



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

**FINAL DEVELOPMENT PLAN/
AMENDED FINAL DEVELOPMENT PLAN APPLICATION**

[Code Sections 153.053 (E)]

TO EXPIRE _____

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: <i>6316 Meaghan Drive</i>	
Tax ID/Parcel Number(s): <i>274-2873, 274-1413</i>	Parcel Size (Acres): <i>8.3</i>
Existing Land Use/Development: <i>Undeveloped park</i>	
Proposed Land Use/Development: <i>Developed park</i>	
Existing Zoning District: <i>PUD & BFR</i>	

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.

<p>A. Please briefly explain the proposed development: <i>The neighborhood park will include a playground, full court basketball, a small shelter, covered picnic tables and associated landscape.</i></p>
<p>B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity: <i>The park will give residents a place to meet & recreate.</i></p>
<p>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: <i>The associated landscape will include a wet meadow/rain garden for improved storm water and resident education.</i></p>
<p>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): <i>The site was always intended to be a developed park.</i></p>

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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): City of Dublin - Jane Brautigam, City Manager	
Mailing Address: (Street, City, State, Zip Code) 5200 Emerald Parkway	
Daytime Telephone: 614-410-4707	Fax: 614-761-6512
Email or Alternate Contact Information: jhahn@dublin.oh.us & Manager@dublin.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: Jane Brautigam, City Manager	
Organization (Owner, Developer, Contractor, etc.): City of Dublin	
Mailing Address: (Street, City, State, Zip Code) 5200 Emerald Parkway	
Daytime Telephone: 614-410-4707	Fax: 614-761-6512
Email or Alternate Contact Information: jhahn@dublin.oh.us & Manager@dublin.oh.us	

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: Fred Hahn, Parks & Open Space Director	
Organization: City of Dublin	
Mailing Address: (Street, City, State, Zip Code) 6555 Shua Ridge Road	
Daytime Telephone: 614-410-4707	Fax: 614-761-6512
Email or Alternate Contact Information: jhahn@dublin.oh.us & Manager@dublin.oh.us	

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

I Jane Brautigam, City Manager, the owner, hereby authorize Fred Hahn, Parks & Open Space Director 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: Jane S. Brautigam Date: 7/1/08

Subscribed and sworn to before me this 1 day of July, 20 08
 State of Ohio
 County of Franklin Notary Public Marjaine J. Keplar



Marjaine J. Keplar
 Notary Public, State of Ohio
 My Commission Expires 03-18-2012

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 Fred Hahn, Parks & Open Space Director, 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: Fred Hahn Date: 7-1-08

Subscribed and sworn to before me this 1 day of July, 20 08
 State of Ohio
 County of Franklin Notary Public Marjaine J. Keplar



Marjaine J. Keplar
 Notary Public, State of Ohio
 My Commission Expires 03-18-2012

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

FOR OFFICE USE ONLY			
Amount Received: <u>N/A</u>	Application No: <u>08-067 FDP</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>N/A</u>	MIS Fee No: <u>MAP ZONE: 4</u>	Date Received: <u>7/8/08</u>	Received By: <u>JP</u>
Type of Request: <u>FINAL DEVELOPMENT PLAN</u>			
N, S, E, W (Circle) Side of: <u>MEAGHAN DRIVE</u>			
Nearest Intersection: <u>VARWYNE DR</u>			
Distance from Nearest Intersection: <u>AT THE INTERSECTION</u>			

ATTACHMENT A: FINAL DEVELOPMENT PLAN APPROVAL CRITERIA

§ 153.055 PLAN APPROVAL CRITERIA.

(B) Final development plan. In the review of proposed planned developments, the Planning and Zoning Commission shall determine whether or not the proposed development, as depicted on the final development plan, complies with the following:

- (1) The plan conforms in all pertinent respects to the approved preliminary development plan provided however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);**
- (2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;**
- (3) The development has adequate public services and open spaces;**
- (4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code;**
- (5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;**
- (6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the PUD and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;**
- (7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;**
- (8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters;**
- (9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage;**
- (10) The Commission believes the project to be in compliance with all other local, state and federal laws and regulations.**

Search Result

PARCEL ID	OWNER	ADDRESS
274000246	PRABHALA VIKRAM RENDUCHINTALA SRILALITHA	6079 VARWYNE DR
274000247	ESTEPP STEVEN E	6087 VARWYNE DR
274000255	DALBENZIO FRANK D DALBENZIO JONELLE	6339 MEAGHAN DR
274000256	KUMAR RAVI M SRIDHAR SANDHYA	6331 MEAGHAN DR
274000257	MOHAN ANSHUL MOHAN DEEPALI	6323 MEAGHAN DR
274000258	LIGGETT MARGARETT J TR	6315 MEAGHAN DR
274000259	GRAYSON JEFFREY W GRAYSON CHERYL S	6073 TUSWELL DR
274000282	ROBINSON BRUCE A ROBINSON JOYCE E	6113 TUSWELL DR
274000283	BRUGGEMAN DALE G BRUGGEMAN CARLA J	6105 TUSWELL DR
274000284	DSOUZA EDWIN S DSOUZA MARIA	6097 TUSWELL DR
274000285	DAVIS NANJI L DAVIS JAMES S	6089 TUSWELL DR
274000286	BOSMA CHARLES E JR BOSMA MARY J	6081 TUSWELL DR
274000287	CITY OF DUBLIN OHIO	6316 MEAGHAN DR
274000910	REED JERRY C REED VALENTINA S	5940 BARONSCOURT WY
274000911	ARNDT TAMARA A M ARNDT GREGORY A	5932 BARONSCOURT WY
274000912	LAMBERJACK DAVID H LAMBERJACK KRISTEN E	5924 BARONSCOURT WY
274000913	PUGH DANIEL P PUGH MARTHA J	5916 BARONSCOURT WY
274000914	CLARK CAROLYN H	5908 BARONSCOURT WY
274001388	MULTICON BUILDERS INC	5983 WINSLOW CT
274001389	DUBLIN MANOR LLC	5991 WINSLOW CT
274001390	MULTICON BUILDERS INC	5978 WINSLOW CT
274001391	DUBLIN MANOR LLC	5970 WINSLOW CT
274001413	CITY OF DUBLIN OHIO	5994 WINSLOW CT
274001416	CITY OF DUBLIN OHIO	5988 WINSLOW CT

