

January 2007



CORRIDOR DEVELOPMENT DISTRICT(CDD) SIGN APPLICATION (Code Section 153.115)

CITY OF DUBLIN.

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

Phone/ TDD: 614-410-4600
Fax: 614-410-4717
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 Corridor Development District sign review process, and if needed to make an appointment for a pre-submittal review prior to submitting a formal application.

I. PROPERTY INFORMATION: This section must be completed.

Property Address: <u>4130 Tuller Road Dublin OH 43017</u>	
Tax ID/Parcel Number(s): <u>273-009086-00</u>	Parcel Size (Acres): <u>3.385</u>
Existing Land Use/Development: <u>Hotel</u>	
Proposed Land Use/Development: <u>Hotel</u>	
Existing Zoning District: <u>COMMERCIAL</u>	

II. CORRIDOR DEVELOPMENT DISTRICT SIGN STATEMENT: Please attach separate sheets (8.5 X 11) to the back of this application with your responses to the following section.

A. Please briefly explain the proposed signage: <u>Advertising</u>
B. Briefly state how the proposed Corridor Development District signage relates to the existing and potential future elements listed in 153.115(D)(2)(g,h)

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III. SIGN INFORMATION: This section must be completed.

Sign Location/Address: 4130 Tuller Road Dublin OH 43017			
Sign Copy/Message: CHASE SUITE HOTEL			
Sign Contractor: Midwest Sign Solution		Telephone: 614 445-0646	
Mailing Address: 672 Hamman Plaza Columbus, OH 43223			
Sign Type: <input checked="" type="checkbox"/> Monument/Ground <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Window <input type="checkbox"/> Projecting <input type="checkbox"/> Entry Feature <input type="checkbox"/> Other			
Permit Type: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> REPLACEMENT <input type="checkbox"/> OTHER			
Size of Sign Face: HEIGHT _____ X WIDTH _____ = TOTAL AREA (sq. ft.) _____			
Setback from Right-of-Way:	Lot Frontage:	Building Frontage:	Width of Tenant Space:
Height to Top of Sign from Grade:			
Sign Colors: (1) Beige / Blue (2) Beige / Blue (3)			
Sign Illumination: <input checked="" type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input type="checkbox"/> NONE * AN OPAQUE BACKGROUND IS REQUIRED ON ALL SIGNS			

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.

<input type="checkbox"/>	ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES Please notarize agent authorization, if necessary.
<input type="checkbox"/>	FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	IF SITE IS IN A PLANNED DISTRICT, PLEASE SUBMIT 14 COPIES OF THE APPROVED DEVELOPMENT TEXT
<input type="checkbox"/>	FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING all existing signs, their size and height; all proposed signs, their size and height; all streets, property lines and buildings on the site. Please dimension all setbacks for monument/ground signs.
<input type="checkbox"/>	FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED AND DIMENSIONED LANDSCAPE PLANS all ground signs, listing the type, size, and quantity of all plants (Section 153.158(D) - Landscaping of the Codified Ordinances of the City of Dublin, Ohio, Landscaping Plan).
<input type="checkbox"/>	IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED AND DIMENSIONED ELEVATION DRAWINGS of all proposed signs with applicable foundation/attachment details required by the Building Code. Scaled and dimensioned building elevations are required for all wall, window, canopy, and projecting signs.

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

Name (Individual or Organization): Hardage Hotels I, LLC	
Mailing Address: (Street, City, State, Zip Code) 12671 High Bluff Dr. #300, San Diego, CA 92130	
Daytime Telephone: 858-794-2338	Fax: 858-799-0717
Email or Alternate Contact Information: bobbie@thehardagegroup.com	

VI. APPLICANT: Please complete if applicable. This is the person(s) who is requesting the Corridor Development District signage, if different than the property owner(s).

