AMENDED FINAL DEVELOPMENT PLAN APPLICATION CHECK LIST

Application and Supporting Materials

1. Applicant Fee – Waived for Homeowner Associations
2. CD – Attached
3. Original Signed & Notarized Application Form
4. Plan Statement:
   A. The Lochslee Home Owners Association(HOA) qualified for a 2013 City of Dublin Beautify Your Neighborhood Grant Application. The purpose of our grant is to improve the entrance to the community by installing a new sign, conforming to the Muirfield road signs, that will help citizens identify the community. In addition to the new sign, shrubs and gardens will be added to beautify the entry area.
      The existing sign is all but invisible to the street and not sited to provide adequate recognition of the community. It is dwarfed by over-matured shrubs, and has no lighting to help identify the area in the evening or at night.
   B. The sign and landscape plan was reviewed and accepted by the Muirfield Village Association. (See attached letter of support)
   C. N/A
   D. The new sign will consist of 2 stone columns w/ base and caps, and a slab between the columns identifying "LOCHSLEE at Muirfield." It will be approximately 8.5 feet across and 4.5 feet tall. The current sign is approximately 4 feet across, and 3 feet high, and made of rough wood timber with painted white letters.
      The garden surrounding the new sign will be approximately double the current size. With a variety of indigenous shrubs , evergreen trees, and perennial flowers.
   E. N/A
5. Property Survey for Amended Parcel – attached
6. Property Owners within 150 feet -

   There are two commercial properties east of the Lochslee Condominiums that will be within 150 feet of the proposed entry sign:

   Haughn Properties LLC,
   6050 Tain Drive, Dublin, OH 43017
   Parcel # 273001705-00

   and

   Miller 3 & 37 LLC,
   6055 Tain Drive, Dublin, 42017
   Parcel # 27302484-00

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

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

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ Informal Review
- ☐ Concept Plan (Section 153.056(A)(1))
- ☐ Preliminary Development Plan / Rezoning (Section 153.053)
- ☐ Final Development Plan (Section 153.053(E))
- ☑ Amended Final Development Plan (Section 153.053(E))
- ☐ Standard District Rezoning (Section 153.018)
- ☐ Preliminary Plat (Section 152.015)
- ☐ Final Plat (Section 152.085)
- ☐ Conditional Use (Section 153.236)
- ☐ Corridor Development District (CDD) (Section 153.115)
- ☐ Corridor Development District (CDD) Sign (Section 153.115)
- ☐ Minor Subdivision
- ☐ Right-of-Way Encroachment
- ☐ Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): Strome Ct. and Arron Ct. intersection	
Tax ID/Parcel Number(s): 273001814-00	Parcel Size(s) (Acres):
Existing Land Use/Development: Residential - multifamily	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:
Proposed Land Use/Development: Identify and beautify the entrance to the Lochslee Condo Community.
Total acres affected by application:

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Lochslee Condominium Association	
Mailing Address: (Street, City, State, Zip Code)	c/o Kathy Faust, Association President 6016 Strome Ct. Dublin, OH 43017
Daytime Telephone: 614-206-4881	Fax: 614-474-8649
Email or Alternate Contact Information: kathy@fausts.com	

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name:	Applicant is also property owner: yes ☑ no ☐
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

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

I _____, the owner, hereby authorize _____ to act as my applicant or 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:

☐ Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Kathleen Faust, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.

Signature of applicant or authorized representative:	Date: 8/9/2013

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I KATHLEEN FAUST, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

Signature of applicant or authorized representative:	Date: 8/9/13

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

I Kathleen Faust, 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:	Date: 8/9/2013

Subscribed and sworn to before me this 19th day of AUGUST, 20 13

State of OHIO

County of FRANKLIN

Notary Public Regina A. Connor

REGINA A. CONNOR
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEBRUARY 26, 2017

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

Review Criteria

153.055 FINAL / AMENDED FINAL DEVELOPMENT 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 Planned Unit Development 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; and

10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

Land Use and Long Range Planning | 5800 Shier Rings Road Dublin, Ohio 43016 | **Phone:** 614-410-4600 | **Fax:** 614-410-4747 | Web Site: www.dublin.oh.us

- [D] Rights-of-way lines of adjoining streets and alleys with their widths, names, center lines, and indication of the edges of pavement.
- [E] All lot lines and easements with dimensions. For condominium projects, identify common elements and limited common elements.
- [F] Dimensions and locations of proposed structures, buildings, streets, parking areas, yards, playgrounds, school sites and other public or private facilities.
- [G] Arrangement of internal and in-out traffic movement including access roads and drives.
- [H] Lane and other pavement markings to direct and control parking and circulation.
- [I] Locations of signs related to parking and traffic control.
- [J] Locations of existing and proposed structures including fences, walls, signs, and lighting.
- [K] Locations and layouts of all proposed and existing outdoor storage areas including locations of trash receptacles.
- [L] Sanitary sewers, water and other utilities including fire hydrants, as required.
- [M] Proposed drainage and stormwater management.
- [N] Delineation and identification of areas to be dedicated or reserved for public use and any areas to be reserved by deed covenant for the common use of all property owners, listing who will maintain such areas.
- [O] Space for signatures of the owner, the applicant, and the Planning and Zoning Commission Secretary, with a space for the date of Commission approval.
- [P] Summary table showing total acres of development, the number of acres to be devoted to each type of use including streets, open space, the number of proposed dwelling units (if applicable), building square footage, number of parking spaces, pavement coverage, impervious surface area and acreage devoted to open space, private streets, and other public facilities.

NA [4] **PEDESTRIAN AND BICYCLE CIRCULATION PLAN**

NA [5] **FINAL PLAT** - Must be designed in accordance with the subdivision regulations set forth in Chapter 152, Subdivision Regulations. This step is necessary if the proposed development includes the subdivision of land and a final plat has not been approved.

[6] ✓ **SITE STAKING PLAN**

NA [7] **UTILITY PLAN** - verifying availability of water, sanitary sewer, gas, electric, cable, etc. and indication of proposed extensions.

NA [8] **GRADING PLAN** - showing existing and proposed grading contours, water courses, wetlands, flood plains, and other flood hazard boundaries.

[9] ✓ **LANDSCAPING AND SCREENING PLAN** - as required by Code Section 153.136(A).

NA [10] **TREE SURVEY, TREE PRESERVATION, AND TREE REPLACEMENT PLANS.**

[11] **LIGHTING PLAN** - showing light pole height and location, building accent lighting, pedestrian lighting and minimum, average and maximum footcandle calculations.

[12] ✓ **SIGN PLAN** - indicating character, material, dimensions, locations, shape, color(s), and type of illumination.

NA [13] **ARCHITECTURAL ELEVATIONS** - showing all exterior elevations and floor plans, colors, materials, and other details indicating the architectural style proposed for the development and conformance with any appearance standards.

NA [14] **CONSTRUCTION PLANS** - for all public improvements, site grading, and development practices required by City Code.

[15] ✓ **EXISTING CONDITIONS PLAN** - Updated existing conditions plan originally submitted with the preliminary development plan application.

[16] ✓ **MATERIAL/COLOR SAMPLES** - (swatches, photos, plans, or product specifications) Include manufacturer name and product number for all proposed elements.

Review Criteria

153.055 FINAL / AMENDED FINAL DEVELOPMENT PLAN APPROVAL CRITERIA.

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10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

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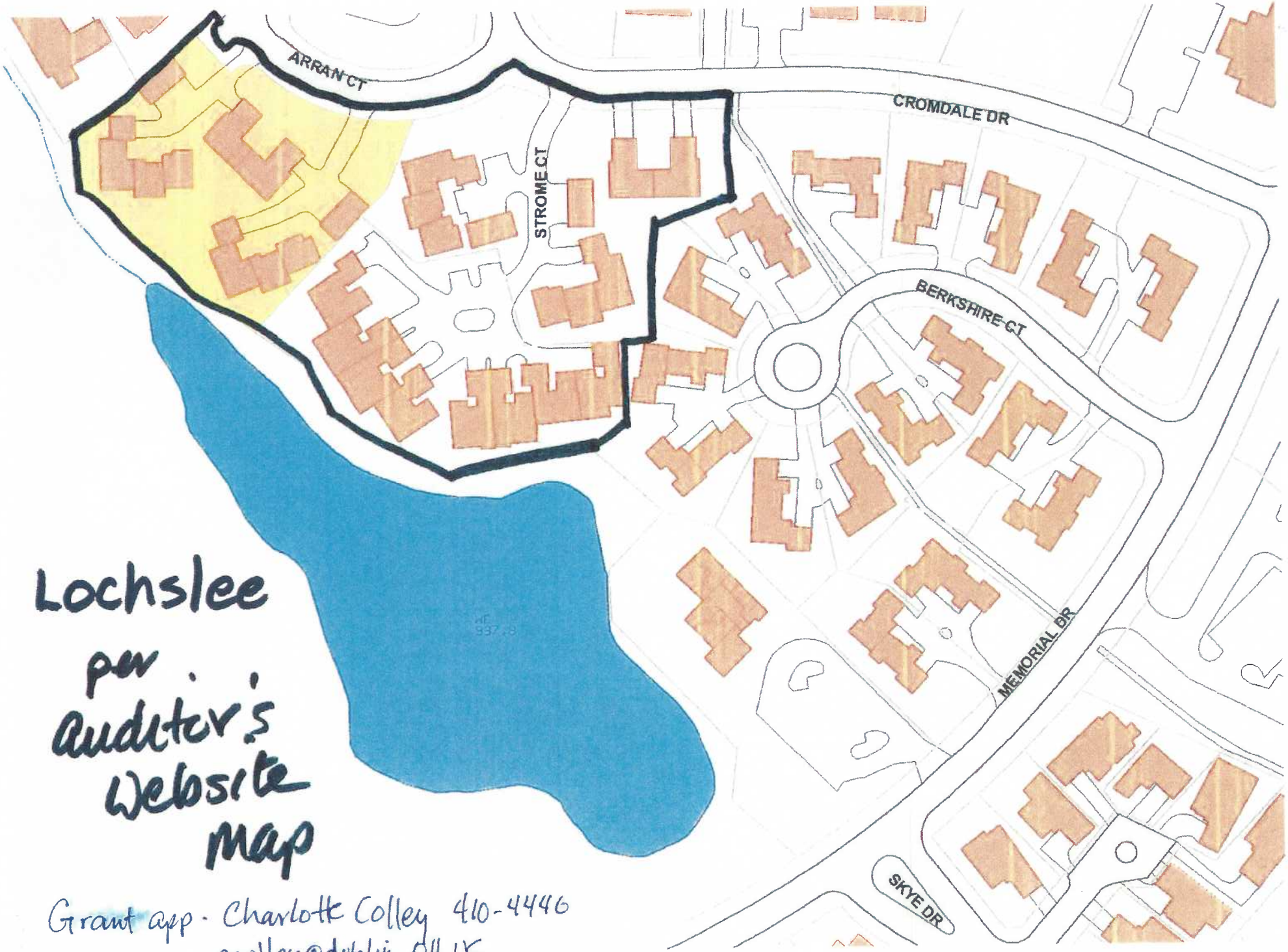


