



PAID \$2,760.00 ck - 9/30/2014 gm

Administrative Review Team | June 2012

Case # _____

APPLICATION FOR DEVELOPMENT

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
- Development Plan Review
- BASIC DEV. PLAN REVIEW
- Waiver Review
- Open Space Fee-in-Lieu
- City Council Appeal
- Minor Project
- Site Plan Review
- Master Sign Plan
- Parking Plan
- Administrative Departure

Wireless Applications

- New Tower
- Alternative Structure
- Co-Location
- 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
- Administrative Appeal
- Project involving modifications to property within the Architectural Review District
- Other: _____
- Rezoning

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

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): <i>Approx. between 94#100 North High Street, Dublin, OH</i>	
Tax ID/Parcel Number(s): <i>1) 273-000004 2) 273-000108</i>	Parcel Size(s) in Acres: <i>1) 7.253 ACRES 2) 3.242 ACRES</i>
Existing Land Use/Development:	Zoning District: <i>BRIDGE STREET CORRIDOR HISTORIC TRANSITION</i>

- 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): <i>NELSON YODER - POINT OF CONTACT CRAWFORD HOYING</i>	
Mailing Address: <i>555 METRO PLACE N. SUITE 600 DUBLIN, OHIO 43017</i>	
Daytime Telephone: <i>614-335-2020</i>	Fax: <i>614-850-9191</i>
Email or Alternate Contact Information: <i>NYODER@CRAWFORDHOYING.COM</i>	

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:	

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

Name: (Individual or Organization) <u>MICHAEL BURMEISTER, OHM-ADVISORS.</u>	
Mailing Address: <u>101 MILL STREET, SUITE 200, Gahanna, Ohio 43230</u>	
Daytime Telephone: <u>614-418-0600</u>	Fax: <u>614-418-0614</u>
Email or Alternate Contact Information: <u>MIKE.BURMEISTER@OHM-ADVISORS.COM</u>	

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

Name: (Individual or Organization) <u>NELSON YODER - CRAWFORD HOYING</u>	
Mailing Address: <u>555 METRO PLACE N., SUITE 600, DUBLIN, OHIO 43017</u>	
Daytime Telephone: <u>614-325-2000</u>	Fax: <u>614-850-9191</u>
Email or Alternate Contact Information: <u>NYODER@CRAWFORDHOYING.COM</u>	

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

I, Nelson Yoder, the owner, hereby authorize: MIKE BURMEISTER, OHM Advisors 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: 	Date: <u>9/30/2014</u>
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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, Nelson Yoder, 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: 	Date: <u>9/30/2014</u>
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VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, MICHAEL BURMEISTER, 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:  <u>OHM-ADVISORS</u>	Date: <u>9/30/14</u>
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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 30 day of Sept, 2014
 State of Ohio
 County of Franklin



Dawn R. Russell
 Notary Public, State of Ohio
 My Commission Expires 08-25-18



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BASIC PLAN REVIEW CHECKLIST (DEVELOPMENT PLAN)

PRE-DEVELOPMENT PLAN BASIC PLAN OVERVIEW

The Development Plan's purpose is to show proposed streets, lots, and block dimensions and configurations. The Basic Plan Review includes review and decision by the Planning and Zoning Commission.

I. GENERAL APPLICATION REQUIREMENTS

<input checked="" type="checkbox"/>	Completed original application form and fee
<input checked="" type="checkbox"/>	Project Description (generally outline the potential project)
<input checked="" type="checkbox"/>	General description of conformance to the Bridge Street Corridor Vision Report, Zoning Code Section 153.057 (BSC General Purpose), Zoning Code Section 153.058 (BSC Districts Intent), and the Development Plan Review Criteria (refer to Section III on the following page)
<input checked="" type="checkbox"/>	List of Development Plan Waiver(s) and/or Administrative Departures (if known). If applicable, attach a Development Plan Waiver or Administrative Departure Request Form .

