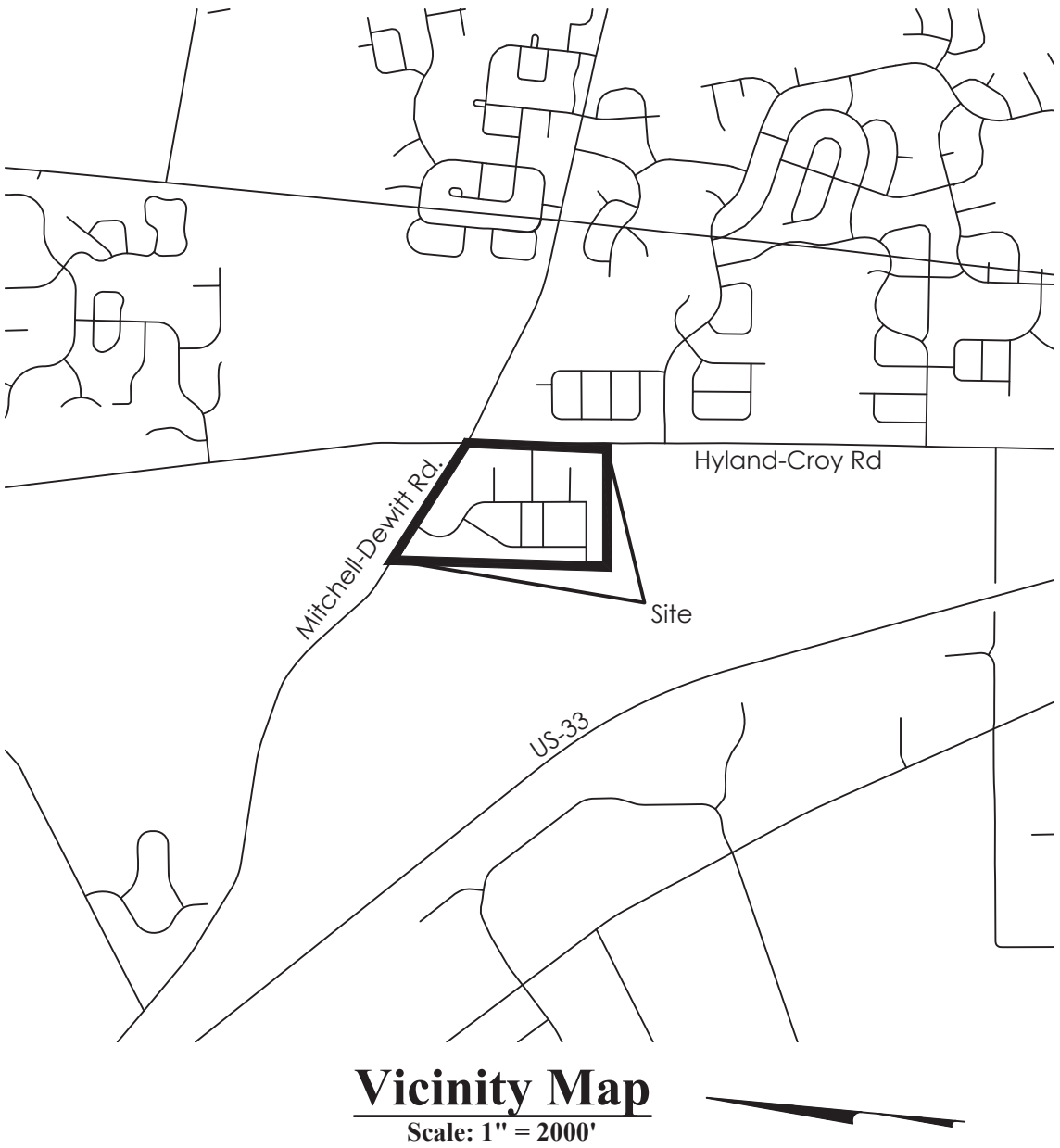


OAK PARK
PUD REZONING
PRELIMINARY DEVELOPMENT PLAN
DUBLIN, OHIO
(RESERVES A AND D: PART OF SUBAREA E)



PREPARED FOR:
OAK PARK DUBLIN, LLC
90 Woodbridge Center Drive
Woodbridge, NJ 07095
P: 732.750.1111
F: 732.596.8461

INDEX OF DRAWINGS

1. VICINITY MAP
2. EXISTING CONDITIONS
3. SITE PLAN
4. TYPICAL SITE SECTIONS
5. OPEN SPACE AND PEDESTRIAN CONNECTIVITY
6. PRELIMINARY UTILITY PLAN
7. OVERALL OAK PARK SUBAREAS
8. OVERALL OAK PARK RESERVES
9. ILLUSTRATIVE PLAN ENLARGEMENT
10. ILLUSTRATIVE PLAN OVERALL

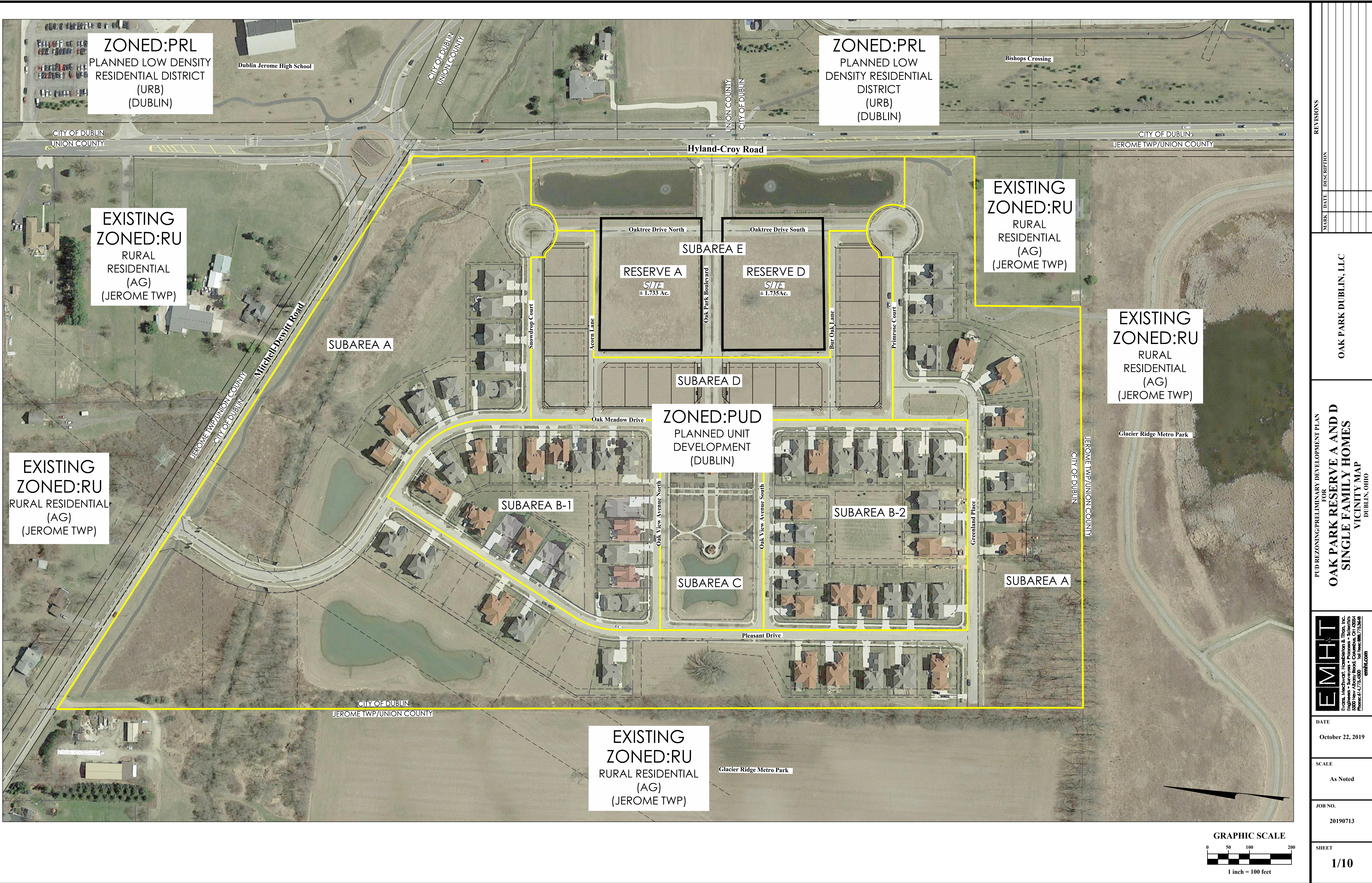
CIVIL ENGINEER &
LANDSCAPE ARCHITECT



PLANNING COMMISSION SUBMITTAL:
OCTOBER 22, 2019

LEGAL COUNSEL

Christopher T. Cline c/o Haynes, Kessler, Myers & Postalakis
300 West Wilson Bridge Rd. #100 Worthington, OH 43085
Phone: 614-764-0681
Email: ctc@BHMLaw.com



ZONED:PRL
PLANNED LOW DENSITY
RESIDENTIAL DISTRICT
(URB)
(DUBLIN)

ZONED:PRL
PLANNED LOW
DENSITY RESIDENTIAL
DISTRICT
(URB)
(DUBLIN)

EXISTING
ZONED:RU
RURAL
RESIDENTIAL
(AG)
(JEROME TWP)

EXISTING
ZONED:RU
RURAL
RESIDENTIAL
(AG)
(JEROME TWP)

EXISTING
ZONED:RU
RURAL
RESIDENTIAL
(AG)
(JEROME TWP)

EXISTING
ZONED:RU
RURAL RESIDENTIAL
(AG)
(JEROME TWP)

ZONED:PUD
PLANNED UNIT
DEVELOPMENT
(DUBLIN)

EXISTING
ZONED:RU
RURAL RESIDENTIAL
(AG)
(JEROME TWP)

REVISIONS		
MARK	DATE	DESCRIPTION

OAK PARK DUBLIN, LLC

FOR
PUD REZONING/PRELIMINARY DEVELOPMENT PLAN
OAK PARK RESERVE A AND D
SINGLE FAMILY HOMES
VICINITY MAP
DUBLIN, OHIO

EMH

Evans, Meecham, Henderson & Thon, Inc.
5300 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
October 22, 2019

SCALE
As Noted

JOB NO.
20190713

SHEET
1/10

ZONED:PRL
PLANNED LOW
DENSITY RESIDENTIAL
DISTRICT
(URB)
(DUBLIN)

EXISTING
ZONED:RU
RURAL
RESIDENTIAL
(AG)
(JEROME TWP)

ZONED:PRL
PLANNED LOW
DENSITY RESIDENTIAL
DISTRICT
(URB)
(DUBLIN)

EXISTING
ZONED:RU
RURAL
RESIDENTIAL
(AG)
(JEROME TWP)

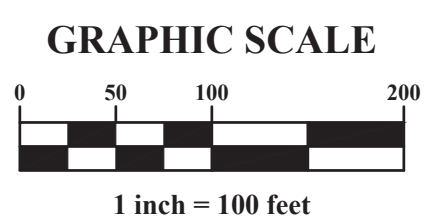
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ZONED:RU
RURAL
RESIDENTIAL
(AG)
(JEROME TWP)

EXISTING
ZONED:RU
RURAL
RESIDENTIAL
(AG)
(JEROME TWP)

ZONED:PUD
PLANNED UNIT
DEVELOPMENT
(DUBLIN)

EXISTING
ZONED:RU
RURAL
RESIDENTIAL
(AG)
(JEROME TWP)

Rezoning Area
± 3.46 Ac.



REVISIONS

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OAK PARK DUBLIN, LLC

PUD REZONING/PRELIMINARY DEVELOPMENT PLAN

FOR

OAK PARK RESERVE A AND D
SINGLE FAMILY HOMES

EXISTING CONDITIONS
DUBLIN, OHIO



DATE

October 22, 2019

SCALE

As Noted

JOB NO.

20190713

SHEET

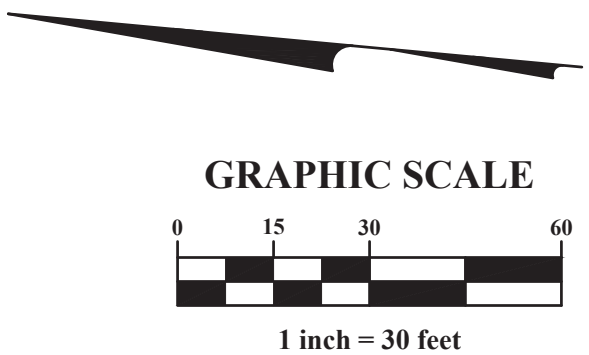
2/10

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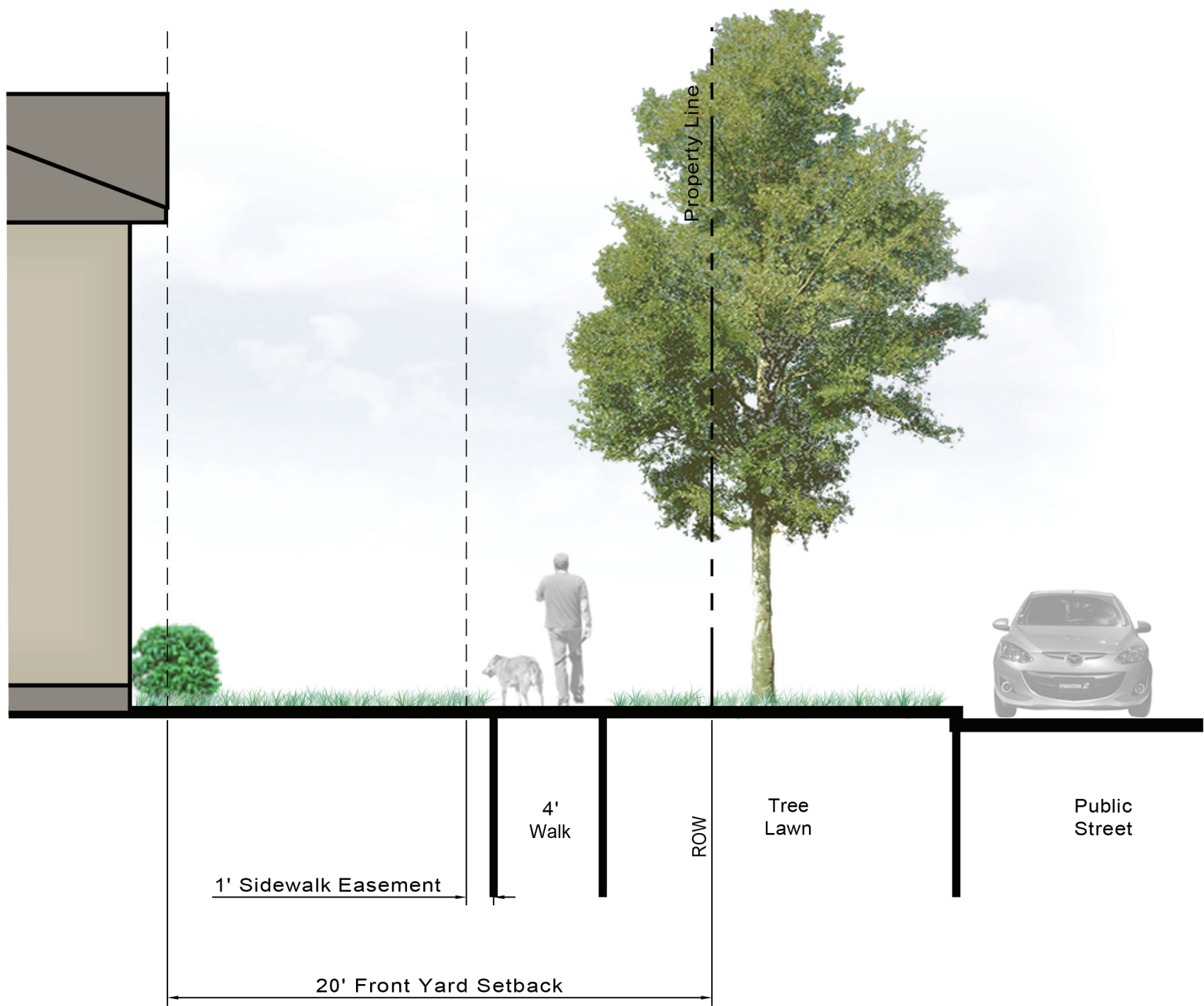
SITE DATA:

Site Area Subarea E:	± 8.3 Acre
Rezoning Area	± 3.46
Lots:	12 DU
Density (Based on Subarea E) Area	± 1.44 du/ac
Open Space	± 0.66 ac
Impervious Area Per Lot	60%

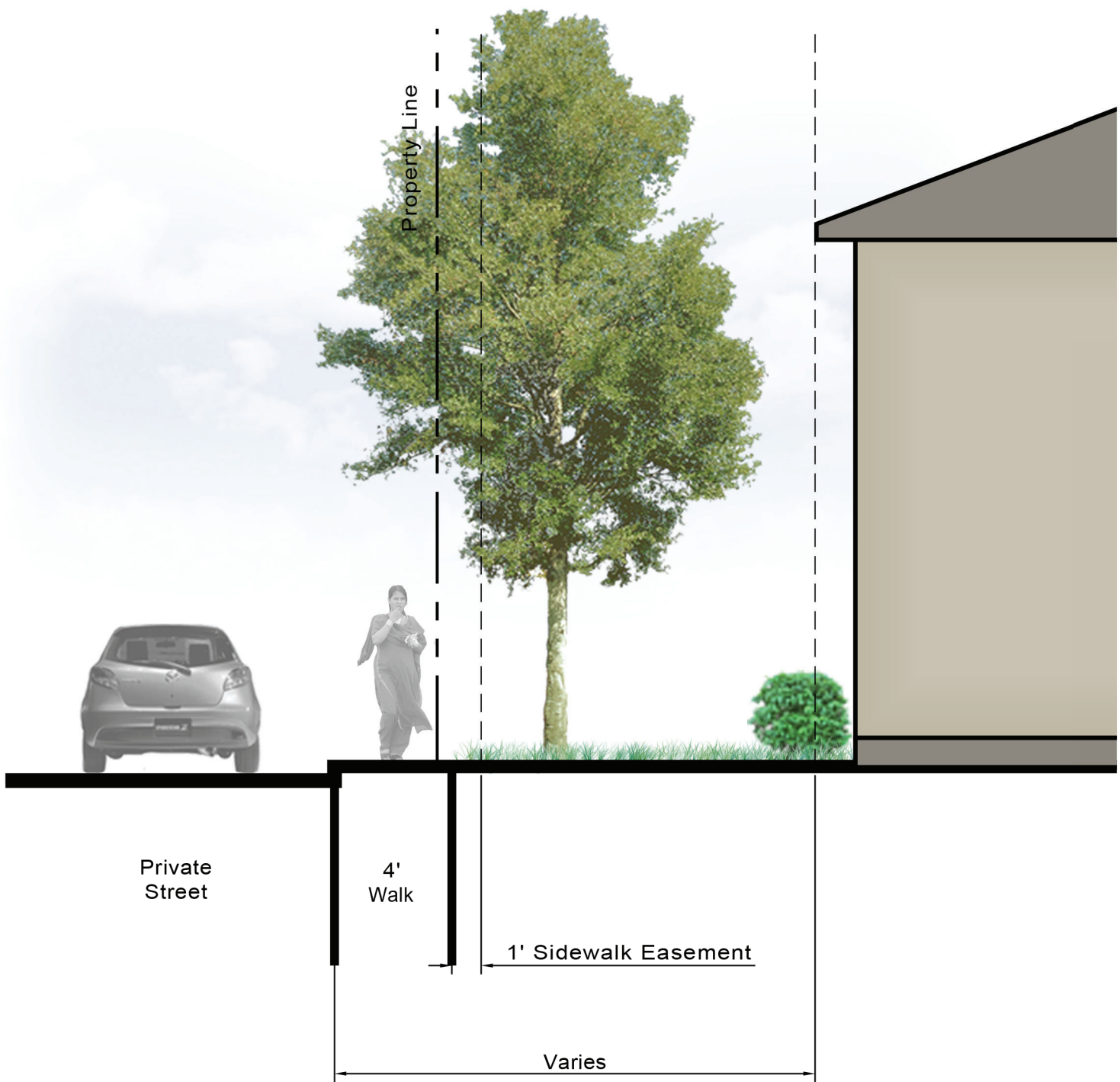


REVISIONS	
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OAK PARK DUBLIN, LLC	
FOR PUD REZONING/PRELIMINARY DEVELOPMENT PLAN OAK PARK RESERVE A AND D SINGLE FAMILY HOMES SITE PLAN DUBLIN, OHIO	
 Evans, Mechwart, Hamilton & Thon, Inc. 5900 New Albany Road, Columbus, OH 43254 Phone 614.775.6500 Toll Free 888.775.3648 emhit.com	
DATE	October 22, 2019
SCALE	As Noted
JOB NO.	20190713
SHEET	3/10

