



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: 5815 Wall Street, Dublin, Ohio 43017-3222	
Tax ID/Parcel Number(s): 273-005070	Parcel Size (Acres): 4.265 acres
Existing Land Use/Development: Existing Office and Industrial Shop	
Proposed Land Use/Development: Proposed use to remain unchanged.	
Existing Zoning District: Perimeter Center PCD, Sub Area 'C'	

**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: This property has been purchased by a software development company who has the desire to improve the exterior appearance of their building and express the 'branding' of the company, and products, through the physical presentation of their facility.</p>	
<p>B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:  Existing / Not applicable</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:  Existing / Not applicable</p>	<p style="color: red; font-size: 2em; font-weight: bold;">FILED</p> <p style="color: blue; font-size: 3em; font-weight: bold;">RECEIVED</p> <p style="color: blue; font-size: 1.2em; font-weight: bold;">DEC 16 2008</p> <p style="color: blue; font-size: 1.2em; font-weight: bold;">08-112-APSP</p> <p style="color: blue; font-size: 0.8em; font-weight: bold;">CITY OF DUBLIN LAND USE &amp; LONG RANGE PLANNING</p>
<p>D. Briefly address how the proposed rezoning and development meet the review criteria for Final Development Plan by the Planning and Zoning Commission as stated in [Section 153.055(B)], (SEE ATTACHMENT A):  Existing / Not applicable</p>	

**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.

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

Name (Individual or Organization): <b>Cabin In The Woods LLC</b>	
Mailing Address: (Street, City, State, Zip Code) <b>6315 Emerald Parkway, Dublin, Ohio 43016</b>	
Daytime Telephone: <b>614-781-7800</b>	Fax: <b>614-781-7801</b>
Email or Alternate Contact Information: <b>gheinze@teamnorthwoods.com</b>	

**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: <b>Gary Heinze</b>	
Organization (Owner, Developer, Contractor, etc.): <b>Cabin In The Woods LLC</b>	
Mailing Address: (Street, City, State, Zip Code) <b>6315 Emerald Parkway, Dublin, Ohio 43016</b>	
Daytime Telephone: <b>614-781-7800</b>	Fax: <b>614-781-7801</b>
Email or Alternate Contact Information: <b>gheinze@teamnorthwoods.com</b>	

**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: <b>J. Carter Bean</b>	
Organization: <b>Ford &amp; Associates Architects</b>	
Mailing Address: (Street, City, State, Zip Code) <b>1500 West First Avenue, Columbus, Ohio 43212</b>	
Daytime Telephone: <b>614-488-6252</b>	Fax: <b>614-488-9963</b>
Email or Alternate Contact Information: <b>cbean@fordarchitects.com</b>	

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PL 7 0077

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

I, Gary Heinze, Cabin In The Woods LLC, the owner, hereby authorize  
J. Carter Bean, Ford & Associates Architects 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: 12/14/08

Subscribed and sworn to before me this 16<sup>th</sup> day of December, 2008  
 State of Ohio  
 County of Franklin

Notary Public [Signature]



AMY M KORTE  
 NOTARY PUBLIC  
 STATE OF OHIO  
 Comm. Expires  
 June 20, 2011

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, J. Carter Bean, Ford & Associates Architects, 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: 12-16-08

Subscribed and sworn to before me this 16<sup>th</sup> day of December, 2008  
 State of Ohio  
 County of Franklin

Notary Public [Signature]



AMY M KORTE  
 NOTARY PUBLIC  
 STATE OF OHIO  
 Comm. Expires  
 June 20, 2011

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NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, MUST PROVIDE A FACSIMILE RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received: <u>\$ 980</u>	Application No: <u>08-112AFDP</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>7446</u>	MAP ZONE: <u>4</u>	Date Received: <u>12/16/08</u>	Received By: <u>RES</u>
Type of Request: <u>Amended Final Development Plan (AFDP)</u>			
N, S, E, W (Circle) Side of: <u>Wall Street</u> <u>Discovery Boulevard</u>			
Nearest Intersection: <u>Wall Street &amp; <del>Kennel Lane</del></u> <u>(E of intersection)</u>			
Distance from Nearest Intersection: <u>700 feet</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.

