



Case # \_\_\_\_\_

# APPLICATION FOR DEVELOPMENT

### I. PROPERTY INFORMATION: Provide Information to Identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): 7001 Post Road Dublin, Ohio 43016

Tax ID/Parcel Number(s) 273001897, 213011342, 1460000017000, 1460000017001	Parcel Size(s) in Acres: 14,847ac
Existing Land Use/Development: Commercial	Zoning District: EAZ (West innovation District)

- Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.
- Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

### II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization):  
Ohio University

Mailing Address:  
160 W. Union Street Suite 154  
Athens, Ohio 45701

Daytime Telephone: 740 593 94424      Fax: 740 593-4081

Email or Alternate Contact Information:  
faresr@ohio.edu

#### PLEASE CHECK THE TYPE OF REVIEW

- West Innovation Districts  
(Zoning Code Sections 153.037 - 153.043)
- Bridge Street Corridor Districts  
(Zoning Code Sections 153.057- 153.066)
- Wireless Communication Facility (Chapter 99)

#### PLEASE CHECK THE APPLICATION TYPE

- Basic Plan Review       Minor Project
- Development Plan Review       Site Plan Review
- Waiver Review       Master Sign Plan
- Open Space Fee-in-Lieu       Parking Plan
- City Council Appeal       Administrative Departure

#### Wireless Applications

- New Tower       Co-Location
- Alternative Structure       Temporary

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- Conditional Use       Rezoning
- Administrative Appeal
- Project Involving modifications to property within the Architectural Review District
- Other: \_\_\_\_\_

#### SUBMISSION REQUIREMENTS

- Fee** (refer to the approved fees list)
- Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- Submission Requirements** for each type of application (refer to checklists)
- Legal Description and/or Property Survey** for the subject property

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE	
Date of Acceptance:	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

**FILE COPY**

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**III. APPLICANT(S):** Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) <b>Teri Umbarger</b>	
Mailing Address: <b>274 Marconi Blvd. Suite 200</b>	
Daytime Telephone: <b>614-486-1960</b>	Fax: <b>614-486-1978</b>
Email or Alternate Contact Information: <b>tumbarger@bhdp.com</b>	

**IV. AUTHORIZED REPRESENTATIVE(S):** Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization) <b>Same as above</b>	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

**V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):** Complete if applicable.

I, *Nicolette Dioguardi* the owner, hereby authorize \_\_\_\_\_ to act as a representative(s) in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner: <i>Nicolette Dioguardi</i>	Date: <b>9/6/13</b>
--	------------------------

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

**VI. 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 enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, *Nicolette Dioguardi*, the owner or authorized representative, hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.

Signature of Owner or Authorized Representative: <i>Nicolette Dioguardi</i>	Date: <b>9/6/13</b>
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**VII. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, **Teri Umbarger**, 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 Current Property Owner or Authorized Representative: <i>Teri Umbarger</i>	Date: <b>9/12/2013</b>
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Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this **12th** day of **September**, 20**13**

State of **Ohio**

County of **Franklin**



# BHDP

09.16.2013

Mr. Dan Phillabaum  
City of Dublin  
5800 Shier-Rings Road  
Dublin, Ohio 43016

## Re: Ohio University -Heritage College of Osteopathic Medicine Project - Building C Addition Narrative

Dear Mr. Phillabaum,

As discussed previous the overall project consists of 3 existing buildings on the corner of Post and Eiterman Roads. The project that has been review by the City of Dublin Art committee consists of a renovation of the 4 story building at 7003 Post Road into classrooms, offices, resource center and a small grab and go café. The building at 7001 Post Road is a 3 story building where only the first floor of the building will be renovated into classrooms, simulation rooms, offices and research labs. The third building was a garage building that that is being renovated into an anatomy lab building with lockers, showers and support spaces for the lab. The proposed addition will be to the lab building and will include a 1000 sf area for lockers and showers for the new Physician Assistants program. This program will be coming to the Dublin campus and the University will build a stand-alone building using the design build construction process at that time.

Already approved through the ART process is the Garage building that will be a future Anatomy Lab. AS previous reviewed, the exterior is being modified with the removal of the overhead door on the south side of the building and it being replaced with a new clear anodized storefront with double doors. There will also be additional storefront openings place in the south and east walls to allow more natural light into the space. The existing man door and louver opening will be filled in with savaged split face block. The anatomy lab building will require a new HVAC system and therefore a screen walled area will be added to the west of the building that will shield the new Air hander unit and generator. The screen wall is being built of similar material as the existing garage building and will be 14' high to match the lower eave of the building. In this approval we are asking that the locker addition be reviewed. The addition will be built south of the mechanical screened area and will match what was proposed for the mechanical screen wall.

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The site is will not be changed from what was originally review by the ART committee

In review of the compliance with Zoning Code Section 153.037-042 (Economic Advancement Zone development regulations) the following are particular items to note:

- All new utilities will be underground as required. Refer to C09
- The parking space calculations have not changed since the first review. This addition is an accessory use only and will not add additional occupants for the building.
- The Anatomy Lab building is still moving forward to have LEED CI Silver certification.

At this time no other signage with exception of the gateway sign has been designed.

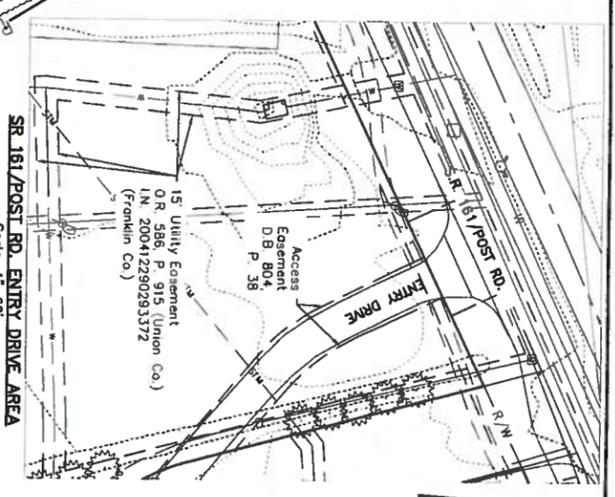
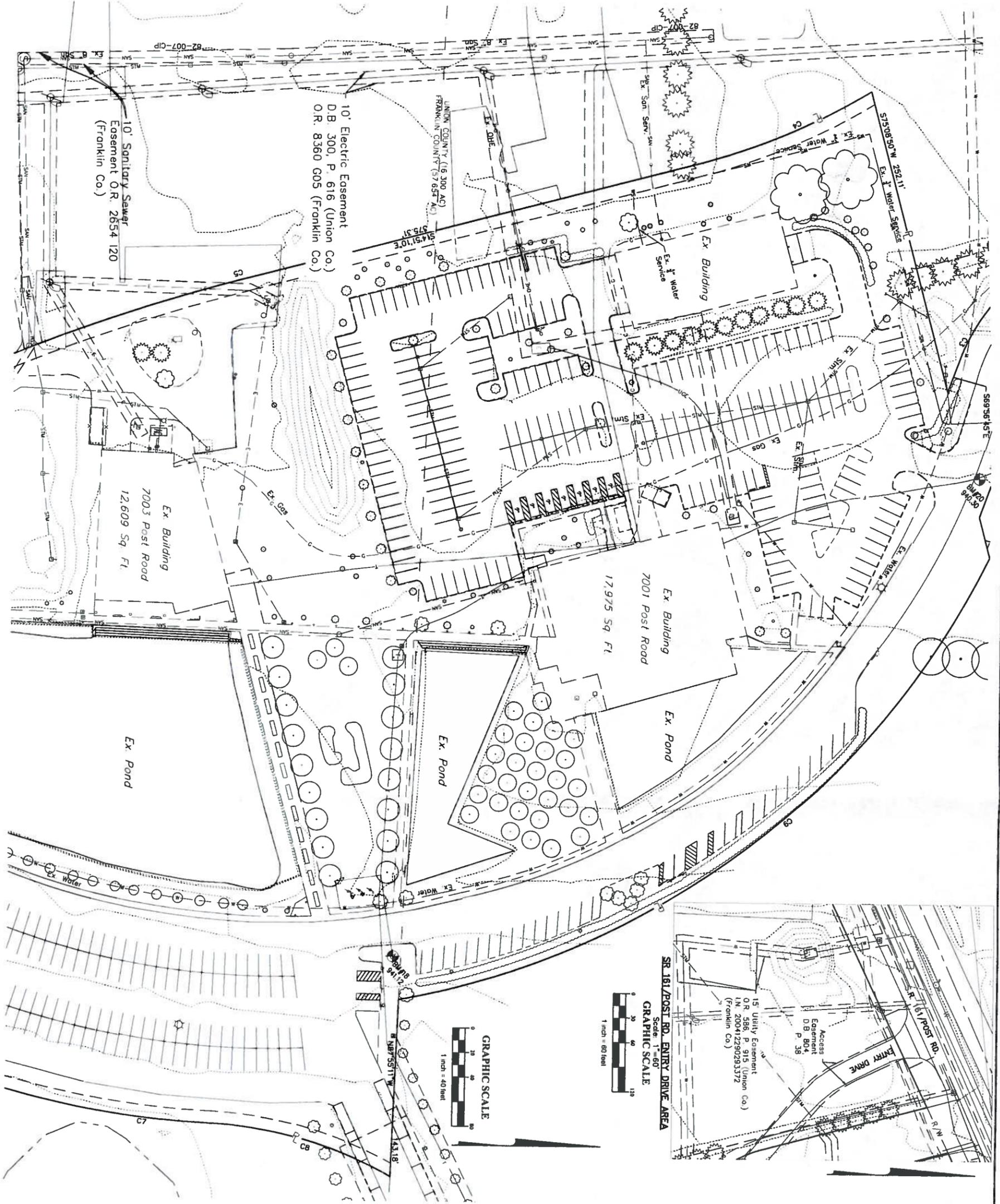
Respectfully,



Teri Baker Umbarger RA, AIA, LEED AP  
BHDP Architecture

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DEPT OF PUBLIC  
WORKS



**LEGEND**

---	Right of Way
---	Power Overhead
---	Power
---	Gas
---	Sanitary Service
---	Sanitary
---	Waterline
---	Storm
---	Communications Line
---	Easement
---	Building
---	Curb
---	Telephone Manhole
---	Light Poles
---	Power Fixtures
---	Pull Box
---	Traffic Light Pole
---	Power Pole
---	Guy Wire
---	Tree
---	Misc. Landscape Fixtures
---	Bollard
---	Flag Pole
---	Signs

**ABBREVIATIONS**

o/a	Out to Out
Ex	Existing
Prop	Proposed
CO	On Not Disturb
TO	To Be Removed
TBR	Typical
D/S	Sanitary Water Service
S/S	Sanitary Sewer Service
RD	Roof Drain
UD	Top of Under
TW	Top of Water
ME	Match Existing
HP	High Point

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CH BRG	CH
C3	54°54.44"	155.00'	148.95'	54°29.23'E	142.93'
C4	16°44.55"	530.00'	154.93'	52°13.39'E	154.98'
C5	24°20.40"	1500.00'	637.33'	52°01.30'E	632.55'
C7	48°22.06"	722.68'	614.30'	52°37.10'E	596.22'
C8	26°42.37"	330.00'	153.84'	51°54.25'E	152.25'
C9	53°30.27"	666.00'	621.03'	53°27.06'W	598.71'
C10	54°54.44"	95.00'	91.05'	N42°29.23'W	87.60'

**BENCHMARKS**  
ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

**BM #18 Elev = 941.12 (NAVD 88)**  
Chiselled "X" on the west flange bolt of a fire hydrant located on the north side of the entrance drive from Post Road, said hydrant being 500 feet west of the intersection of Elerston Road and 50 feet east of a group of flagpoles.

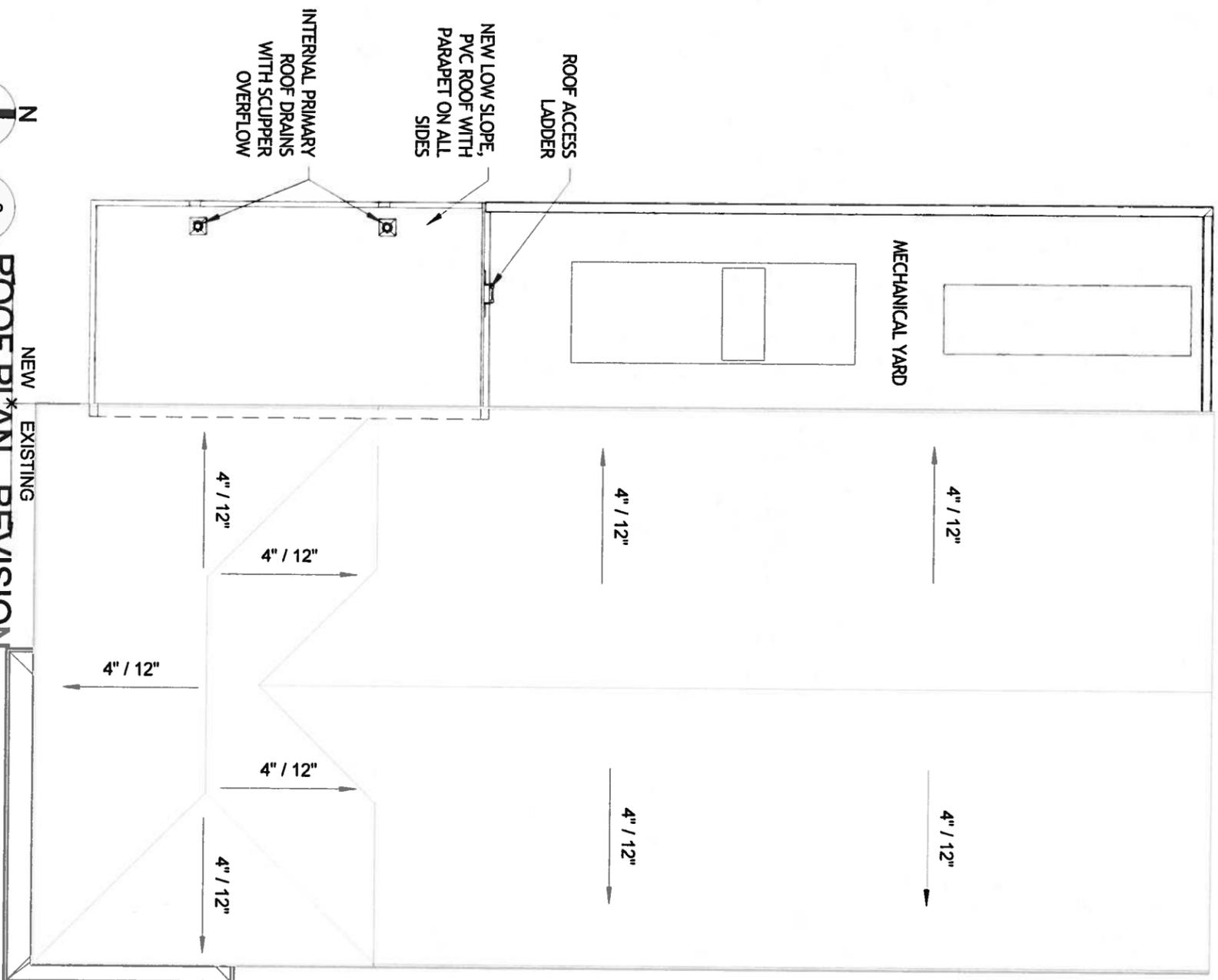
**BM #20 Elev = 940.31 (NAVD 88)**  
Chiselled square on the west side of a concrete light pole base located 440 feet south along the entrance drive from Post Road, said light pole being on the east side of said drive, across from the entrance to the parking lot of #7001 Post Road.

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<p>EMHT Everts, Machwort, Hombler &amp; Titon, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.6550 • Fax: 614.775.3468 emht.com</p>	<p>CITY OF DUBLIN, OHIO PLOT, GRADE &amp; UTILITY PLAN FOR <b>OHIO UNIVERSITY HERITAGE COLLEGE OF OSTEOPATHIC MEDICINE EXISTING CONDITIONS</b></p>	<p>OHIO UNIVERSITY</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	MARK	DATE	DESCRIPTION												
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<p>DATE: June 10, 2013</p> <p>SCALE: As Noted</p> <p>DRAWN BY: JOR VOA</p> <p>2012.1545</p> <p>SHEET: C04</p>																		



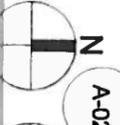
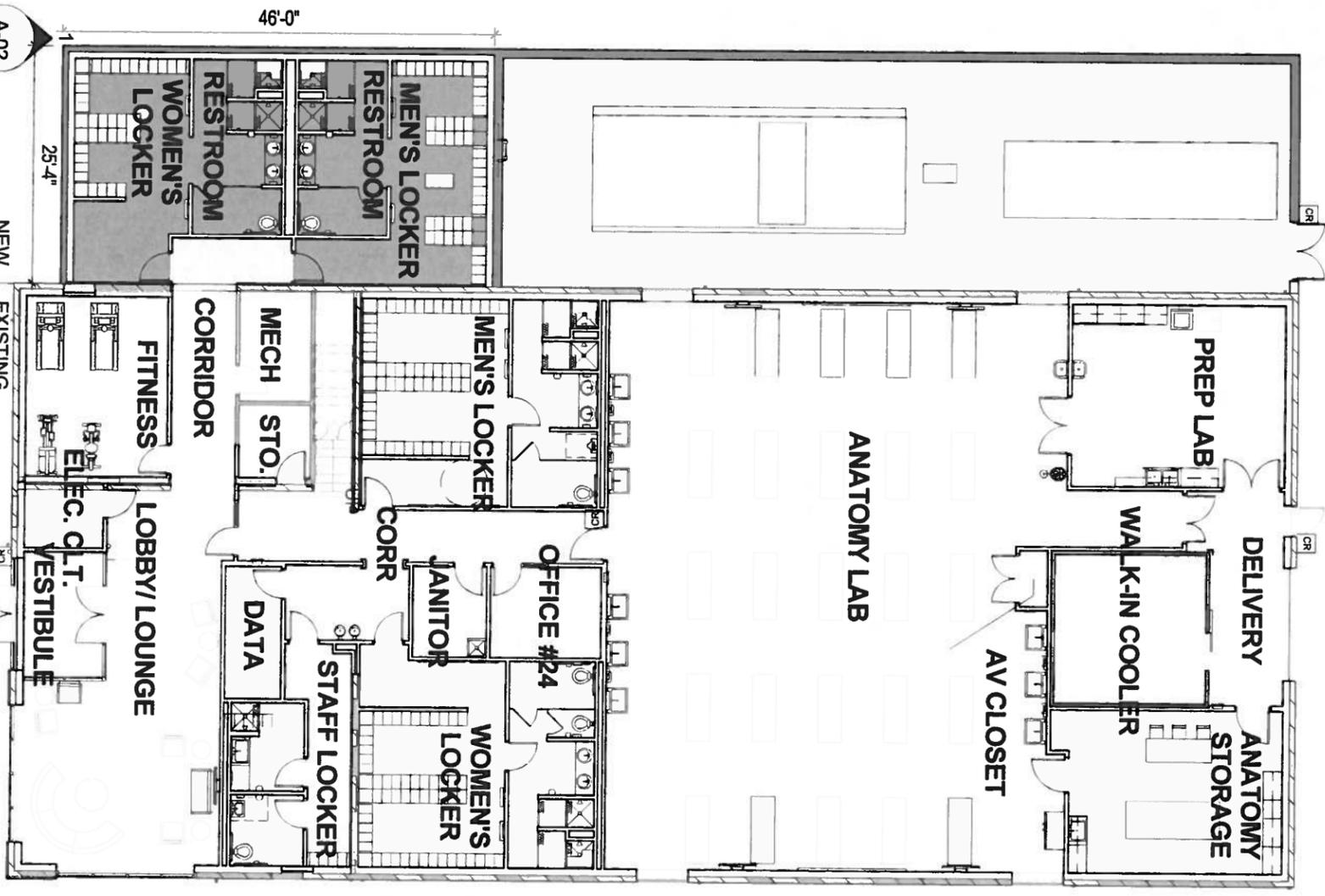




