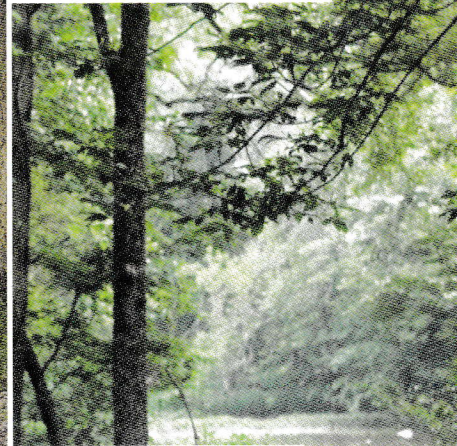


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SPECTACULAR NATURAL BEAUTY

Darby Braeside *p4*

HARDWOOD AND LAMINATE FLOORING UNLIMITED

Panel Town & Floors *p8*

PERSONALIZED DESIGN

Mary Shipley Interiors *p12*

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SPECTACULAR Natural Beauty

Pictured: Wayne Ballantyne

The banks of scenic Big Darby Creek, secluded from the hassles of city life but just minutes from urban amenities, is the location of Darby Braeside, a new gated community, offering a rare combination of privacy, community, luxurious living and pristine nature.

When he first saw the site, Darby Braeside developer Wayne Ballantyne was stunned by its spectacular beauty and seclusion. He quickly realized that the land would make the perfect spot for a special upscale community that would be unique in central Ohio.

"It's the privacy — that's the first thing that strikes you," says Ballantyne. "Then the long frontage around the Big Darby Creek with all the trees. It's gorgeous in its raw beauty. Down by the Darby, even in winter you can see the bare beauty of the leafless trees with the snow blanketing them and the ice-covered river."

Located off of State Route 736 in Plain City, Darby Braeside is a rare development permitted on the protected Big Darby Creek. A tributary stream, Robinson Run, courses through the property. Ballantyne is deeply committed to safeguarding the water, wildlife and native vegetation on the site. The community is being developed with great attention to these areas.

The 152-acre master-planned development is being built in four phases and offers 48 wooded home lots sized from 1.5 to 5 acres. Ballantyne is currently breaking ground on the first of nine home sites in the community's first phase. Phase 1 sites are located north of Robinson Run; the next phases will be to the south.

Darby Braeside provides owners the opportunity to build their dream home surrounded by peaceful woods, rolling meadows, and soothing water. The development has two wooded reserves and 37 acres of nature trails along Robinson Run and the Big Darby Creek.

"We've created private walking and jogging trails for the residents of the community," says Ballantyne. "If you add up the walking trails and roads within the community, a person can walk for four miles and not leave the residential development."

Living by a spectacular protected waterway, residents will be able to enjoy the outdoors to the fullest. They can hike the nature trails, canoe the

Darby Braeside is a new gated community on the banks of Big Darby Creek, where residents can live in custom homes surrounded by serene woods and streams.

Big Darby Creek, stroll through flower-filled meadows or bird-watch along the waterways. "You'll see a lot of wildlife," says Ballantyne. "There's fishing. And in the middle of the Big Darby Creek, there's a rock the turtles love to climb on."

Although it is located off quiet country roads in Union County, Darby Braeside is just a 10-minute drive from Dublin and its employment opportunities, shopping, restaurants and festivals. The community is in the highly rated Jonathan-Alder Local School District.

"It's a bucolic setting. You're out in the country but you're so close to Dublin," says Ballantyne. "You make three turns and you're in Plain City. The options are there."

BANKS OF BIG DARBY CREEK

Developing a master plan for Darby Braeside was the first challenge. One of Ballantyne's highest priorities was to carefully protect the site's unique natural environment. During planning, the development team worked closely with the Ohio Department of Natural Resources to obtain environmental easements along Robinson Run to protect the environmental integrity of the development's waterways and create wooded reserves.

The Big Darby Creek, designated a national scenic river, is one of central Ohio's most important natural resources. The waterway is known nationally for the diversity of its plants and wildlife.

The abundance of trees includes sycamore, silver maple and buckeye lining the creek banks, plus oak and sugar maple farther inland. Flowering plants are also found throughout the area. Big Darby Creek has one of the Midwest's most biologically diverse aquatic systems. More than 80 species of fish live in its waters.

Ballantyne was committed to creating a master plan that protected the Big Darby Creek and Robinson Run, and siting homes so they blend in with the natural environment and have optimum views. He assembled a dynamic team, consisting of OHM Advisors and civil engineer Bill Pizzino, to create the Darby Braeside Master Plan.

"When we were first appraised of the land, I realized that this is a different type of project and that it would require a lot of thought and design input on its layout," says Ballantyne. "I reached out to the best people I knew to assist in the planning."

To help with sales, Ballantyne is working with Frank Albanese, a past BIA president, licensed real estate agent and current vice president of acquisitions and land development for Clear Integrity Group.

CUSTOM HOMES WITH BEAUTIFUL VIEWS

Darby Braeside is designed by OHM Advisors, an award-winning national architectural and land-planning firm with a central Ohio division. OHM Advisors developed a master plan, as well as architectural design and construction standards.

The project guidelines were created to ensure high quality in both architecture and landscape design. Ballantyne says the home design guidelines are not overly restrictive and are intended to preserve the value of the property and the homeowner's investment.

Darby Braeside will work with custom builders to create homes with character that fit seamlessly within the development. "The idea is not to have lookalike homes," explains Ballantyne. "We will have a variety of classic architectural styles such as Georgian, American Farm and Colonial."

The lot layout of Phase I, as with all the other phases, is designed so that the home sites will have many mature trees. Several lots will back up to the Robinson Run reserve. This gives builders the opportunity to plan homes with beautiful wooded views.

When complete, Darby Braeside Phase I will have a picnic shelter near Robinson Run. The community's welcoming entrance will also include a shelter providing children a place to wait for the school bus out of the elements.

PRIME LOCATION

Darby Braeside has been created with community in mind. With its natural seclusion, and the inviting surroundings, homeowners will be drawn to the outdoors where they are sure to meet. Darby Braeside was planned to provide a true neighborhood experience.

Ballantyne, who has a chemical engineering degree from The Ohio State University, has been active in real estate since the early 1970s. His

holdings include apartment and commercial buildings. He has also developed and sold home lots in several locations in central Ohio.

While it was his love of nature and the outdoors that first attracted him to the Darby Braeside project, Ballantyne's experience in real estate helped him see the desirability of the community's distinctive location.

With businesses ranging from family farms to global corporations, as well as picturesque features like covered bridges, Union County is a prime spot for luxury homes. Its proximity to the job centers of Dublin and Marysville make it even more sought-after. Add in the unique advantage of living in a scenic area, and Darby Braeside offers benefits that set it apart.

"When I saw the amount of trees and woods on the land, I knew there were not many developments like this in central Ohio. That sets it apart and distinguishes it from other local developments — it comes ready-made with trees," says Ballantyne. "The way we're constructing this community will enable people to enjoy the beauty of its natural environment for perpetuity." ●

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