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Robert G. Montgomery
Franklin County Recorder

GRANTOR: MULTICON BUILDERS, INC.,
an Ohio corporation

GRANTEE: CITY OF DUBLIN, OHIO,
an Ohio municipal corporation

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CITY OF DUBLIN
LAND USE &
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GENERAL WARRANTY DEED

MULTICON BUILDERS, INC., an Ohio corporation, with offices located at 495 South High Street, Suite 150, Columbus, Ohio 43215, for valuable consideration paid, grants with general warranty covenants to the

CITY OF DUBLIN, OHIO,

an Ohio municipal corporation, whose tax mailing address is 6665 Coffman Road, Dublin, Ohio 43017, the following REAL PROPERTY:

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

Being Reserves "A", "B", "C", and "D" of **GLADE AT BALLANTRAE**, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 110, pages 29 and 30, and Official Instrument No. 200611090224778, Recorder's Office, Franklin County, Ohio.

Reserve	Tax District and Parcel No.	Address
A	274-001413-00	5994 Winslow Court
B	274-001414-00	5872 Winslow Court
C	274-001415-00	5881 Winslow Court
D	274-001416-00	5988 Winslow Court

Subject to easements, conditions, covenants, restrictions, and reservations of record, zoning ordinances and legal highways, and further subject to taxes and assessments, if any, now a lien, not yet due and payable.

TRANSFERRED
MAY 18 2007
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

RECEIVED
AUG 16 2007
1
FINANCE DEPT.

905784
CONVEYANCE TAX
EXEMPT
A/T
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

Prior Instrument Reference: Official Instrument No. 200605190097245, Recorder's Office, Franklin County, Ohio.

Executed this 13 day of December, 2006.

Multicon Builders, Inc.,
an Ohio corporation

by: Charles P. Driscoll
Charles P. Driscoll, Vice-President

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 13 day of December, 2006, before me, the subscriber, a Notary Public in and for said County and State, personally came Multicon Builders, Inc., an Ohio corporation, by Charles P. Driscoll, its duly authorized Vice-President, the Grantor in the foregoing deed, who acknowledged the signing thereof to be his voluntary act and deed, for and on behalf of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Wendy Kromer

Notary Public



WENDY KROMER
Notary Public, State of Ohio
My Commission Expires 11-13-2011

This Instrument Prepared by:

Thomas Markworth, Attorney
495 South High Street, Suite 150
Columbus, Ohio 43215
(614) 241-2078

GENERAL WARRANTY DEED

M/I SCHOTTENSTEIN HOMES, INC., an Ohio corporation (the "Grantor"), for valuable consideration paid, grants, with general warranty covenants, to the CITY OF DUBLIN, OHIO, an Ohio municipal corporation, whose tax-mailing address is 6665 Coffman Road, Dublin, Ohio 43017, the following real:

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

Being Reserve "B" of KENDALL RIDGE SECTION 2, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 93, pages 85 & 86, Recorder's Office, Franklin County, Ohio.

Parcel Numbers: 274-000-287
Street Addresses: 6316 MORGAN DRIVE, DUBLIN OH 43016

Subject to easements, conditions, covenants, restrictions, and reservations of record, zoning ordinances and legal highways, and further subject to taxes and assessments, if any, now a lien, not yet due and payable.

Prior Instrument References: Instrument No. 199802200037885 Recorder's Office Franklin County, Ohio.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer this 17th day of January, 2000.

Signed and acknowledged
in the presence of:

M/I SCHOTTENSTEIN HOMES, INC.,
an Ohio corporation

Laura J. Elliott
Printed Name: Laura J. Elliott

By: Paul S. Coppel
Paul S. Coppel
President-Land Operations/General Counsel

Olga Elizabeth McColeman
Printed Name: Olga Elizabeth McColeman

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

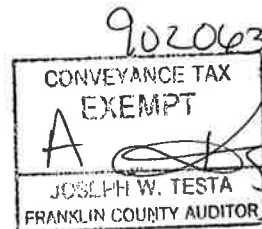
The foregoing instrument was acknowledged before me this 17th day of January, 2000, by Paul S. Coppel, President-Land Operations/General Counsel of M/I Schottenstein Homes, Inc., an Ohio corporation, for and on behalf of said corporation.

Olga Elizabeth McColeman
Notary Public

This instrument prepared by:
Paul S. Coppel, Esq.
M/I Schottenstein Homes, Inc.
3 Easton Oval, Suite 500
Columbus, Ohio 43219



OLGA ELIZABETH MCCOLEMAN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPT. 9, 2002



TRANSFERRED
MAR 02 2000
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO