

Application for Approval of BSD Minor Project

Dublin 18 LLC
3800 West Dublin Road

Development Statement

I. Project Overview

This project will improve and update existing landscaping at the property located at 3800 W. Dublin Granville Road. The property is zoned within the Bridge Street District's Sawmill Center Neighborhood. The proposed changes alter landscaping elements, including removal of existing trees, planted due to requirements from a previously approved development plan. A copy of the relevant portions of the previously approved development plan is attached as Exhibit A and a copy of the property's legal description is attached as Exhibit B.

The proposed landscaping changes are necessary to harmonize the site's landscaping with the Bridgestreet District's landscaping requirements and design guidelines, will improve visibility to the principal building on the site, and will create a more aesthetically pleasing site. This project will not make any alterations to the principal building or existing vehicular use areas. Changes to the existing landscaping are set forth in the attached landscape plan exhibit, including:

- L-0 Survey of Existing Site;
- L-1 Overall Landscape Plan;
- L-2 Landscape Enlargement Plan;
- L-3 Landscape Details;
- L-4 Tree Preservation/Removal Plan; and
- L-5 Tree Replacement Plan.

II. Key Elements

The major changes to the site consist of the removal of the existing trees and replacing them with deciduous and evergreen trees and evergreen hedges to create a more unified landscape plan while opening up views to the building. All of the changes proposed were created by following the Bridge Street District Code and Bridge Street District Design Guidelines for landscaping, screening, and buffering.

III. Applicable Bridge Street Design Guidelines

9.1 Landscaping and Tree Preservation

a. Intent

1. Because the Bridge Street District (BSD) zoning districts reflect a more urban, mixed use character than other areas of the City, these standards generally

allow landscaping benefits to be achieved through intensities of planting or other forms of screening as an alternative to wide planted areas. Quantitative requirements for landscape materials are intended to provide minimum amounts based on the scale and intensity of development.

Landscape will comply.

2. Unless otherwise specified, these requirements should not be interpreted as requiring regular, symmetrical or standardized intervals of vegetation within landscape areas. Required landscaping should be creatively and architecturally designed to add four seasons of visual interest and preserve natural integrity, and be appropriate to the character of the surrounding area.

Landscape will comply.

b. Guidelines

1. Perimeter Landscape Buffering. Perimeter landscape buffering is intended to provide a buffer between land uses of significantly different intensities. The buffering is intended to obscure the higher-intensity land use from view and block potential negative impacts related to noise, lighting levels, and activity through the use of denser landscape screening and/or a fence or wall visually softened by clustered plantings, creatively and architecturally designed, as appropriate to the character of the surrounding area, and approved by the required reviewing body.

Perimeter buffering is not required for this project because all abutting properties are commercial uses and within the BSD.

2. Surface Parking and Circulation Area Landscaping - Street Frontage Screening

a. General Requirements

1. Required landscaping should be installed within five feet of the edge of the parking lot and may be creatively clustered and architecturally designed, as appropriate to the character of the surrounding area.

All required screening landscape will be installed within five feet of the edge the vehicular use area. Please see Exhibits L-1 and L-2.

2. Where temporary conditions are anticipated, such as developments planned in phases, the required reviewing body may consider alternative street frontage screening treatments consistent with an approved application as provided in the zoning code.

This minor project will be completed in one phase.

3. Where the surface parking lot/vehicular use area's proximity to the public right-of-way varies such that different treatments are required, the street frontage screening required for the majority of that side of the parking lot/vehicular use area should be required along the entire frontage of that same side of the parking lot/vehicular use area.

Landscape will comply. See the Landscape Plan.

- b. When Located between 20-40 Feet of a Street Right-of-Way. Where a surface parking lot/vehicular use area is located between 20 and 40 feet of any street right-of-way the property owner should install at least one deciduous tree per 40 lineal feet, or fraction thereof, of a parking lot boundary facing the public street, in addition to the street trees required in the Site Development Standards of the BSD zoning regulations. In addition, at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street should be installed, with a mature height of at least three feet.

Portions of the vehicular use area on site are within 40' of a street right-of-way. Whenever this occurs, there is at least one deciduous tree per 40 lineal feet and at least five shrubs per 25 lineal feet. See Exhibit L-1.

