



FINAL DEVELOPMENT PLAN/ AMENDED FINAL DEVELOPMENT PLAN APPLICATION

[Code Sections 153.053 (E)]

TO EXPIRE _____

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

NOTE: All applications are reviewed by Land Use and Long Range Planning for completeness prior to being processed. Applications that are incomplete will **not** be accepted. Applicants are encouraged to contact Land Use and Long Range Planning for assistance and to discuss the PUD Final (and/or Amended) Development Plan process, and if needed, to make an appointment for a pre-submittal review prior to submitting a formal application.

I. PLEASE CHECK THE TYPE OF APPLICATION:

- PUD Final Development Plan [Section 153.053 (E)]
- PUD Amended Final Development Plan [Section 153.053 (E) and (G)]
- Other (Please Describe) _____

II. PROPERTY INFORMATION: This section must be completed.

Property Address: 8300 Hyland-Croy Road Dublin, Ohio 43017		
Tax ID/Parcel Number(s): 1370000046001 1370000047000 1370000044000	Parcel Size (Acres): 87.78	
Existing Land Use/Development: Dublin Jerome High School		
Proposed Land Use/Development: Dublin Jerome High School		
Existing Zoning District: PUD		

III. DEVELOPMENT PLAN STATEMENT: Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following sections.

A. Please briefly explain the proposed development:	See Attached
B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:	See Attached
C. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards:	See Attached
D. Briefly address how the proposed rezoning and development meet the review criteria for Final Development Plan approval by the Planning and Zoning Commission as stated in [Section 153.055(B)], (SEE ATTACHMENT A):	See Attached

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 JUN 17 2008
 08-053 AFD
 CITY OF DUBLIN
 LAND USE &
 LONG RANGE PLANNING

FILE COPY

III Development Plan Statement

A:

Mounding and evergreen trees were added behind the varsity baseball field home run fence to address the neighbors concerns that baseballs would come into their yards and also to help reduce the noise from the games. Additional mounding at center field was installed higher than the grading plan indicated because of the neighbors concerns. The additional mounding that was added at centerfield and along the right field line was excess soil from the Glacier Ridge Elementary School site.

B:

The development relates to the existing varsity baseball field and continual land use character of the vicinity by completing the mound plantings add additional buffering from the neighbors and discourage ball game spectators

C:

The proposed development relates to the Dublin Community Plan by continuing school activities in a quality facility. The mounding was added for additional screening/buffering between different land uses.

D:

The amended final development plan meets the review criteria by the P & Z Commission by not adding any additional structures, lighting, signage, changes to pedestrian and vehicular circulation, changes to the existing drainage patterns, removal of existing trees, and topography will not change. The open space remains the same. The project meets all local, state, and federal laws.

IV. PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: Please submit **large** (24X36) and **small** (11X17) sets of plans. Please make sure all plans are stapled and collated. Large plans should also be folded. Staff may later request plans that incorporate review comments. Fourteen (14) additional copies of revised submittals are required for the Planning and Zoning Commission hearing.

- ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES** Please notarize agent authorization, if necessary.
- FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY**
- FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP** indicating property owners and parcel numbers for all parcels within **500 FEET** of the site (Maximum Size 11X17). Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF A LIST OF CONTIGUOUS PROPERTY OWNERS WITHIN 150 FEET** of the perimeter of the property based on the County Auditor's current tax list, including parcel number, owner name (not Mortgage Company or Tax Service), and address (Maximum Size 11X17). It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. Please contact Land Use and Long Range Planning if you need assistance.
- FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT**
- FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING:**
 - a. North arrow and bar scale.
 - b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
 - c. Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.).
 - d. Size of the site in acres/square feet.
 - e. All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
 - f. Existing and proposed zoning district boundaries.
 - g. Use of land and location of structures on adjacent properties.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS:**
 - a. Grading Plan.
 - b. Landscaping Plan.
 - c. Lighting Plan.
 - d. Utility and/or Stormwater Plan.
 - e. Tree Survey, Tree Preservation and Tree Replacement Plans
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS** with proposed colors and materials noted.
- IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING:**
 - a. Location of signs and sign type (wall, ground, projecting, or window).
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
 - c. Copy layout and lettering styles (fonts) of signage.
 - d. Materials and manufacturer to be used in fabrication.
 - e. Total area of sign face (including frame)
 - f. Type of illumination
- MATERIAL/COLOR SAMPLES** (swatches, photos, plans, or product specifications). Include manufacturer name and product number.

V. CURRENT PROPERTY OWNER(S): This section must be completed. Please attach additional sheets if needed.

Name (Individual or Organization): Dublin Board of Education	
Mailing Address: (Street, City, State, Zip Code) 7030 Hoffman Road, Dublin, Ohio 43017	
Daytime Telephone: 614-764-5913	Fax: 614-761-5856
Email or Alternate Contact Information: Jeff Eble eble_jeff@dublin.k12.oh.us	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting approval of the Final Development Plan if different than the property owner(s).


Name: Mike Close	
Organization (Owner, Developer, Contractor, etc.): Wiles, Boyle, Burkholder & Bringardner	
Mailing Address: (Street, City, State, Zip Code) 300 Spruce Street, 1st Floor, Columbus, OH 43215	
Daytime Telephone: 614-221-5216	Fax: 614-221-4541
Email or Alternate Contact Information: mclose@wileslaw.com	

VII. REPRESENTATIVE(S) OF OWNER/APPLICANT: Please complete if applicable. This is the primary contact person who will receive correspondence regarding this application. If needed, attach additional sheets for multiple representatives.

Name: Patricia Harmon	
Organization: Bird Houk Collaborative	
Mailing Address: (Street, City, State, Zip Code) 600 Creekside Plaza, Mahanna, Ohio 43230	
Daytime Telephone: 614-418-0600	Fax: 614-418-0614
Email or Alternate Contact Information: pharmon@bird-houk.com	

VIII. AUTHORIZATION FOR OWNER'S APPLICANT/REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I, JEFF EBLE, Dublin City Schools, the owner, hereby authorize
PATTY HARMON to act as my applicant/representative(s)
 in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner:  Date: 6/17/08

Subscribed and sworn to before me this 17th day of June, 2008
 State of Ohio
 County of Franklin

Notary Public Sandra Piunno




SANDRA PIUNNO
 Notary Public, State of Ohio
 My Commission Expires 12-08-10

IX. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

XI. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, JEFF EBLE, the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of applicant or authorized representative:  Date: 6/17/08

Subscribed and sworn to before me this 17th day of June, 2008
 State of Ohio
 County of Franklin

Notary Public Sandra Piunno



SANDRA PIUNNO
 Notary Public, State of Ohio
 My Commission Expires 12-08-10

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received: <u>980</u>	Application No: <u>08-053</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>6232</u>	MIS Fee No: <u>5</u> Map Zone:	Date Received: <u>6/17/08</u>	Received By: <u>RES</u>
Type of Request: <u>Amended Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Hyland-Croy Road</u>			
Nearest Intersection: <u>Northeast corner of Brand Road & Hyland-Croy Rd.</u>			
Distance from Nearest Intersection: <u>0</u>			

Amended Final Development Plan
for the
Varsity Baseball Stadium Mound

DUBLIN JEROME
HIGH SCHOOL
H y l a n d - C r o y R o a d

City of Dublin, Ohio

Prepared For:

Dublin Board of Education
7030 Coffman Road
Dublin, Ohio 43016
Phone: (614) 764-5913
Fax: (614) 761-5856

Prepared By:

Bird Houk Collaborative, Inc.
6375 Riverside Drive, Suite 100
Dublin, Ohio 43017
Phone: (614) 764-1122
Fax: (614) 764-9814
Email: designs@bird-houk.com
www.bird-houk.com

Application for Amended Final Development Plan

Submission: June 17, 2008

Revised:

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CITY OF DUBLIN
LAND USE &
LONG RANGE PLANNING

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SECTION I
Introduction

Development Goals

- As-builds for the existing mound.