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**Exhibit "A" – Legal Description**  
For File: 1364963

Situated in the State of Ohio, County of Franklin, City of Dublin, partially in Virginia Military Survey No. 2999 and partially in Virginia Military Survey No. 2542, and being portions of the following two (2) tracts of land:

1) an original 15.000 acre tract conveyed to Olde Poste Properties by deed of record in Official Record 4776, Page F01, Recorder's Office, Franklin County, Ohio, and

2) a 25.000 acre tract conveyed to Olde Poste Properties by deed of record in Official Record 274, Page B11, Recorder's Office, Franklin County, Ohio,

and bounded and described as follows:

Beginning, for reference, at a point at the southeast corner of Discovery Boulevard (60 feet wide) as shown upon the plat of "Dedication of Discovery Boulevard and Easements", of record in Plat Book 66, Page 97, Recorder's Office, Franklin County, Ohio, and in a west line of a 13.456 acre tract of land conveyed to White Consolidated Industries, Inc., by deed of record in Official Record 10383, Page D16, Recorder's Office, Franklin County, Ohio;

thence North  $10^{\circ} 52' 41''$  West along an east line of Discovery Boulevard and along a portion of a west line of said 13.456 acre tract a distance of 45.00 feet to a point of curvature;

thence northerly along a portion of a curved east line of Discovery Boulevard, along a curved west line of said 13.456 acre tract and with a curve to the right; data of which is: radius = 2,020.00 feet and sub-delta =  $1^{\circ} 47' 04''$ , a sub-chord distance of 62.91 feet bearing North  $9^{\circ} 59' 09''$  West to a point of compound curvature at the south end of a curve connecting a curved west line of Discovery Boulevard with the south line of proposed Wall Street (60 feet wide);

thence northeasterly along said connecting curve, along a curved northwest line of said 13.456 acre tract and with a curve to the right, data of which is: radius = 30.00 feet and delta =  $91^{\circ} 43' 40''$ , a chord distance of 43.06 feet bearing North  $36^{\circ} 46' 13''$  East to the point of tangency in the south line of proposed Wall Street;

thence North  $82^{\circ} 38' 03''$  East along a south line of proposed Wall Street and along a north line of said 13.456 acre tract a distance of 228.13 feet to a point of curvature;

thence easterly along a curved south line of proposed Wall Street, along a curved north line of said 13.456 acre tract and with a curve to the right, data of which is: radius = 970.00 feet and delta =  $5^{\circ} 29' 17''$ , a chord distance of 92.88 feet bearing North  $85^{\circ} 22' 42''$  East to the point of tangency;

thence North  $88^{\circ} 07' 20''$  East along a portion of a south line of proposed Wall Street and along a north line of said 13.456 acre tract a distance of 270.00 feet to a point at the northeast corner of said 13.456 acre tract and at the true place of beginning of the tract herein intended to be described;

thence continuing North  $88^{\circ} 07' 20''$  East along a portion of a south line of proposed Wall Street a distance of 310.00 feet to a point of curvature;

thence southeasterly along a curved south line of proposed Wall Street and with a curve to the right, data of which is: radius = 170.00 feet and delta =  $90^{\circ} 00' 00''$ , a chord distance of 240.42 feet bearing South  $46^{\circ} 52' 40''$  East to the point of tangency;

thence South  $1^{\circ} 52' 40''$  East along a portion of a west line of proposed Wall Street a distance of 230.00 feet to a point;

thence South  $88^{\circ} 07' 20''$  West parallel with and 400.00 feet southerly by perpendicular

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measurement from a south line of proposed Wall Street a distance of 480.00 feet to a point in the east line of said 13.456 acre tract;

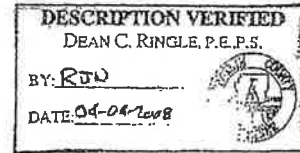
thence North 1° 52' 40" West along a portion of the east line of said 13.456 acre tract a distance of 400.00 feet to the true place of beginning;

containing 4.265 acres of land more or less and being subject to all easements and restrictions of record. Of the above described 4.265 acres, 0.812 acre is within said 15.000 acre tract and 3.453 acres are within said 25.000 acre tract.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from a field survey of larger tracts of which this tract is a part in October, 1985. Basis of bearings is an assumed meridian.