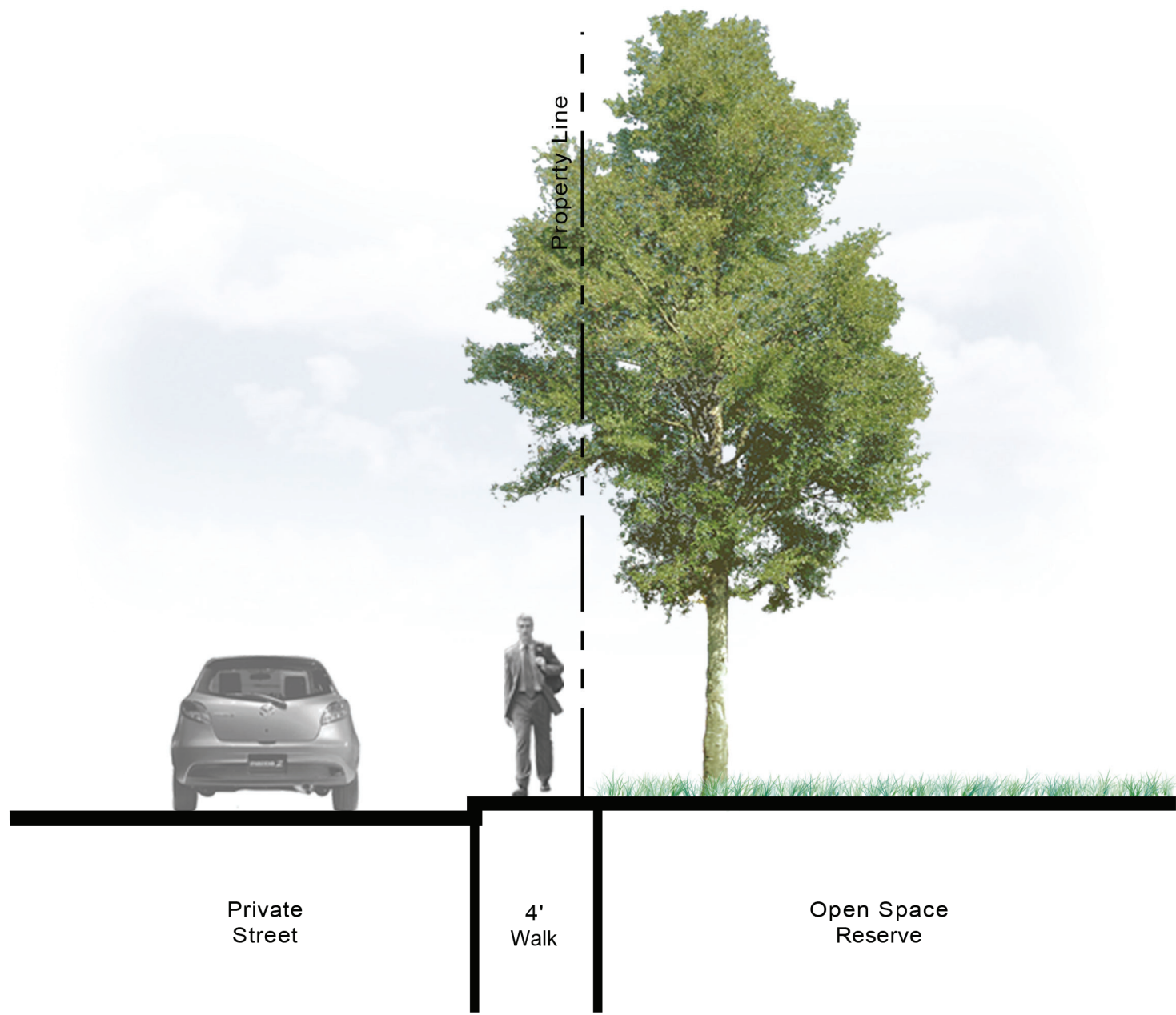
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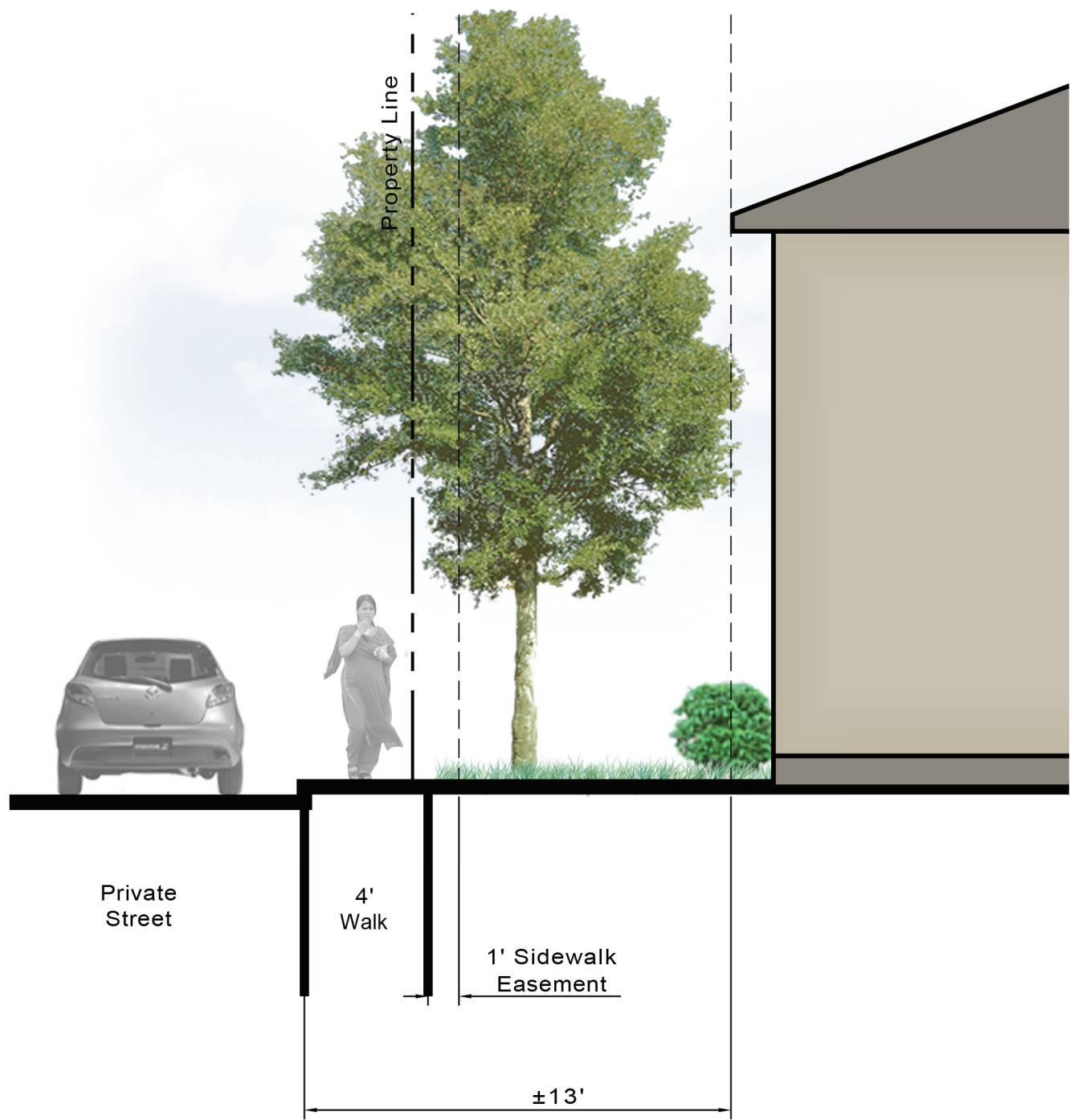
SECTION A: OAK PARK BOULEVARD
NOT TO SCALE