Lochslee per auditor's website map

Grant app. Charlotte Colley 410-4446
ccolley@dublin.oh.us

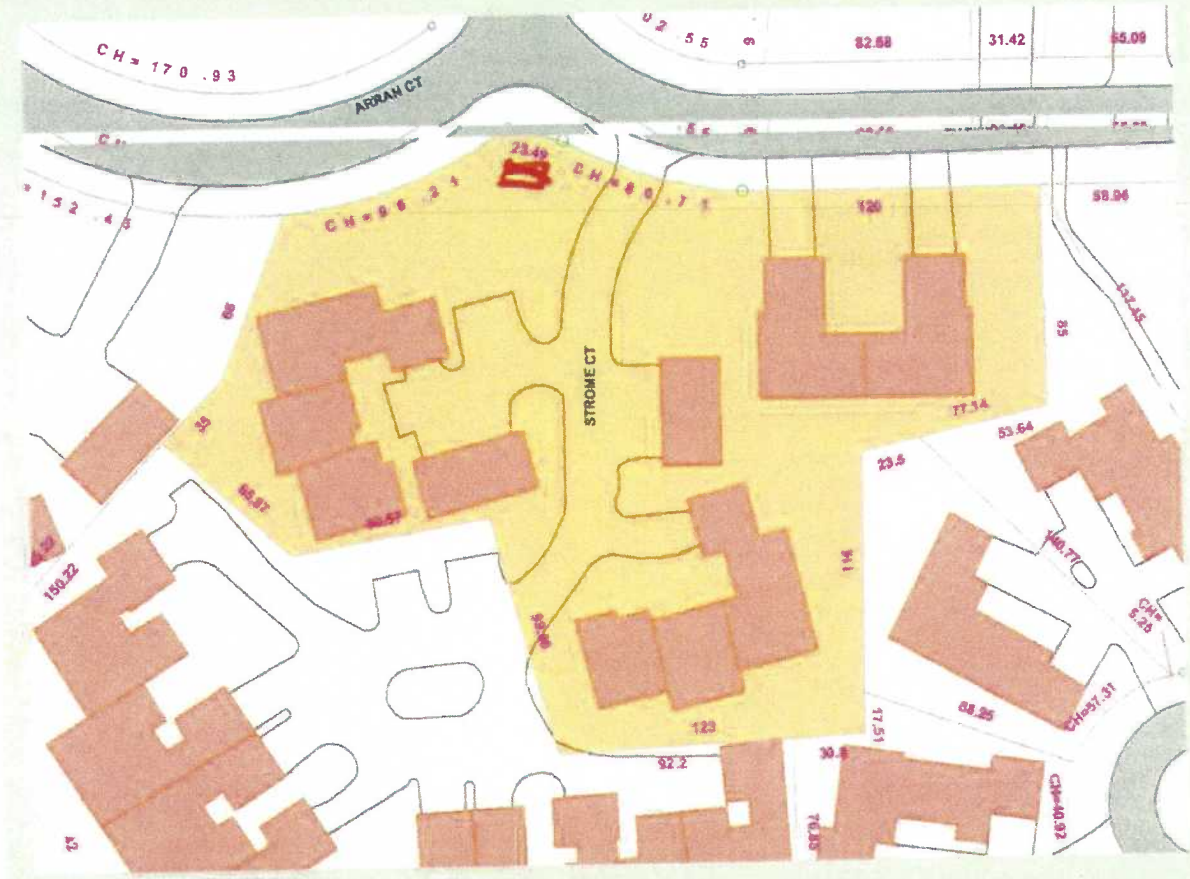
Clarence E. Mingo, II
Franklin County Auditor

Property Report

Generated on 08/05/13 at 01:41:06 PM

Parcel ID	Map Routing No	Card No	Location
273-001813-00	273-T056A -011-00	1	6007 STROME CT

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.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

FINLARIG DR
CRAIGSTON CT
WHITTINGHAM DR
MUIRFIELD DR
KINROSS CT
MEMORIAL DR
DUNNIKER PARK DR
TORWOODLEE CT
INVERGORDON CT
TANTALUS DR
YELLOW VALLEY DR
ROSS BEND
MURLOCH CT N
MURLOCH DR
GREY FRIAR WAY
GREENSIDE DR
ARRAN CT
TAN DR
CROMDALE DR
STROME CT
Shannon Glen Park
SHANNON GLEN BLVD
LOMBARD WAY
TOWNSEND RD
CAMDEN ROW RD
BRAND RD
RINGSEND CT
BALMORAL DR
CRAGHALL LN
HOLYROOD CT
MOORS PL N
TARTON CIRK
SKYE DR
TARTON CIR S
TARTON DR
GLENBARR PL
CROSSGATE CT N
CROSSGATE DR
RIVER FOR
ASHFORD
500 m
2000 ft

Proximity Report Results

1415405/7720946
The selection distance was **2000 feet.**
The selected parcel was **273-001815.**

To view a table showing the **510 parcels** within the displayed proximity, scroll down.

Get Report
Print Window
Back to Proximity Report

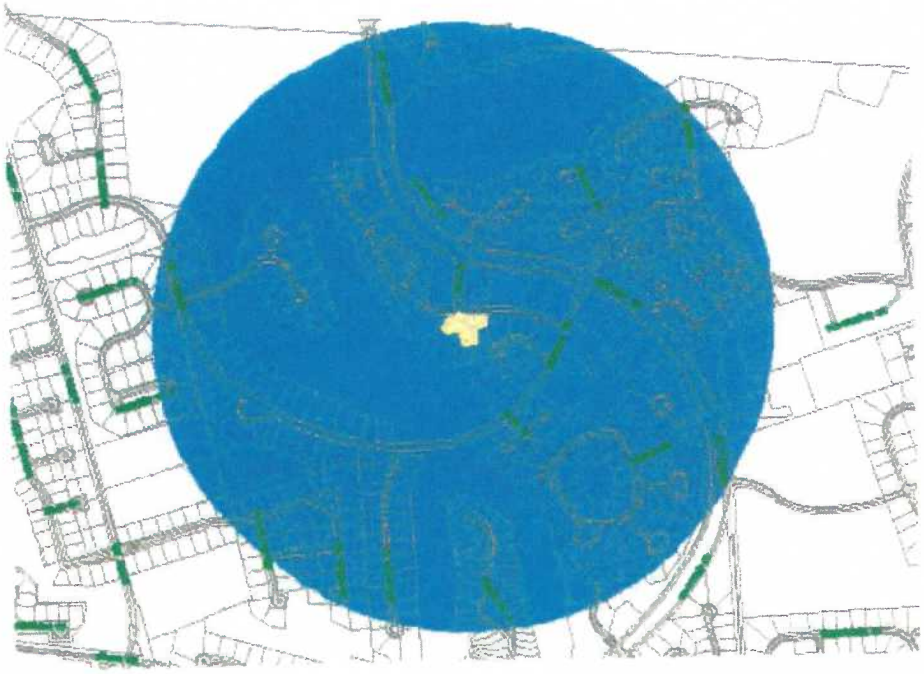


Image Date: Fri Aug 9 14:09:47 2013

Proximity Parcels

Hint: To copy this report to another program:
1. Hold down the left mouse buttton 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
273-006600	6065 MEMORIAL DRIVE LLC	
273-006602	6105 MEMORIAL DRIVE LLC	
273-006604	6189 MEMORIAL DRIVE LLC	
273-006102	AGASHI KIRTI	
273-000904	ALKIRE TANNIS G TR ALKIRE RICHARD T	
273-000906	ALLEE ROBERT L DOYLE SANDRA	
273-000409	ALLEN JENNINGS J & BARBARA J	
273-006096	AMESUR PADMA N	
273-000676	AMOROSE CHRISTINE L	
273-004751	ANDERECK C DAVID & BARBARA S	
273-000622	ANDREWS CATHY J	
273-003890	ARMBRUSTER DANIEL S ARMBRUSTER STEP	
273-003955	ATTAR TALAL ATTAR JODI	
273-003665	AUSTIN RUSSELL P AUSTIN PAMELA	
273-000887	BABNER DAVID BABNER NATALIE	
273-004732	BACHMANN GRETCHEN K @(2)	
273-002128	BAILEY BONNIE J	
273-000896	BAKER DAVID M TR ROBERTSON FREDIKA	
273-002372	BALDWIN NAN W TR	
273-000653	BALL ANTHONY M	
273-000641	BANK OF AMERICA NA	

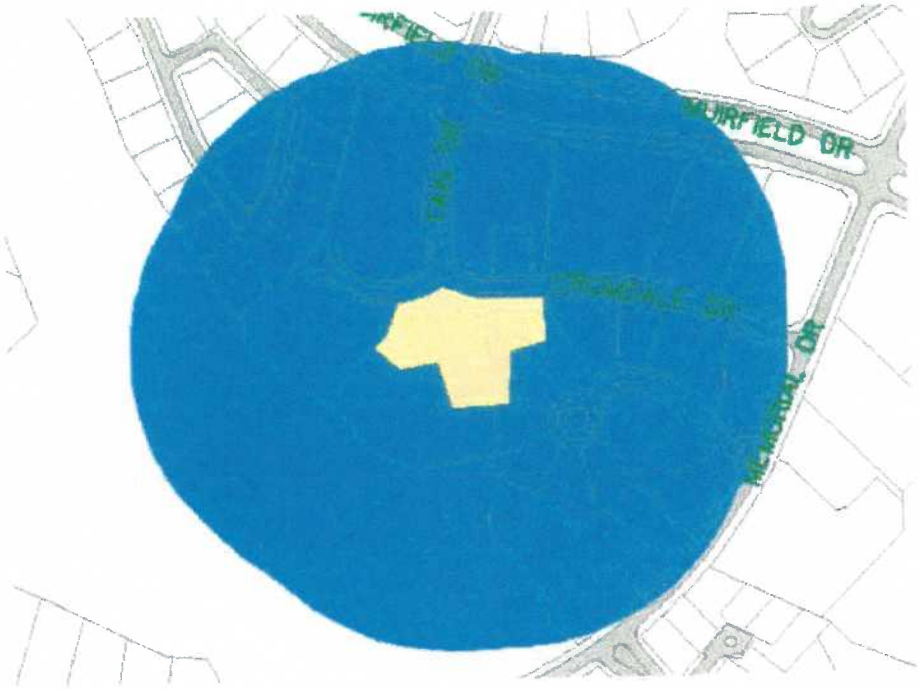
City of Dublin
DUBSCOVERY
Map Themes
2005 2007 2009 2010 2011 2012
MUIRFIELD DR
TIGERN CT S
GREENSIDE DR
IAIN DR
ARRAN CT
CROMDALE DR
STROME CT
BERKSHIRE CT
KIRKWALL CT E
100 m
500 ft

Proximity Report Results

7809142/7720946
The selection distance was **500 feet.**
The selected parcel was **273-001815.**

To view a table showing the **43 parcels** within the displayed proximity, scroll down.

Get Report
Print Window
Back to Proximity Report



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Proximity Parcels

Hint: To copy this report to another program:
1. Hold down the left mouse buttton 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
273-006096	AMESUR PADMA N	
273-002128	BAILEY BONNIE J	
273-001692	BARNES JOAN M TR BARNES DAVID L TR	
273-006093	BURRIS MARGARET A TR	
273-005036	CARTER BONNIE B MARTONE JOSEPH P	
273-003261	CASTO ANN H	
273-003260	CASTO ANN H	
273-003257	CASTO ANN H	
273-003256	CASTO ANN H	
273-003255	CASTO ANN H	
273-003252	CASTO ANN H	
273-003251	CASTO ANN H	
273-002935	CASTO DON M III & ANN H	
273-001813	CMN QUINLAN LLC	
273-001851	COUNTRY CLUB AT MUIRFIELD VILLAGE T	
273-006092	DIXON MONTY W DIXON DEBORAH L	
273-012435	DUMMERMUTH JEFFREY L LUCAS KERIAKE	
273-012434	DUMMERMUTH JEFFREY L LUCAS KERIAKE	
273-001531	FEBUS PROPERTIES LLC	
273-000333	FEBUS PROPERTIES LLC	
273-003254	FLOREY KRISTIN K FLOREY JEFFREY A	

Proximity Report Results

1314086/5228576
The selection distance was **150 feet.**
The selected parcel was **273-001815.**

To view a table showing the **6 parcels** within the displayed proximity, scroll down.

Get Report
Print Window
Back to Proximity Report

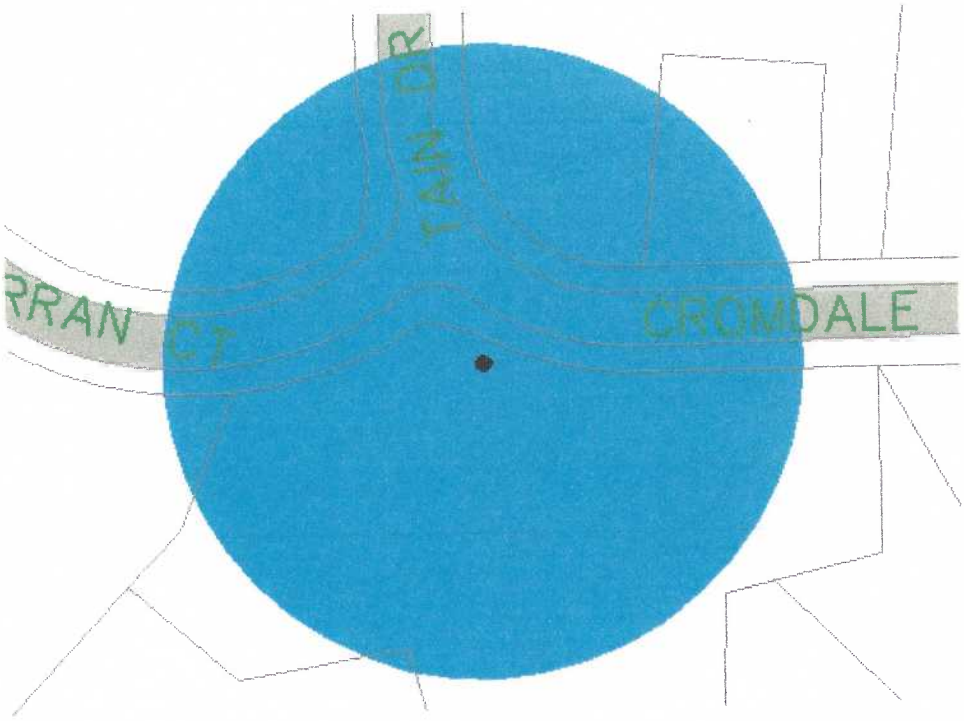


Image Date: Sun Aug 18 14:38:04 2013

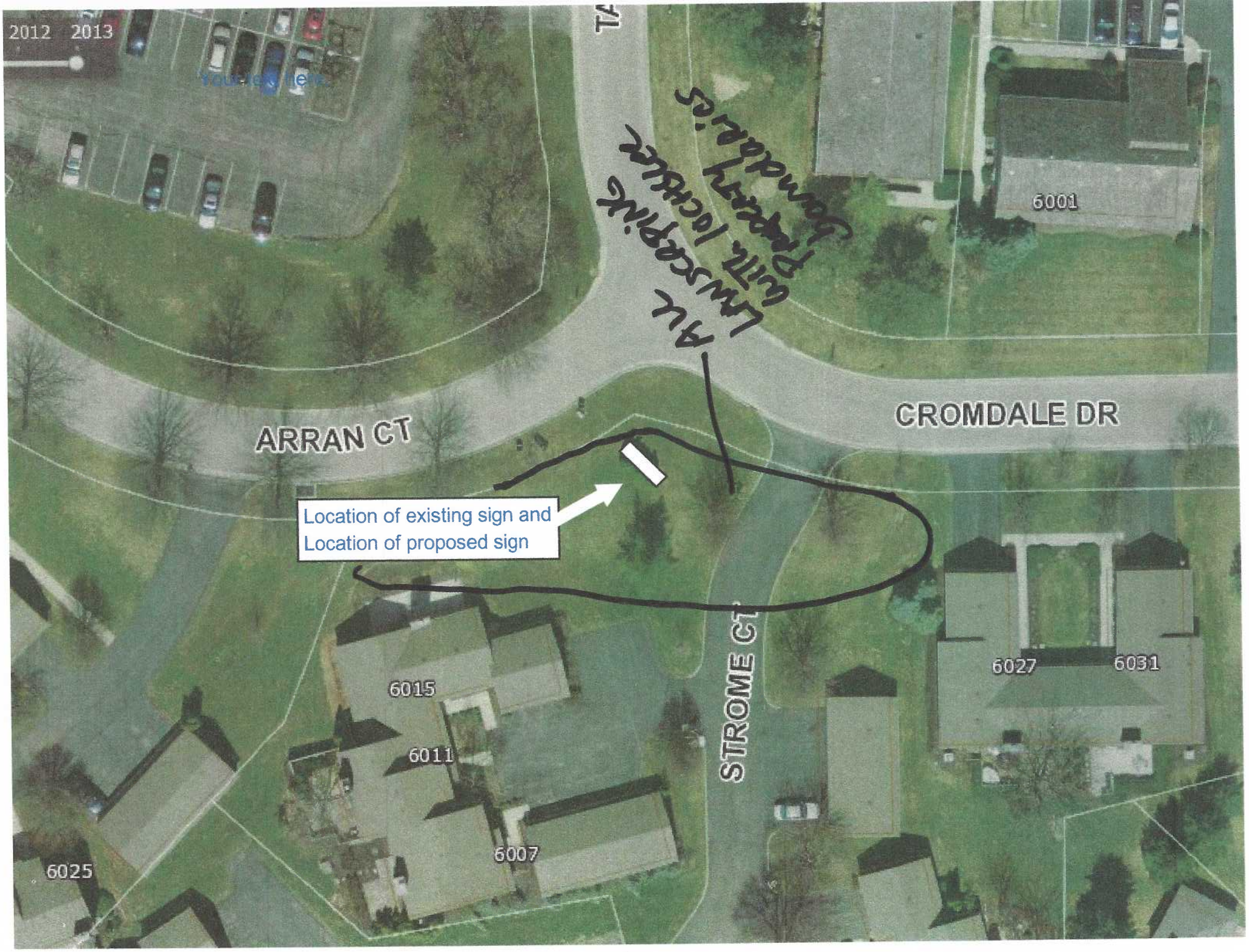
Proximity Parcels

Hint: To copy this report to another program:
1. Hold down the left mouse buttton 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.

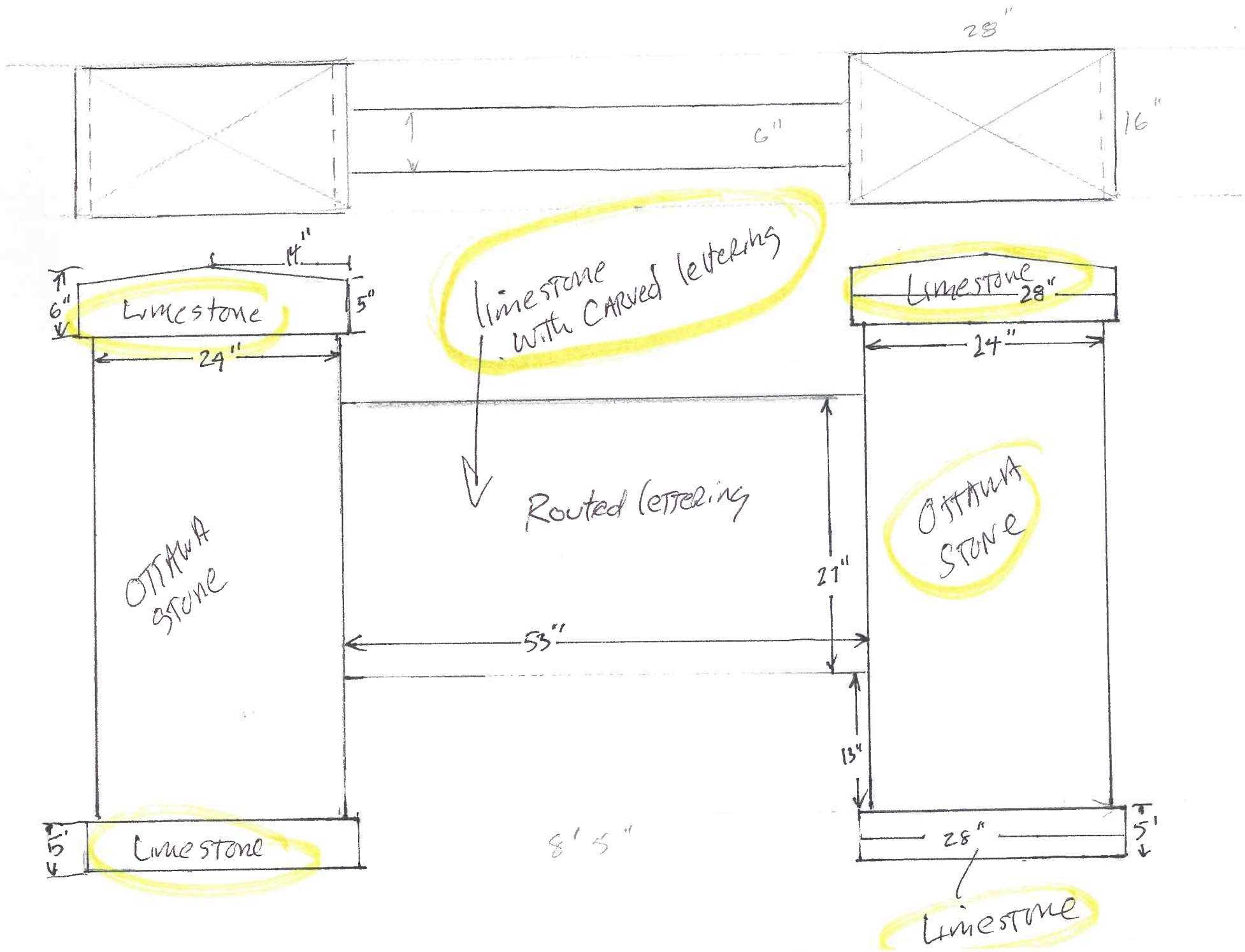
You can then Paste the report into another application.

Parcel	Owner Name	Address
273-002128	BAILEY BONNIE J	5991 STROME
273-001813	CMN QUINLAN LLC	6007 STROME
273-001801	FUJIWARA JUNKO	6025 ARRAN
273-001705	HAUGHN PROPERTIES LLC	6050 TAIN
273-002484	MILLER 3 & 37 LLC	6055 TAIN
273-004291	MILLER 3 & 37 LLC	6001 TAIN

powered by MetaMAP


2012 2013
TA
6001
CROMDALE DR
ARRAN CT
Location of existing sign and
Location of proposed sign
STROME CT
6015
6011
6007
6025
6027
6031

Entry Plan
NOT INCLUDING MAIL BOX AREA →


28"
6"
16"
14"
6"
5"
Limestone
24"
limestone with CARVED lettering
Limestone
28"
24"
Routed lettering
OTTAWA STONE
OTTAWA STONE
27"
53"
13"
5'
Limestone
8' 5"
28"
5'
Limestone

Final/Amended Final Development Plan

Application Requirement Checklist

CITY OF DUBLIN

Application & Supporting Materials

☑ **APPLICATION FEE**

☑ **CD** - ONE (1) DIGITAL COPY CONTAINING ALL APPLICATION MATERIALS REQUIRED FOR SUBMISSION.
Files must be labeled and submitted as PDFs or JPEGs, or other appropriate electronic format.

☑ **ORIGINAL SIGNED AND NOTARIZED PLANNING AND ZONING COMMISSION APPLICATION FORM** - ONE (1) COPY

4 **FINAL/AMENDED FINAL DEVELOPMENT PLAN STATEMENT** - ONE (1) COPY INCLUDING RESPONSES TO THE FOLLOWING

- A Explain the proposed development and how the proposal relates to existing development in the vicinity.
- B State how the proposed final/amended final development plan relates to the Dublin Community Plan and the approved preliminary development plan. If there is a modification from the preliminary development plan, explain the nature and location of the proposed modification.
- C Explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission [Code Section 153.055(B)] (See page 3).
- D For an amended final development plan, explain how the proposal is different from the approved final development plan.
- E Explain how the proposal is consistent or inconsistent with the development text for the Planned District.

☑ **LEGAL DESCRIPTION AND/OR PROPERTY SURVEY FOR EACH PARCEL INCLUDED** - ONE (1) COPY

☑ **LIST OF PROPERTY OWNERS AND REGISTERED HOMEOWNERS ASSOCIATIONS WITHIN 150 FEET** - TWO (2) COPIES THAT INCLUDE:

- A Parcel number
- B Owner name
- C Complete address

Plans & Maps

All plans require FIVE (5) small (11 x 17) and FIVE (5) large (22 x 34) to scale copies unless otherwise noted. Additional copies of plans may be requested prior to the case being placed on a meeting agenda.

☑ **VICINITY MAP** - Show the following:

- ☑ A 500-foot radius.
- ☑ B Relationship of the proposed plan to the entire planned development district and existing development.
- ☑ C Existing property lines, easements, utilities, street rights-of-way, zoning district boundaries, and existing land uses and structures.

☑ **REGIONAL CONTEXT MAP** - Show the following:

- ☑ A 2,000-foot radius.
- ☑ B Proposed site layout and adjacent property lines.

☑ **FINAL/AMENDED FINAL DEVELOPMENT PLAN** - Include the following:

- A North arrow, bar scale, and table of contents.
- B Total acreage of the area subject to this final/amended final development plan application.
- C Radii, arcs, points of tangency, central angles for all curvilinear streets, radii for all rounded corners, and lengths of all straight center lines between curves on all public and private streets.