Development Overview

During the February 2005 neighborhood meeting the adjacent property owners requested that we increase the buffering behind the home run fence to make sure that balls where not hit onto their property and endangering their children. The mound was installed to accommodate their request and included evergreen trees to add additional screening for the neighbors. Additional mounding was added behind the center field and right field fence from the excess soil from Glacier Ridge Elementary School.

SECTION II
Application

Know all Men by these Presents

That FRIEDA IMOGENE SHIRK, Married, and AUDREY S. LAWWELL, Unmarried

of UNION County, State of Ohio, for valuable consideration paid, grant

with general warranty covenants, to THE BOARD OF EDUCATION OF THE DUBLIN CITY SCHOOL DISTRICT

whose tax mailing address is 7030 Coffman Road
Dublin, Ohio 43017

the following real property:

Real estate situated in Jerome Township of Union County, Ohio; in the Virginia Military Survey Number 2925; being all of the 25.40 acre tract of Freida Imogene Shirk and Audrey S. Lawwell (Deed Record 283, page 552) and being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the tangent line County Road 9-E (Mitchell & Dewitt Road, 50 feet wide) with the centerline of County Road 2-D (Hyland & Croy Road, 50 feet wide);

thence with the centerline of said County Road 2-D, North 05 degrees 00 minutes 27 seconds West, 1023.35 feet to a railroad spike found on the point common to the northerly corners of Virginia Military Survey Number 3452 and Virginia Military Survey Number 6595, the southerly line of Virginia Military Survey Number 2925 and the northwesterly corner of a 52.50 acre tract of land owned by Deane Bishop (Deed Record 325, page 653), said railroad spike being the point of beginning of the land to be described;

thence continuing with the centerline of said County Road 2-D, North 11 degrees 52 minutes 28 seconds West, 1075.42 feet to a railroad spike found on the southwesterly corner of a 5.678 acre tract of land owned by Steven R. Ginter (Deed Record 316, page 444);

thence with the southerly line of said Ginter 5.678 acre tract, North 84 degrees 35 minutes 18 seconds East, 1098.18 feet to a three-fourths (3/4) inch diameter iron pipe found on the northwesterly corner of a 25.00 acre tract of land owned by The American Italian Golf Association (Deed Record 223, page 495), said iron pipe found bears South 05 degrees 31 minutes 37 seconds East, 30.09 feet from a five-eighths (5/8) inch diameter iron bar found (passing over a three-fourths (3/4) inch diameter iron pipe found at 30.20 feet);

thence with the westerly line of said American Italian Golf Association 25.00 acre tract, South 05 degrees 33 minutes 11 seconds East, 1079.81 feet to an iron pipe set on the southerly line of Virginia Military Survey Number 2925 and the northerly line of said Bishop 52.50 acre tract (passing over a three-fourths (3/4) inch diameter iron pipe found at 1078.99 feet);

thence South 85 degrees 14 minutes 41 seconds West, 979.86 feet with the line common to the southerly line of said Virginia Military Survey Number 2925 and the northerly line of said Bishop 52.50 acre tract to the point of beginning (passing over an iron pipe set at 954.86 feet).

Bearing (North 84 degrees 35 minutes 01 seconds East) assumed from a previous survey recorded in Survey Record 10, page 126.

The tract as described from an actual field survey performed on or about March 26, 1997, by James A. Page (S-6034), of Page Engineering, Inc., Marysville, Ohio, contains 25.614 acres, more or less, of which 0.617 acre is subject to the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034. The survey is recorded in Survey Record 15 in the office of the Union County Engineer.

Parcel No.: 17-00-24036.000 (listed as 25.4 acres on Union County Auditor's tax duplicate)

Property is conveyed subject to the following easements:

- Columbia Gas of Ohio, Inc. Official Records Vol. 4, Page 772.
- Ohio Edison Company Vol. 299, Page 414
- Union Rural Electric Co-Operative Vol. 152, Page 398
- Columbus and Southern Electric Company Vol. 247, Page 240

DESCRIPTION ACCEPTABLE

25.614 ACRE TRACT(S)

PLANNING COMMISSION APPROVAL

NOT REQUIRED

DATE 5-26-97 mlk

LEGAL DEED DESCRIPTION

Dublin City Schools

25.469 Acres

Real estate situated in Jerome Township of Union County, Ohio; in the Virginia Military Survey Number 3452; being all of the 25.0 acre tract of Frank J. and Esther Melarango, et al (Deed Record 243, page 134, Deed Record 268, page 542, Deed Record 268, page 543, Deed Record 268, page 544 and Deed Record 316, page 57) and being more particularly described as follows:

Beginning at a railroad spike found on the point common to the westerly line of Virginia Military Survey Number 5162, the easterly line of Virginia Military Survey Number 3452, the centerline (on tangent) of County road 9-E (Mitchell & Dewitt Road, 50 feet wide) and the northeasterly corner of a 29.204 acre tract of land owned by Sandra Wilson Smith, et al (Official Record 37, page 427);

thence with the northerly line of said Smith 29.204 acre tract, North 75 degrees 54 minutes 35 seconds West, 647.01 feet to an iron pipe set on the southeasterly corner of a 52.50 acre tract of land owned by Deane Bishop (Deed Record 325, page 653), said iron pipe set bearing South 75 degrees 54 minutes 35 seconds East, 42.84 feet from a stone found on a northerly corner of said Smith 29.204 acre tract;

thence with the easterly line of said Bishop 52.50 acre tract North 02 degrees 10 minutes 04 seconds West, 1698.71 feet to a wood corner post found on the northeasterly corner thereof and on the point common to the northerly line of Virginia Military Survey Number 3452, the southerly line of Virginia Military Survey Number 2925 and the southerly line of a 25.00 acre tract of land owned by The American Italian Golf Association (Deed Record 223, page 495) (passing over a pony spike set on the centerline of said County Road 9-E at 36.78 feet and a wood corner post found at 65.57 feet);

thence North 85 degrees 14 minutes 41 seconds East, 610.57 feet with the line common to said Virginia Military Survey Number 2925, Virginia Military Survey Number 3452 and the southerly line of said American Italian Golf Association 25.00 acre tract to an iron pipe set on a corner thereof and on the westerly line of a 56.00 acre tract of land owned by The American Italian Golf Association (Deed Record 223, page 495);

thence South 02 degrees 30 minutes 13 seconds East, 1907.45 feet with the line common to Virginia Military Survey Number 5162 and Virginia Military Survey Number 3452, the westerly line of American Italian Golf Association 56.00 acre tract and the westerly line of a 30.761 acre tract of land owned by Shawnee Hills Land Company (Deed Record 330, page 411) to the point of beginning (passing over an iron pipe set at 1882.45 feet).

Bearing (North 84 degrees 35 minutes 01 seconds East) assumed from a previous survey recorded in Survey Record 10, page 126.

The tract as described from an actual field survey performed on or about March 26, 1997, by James A. Page (S-6034), of Page Engineering, Inc., Marysville, Ohio, contains 25.469 acres, more or less, of which 0.422 acre is subject to the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034. The survey is recorded in Survey Record 15 in the office of the Union County Engineer.

James A. Page, PS
S-6034
April 19, 1997
IN 97-22

Grant of Right-of-Way

KNOW ALL MEN BY THESE PRESENTS: That Clarence V. Stewart

grantor, in consideration of One Dollar and other valuable consideration, to him paid by Union County, Rural Electric Co-operative, Inc., grants the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, and convey to said Union County, Rural Electric Co-operative, Inc., its successors and assigns forever, the personal right and easement to erect and maintain electric lines, consisting of conduits, cables, poles, wires, and distributing appliances, for the purpose of distributing, transmitting, and using electricity, on, over, under and across the following real estate, to-wit:

7.9 Acres on

V.M.S. - 2925

The route to be taken by said lines across said lands shall be as follows: Along the east or west side of the road as now or hereafter located.

in Jerome Township, Union County, approximately within one foot of the highway limits

With full right and authority to the grantee, its successors and assigns, to enter at all times upon said premises, for the purpose of constructing, repairing, replacing, and maintaining conduits, towers, poles, or other supports and wires and distributing appliances, with all necessary braces, guys, spacers, and transformers, and stringing upon such towers, poles, or other supports or supporting therefrom, or placing in such conduits, lines of wire or other conductors for the transmission of electric energy, and to trim or remove any trees which at any time may interfere or threaten to interfere with the maintenance of such lines.

This easement shall be in full force and effect provided construction shall be begun on or before the 1st day of April, 1937.

Signed this 27th day of April, 1936, signed and acknowledged in the presence of:

H. H. Hooper
Ivan McAdow
STATE OF OHIO }
UNION COUNTY }

Clarence V. Stewart
Bessie Stewart

Be it remembered, that on this 26th day of June, 1936, personally appeared before me, the undersigned, a Notary Public in and for said County, the above named Clarence Stewart & Bessie Stewart

grantor, in the foregoing grant, and acknowledged the execution thereof to be voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto signed my name and affixed my official seal the day and year last mentioned above.

Notary Public Chauncy Skidmore (seal) Union County, Ohio

My commission expires June 18, 1939
Consent by Present Mortgagee to Grant of Right-of-Way

The undersigned hereby consents to the execution, delivery and recordation of the foregoing conveyance and agrees that his lien under a certain mortgage dated shall be subor-

LEGAL DEED DESCRIPTION
Dublin City Schools Annexation
92.888 Acres

A

ALL-STATE INTERNATIONAL

Real estate situated in Jerome Township of Union County, Ohio; in the Virginia Military Survey Number 3452, Virginia Military Survey Number 2925 and Virginia Military Survey Number 5162; being part of the 41.167 acre tract, part of the 25.614 acre tract and all of the 25.469 acre tract of the Board of Education of the Dublin City School District (Official Record 82, page 45, Official Record 80, page 209 and Official Record 78, page 234), part of the 30.761 tract of The Shawnee Hill Land Company (Deed Record 330, page 411), part of the 20.526 acre tract of Walter L. Starkey (Deed Record 282, page 835), part of the 29.229 acre tract of Sandra Wilson Smith and Daniel Barr Smith, Trustees (Official Record 37, page 427) and part of the 11.333 acre tract of Deane Bishop (Deed Record 325, page 653) and being further bounded and described as follows:

Beginning at the point common to the easterly marginal line of County Highway 2-D (Hyland and Croy Road, 50 feet wide) and the southerly marginal line of County Highway 9-E (Mitchell and DeWitt Road, 50 feet wide);

thence with the easterly marginal line of said County Highway 2-D, North 05 degrees 00 minutes 27 seconds West, 1065.16 feet crossing said Board of Education of the Dublin City School District 41.167 acre tract to an iron pipe set on the northerly line thereof and the southerly line of said Board of Education of the Dublin City School District 25.614 acre tract;

thence continuing with the easterly marginal line of said County Highway 2-D, North 05 degrees 00 minutes 27 seconds West, 1.61 feet to a point on an angle point thereof;

thence continuing with the easterly marginal line of said County Highway 2-D, North 11 degrees, 52 minutes, 28 seconds West, 1074.09 feet, crossing said 25.614 acre tract, to a point on the Southerly line of 5.678 acre tract of land owned by Steven R. Ginter (Deed Record 316, page 444), said point bears North 84 degrees 35 minutes 18 seconds East 25.16 feet from a railroad spike found on the point common to the centerline of said County Highway 2-D, the northwesterly corner of said 25.614 acre tract and the Southwesterly corner of said Ginter 5.678 acre tract;

thence with the southerly line of said Ginter 5.678 acre tract, North 84 degrees 35 minutes 18 seconds East, 1073.02 feet to a three fourths (3/4) inch diameter iron pipe found on the northwesterly corner of a 25.00 acre tract of land owned by The American Italian Golf Association (Deed Record 223, page 495);

thence with the westerly line of said American Italian Golf Association 25.00 acre tract, South 05 degrees 33 minutes 11 seconds East, 1079.81 feet to an iron pipe set on the southerly line of Virginia Military Survey Number 2925 and the northerly line of said 41.167 acre tract (passing over a three-fourths (3/4) inch diameter iron pipe found at 1078.99 feet);

thence with the line common to the southerly line of Virginia Military Survey Number 2925, the northerly line of said Virginia Military Survey Number 3452, the northerly lines of said Board of Education of the Dublin City School District 41.167 acre tract and said 25.469 acre tract, and the southerly line of said American Italian Golf Association 25.00 acre tract, North 85 degrees 14 minutes 41 seconds East, 1003.30 feet to an iron pipe set on the westerly line of a 56.00 acre tract of land owned by The American Italian Golf Association (Deed Record 223, page 495)

thence South 02 degrees 30 minutes 13 seconds East, 1881.35 feet with the line common to a westerly line of an existing Dublin Corporation line (Commissioners Journal 40, page 122, Date 10/12/93), Virginia Military Survey Number 5162 and said Virginia Military Survey Number 3452, the westerly line of said American Italian Golf Association 56.00 acre tract and the westerly line of a 30.761 acre tract of land owned by Shawnee Hills Land Company (Deed Record 330, page 411 to an iron pipe on the northerly marginal line of said County Highway 9-E;

thence with the northerly marginal line of said county Highway 9-E and a southerly line of said existing Dublin Corporation line 55.62 feet on a curve to the left, having a radius of 2266.8737 feet, the chord of which bears South 81 degrees 30 minutes 27 seconds East, 55.61 feet to a point of tangency thereof;

thence continuing with the northerly marginal line of said County Highway 9-E, said southerly corporation line for the City of Dublin, and crossing said Shawnee Hills Land Company 30.761 acre tract, South 82 degrees 12 minutes 36 seconds East, approximately 554.55 feet to a point on the line common to Union County and Franklin County;

thence with said county line, South 01 degree 04 minutes 04 seconds West, approximately 50.35 feet to a point common to the southerly marginal line of said County Highway 9-E, a westerly corporation corner of said city of Dublin (Commissioners Journal 41, page 111, Dated 4/24/95, Resolution Number 191-95) and the northeasterly corner of said Starkey 20.526 acre tract;

thence the following three (3) consecutive courses along the southerly marginal line of said County Highway 9-E:

- 1) North 82 degrees 12 minutes 36 seconds West, approximately 560.44 feet crossing said Starkey 20.526 acre tract and with a northerly corporation line for the city of Dublin, to a point of curvature;
- 2) 615.00 feet on a curve to the right, having a radius of 2316.8737 feet, the chord of which bears North 74 degrees 36 minutes 19 seconds West, 613.20 feet passing the line common to a westerly corporation line for said city of Dublin, the westerly line of said Starkey 20.526 acre tract and the easterly line of said Smith 29.229 acre tract at 46.49 feet on said curve;
- 3) North 67 degrees 00 minutes 03 seconds West, 34.23 feet to a point common to the southerly line of said Board of Education of the Dublin City School District 25.469 acre tract and the northerly line of said Smith 29.229 acre tract;

thence North 75 degrees 54 minutes 35 seconds West, 53.53 feet with the line common to the southerly line of said 25.469 acre tract and the northerly line of said Smith 29.229 acre tract to an iron pipe set on the southwesterly corner of said 25.469 acre tract;

thence North 02 degrees 10 minutes 04 seconds West, 9.16 feet with the line common to the westerly line of said Board of Education of the Dublin City School district 25.469 acre tract and the easterly line of said Bishop 11.333 acre tract, to a point on the southerly marginal line of said County Highway 9-E;

thence the following four (4) consecutive courses with the southerly line of said County Highway 9-E and crossing said Bishop 11.333 acre tract:

- 1) North 67 degrees 00 minutes 03 seconds West, 402.15 feet to a point of curvature;
- 2) 176.62 feet on a curve to the left, having a radius of 3794.83 feet, the chord of which bears North 68 degrees 20 minutes 03 seconds West, 176.60 feet to a point of tangency;
- 3) North 69 degrees 40 minutes 03 seconds West, 713.85 feet to a point of curvature;
- 4) 119.12 feet on a curve to the right, having a radius of 1743.9330 feet, the chord of which bears North 67 degrees 42 minutes 39 seconds West, 119.10 feet to the point of beginning.

Bearing (North 84 degrees 35 minutes 01 seconds East) assumed from a previous survey recorded in Survey Record 10, page 126.

The tract as described from an actual field survey performed on or about March 26, 1997, by James A. Page (S-6034), of Page Engineering, Inc., Marysville, Ohio, contains 92.888 acres, more or less, of which 0.698 acre is within Virginia Military Survey Number 5162, 67.194 acres are within Virginia Military Survey 3452, 24.996 acres are within Virginia Military Survey Number 2925 and of which 24.996 acres are within said Board of Education 25.614 acre tract, 40.575 acres are within said Board of Education 41.167 acre tract, 25.469 acres are all of said Board of Education 25.469 acre tract, 0.808 acre is within said Bishop 11.333 acre tract, 0.341 acre is within said Smith 29.229 acre tract 0.349 acre is within said Starkey 20.526 acre tract, and 0.350 acre is within the Shawnee Hills Land Company 30.761 acre tract, and of which 3.079 acres are subject to the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034. The survey is recorded in Survey Record 15 in the office of the Union County Engineer.

James A. Page, PS
S-6034
July 31, 1997
IN 97-58



EXHIBIT B - Annexation Map
O.R.C. §709.02

PROPOSED ANNEXATION

92.888 ACRES

BOARD OF EDUCATION
OF THE DUBLIN CITY
SCHOOL DISTRICT
41.167 ACRES
D.R. 02/45
PARCEL NO. 17-00-29001.100
(ANNEX= 40.575 AC.)

Y.M.S. NO. 3452

POINT OF
BEGINNING

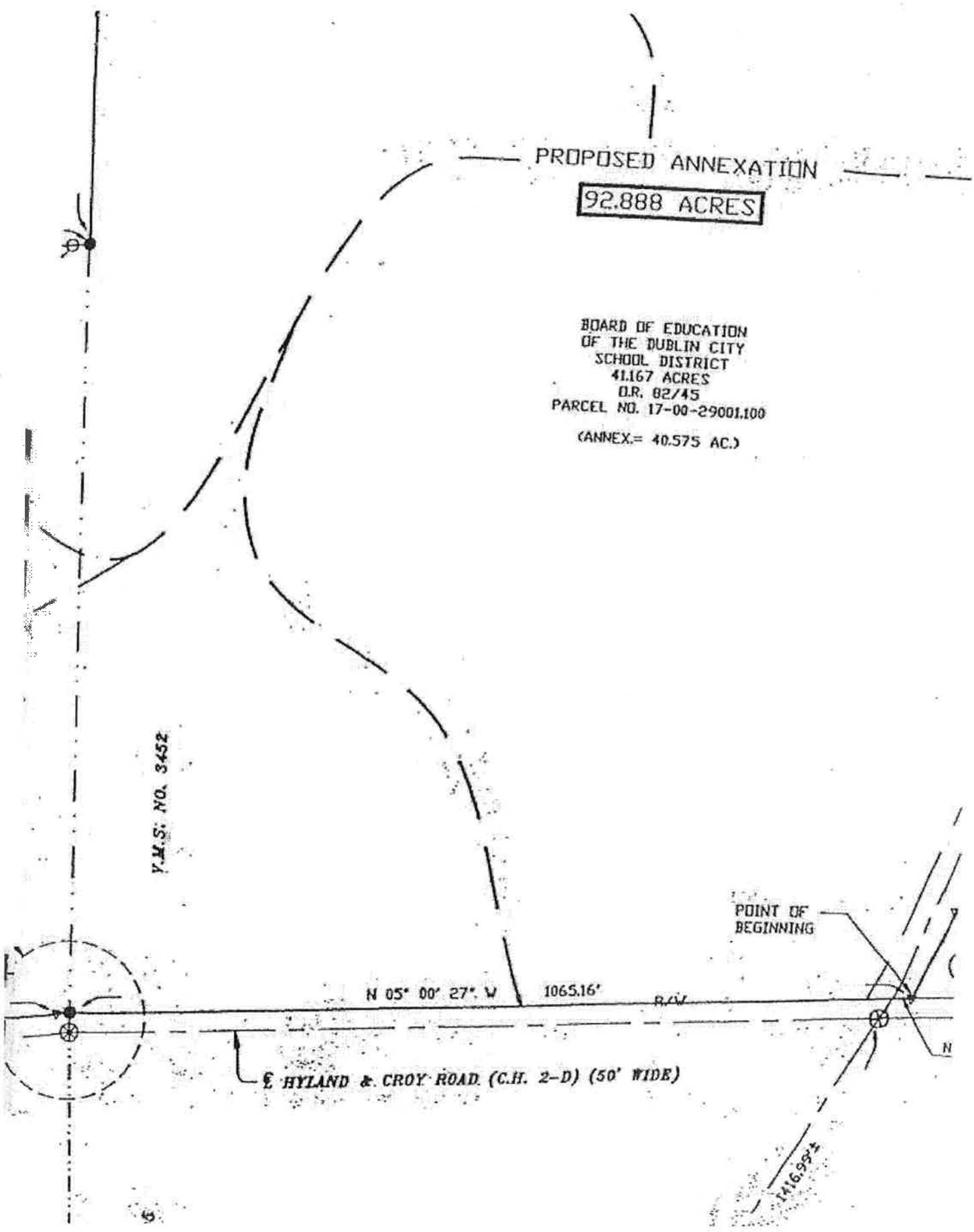
N 05° 00' 27" W

1065.16'

