



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) _____

II. PROPERTY INFORMATION: This section must be completed.

Property Address: 7500 / 7450 HOSPITAL DRIVE	
Tax ID/Parcel Number(s): 273 - 011780 - 00	Parcel Size (Acres): 45.570
Existing Land Use/Development: HOSPITAL / MEDICAL OFFICE	
Proposed Land Use/Development: NO CHANGE	
Existing Zoning District: P.U.D.	

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 REQUEST IS TO MODIFY AND SUPPLEMENT EXISTING SIGNAGE FOR THE DUBLIN METHODIST HOSPITAL AND THE ATTACHED MEDICAL OFFICE BUILDING.</p>	<div style="font-size: 2em; color: blue; font-weight: bold;">RECEIVED</div> <div style="color: red; font-weight: bold;">OCT 16 2009</div> <div style="color: blue; font-weight: bold;">09 082ADJX</div> <div style="color: blue; font-weight: bold;">CITY OF DUBLIN</div> <div style="color: blue; font-weight: bold;">LAND USE & LONG RANGE PLANNING</div>
<p>B. Briefly state how the proposed development relates to the existing and potential future land use character of the vicinity: NO CHANGE</p>	
<p>C. Briefly state how the proposed development will relate to the Dublin Community Plan and any other applicable standards such as Conservation Design and the Residential Appearance standards: THE SIGNAGE CHANGES REQUESTED ARE WHOLLY CONSISTENT WITH THE EFFICIENT OPERATION OF A HOSPITAL CAMPUS.</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): NO REZONING IS BEING REQUESTED; MERELY SIGNAGE MODIFICATIONS ARE BEING SOUGHT.</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.

<input checked="" type="checkbox"/>	ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES Please notarize agent authorization, if necessary.
<input checked="" type="checkbox"/>	FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY
<input checked="" 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 checked="" 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.
N/A	<input type="checkbox"/> FOURTEEN (14) COPIES OF THE THE PROPOSED DEVELOPMENT TEXT
<input checked="" type="checkbox"/>	FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED SITE/STAKING PLANS SHOWING: <ol style="list-style-type: none"> North arrow and bar scale. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking). Proposed Uses (Regional transportation system, densities, number of dwellings, building/unit types, square footages, parking, open space, etc.). Size of the site in acres/square feet. All property lines, setbacks, street centerlines, rights-of-way, easements, and other information related to the site. Existing and proposed zoning district boundaries. Use of land and location of structures on adjacent properties.
N/A	<input type="checkbox"/> IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF THE FOLLOWING SCALED PLANS: <ol style="list-style-type: none"> Grading Plan. Landscaping Plan. Lighting Plan. Utility and/or Stormwater Plan. Tree Survey, Tree Preservation and Tree Replacement Plans
<input checked="" type="checkbox"/>	IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) SCALED, ARCHITECTURAL ELEVATIONS with proposed colors and materials noted.
<input checked="" type="checkbox"/>	IF APPLICABLE, FOURTEEN (14) SMALL (11X17) and FOURTEEN (14) LARGE (24X36) COPIES OF SCALED DRAWINGS SHOWING: <ol style="list-style-type: none"> Location of signs and sign type (wall, ground, projecting, or window). Sign dimensions, including letter sizes and proposed distance from sign to grade. Copy layout and lettering styles (fonts) of signage. Materials and manufacturer to be used in fabrication. Total area of sign face (including frame) Type of illumination
N/A	<input type="checkbox"/> 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): OHIOHEALTH CORPORATION (ATTN: CHERYL HERBERT)	
Mailing Address: (Street, City, State, Zip Code) 7500 HOSPITAL DRIVE, DUBLIN, OH 43016	
Daytime Telephone: (614) 544-8057	Fax: (614) 544-8008
Email or Alternate Contact Information: HERBERTC@OHIOHEALTH.COM	

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: THE DAIMLER GROUP, INC. (ATTN: PAUL GHIDOTTI)	
Organization (Owner, Developer, Contractor, etc.): DEVELOPER / PART OWNER OF M.O.B.	
Mailing Address: (Street, City, State, Zip Code) 1533 LAKE SHORE DRIVE, COLUMBUS, OH 43204	
Daytime Telephone: (614) 488-4424	Fax: (614) 488-0603
Email or Alternate Contact Information: PAULG@DAIMLERGROUP.COM	

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: PAUL GHIDOTTI	
Organization: THE DAIMLER GROUP, INC.	
Mailing Address: (Street, City, State, Zip Code) 1533 LAKE SHORE DRIVE, COLUMBUS, OH 43204	
Daytime Telephone: (614) 488-4424	Fax: (614) 488-0603
Email or Alternate Contact Information: PAULG@DAIMLERGROUP.COM	

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

I, CHERYL HERBERT, ON BEHALF OF THE OHIO HEALTH CORPORATION, the owner, hereby authorize THE DAIMLER GROUP, INC. 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: Cheryl L Herbert Date: 10/14/09

Subscribed and sworn to before me this 14th day of October, 2009
 State of Ohio
 County of Franklin Notary Public Jill Pollock



Stamp or Seal
JILL POLLOCK
 Notary Public
 In and for the State of Ohio
 My Commission Expires 11-13-11

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 the property and post a notice on the property described in this application.