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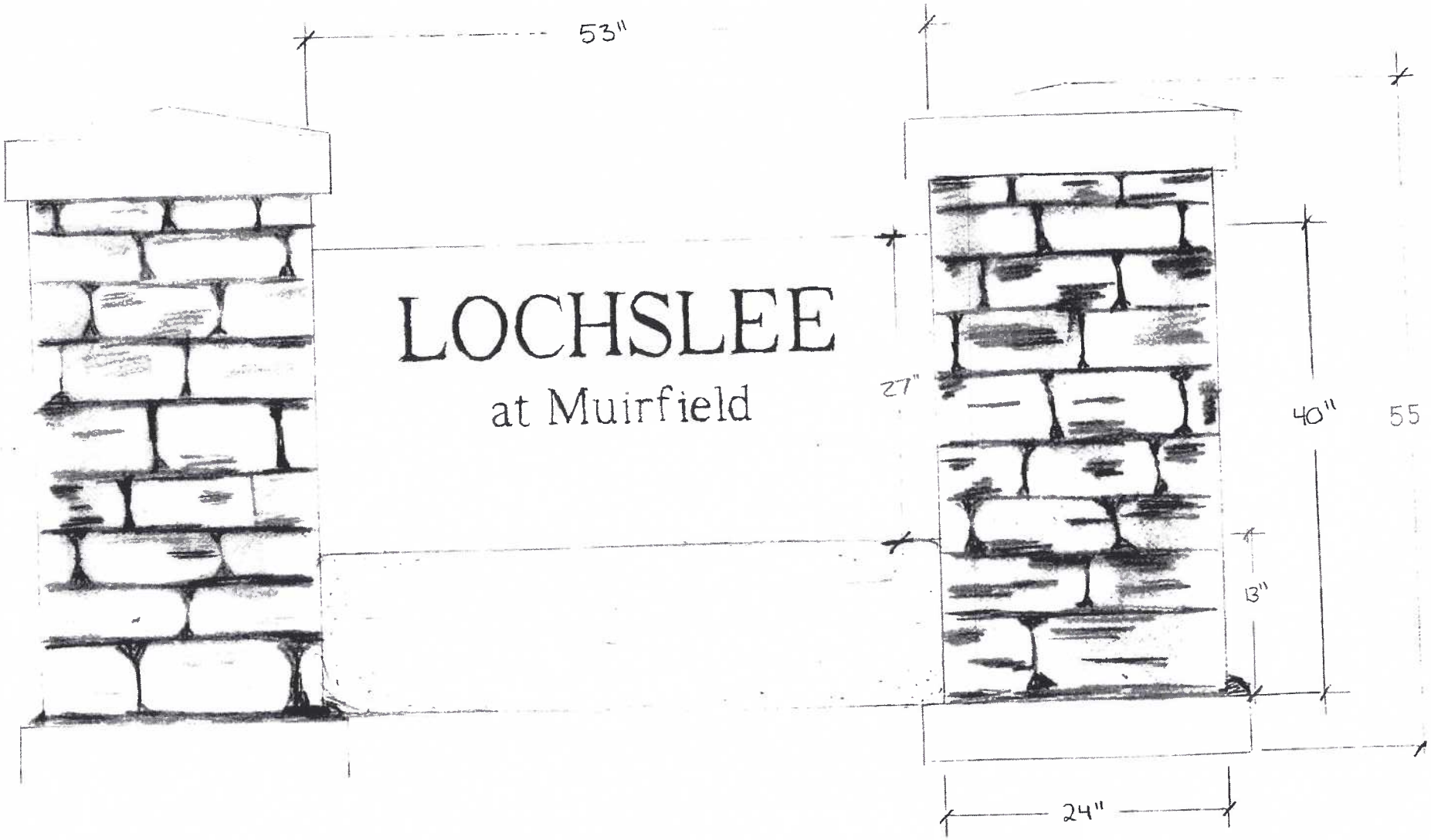
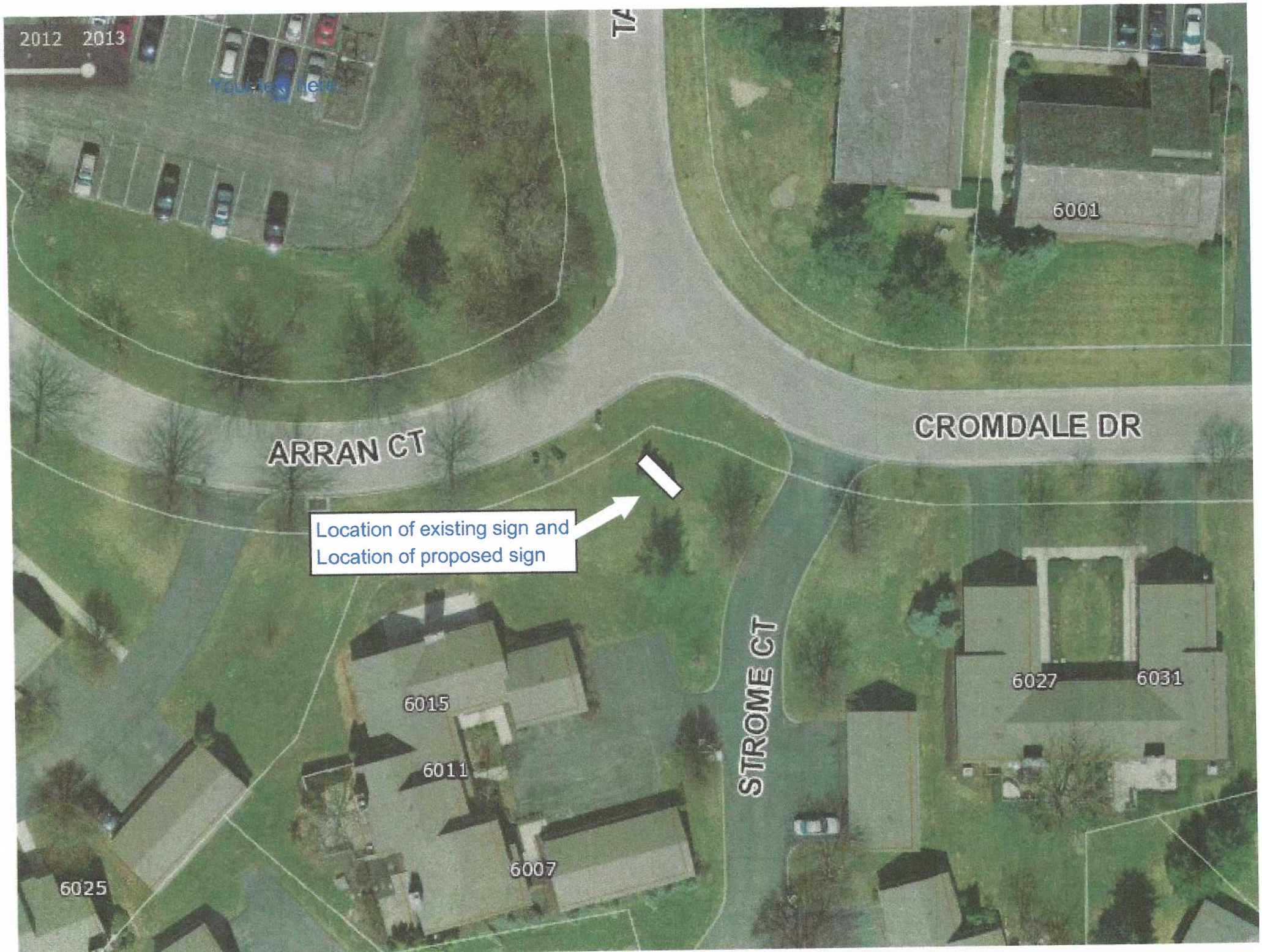


1" = 1'

THIRD


2012 2013
You are here
6001
CROMDALE DR
ARRAN CT
Location of existing sign and
Location of proposed sign
STROME CT
6015
6011
6007
6025
6027
6031

LOCHSLEE CONDOMINIUMS
LIGHTING MATERIALS

LOCHSLEE SIGN UPLIGHTING
Flood Reflector

LOCHSLEE TREE UPLIGHTING
Well Light

Lighting locations
STROME CT
6015
6011

Oakland Irrigation

1156 OAKLAND PARK AVENUE, COLS, OH 43224
(614) 268-3444 FAX (614) 268-3003

Estimate
LIGHTING

DATE:	DESIGNER	☐ MASTERCARD	☐ DISCOVER	☐ VISA	☐ CK/CASH
1/31/2013	MAX REINER				

NAME: KATHY FAUST
CONTACT:

STREET: 6016 STROME CT
CITY: DUBLIN
STATE: OHIO
ZIP: 43017

PHONE #: 2064881
FAX#:

P.O. NUMBER:

AN LOW VOLTAGE LIGHTING SYSTEM SHALL INCLUDE THE FOLLOWING MAJOR COMPONENTS:

4	WELL LIGHTS		PATHLIGHTS
1	TRANSFORMER	0	MR16 SPOTLIGHTS
1	TIMER	2	WALL WASH
1	PHOTO CELL	0	SPECIAL ORDER FIXTURE

10 YEAR MANUFACTURES WARRANTY ON TRANSFORMER*
5 YEAR MANUFACTURES WARRANTY ON FIXTURES*
5 YEAR WARRANTY ON PAR-36 LED BULBS*
PRICE INCLUDES BORESHOT UNDERNEATH ROAD

1 YEAR WARRANTY ON WIRING AND SPLICES

*LABOR TO REPLACE ABOVE WARRANTIES ONLY COME WITH ONE YEAR WARRANTY

BY SIGNING BELOW, I HAVE READ AND UNDERSTAND THAT THE PROPERTY OWNER IS RESPONSIBLE TO MARK ALL UNDERGROUND UTILITIES NOT MARKED BY O.U.P.S. (OHIO UTILITIES PROTECTION SERVICE) INCLUSIVE OF ALL GAS OR ELECTRIC ORNAMENTAL LIGHTING. DRAIN TILES AND CABLE TV. OCCASIONALLY UNDERGROUND OBSTRUCTIONS MAY BE ENCOUNTERED WHICH WILL REQUIRE A SURCHARGE TO THE QUOTATION. OWNER MUST ALSO MARK PROPERTY LINES, WE ARE FULLY INSURED.