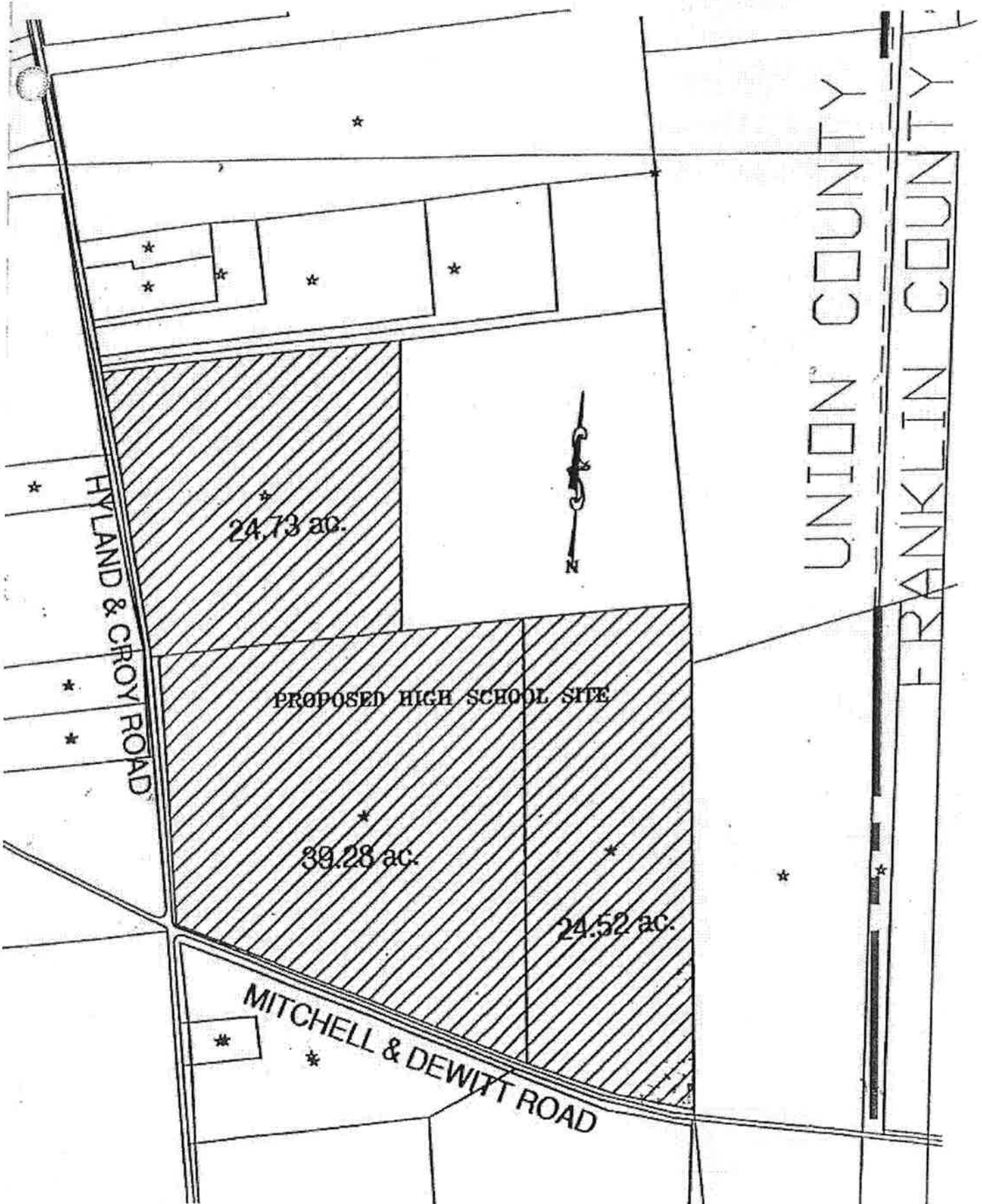
R/W

E HYLAND & CROY ROAD (C.H. 2-D) (50' WIDE)

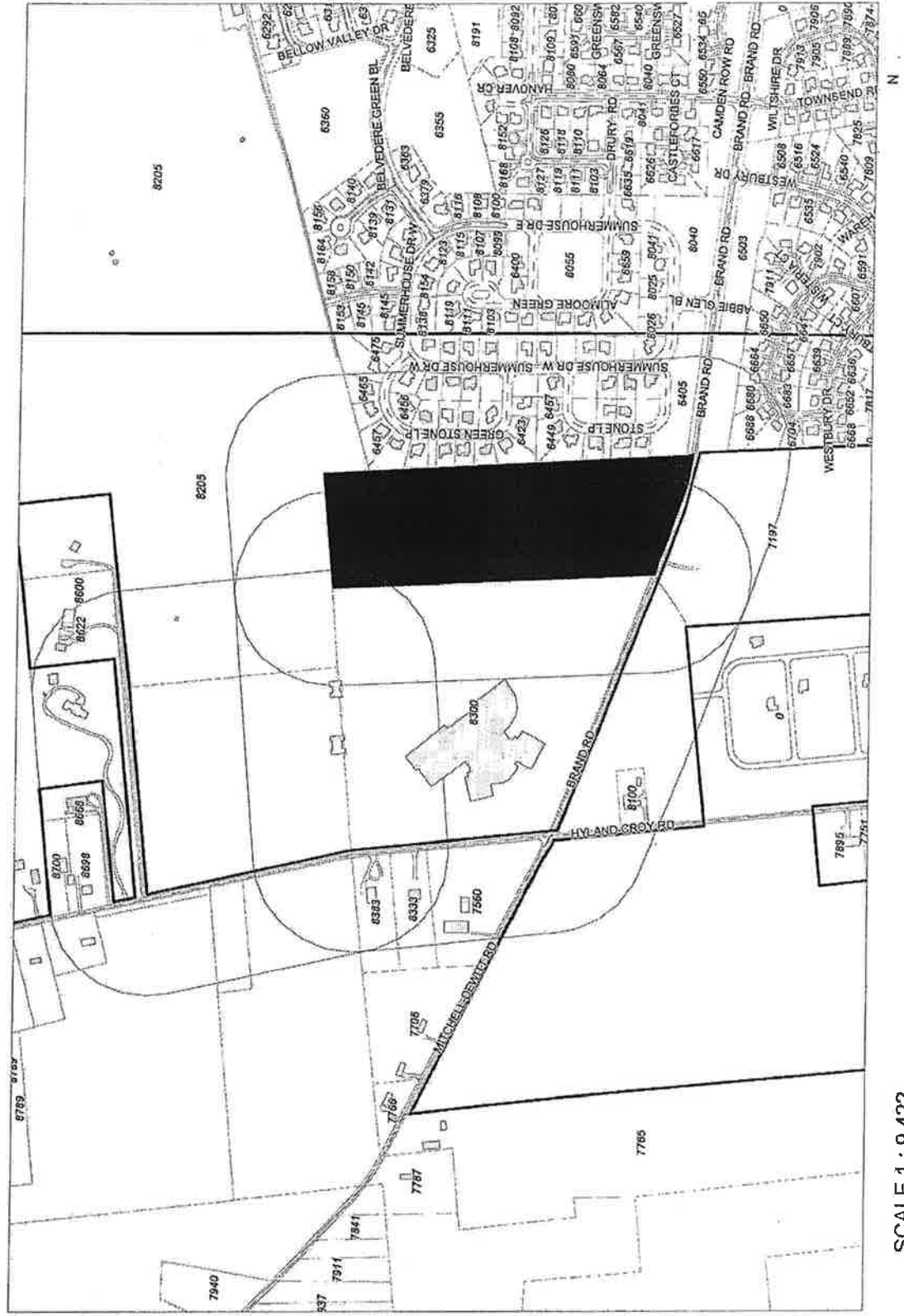
1116.99'



ORD. 12-98



City of Dublin



City of Dublin	— Corporate Limits
Regional Information	— County lines
— Streets	— Paved Surfaces
— Roadways	— Drives & Parking
■ Buildings	■ Buffer layer
□ Parcels	



SCALE 1 : 9,422

Adjacent Property Owners

Dublin Jerome High School

150' Buffer

June 18, 2008

Parcel Number	OWN_CUR	ADDRESSID	
1360000101000	LYON ORELLA	7560 Hyland-Croy Rd	Dublin, OH 43016
1360000101603	CITY OF DUBLIN	5800 Shire Rings	Dublin, OH 43016
1360000102000	EYRE LESTER R & SHIRLEY A	8333 Hyland-Croy Rd	Dublin, OH 43016
1360000102603	CITY OF DUBLIN	5800 Shire Rings	Dublin, OH 43016
1360000103000	WHEELER SCOTT A & SHELLIE A	8383 Hyland-Croy Rd	Dublin, OH 43016
1360000103603	CITY OF DUBLIN	5800 Shire Rings	Dublin, OH 43016
1360000104000	CELTIC CAPTIAL LLC	Hyland-Croy Road	Dublin, OH 43016
1360000104603	CITY OF DUBLIN	5800 Shire Rings	Dublin, OH 43016
1360000105000	CELTIC CAPTIAL LLC	Hyland-Croy Road	Dublin, OH 43016
1360000105603	CITY OF DUBLIN	5800 Shire Rings	Dublin, OH 43016
1360000106000	BOARD OF PARK COMMISSIONERS	Hyland-Croy Road	Dublin, OH 43016
1360000106603	CITY OF DUBLIN	5800 Shire Rings	Dublin, OH 43016
1360000106612	CITY OF DUBLIN	5800 Shire Rings	Dublin, OH 43016
1361602001000	CITY OF DUBLIN	5800 Shire Rings	Dublin, OH 43016
1370000041000	MALIK NORMAN I & JOSEPHINE	Hyland-Croy Road	Dublin, OH 43016
1370000042000	STROBLE BARBARA	8622 Hyland-Croy Rd	Dublin, OH 43016
1370000043000	MULLINS KEVIN D	8600 Hyland-Croy Rd	Dublin, OH 43016
1370000046000	FEASEL SUZANNE B TRUSTEE	Hyland-Croy Road	Dublin, OH 43016
1370000046001	BOARD OF EDUCATION OF THE DUBLIN	8302 Hyland-Croy Rd	Dublin, OH 43016
1370000046603	CITY OF DUBLIN	5800 Shire Rings	Dublin, OH 43016
1370000048000	CITY OF DUBLIN	5800 Shire Rings	Dublin, OH 43016
1370000049000	AM ITALIAN GOLF ASSOCIATION	8205 Avery Road	Dublin, OH 43016
1370000062000	DAVIS JON S & LISA L	6423 Green Stone LP	Dublin, OH 43016
1370000063000	ALFRIEND KYLE T & KATHY M	6427 Green Stone LP	Dublin, OH 43016
1370000064000	WATSON BRIAN D & LAURA J	6431 Green Stone LP	Dublin, OH 43016
1370000065000	RUSSELL MARK C & LORI S	6435 Green Stone LP	Dublin, OH 43016
1370000066000	BHULLAR SIMRIT	6439 Green Stone LP	Dublin, OH 43016
1370000067000	CITY OF DUBLIN	6445 Green Stone LP	Dublin, OH 43016
1370000068000	PARMELEE GARY L & DEBRA L	6449 Green Stone LP	Dublin, OH 43016
1370000069000	KENT JEFFERY V & GERALYN M	6453 Green Stone LP	Dublin, OH 43016
1370000070000	PATTERSON MATTHEW T & KIMBERLY	6457 Green Stone LP	Dublin, OH 43016
1370000094000	MUSTILLO PETER J	6449 Red Stone LP	Dublin, OH 43016
1370000095000	WATTS ROBERT A & WENDY S	6441 Red Stone LP	Dublin, OH 43016
1370000096000	POEPELMAN NANCY J	6433 Red Stone LP	Dublin, OH 43016
1370000097000	CITY OF DUBLIN	5800 Shire Rings	Dublin, OH 43016
1370000098000	BARR DONALD R & KAY E BARR	6425 Red Stone LP	Dublin, OH 43016
1370000099000	HAMMETT WILLIAM B & LORI K	6417 Red Stone LP	Dublin, OH 43016
1470102010000	CITY OF DUBLIN	5800 Shire Rings	Dublin, OH 43016
1470104001000	BOARD OF PARK COMMISSIONERS OF	Hyland-Croy Road	Dublin, OH 43016

