



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) PLR

II. PROPERTY INFORMATION: This section must be completed.

Property Address: <u>6760 Royal Plume Drive</u>	
Tax ID/Parcel Number(s): <u>1970913001000</u>	Parcel Size (Acres): <u>9.27</u>
Existing Land Use/Development: <u>underdeveloped park</u>	
Proposed Land Use/Development: <u>developed neighborhood park</u>	
Existing Zoning District: <u>PLR</u>	

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:	<u>We will be adding a playground, picnic tables, bike rack and landscaping.</u>
B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity:	<u>It will provide a place for residents to recreate and build social bonds.</u>
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:	<u>It adds one more park to the City. Parks provide communal space for recreation.</u>
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):	<u>09-090 FDP</u>

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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.

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

Name (Individual or Organization): City of Dublin, Terry Foegler - City Manager	
Mailing Address: (Street, City, State, Zip Code) 5200 Emerald Parkway	
Daytime Telephone: 614-410-4700	Fax: 614-761-6512
Email or Alternate Contact Information: fhahn@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: Parks and Open Space, Fred Hahn - Director	
Organization (Owner, Developer, Contractor, etc.): City of Dublin	
Mailing Address: (Street, City, State, Zip Code) 6555 Shier Rings Road	
Daytime Telephone: 614-410-4700	Fax: 614-761-6512
Email or Alternate Contact Information: fhahn@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: Laura Karagory - Landscape Architect, Parks & O.S.	
Organization: City of Dublin	
Mailing Address: (Street, City, State, Zip Code) 6555 Shier Rings Road	
Daytime Telephone: 614-410-4707	Fax: 614-761-6512
Email or Alternate Contact Information: lkaragory@dublin.oh.us	

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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, Terry Foegler, City Manager, the owner, hereby authorize Fred Hahn, Parks & O.S. 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: [Signature] Date: 09/22/09

Subscribed and sworn to before me this 22 day of September, 2009
 State of Ohio
 County of Franklin Notary Public Linda B. Glick



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 & O.S. 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: [Signature] Date:

Subscribed and sworn to before me this 24th day of September, 2009
 State of Ohio
 County of Franklin Notary Public Janet A. Carpenter



JANET A. CARPENTER
 Notary Public, State of Ohio
 My Commission Expires 05-15-2012

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

FOR OFFICE USE ONLY			
Amount Received: <u>NA</u>	Application No: <u>09-090</u>	P&Z Date(s):	P&Z Action:
Receipt No: <u>NA</u>	MIS Fee No: <u>5</u>	Date Received: <u>9/24/09</u>	Received By: <u>JMR</u>
Type of Request: <u>Amended Final Development Plan</u>			
N, S, E, W (Circle) Side of: <u>Royal Plume Drive</u>			
Nearest Intersection: <u>Wynwright Drive</u>			
Distance from Nearest Intersection: <u>200' West</u>			

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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.**

GENERAL WARRANTY DEED

M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company (the "Grantor"), for valuable consideration paid, grants, with general warranty covenants, to the CITY OF DUBLIN, an Ohio municipal corporation (Grantee"), whose tax mailing address is 6655 Coffman Road, Dublin, Ohio 43017, the real property more particularly described on Exhibit A attached hereto and made a part hereof.

Parcel Numbers: 39-0029016.240; 39-0029016.324; 39-0029016.325; and
39-0029016.346 MAP# 147-09-05-013.000, 147-09-09-016.000
147-09-10-006.000, 147-09-13-001.000

Prior Instrument Reference: Official Record 494, page 372, Recorder's Office,
Union County, Ohio.

The foregoing conveyance is made subject to taxes and assessments not yet due and payable; easements, conditions and restrictions of record, if any; legal highways, zoning ordinances and further subject to that certain Declaration of Covenants, Easements, Conditions and Restrictions for Post Preserve Subdivision of record in Official Record 511, page 515, as the same are supplemented and amended from time to time, which shall run with the real property described above.