X _____ DATE _____

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR-COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS,

FOR THE SUM OF:

DOLLARS **$1,690.28**

A DEPOSIT OF 25% **$422.57** IS TO BE PAID UPON SIGNING THIS AGREEMENT. THE BALANCE OF **$1,267.71** IS DUE AND PAYABLE WHEN SYSTEM IS INSTALLED AND OPERATING.

ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE:

DATE OF ACCEPTANCE: _____ SIGNATURE: _____

!!!!!!!!ASK US ABOUT OUR WATER FEATURES!!!!!!!!!

Oakland Irrigation

1156 OAKLAND PARK AVENUE, COLS, OH 43224
(614) 268-3444 FAX (614) 268-3003

Estimate
LIGHTING

DATE: 1/31/2013	DESIGNER: MAX REINER	☐ MASTERCARD	☐ DISCOVER	☐ VISA	☐ CK/CASH
NAME: KATHY FAUST		CONTACT:			
STREET: 6016 STROME CT		CITY: DUBLIN	STATE: OHIO	ZIP: 43017	
PHONE #: 2064881		FAX#			
P.O. NUMBER					

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!!!!!!!!ASK US ABOUT OUR WATER FEATURES!!!!!!!!!

Oakland Design Associates

1156 Oakland Park Avenue
Columbus, OH 43224
614-268-3834
Fax 614-268-3003

INVOICE #:
DATE: 1/30/2013

Bill to:
LOCHSLEE CONDOMINIUMS
KATHY FAUST
6016 STROME CT
DUBLIN, OH 43017
614-206-4881

Job location/Ship to :

Notes:

Customer #

Order #

PROPOSAL **Designer: JOHN REINER**

QUANTITY	DESCRIPTION	SIZE		EXTEND
	MATERIAL INSTALLED (material and labor included in price)			
	STONE SIGN FOR THE LOCHSLEE CONDOMINIUM ENTRANCE			
	1FT x 1FT STONE COLUMNS STONE COLUMNS AND STONE SIGNAGE LETTERING	LUMP SUM	$5,200.00	NOT IN TOTAL
	2FT x 2FT STONE COLUMNS STONE COLUMNS AND STONE SIGNAGE LETTERING	LUMP SUM		$5,850.00

LANDSCAPE INSTALLATIONS ARE DONE AS WEATHER PERMITS. AN APPROXIMATE START DATE CAN BE GIVEN, BUT DUE TO THE NATURE OF THE WORK DELAYS MAY OCCUR. WE APPRECIATE YOUR PATRONAGE AND LOOK FORWARD TO SERVICING YOUR LANDSCAPE NEEDS.

THIS ESTIMATE EXPIRES 30 DAYS FROM THE ABOVE DATE. PLANT SIZES AND PRICES ARE SUBJECT TO AVAILABILITY AND MAY BE SUBSTITUTED IF NECESSARY.
SHRUBS AND TREES ARE GUARANTEED FOR **ONE YEAR** FROM THE DATE OF INSTALLATION.
NO GUARANTEE ON TRANSPLANTS, PERENNIALS, GROUNDCOVER, GRASSES, ROSES, ANNUALS, SEED OR SOD.
PLANT GUARANTEE IS VOID IF BILL IS NOT PAID WITHIN 30 DAYS OF RECEIPT.
REPLACEMENTS WILL BE MADE ONLY ONCE. THERE IS NO SECOND REPLACEMENT.
BUYER MUST MAINTAIN PLANT MATERIAL INCLUSIVE OF WATERING, SPRAYING, CULTIVATING AND FERTILIZING OR THE GUARANTEE IS VOID.
OWNER TO CALL OHIO UTILITY PROTECTION SERVICE 1-800-362-2764. OUPS NEEDS AT MINIMUM A 48HOUR NOTICE PRIOR TO HAVING UTILITIES MARKED.
BY SIGNING BELOW, I HAVE READ AND UNDERSTAND THAT THE PROPERTY OWNER IS RESPONSIBLE TO MARK ALL UNDERGROUND UTILITIES NOT MARKED BY O.U.P.S. (OHIO UTILITY PROTECTION SERVICE) INCLUSIVE OF ALL GAS OR ELECTRIC ORNAMENTAL LIGHTING, DRAIN TILES, INVISIBLE DOG FENCES, PRIVATE GAS LINES, CABLE TV OR IRRIGATION LINES OR HEADS. OAKLAND IS NOT RESPONSIBLE FOR ANY DAMAGED ITEMS OR THE COST TO REPAIR UNDERGROUND OBSTRUCTIONS.
25% DEPOSIT REQUIRED WITH SIGNED CONTRACT PRIOR TO CONSTRUCTION. PAYMENT DUE IN FULL UPON COMPLETION OF WORK.
A SERVICE CHARGE OF 1.5% CORRESPONDING TO 18% PER YEAR WILL BE ADDED TO ALL ACCOUNTS UNPAID AFTER 30 DAYS.

SUBTOTAL	$5,850.00
STATE TAX:	$394.88
TOTAL	**$6,244.88**

DATE	CUSTOMER AUTHORIZATION
	X

PLEASE INITIAL TO ACKNOWLEDGE PAYMENT REQUIREMENT:

X	AMOUNT TO BE PAID IN FULL WITHIN 30 DAYS OF THE COMPLETION OF WORK. OTHERWISE, SERVICE CHARGES WILL APPLY.

Please sign contract and return it with a 25% deposit to ensure a position on our schedule. Thank You!

Muirfield Association Inc.

8372 Muirfield Dr,
Dublin OH 43017

Office: 614.889.0922
Fax: 614.889.1142

www.muirfieldassociation.com

June 26, 2013

Ms. Kathy Faust
Lochslee Condo Representative
6016 Strome Ct.
Dublin, OH 43017

Re: Lochslee Entry

Dear Ms. Faust:

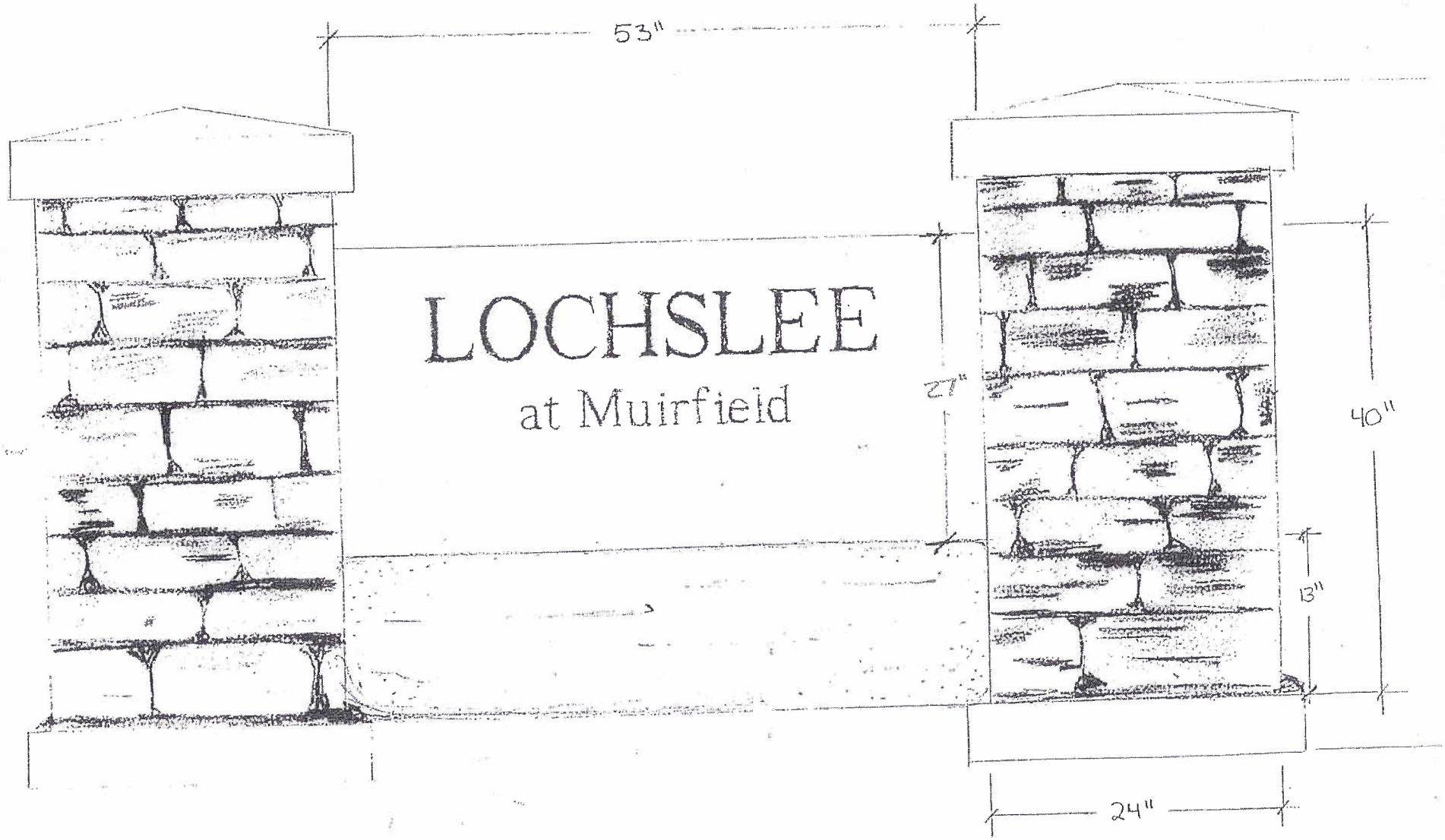
The Muirfield Design Control Committee has reviewed your request to upgrade the entry sign at the Lochslee area. The request is approved. The committee understands a new stone sign will be constructed, per the drawing submitted. The sign will be completed with landscaping and low-wattage lighting. This should be a very nice complement to your neighborhood!