- c. When Located within 20 Feet of a Street Right-of-Way other than a Principal Frontage Street. Where a surface parking lot/vehicular use area is located within 20 feet of any street right-of-way, the property owner should install a street wall in accordance with in the Site Development Standards of the BSD zoning regulations and these guidelines. In addition, at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street.

No vehicular use area is within 20' of a street right-of-way.

- d. When Located within 20 Feet of a Principal Frontage Street. Where a surface parking lot/vehicular use area is located within 20 feet of a principal frontage street, the property owner should install a masonry or wrought iron street wall in accordance with in the Site Development Standards of the BSD zoning regulations and these guidelines. In addition, at least five deciduous or evergreen shrubs per 25 lineal feet, or fraction thereof, of a parking lot boundary facing the public street should be installed.

No vehicular use area is within 20' of a street right-of-way.

- e. When Located within 40 Feet of an Alley/Service Street. Unless otherwise approved by the required reviewing body, where a surface parking lot/vehicular use area is located within 40 feet of an alley or service street, the property owner should install at least five deciduous or

evergreen shrubs with a mature height of at least three feet, per 25 lineal feet or fraction thereof of the parking lot boundary.

No vehicular use area is within 40' of an alley/service street.

3. Interior Landscaping

- a. Islands and Peninsulas. All required landscaped areas should consist of curbed islands, peninsulas or swales (as approved by the City Engineer) that are surrounded on at least two sides by pavement. Landscaping on the perimeter of the parking lot is not counted toward meeting this requirement. Tree islands should create clusters of shade trees, thereby encouraging root growth (e.g. minimum of four parking spaces).

All landscaped areas on site are curbed islands or peninsulas that are surrounded on at least two sides by pavement. See Exhibit L-1.

- b. Minimum Dimensions. All landscape islands should include a minimum width of ten feet from back to back of curb. All islands should be a minimum of 180 square feet in area. Parking lot islands should be designed in clusters to enhance plant survivability and should be distributed as evenly as possible throughout paved parking areas, without being required in the interior of service courts and loading dock areas.

All landscape islands for required landscape areas are at least 180 square feet in area and are a minimum width of 10 feet.

- c. Tree Quantity. A minimum of one broad leaf/deciduous tree should be provided for every 300 square feet of required landscaped area.

One deciduous tree will be provided for every 300 square feet of required landscape area. See Exhibit L-1.

- d. Clear Space. When a landscape peninsula or island abuts the length of a parking space, a clear space for persons entering and exiting parked vehicles should be provided by turf or pavers, mulch, decorative stone, or other similar non-vegetative material.

Landscape will comply.

- e. Interior Landscaping Standards. Each interior landscaped area should include at least one deciduous shade tree (from the approved Urban Street Tree List) to be counted toward the required landscape area. Trees should have a clear trunk of at least seven feet above the ground, and the remaining area should be landscaped with hardwood mulch, shrubs, perennials or ground cover. Interior tree lawns and large consolidated

islands may also use turf. Shrubs or perennials should not exceed two feet in mature height.

All required interior landscaped areas include at least one deciduous tree. See Exhibit L-1.

- f. Drainage. Required on-site drainage should be incorporated into interior landscaped areas to the maximum extent practicable consistent with the standards in the City of Dublin Stormwater Management Design Manual. If a curb is located at the edge of a landscaped area, planted areas should be installed at a lower grade than the parking lot pavement and curbing should have openings or gaps allowing drainage from the pavement to enter and percolate through the landscaped areas. Plantings in landscaped areas intended to be used for biofiltration should be those appropriate for rain gardens.

Landscape will comply.

4. Foundation Planting

- a. Locations. On those facades where building foundation landscaping is required, plantings are required along all portions of the façade except for building entrances or utility connections consistent with code provisions.

Plantings are provided along every side of the building façade.

- b. Quantity. Building foundation landscaping should consist of at least one shrub per each 10 linear feet of building façade, or fraction thereof, within a landscape bed or raised planter. Shrub spacing should be at the industry minimum standard by species. Plantings should be designed and creatively clustered by species, and respond to the character of the adjacent architecture and surrounding area.

The principal building on site faces three street right-of-ways and therefore must have foundation landscaping. There is at least one shrub per 10 lineal feet of building façade. See Exhibits L-1 & L-2.