II. BASIC PLAN: All plans shall be labeled and include the name of the development, developer, plan scale, plan date, date(s) of revisions, location key map, and north arrow on each page. 10 scaled, folded, and collated copies (11x17 and/or 22x34 as appropriate) shall be submitted containing the following information. Additional copies may be requested prior to the Planning and Zoning Commission review. **Plans shall include the following information, unless otherwise waived by the Director for items determined to be unnecessary to the application.**

General Plan Elements	
<input checked="" type="checkbox"/>	Existing conditions and site features drawn to scale, including rights-of-way, vehicular and pedestrian access points, all known easements, utilities, buildings and structures, pavement, topographical features, vegetation, bodies of water, and any other relevant existing site features
<input checked="" type="checkbox"/>	Project area, boundaries, dimensions and total development area including all parcels and rights-of-way, in acres or square feet
<input checked="" type="checkbox"/>	Potential building type(s) and location(s), with land uses and maximum densities, if known (refer to §153.062)
<input checked="" type="checkbox"/>	Potential method for provision of required open space(s), if known (refer to §153.064)

Streets and Utilities	
<input type="checkbox"/>	Street network designations for each proposed street (refer to §153.061)
<input checked="" type="checkbox"/>	Relationship to existing or planned adjoining streets. Include existing and proposed streets located within 300 feet of the site (refer to §153.061)
<input type="checkbox"/>	Street types and typical sections (refer to §153.061)
<input checked="" type="checkbox"/>	Possible intersection modifications. Identify the potential extent that existing intersections may need to be modified as a result of the proposal. Additional analysis may be required by the City Engineer based on site conditions.
<input checked="" type="checkbox"/>	Location of all proposed site access points, including potential service streets (refer to §§ 153.060 and 153.061)
<input type="checkbox"/>	Location and level of pedestrian access provisions (refer to §§ 153.060 and 153.061)
<input type="checkbox"/>	Fire access zones (refer to §153.061)
<input checked="" type="checkbox"/>	On-street parking areas (refer to §153.061)
<input checked="" type="checkbox"/>	Location of proposed sanitary service or needed extensions
<input checked="" type="checkbox"/>	Location of proposed water service and fire hydrants or needed extensions
<input checked="" type="checkbox"/>	Location and general plan for stormwater management compliance (refer to Chapter 53 of the Dublin Code of Ordinances)

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II. BASIC PLAN, CONTINUED

Lot and Block Configurations	
<input checked="" type="checkbox"/>	Lot and block configurations, including proposed rights-of-way (refer to §§ 153.060 and 153.061)
<input checked="" type="checkbox"/>	Lot dimensions and conceptual locations of Required Building Zones (refer to §§ 153.060 and 153.062(O)), if applicable
<input checked="" type="checkbox"/>	Block dimensions, including maximum block length and perimeter (refer to §153.060(C)(2))
<input checked="" type="checkbox"/>	Mid-block pedestrianway locations (refer to §153.060(C)(6))
<input checked="" type="checkbox"/>	Planned/potential public and/or private open spaces, if known (refer to §153.064)
<input checked="" type="checkbox"/>	Proposed building types and locations (refer to §153.062(O)), and conceptual site layout, if known

Neighborhood District Requirements		Not Applicable: <input type="checkbox"/>
If the site is located within a Bridge Street Neighborhood District (refer to §153.063), provide the following:		
<input type="checkbox"/>	Location and length of planned shopping corridor (refer to §153.063(C)(5) or (E)(6)), if applicable	
<input checked="" type="checkbox"/>	Mid-block and/or mid-building pedestrianway locations (refer to §§ 153.060(C)(6), 153.062(F)(4), and 153.063), if applicable	
<input checked="" type="checkbox"/>	Treatments at terminal vistas, if required or proposed (refer to §153.060(C)(6))	
<input checked="" type="checkbox"/>	Gateway locations and conceptual elements (refer to §§ 153.063(C)(5), (D)(5), or (E)(6) as applicable to the zoning district)	
<input checked="" type="checkbox"/>	Conceptual open space network elements (refer to §§ 153.063(C)(6), (D)(6), or (E)(7) as applicable to the zoning district)	