Please be advised that final grading of all impacted areas must accommodate proper drainage.

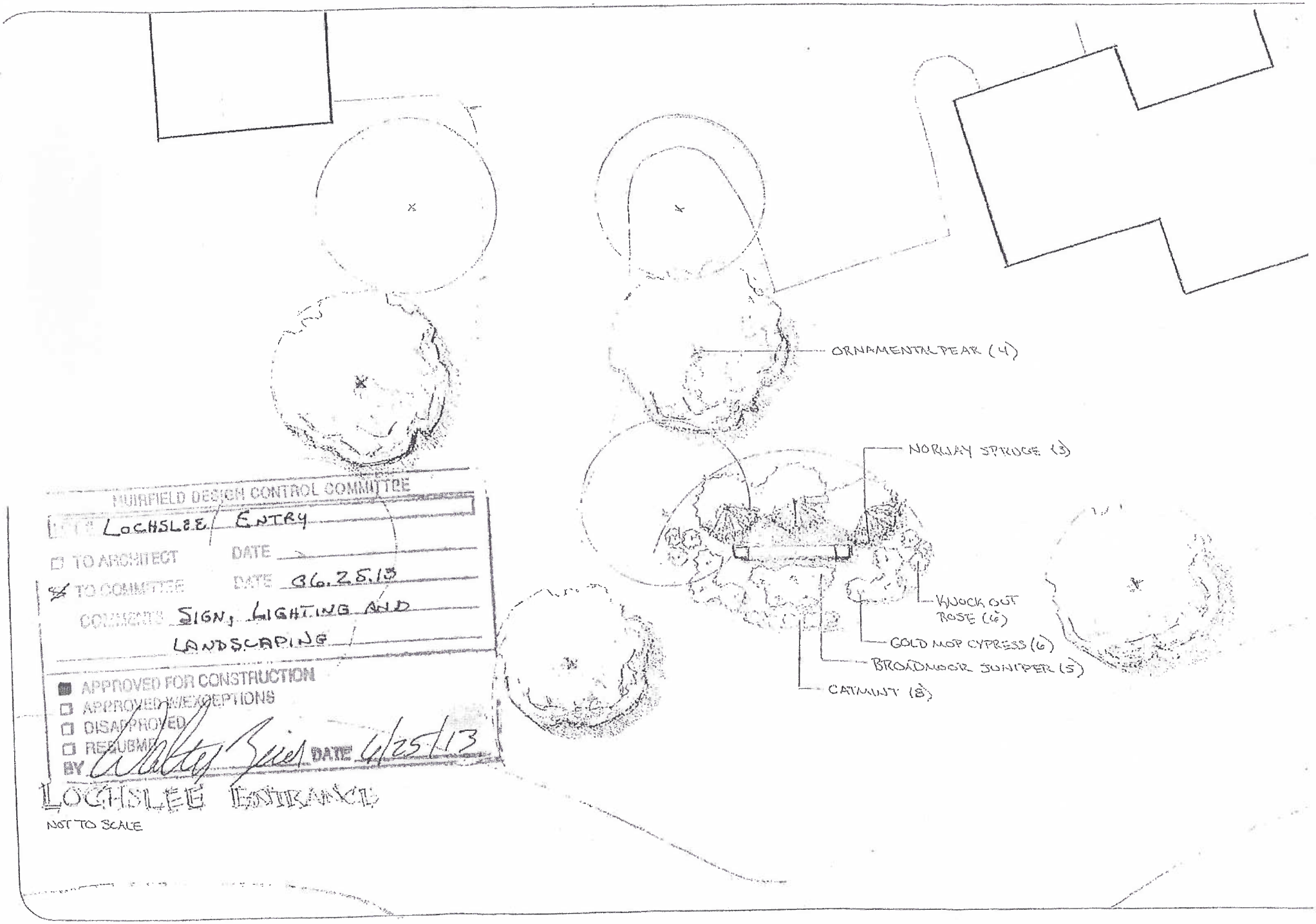
No deviation from the approved plan is permitted without the committee's written consent.