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

I, PAUL G. GHIDOTTI, 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: Paul Ghidotti Date: 10/14/09

Subscribed and sworn to before me this 14th day of October, 2009
 State of Ohio
 County of Franklin Notary Public Jill Pollock



Stamp or Seal
JILL POLLOCK
 Notary Public
 In and for the State of Ohio
 My Commission Expires 11-13-11

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

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	MIS Fee No:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
Nearest Intersection:			
Distance from Nearest Intersection:			

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.

45.570 ACRES

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Surveys 3452 and 2999, being all of Reserve B as shown on "Hospital Properties Section 2," a plat of record in Plat Book 108, Page 16 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the common corner of said Reserve B and Lot 3 of "Avery Road Retail Center Section 1" as recorded in Plat Book 86, Page 86, being in the northerly right-of-way line of Perimeter Loop Road as recorded in Plat Book 86, Page 86 (80 feet wide);

Thence with the northerly right-of-way line of said Perimeter Loop Road and Perimeter Loop Road as recorded in Plat Book 95, Page 51 (80 feet wide) and Plat Book 108, Page 16 (80 feet wide), the following courses and distances:

South 00° 20' 05" East, a distance of 14.21 feet, to a point of curvature;

With said curve to the right, having a central angle of 26° 01' 43", a radius of 410.00 feet, an arc length of 186.26 feet, and a chord that bears South 12° 40' 46" West, a chord distance of 184.66 feet, to a point of compound curvature;

With said curve to the right, having a central angle of 07° 47' 01", a radius of 1110.00 feet, an arc length of 150.79 feet, and a chord that bears South 29° 35' 07" West, a chord distance of 150.68 feet, to a point;

South 33° 19' 55" West, a distance of 403.91 feet, to a point of curvature;

With said curve to the right, having a central angle of 57° 22' 40", a radius of 410.00 feet, an arc length of 410.59 feet, and a chord that bears South 62° 01' 15" West, a chord distance of 393.64 feet, to a point of tangency;

North 89° 17' 25" West, a distance of 140.78 feet, to a point of curvature;

With said curve to the right, having a central angle of 16° 41' 04", a radius of 3644.53 feet, an arc length of 1061.28 feet, and a chord that bears North 80° 56' 53" West, a chord distance of 1057.53 feet, to a point of compound curvature;

With said curve to the right, having a central angle of 114° 50' 01", a radius of 410.00 feet, an arc length of 821.73 feet, and a chord that bears North 15° 11' 21" West, a chord distance of 690.94 feet, to a point of reverse curvature;

With said curve to the left, having a central angle of 46° 56' 04", a radius of 490.00 feet, an arc length of 401.39 feet, and a chord that bears North 18° 45' 37" East, a chord distance of 390.26 feet, to a point in the westerly line of the 13.349 acre tract conveyed to Dublin 1031, L.L.C. by deed of record in Instrument Number 200609080179928 at the common corner of said Reserve B and the remainder of the original 7.530 acre tract conveyed to The City of Dublin by deed of record in Instrument Number 200002250037975;

Thence with the line common to said Reserve B and said 13.349 acre tract, the following courses and distances:

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LAND USE &
LONG RANGE PLANNING

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45.570 ACRES

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South 04° 42' 30" East, a distance of 400.75 feet, to a point;

North 85° 17' 30" East, a distance of 630.00 feet, to a point;

North 04° 42' 30" West, a distance of 936.20 feet, to a point in the southerly right-of-way line of Perimeter Road (100 feet wide) at the common corner of said Reserve B, said 13.349 and 7.530 acre tracts, and the 1.133 acre tract conveyed to The City of Dublin by deed of record in Instrument Number 200002250037976;

Thence with said southerly right-of-way line, and the line common to said Reserve B and said 1.133 acre tract, the following courses and distances:

North 77° 35' 15" East, a distance of 500.46 feet, to a point;

North 12° 24' 45" West, a distance of 10.00 feet, to the terminus point of the southerly right-of-way line of Perimeter Drive (80 feet wide) as recorded in Plat Book 86, Page 86;