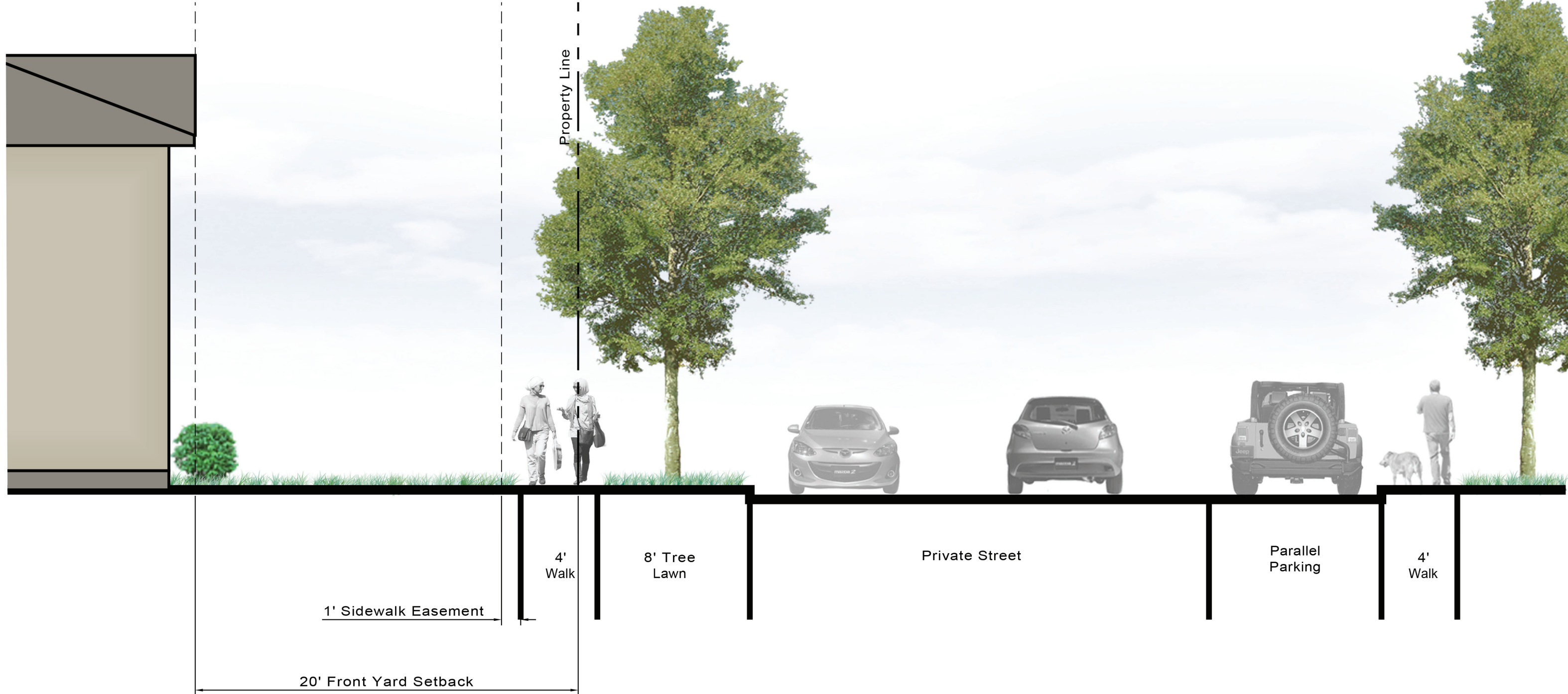
SECTION B: CHINKAPIN OAK LANE / SHUMARD OAK LANE
NOT TO SCALE



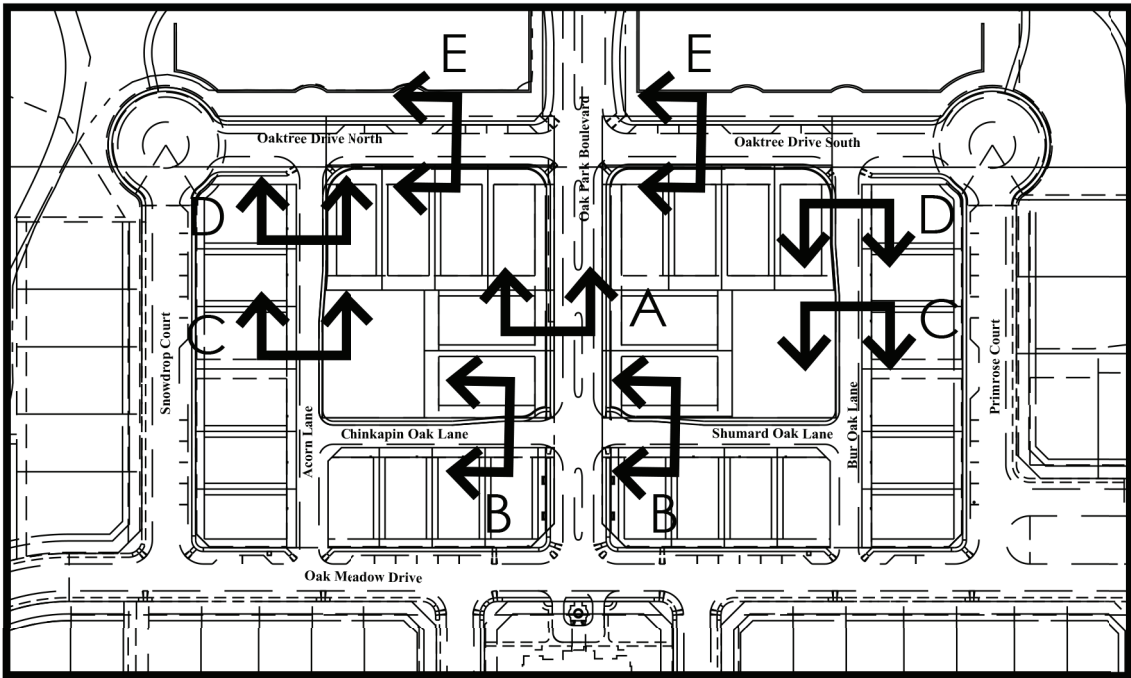
SECTION C: ACORN LANE / BURR OAK LANE
NOT TO SCALE