Name: DAVID C. O'BRIEN	
Organization (Owner, Developer, Contractor, etc.): Midwest Sign Solution	
Mailing Address: (Street, City, State, Zip Code) 672 Harmon Plaza Columbus, OH 43223	
Daytime Telephone: 614-445-0646	Fax: 614-445-0636
Email or Alternate Contact Information: midwestsign@att.net	

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: DAVID C. O'BRIEN	
Organization: Midwest Sign Solution	
Mailing Address: (Street, City, State, Zip Code) 672 HARMON PLAZA Columbus, OH 43223	
Daytime Telephone: 614-445-0646	Fax: 614-445-0636
Email or Alternate Contact Information: midwestsign@att.net	

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

I, Nick Trammere with the Handage Group, the owner, hereby authorize Midwest Sign Solutions 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: [Signature] Date: 5/14/08

Subscribed and sworn to before me this 14th day of May, 2008

State of California

County of San Diego

Notary Public Gloria F. Diaz



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.

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

I, DAVID C. OBRIEN, 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: [Signature] Date: 5-19-08

Subscribed and sworn to before me this 19 day of May, 2008

George S. Smith

Notary Public - State of Ohio
My Commission Expires August 9, 2009

[Signature]



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

FOR OFFICE USE ONLY			
Amount Received: <u>\$580</u>	Application No: <u>08-050 CDD</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>7352</u>	MIS Fee No: <u>12 2</u>	Date Received: <u>5/20/08</u>	Received By: <u>JMP</u>
Type of Request: <u>Consider Development District sign</u>			
N, S, E, W (Circle) Side of: <u>Tuller Rd</u>			
Nearest Intersection: <u>Village Parkway</u>			
Distance from Nearest Intersection: <u>200' east</u>			



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Proximity Report Results

The selection distance was **150 feet**.
 The selected parcel was **273-009086**.

To view a table showing the **4 parcels** within the displayed proximity, scroll down.



Image Date: Fri May 23 16:08:19 2008

Disclaimer
 This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information source should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Proximity Parcels

- Hint:** To copy this report to another program:
1. Hold down the left mouse button over the top-left corner of the area you want to get.
 2. Drag the mouse to the bottom-left corner of the desired area.
 3. Let go of the mouse button.
 4. Select Edit Copy from the menu bar.
- You can then Paste the report into another application.

Parcel	Owner Name
273-009045	DDR CONTINENTAL LP
273-009077	DIVYA JYOTI LTD
273-009086	HARDAGE HOTELS I LLC
273-008381	TULSPEC PROPERTIES L C

Address
 40800 Federated Blvd.
 3950 Tuller Rd.
 4130 Tuller Rd.
 4150 Tuller Rd.





[Map Search](#)
 [Real Estate Search](#)
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Proximity Report Results

The selection distance was **500 feet**.
 The selected parcel was **273-009086**.

To view a table showing the **11 parcels** within the displayed proximity, scroll down.