Thence with a curve to the right, having a central angle of 00° 44' 23", a radius of 1960.00 feet, an arc length of 25.31 feet, and a chord that bears North 77° 57' 26" East, a chord distance of 25.31 feet, with said southerly right-of-way line, to the common corner of said Reserve B and said "Avery Road Retail Center Section 1";

Thence with the line common to said Reserve B, and said "Avery Road Retail Center Section 1", the following courses and distances:

South 02° 44' 10" West, a distance of 779.46 feet, to a point;

South 07° 30' 48" East, a distance of 248.90 feet, to a point;

South 87° 17' 09" East, a distance of 835.38 feet, to the POINT OF BEGINNING and containing 45.570 acres, more or less.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

PK

GROUND LEASE PARCEL

0.67 Acres

Situated in the State of Ohio, County of Franklin, City of Dublin, lying in Virginia Military Survey No. 3452 and being a piece of land out of the 45.570 acre tract conveyed as Reserve "B" to OHIOHEALTH CORP. by deed of record in Instrument Number 200605090089386 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning for Reference, at a point in the westerly right-of-way line of Perimeter Loop Road at a common corner of said 45.570 acre tract and Lot 3 as conveyed to Dublin Oaks Limited by deed of record in Instrument Number 199910010247166;

Thence North 87° 15' 02" West, a distance of 596.38 feet, with a line common to said 45.570 acre tract and Lot 3, to a point;

Thence across said 45.570 acre tract, the following courses and distances:

South 02° 44' 58" West, a distance of 194.68 feet, to a point, the TRUE POINT OF BEGINNING;

South 06° 15' 00" East, a distance of 104.17 feet, to a point;

South 83° 45' 00" West, a distance of 150.00 feet, to a point;

South 06° 15' 00" East, a distance of 30.66 feet, to a point;

South 83° 45' 00" West, a distance of 134.83 feet, to a point;

North 06° 15' 00" West, a distance of 104.17 feet, to a point;

North 83° 45' 00" East, a distance of 150.00 feet, to a point;

North 06° 15' 00" West, a distance of 30.66 feet, to a point;

North 83° 45' 00" East, a distance of 134.83 feet, to the TRUE POINT OF BEGINNING, and containing 0.67 acre of land, more or less.

EVANS, MECHWART, HAMBLETON AND TILTON, INC.

fa

Reports of parcels touching irregular area

Date: September 23, 2009

273-001900 * Owner: PERIMETER WEST LLC
 Address: POST RD
 Mails To: PERIMETER WEST LLC
 5747 PERIMETER DR STE 130
 DUBLIN OH 43017
 DUBLIN OH 43017

273-008208 * Owner: DUBLIN OAKS LIMITED
 Address: 7000-090 PERIMETER LOOP RD
 Mail To: CASTO DON
 SUITE 200
 191 W NATIONWIDE BLVD
 COLUMBUS OH 43215

273-008209 * Owner: DUBLIN OAKS LIMITED
 Address: 7100 PERIMETER LOOP RD
 Mail To: MR HOFFMAN
 4111 EXECUTIVE PKWY
 WESTERVILLE OH 43081

273-010212 * Owner: DUBLIN 1031 LLC
 Address: 6805 PERIMETER DR
 Mail To: DUBLIN 1031 LLC
 2901 BUTTERFIELD RD
 OAK BROOK IL

273-010470 * Owner: DUBLIN HEALTH CENTER LLC
 Address: 6955 PERIMETER LOOP RD
 Mail To: DUBLIN HEALTH CENTER LLC
 394 E TOWN ST
 COLUMBUS OH 43215

273-010471 * Owner: HOSPITAL PROPERTIES INC
 Address: 6905 PERIMETER LOOP RD
 Mail To: OHIO HEALTH OFFICE OF GENERAL COUNSEL
 STE K
 3722 OLENTANGY RIVER RD
 COLUMBUS OH 43214

273-011308 * Owner: AVERY PERIMETER LLC

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Address: POST RD
Mail To: AVERY PERIMETER LLC
1533 LAKESHORE DR
COLUMBUS OH 43204

273-011779 * Owner: OHIOHEALTH CORP
Address: PERIMETER LOOP RD
Mail To: OHIO HEALTH OFFICE OF THE GENERAL
COUNSEL
1087 DENNISON AVE 4TH FL
COLUMBUS OH 43201

273-011780 * Owner: OHIOHEALTH CORP
Address: PERIMETER LOOP RD
Mail To: OHIO HEALTH OFFICE OF THE GENERAL
COUNSEL
1087 DENNISON AVE 4TH FL
COLUMBUS OH 43201

273-011781 * Owner: OHIOHEALTH CORP
Address: PERIMETER LOOP RD
Mail To: OHIO HEALTH OFFICE OF THE GENERAL
COUNSEL
1087 DENNISON AVE 4TH FL
COLUMBUS OH 43201