Parcel No: 273-005070  
Commonly known as: 5815 Wall St., Dublin, OH 43017

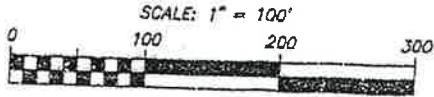
O-108-B  
ALL OF  
(273)  
005070



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SCALE: 1" = 100'

GRAPHIC SCALE

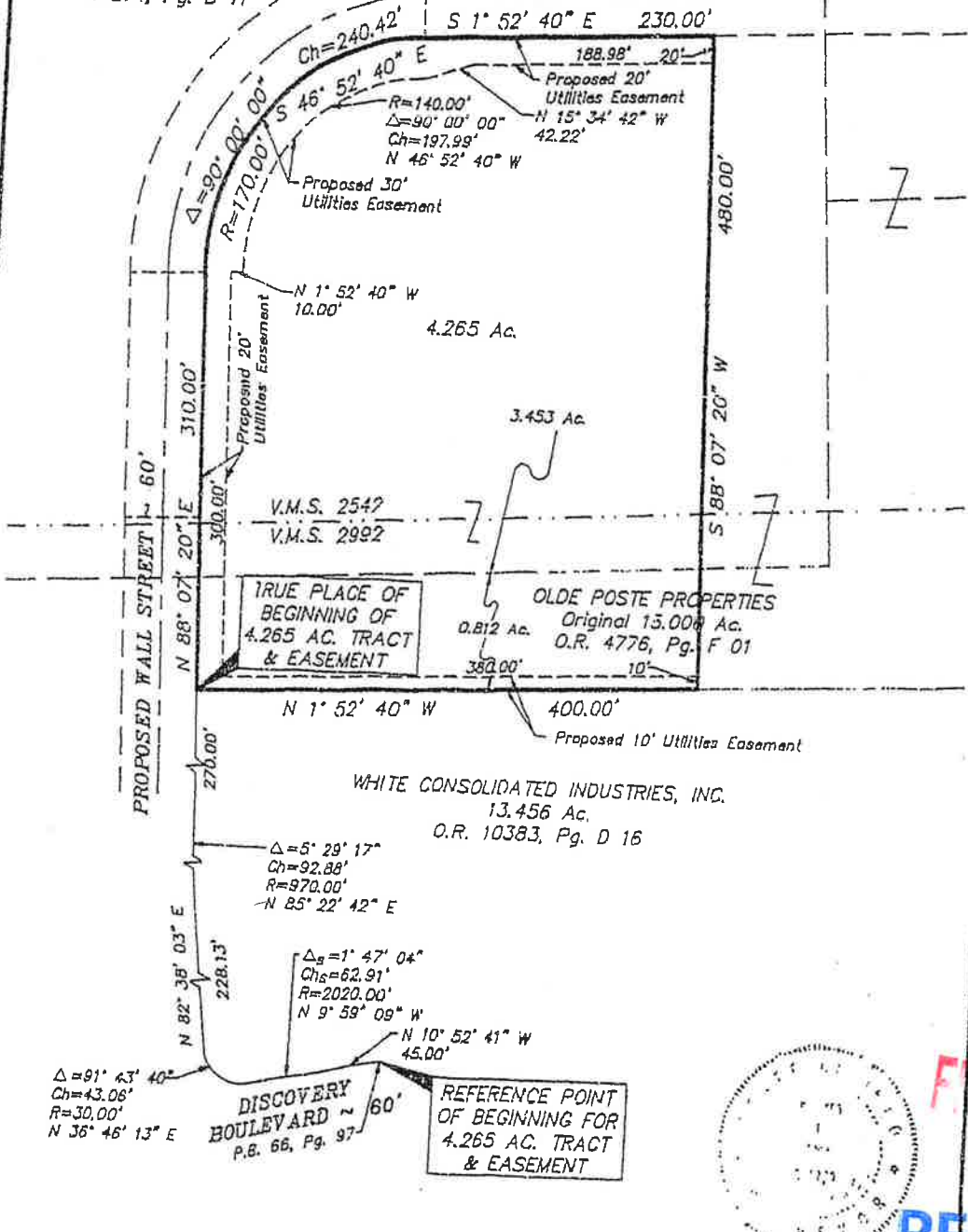
MARCH 13, 1989

ADDED EASEMENT - MAY 19, 1989

OLDE POSTE PROPERTIES

25,000 Ac.

O.R. 274, Pg. B 11



TRUE PLACE OF BEGINNING OF 4.265 AC. TRACT & EASEMENT

OLDE POSTE PROPERTIES Original 15,000 Ac. O.R. 4776, Pg. F 01

WHITE CONSOLIDATED INDUSTRIES, INC. 13,456 Ac. O.R. 10383, Pg. D 16

DISCOVERY BOULEVARD P.B. 66, Pg. 97

REFERENCE POINT OF BEGINNING FOR 4.265 AC. TRACT & EASEMENT



PLAT OF 4.265 ACRES IN VIRGINIA MILITARY SURVEYS NOS. 2999 & 2542 DUBLIN, OHIO FOR DELUXE CHECK PRINTERS

Prepared By C.F. BIRD & R.J. BULL, INC. Consulting Engineers & Surveyors 2875 W. Dublin-Granville Rd. Worthington, Ohio 43235

By Richard J. Bull Richard J. Bull - Ohio Surveyor No. 4723

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Map Search Real Estate Search Auditor Home

**Proximity Report Results**

\* The selection distance was 500 feet. \*  
 The selected parcel was 273-005070.

To view a table showing the 13 parcels within the displayed proximity, scroll down.

- [Get Report](#)
- [Print Window](#)
- [Back to Proximity Report](#)

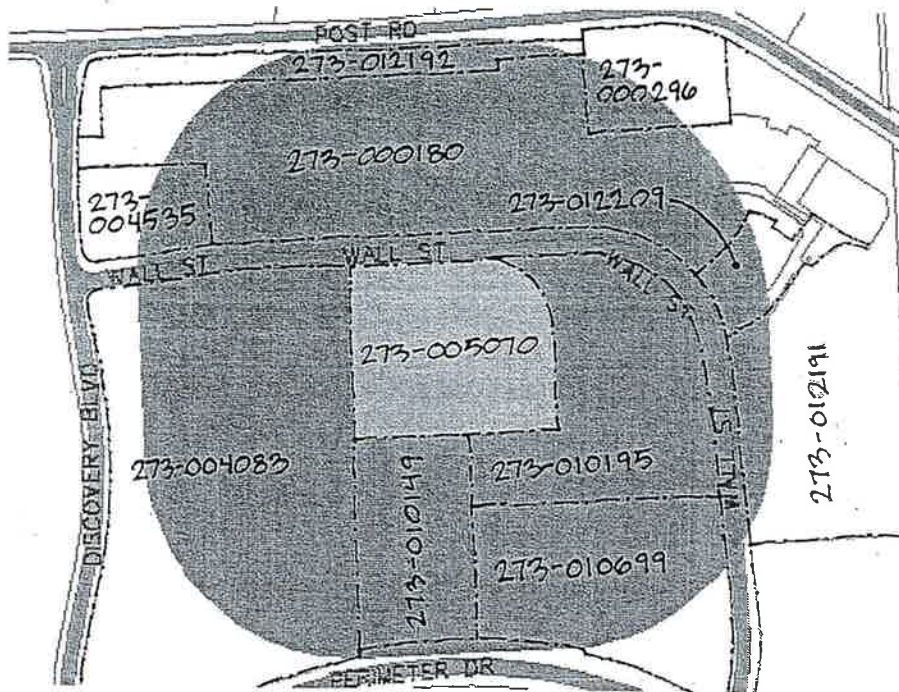


Image Date: Mon Apr 7 10:20:08 2008

**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	Address
273-010149	CHECKFREE CORP	
273-012191	CITY OF DUBLIN OHIO	
273-012192	CITY OF DUBLIN OHIO	
273-012191	CITY OF DUBLIN OHIO	
273-004083	EMC DUBLIN LLC	
273-005070	OHIO CREDIT UNION LEAGUE	
273-000296	POST HSO-LLC	
273-004535	RUMA INVESTMENT CO	
273-012209	VILLAGE AT COFFMAN PARK LLC	
273-000180	VILLAGE AT COFFMAN PARK LLC	
273-012209	VILLAGE AT COFFMAN PARK LLC	
273-010699	WALL STREET HOLDINGS LLC	
273-010195	WALL STREET HOLDINGS LLC	

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 [Real Estate Search](#)  
 [Auditor Home](#)

**Proximity Report Results**

\* The selection distance was 150 feet.\*  
 The selected parcel was 273-005070.

To view a table showing the 5 parcels within the displayed proximity, scroll down.

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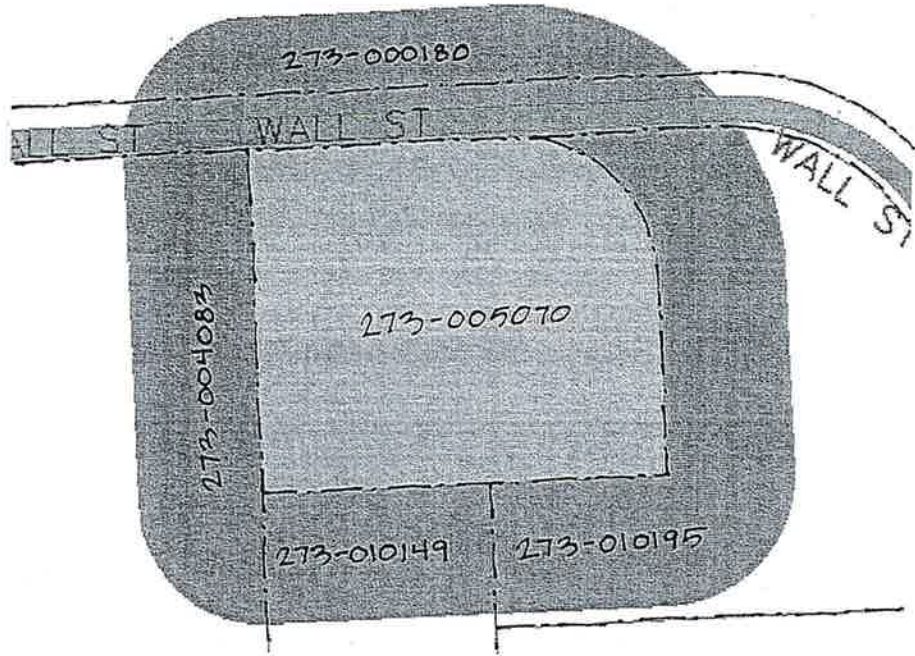


Image Date: Mon Apr 7 11:03:52 2008

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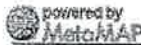
**Proximity Parcels**

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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	Address
273-010149	CHECKFREE CORP	PERIMETER DR
273-004083	EMC DUBLIN LLC	6000 PERIMETER DR
273-005070	OHIO CREDIT UNION LEAGUE	5815 WALL ST
273-000180	VILLAGE AT COFFMAN PARK LLC	POST RD
273-010195	WALL STREET HOLDINGS LLC	5555 WALL ST



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# FORD & ASSOCIATES

A R C H I T E C T S

Re: 5815 Wall Street  
Dublin, Ohio 43017  
PID # 273-005070

The following is a list of contiguous property owners within 150 feet of the perimeter of subject property. Please refer to attached Franklin County Auditor Proximity Report map.

**PID # 273-010149**  
**CheckFree Corporation**  
4411 East Jones Bridge Boulevard  
Norcross, GA 30092

**PID# 273-004083**  
**EMC Dublin LLC**  
150 North Wacker Drive  
Chicago, IL 60606

**PID# 273-000180**  
**Village at Coffman Park LLC**  
109 South High Street  
Dublin, Ohio 43017

**PID# 273-010195**  
**Wall Street Holdings LLC**  
1500 Lake Shore Drive  
Columbus, Ohio 43204

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1500 WEST FIRST AVENUE  
COLUMBUS, OHIO 43212

614.488.6252  
FAX 614.488.9963

**Joseph W. Testa, Franklin County Auditor**

generated on 4/7/2008 10:14:48 AM EDT

**Property Report**

Parcel ID	Address	Index Order	Card
273-010149-00	PERIMETER DR	Parcel ID	1 of 1

**Owner Information**

Call 614-462-4663 if incorrect  
 CHECKFREE CORP  
 4411 E JONES BRIDGE BLVD  
 NORCROSS GA 30092

**Tax Bill Mailing Information**

CHECKFREE CORP  
 4411 E JONES BRIDGE RD  
 NORCROSS GA 30092

**Value Information**

Market Land Value 575,900  
 Agricultural Value 0  
 Market Impr. Value 0  
 Market Total Value 575,900

**Legal Description**

POST RD  
 ENTRY 2542-2999  
 2.938 ACRES  
 273-0108B -023-08

**Sales Data**

Sale Amount \$600,000  
 Date 11/05/1999  
 Deed Type LW  
 # of Parcels 1  
 Conveyance # 25790  
 Exempt #

**Building Data**

Year Built

Tax Dist	273 CITY OF DUBLIN-WASH TWP-DUBLIN CSD	Board of Revision	No
School Dist	2513 DUBLIN CSD	Homestead	No
Land Use	[400] COMMERCIAL VACANT LAND	2.5% Reduction	No
Neighborhood	00105	Assessments	No
		CDQ Year	

2007 Annual Taxes \$15,973.40

2007 Total Taxes Paid \$15,973.40

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 CITY OF DUBLIN  
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# Joseph W. Testa, Franklin County Auditor

generated on 4/7/2008 10:15:32 AM EDT

## Summary

Parcel ID	Address	Index Order	Card
273-004083-00	6000 PERIMETER DR	Parcel ID	1 of 1

**Owner Information**  
 Call 614-462-4663 if incorrect  
 EMC DUBLIN LLC  
 150 N WACKER DR  
 CHICAGO IL 60606

**Tax Bill Mailing Information**  
Mail Changes Only - Click Here  
 EMC DUBLIN LLC  
 150 N WACKER DR  
 CHICAGO IL 60606

**Value Information**  
 Market Land Value 1,876,100  
 Agricultural Value 0  
 Market Impr. Value 14,423,900  
 Market Total Value 16,300,000

**Legal Description**  
 POST RD  
 13.456 ACRES  
 273-0108A -042-06

**Sales Data**  
 Sale Amount \$22,251,172  
 Date 09/18/2007  
 Deed Type LW  
 # of Parcels 1  
 Conveyance # 21498  
 Exempt #

**Building Data**  
 Year Built 1988

**Tax Dist** 273 CITY OF DUBLIN-WASH TWP-DUBLIN CSD  
**School Dist** 2513 DUBLIN CSD  
**Land Use** [449] ELEVATOR OFFICE BUILDING (3+ STORIES)  
**Neighborhood** 00105

**Board of Revision** Yes  
**Homestead** No  
**2.5% Reduction** No  
**Assessments** No  
**CDQ Year**

2007 Annual Taxes \$452,093.26

2007 Total Taxes Paid \$0.00

Data updated on 04/04/2008

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 LONG RANGE PLANNING

**Joseph W. Testa, Franklin County Auditor**

generated on 4/7/2008 10:16:08 AM EDT

**Summary**

Parcel ID	Address	Index Order	Card
273-000180-00	00000 POST RD	Parcel ID	1 of 6

**Owner Information**

Call 614-462-4663 if incorrect

VILLAGE AT COFFMAN PARK

LLC

109 S HIGH ST

DUBLIN OH 43017

**Tax Bill Mailing Information****Mail Changes Only - Click Here**

VILLAGE AT COFFMAN PARK

LLC

109 S HIGH ST

DUBLIN OH 43017

**Value Information**

Market Land Value 2,479,700

Agricultural Value 0

Market Impr. Value 0

Market Total Value 2,479,700

**Legal Description**

POST RD REAR

ENTRY 2542-2999

12.576 ACRES

273-0108B -023-00

**Sales Data**

Sale Amount \$0

Date 12/20/2007

Deed Type CM

# of Parcels 2

Conveyance #

Exempt # PB70 PG711

**Building Data**

Year Built

Total Rooms 0

Bedrooms 0

Full Bathrooms 0

Half Bathrooms 0

Square Footage 0

Tax Dist	273 CITY OF DUBLIN-WASH TWP-DUBLIN CSD	Board of Revision	Yes
School Dist	2513 DUBLIN CSD	Homestead	No
Land Use	[400] COMMERCIAL VACANT LAND	2.5% Reduction	No
Neighborhood	00105	Assessments	No
		CDQ Year	

2007 Annual Taxes \$68,776.70

2007 Total Taxes Paid \$34,388.35

Data updated on 04/04/2008

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DEC 16 2008

08-112AFDP  
CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

# Joseph W. Testa, Franklin County Auditor

generated on 4/7/2008 10:16:28 AM EDT

## Summary

<b>Parcel ID</b> 273-010195-00	<b>Address</b> 5555 WALL ST	<b>Index Order</b> Parcel ID	<b>Card</b> 1 of 1
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**Owner Information**  
 Call 614-462-4663 if incorrect  
 WALL STREET HOLDINGS LLC  
 1500 LAKE SHORE DR  
 COLUMBUS OH 43204