Other Project Materials	
<input type="checkbox"/>	Conceptual phasing plan, if applicable
<input type="checkbox"/>	Any other materials for which the applicant would like to receive feedback (list submitted materials below):

III. BASIC PLAN REVIEW CRITERIA: The Planning and Zoning Commission shall approve, approve with conditions, or deny the Basic Plan Review based on the Development Plan Review Criteria of §153.066(E)(5). The decision on the Basic Plan Review shall be provided not more than 28 days from the filing of the Basic Plan Review application, unless otherwise agreed to in writing by the City and the applicant.

Review Criteria for Development Plans	
(a)	The Development Plan shall be substantially similar to the approved Basic Plan;
(b)	The lots and blocks proposed are consistent with the requirements of §153.060;
(c)	The application is consistent with the general pattern of street development conceptualized by the BSC Street Network as shown in §153.061, and the expected traffic from the development can be accommodated on existing or proposed streets consistent with that system;
(d)	The application is consistent with the requirements of §153.063, Neighborhood Standards, if applicable;
(e)	If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements;
(f)	The application demonstrates consistency with the Vision Report, Community Plan and other related policy documents adopted by the City; and
(g)	The application provides adequate and efficient infrastructure to serve the proposed development, consistent with the City's most recently adopted Capital Improvements Program.



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Tax ID/Parcel Number(s): a) 273 - 000004 b) 273 - 000108	Parcel Size(s) in Acres: a) 7.253 acres b) 3.242 acres
Existing Land Use/Development:	Zoning District: BRIDGE STREET CORRIDOR HISTORIC TRANSITION

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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): Crawford Hoying c/o - NELSON YODER	
Mailing Address: 535 METRO PLACE N. SUITE 600 DUBLIN, OHIO 43017	
Daytime Telephone: 614-335-2000	Fax: 614-850-9191
Email or Alternate Contact Information: NYODER@CRAWFORDHOYING.COM	

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:	

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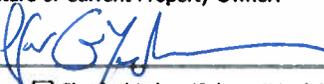
Name: (Individual or Organization) <u>MICHAEL BURMEISTER - OHM ADVISORS</u>	
Mailing Address: <u>101 MILL STREET, SUITE 200, GAHANNA, OHIO 43230</u>	
Daytime Telephone: <u>614-418-0600</u>	Fax: <u>614-418-0614</u>
Email or Alternate Contact Information: <u>mike.burmeister@ohm-advisors.com</u>	

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

Name: (Individual or Organization) <u>NELSON YODER - CRAWFORD HOYING</u>	
Mailing Address: <u>555 METRO PLACE N., SUITE 600, DUBLIN, OHIO 43017</u>	
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I, NELSON YODER, the owner, hereby authorize MIKE BURMEISTER, OHM ADVISORS 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: 	Date: <u>9/30/2014</u>
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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.

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I, MICHAEL BURMEISTER, 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:  ; <u>OHM-ADVISORS</u>	Date: <u>9/30/14</u>
--	-------------------------

Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this 30 day of Sept, 20 14

State of Ohio

County of Franklin



Dawn R. Russell
Notary Public, State of Ohio
My Commission Expires 08-25-18





BASIC PLAN REVIEW CHECKLIST (SITE PLAN)

PRE-SITE PLAN BASIC PLAN OVERVIEW

The purpose of the Basic Plan Review prior to the Site Plan Review application submission is to ensure that the applicable Site Development Standards, Building Type requirements, Open Space Type requirements, and other essential project elements are considered. The Basic Plan Review includes review and decision by the Planning and Zoning Commission (except for applications in the Architectural Review District).

