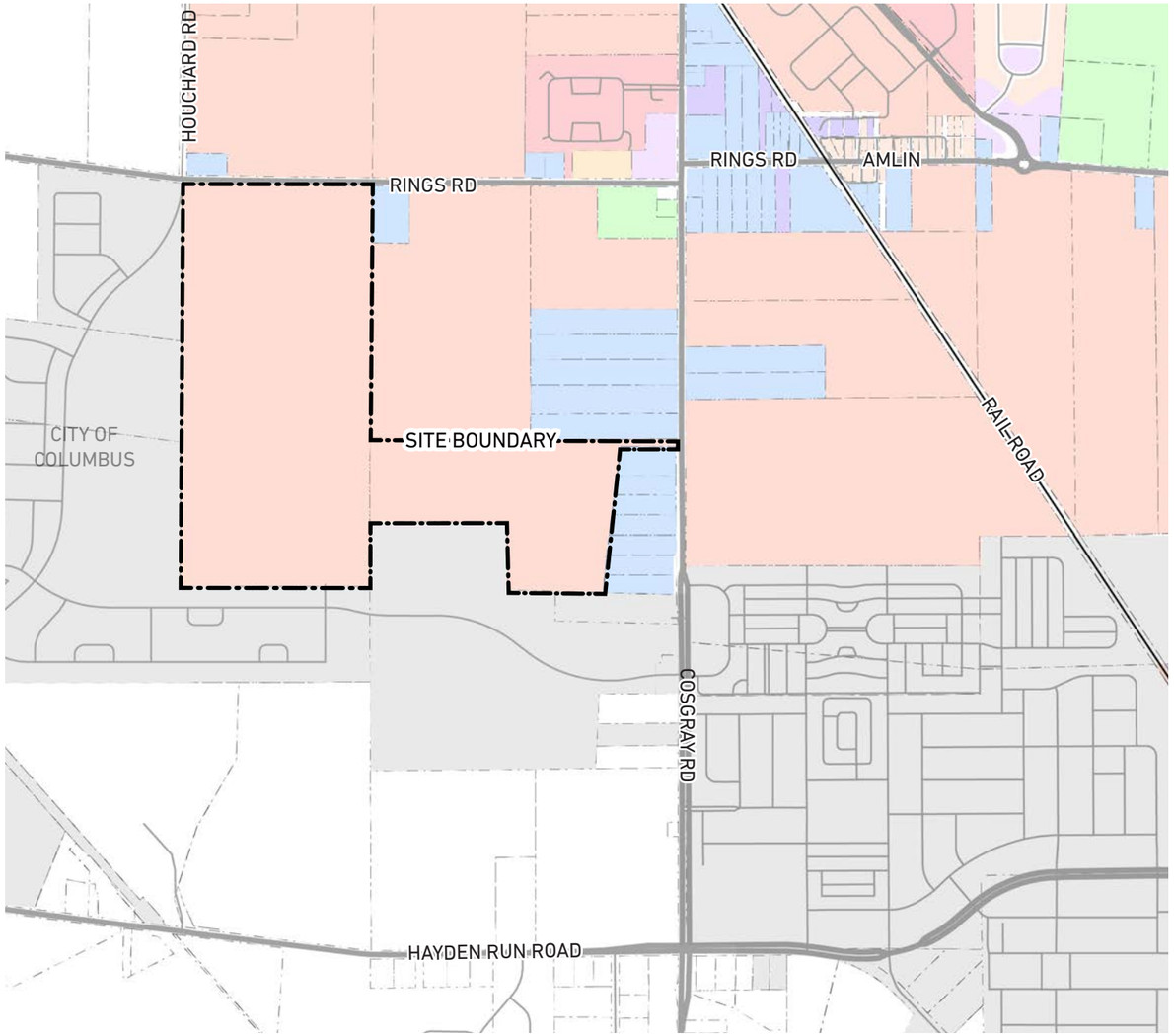


LEGEND

- RURAL DISTRICT
- PLANNED UNIT DEVELOPMENT DISTRICT
- PLANNED LOW DENSITY RESIDENTIAL DISTRICT
- RESTRICTED SUBURBAN RESIDENTIAL DISTRICT

RINGS ROAD DEVELOPMENT PLAN

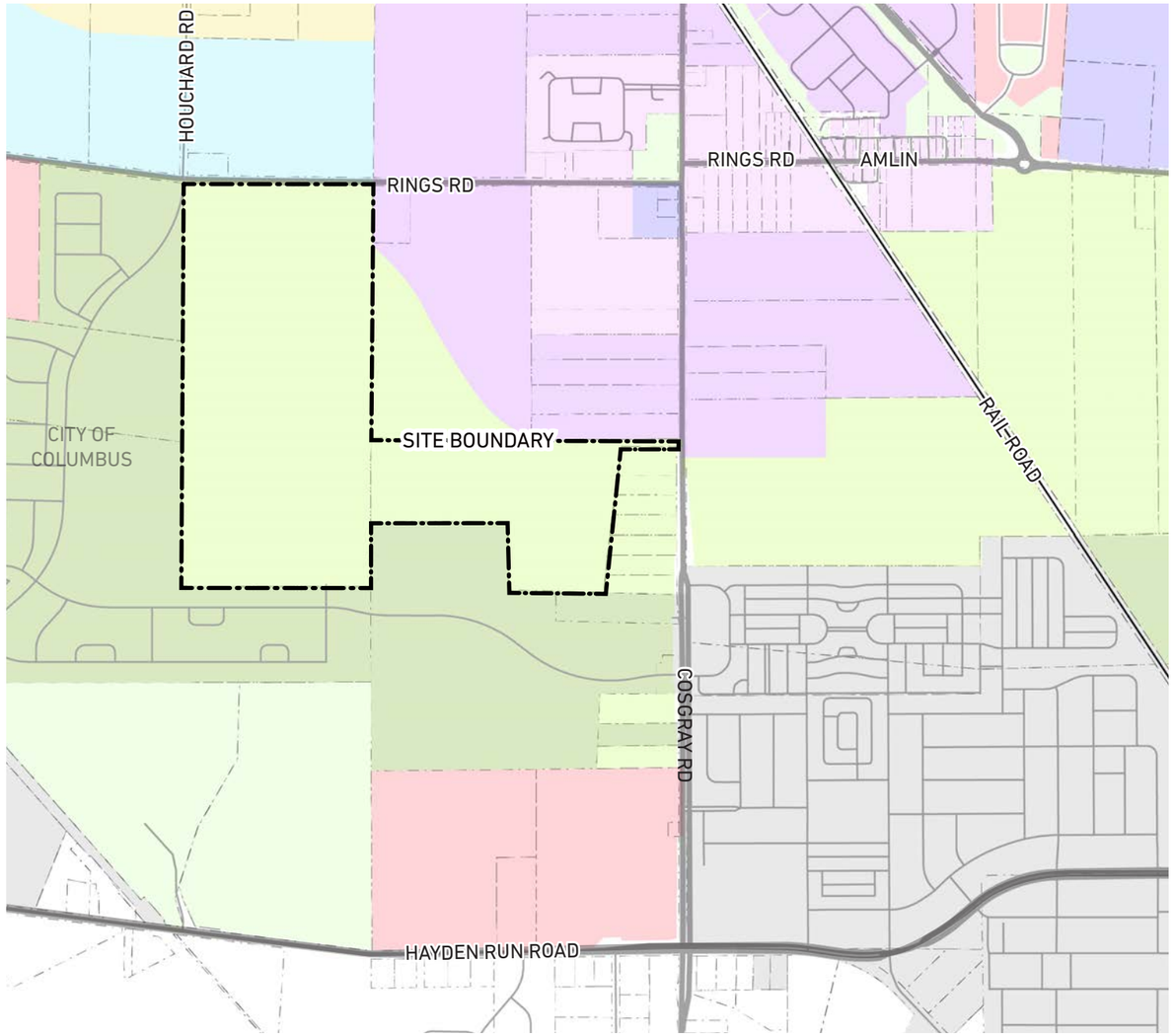
EXISTING LAND USE



LEGEND

- CIVIC / PUBLIC ASSEMBLY
- GENERAL INDUSTRIAL
- NEIGHBORHOOD OFFICE/INSTITUTIONAL
- PARKS / OPEN SPACE
- RURAL RESIDENTIAL / AGRICULTURAL
- SUBURBAN RESIDENTIAL LOW DENSITY
- SUBURBAN RESIDENTIAL MEDIUM DENSITY
- SUBURBAN / RURAL RESIDENTIAL
- VACANT / UNDEVELOPED

PROPOSED LAND USE



LEGEND

- CIVIC COMMUNITY
- PARK / OPEN SPACE
- INDUSTRIAL
- MIXED USE NEIGHBORHOOD
- FLEX INNOVATION
- RESIDENTIAL SUBURBAN DENSITY
- RESIDENTIAL MIXED DENSITY
- RESIDENTIAL MEDIUM DENSITY

RMX RESIDENTIAL MIXED DENSITY

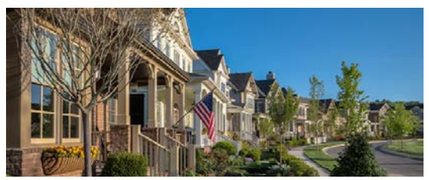
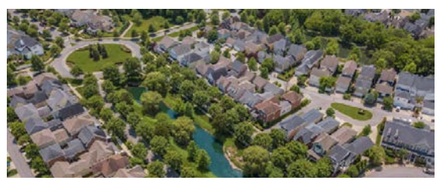
INTENT

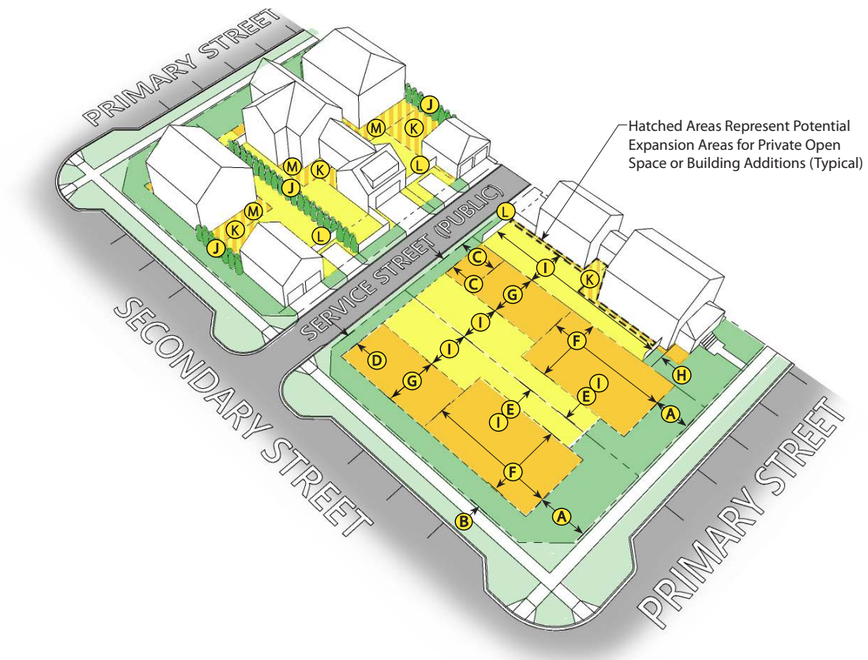
Walkable neighborhood that is marketable to all age groups with a variety of housing types and styles integrated with adjacent entertainment, employment, and appropriate services.