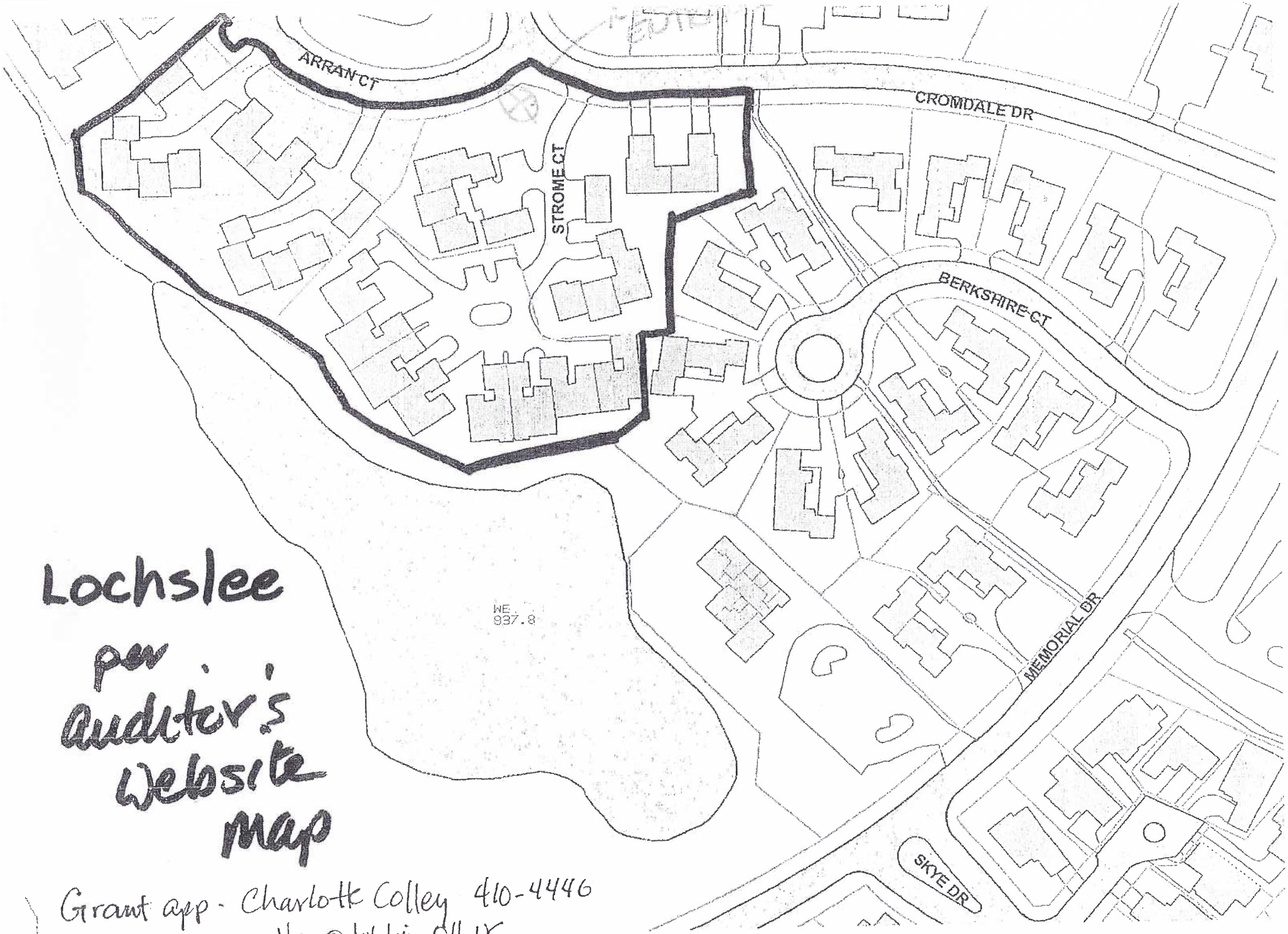
Sincerely,

Walter Zeier
Muirfield Design Control Committee



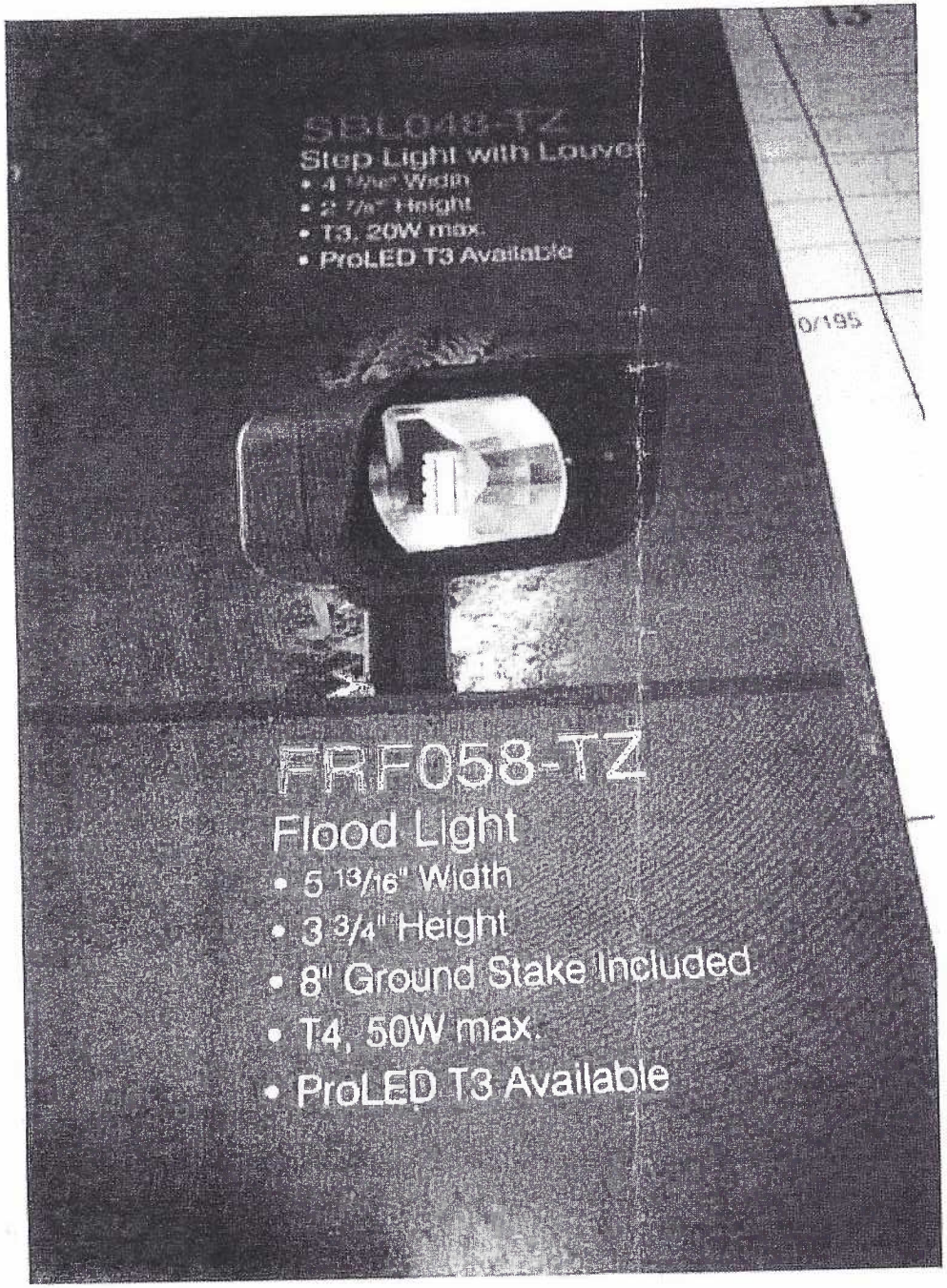
1" = THIRD

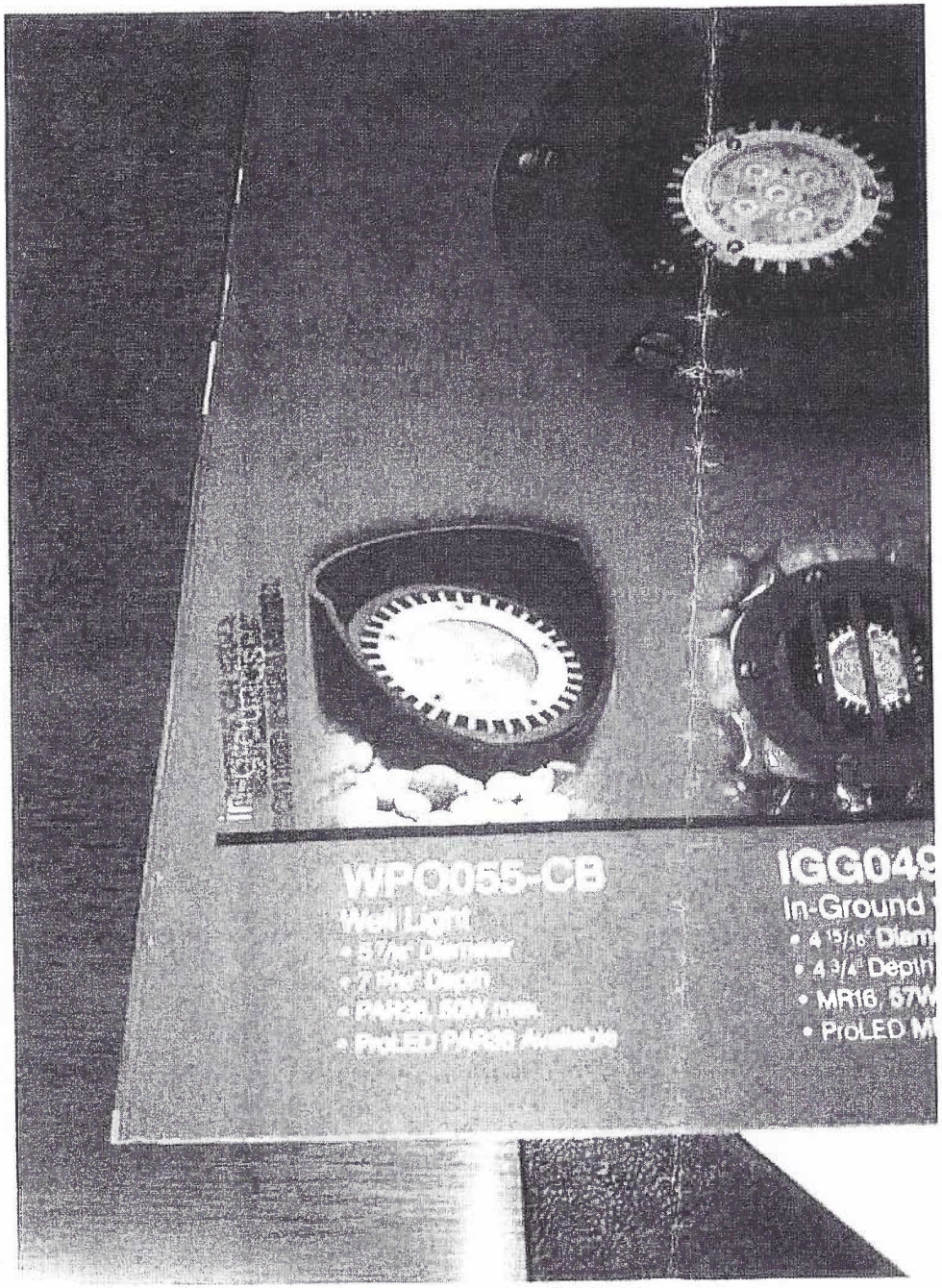

ORNAMENTAL PEAR (4)
NORWAY SPRUCE (3)
KNOCK OUT ROSE (6)
GOLD MOP CYPRESS (6)
BROADMOOR JUNIPER (5)
CATMINT (8)
HUIRFIELD DESIGN CONTROL COMMITTEE
SITE LOCHSLEE ENTRY
TO ARCHITECT DATE
TO COMMITTEE DATE 06.25.13
COMMENTS SIGN, LIGHTING AND LANDSCAPING
APPROVED FOR CONSTRUCTION
APPROVED W/EXCEPTIONS
DISAPPROVED
RESUBMIT
BY DATE 6/25/13
LOCHSLEE ENTRANCE
NOT TO SCALE



Lochslee
per
auditor's
website
map

Grant app - Charlotte Colley 410-4446
ccolley@dublin.oh.us


SBL048-TZ
Step Light with Louver
• 4 1/16" Width
• 2 7/8" Height
• T3, 20W max.
• ProLED T3 Available
FRF058-TZ
Flood Light
• 5 13/16" Width
• 3 3/4" Height
• 8" Ground Stake Included
• T4, 50W max.
• ProLED T3 Available


WP0055-CB
Wall Light
IGG049
In-Ground
• 4 15/16" Diam
• 4 3/4" Depth
• MR16, 57W
• ProLED M