Adjacent Property Owners

Dublin Jerome High School

April 15, 2008

Parcel Number	Name	Address	City, State , Zip
1370000044000	Board of Education of the Dublin	8300 Hyland-Croy Rd	Dublin, OH 43016
1370000047000	Board of Education of the Dublin	8301 Hyland-Croy Rd	Dublin, OH 43017
1370000046001	Board of Education of the Dublin	8302 Hyland-Croy Rd	Dublin, OH 43018
1370000046603	CITY OF DUBLIN		Dublin, OH 43016
1370000046000	Suzanne B Feasel	Hyland-Croy Road	Dublin, OH 43016
1370000045000	Suzanne B Feasel	8100 Hyland-Croy Rd	Dublin, OH 43016
1470104001000	Board of Park Commissioners	7197 Brand Road	Dublin, OH 43016
1470000005000	M/I Homes of Central Ohio	0 Hyland-Croy Road	Dublin, OH 43016
1460000004000	Harold J Jr. & Catherine McCarthy	7895 Hyland-Croy Rd	Dublin, OH 43016
1460000003000	H C Associates an Ohio General Partnership	Mitchell-Dewitt	Dublin, OH 43016
1360000101000	Orella Lyon	7560 Hyland-Croy Rd	Dublin, OH 43016
1360000102000	Lester R & Shirley A Eyre	8333 Hyland-Croy Rd	Dublin, OH 43016
1360000103000	Scott A & Shellie A Wheeler	8383 Hyland-Croy Rd	Dublin, OH 43016
1360000104000	Floyd H Shirk Trustee	Hyland-Croy Road	Dublin, OH 43016
1360000105000	Floyd H Shirk Trustee	Hyland-Croy Road	Dublin, OH 43016
1360000106000	Board of Park Commissioners	Hyland-Croy Road	Dublin, OH 43016
1370000038000	Ktina Spanos	8700 Hyland-Croy Rd	Dublin, OH 43016
1370000039000	Sabral & William Minyard	8696 Hyland-Croy Rd	Dublin, OH 43016
1370000040000	Robert W & Elaine T Horr	8668 Hyland-Croy Rd	Dublin, OH 43016
1370000041000	Norman I & Joseohine Malik	Hyland-Croy Road	Dublin, OH 43016
1370000042000	Barbara Stroble	8622 Hyland-Croy Rd	Dublin, OH 43016
1370000043000	Kevin D Mullins	8600 Hyland-Croy Rd	Dublin, OH 43016
1370000049000	Amitalian Golf Association	8205 Avery Road	Dublin, OH 43016
1370000060000	Fishel, Donald & Georgia	6415 Green Stone LP	Dublin, OH 43016
1370000061000	BLOSSER DAVID B & JESSICA K	6419 Green Stone LP	Dublin, OH 43016
1370000062000	DAVIS JON S & LISA L JT LIVES	6423 Green Stone LP	Dublin, OH 43016
1370000063000	ALFRIEND KYLE T & KATHY M	6427 Green Stone LP	Dublin, OH 43016
1370000064000	WATSON BRIAN D & LAURA J	6431 Green Stone LP	Dublin, OH 43016
1370000065000	RUSSELL MARK C & LORI S	6435 Green Stone LP	Dublin, OH 43016
1370000066000	JONES ALAN K & RAYNA L	6439 Green Stone LP	Dublin, OH 43016
1370000067000	CITY OF DUBLIN	6445 Green Stone LP	Dublin, OH 43016
1370000068000	PARMELEE GARY L & DEBRA L	6449 Green Stone LP	Dublin, OH 43016
1370000069000	KENT JEFFERY V & GERALYN M	6453 Green Stone LP	Dublin, OH 43016
1370000070000	PATTERSON MATTHEW T & KIMBERLY	6457 Green Stone LP	Dublin, OH 43016
1370000071000	DARROW J ROBERT & KELLY M	6461 Green Stone LP	Dublin, OH 43016
1370000072000	KIM SUNG YONG & BOK SIM CHOI JT	6465 Green Stone LP	Dublin, OH 43016