273-011782 * Owner: OHIOHEALTH CORP
Address: PERIMETER LOOP RD
Mail To: OHIO HEALTH OFFICE OF THE GENERAL
COUNSEL
1087 DENNISON AVE 4TH FL
COLUMBUS OH 43201

273-011783 * Owner: OHIOHEALTH CORP
Address: PERIMETER LOOP RD
Mail To: OHIO HEALTH OFFICE OF THE GENERAL
COUNSEL
1087 DENNISON AVE 4TH FL
COLUMBUS OH 43201

273-012055 Owner: PERIMETER MOB LLC
Address: POST RD
Mail To: *



CLARENCE E. MINGO II

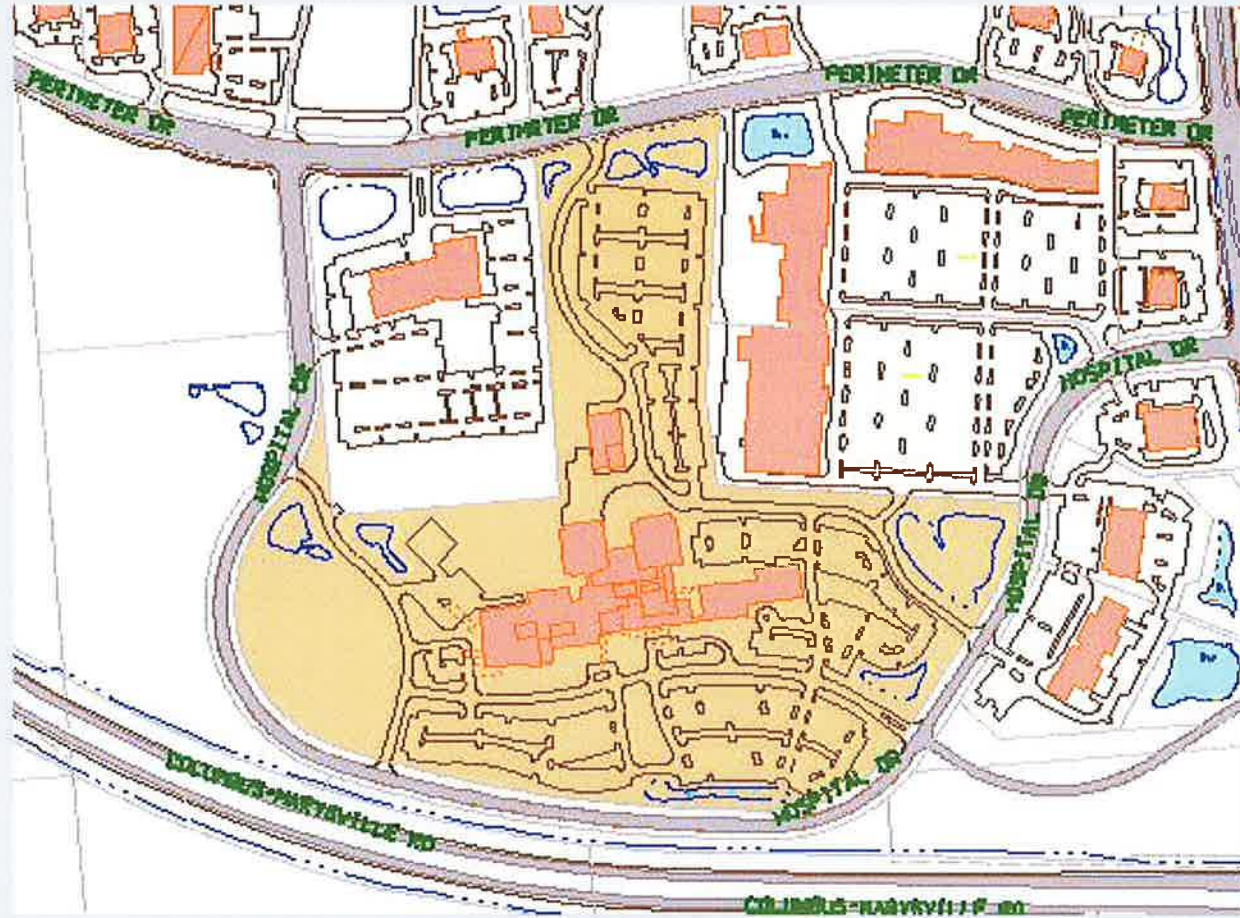
Franklin County Auditor

Property Report

Generated on 10/13/09 at 02:42:02 PM

Parcel ID 273-011780-00	Map Routing No 273-N087C -007-00	Card No 1	Location 6705 HOSPITAL DR
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GIS



Disclaimer

This drawing 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 drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.