SECTION D: ACORN LANE / BURR OAK LANE
NOT TO SCALE



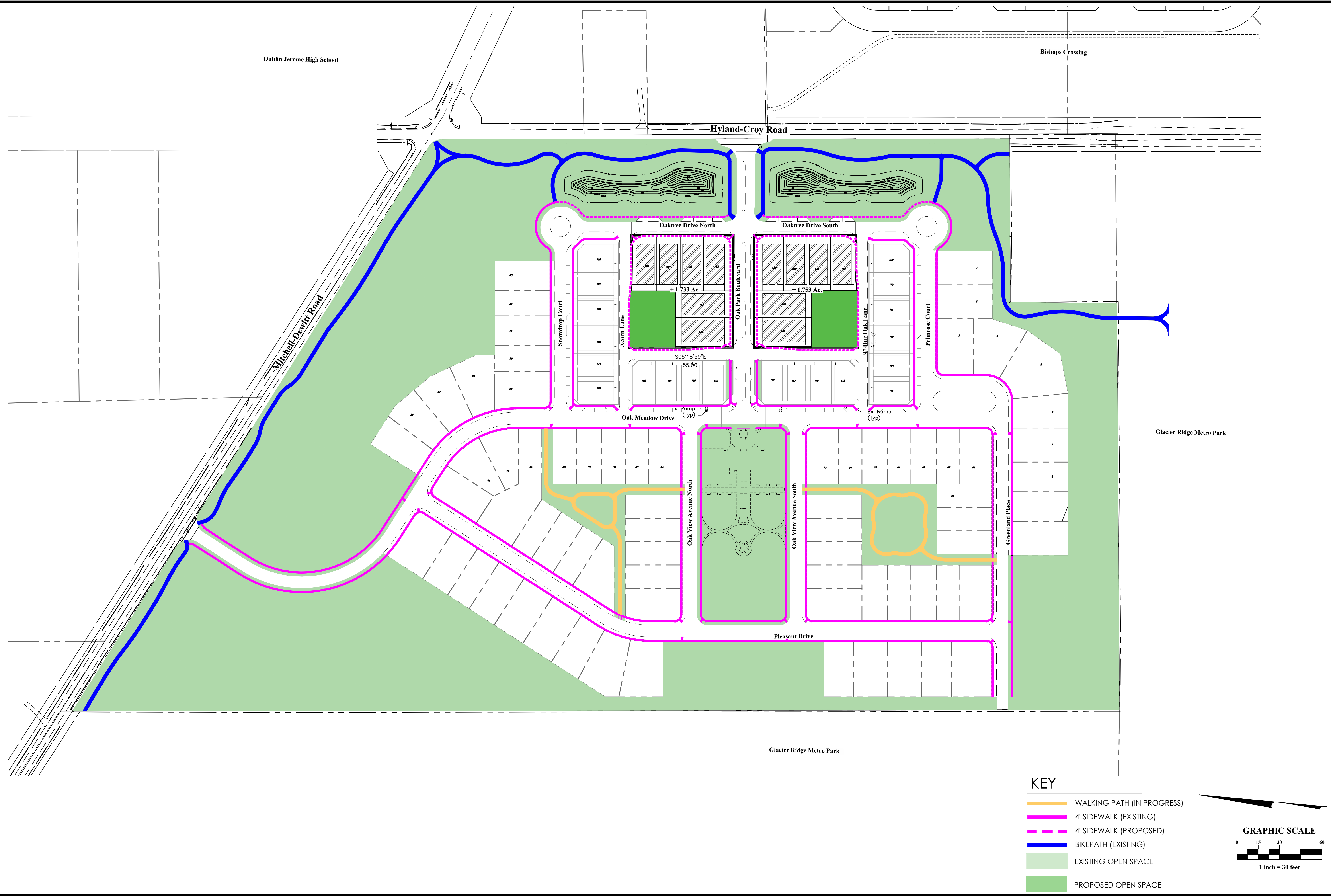
SECTION E: OAKTREE DRIVE NORTH / OAKTREE DRIVE SOUTH
NOT TO SCALE



CROSS SECTION KEY PLAN
SCALE: 1"=200'

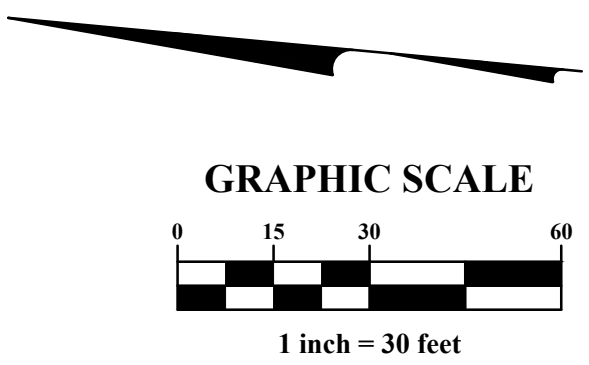
			OAK PARK DUBLIN, LLC					
			PUD REZONING/PRELIMINARY DEVELOPMENT PLAN FOR OAK PARK RESERVE A AND D SINGLE FAMILY HOMES TYPICAL SITE SECTIONS DUBLIN, OHIO					
			 Evans, Mechwart, Hamblen & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Toll Free: 888.775.3448 emh.com					
DATE			October 22, 2019					
SCALE			As Noted					
JOB NO.			20190713					
SHEET			4/10					
						REVISIONS		

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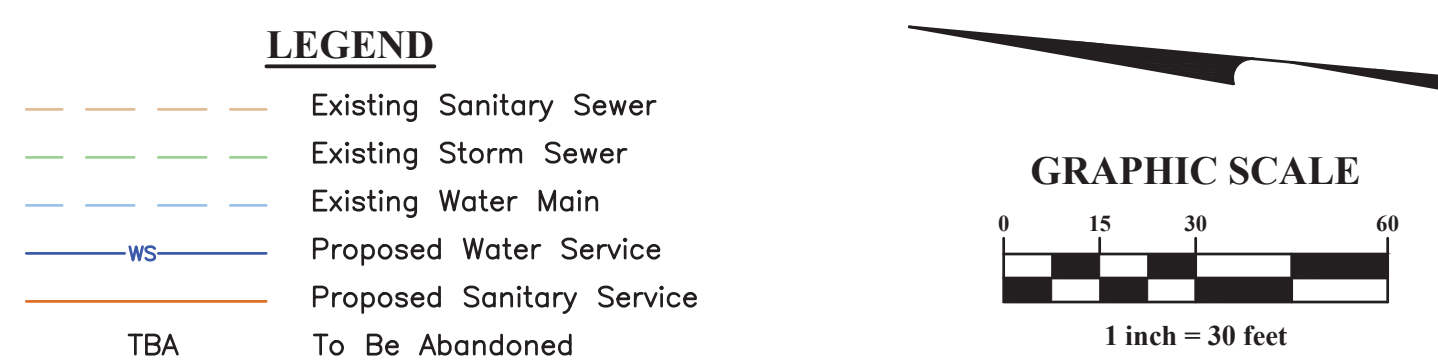