1370000073000	MACE MARK N & KIMBERLY J	6469 Green Stone LP	Dublin, OH 43016
1370000074000	RHODES STEVEN L & JODI L	6475 Green Stone LP	Dublin, OH 43016
1370000075000	KULCHAR REYNOLD & JOAN	6464 Green Stone LP	Dublin, OH 43016
1370000080000	BHATTI KARAMJIT S & SUDHIR K	6424 Green Stone LP	Dublin, OH 43016
1370000081000	ENGELBRECHT PETER M & MISTY D	6432 Green Stone LP	Dublin, OH 43016
1370000082000	MCFARLAND ROBERT L & BETHANY H	6440 Green Stone LP	Dublin, OH 43016
1370000083000	DEPERRO DONALD & ROSALIA M	6448 Green Stone LP	Dublin, OH 43016
1370000084000	KONG ANN Y	6456 Green Stone LP	Dublin, OH 43016
1370000092000	Mudunuri, Sonitha	6465 Red Stone LP	Dublin, OH 43016
1370000093000	BLAIR FRANKLIN D II & LISA A	6457 Red Stone LP	Dublin, OH 43016
1370000094000	MUSTILLO PETER J	6449 Red Stone LP	Dublin, OH 43016
1370000095000	WATTS ROBERT A & WENDY S	6441 Red Stone LP	Dublin, OH 43016
1370000096000	POEPELMAN NANCY J	6433 Red Stone LP	Dublin, OH 43016
1370000097000	CITY OF DUBLIN	6431 Red Stone LP	Dublin, OH 43016
1370000098000	BARR DONALD R & KAY E BARR	6425 Red Stone LP	Dublin, OH 43016
1370000099000	HAMMETT WILLIAM B & LORI K	6417 Red Stone LP	Dublin, OH 43016
1370000103000	DEAN DAVID C	6410 Red Stone LP	Dublin, OH 43016
1370000104000	BEEBE MARK C & MELINDA K	6418 Red Stone LP	Dublin, OH 43016
1370000105000	SMITH JENNIFER S	6426 Red Stone LP	Dublin, OH 43016
1370000106000	MOLNAR JOHN K & AMY K	6434 Red Stone LP	Dublin, OH 43016
1370000107000	M/I HOMES OF CENTRAL OHIO LLC	6442 Red Stone LP	Dublin, OH 43016
1370000085000	STEIGER DAVID E & DIANE S	8090 Summerhouse Dr W	Dublin, OH 43016
1370000086000	SHANKAR RAVI & VIJAYALAKSHMI	8082 Summerhouse Dr W	Dublin, OH 43016
1370000087000	M/I HOMES OF CENTRAL OHIO LLC	8074 Summerhouse Dr W	Dublin, OH 43016
1370000088000	GOKLI NISHIT & PAYAL	8066 Summerhouse Dr W	Dublin, OH 43016
1370000089000	ELLERBROCK VINC E	8058 Summerhouse Dr W	Dublin, OH 43016
1370000090000	M/I HOMES OF CENTRAL OHIO LLC	8050 Summerhouse Dr W	Dublin, OH 43016
1370000091000	NISWONGER JASON R & TRICIA L	8034 Summerhouse Dr W	Dublin, OH 43016
1370000100000	M/I HOMES OF CENTRAL OHIO LLC	8059 Summerhouse Dr W	Dublin, OH 43016
1370000101000	RASHWAN AHMED S & 2004-0000431 LLC	8051 Summerhouse Dr W	Dublin, OH 43016
1370000102000	GALLANT GERARD & PAMELA	8043 Summerhouse Dr W	Dublin, OH 43016
1370000076000	HOFFMAN JEFFREY M & RHONDA R	8121 Summerhouse Dr W	Dublin, OH 43016
1370000077000	ACVCR LLC	8113 Summerhouse Dr W	Dublin, OH 43016
1370000078000	SCHWARZ DAVID H & SHERI A	8105 Summerhouse Dr W	Dublin, OH 43016
1370000079000	POTTS G MICHAEL & LINDA L	8097 Summerhouse Dr W	Dublin, OH 43016
1370000055000	CHANDORKAR PRAMOD SHRIDAR & SWATI PRAMOD	8130 Summerhouse Dr W	Dublin, OH 43016
1370000056000	SHIM KANG-SUP & HAE W CHOI	8122 Summerhouse Dr W	Dublin, OH 43016
1370000057000	ACHESON DEAN A & NICOLE L	8114 Summerhouse Dr W	Dublin, OH 43016
1370000058000	MCCLURE KERRY S & ANITA G	8106 Summerhouse Dr W	Dublin, OH 43016
1370000059000	M/I HOMES OF CENTRAL OHIO LLC	8098 Summerhouse Dr W	Dublin, OH 43016

**Dublin Jerome High School
Planned Unit Development (P.U.D.)
Development Standards**

August 28, 2001

Revised: October 31, 2001

1.01 Description

The Dublin Jerome High School Planned Unit Development (P.U.D.) will allow for an institutional/school use providing educational facilities, open space, sports practice fields, athletic complexes with spectator facilities, and parking. The project is located generally to the north east of the intersection of Hyland-Croy Road and Mitchell-Dewitt Road. The total size of the project is approximately 92.25 acres. Phase I of the school building and related facilities will have a design capacity for approximately 1,200 students (\pm 260,000 square feet). Phase I will include the construction of a 750 seat auditorium and a 1,600 seat gymnasium. Phase II will allow for expansion of the school to a design capacity of approximately 1,800 students (\pm 350,000 square feet) which may vary as needed. This text will provide development standards for the initial phase of the project as well as all subsequent phases (See Exhibit "C"). Exhibits included with this text include:

Exhibit "A"---Existing Zoning and Vicinity Plan

Exhibit "B"---Existing Conditions Plan

Exhibit "C"---Schematic Site Plan

Exhibit "D"---Tree Survey

Exhibit "E"---Proposed Site Utilities Plan

The multiple and intertwined program elements were the overall driving force behind the project's site design. The siting of the school structure, parking, multiple sports fields, and athletic complexes were undertaken to minimize the impact of the school complex upon the existing and future developments adjacent to the site. For example, the Athletic Complex will be a producer of noise and light; however, by siting in the area adjacent to the golf course to the east and utilizing the existing mature woods as a buffer to the north the potential off-site impacts are greatly reduced. Additionally, the school building and parking were sited in order to reduce the impact of increased traffic at the intersection of Hyland - Croy Road and Mitchell - Dewitt Road. With a majority of the traffic coming from the east on Mitchell - Dewitt Road, the main parking area is located prior to the intersection. This simple design consideration, allowing for the increased traffic to exit the road prior to reaching the intersection, greatly reduces the potential for congestion.

1.02 Permitted Uses

The permitted uses for the site include:

- 1.) Public school offering general educational courses, functions associated therewith, and having no rooms regularly used for housing or sleeping of students.
- 2.) Athletic practice fields and open space for exterior activities.
- 3.) Athletic complex (i.e. football and track), sports stadiums (including baseball and softball), sports fields, tennis courts, and miscellaneous bleachers for the purpose of hosting spectators of sporting events and public gatherings. The athletic complex shall be located in the area approximately defined by the wooded area to the northern area of the site and the golf course to the east. This complex may need to encroach into the wooded area.
- 4.) Freestanding Concessions and Restroom facilities.

1.03 Setback Length and Height Requirements:

- 1.) Pavement setback along Hyland - Croy Road shall be 80' from the proposed right-of-way.
- 2.) Building setback along Hyland - Croy Road shall be 160' from the proposed right-of-way.
- 3.) Pavement setback along Mitchell - Dewitt Road shall be 80' from the proposed right-of-way.
- 4.) Building setback along Mitchell - Dewitt Road shall be 160' from the proposed right-of-way.
- 5.) At any interior property line adjacent to any existing or proposed single family residentially zoned property the building setback shall be 250' and the pavement setback shall be 75'. Dugout structures for Softball and Baseball Stadiums may be located within the 250' building setbacks.
- 6.) All other building and pavement setbacks shall be 50' from the property line.
- 7.) Maximum primary building height shall be 55'. The maximum building height will be measured to the top of the roof.
- 8.) Maximum height of the Concessions Building shall be 30'

- 9.) Maximum Athletic Complex press box/bleacher height 55'.
- 10.) The home plates of the softball stadium and other softball fields shall be placed a minimum of 270' from the east property line.

1.04 Building Capacities

- 1.) Phase I school building: Design capacity 1,200 students
- 2.) Phase II school building: Design capacity 1,800 students
- 3.) Auditorium: Design Capacity 750 seats (\pm 10,000 square feet)
- 4.) Gymnasium: Design Capacity 1,600 seats (\pm 11,000 square feet)
- 5.) Athletic Complex: Phase 1...Home side bleachers 2,223
Phase 2...Home side bleachers add 2,575
Total Home side bleachers 4,798
Visitor side bleachers 808

1.05 Traffic, Circulation, and Parking:

- 1.) Future right-of-ways for Hyland-Croy Road and Mitchell-Dewitt Road per the City of Dublin Thoroughfare Plan will be 80' (40' either side of the existing centerline.) Thus the Dublin City Schools will dedicate 40' of right-of-way to the City of Dublin.
- 2.) Ingress and egress shall be provided from both Hyland -Croy Road and Mitchell -Dewitt Road .
- 3.) The curb cuts on Hyland -Croy Road and Mitchell -Dewitt Road shall be located at least 700 feet from the intersection.
- 4.) The minimum number of parking spaces provided for the proposed high school shall be based on analysis of existing parking conditions of Dublin Scioto High School and Dublin Coffman High School.

