



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager *SG/MIG*
Date: March 7, 2013
Initiated Steve Langworthy, Director of Land Use and Long Range Planning
By: Claudia D. Husak, AICP, Planner II
Re: Final Plat – Wyandotte Woods, Section 7 (06-109FDP/FP)

Summary

This is a request for review and approval of a final plat for Section 7 of the Wyandotte Woods development, zoned PUD, Planned Unit Development District.

Background

The site is located within Subarea 2 of the Northeast Quadrant Planned Unit Development District and a preliminary plat was approved in 1990. Sections 1 through 6, and Section 8 of the Wyandotte Woods subdivision have been platted.

Description

Section 7 is located on the southern portion of the Wyandotte Woods subdivision and is accessed from Wyandotte Boulevard. Section 7 consists of 6.118 acres located on the west side of Wyandotte Woods Boulevard, approximately 1,000 feet south of Kelly Drive. The 14 newly created lots will front on Clayton Court. Reserve D, located in the southwest corner of the cul-de-sac, with approximately 0.662 acres will be owned by the City and maintained by the HOA.

The applicant originally filed a combined final development plan/final plat application for both Section 6 and Section 7 of Wyandotte Woods. Section 6 was approved by City Council in 2008.

Recommendation of the Planning and Zoning Commission

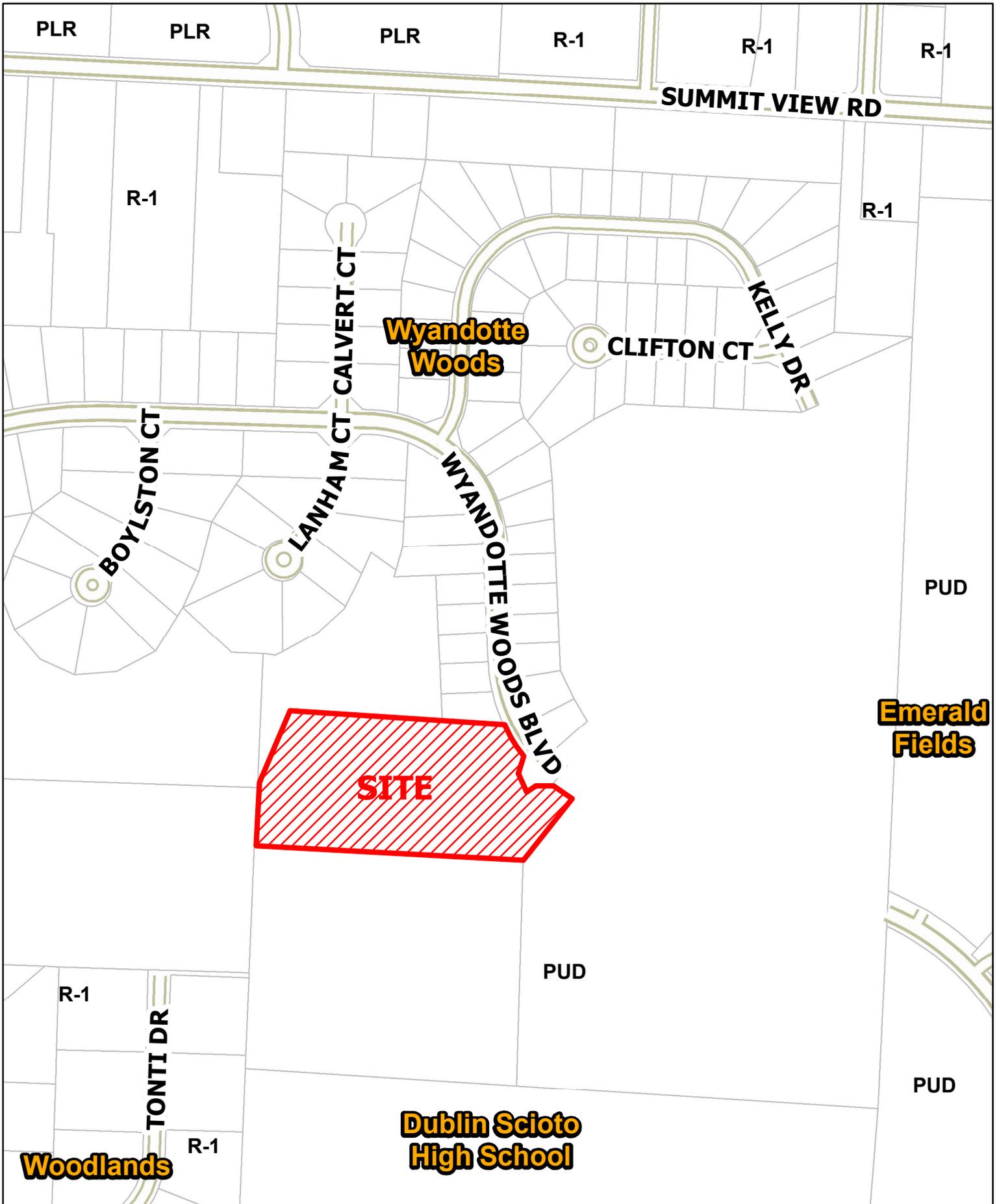
The Commission reviewed and recommended approval to City Council of the final plat on January 18, 2007. The Planning and Zoning Commission reviewed the combined final plat/final development plan application for Sections 6 and 7 of the Wyandotte Woods development. The Commission voiced no concerns regarding the proposal and recommended approval of the application with three conditions:

- 1) That the landscape plans indicate the correct species of street trees for this area and that the applicant contact the City Forester before ordering or planting of street trees;
- 2) That the No Build Zone language be updated to reflect language in recently approved plats; and
- 3) That the scale on the plat for Section 7 be corrected.

Condition 3 has been met on this plat. Condition 1 will be monitored as part of building permitting and Condition 2 is not applicable as No Build Zones are not proposed in this Section.

Recommendation

Planning recommends approval of the final plat for Section 7 of the Wyandotte Woods development at the March 11, 2013 City Council meeting.



City of Dublin

06-109FDP/FP
Final Plat

Wyandotte Woods, Section 7
Wyandotte Woods Boulevard

0 250 500



Feet





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 Section 153.053(E)]

TO EXPIRE _____

NOTE: Applicants are highly encouraged to contact the Division of Planning at (614) 410-4600 for assistance prior to submitting a formal application to discuss the Planned District Final Development Plan process.

FOR OFFICE USE ONLY:			
Amount Received: 1800.00	Application No: 06-109 FDP/FP	P&Z Date(s): 1-18-07	P&Z Action: Approved
Receipt No: 5389	MIS Fee No:	Date Received: 7/3/06	Received By: CDH
Type of Request: Final Development Plan / Final De Plat			

N, S, <u>(E)</u> <u>(W)</u> (Circle) Side of: Wyandotte Woods Blvd.
Distance from Nearest Intersection: 1000 FEET. <u>(N)</u> S, E, <u>(W)</u> (Circle) from Nearest Intersection
Nearest Intersection: Wyandotte Woods Blvd AND Scioto Crossing Blvd.

I. PLEASE CHECK THE TYPE OF APPLICATION:

- PD Final Development Plan [Code Section 153.053(E)]
- Amended Final Development Plan [Code Sections 153.053(E) and (G)]
- Other (Please Describe) _____

II. PROPERTY INFORMATION: This section must be completed.

Property Address: 4091 SUMMIT VIEW ROAD, DUBLIN, OH 43016		FILE
Tax ID/Parcel Number(s): 273-008389	Parcel Size (Acres): 10.555	
Existing Land Use Development: UNDEVELOPED, ZONED PUD		
Proposed Land Use Development: RESIDENTIAL - SINGLE FAMILY		RECEIVED
Existing Zoning District: PUD		

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CITY OF DUBLIN
LAND USE & LONG RANGE PLANNING

III. **DEVELOPMENT PLAN STATEMENT:** Please attach additional sheets if necessary.

State briefly how the proposed development relates to the existing and potential future land use character of the vicinity:

THIS AREA IS PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND IS IN COMPLIANCE WITH THE STANDARDS AS DELINEATED IN THE DUBLIN NORTHEAST MASTER PLAN.

State briefly how the proposed rezoning and development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards:

CONFORMS TO THE STANDARDS FOR SUBAREA 2 TRADITIONAL SUBDIVISION.

Is the approved development text for this planned district attached?

YES NO

IV. **PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW:** Please submit large (24x36) and small (11x17) sets of plans. 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) NOTARIZED ORIGINAL APPLICATION AND THIRTEEN (13) COPIES

FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY

FOURTEEN (14) COPIES OF A TAX PARCEL ID indicating property owners and parcel numbers for all parcels within 500 feet of the site

TEN (10) COPIES OF A SCALED, SITE/ STAKING PLAN 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. Property lines and dimensions of the lot.
- d. Size of the site in acres/square feet.
- e. All setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
- f. Location, number, length, width and surface of all existing and proposed parking spaces.
- g. Use of land and location of structures on adjacent properties.

IF APPLICABLE, TEN (10) COPIES OF THE FOLLOWING SCALED PLANS:

- a. Grading Plan.
- b. Landscaping Plan.
- c. Lighting Plan.
- d. Utility and/or Storm-water Plan.
- e. Tree Survey, Tree Preservation and Tree Replacement Plans.

IF APPLICABLE, TEN (10) COPIES OF SCALED, ARCHITECTURAL ELEVATIONS with proposed colors and materials noted.

IF APPLICABLE, FOUR (4) COPIES OF SCALED DRAWINGS INDICATING:

- 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 number.

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V. **CONTIGUOUS PROPERTY OWNERS:** Please attach additional sheets if necessary.

It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. List all neighboring property

owners within **150 feet** of the perimeter of the property based on the County Auditor's current tax list. Electronic copies of lists are encouraged.

PROPERTY OWNER (not Mortgage Company or Tax Service)	MAILING ADDRESS	CITY/STATE/ZIP CODE
SEE ATTACHED	LIST & EXHIBIT	

VI. **PROPERTY OWNER:** This section must be completed.

Current Property Owner HOMEWOOD CORPORATION	
Mailing Address: 2700 DUBLIN GRANVILLE ROAD, COLUMBUS, OH 43231 (Street, City, State, Zip Code)	
Daytime Telephone: 614-898-7700	Fax: 614-898-7708
Email or Alternate Contact Information: jbain@homewoodcorp.com	

VII. **REPRESENTATIVE(S) OF OWNER:** Please complete if applicable. Attach additional sheets for multiple representatives.

Representative R.D. ZANDE & ASSOC. (Tenant, Architect, Designer, Contractor, etc.)	
Mailing Address: 1500 LAKE SHORE DRIVE, COLUMBUS, OH 43204 (Street, City, State, Zip Code)	
Daytime Telephone: 614-486-4383	Fax: 614-486-1351
Email or Alternate Contact Information: lenellsniechowski@zande.com	
Who is the PRIMARY CONTACT PERSON for this application? LENELL SNIETCHOWSKI	

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VIII. **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 of the property described in this application.

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LAND USE &
LONG RANGE PLANNING

IX. AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S): Please complete if applicable. This section must be notarized.

I, JOHN H. BAIN the owner, hereby authorize
R-D ZANDE & ASSOC. INC. to act as my 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:  Date: 7-3-06

Subscribed and sworn to before me this 3rd day of July 2006

State of OHIO

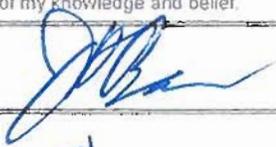
County of FRANKLIN

Notary Public Elizabeth S. Schilling

 ELIZABETH S. SCHILLING
 Notary Public, State of Ohio
 My commission expires 09/26/2009

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

I, JOHN H. BAIN 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 Owner or Authorized Representative:  Date: 7-3-06

Subscribed and sworn to before me this 3rd day of July 2006

State of OHIO

County of FRANKLIN

Notary Public Elizabeth S. Schilling

 ELIZABETH S. SCHILLING
 Notary Public, State of Ohio
 My commission expires 09/26/2009

NOTE: THE PRIMARY CONTACT PERSON WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

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 CITY OF DUBLIN
 LAND USE &
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**DESCRIPTION OF
6.118 ACRES
CITY OF DUBLIN
FRANKLIN COUNTY**

Situated in the State of Ohio, Franklin County, City of Dublin, lying in Farm Lot 6 of Quarter Section 2, Township 2 North, Range 19 West, United States Military District, and being 6.118 acres of that original 92.558 tract as conveyed to Homewood Corporation by deed of record in Official Record 8142 B10 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found on easterly right of way line of Wyandotte Woods Boulevard (66 feet in width), being the southeast corner of Lot 149 of Wyandotte Woods Section 5, a subdivision of record in Plat Book 105, Page 23;

Thence along a curve turning to the left along said easterly right of way line, said curve having with a Delta Angle of $11^{\circ}50'56''$, a Radius of 453.00 feet, an Arc Length of 93.68 feet, a Chord Bearing of South $31^{\circ}15'27''$ East, and a Chord Distance of 93.52 feet, to a 3/4" iron pipe found on the northerly right of way line of Clifton Court (50 feet in width);

Thence the following four (4) courses and distances along said right of way line of Clifton Court (50 feet in width);

- 1.) South $13^{\circ}00'21''$ West, a distance of 53.77 feet, to a 3/4" iron pipe found;
- 2.) South $26^{\circ}48'23''$ East, a distance of 50.00 feet, to a 3/4" iron pipe found;
- 3.) Along a curve turning to the right with a Delta Angle of $10^{\circ}08'37''$, a Radius of 175.00 feet, an Arc Length of 30.98 feet, a Chord Bearing of North $58^{\circ}07'18''$ East, and a Chord Distance of 30.94 feet, to a 3/4" iron pipe found;
- 4.) South $89^{\circ}16'22''$ East, a distance of 42.79 feet, to a 3/4" iron pipe found on the easterly right of way line of said Wyandotte Woods Boulevard (66 feet in width);

Thence the following two (2) courses and distances crossing said 92.558 acre tract;

1.) Along a curve turning to the left along said easterly right of way line, said curve having with a Delta Angle of $07^{\circ}02'22''$, a Radius of 453.00 feet, an Arc Length of 55.66 feet, a Chord Bearing of South $55^{\circ}06'54''$ East, and a Chord Distance of 55.62 feet, to a 3/4" iron pipe set;

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2.) South 33°07'17" West, a distance of 214.54 feet, to a 3/4" iron pipe set at the northeast corner of a 10.00 acre tract conveyed to Washington Local Schools Board of Education by deed of record in Official Record 3265 637;

Thence North 86°19'41" West, a distance of 726.00 feet, along the northerly line of said 10.00 acre tract to a 3/4" iron pipe set on the easterly line of 17.835 acre tract conveyed to Diana C. Lowery by deed of record in Instrument Number 200001180011115, being the west line of Lot 6 and the east line of Lot 7;

Thence North 02°17'50" East, a distance of 169.04 feet, along said Lot line, to a 3/4" iron pipe found on the east line of Reserve "C" of Wyandotte Woods Section 2, Phase 1, a subdivision of record in Plat Book 98, Pages 91 and 92, being the southwest corner of Reserve "C" of said Wyandotte Woods Section 5;

Thence North 23°32'09" East, a distance of 211.90 feet, along the south line of said Reserve "C" of Wyandotte Woods Section 5, to an iron pipe found;

Thence South 86°19'41" East, a distance of 577.88 feet, along the south line of said Reserve "C" and Lot 149 of Wyandotte Woods Section 5, passing a 3/4" iron pipe found at 411.59 feet, to the **POINT OF BEGINNING**, containing 6.118 acres, more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings shown hereon are based on that of the grid bearing of North 21° 59' 12" East from Ohio Coordinate System, South Zone, Nad 83 1986 Adjustment, as determined by field measurements between Franklin County Engineer Monuments Station "Frank 189" and Station "Frank 89" established by the Franklin County Engineer.

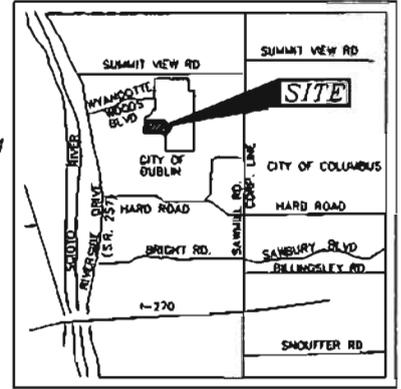
All iron pipes set are 3/4 inch iron pipes, 30 inches in length, with a yellow cap bearing the name "R.D. ZANDE".

R.D. ZANDE & ASSOCIATES, INC.

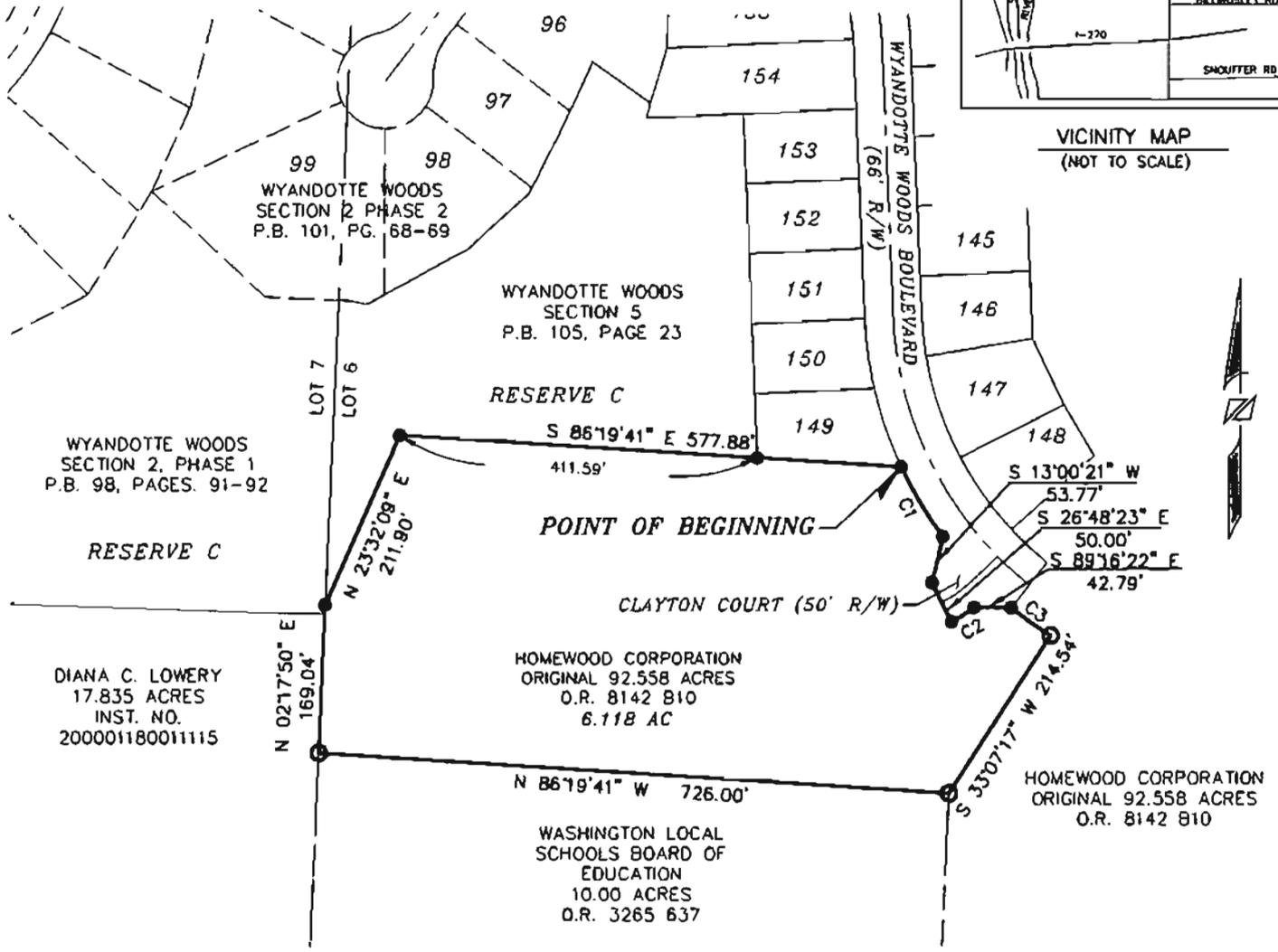

Robert J. Sands Date
Professional Surveyor No. S-8053

LEGEND

- IPF 3/4" IRON PIPE FOUND
- IPS 3/4" IRON PIPE SET



VICINITY MAP
(NOT TO SCALE)



CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11°50'56"	453.00'	93.68'	S 31°15'27" E	93.52'
C2	10°08'37"	175.00'	30.98'	N 58°07'18" E	30.94'
C3	07°02'22"	453.00'	55.86'	S 55°06'54" E	55.62'

NOTES:

1. THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL.
2. THIS SURVEY DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.
3. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE".
4. ALL IRON PINS FOUND ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE" AND ARE IN GOOD CONDITION.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THAT OF THE GRID BEARING OF N 21° 59' 12" E FROM OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83 1986 ADJUSTMENT, AS DETERMINED BY FIELD MEASUREMENTS BETWEEN FRANKLIN COUNTY ENGINEER MONUMENTS STATION "FRANK 189" AND STATION "FRANK 89" ESTABLISHED BY THE FRANKLIN COUNTY ENGINEER.

EXHIBIT OF
6.118 ACRES

LYING IN

LOT 6 OF QUARTER SECTION 2,
TOWNSHIP 2 NORTH, RANGE 19 WEST
UNITED STATES MILITARY DISTRICT
CITY OF DUBLIN, FRANKLIN COUNTY, STATE OF OHIO



SCALE IN FEET

SCALE: 1 INCH = 200 FEET

PREPARED BY:



AUDITOR, FRANKLIN COUNTY, OHIO

Joseph W. Jesta, Auditor

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

Proximity Report Results

The selection distance was **150 feet**.
 The selected parcel was **273-008389**.

To view a table showing the **50 parcels** within the displayed proximity, scroll down.

[Print Window](#)

[Back to Proximity Report](#)

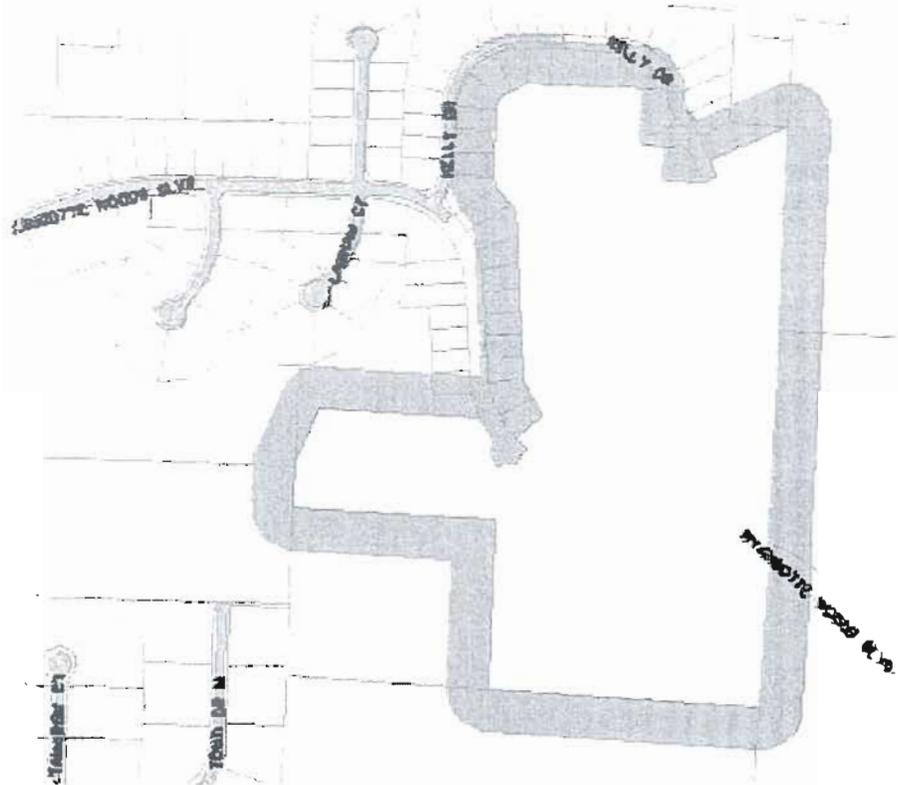


Image Date: Fri Jul 7 09:52:15 2006

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

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.

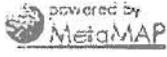
Parcel	Owner Name	Address
273-011192	AKHTER SHAMROSE Z	7765 KELLY DR
273-009140	BOARD OF EDUCATION OF THE DUBLIN LO	
273-011292	CHANDA SREEKANTH CHANDA LEELA M	
273-011332	CITY OF DUBLIN	
273-009126	CITY OF DUBLIN	
273-009125	CITY OF DUBLIN	
273-009126	CITY OF DUBLIN	
273-010853	CITY OF DUBLIN OHIO	
273-011190	DEEN NAGEB H DEEN SONIA J	7733 KELLY DR

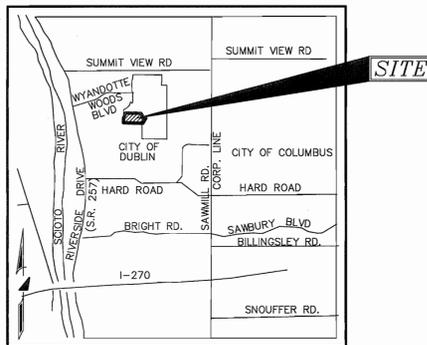
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**CITY OF DUBLIN
LAND USE &
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273-011193	DUSCHEID DAVID P DUSCHEID TAMARA S	7773 KELLY DR
273-011314	GILLIS KELLY E GILLIS ANGELA M	
273-011287	HAYES CHRISTINE Y	7654 KELLY DR
273-008389	HOMEWOOD CORP	
273-011315	HUFF EDOUARDO R SR HUFF ALANA T	
273-008810	JARRY JEFFREY A JARRY DOROTHY A	3971 SUMMIT VIEW RD
273-011294	JOISH RAJESH JOISH SUDHA	7709 KELLY DR
273-011324	KIES MARCIA V	
273-011191	KIM JEEYOUN P KIM WON Y	7757 KELLY DR
273-011322	KLEIN ALEXANDER C PAYDAR-DARIAN NAS	
273-011325	KOPELCHECK DAVID P KOPELCHECK KERRY	
273-011295	KUMAR DINESH KALRA PUJA	
273-008597	LOWERY DIANA C TR ET AL	
273-011291	MCCARTHY PATRICK M MCCARTHY MARY B	
273-011289	PAGE BRETT H MARTIN-PAGE ANNA J	
273-011290	PATEL TAPAN PATEL GARGI T	
273-011301	RESIDENCE AT SCIOTO CROSSING LLC	
273-011189	ROSE DAVID T ROSE KELLY M	7725 KELLY DR
273-011285	SHIRLEY MICHAEL J SHIRLEY MARINA G	7670 KELLY DR
273-011284	TRINH SON L NGUYEN THUY MAI T	7678 KELLY DR
273-011196	TRINITY HOME BUILDERS INC	7797 KELLY DR
273-011195	TRINITY HOME BUILDERS INC	
273-011317	TRINITY HOME BUILDERS INC	
273-011316	TRINITY HOME BUILDERS INC	
273-011318	TRINITY HOME BUILDERS INC	
273-011319	TRINITY HOME BUILDERS INC	
273-011320	TRINITY HOME BUILDERS INC	
273-011321	TRINITY HOME BUILDERS INC	
273-011323	TRINITY HOME BUILDERS INC	
273-011286	TRINITY HOME BUILDERS INC	
273-011288	TRINITY HOME BUILDERS INC	
273-011293	TRINITY HOME BUILDERS INC	
273-011320	TRINITY HOME BUILDERS INC	
273-011321	TRINITY HOME BUILDERS INC	
273-011319	TRINITY HOME BUILDERS INC	
273-011318	TRINITY HOME BUILDERS INC	
273-011317	TRINITY HOME BUILDERS INC	
273-011316	TRINITY HOME BUILDERS INC	
273-011323	TRINITY HOME BUILDERS INC	
273-011194	WAIZMANN JOHN R WAIZMANN MARIA T	7781 KELLY DR
273-008626	WASHINGTON LOCAL SCHOOLS BD OF EDUC	





VICINITY MAP
NOT TO SCALE

WYANDOTTE WOODS

SECTION 7

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, LYING IN LOT 6 OF QUARTER SECTION 2, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 6.118 ACRES, MORE OR LESS, INCLUDING 0.757 ACRES OF RIGHT-OF-WAY AREA, SAID 6.118 ACRES BEING OUT OF THE 92.558 ACRE TRACT CONVEYED TO HOMEWOOD CORPORATION, BY DEED OF RECORD IN OFFICIAL RECORD 08142 B10, RECORDS OF THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED HOMEWOOD CORPORATION, AN OHIO CORPORATION, BEING THE OWNERS OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "WYANDOTTE WOODS SECTION 7", A SUBDIVISION OF LOTS NUMBERED 170 THROUGH 183, INCLUSIVE, AND RESERVES "D" AND "F" AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE COURT SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "DRAINAGE EASEMENT", OR "SIDEWALK EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE DUBLIN CITY ENGINEER. WITHIN THOSE AREAS DESIGNATED "SIDEWALK EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A SIDEWALK FOR USE BY THE PUBLIC. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS WHEREOF JAMES L. LIPNOS, PRESIDENT OF HOMEWOOD CORPORATION, HAS SET HIS HAND THIS ____ DAY OF _____, 2013.

WITNESSES:

JAMES L. LIPNOS, PRESIDENT
HOMEWOOD CORPORATION

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES L. LIPNOS, PRESIDENT FOR THE SAID HOMEWOOD CORPORATION, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED, AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID HOMEWOOD CORPORATION, FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THIS ____ DAY OF _____, 2013.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC, STATE OF OHIO

APPROVED THIS ____ DAY OF _____, 2013
DIRECTOR OF PLANNING
CITY OF DUBLIN, OHIO

APPROVED THIS ____ DAY OF _____, 2013
CITY ENGINEER, CITY OF DUBLIN

APPROVED BY MOTION, PASSED BY CITY COUNCIL, CITY OF DUBLIN, OHIO ON THIS ____ DAY OF _____, 2013 WHEREIN THE COURT AND EASEMENTS OR PARTS OF THE SAME SHOWN HEREON AND DEDICATED TO PUBLIC USE AS SUCH, ARE HEREBY ACCEPTED AS SUCH FOR THE CITY OF DUBLIN, OHIO.

CLERK OF COUNCIL, CITY OF DUBLIN, OHIO

TRANSFERRED THIS ____ DAY OF _____, 2013
AUDITOR, FRANKLIN COUNTY, OHIO

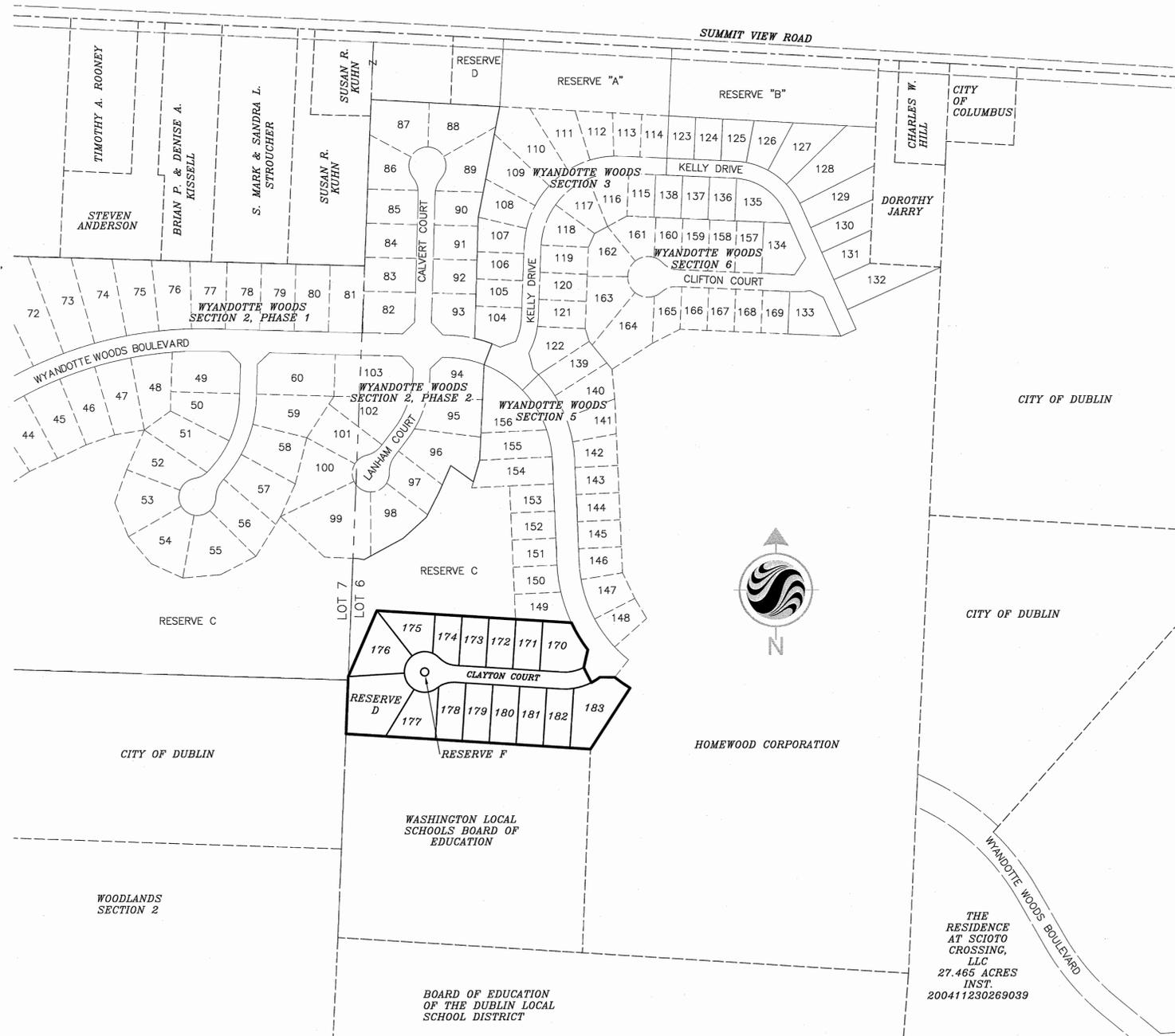
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS ____ DAY OF _____, 2013 AT ____ M

FEE ____ FILE NO ____
RECORDER, FRANKLIN COUNTY, OHIO

RECORDED THIS ____ DAY OF _____, 2013 PLAT BOOK ____ PAGES ____

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO



BACKGROUND MAP
SCALE: 1" = 200'

NOTES:

NO BUILD ZONE (NBZ)
A DEFINITION IS CONTAINED WITHIN THE CITY OF DUBLIN CODIFIED ORDINANCES SECTION 152.002. NOTHING HEREON SHALL PROHIBIT OVER LOT GRADING, DRAINAGE, FACILITIES, UTILITY LINES AND UTILITY STRUCTURES, INCLUDING ABOVE GRADE UTILITY STRUCTURES WITHIN THE "NO BUILD ZONE".

"RESERVES "D" AND "F" AS DESIGNATED AND DELINEATED HEREON SHALL BE ULTIMATELY OWNED BY THE CITY OF DUBLIN AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION."

NO DISTURB ZONE
A NO-DISTURB ZONE IS AN AREA THAT WILL NOT BE PHYSICALLY DISTURBED IN ORDER TO PRESERVE EXISTING NATURAL OR NEW LANDSCAPE FEATURES. TREES OR OTHER SIGNIFICANT VEGETATION MUST REMAIN IN THEIR NATURAL CONDITION AND MAY NOT BE REMOVED FROM SUCH A ZONE. GRADING ACTIVITIES AND THE PLACEMENT OF UTILITIES ARE ALSO PROHIBITED WITHIN THIS AREA. UTILITIES MAY CROSS AT RIGHT ANGLES THROUGH AS A NO-DISTURB ZONE, IF NECESSARY AND DESIGNED TO MINIMIZE IMPACTS. ALL STRUCTURES, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PARKING, DRIVEWAYS, SIDEWALKS, SHEDS, SWIMMING POOLS, PATIOS, DECKS OR OTHER ACCESSORY STRUCTURES, SWING SETS/PLAY STRUCTURES, FENCES, ANTENNAE AND BASKETBALL COURTS OR OTHER SPORTS COURTS ARE PROHIBITED WITHIN A NO-DISTURB ZONE.

PROTECTIVE FENCING SHALL BE INSTALLED AS SHOWN ON THE TREE PRESERVATION PLAN DURING ALL PHASES OF CONSTRUCTION.

A FORCED AND FUNDED HOMEOWNER'S ASSOCIATION SHALL BE FORMED, AND SHALL MAINTAIN ALL RESERVES AND UNPAVED CENTER ISLANDS OF CUL-DE-SAC STREETS, FOR THIS SECTION AND ALL PREVIOUS AND FUTURE SECTIONS OF THE DEVELOPMENT.

AT THE TIME THIS PLAT IS RECORDED, GAS, ELECTRIC AND LOCAL TELEPHONE SERVICES TO THE LOTS IN WYANDOTTE WOODS SECTION 7 ARE PROPOSED TO BE PROVIDED RESPECTIVELY, BY COLUMBIA GAS OF OHIO, INC., AMERICAN ELECTRIC POWER AND AMERITECH.

THIS SITE LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 39049C 0038H WITHIN EFFECTIVE DATE OF APRIL 21, 1999, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DEVELOPMENT STANDARDS:

NUMBER OF LOTS14
NUMBER OF RESERVES2
MINIMUM LOT SIZE10,000 SF
FRONT YARD SETBACK35'
SIDE YARD SETBACKONE SIDE = 8' MINIMUM

REAR YARD SETBACK 25% OF LOT DEPTH (50' MAXIMUM)

AREA CALCULATIONS: TOTAL = MINIMUM 18'

LOT AREA 4.699 ACRES
RIGHT-OF-WAY AREA 0.747 ACRES
RESERVE AREA 0.672 ACRES
TOTAL AREA 6.118 ACRES

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THAT OF THE GRID BEARING OF N 21' 59' 12" E FROM OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83 1986 ADJUSTMENT, AS DETERMINED BY FIELD MEASUREMENTS BETWEEN FRANKLIN COUNTY ENGINEER MONUMENTS STATION "FRANK 189" AND STATION "FRANK 89" ESTABLISHED BY THE FRANKLIN COUNTY ENGINEER.

CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = PERMANENT MARKER SET (SOLID ONE INCH IRON PIN (RUNNING THROUGH CONCRETE AT LEAST FOUR INCHES IN DIAMETER AND THIRTY INCHES LONG)
- = IRON PIN SET-3/4 IRON PIPE WITH RDZ CAP
- = IRON PIN FOUND-3/4 IRON PIPE WITH RDZ CAP
- = MAG NAIL SET
- = COTTON GIN SPIKE FOUND (CGSF)
- ▲ = RAILROAD SPIKE FOUND

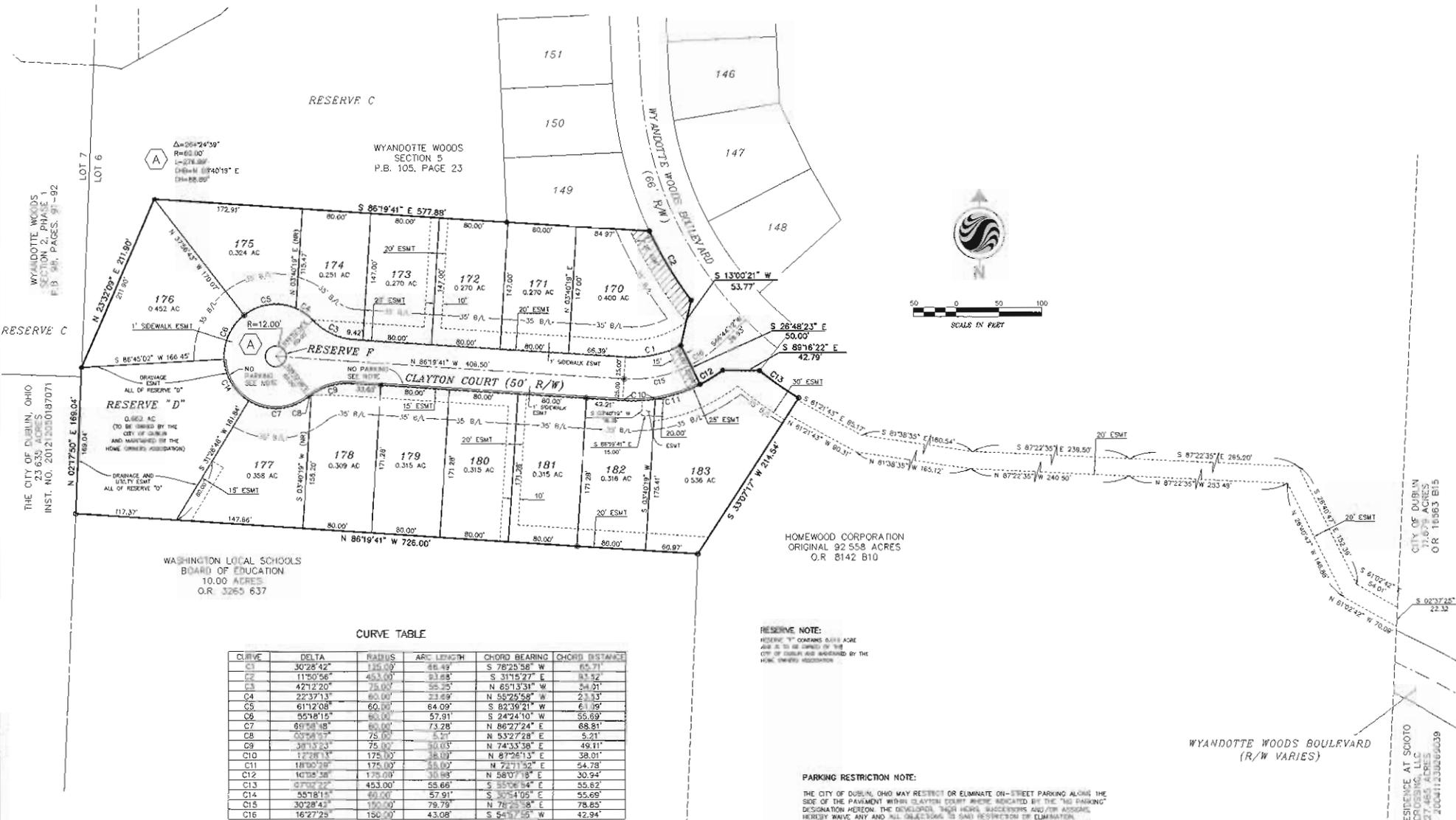


BY: Robert J. Sands 03/06/13
ROBERT J. SANDS DATE
PROFESSIONAL SURVEYOR NO. S-8053

Stantec
1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387

WYANDOTTE WOODS
SECTION 5
P.B. 105, PAGES 91-92

THE CITY OF DUBLIN, OHIO
23 635 ACRES
INST. NO. 201210010187071



WASHINGTON LOCAL SCHOOLS
BOARD OF EDUCATION
10.00 ACRES
O.R. 3265 637

HOMEWOOD CORPORATION
ORIGINAL 92.558 ACRES
O.R. 8142 B10

THE CITY OF DUBLIN, OHIO
71,679 ACRES
O.R. 16863 B15

CURVE TABLE

CURVE	DELTA	RAIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30°28'42"	135.00'	46.49'	S 78°25'58" W	65.71'
C2	11°50'56"	463.00'	83.85'	S 31°15'27" E	83.52'
C3	42°12'20"	75.00'	55.75'	N 65°13'31" W	34.01'
C4	22°37'13"	65.00'	33.49'	N 55°23'58" W	23.33'
C5	61°12'08"	60.00'	64.09'	S 82°59'51" W	61.09'
C6	55°18'15"	60.00'	57.91'	S 24°24'10" W	55.69'
C7	69°58'48"	60.00'	73.28'	N 86°27'24" E	68.81'
C8	05°58'57"	75.00'	5.21'	N 53°27'28" E	5.21'
C9	38°15'23"	75.00'	50.03'	N 74°33'58" E	49.11'
C10	17°28'13"	175.00'	38.09'	N 87°58'13" E	38.01'
C11	18°00'28"	175.00'	38.09'	N 72°11'52" E	38.01'
C12	16°05'58"	175.00'	30.98'	N 58°07'18" E	30.94'
C13	07°02'22"	453.00'	55.69'	S 35°06'54" E	55.62'
C14	55°18'15"	60.00'	57.91'	S 30°54'05" E	55.69'
C15	30°28'42"	150.00'	79.79'	N 78°25'58" E	78.85'
C16	16°27'25"	150.00'	43.08'	S 54°17'55" W	42.94'

EXISTING EASEMENTS
P.B. 105, PAGE 23

RESERVE NOTE:

RESERVE "P" CONTAINS 0.019 ACRE
AND IS TO BE OWNED BY THE
CITY OF DUBLIN AND MAINTAINED BY THE
HOME OWNERS ASSOCIATION.

PARKING RESTRICTION NOTE:

THE CITY OF DUBLIN, OHIO MAY RESTRICT OR ELIMINATE ON-STREET PARKING ALONG THE
SIDE OF THE PAVEMENT WITHIN CLAYTON COURT WHERE INDICATED BY THE "NO PARKING"
DESIGNATION HEREON. THE DEVELOPER, THEIR HEIRS, SUCCESSORS AND /OR ASSIGNS
HEREBY WAIVE ANY AND ALL CLAIMS TO SAID RESTRICTION OR ELIMINATION.



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 18, 2007

CITY OF DUBLIN.

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

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

The Planning and Zoning Commission took the following action at this meeting:

1. **Final Development Plan/Final Plat 06-109FDP/FP – NE Quad, Subarea 2 – Wyandotte Woods, Sections 6 and 7 – Lots 157 through 183 – Wyandotte Woods Boulevard**

Location: Section 6 consists of 4.437 acres located approximately 200 feet west of the intersection of Clifton Court and Kelly Drive. Section 7 consists of 6.118 acres located on the west side of Wyandotte Woods Boulevard, approximately 1,000 feet south of Kelly Drive.

Existing Zoning: PUD, Planned Unit Development District (NE Quad plan).

Request: Review and approval of a final development plan and a final plat, under the PUD provisions of Code Section 153.050.

Proposed Use: A single-family residential development consisting of 13 lots in Section 6 and 14 lots with 0.662-acre of open space in Section 7.

Applicant: Homewood Corporation, 2700 Dublin Granville Road, Columbus, Ohio 43231; represented by Lenell Sniechowski, R. D. Zande and Associates, 1500 Lake Shore Drive, Columbus, Ohio 43204.

Staff Contact: Joanne Ochal Planner.

Contact Information: (614) 410-4683/jochal@dublin.oh.us.

MOTION: To approve this Final Development Plan/Final Plat because the proposal complies with the Final Development Plan and Final Plat criteria, the applicable development standards within the Northeast Quad PUD text, with three conditions:

- 1) That the landscape plans indicate the correct species of street trees for this area and that the applicant contact the City Forester before ordering or planting of street trees;
- 2) That the No-Build-Zone language be updated to reflect language in recently approved Plats; and
- 3) That the scale on the plat for Section 7 be corrected.

*Lenell Sniechowski agreed to the above conditions.

VOTE: 4 – 0 – 1.

RESULT: The Final Development Plan/Final Plat was approved by consent.

STAFF CERTIFICATION

Gary P. Gunderman
Planning Manager

~~Mr. Gunderman said that was the expectation for February because a work session had already been scheduled instead of the second meeting. He said no regular cases are scheduled for the second February meeting.~~

~~Mr. Gerber moved for approval of the December 7, 2006 meeting minutes as presented. Mr. Zimmerman seconded and the vote was as follows: Mr. Walter, yes; Mr. Sanholtz, yes; Ms. Jones, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 5-0.)~~

~~Mr. Gerber noted that the applicants for Case 1 had consented to the conditions. [No one pulled the consent item.] He announced that the cases would be heard in the order of the published agenda.~~

1. Final Development Plan/Final Plat 06-109FDP/FP – NE Quad, Subarea 2 – Wyandotte Woods, Sections 6 and 7 – Lots 157 through 183 – Wyandotte Woods Boulevard

Mr. Gerber swore in the applicants' representative, Lenell Sniechowski, R. D. Zande and Associates, who agreed to the following three conditions as listed in the Planning report:

- 1) That the landscape plans indicate the correct species of street trees for this area and that the applicant contact the City Forester before ordering or planting of street trees;
- 2) That the No-Build-Zone language be updated to reflect language in recently approved Plats; and
- 3) That the scale on the plat for Section 7 be corrected.

Motion and Vote:

Mr. Gerber moved for approval of this Final Development Plan/Final Plat because the proposal complies with the Final Development Plan and Final Plat criteria, and the applicable development standards within the Northeast Quad PUD text, with the three conditions listed above. Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Sanholtz, yes; Ms. Jones, yes; Mr. Walter, abstain; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 4-0-1.) Mr. Walter explained that he abstained because he worked with the applicant through a client relationship.

2. Rezoning/Preliminary Development Plan 05-183Z – Tartan Ridge – 9756 Hyland-Croy Road

~~Claudia Husak said this is a request for review and approval of a rezoning of 189 acres north of the intersection of Hyland-Croy and McKitrick Roads for a planned unit development that includes 246 single-family lots, 24 townhouse units, approximately 68,500 square feet of neighborhood commercial space, and 69 acres of open space. She presented a slide of an aerial context map which showed the proposed development and the surrounding area. She said Tartan West was south of the site and the Glacier Ridge Metro Park is to the west. Ms. Husak said further to the south is the recently approved Oak Park Development.~~

~~Ms. Husak said this case was presented to the Commission under the name, Bantry Greene in June 2006, and the Commission discussed the need for more housing variety in that plan, as well as a need for high-quality architecture, and the proposed location of the retail area. Adjacent~~

PLANNING REPORT

PLANNING AND ZONING COMMISSION

JANUARY 18, 2007

SECTION I - CASE INFORMATION:

1. Final Development Plan/Final Plat 06-109FDP/FP – NE Quad, Subarea 2 – Wyandotte Woods, Sections 6 and 7 – Lots 157 through 183 – Wyandotte Woods Boulevard

Location: Section 6 consists of 4.437 acres located approximately 200 feet west of the intersection of Clifton Court and Kelly Drive. Section 7 consists of 6.118 acres located on the west side of Wyandotte Woods Boulevard, approximately 1,000 feet south of Kelly Drive.

Existing Zoning: PUD, Planned Unit Development District (NE Quad plan).

Request: Review and approval of a final development plan and a final plat, under the PUD provisions of Code Section 153.050.

Proposed Use: A single-family residential development consisting of 13 lots in Section 6 and 14 lots with 0.662-acre of open space in Section 7.

Applicant: Homewood Corporation, 2700 Dublin Granville Road, Columbus, Ohio 43231; represented by Lenell Sniechowski, R. D. Zande and Associates, 1500 Lake Shore Drive, Columbus, Ohio 43204.

Staff Contact: Joanne Ochal Planner.

Contact Information: (614) 410-4683/jochal@dublin.oh.us.

Case Summary:

This is a request for review and approval of the final development plan and plat for two sections of the Wyandotte Woods subdivision. The preliminary plat was approved in 1990 and Sections 1 through 5 of Wyandotte Woods have already been platted. Subsequent to this approval, City Council approved a tree waiver in July 2003. The proposal complies with the applicable review criteria and Planning recommends approval of this request with three conditions.

Site Description:

Section 6 is located on the northern portion of the Wyandotte Woods subdivision and is accessed from Kelly Drive. The newly created lots will have frontage on Clifton Court. Section 7 is located on the southern portion of the Wyandotte Woods subdivision and is accessed from Wyandotte Boulevard. The newly created lots will have frontage on Clayton Court. Section 7 also contains a reserve area located in the southwest corner of the cul-de-sac containing approximately 0.662 acres.

The proposed lots will have minimum widths of 80 feet and contain approximately 10,000-square-feet. The setbacks requirements include minimum front yard setback of 35 feet and minimum side yard requirements of 8 feet, with a total setback of 18 feet. The minimum rear yard will be 25-percent of the lot depth, up to a maximum of 50 feet. Both Clifton Court and Clayton Court will have a 50-foot right-of-way and 28 feet of pavement as measured back-to-back of curb.

SECTION II - REVIEW STANDARDS:

Final Development Plan:

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Final Development Plan (Commission approves/denies).**

The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of issues with the Final Development Plan taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Appeals with the Final Plat will be processed by City Council. Following approval by the Commission, the applicant must complete the platting process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that such updated standards would not cause undue hardship.

Criteria of Review Standards:

Section 153.055(B) of the Code identifies criteria for the review and approval for a Final Development Plan. The criteria are arranged in the following categories:

Adopted Policies and Plans (Criteria 1, 3, 9, & 10). The proposed modifications conform to the approved preliminary development plan, have adequate public facilities and open spaces, are carried out in progressive stages, and conform to all other applicable zoning text and Code requirements.

Criteria are met with conditions: The proposed plan is a continuation of the Wyandotte Woods subdivision and maintains the quality already present. A lot matrix has been submitted for both sections and architectural diversity will be maintained, with general standards applied by the Appearance Code.

Section 153.145 of the City of Dublin Zoning code requires that replacement trees for a site shall equal or exceed the combined diameter of the protected trees removed. The applicant has submitted a tree survey indicating the 185 inches of replacement trees will be required, to meet this standard.

The street tree species provided for Clifton Court is the Japanese Tree Lilac and Sawtooth Oak on Clayton Drive. The landscape plan needs to reflect these species and the City Forester must be contacted before ordering or planting any street trees. All other aspects of the project comply with the adopted policies and plans.

Site Safety and Circulation (Criteria 2 & 5). The proposed modifications provide for safe and efficient pedestrian and vehicular circulation and provide adequate lighting for such uses.

Criteria are met: The proposed development maintains safe and efficient pedestrian and vehicular circulation within the site as approved by the preliminary development including street and sidewalks. No additional conditions are needed.

Development Details (Criteria 4, 6, 7, & 8). The details of the development are sensitive to the natural characteristics of the site, include appropriate landscaping and signs, and provide adequate storm drainage.

Criteria are met with conditions: The proposed plan is preserves the existing nature features on the site and includes landscape islands in the cul-de-sacs. The preliminary plat indicates a 25-foot No-Build-Zone along the rear of the lots which is consistent with the Final Development Plan, however language must be modified to reflect more recently adopted City language pertaining to No-Build-Zones. A condition has been added.

Final Plat:

The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code. Following a recommendation, the final plat will be forwarded to City Council for final action. After City Council approval, the plat can be recorded. If the Planning and Zoning Commission disapproves this final plat, it must state its reason for doing so. A five-sixths vote of City Council is necessary to override a negative recommendation by the Commission. After approval, the applicant can proceed with the building permit process.

Criteria of Review Standards:

Section 152.085 through 152.095 of the Code identifies criteria that Planning has utilized for the review and approval for a Final Plat. The criteria are arranged in the following categories:

Plat Information and Construction Requirements (Code Sections 152.035-152.046, 152.093, 152.094). The proposed Final Plat document includes all the required technical information. Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.

Criteria are met: Construction bond are required upon the review and approval of the pre-construction drawing and the all appropriate fees have been paid. The applicant has

filed pre-construction drawings that are substantially complete and will proceed upon approval from Planning and Zoning Commission and City Council.

Street, Sidewalk, and Bikepath Standards (Code Sections 152.047-152.048, 152.065-152.072). The proposed street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.

Criteria are met: Sidewalks are proposed on both sides of all public streets in accordance with approved preliminary development plans and will comply with the City's construction standards. No bikepaths are included with this plan.

Utilities (Code Sections 152.049-152.053). The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.

Criteria are met: The utilities were master planned for this subdivision with separate approvals for sanitary in 1992 and stormwater approval in 1993. Construction plans for sanitary sewer and water comply with these plans.

Open Space Requirements (Code Sections 152.086-152.088). The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

Criteria are met: Open space and park dedication was required with the preliminary plan. No additional parkland is needed to be dedicated. One reserve will contain stormwater retention and the reserves in the cul-de-sacs are landscaped area.

SECTION III - RECOMMENDATION:

The proposal complies with the Final Development Plan criteria set forth in the Section 153.055(B) of the Dublin Zoning Code and Final Plat criteria set forth in the Section 153.085 to 152.095 of the Dublin Zoning Code and the applicable development standards within the Northeast Quad PUD text. This proposal is the continuation of an existing subdivision. Planning recommends approval of the request with three conditions.

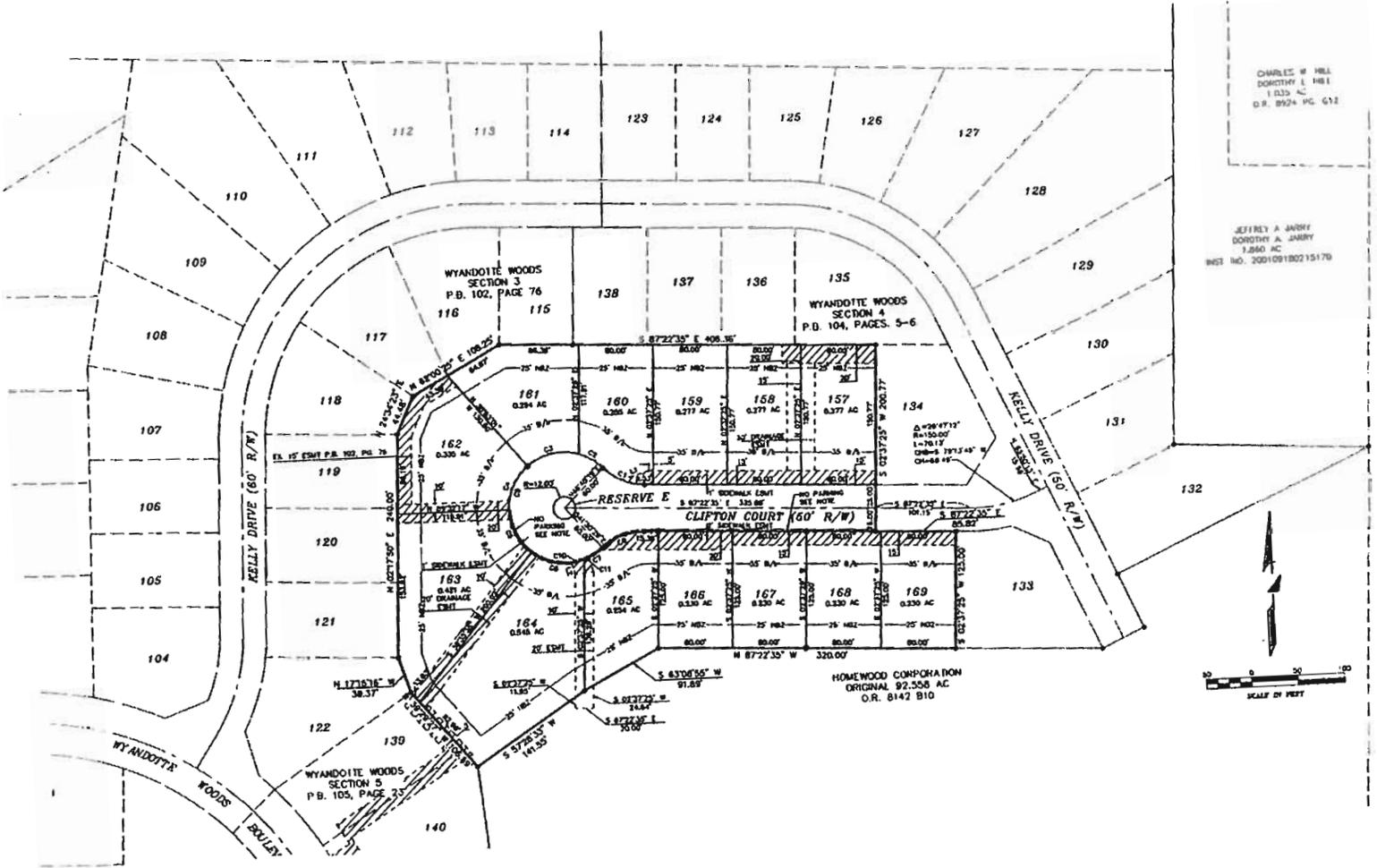
- 1) That the landscape plans indicate the correct species of street trees for this area and that the applicant contact the City Forester before ordering or planting of street trees;
- 2) That the No-Build-Zone language be updated to reflect language in recently approved Plats; and
- 3) That the scale on the plat for Section 7 be corrected.

Bases:

- 1) The final development plan is consistent with the PUD preliminary development plan for Wyandotte Woods.
- 2) This final plat meets the requirements of Section 152.085 through 152.095 of the Dublin Zoning Code.

PROPOSED PLAT

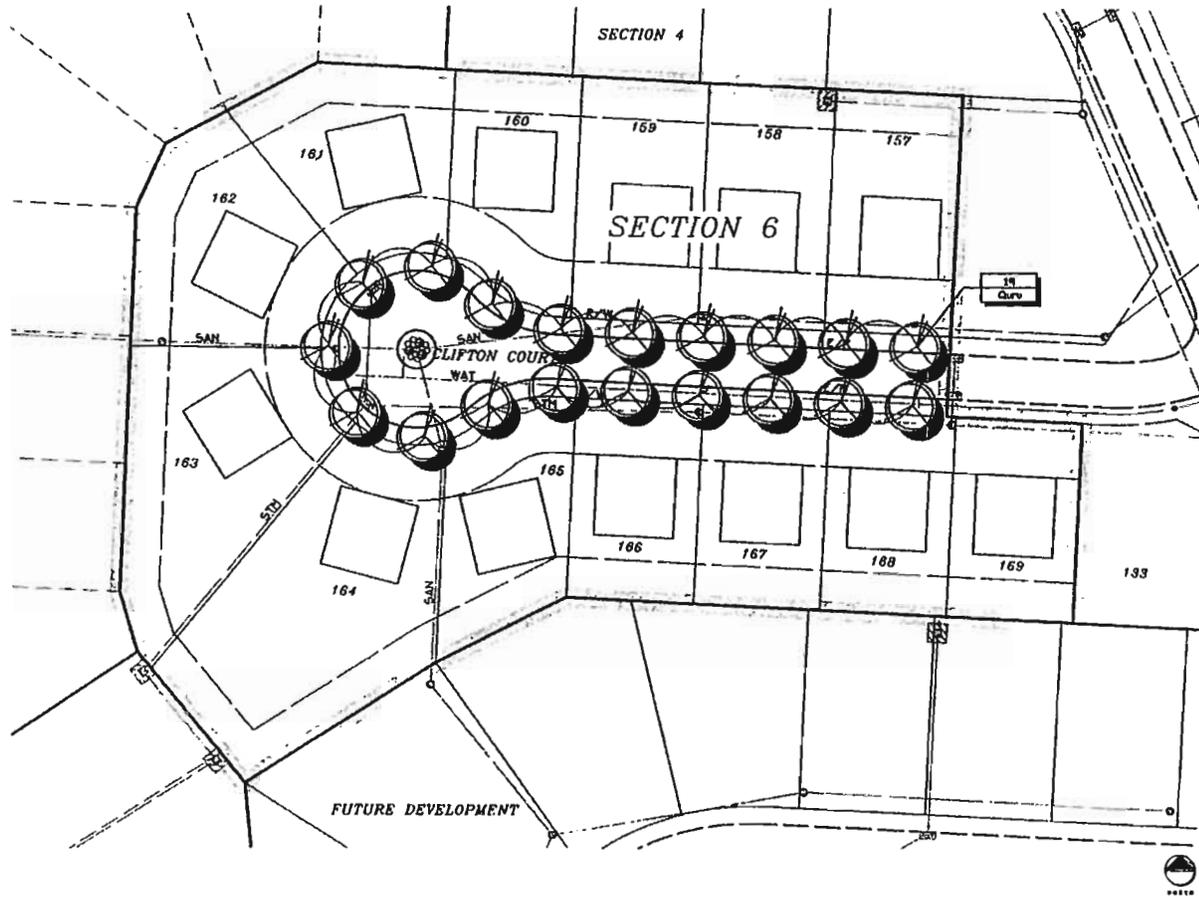
SECTION 6



06-109FDP/FP
 Final Development Plan/Final Plat
 Wyandotte Woods, Sections 6 & 7
 Wyandotte Woods Boulevard

PROPOSED STREET TREE PLAN

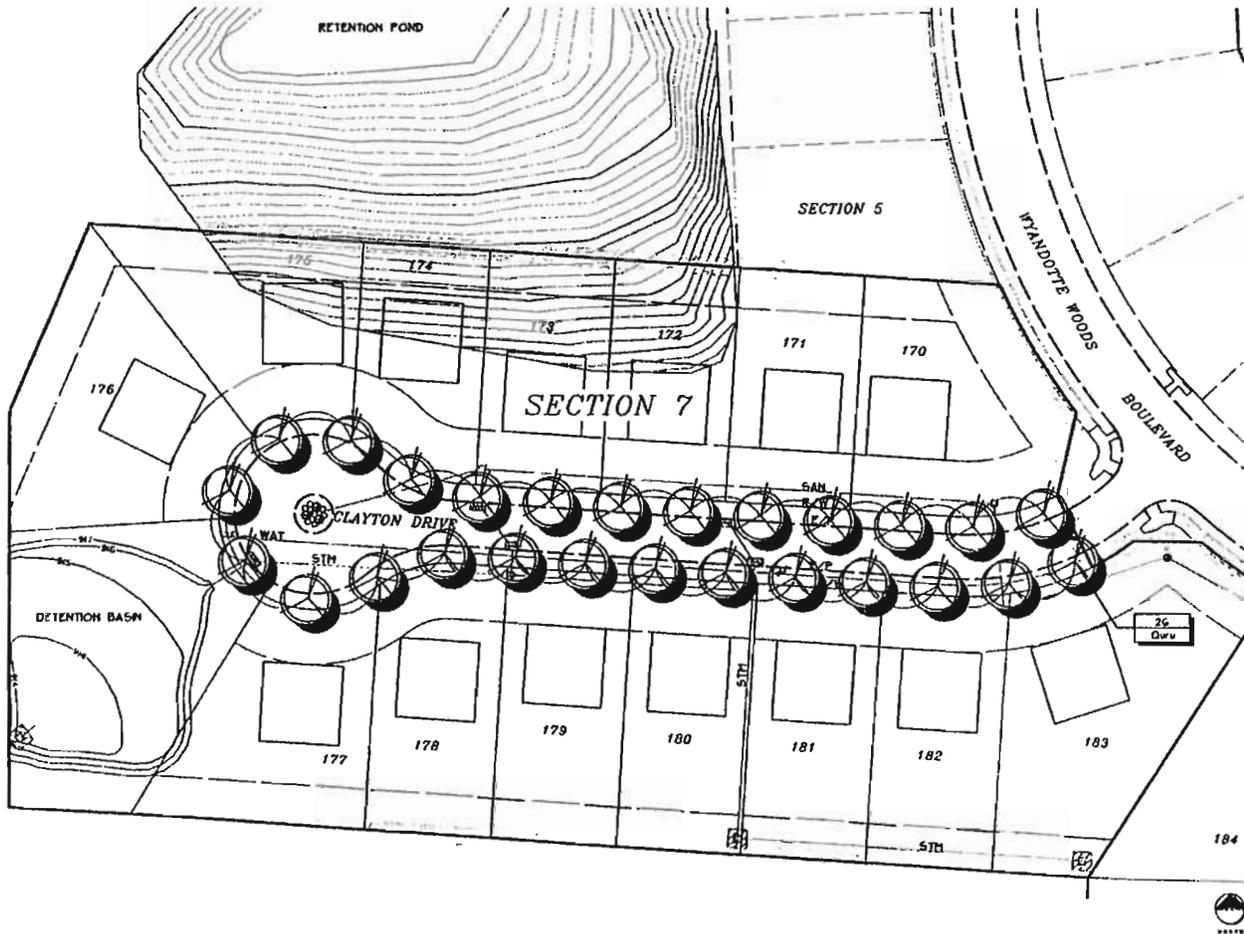
SECTION 6



06-109FDP/FP
Final Development Plan/Final Plat
Wyandotte Woods, Sections 6 & 7
Wyandotte Woods Boulevard

PROPOSED STREET TREE PLAN

SECTION 7



06-109FDP/FP
Final Development Plan/Final Plat
Wyandotte Woods, Sections 6 & 7
Wyandotte Woods Boulevard

APPROVED TEXT

Subarea 2: Single Family

Permitted Uses:

The following uses shall be permitted within Subarea 2:

- A. Single Family Residential.

Lot Size and Density:

1. Minimum lot width at building line shall be 80'.
2. All lots shall have a minimum size requirement of 10,000 square feet.
3. The average lot size shall be 14,400 square feet.*
4. Gross density may not exceed 2.4 units per acre.

*Average lot size in net of R.O.W. but includes open space.

Yard and Setback Requirements:

1. Minimum front yard setback shall be 35'.
2. Minimum side yard setback shall be 18' total with a minimum of 8' per side.
3. Rear yard setback shall be 25% of lot depth or a maximum of 50'.

Height Requirements:

1. Maximum height for structures in Subarea 2 shall be 35' as defined by Dublin Zoning Code.

Open Space Requirements:

1. Approximately 5 acres of open space shall be preserved as a natural area along Summit View Road and 3.6 acres within the ravines as indicated on Figure 13 of the development plans.
2. Open space shall be within the defined 150' building setback along Summit View Road.

Circulation:

1. The main east/west artery shall have a minimum right-of-way of 66' and 40' pavement back to back with a separate hike path in addition to the 40' pavement.
2. All other local public access streets shall have a 50' right-of-way and a 28' pavement back to back.

APPROVED TEXT

3. Minor collector shall have a 60' R.O.W. and 36' pavement back to back.
4. R.O.W. on Summit View Road shall be provided for at a distance of 30' from the centerline per side.

Landscaping:

1. Street trees shall be provided along all residential streets within Subarea 2 in accordance to City of Dublin Code. Street trees shall be located on 1' inside of public right-of-way.

Development Standards:

1. Development Standards shall be submitted with final plans (no build zones, fencing, etc.)

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 6, 2004



CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-761-6566
Web Site: www.dublin.oh.us

The Planning and Zoning Commission took the following action at this meeting:

6. Final Development Plan 04-010FDP – Wyandotte Woods, Section 5

Location: 10.26 acres located along Wyandotte Woods Boulevard, approximately 3,200 feet east of Riverside Drive.

Existing Zoning: PUD, Planned Unit Development District (Northeast Quadrant plan).

Request: Review and approval of a final development plan under the provisions of Section 153.056.

Proposed Use: A single-family subdivision of 18 lots and 3.46 acres of open space.

Applicant: Homewood Corporation, 750 Northlawn Avenue, Columbus, Ohio 43214; represented by Lenell Sniechowski, R.D. Zande and Associates, Incorporated, 1237 Dublin Road, Columbus, Ohio 43215.

Staff Contact: Mark Zuppo, Jr., Planner.

MOTION: To approve this final development plan because it meets the stated criteria for a final development plan, it complies with the intent of the preliminary development plan, and it will provide a high-quality residential development, with seven conditions:

- 1) That a note be added to the plat indicating that a driveway shall not be located within the easement on Lot 141;
- 2) That the applicant substitute the proposed emerald ash with another species, subject to staff approval;
- 3) That the street tree plans show 2.5-inch caliper trees instead of 2-inch caliper trees;
- 4) That tree protection fencing be installed prior to the start of any construction and remain in place during all phases of construction;
- 5) That trees be relocated on site, where feasible, and that an 88-inch tree spade be used for trees above four-caliper inches;
- 6) That blasting of bedrock be prohibited, consistent with the original PUD rezoning; and

**PLANNING AND ZONING COMMISSION
RECORD OF ACTION
MAY 6, 2004**

6. Final Development Plan 04-010FDP – Wyandotte Woods, Section 5 (Continued)

- 7) That minor modifications be made to the final plat within 30 days, and prior to scheduling at City Council.

* Lenell Sniechowski agreed to the above conditions.

VOTE: 5-0.

RESULT: This final development plan was approved.

STAFF CERTIFICATION



Frank A. Ciarochi
Acting Planning Director

Mr. Gerber suggested Mr. Schnitz work more with staff and bring this application back to the Commission to review and take action.

Ms. Reiss said a third brick column should be added to alleviate the large “H” on the front of the building.

Mr. Schnitz agreed to table this case until a future date.

Mr. Zimmerman made a motion to table this Corridor Development District application. Ms. Reiss seconded the motion, and the vote was as follows: Mr. Gerber, yes; Mr. Saneholtz, yes; Mr. Messineo, yes; Ms. Reiss, yes; and Mr. Zimmerman, yes. (Tabled 5-0.)

Mr. Gerber thanked Mr. Schnitz and said he looked forward to seeing this case soon.

6. Final Development Plan 04-010FDP – Wyandotte Woods, Section 5

Lenell Sniechowski, R.D. Zande and Associates, representing Homewood Corporation agreed to the following seven conditions:

- 1) That a note be added to the plat indicating that a driveway shall not be located within the easement on Lot 141;
- 2) That the applicant substitute the proposed emerald ash with another species, subject to staff approval;
- 3) That the street tree plans show 2.5-inch caliper trees instead of 2-inch caliper trees;
- 4) That tree protection fencing be installed prior to the start of any construction and remain in place during all phases of construction;
- 5) That trees be relocated on site, where feasible, and that an 88-inch tree spade be used for trees above four-caliper inches;
- 6) That blasting of bedrock be prohibited, consistent with the original PUD rezoning; and
- 7) That minor modifications be made to the final plat within 30 days, and prior to scheduling at City Council.

Mr. Gerber made the motion to approve this final development plan because it meets the stated criteria for a final development plan, it complies with the intent of the preliminary development plan, and it will provide a high-quality residential development, with the above seven conditions. Mr. Zimmerman seconded the motion, and the vote was as follows: Ms. Reiss, yes; Mr. Saneholtz, yes; Mr. Messineo, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 5-0.)

7. Final Plat 04-037FP – Post Preserve, Section 2

Mr. Gerber said this final plat application is for a single-family subdivision of 67 lots and a 0.528-acre open space. The property is zoned PLR, Planned Low Density Development District. The preliminary plat has been approved. The final plat is intended to establish that the development conforms to the approved preliminary plat. He swore in those who intended to testify regarding this case.

Mr. Zuppo said the plat submitted has several iterations and staff submitted the wrong one to the Commission. There were only minor modifications shown on the plat tonight.