Grantor has caused this instrument to be executed by its duly authorized officer this 4th day of August, 2005.

TRANSFERRED

SEP 16 2005

MARY H. SNIDER, AUDITOR
This conveyance has been examined and the Grantor
complied with section 319.202 of the Revised Code.

FEE \$
EXEMPT \$2.00 (IN)

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

M/I HOMES OF CENTRAL OHIO, LLC,
an Ohio limited liability company

By: [Signature]
J. Thomas Mason, Senior Vice President and
General Counsel

The foregoing instrument was acknowledged before me this 4th day of August, 2005, by J. Thomas Mason, the Senior Vice President and General Counsel of M/I Homes of Central Ohio, LLC, an Ohio limited liability company, on behalf of the limited liability company.



KIMBERLY L. McCOY
Notary Public, State of Ohio
My Commission Expires
01/08/09

[Signature]
Notary Public

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This instrument prepared by: M/I Homes of Central Ohio, LLC, 3 Easton Oval, Suite 500,
Columbus, Ohio 43219

09-090 FDP

637 PG 117

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EXHIBIT A

TERESA L. MARKHAM
RECORDER, UNION CO., OHIO

2005 SEP 16 PM 12: 24
28⁰⁰

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

Being Reserve B of Post Preserve Section 2, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, pages 91-92, Recorder's Office, Union County, Ohio.

and

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

Being Reserves C, D and E of Post Preserve Section 3, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, page 161, Recorder's Office, Union County, Ohio.

302632

GENERAL WARRANTY DEED

M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company (the "Grantor"), for valuable consideration paid, grants, with general warranty covenants, to the CITY OF DUBLIN, an Ohio municipal corporation ("Grantee"), whose tax mailing address is 6665 Coffman Road, Dublin, Ohio 43017, the following described real property:

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

Being Reserve "A" of POST PRESERVE SECTION 1, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, pages 66-68, Recorder's Office, Union County, Ohio.

Parcel Numbers: 390029016224

Prior Instrument Reference: Official Record 494, page 372, Recorder's Office, Union County, Ohio.

The foregoing conveyance is made subject to taxes and assessments not yet due and payable; easements, conditions and restrictions of record, if any; legal highways, zoning ordinances and further subject to that certain Declaration of Covenants, Easements, Conditions and Restrictions for Post Preserve Subdivision of record in Official Record 511, page 515, as the same are supplemented and amended from time to time, which shall run with the real property described above.

Grantor has caused this instrument to be executed by its duly authorized officer this 30th day of march, 2004.

M/I HOMES OF CENTRAL OHIO, LLC
an Ohio limited liability company

By: [Signature]
J. Thomas Mason, Senior Vice President and
General Counsel

TRANSFERRED

JUN 08 2004

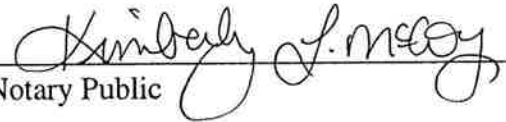
MARY H. SNIDER, AUDITOR
This conveyance has been examined and the GRANTOR
has complied with section 319202 of the Revised Code

FEE \$
EXEMPT 504

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CITY OF DUBLIN
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OR 548 17462

STATE OF OHIO
COUNTY OF FRANKLIN, ss:

The foregoing instrument was acknowledged before me this 30th day of March, 2004, by J. Thomas Mason, the Senior Vice President and General Counsel of M/I Homes of Central Ohio, LLC, an Ohio limited liability company, on behalf of the limited liability company.


Notary Public



KIMBERLY L. McCOY
Notary Public, State of Ohio
My Commission Expires
~~09-16-03~~
1/8/09

BETHEL L. TEMPLE
RECORDER, UNION CO., OHIO

2004 JUN -8 AM 10:45

28.08

This instrument prepared by:
J. Thomas Mason, Esq.
M/I Homes, Inc.
3 Easton Oval, Suite 500
Columbus, Ohio 43219

907500

DR 548 P 463