Phase I (total parking proposed)

Paved Student parking.....	520 spaces (+/- 50 spaces)
Paved Faculty parking.....	160 spaces (+/- 50 spaces)
Unpaved Overflow parking.....	<u>480 spaces</u> (+/- 50 spaces)
	1160 spaces (+/- 150 spaces)

Phase II (total parking proposed)

Student parking..... 790 spaces (+/- 50 spaces)
Faculty parking..... 240 spaces (+/- 50 spaces)
Overflow parking..... 480 spaces (+/- 50 spaces)
1510 spaces (+/- 150 spaces)

- 5.) If the building and related facilities expand beyond Phase II design capacity parking shall be provided per City of Dublin Zoning Code Sections 153.200 through 153.212.
- 6.) All parking lots shall be screened from the public right-of-way.
- 7.) Unpaved overflow parking for special events shall occur within the area defined by the practice fields possibly located to the west of the athletic complex (approximately 480 spaces).
- 8.) Left turn lanes shall be provided at each of the points of ingress on both Hyland - Croy Road (2) and Mitchell - Dewitt Road (2). Deceleration lanes shall be provided at the east curb cut to any parking lots' furthest east entrance on Mitchell-Dewitt Road and at the south curb cut to any parking lot on Hyland-Croy Road.

1.06 Landscaping, Open Space, and Pedestrian Paths:

- 1.) Unless otherwise specified in this text, all landscaping shall comply with the City of Dublin Zoning Code Sections 153.130 through 153.146.
- 2.) A tree preservation plan for the site shall be submitted with a final development plan. The plan shall provide standards for site development including utility placement, minimum preservation areas, and protection methods for the preservation of trees to be maintained.
- 3.) Within the 75' pavement setback adjacent to single family residential uses a landscape buffer shall be established. Grading shall be minimized during construction along this setback to preserve the existing tree row(s). Gaps within the existing tree row shall be infilled with a combination of deciduous trees and shrubs. Athletic playing fields, chain link fencing, and elements associated with the athletic field shall be permitted within this landscape buffer. The back of the bleachers at the athletic complex that might face a property line directly adjacent to the complex shall be screened with evergreen plant material. The baseball stadium and softball stadium scoreboards shall be screened from views from the east with evergreen plant material.
- 4.) An eight-foot bike path shall be installed along the east-side of Hyland -Croy Road and along the north side of Mitchell - Dewitt Road.
- 5.) Deciduous Street Trees shall not be installed in the standard regimented fashion along Hyland -Croy Road and Mitchell - Dewitt Road as per the city of Dublin Zoning Code

Section 153.138. However, the quantity of street trees that would have been required shall be incorporated in the 'Wow' frontage treatment along both roads. This quantity shall be calculated and documented on the Final Development Plan Sheets.

- 6.) The storm water management system requires a dry basin (detention pond) along Mitchell – Dewitt Road. This basin will be buffered from views from the road by establishing a mixed ornamental tree and deciduous shrub edge between the bike path and the basin itself.
- 7.) The “WOW” street frontage treatment is developed along the guide lines of the Agricultural Character Standards. It will consist of dense pockets of trees, open spaces, indigenous / prairie vegetation and wild flowers and orchard like plantings of ornamental flowering trees. The City of Dublin has approved funding this portion of the project to an amount of \$160,000.
- 8.) The applicant may seek a tree replacement waiver regarding the replacement of trees. The large number of exterior program elements and site/space constraints required that elements be closely spaced utilizing minimum separation distances. Even though great care was taken to preserve trees during the layout of the site, it will be necessary to impact a section of the wooded area on the northern portion of the site. Due to the nature of the project, several factors prohibit the total replacement of the removed trees on site. First, school sites and yards should remain as open as possible for safety of the students and security purposes. Additionally, the grounds surrounding the school building are primarily athletic and practice fields which require open areas free from obstructions such as low hanging tree branches and vegetative debris. Monetary compensation for tree removal is not possible due to project budgetary constraints. All provisions of the landscape code will be complied with should a waiver not be granted.

1.07 Fences/Walls

- 1.) Chain-link fencing shall be allowed when used in conjunction with sports and recreation venues. Any additional need for fencing not here specified shall comply with Dublin Code Section 153.078 – 153.083.
 - Maximum baseball and softball backstop height 18'
 - Fencing around sports stadiums and the athletic complex maximum height 10'
 - Fencing for tennis courts maximum height 14'
 - Discus Cage maximum height 12'
- 2.) Fabric windscreens shall be installed at the tennis courts, softball stadium, and baseball stadium. The windscreens shall be dark green in color.

- 3.) The school building's mechanical and loading area shall be screened by a 12' (height) masonry wall to match the building materials.
- 4.) Should any additional barrier between the baseball and softball facilities and the residential development to the east become necessary a ball netting can be installed. This will consist of a netting material similar to that used along golf courses. It will be to a maximum height of 18' and will be black in color. The netting will be suspended between non painted wooded poles and will only be installed in areas immediately adjacent to the ball field(s) in question.

1.08 Signage and Graphics:

- 1.) Unless otherwise specified in this section of this text, all signage and graphics shall comply with the City of Dublin Zoning Code Sections 153.150 through 153.164.
- 2.) There shall be one primary identification sign near the intersection of Hyland - Croy Road and Mitchell - Dewitt Road. Approximate size: 6' height and 8' wide.
- 3.) Scoreboards shall be oriented towards the interior of the site and shall be permitted as follows:
 - (1) Baseball and (1) Softball with the maximum dimensions of:
250' square foot maximum (one side)
Maximum overall height 21'
 - (1) Football with the maximum dimensions of:
390' square foot maximum (one side)
Maximum overall height 28'
 - Scoreboards shall be permitted to feature a logo(s) if sponsored by an outside donor. Two logos shall be allowed totaling a maximum total of 12.5 square feet.

1.09 Lighting / Utilities

- 1.) Unless otherwise specified in this section of this text, all lighting shall comply with the City of Dublin Lighting Guidelines.
- 2.) All site lighting (excluding the athletic complex field lighting) shall be of the same type and style. All parking, pedestrian, bollards, and other exterior lighting shall be cut-off fixtures. Cut-off type landscaping, bollards and building up-lighting shall be allowed. All building illumination shall be from concealed sources.
- 3.) Light poles and standards shall be either dark brown or bronze in color.

- 4.) General parking lot and entry drive lighting shall have a maximum height of 28'
- 5.) Pedestrian Pathway lighting shall have a maximum mounting height of 15'
- 6.) Athletic Complex Poles maximum height 120'
- 7.) 180' poles will be allowed for athletic complex lights if installed to facilitate wireless technology (i.e. cell tower).
- 8.) No colored lights shall be permitted to illuminate the exterior of the building.
- 9.) Lighting will be designed and installed to minimize spillage onto adjacent streets and properties per the City of Dublin foot candle limitations standards.
- 10.) No sports facilities other than the Athletic Complex shall be lighted.
- 11.) The Athletic Complex lighting shall allow for alternate circuit switching which will provide for two or more levels of lighting establishing separate 'event' and 'maintenance' lighting levels.
- 12.) Lighting setback from interior property lines is 250' except at the athletic complex where it is 80'.
- 13.) The City of Dublin has approved funding the water and sanitary utilities along Brand Road to the site. These utilities will be extended along Brand Road, Mitchell-Dewitt and Hyland-Croy Roads by the developer of this site. The water service will be brought from approximately Townsend Road and the sanitary service from approximately Lombard Way. See Exhibit "E". The City of Dublin has approved funding of \$151,100 for water and sanitary improvements.
- 14.) The City of Dublin has approved City funding of \$134,000 for road improvements, representing a 50 percent partnership with the schools on the installation of left turn lanes into the site.

1.10 Architectural Standards

- 1.) All buildings and associated structures shall be consistent and harmonious in character and style. Final architectural drawings shall be submitted for approval in accordance with the process outlined in the Final Development Plan.
- 2.) The primary building material shall be brick masonry. Secondary materials shall be ground-faced CMU, E.I.F.S., glass, and metal. The primary building material (brick and masonry) shall comprise a minimum of 45 percent of a structure's combined facade square footage. A maximum of 35 percent of a structure's combined facade square footage shall be composed of a single secondary building material.