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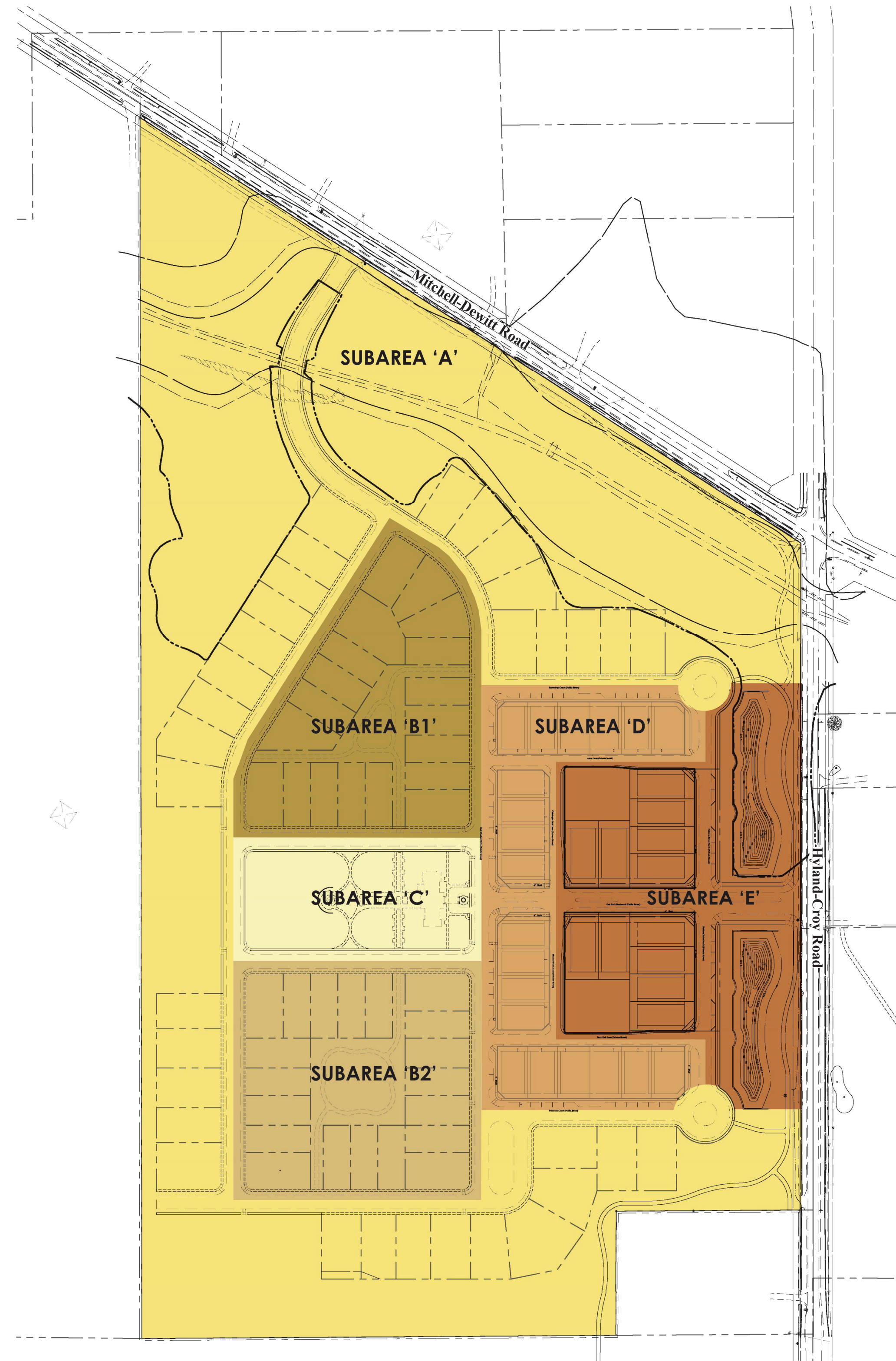
- WALKING PATH (IN PROGRESS)
- 4' SIDEWALK (EXISTING)
- 4' SIDEWALK (PROPOSED)
- BIKEPATH (EXISTING)
- EXISTING OPEN SPACE
- PROPOSED OPEN SPACE



REVISIONS		
MARK	DATE	DESCRIPTION

6/10

PROPOSED ZONING



RE-ZONED SUBAREAS D and E			
SUBAREA	USE	DESCRIPTION	UNITS
A	PARK HOMES	60' - 80' Width x 125' Depth	33
B-1 and B-2	VILLAGE HOMES	55' - 60' Width x 125' Depth	39
C	CLUBHOUSE	NA	NA
D	VILLA HOMES	55' Min. Width x 104' Depth	20
E	PROPOSED VILLA HOMES	55' Min. Width x 130' Min. Depth	12
TOTAL UNITS			104 DU
TOTAL OAK PARK ACREAGE			61.39AC
GROSS DENSITY			1.69 DU/AC
OPEN SPACE			31.8

[illegible]

OAK PARK DUBLIN, LLC

**PUD REZONING/PRELIMINARY DEVELOPMENT PLAN
FOR
OAK PARK RESERVE A AND D
SINGLE FAMILY HOMES
OVERALL OAK PARK SUBAREAS
DUBLIN, OHIO**



DATE
October 22, 2019

SCALE

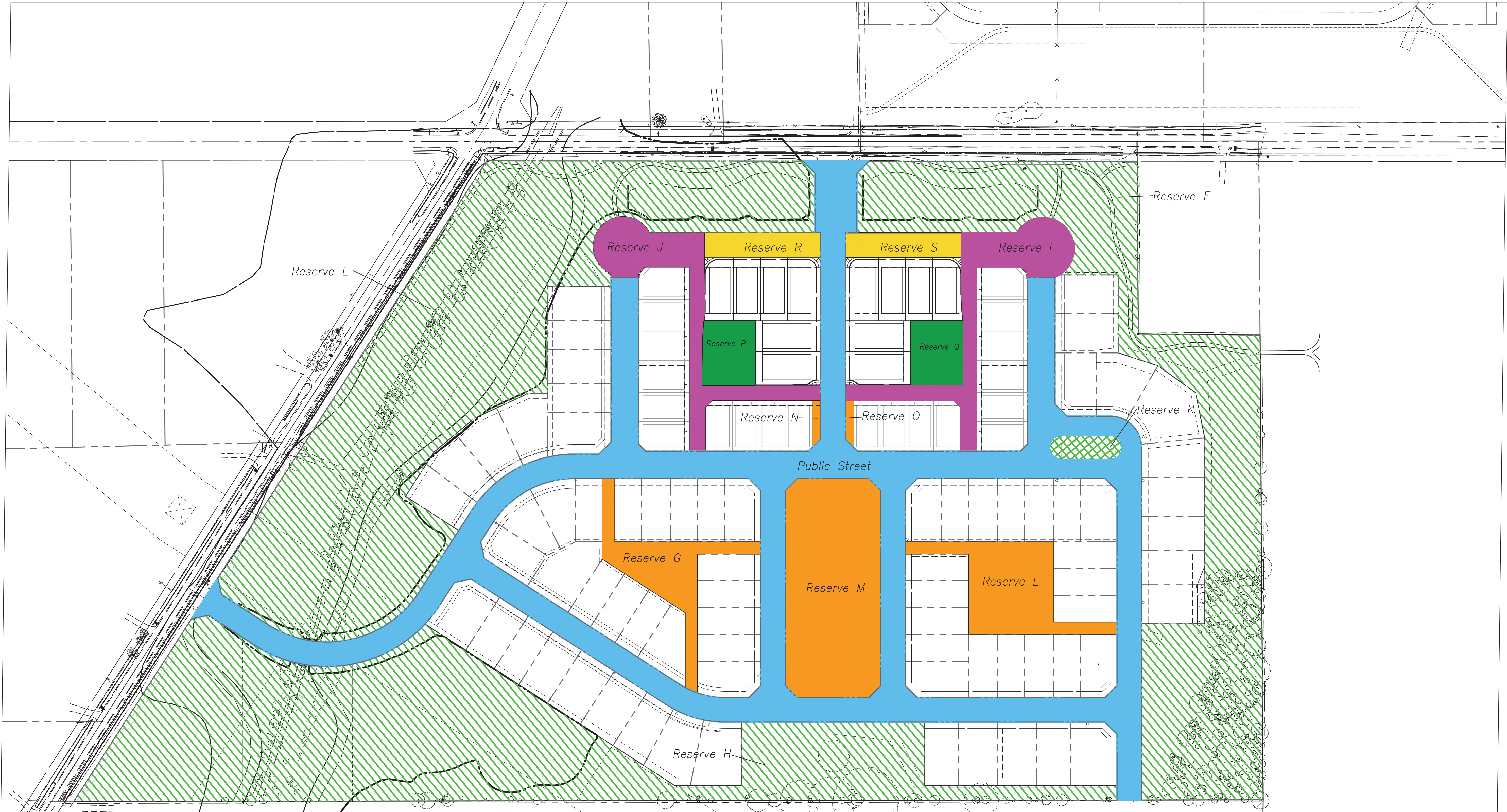
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JOB NO.