- c. Planters and Boxes. Where streetscape or patio RBZ treatment is provided, raised planting beds, raised planters, flower boxes, and potted plants may be used, subject to approval of the reviewing body. If used, such features may not be constructed using railroad ties, unfinished/unsplit concrete masonry units (CMU), and similar materials.

There will not be an RBZ treatment provided for this project.

- d. Height at Planting. Building foundation landscaping may be installed at building foundation grade level or in a raised planter. The planter should

not be higher than three feet above the building foundation grade level. Roof top gardens do not count towards meeting this requirement.

All landscaping will be installed at building foundation grade level.

- e. Additional Material. A majority of the surface area of any foundation planting landscape bed should be covered by living materials, rather than bark, mulch, gravel, decorative stone, or other non-living materials in accordance with in the Site Development Standards of the BSD zoning regulations.

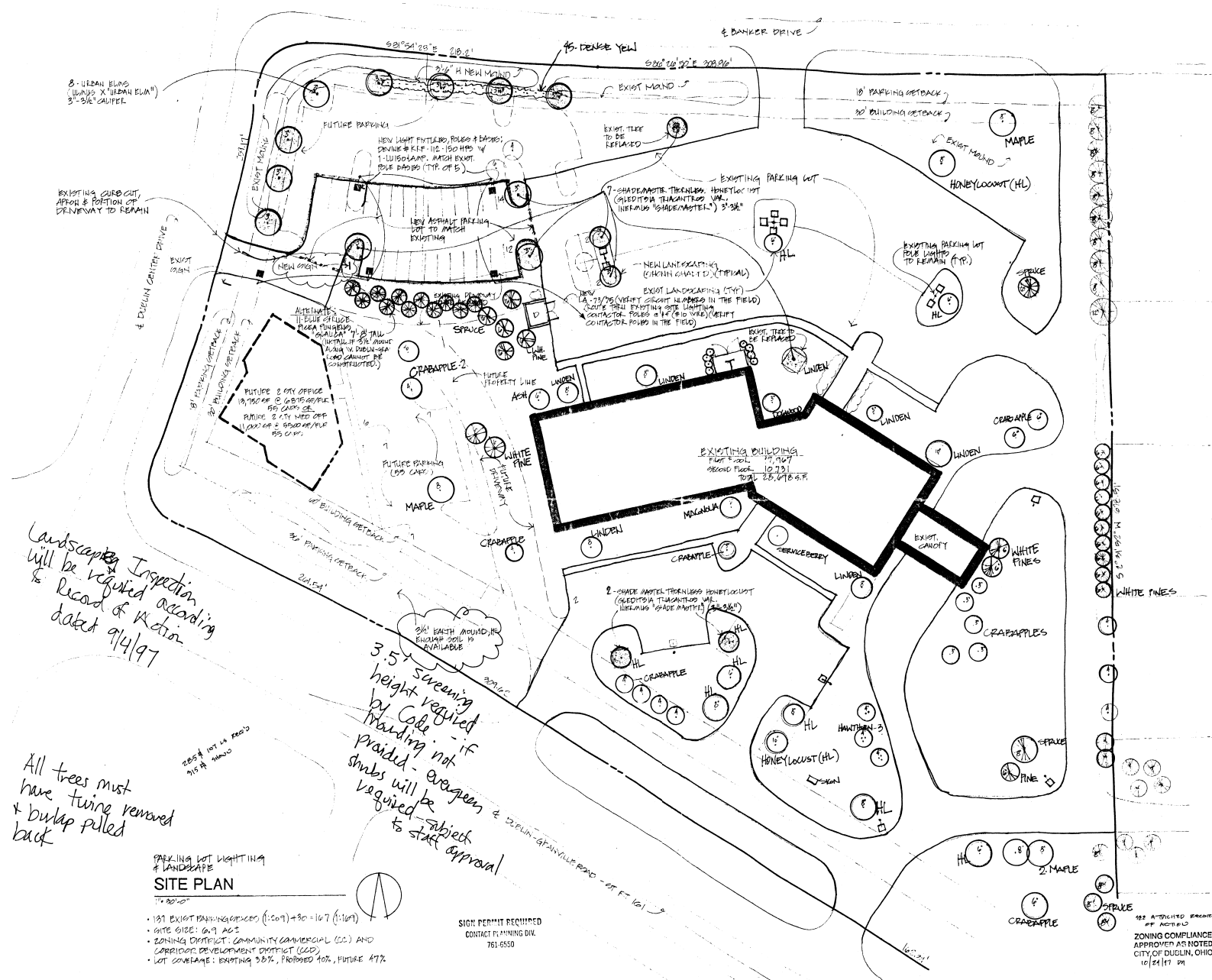


Exhibit B

REAL PROPERTY**Parcel One:**

Situated in the City of Dublin, County of Franklin and State of Ohio, described as follows:

All of Reserve A of Dublin City Center Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 69, Page 18, Recorder's Office, Franklin County, Ohio.

Prior Instrument Reference: Instrument No. 199907220186611 of the Franklin County, Ohio Recorder

SAVE AND EXCEPT:

Being a parcel of land lying on the left Side of the centerline of a survey, made for the Ohio Department of Transportation and recorded in Plat Book ____, Page ____, the records of Franklin County and being located within the following described points in the boundary thereof:

Situate in the State of Ohio, County of Franklin, City of Dublin and being a part of Quarter Township 3, Township 2 North, Range 19 West, United States Military Lands, and being a 0.124 acre portion of 6.815 acre tract (Reserve "A") as shown in plat of record for Dublin City Center and recorded in Plat Book 69, Pages 18-20 and as conveyed to Interstate Retirement Assets, Inc. by deed of record in Official Record 28104A01, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing for reference at a monument box (found) at the intersection of the centerline of S.R. 161 with the centerline of survey and construction Sawmill Road said point being Station 69+61.29, S.R. 161;

Thence North 54 degrees 12 minutes 41 seconds West, a distance of 5.98 feet, along the centerline of S.R. 161 to a point (S.R. 161 Station 69+55.31);

Thence North 54 degrees 24 minutes 50 seconds West, a distance of 286.64 feet, along the centerline of S.R. 161 to a point, (S.R. 161 Station 66+68.67), said point being the southeasterly corner of a 0.52 acre tract as conveyed to the State of Ohio Parcel 4162-WD;

Thence North 02 degrees 35 minutes 49 seconds East a distance of 66.76 feet, along the easterly line of said 0.52 acre tract, to a point, (S.R. 161 Station 66+32.31, 56.00 feet left), said point being the southeasterly corner of the said 6.815 acre tract (Reserve "A"), said point being the southwesterly corner of 0.943 acre tract (Lot 1 & 2) as conveyed to Emro Marketing Company, a Delaware Corporation by deed of record in Official Record 13340I16 Recorder's Office Franklin County, Ohio, said point being in the northerly right-of-way line of said S.R. 161, and said point being also the True Point of Beginning of the herein described tract of land;

Thence along the southerly line of the said 6.815 acre tract (Reserve "A"), and also along the northerly right-of-way line of said S.R. 161 by the following described four (4) courses:

1. North 54 degrees 24 minutes 50 seconds West, a distance of 162.09 feet to a point, (S.R. Station 64+70.35, 56.00 feet left);

2. North 54 degrees 39 minutes 27 seconds West, a distance of 303.76 feet to a point of curvature, (S.R. 161 Station 61+66.71, 56.00 feet left);
3. Along the arc of a curve to the left, said curve having a radius of 2002.50 feet, a delta angle of 07 degrees 36 minutes 40 seconds, the chord of said curve that bears North 58 degrees 27 minutes 47 seconds West, 265.81 feet to a point of curvature (S.R. 161 Station 59+08.14, 56.00 feet left);
4. Along the arc of a curve to the right, said curve having a radius of 35.00 feet, a delta angle of 81 degrees 41 minutes 35 seconds, the chord of said curve that bears North 14 degrees 43 minutes 58 seconds West, 45.78 feet to a point of curvature, (S.R. 161 Station 58+78.59, 90.01 feet left), said point being in the westerly line of the said 6.815 acre tract (Reserve "A"), and said point being in the easterly right-of-way line of Dublin Center Drive N.;

Thence along the westerly line of the said 6.815 acre tract (Reserve "A"), along the easterly right-of-way line of said Dublin Center Drive N., and also along the arc of a curve to the left said curve having a radius of 1030.00 feet, a delta angle of 00 degrees 41 minutes 08 seconds, the chord of said curve that bears North 25 degrees 46 minutes 16 seconds East, 12.32 feet to a point of curvature, (S.R. 161 Station 58+78.37, 102.33 feet);