**Tax Bill Mailing Information**  
Mail Changes Only - Click Here  
 WALL STREET HOLDINGS LLC

5555 WALL ST  
 DUBLIN OH 43017

**Value Information**  
**Market Land Value** 1,014,600  
**Agricultural Value** 0  
**Market Impr. Value** 1,735,400  
**Market Total Value** 2,750,000

**Legal Description**  
 POST RD  
 ENTRY 2542-2999  
 5.176 ACRES  
 273-0108B -023-09

**Sales Data**  
**Sale Amount** \$0  
**Date** 03/01/2000  
**Deed Type** CB  
**# of Parcels** 1  
**Conveyance #**  
**Exempt #** (273)23-M

**Building Data**  
**Year Built** 2000

**Tax Dist** 273 CITY OF DUBLIN-WASH TWP-DUBLIN  
 CSD  
**School Dist** 2513 DUBLIN CSD  
**Land Use** [447] OFFICE BUILDING (1 AND 2  
 STORIES)  
**Neighborhood** 00105

**Board of Revision** No  
**Homestead** No  
**2.5% Reduction** No  
**Assessments** No  
**CDQ Year**

**2007 Annual Taxes** \$76,273.28

**2007 Total Taxes Paid** \$38,136.64

Data updated on 04/04/2008

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 DS-112-APDP  
 CITY OF DUBLIN  
 LAND USE &  
 LONG RANGE PLANNING

# FORD & ASSOCIATES

A R C H I T E C T S

December 16, 2008

Mrs. Tammy Noble-Flading, Planner  
City of Dublin  
Land Use and Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

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DEC 16 2008  
08-12AFDP  
CITY OF DUBLIN  
LAND USE &  
LONG RANGE PLANNING

**Re: Cabin in the Woods – Revised Amended Final Development Plan Submission  
#08-032AFDP**

Dear Mrs. Noble:

Attached to this letter you will find our Amended Final Development Application and submission materials. Additionally, I thought I would write this brief summary of the items for which we are proposing revision since our previous approval in June of 2008.

## **LANDSCAPE DESIGN:**

First and foremost, we have NOT proposed any changes to the additional, zoning code required landscaping, which was previously approved as part of our earlier Development Plan Application. All required mounding, trees and screening, per our previous Development Plan application, have remained as approved.

The only landscaping that has been revised is that around the patio at the main, west entrance. We have simply added some aesthetic 'filler' plantings, as the patio has gotten smaller and the planting bed has gotten larger.

## **DUMPSTER ENCLOSURE:**

The dumpster enclosure is proposed to remain as previously approved.

## **LOT COVERAGE:**

We propose a 1,660 square foot REDUCTION in the previously approved lot coverage (see items #2&3 in Exterior Building Improvements, below).

## **EXTERIOR BUILDING IMPROVEMENTS:**

We would like to propose the following revisions to our previously approved Amended Final Development Plan submission:

1. Delete the proposed wood canopy structures from the east and south sides of the building.
2. Delete the proposed concrete walk between deleted east and south canopies.
3. Reduce the size of the proposed wood canopy structure and patio on the west elevation of the building.
4. Delete several of the proposed new window openings on the east and west faces of the building. New windows now only proposed on west elevation of building, north of the main entrance.
5. Delete proposed synthetic stone veneer from portions of the east and south elevations.
6. Delete proposed decorative cornice construction from portions of the east and south elevations.
7. Delete the proposed vehicular loading ramp from the service dock.
8. Overhead door at proposed vehicular loading ramp to remain as it currently exists and shall not be enlarged.
9. Change material of window headers and various decorative trim from limestone to EIFS.

1500 WEST FIRST AVENUE  
COLUMBUS, OHIO 43212  
614.488.6252  
FAX 614.488.9963

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Mrs. Tammy Noble-Flading  
Revised Amended Final Development Plan Submission  
December 16, 2008  
Page 2

Please note that, as previously discussed, the applicant has not opted to change the synthetic stone material selection.

Thank you for your assistance on this case, Tammy, and please do not hesitate to contact me in the event that you would need any additional information.

Sincerely,  
**FORD & ASSOCIATES ARCHITECTS, INC.**



J. Carter Bean

Cc: File

Attachments:

- Amended Final Development Plan application
- 14 sets of full-size submission drawings
- 14 sets of partial-size submission drawings

Z:\Dyas\Northwoods\ Admin\Correspondence\Rev Zon Sub-12-16-2008

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