I. GENERAL APPLICATION REQUIREMENTS

<input checked="" type="checkbox"/>	Completed original application form and fee
<input checked="" type="checkbox"/>	Project Description (generally outline the potential project)
<input checked="" type="checkbox"/>	General description of conformance to the Bridge Street Corridor Vision Report, Zoning Code Section 153.057 (BSC General Purpose), Zoning Code Section 153.058 (BSC Districts Intent), approved Development Plans and/or Site Plans (if applicable), and the Site Plan Review Criteria (refer to Section III on page 3)
<input checked="" type="checkbox"/>	List of proposed Site Plan Waiver(s) and/or Administrative Departures (if known). If applicable, attach a Site Plan Waiver or Administrative Departure Request Form .

II. BASIC PLAN: All plans shall be labeled and include the name of the development, developer, plan scale, plan date, date(s) of revisions, location key map, and north arrow on each page. 10 scaled, folded, and collated copies (11x17 and/or 22x34 as appropriate) shall be submitted including the following information. Additional copies may be requested prior to the Planning and Zoning Commission review. **Plans shall include the following information, unless otherwise waived by the Director for items determined to be unnecessary to the application.**

General Plan Elements	
<input checked="" type="checkbox"/>	Existing conditions and site features drawn to scale, including rights-of-way, vehicular and pedestrian access points, all known easements, utilities, buildings and structures, pavement, topographical features, vegetation, bodies of water, and any other relevant existing site features <i>CIVIL DWGS</i>
<input checked="" type="checkbox"/>	Project area, boundaries, dimensions and total development area including all parcels and rights-of-way, in acres or square feet <i>CIVIL</i>
<input checked="" type="checkbox"/>	Proposed building type(s) and location(s), with land uses and potential maximum densities (refer to §153.062) <i>CIVIL</i>
<input checked="" type="checkbox"/>	Method for provision of required open space(s), if applicable (refer to §153.064) <i>CIVIL</i>

Site Development	
A. Use	
<input checked="" type="checkbox"/>	List the planned uses (refer to §153.059), potential number of dwelling units, and potential square footage of each use. Identify whether any use specific standards apply (refer to §153.059(C)).
B. Open Space	
<input checked="" type="checkbox"/>	Required open space computation and method(s) of provision identified on the plans (refer to §153.064) <i>CIVIL</i>
<input checked="" type="checkbox"/>	Open Space Types proposed (refer to §153.064(F)) <i>CIVIL & NARRATIVE</i>
<input type="checkbox"/>	Request for fee-in-lieu application Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, attach an Open Space Fee in Lieu Request form
C. Parking and Loading	
<input checked="" type="checkbox"/>	Required parking computation (vehicular and bicycle) based on proposed mix of uses (refer to § 153.065(B)) <i>AREA/CIVIL NARRATIVE</i>
<input checked="" type="checkbox"/>	Conceptual parking and loading location and layout, including all on-site, off-site, and on-street vehicular and bicycle parking
D. Landscaping and Tree Preservation	
<input checked="" type="checkbox"/>	Typical landscape treatments, with representative planting palette
<input checked="" type="checkbox"/>	Street trees proposed (refer to §153.065(D)(3)), including types and location
<input checked="" type="checkbox"/>	Typical perimeter landscape buffering, if applicable (refer to §153.065(D)(4)) <i>N/A</i>
<input checked="" type="checkbox"/>	Typical surface parking and circulation area landscape treatment (refer to §153.065(D)(5)) <i>N/A</i>
<input checked="" type="checkbox"/>	Conceptual Required Building Zone (refer to §153.065(D)(6)) and foundation planting (refer to §153.065(D)(7)) treatments
<input checked="" type="checkbox"/>	Identify areas with significant existing vegetation, and describe tree preservation methods (refer to §153.065(D)(9))