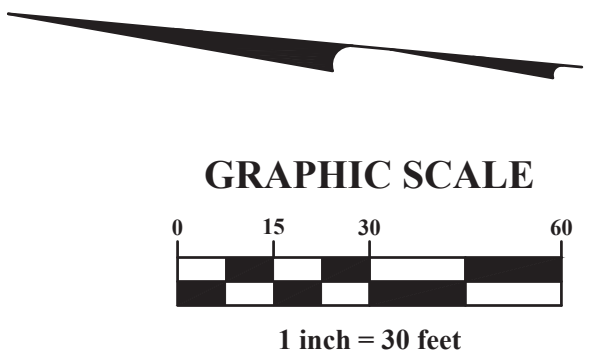
20190713

SHEET

7/10



OAK PARK RESERVES					
KEY	NAME/USE	OWNER	MAINTENANCE RESP.	ACRES +/-	NOTES
	PUBLIC STREET	CITY OF DUBLIN	CITY OF DUBLIN	N/A	Public Streets- Previously Dedicated
	RESERVES E, F, H-OPEN SPACE	CITY OF DUBLIN	CITY OF DUBLIN	24	Large Open Spaces Surrounding the Development
	RESERVE K- ISLAND	CITY OF DUBLIN	OAK PARK HOA*	0.16	Small landscape island
	RESERVES G, L, M, N, O-OPEN SPACE	OAK PARK HOA*	OAK PARK HOA*	3.67	Reserves N and O (.068 ac) replaced B and C (0.228)
	RESERVES I AND J	OAK PARK HOA*	OAK PARK HOA*	1.761	Private Alleys
	RESERVES P AND Q-OPEN SPACE	OAK PARK HOA*	OAK PARK HOA*	0.66	reserves (0.33 ac each) created
	RESERVES R AND S	OAK PARK HOA*	OAK PARK HOA*	0.56	Two private streets (0.28 ac each)
OAK PARK HOA* = OAK PARK COMMUNITY ASSOCIATION					



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OAK PARK DUBLIN, LLC

REZONING/PRELIMINARY DEVELOPMENT PLAN
FOR
OAK PARK RESERVE A AND D
SINGLE FAMILY HOMES
OVERALL OAK PARK RESERVES
DUBLIN, OHIO

EMHIT

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5900 New Albany Road, Columbus, OH 43254
Phone 614.775.6500 Toll Free 888.775.3848
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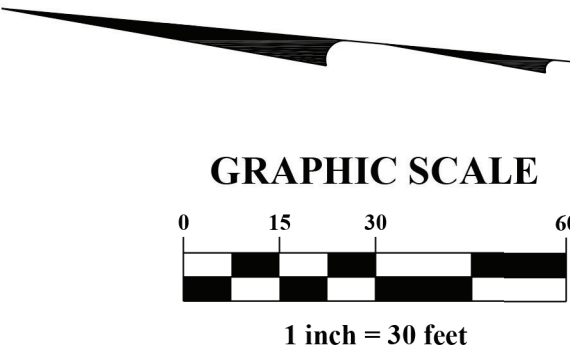
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JOB NO.	20190713
SHEET	8/10

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NOTE: HOUSE FOOTPRINTS ARE FOR ILLUSTRATIVE PURPOSES ONLY. SEE TEXT FOR LIMITATIONS ON DRIVEWAY LOCATIONS.

SITE DATA:	
Site Area Subarea E:	± 8.3 Acre
Rezoning Area	± 3.46
Lots:	12 DU
Density (Based on Subarea E) Area	± 1.44 du/ac
Open Space	± 0.66 ac
Impervious Area Per Lot	60%

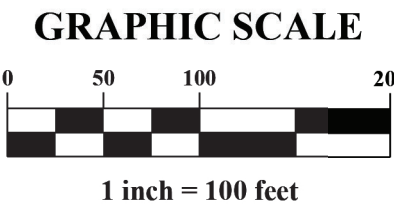


 Evans, Mechwart, Hamblen & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.6000 Toll Free: 888.775.3648 emht.com		PUD REZONING/PRELIMINARY DEVELOPMENT PLAN FOR OAK PARK RESERVE A AND D SINGLE FAMILY HOMES ILLUSTRATIVE PLAN ENLARGEMENT DUBLIN, OHIO		OAK PARK DUBLIN, LLC	
DATE		October 22, 2019		REVISIONS	
SCALE		As Noted			
JOB NO.		20190713			
SHEET		9/10			
				MARK	
				DATE	
				DESCRIPTION	

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NOTE: HOUSE FOOTPRINTS ARE FOR ILLUSTRATIVE PURPOSES ONLY. SEE TEXT FOR LIMITATIONS ON DRIVEWAY LOCATIONS.



REVISIONS		
MARK	DATE	DESCRIPTION
OAK PARK DUBLIN, LLC		
PUD REZONING/PRELIMINARY DEVELOPMENT PLAN FOR OAK PARK RESERVE A AND D SINGLE FAMILY HOMES ILLUSTRATIVE PLAN OVERALL DUBLIN, OHIO		
DATE: October 18, 2019		
SCALE: As Noted		
JOB NO.: 20190713		
SHEET: 10/10		

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5500 New Albany Road, Columbus, OH 43254
Phone 614.775.4500 Toll Free 888.775.3448
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