CHARACTERISTICS

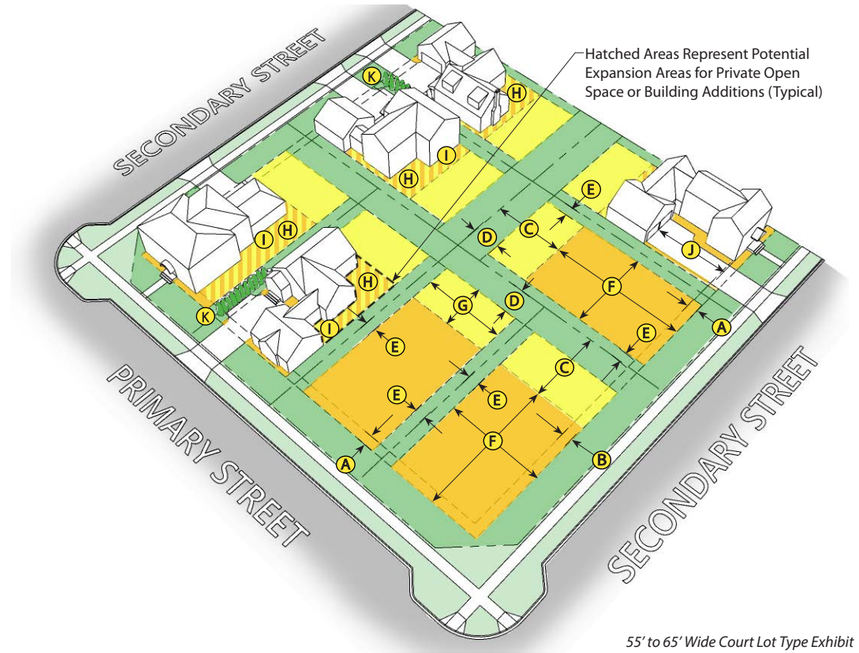
Principal Uses	Single-family and multi-family residential
Supporting Uses	Senior living and assisted-living, schools, parks and open space, residential clubhouse and amenities, small-scale neighborhood commercial
Density	3-12 du/ac
Building Form and Orientation	1-3 stories, variety of building types and sizes oriented towards the street or open space, uniform building setbacks, detached and attached homes, cottages, townhomes, duplexes, triplexes, rear-loaded homes, breezeway and garden apartments
Open Space	Formalized, active and passive open space connected by shared use path systems and sidewalks, centralized open spaces, maintained small private lots, neighborhood greens
Sustainability	Building-mounted solar, alternative building materials, bioswales, permeable pavement, rain gardens
Streetscape	A higher degree of street connectivity with short walkable blocks, street trees, sidewalks, shared-use paths, tree lawns
Parking	On-street and private off-street parking, individual garages and carports, tuck-under parking

CHARACTER IMAGES

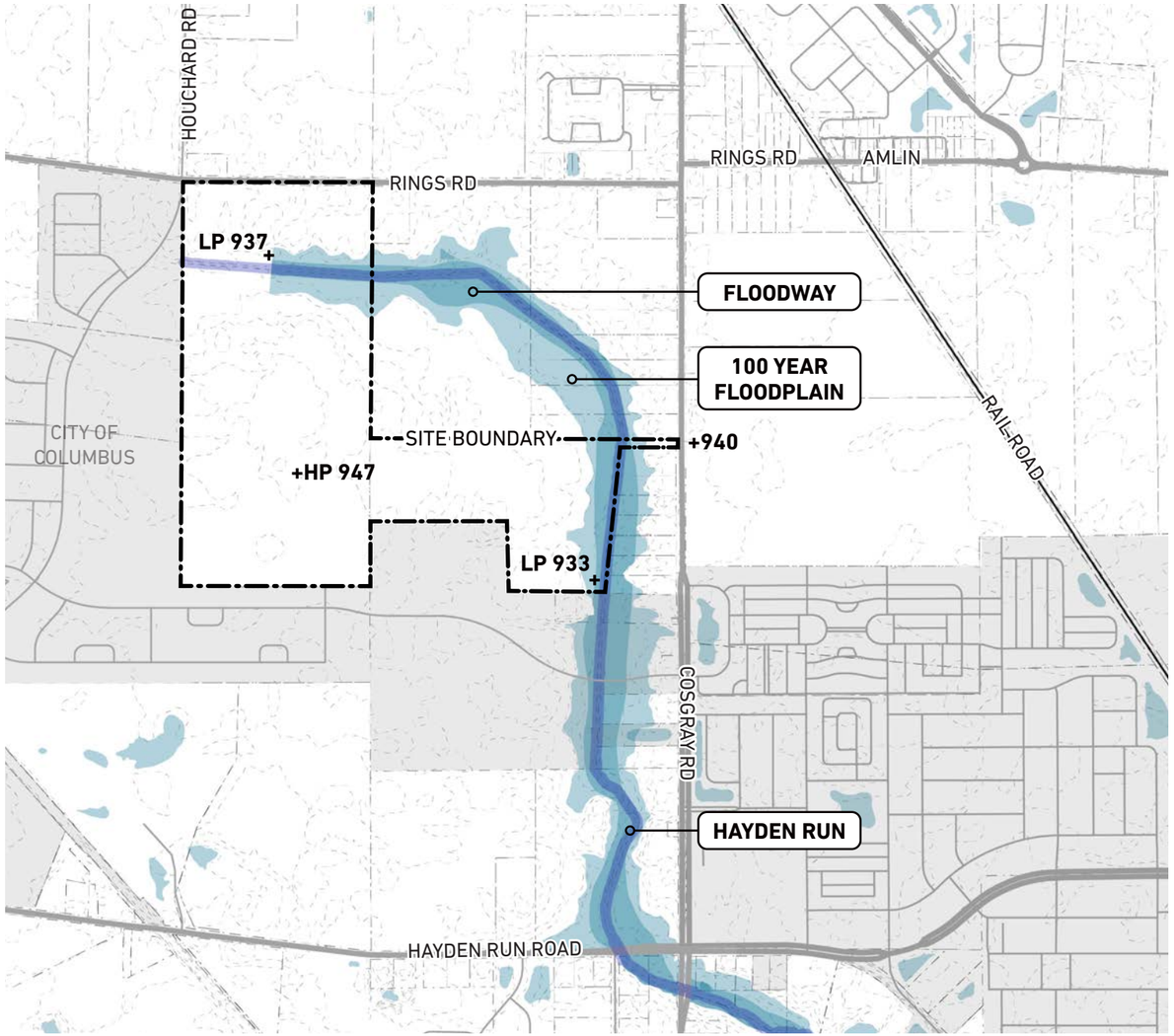
Zero Lot Line Lot Type Exhibit



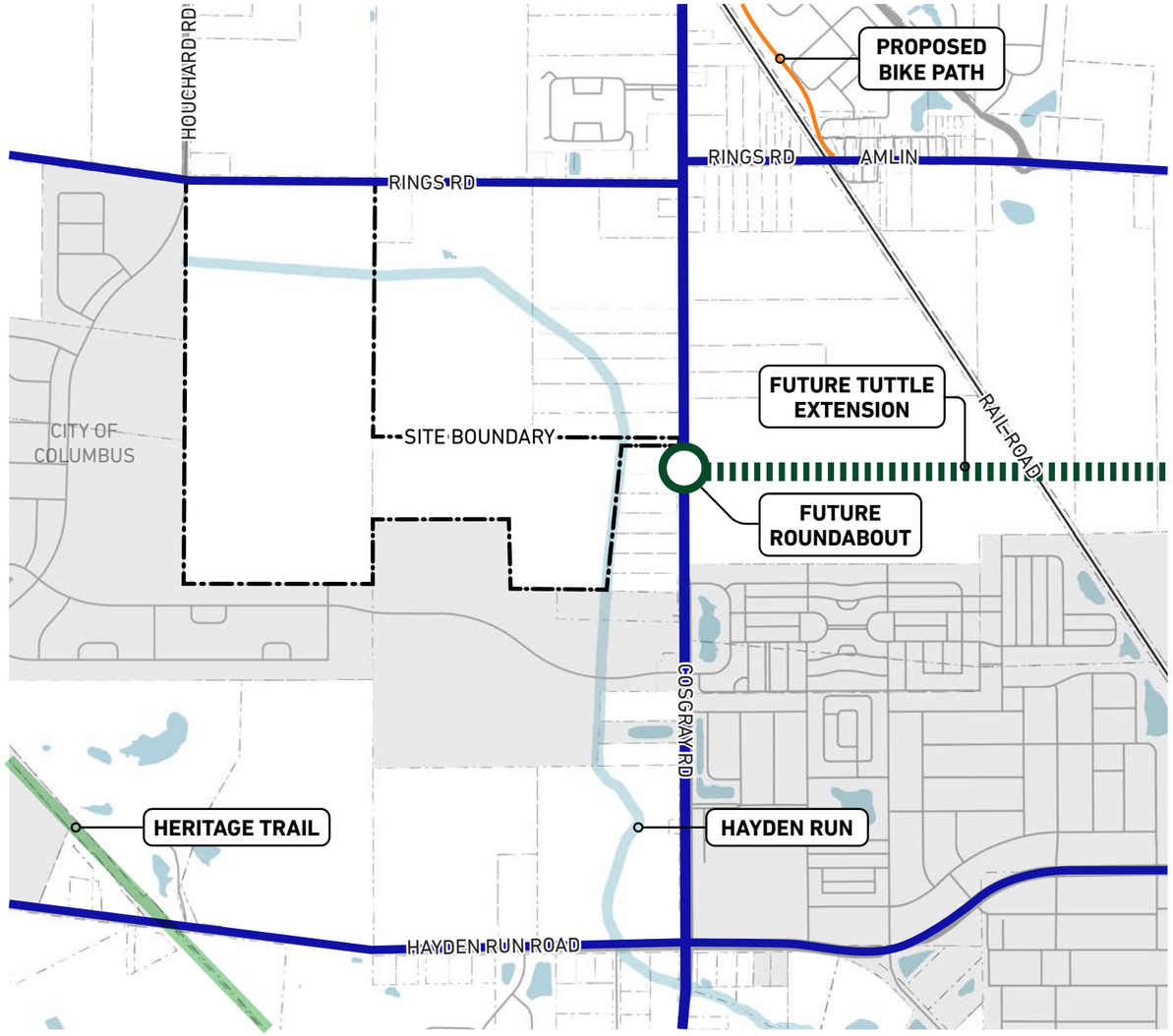
55' to 65' Wide Court Lot Type Exhibit

RINGS ROAD DEVELOPMENT PLAN

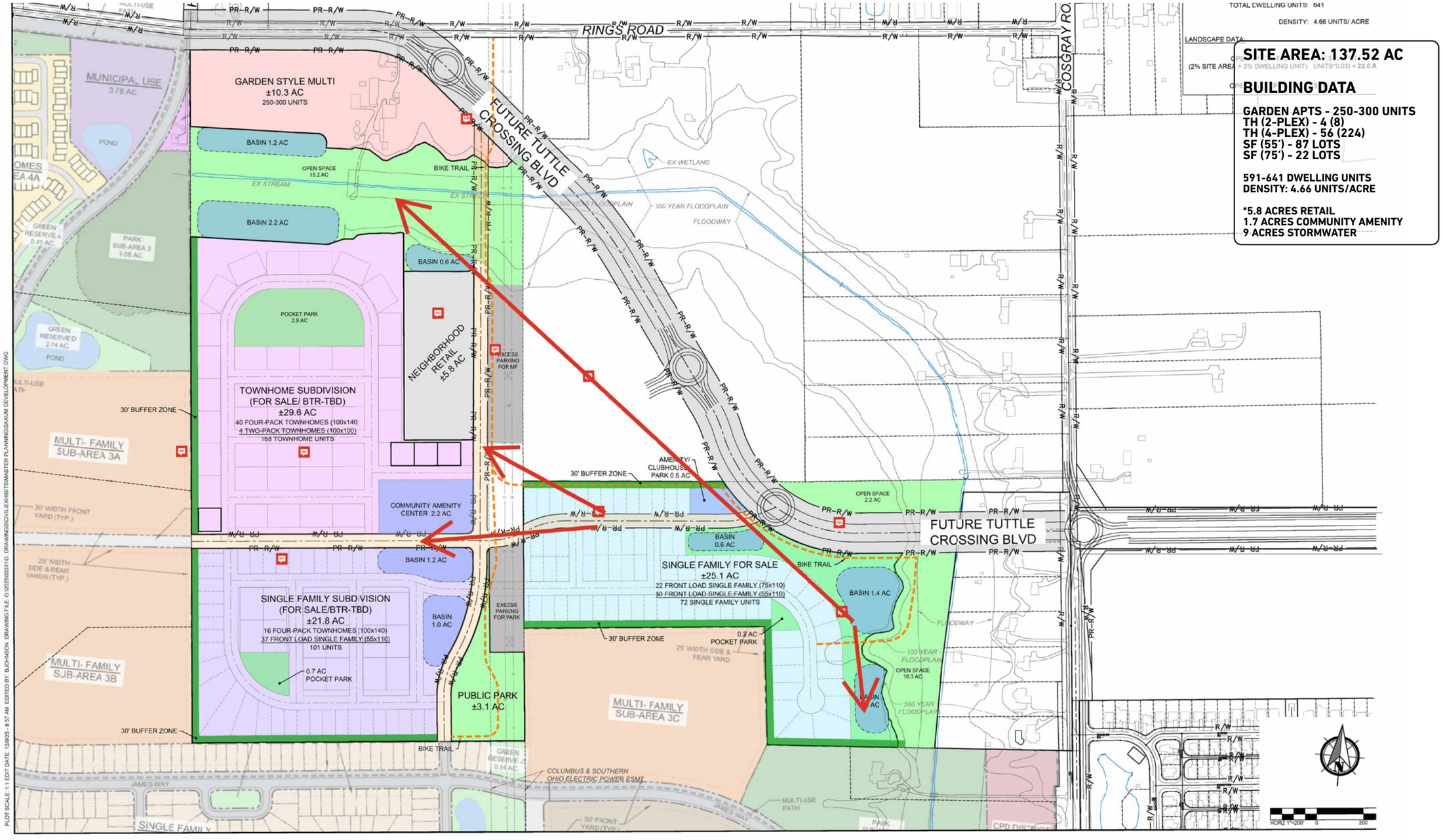
HYDROLOGY + NATURAL FEATURES



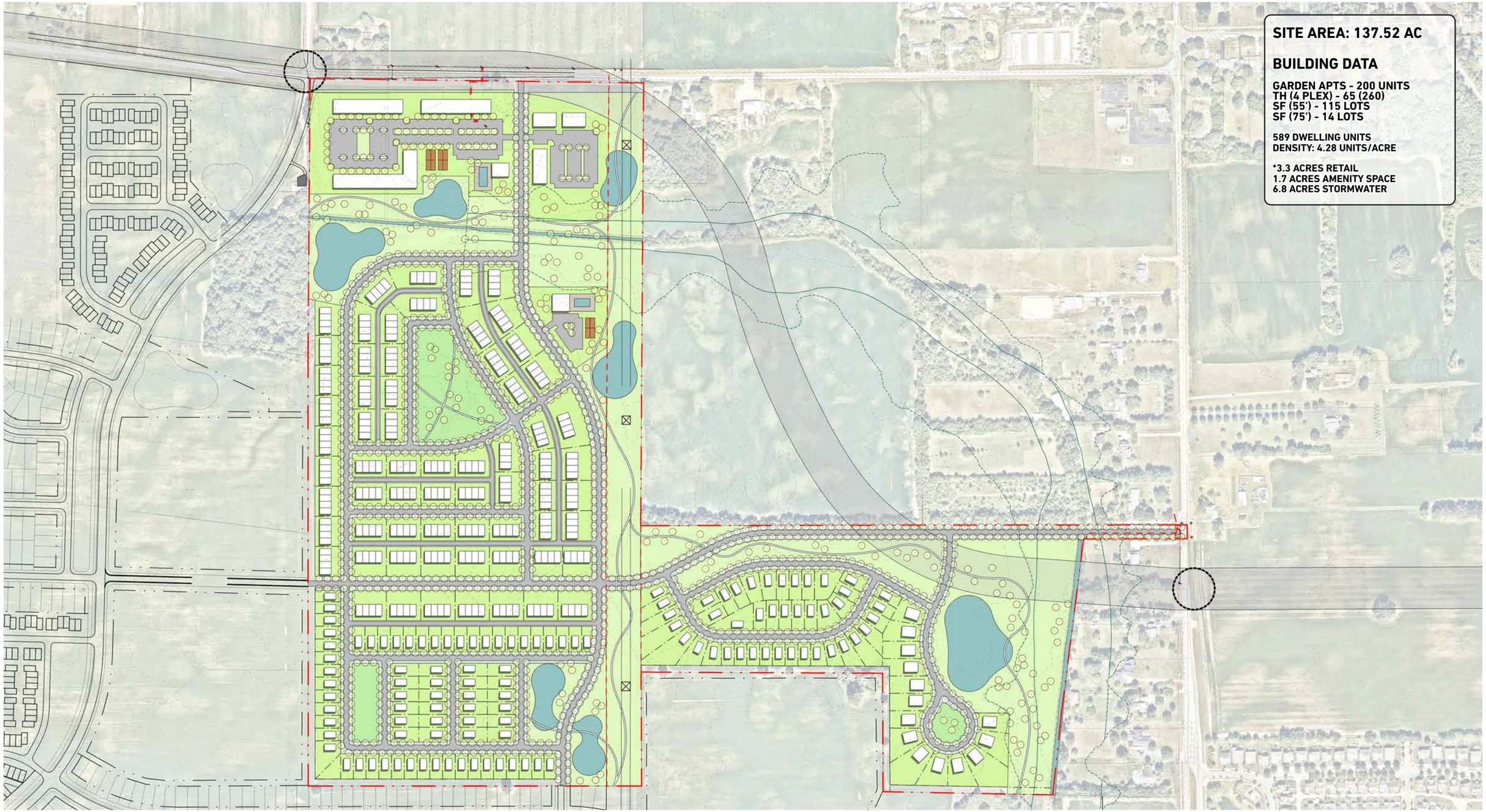
EXISTING CIRCULATION



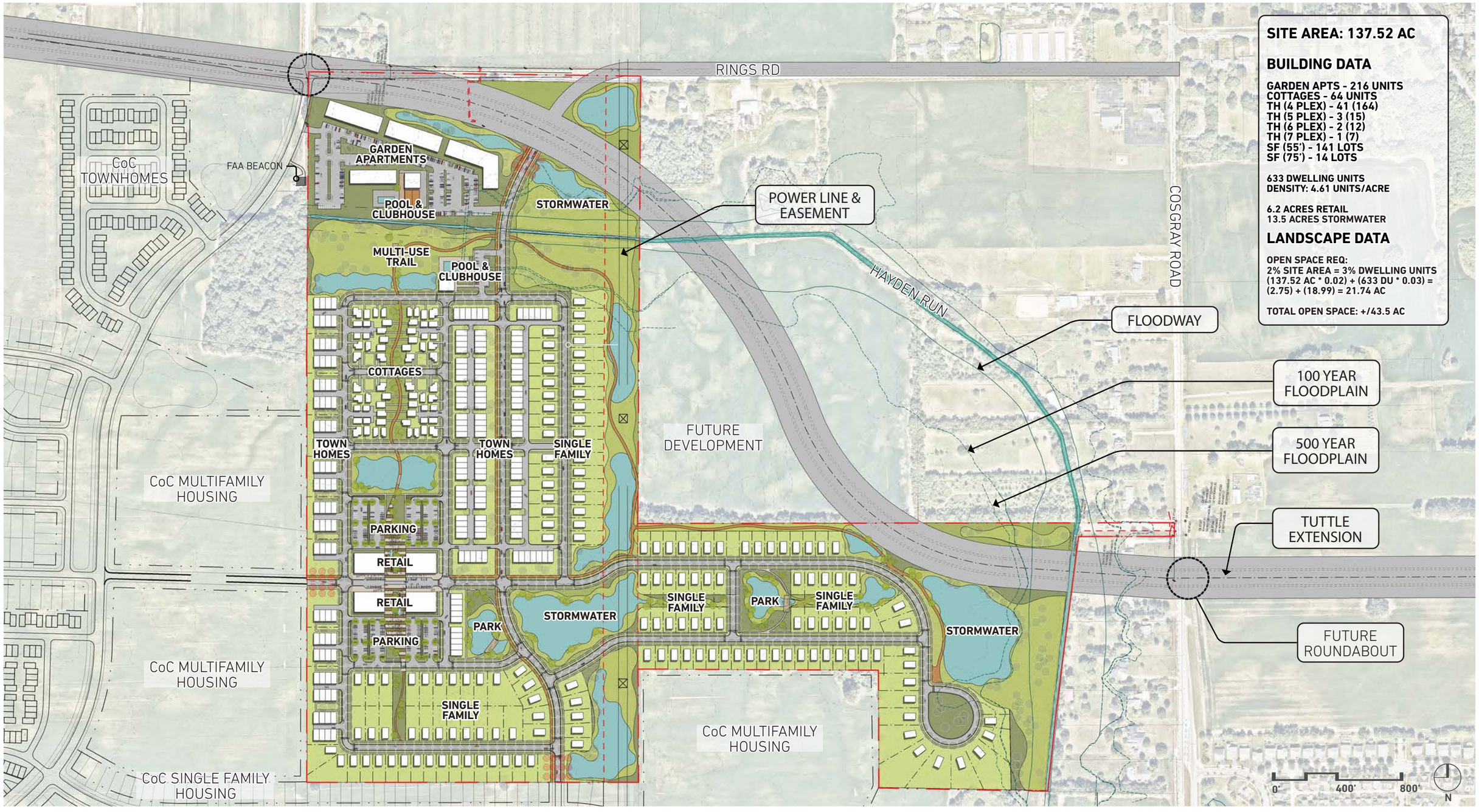
DEVELOPMENT CONCEPT - INITIAL DESIGN



DEVELOPMENT CONCEPT - INFORMAL REVIEW

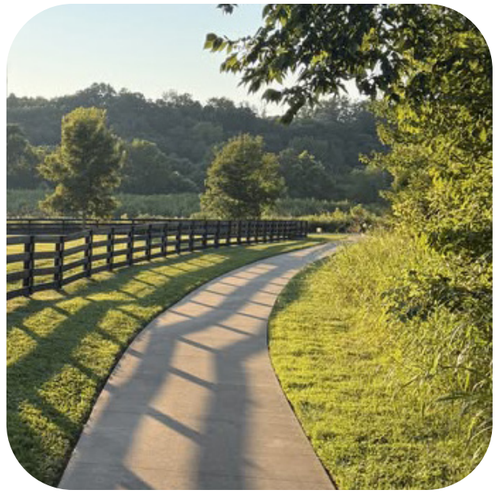


REVISED DEVELOPMENT CONCEPT - CONCEPT REVIEW



SCALE: 1" = 400' - 0"

SITE THEMING











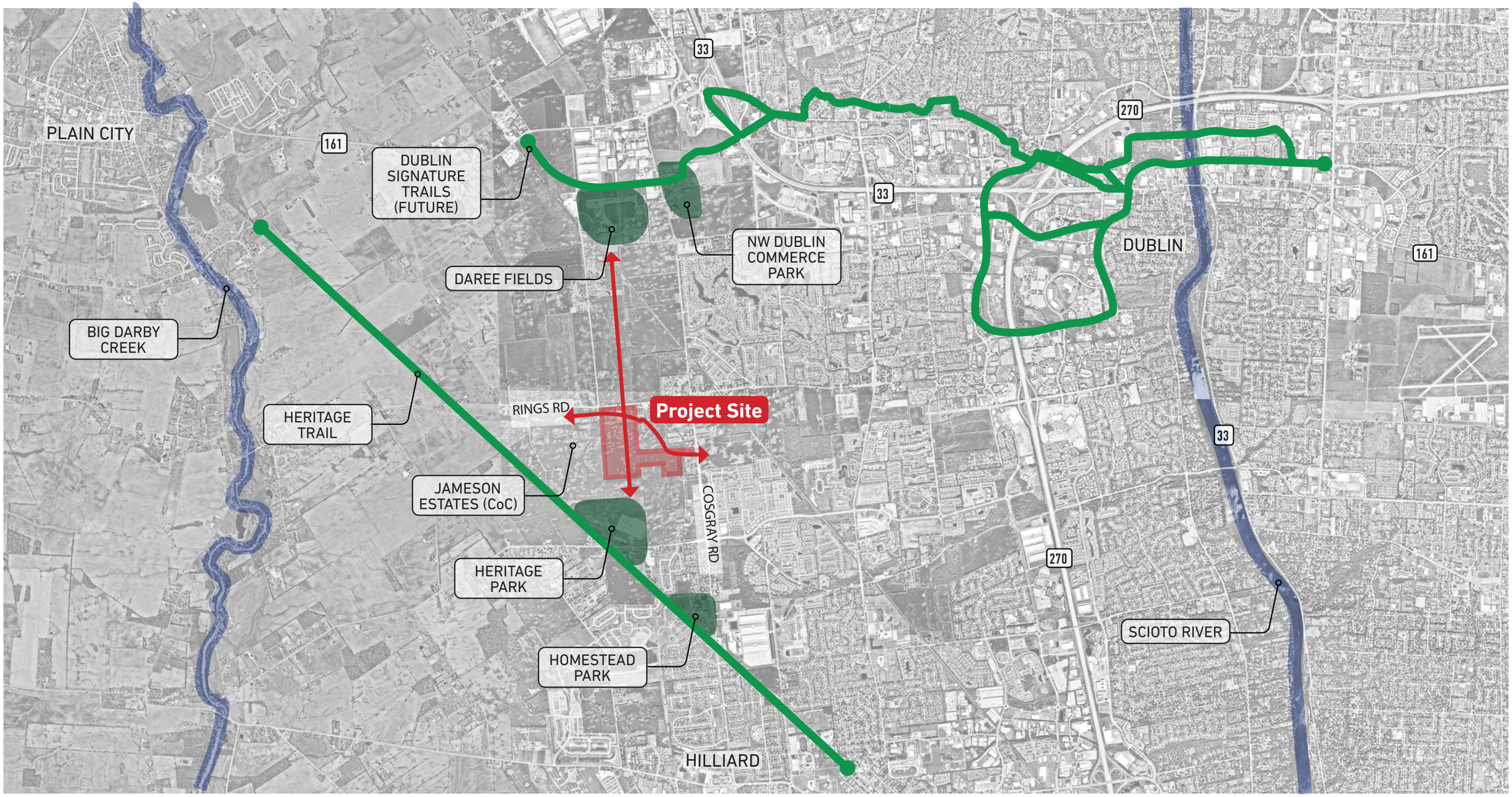
RURAL CHARACTER

This character results from the cultural and historic use of the region for agricultural purposes. The roadways are typical of unincorporated areas or old township roads and are informal, evoking a sense of the past prior to development and include the following:

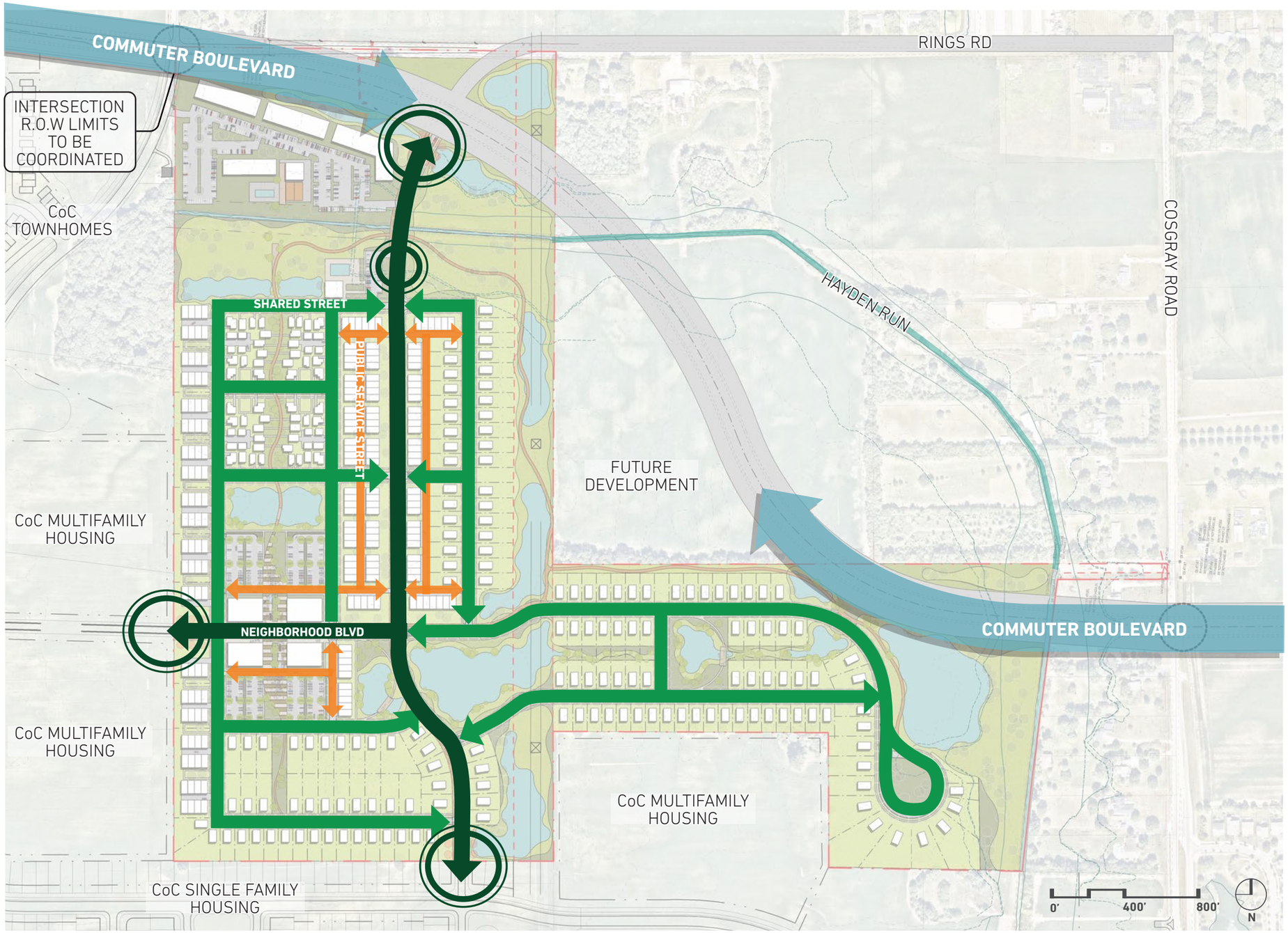
- Application of generous setbacks ranging from 100 to 200 feet.
- Integration of open views and vistas into adjacent development perhaps greater than 200 feet in some areas to increase the sense of openness.
- Provision of informal landscaping that focuses on native plant species and naturalized forms (meadows, wildflowers, grasses, wetland areas, etc.).
- Use of trees, fencerows and woodland plantings to provide additional screening and sense of enclosure.
- Preservation of historic farmsteads, barns or outbuildings that emphasize the agrarian history of the area.
- Design of naturalized ponds with aquatic plants and informal edges.
- Integration of "rural" road design that may include berms, swales and/or variable medians.
- Provision of shared entrances to minimize curb cuts and maintain openness.

- ENVISION DUBLIN COMMUNITY PLAN,
  CH. 7 MOBILITY AND TRANSPORTATION

TRAILS & OPEN SPACE CONNECTIONS



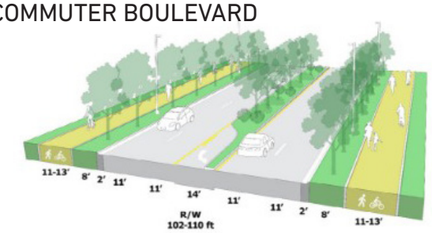
VEHICULAR CIRCULATION



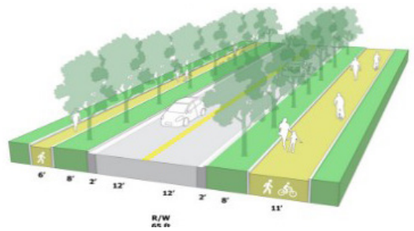
KEY

GATEWAY

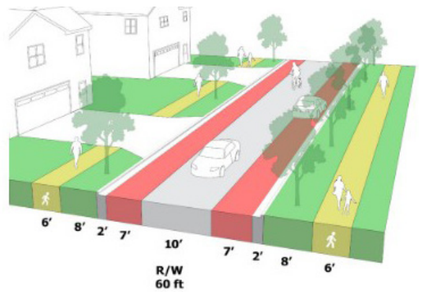
COMMUTER BOULEVARD



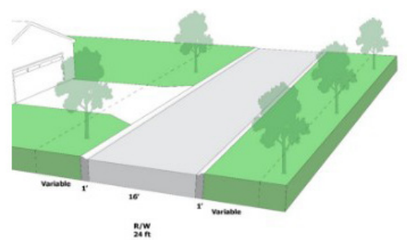
NEIGHBORHOOD BOULEVARD



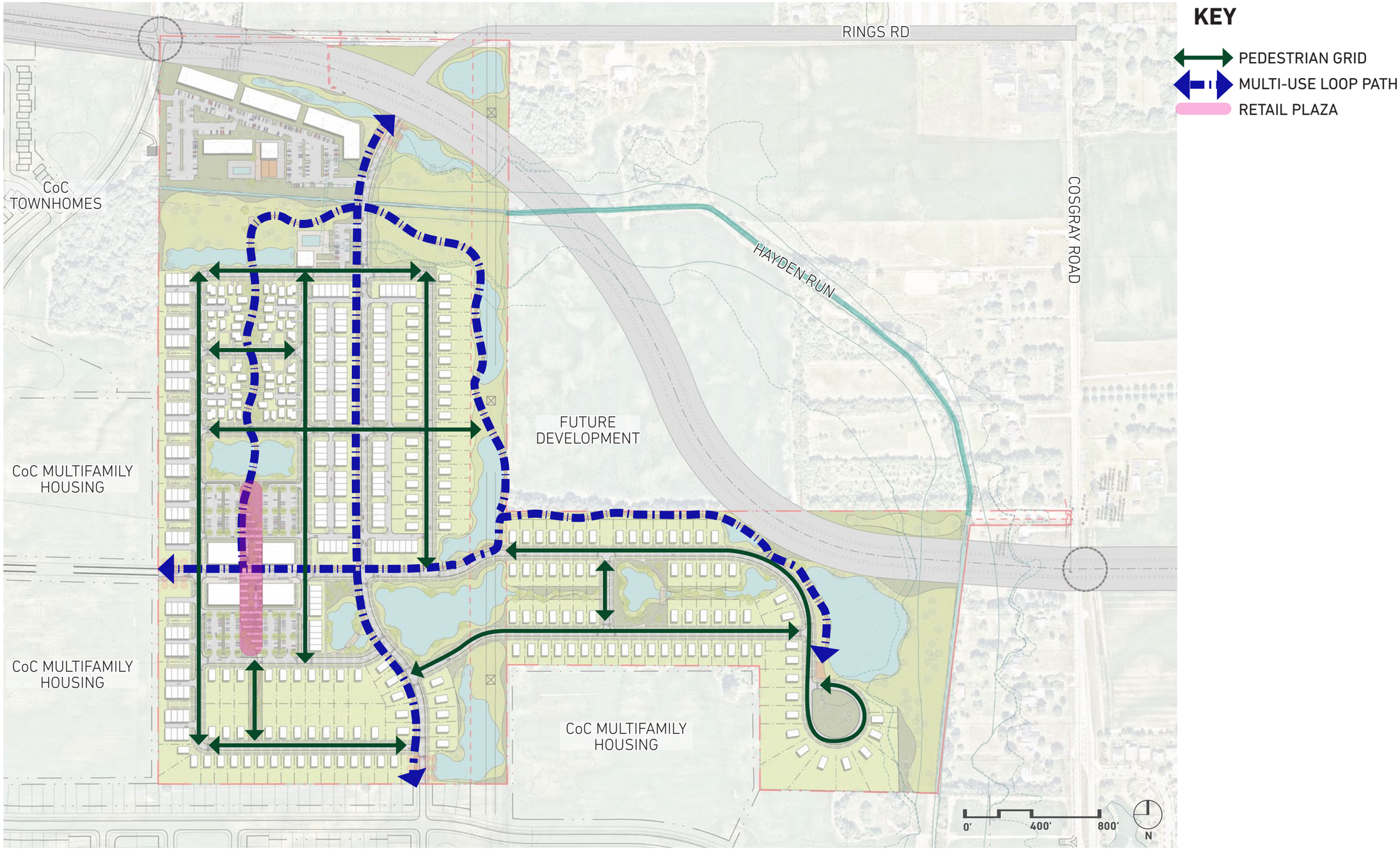
SHARED STREET



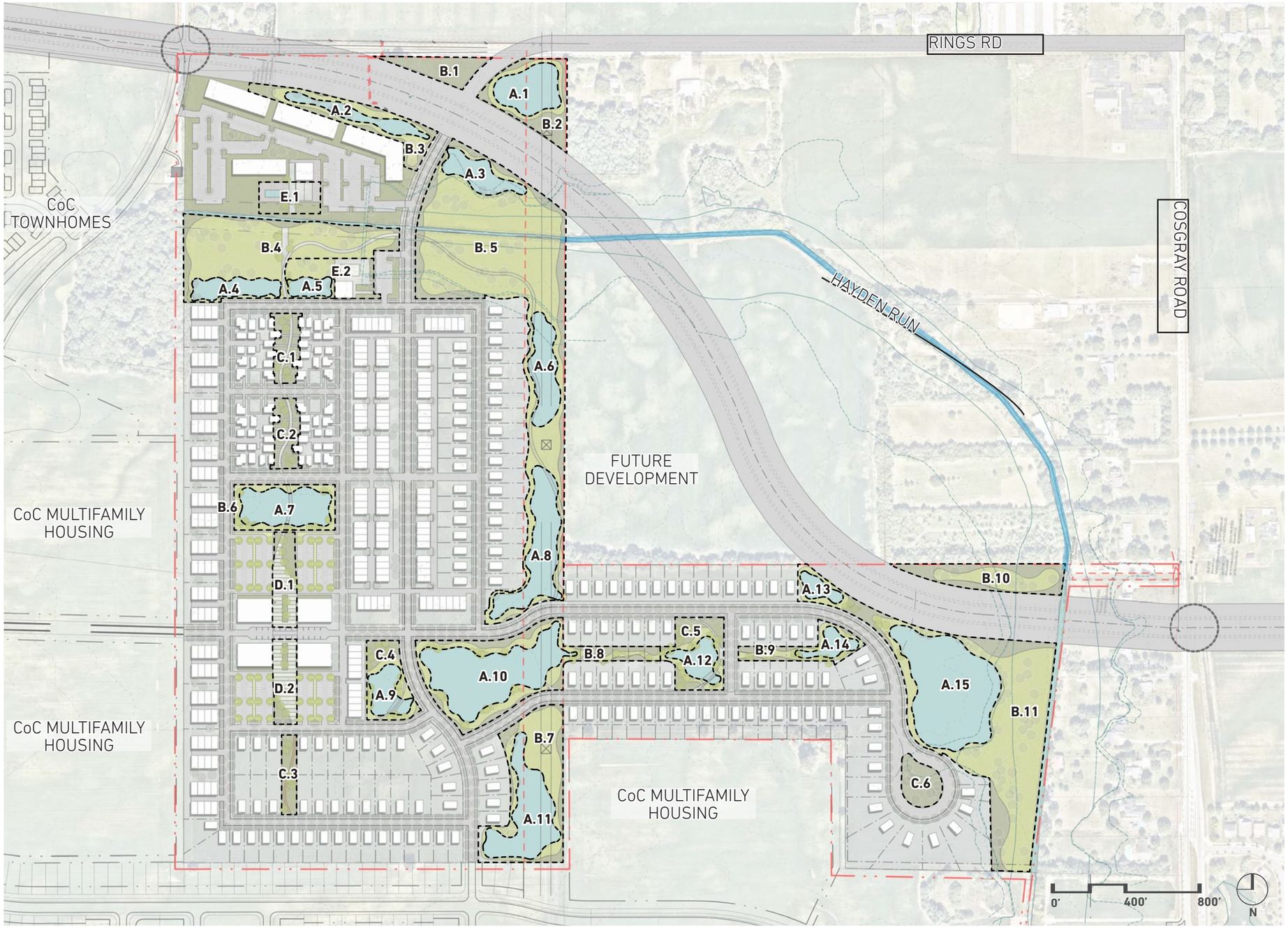
PUBLIC SERVICE STREET



PEDESTRIAN CIRCULATION



OPEN SPACE FRAMEWORK PLAN



OPEN SPACE

A STORM WATER GARDENS: +/- 14.0 ACRES

A.1: +/- 0.8 ACRES
A.2: +/- 0.5 ACRES
A.3: +/- 0.6 ACRES
A.4: +/- 0.5 ACRES
A.5: +/- 0.6 ACRES
A.6: +/- 0.8 ACRES
A.7: +/- 1.0 ACRES
A.8: +/- 1.3 ACRES
A.9: +/- 0.5 ACRES
A.10: +/- 2.2 ACRES
A.11: +/- 1.4 ACRES
A.12: +/- 0.4 ACRES
A.13: +/- 0.2 ACRES
A.14: +/- 0.3 ACRES
A.15: +/- 2.9 ACRES

B NATIVE PLANTING: +/-23.6 ACRES

B.1: +/- 0.6 ACRES
B.2: +/- 0.9 ACRES
B.3: +/- 1.0 ACRES
B.4: +/- 2.1 ACRES
B.5: +/- 7.8 ACRES
B.6: +/- 0.5 ACRES
B.7: +/- 1.7 ACRES
B.8: +/- 1.6 ACRES
B.9: +/- 0.5 ACRES
B.10: +/- 1.3 ACRES
B.11: +/- 5.6 ACRES

C PUBLIC PARK: +/- 3.2 ACRES

C.1: +/- 0.5 ACRES
C.2: +/- 0.5 ACRES
C.3: +/- 0.4 ACRES
C.4: +/- 0.4 ACRES
C.5: +/- 0.9 ACRES
C.6: +/- 0.5 ACRES

D PLAZA: +/- 1.4 ACRES

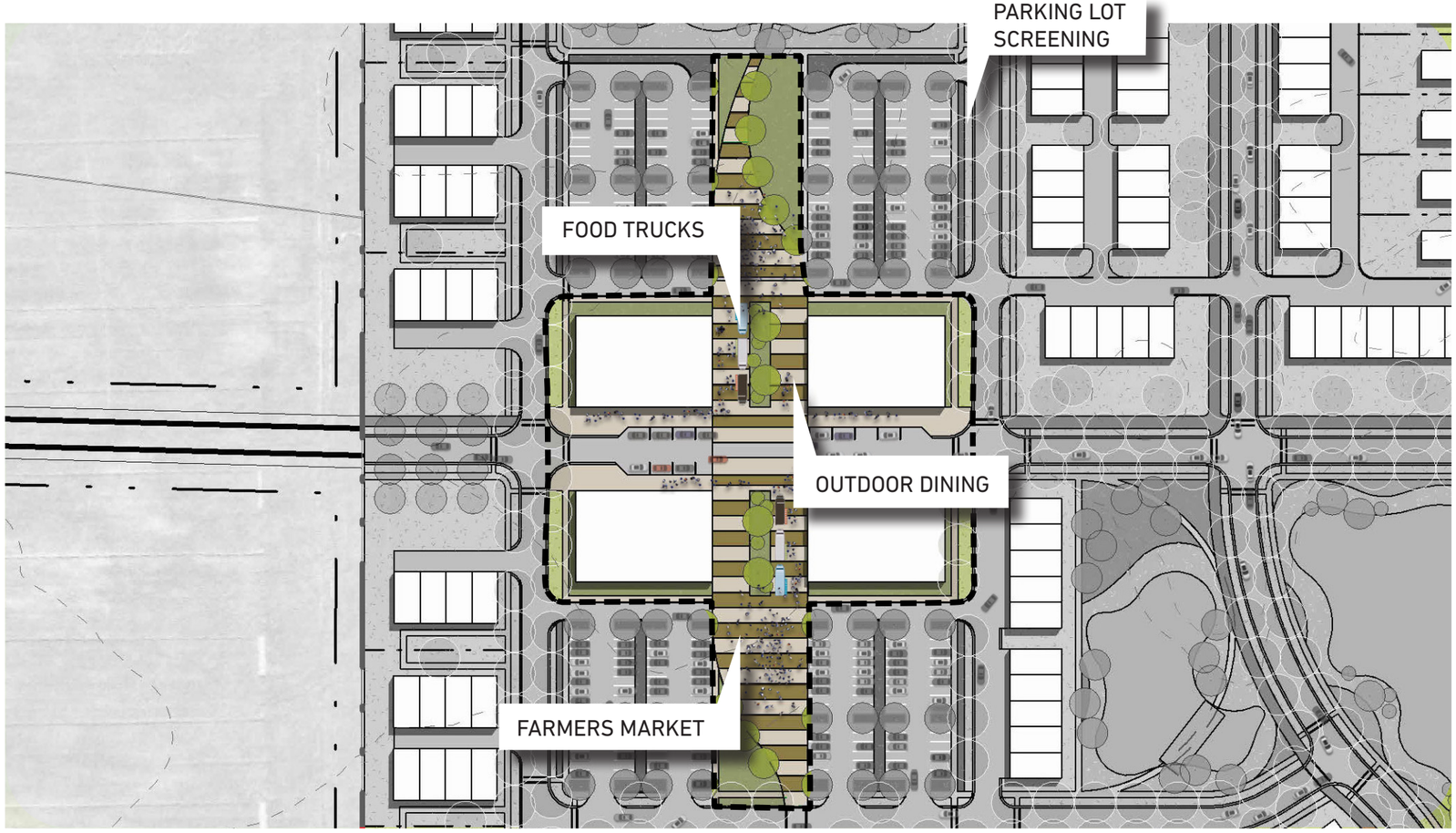
D.1: +/- 0.7 ACRES
D.2: +/- 0.7 ACRES

E COMMUNITY RECREATION: +/-1.3 ACRES

E.1: +/- 0.5 ACRES
E.2: +/- 0.8 ACRES

TOTAL OPEN SPACE: 43.5 ACRES

PUBLIC PLAZA



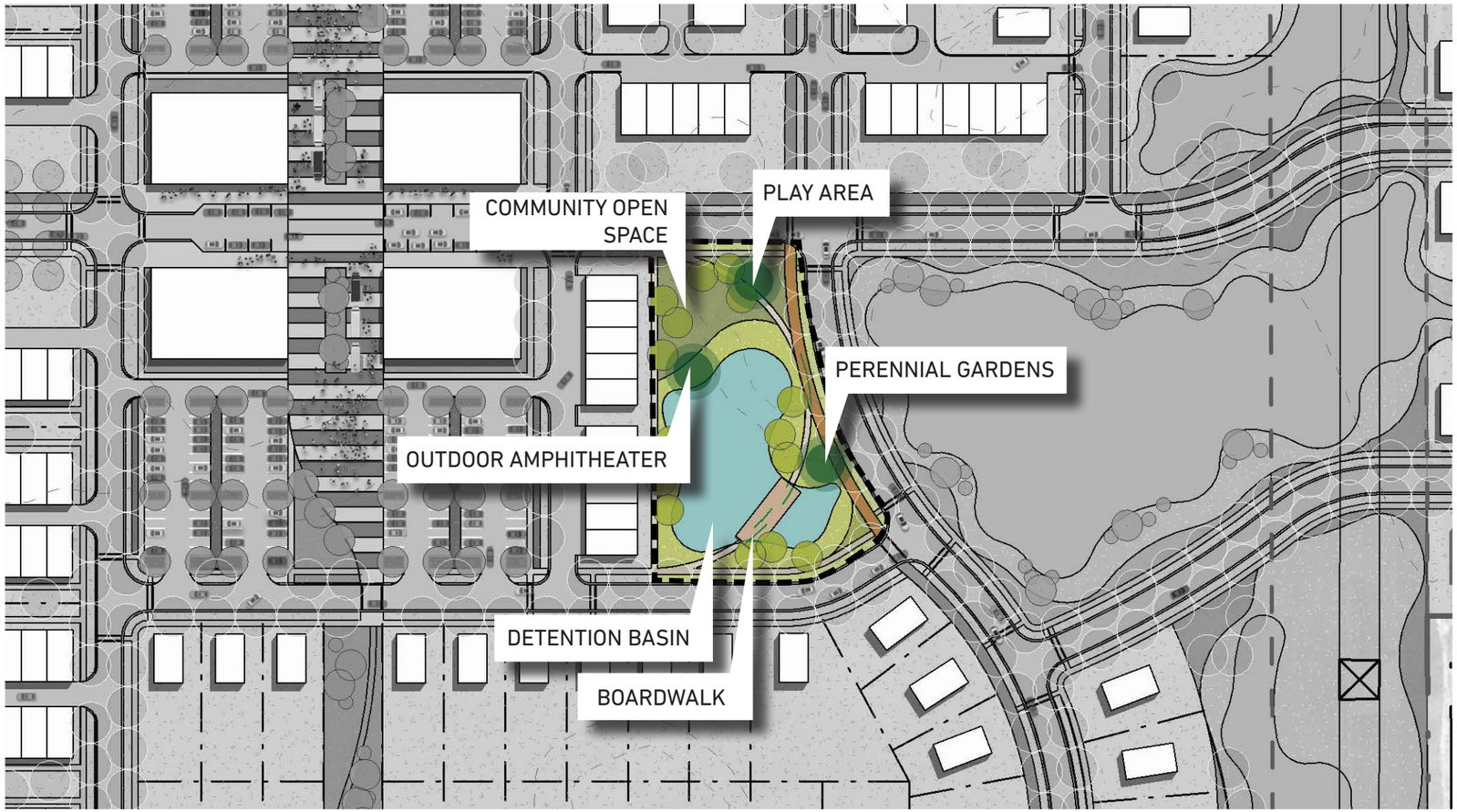

PARKING LOT SCREENING


FARMER'S MARKET


OUTDOOR DINING

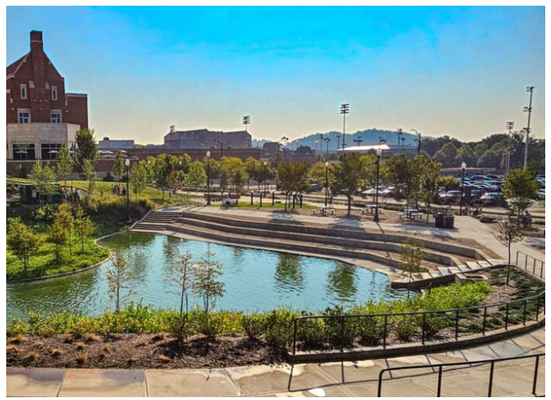
Neighborhood retail is located at the intersection of the north-south and east-west pedestrian greenways. The retail area features a large public plaza capable of hosting a variety of community events, including food trucks, festivals, farmer's markets, and outdoor dining. A network of bike trails and sidewalks throughout the development help create safe and easy pedestrian access for all residents.

PUBLIC PARK



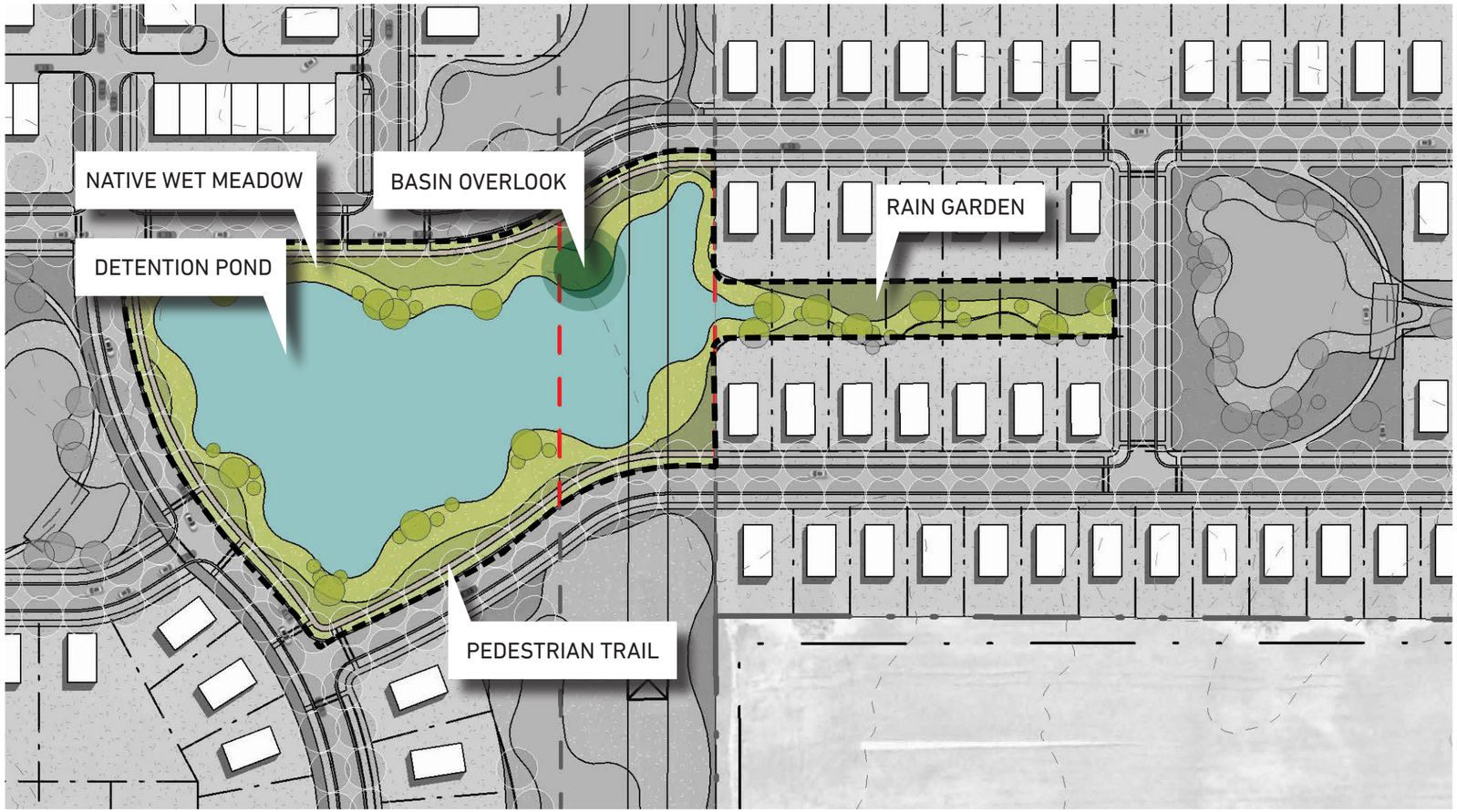

MOVIES/YOGA/COMMUNITY EVENTS


PLAY AREA


OUTDOOR AMPHITHEATER

Public parks are distributed throughout the development, providing all residents with access to outdoor recreation and community gathering spaces. Each park integrates flexible community areas with native meadows and stormwater basins, creating multifunctional landscapes that support both recreation and ecological performance. Programmed spaces may include perennial gardens, nature play areas, and flexible lawns.

STORMWATER GARDENS



A stormwater green belt runs west to east across the site, conveying stormwater toward Hayden Run while creating connected greenways for local wildlife and fostering a strong sense of place for residents. Stormwater is managed and treated through a variety of strategies throughout the site. Large detention ponds serve as neighborhood amenities, surrounded by native meadows and connected to residents through perimeter trails and boardwalks. Within parking lots and along the streetscape, rain gardens provide additional opportunities to capture, treat, and convey stormwater while integrating green infrastructure into the everyday landscape.

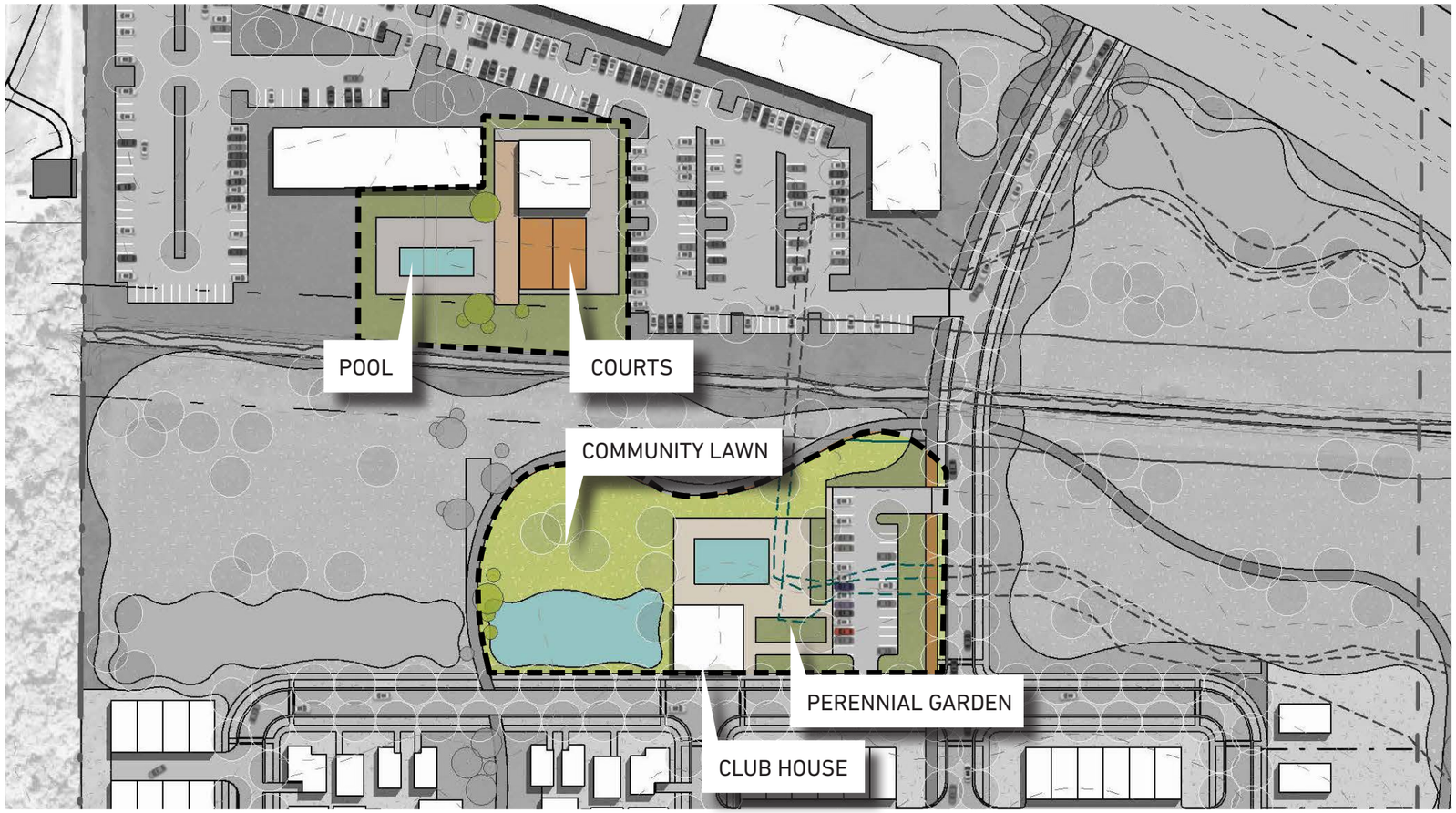

DETENTION PONDS


RAIN GARDEN


NATIVE WET MEADOW

0' 100' 200' N

COMMUNITY RECREATION




POOL


COURTS


LAWN

Active neighborhood amenities include a club house, courts, pool, and play areas. These are strategically located along the neighborhood multi-use trails to create pedestrian access for all residents.

NATIVE MEADOW BUFFER



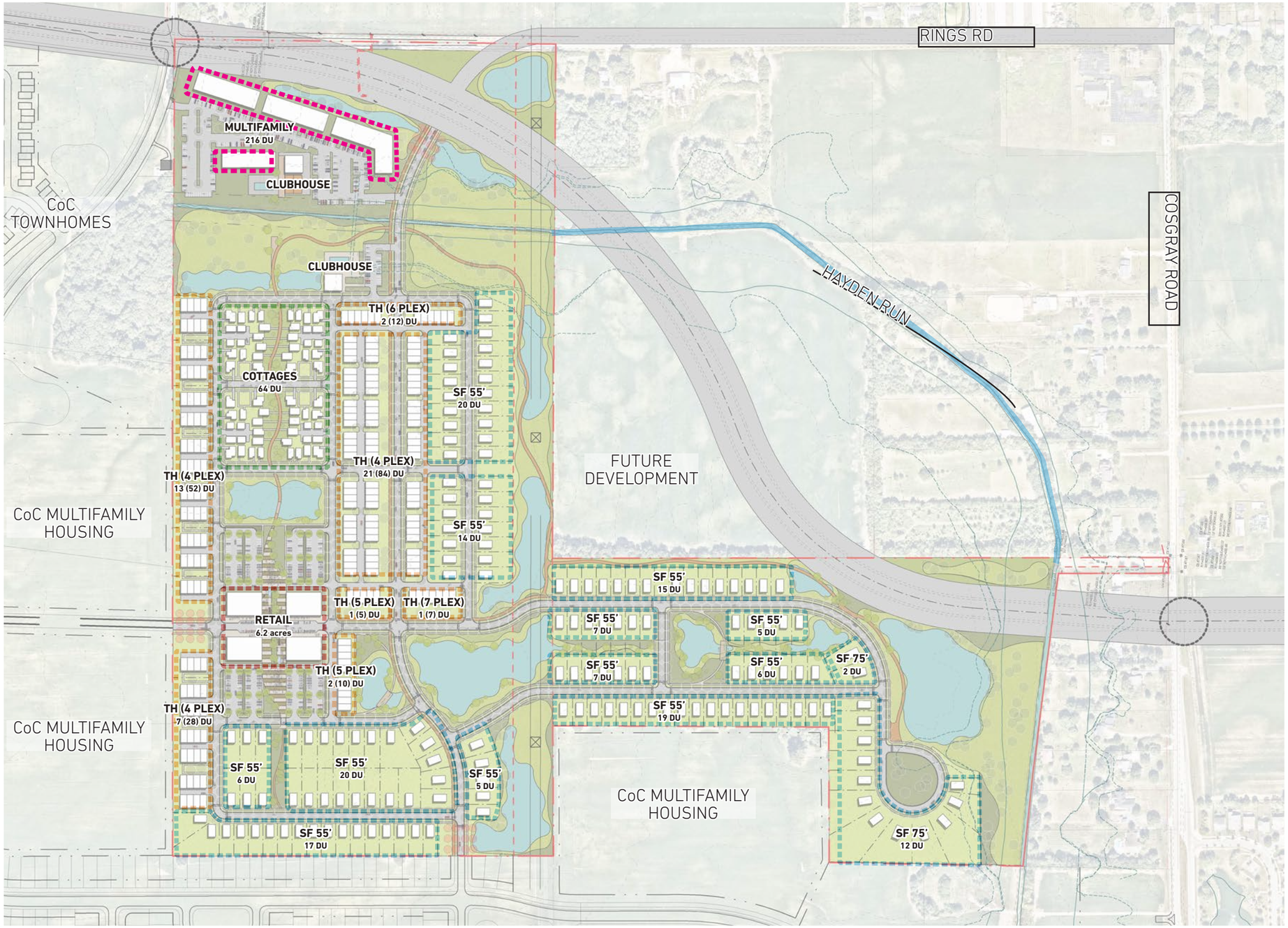

NATURE PLAY


WALKING TRAILS/ NATIVE MEADOW


WILDLIFE BLINDS

Land within the high-voltage power easement, floodway, and site perimeter will be seeded with native meadow, helping reinforce the character of a development set within a broader regional landscape. Walking trails, wildlife blinds, passive recreation, and nature play create opportunities for residents to engage with these spaces while establishing them as distinctive ecological and community amenities.

DEVELOPMENT TYPOLOGIES



KEY

- **COTTAGES**
  - **64 UNITS**
- **TOWNHOMES**
  - **4-PLEX - 41 (164) UNITS**
  - **5-PLEX - 3 (15) UNITS**
  - **6-PLEX - 2 (12) UNITS**
  - **7 PLEX - 1 (7) UNITS**
- **SINGLE FAMILY**
  - **55' - 141 LOTS**
  - **75' - 14 LOTS**
- **MULTI-FAMILY**
  - **216 UNITS**
- **COMMUNITY RETAIL**
  - **6.2 ACRES**

SCALE: 1" = 400' - 0"

DEVELOPMENT TYPOLOGIES | COTTAGES

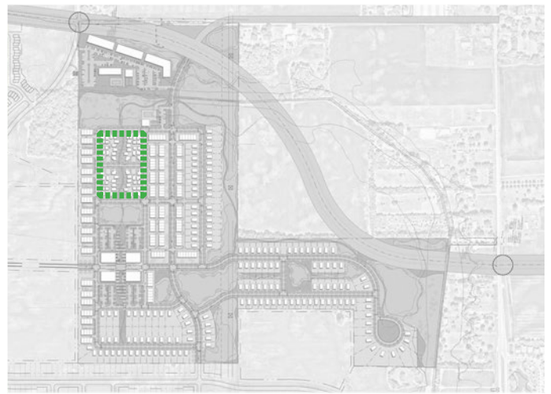








KEY



DEVELOPMENT TYPOLOGIES | COTTAGES



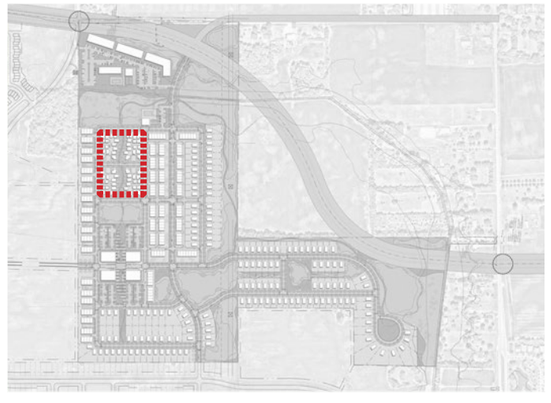








KEY



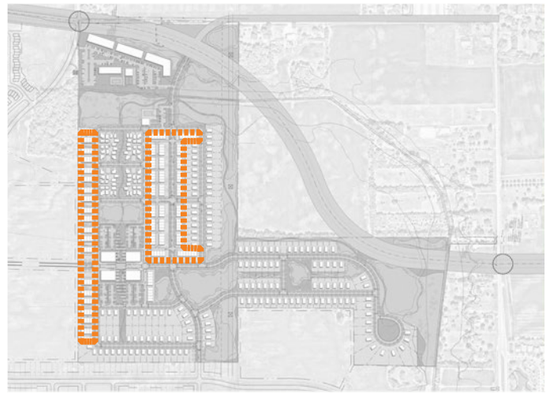
DEVELOPMENT TYPOLOGIES | TOWNHOMES







KEY



DEVELOPMENT TYPOLOGIES | SINGLE FAMILY





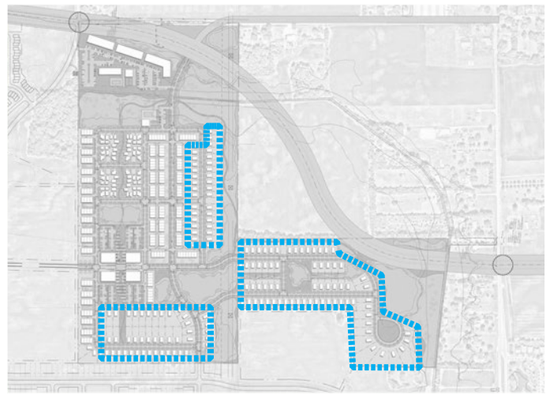




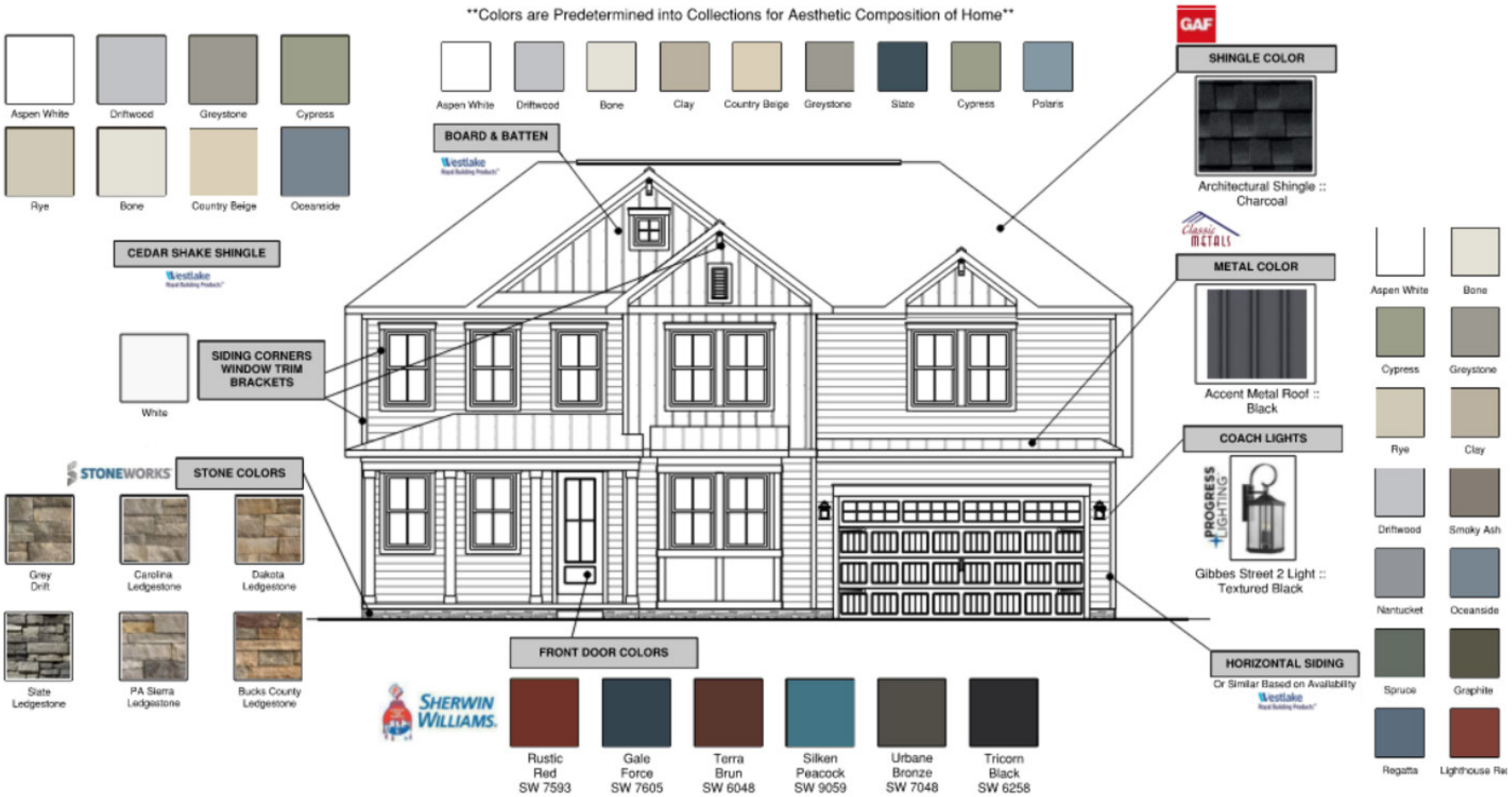




KEY



DEVELOPMENT TYPOLOGIES | SINGLE FAMILY



DEVELOPMENT TYPOLOGIES | COMMUNITY RETAIL









KEY