- Get Report
- Print Window
- Back to Proximity Report

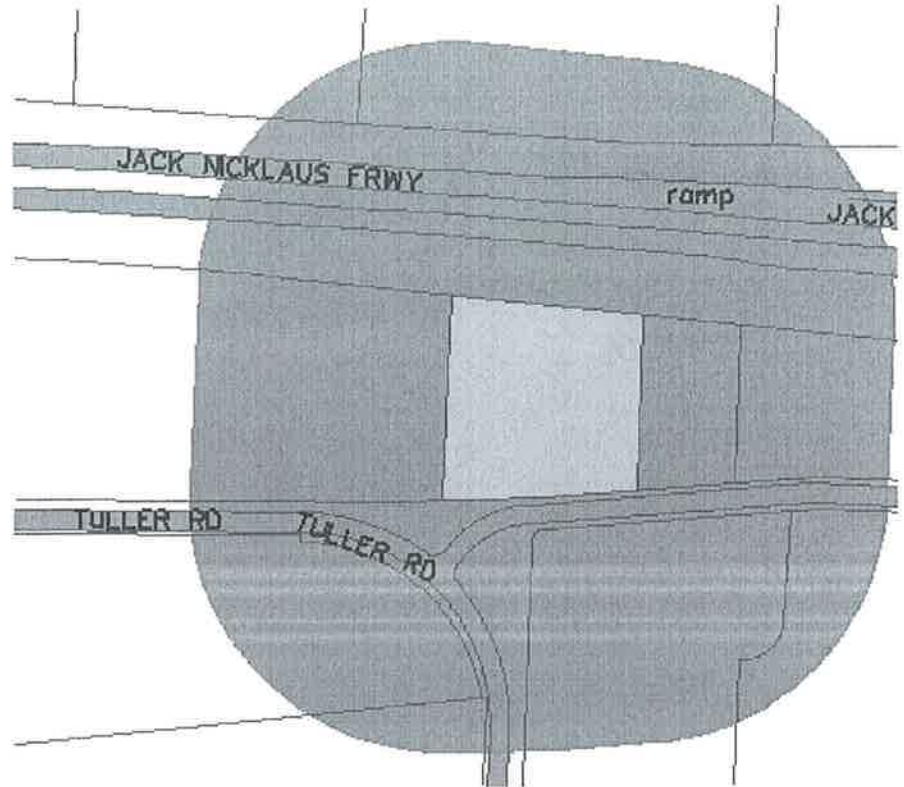


Image Date: Thu May 15 14:33:26 2008

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- You can then Paste the report into another application.

Parcel	Owner Name	Address
273-008380	BORROR REALTY CO	BRIGHT RD
273-009088	BYERS REALTY LLC	6801 VILLAGE PK
273-009045	DDR CONTINENTAL LP	6800 FEDERATED BL
273-009054	DDR CONTINENTAL LP	6711 -815 DUBLIN CENTER DR
273-009077	DIVYA JYOTI LTD	3950 TULLER RD
273-009035	EQI FINANCING PARTNERSHIP III L P	3920 TULLER RD
273-009086	HARDAGE HOTELS I LLC	4130 TULLER RD
273-008736	MCKITRICK JOHN W	BRIGHT RD
273-008610	MCKITRICK PROPERTIES INC	3865 BRIGHT RD

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273-008811 THOMAS FAMILY L P
273-008381 TULSPEC PROPERTIES L C

TULLER RD
4150 TULLER RD



EXHIBIT "A"
Legal Description

DESCRIPTION OF 3.385 ACRES OF LAND
LOCATED BETWEEN TULLER ROAD AND INTERSTATE
ROUTE I-270 AND WEST OF SAWHILL ROAD,
IN THE CITY OF DUBLIN, COUNTY OF FRANKLIN,
STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Quarter Township 2, Township 2 North, Range 19 West, United States Military Lands, containing 3.385 acres of land, more or less, said 3.385 acres being out of that 12.193 acre tract of land conveyed to Continental Sawmill Limited Partnership by deed of record in Official Record 06439F14, Recorder's Office, Franklin County, Ohio, said 3.385 acres of land being more particularly described as follows:

Beginning, for reference, at a P.K. nail in the centerline of Tuller Road at the southwesterly corner of said 12.193 acre tract, the same being the westerly terminus of the centerline of Tuller Road as shown on the recorded plat of Dublin Village Center (Dedication of Federated Boulevard, Dublin Center Drive, Tuller Road and Easements), of record in Plat Book 65, Pages 27 and 28, said P.K. nail also being the southeasterly corner of that 10.537 acre tract of land described in EXHIBIT "A" of the deed to Tuller Road Investments, Ltd., of record in Official Record 04959H11, both being of record in the Recorder's Office, Franklin County, Ohio, said P.K. nail also being located S-85°55'44"W, a distance of 134.21 feet from the centerline intersection of said Tuller Road and Federated Boulevard as said intersection is shown on said recorded plat of Dublin Village Center; thence, from said reference point of beginning, N-2°40'17"E, with the westerly line of said 12.193 acre tract, with the westerly terminus of said Tuller Road and with the easterly line of said 10.537 acre tract, a distance of 40.28 feet to a 3/4-inch (I.D.) iron pipe at the true point of beginning, the same being an angle point (northwesterly corner) in the right-of-way boundary of said Tuller Road;