Thence crossing the said 6.815 acre tract (Reserve "A") by the following described six (6) courses:

1. Along the arc of a curve to the left, said curve having a radius of 35.00 feet, a delta angle of 87 degrees 35 minutes 42 seconds, the chord of said curve that bears South 18 degrees 22 minutes 10 seconds East, 48.45 feet to a point of curvature, (S.R. 161 Station 59+11.60, 68.50 feet left);
2. Along the arc of a curve to the right, said curve having a radius of 2015.00 feet, a delta angle of 05 degrees 23 minutes 55 seconds, the chord of said curve that bears South 59 degrees 28 minutes 03 seconds East, 189.79 feet to a point of tangency (S.R. 161 Station 60+95.00 feet left);
3. South 47 degrees 13 minutes 46 seconds East a distance of 52.27 feet to a point of curvature, (S.R. 161 Station 61+45.00, 60.50 feet left);
4. Along the arc of a curve to the right, said curve having a radius of 2007.00 feet, a delta angle of 00 degrees 38 minutes 20 seconds, the chord of said curve that bears South 54 degrees 58 minutes 37 seconds East, 22.38 feet to a point of tangency (S.R. 161 Station 61+66.71 feet left);
5. South 54 degrees 39 minutes 27 seconds East, a distance of 303.77 feet, to a point, (S.R. 161 Station 64+70.22, 60.50 feet left).
6. South 54 degrees 24 minutes 50 seconds East, a distance of 159.17 feet to a point, (S.R. 161 Station 66+29.39, 60.50 feet left), said point being in the easterly line of the said 6.815 acre tract (Reserve "A"), and said point being also in the westerly line of the said 0.943 acre tract (Lots 1 & 2);

Thence South 02 degrees 35 minutes 49 seconds West a distance of 5.37 feet, along the easterly line of the said 6.815 acre tract (Reserve "A"), and also along the westerly line of the said 0.943 acre tract (Lots 1 & 2) to the True Point of Beginning, containing 0.124 acres, more or less, subject to all easements, restrictions, and rights-of-way of record.

"Bearings were transferred by a field traverse originating on Franklin County Control Monuments "FRANK 73" and "FRANK 173", and are based on the Ohio State Plane Coordinate System. South Zone and the North American Datum of 1983."

It is understood the above contains a total of 0.124 of an acre, more or less including the present road which occupies 0.000 of an acre, more or less.

The above described area contains 0.124 acre take from Auditor's Parcel No. 273-9082 and is carried on the Tax Map as 6.815 acres.

This description is based on a survey of SR 161, made by Woolpert, Columbus, Ohio, for the State of Ohio in 1992 under the direction and supervision of Michael J. Purtee Ohio Registered Surveyor No. 7424.

Said stations being the Stations numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Transportation, Columbus, Ohio.

Grantor claims title by instrument (s) of record in Official Record 28104A01, Recorder's Office, Franklin County, Ohio.

Prior Instrument Reference: Instrument No. 199909100230878 of the Franklin County, Ohio Recorder

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Parcel Two:

Situate in the City of Dublin, County of Franklin and State of Ohio, described as follows:

All of Reserve D of Dublin City Center Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 69, Page 18, Recorder's Office, Franklin County, Ohio.

(Formerly being Lot #3 of Meadowland Heights No. 1 as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 27, Page 60, Recorder's Office, Franklin County, Ohio).

Prior Instrument Reference: Deed Book 3755, Page 350 of the Franklin County, Ohio Recorder

SAVE AND EXCEPT:

Being a parcel of land lying on the left Side of the centerline of a survey, made for the Ohio Department of Transportation and recorded in Plat Book ____, Page ____, the records of Franklin County and being located within the following described points in the boundary thereof:

Situate in the State of Ohio, County of Franklin, City of Dublin and being a part of Quarter Township 3, Township 2 North, Range 19 West, United States Military Lands, being a 0.052 acre portion of 0.459 acre tract (Reserve "D") as shown in plat of record for Dublin City Center and recorded in Plat Book 69, Pages 18-

20, and being part of Lot 3 as shown in plat of record for Meadowland Heights No. 1 and recorded in Plat Book 27, Page 60, as conveyed to State Savings Company by deed of record in Deed Book 3755, Page 350, all aforementioned references being to the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing for reference at a monument box (found) at the intersection of the centerline of S.R. 161 with the centerline survey and construction of Sawmill Road, said point being at Station 500+00.00 Sawmill Road;

Thence North 02 degrees 31 minutes 37 seconds East, a distance of 361.34 feet, along the centerline survey and construction of Sawmill Road to a point (Sawmill Road Station 503+61.34);

Thence South 87 degrees 28 minutes 4 seconds West, a distance of 45.00 feet to a point, (Sawmill Road Station 503+61.34, 45.00 feet left), said point being the southeasterly corner of the said 0.459 acre tract (Reserve "D"), said point being also the northeasterly corner of a 0.943 acre tract (Lots 1 & 2) as shown in plat of record for Meadowland Heights No. 1 and recorded in Plat Book 27, Page 60, and as conveyed to Emro Marketing Company, a Delaware Corporation, by deed of Official Record 13340116, all of the aforementioned references being to the Recorder's Office, Franklin County, Ohio, and said point being also the True Point of Beginning of the herein described tract of land;

Thence North 86 degrees 28 minutes 14 seconds West, a distance of 22.50 feet, along the southerly line of the said 0.459 acre tract (Reserve "D"), and also along the northerly line of the said 0.943 acre tract (Lots 1 & 2) to a point, (Sawmill Road Station 503+61.74, 67.50 feet left);

Thence North 2 degrees 31 minutes 37 seconds East, a distance of 100.29 feet, crossing the said 0.943 acre tract (Lots 1 & 2) to a point, (Sawmill Road Station 504+62.03, 67.50 feet left), said point being in the northerly line of the said 0.459 acre tract (Reserve "D"), and said point being also in the southerly line of a 0.421 acre tract (Lot 4), as conveyed to Maria Ciotola in Official Record 15365D17, Recorder's Office, Franklin County, Ohio;

Thence South 86 degrees 31 minutes 16 seconds East, a distance of 22.50 feet, along the northerly line of the said 0.459 acre tract (Reserve "D"), along the southerly line of the said 0.421 acre tract (Lot 4), along the southerly line of a 0.037 acre tract as conveyed to the City Of Dublin, Ohio by deed of record in Official Record 26976H13 to a point, (Sawmill Road Station 504+61.66, 45.00 feet left) said point being the northeasterly corner of the said 0.459 acre tract (Reserve "D"), said point being the southeasterly corner of the said 0.037 acre tract, and said point being also in the westerly right-of-way line of said Sawmill Road;

Thence South 02 degrees 31 minutes 37 seconds West, a distance of 100.31 feet, along the easterly line of the said 0.459 acre tract (Reserve "D"), and also along the westerly right-of-way line of said Sawmill Road to the True Point of Beginning, containing 0.052 acres, more or less, subject to all easements, restrictions, and rights-of-way of record.

Bearings were transferred by a field traverse originating on Franklin County Control Monuments "FRANK 73" and "FRANK 173", and are based on the Ohio State Plane Coordinate System. South Zone and the North American Datum of 1983.

It is understood the above contains a total of 0.052 of an acre, more or less including the present road which occupies 0.000 of an acre, more or less.

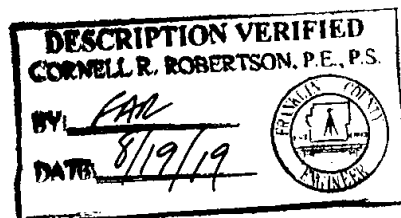
The above described area contains 0.052 acre taken from Auditor's Parcel No. 273-9512 and is carried on the Tax Map as 0.459 acres.

This description is based on a survey of SR 161, made by Woolpert, Columbus, Ohio, for the State of Ohio in 1992 under the direction and supervision of Michael J. Purtee Ohio Registered Surveyor No. 7424.

Said stations being the Stations numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Transportation, Columbus, Ohio.

Grantor claims title by instrument (s) of record in Deed Book 3755, Page 350, Recorder's Office, Franklin County, Ohio.

Prior Instrument Reference: Instrument No. 199909100230883 of the Franklin County, Ohio Recorder.



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