2  
A-01  
1/16" = 1'-0"

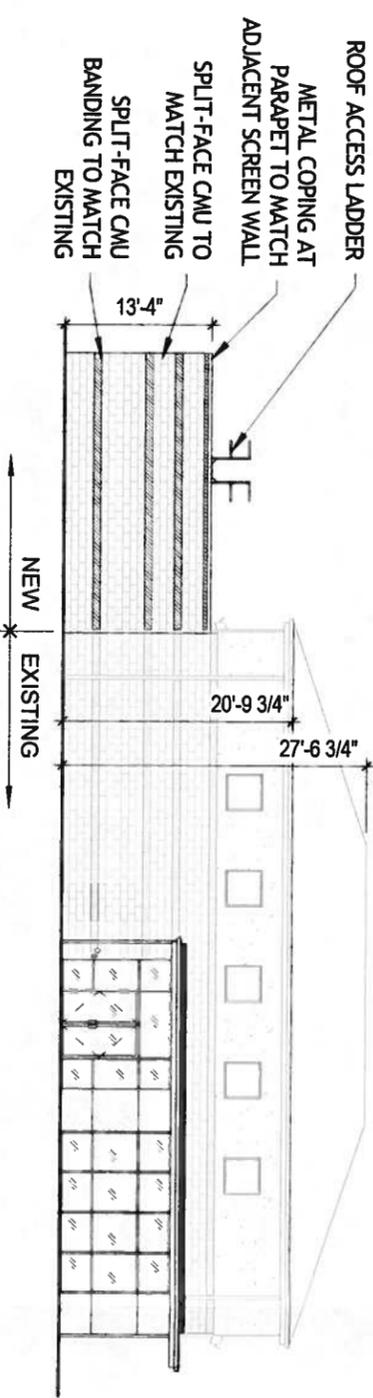
**ROOF PLAN - REVISION**

A-02  
2

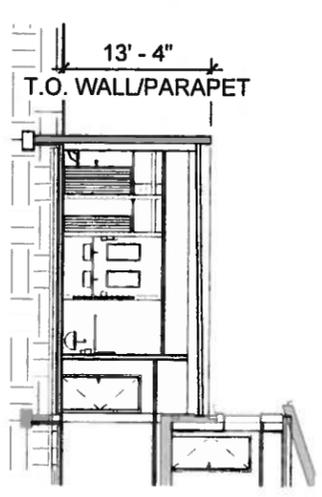


1  
A-01  
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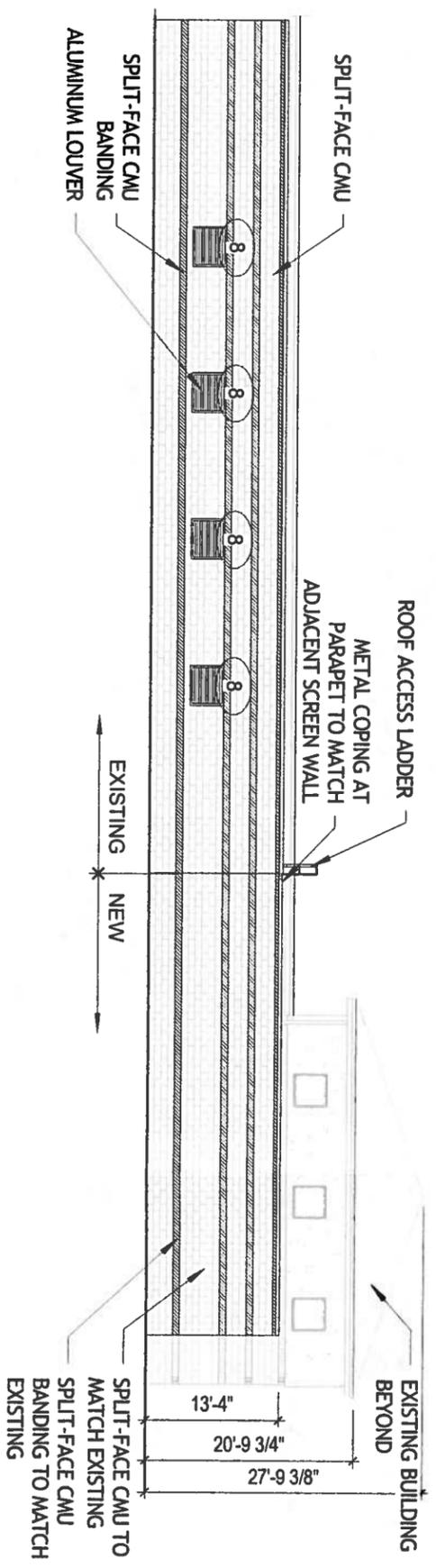
**LAB FIRST FLOOR - PA LOCKER REVISION**



1 SOUTH ELEVATION - REVISION  
A-02 1/16" = 1'-0"



3 PA LOCKER SECTION - REVISION  
A-02 1/16" = 1'-0"



2 WEST ELEVATION - REVISION  
A-02 1/16" = 1'-0"