Thence, from said true point of beginning, N-2°40'17"E, with the westerly line of said 12.193 acre tract and with the easterly line of said 10.537 acre tract, a distance of 408.81 feet to a 1/2-inch solid iron pin at the northwesterly corner of said 12.193 acre tract, the same being the northeasterly corner of said 10.537 acre tract and in a southerly limited access right-of-way line of Interstate Route I-270;

Thence S-83°47'23"E; with a northerly line of said 12.193 acre tract and with a southerly limited access right-of-way line of said Interstate Route I-270, a distance of 387.27 feet to a 3/4-inch (I.D.) iron pipe;

Thence S-2°40'17"W, parallel with and 386.54 feet easterly from, as measured at right angles, both the westerly line of said 12.193 acre tract and the easterly line of said 10.537 acre tract, a distance of 349.27 feet to a 3/4-inch (I.D.) iron pipe at a point in a northerly right-of-way line of said Tuller Road;

Thence S-85°55'44"W, with a northerly right-of-way line of said Tuller Road parallel with and 30.00 feet northerly from, as measured at right angles, both the centerline of said Tuller Road and a southerly line of said 12.193 acre tract, a distance of 189.50 feet to a 3/4-inch (I.D.) iron pipe at an angle point in the northerly right-of-way boundary of said Tuller Road;

Thence S-88°48'44"W, with a northerly right-of-way line of said Tuller Road, a distance of 198.80 feet to the true point of beginning and containing 3.385 acres of land, more or less.

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DESCRIPTION OF A 0.004 ACRE INGRESS AND
EGRESS EASEMENT AREA OF LAND
LOCATED BETWEEN TULLER ROAD AND INTERSTATE
ROUTE I-270 AND WEST OF SAWMILL ROAD,
IN THE CITY OF DUBLIN, COUNTY OF FRANKLIN,
STATE OF OHIO

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Quarter Township 3, Township 2 North, Range 19 West, United States Military Lands, being a 0.004 acre area of land, more or less, said 0.004 acre area of land being out of that 12.193 acre tract of land conveyed to Continental Sawmill Limited Partnership by deed of record in Official Record 06439F14, Recorder's Office, Franklin County, Ohio, said 0.004 acre area of land being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Tuller Road and Federated Boulevard as said centerline intersection is shown and delineated upon the recorded plat of Dublin Village Center (Dedication of Federated Boulevard, Dublin Center Drive, Tuller Road and Easements), of record in Plat Book 65, Pages 27 and 28, Recorder's Office, Franklin County, Ohio; thence N-85°35'44"E, with the centerline of said Tuller Road, a distance of 258.57 feet to a point; thence N-4°04'16"W, a distance of 30.00 feet to a 3/4-inch (I.D.) iron pipe at the true point of beginning in a northerly right-of-way line of said Tuller Road;

Thence, from said true point of beginning, N-2°40'17"E, parallel with and 386.54 feet easterly from, as measured at right angles, the westerly line of said 12.193 acre tract, a distance of 52.58 feet to a point;

Thence S-4°04'16"E, a distance of 52.21 feet to a point in a northerly right-of-way line of said Tuller Road;

Thence S-85°55'44"W, with a northerly right-of-way line of said Tuller Road, a distance of 6.17 feet to the true point of beginning and being a 0.004 acre area of land, more or less.

DESCRIPTION OF 3.385 ACRES OF LAND (Cont'd)

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby certify that the foregoing description was prepared from information obtained from actual field surveys conducted by Bauer, Davidson & Merchant, Inc. in August and September of 1985 and in November of 1987.

All of the survey markers noted in the foregoing description were in place in November of 1987.

The bearings given in the foregoing description correspond to the bearings given for the centerline of survey made by the Ohio Department of Highways for Interstate Route I-270 (FRA-270-10-33.N).