For questions or more information, please contact Land Use and Long Range Planning at (614) 410-4600 | www.dublin.oh.us

II. BASIC PLAN, CONTINUED

Site Development, Continued

E. Signs	
<input checked="" type="checkbox"/>	General sign locations, including potential ground signs, building-mounted signs, and all other proposed signs (refer to §153.066(H)) <i>SEE ARCH. ELEVATIONS</i>
<input type="checkbox"/>	Sign plan concept, if known and/or applicable <i>NOT DEVELOPED</i>
F. Site Management	
<input type="checkbox"/>	Proposed fences, walls, and screening methods, including types, materials, and locations (refer to §153.065(E))
<input checked="" type="checkbox"/>	Proposed dumpster location <i>- SEE FLOOR PLAN</i>
<input checked="" type="checkbox"/>	Location and general plan for stormwater management consistent with the requirements of Chapter 53 of the Dublin City Codes <i>CIVIL</i>
<input type="checkbox"/>	Conceptual site lighting plan (refer to §153.065(F)) <i>NOT DEVELOPED</i>

Building Types and Architecture

A. Building Siting	
<input checked="" type="checkbox"/>	List and identify on the plans the proposed building type(s) (refer to §153.062)
<input checked="" type="checkbox"/>	Identify the Required Building Zones on the plans, based on proposed building type (refer to §153.062(O))
<input checked="" type="checkbox"/>	Identify the front and corner property line coverage on the plans for each building elevation located adjacent to a front or corner side property line, based on proposed building type (refer to §153.062(N)) <i>CIVIL</i>
<input checked="" type="checkbox"/>	Identify the required side and rear setbacks on the plans, based on proposed building type (refer to §153.062(O)) <i>CIVIL</i>
B. Architectural Elevations	
<input checked="" type="checkbox"/>	Submit schematic architectural renderings, including general roof plans depicting the proposed roof type and slopes (if applicable) (refer to §153.062(D)), conceptual building sections indicating story height (refer to §153.062(N)(2)), conceptual building elevations, demonstrating compliance with §153.062 to the extent that the project details are known at this stage (refer to §153.062(O) for individual building types), and planned building materials/material palettes (refer to §153.062(E)), with approximate percentage of each material applied to each building elevation
<input checked="" type="checkbox"/>	To the extent that project details are known, include the proposed architectural details on the schematic architectural renderings demonstrating compliance with the general building type requirements of §153.062(D)-(N)
<input checked="" type="checkbox"/>	Identify how terminal vista treatments are met, if applicable (refer to §153.062(J))
<input checked="" type="checkbox"/>	Describe the method of meeting building variety requirements (refer to §153.062(K))

Grading and Utilities

<input checked="" type="checkbox"/>	Site grading plan, including locations of existing drainage courses, floodplains, streams, and wetlands with elevations, and method of mitigation or protection <i>CIVIL</i>
<input checked="" type="checkbox"/>	Stormwater drainage and management consistent with the requirements of Chapter 53 of the Dublin City Codes <i>CIVIL</i>
<input checked="" type="checkbox"/>	Location(s) of sanitary sewers, existing and proposed <i>CIVIL</i>
<input checked="" type="checkbox"/>	Location(s) and size(s) of existing and proposed water mains, well sites, water service and fire hydrants <i>CIVIL</i>
<input checked="" type="checkbox"/>	Location(s) of above and below ground gas, electric and telephone lines, existing and proposed (refer to §153.065(G)) <i>CIVIL</i>
<input checked="" type="checkbox"/>	Location(s) of transformers and utility boxes <i>CIVIL</i>

Other Project Materials

<input type="checkbox"/>	Conceptual phasing plan, if applicable <i>N/A</i>
<input type="checkbox"/>	Any other materials for which the applicant would like to receive feedback (list below):

III. BASIC PLAN REVIEW CRITERIA: The Planning and Zoning Commission shall approve, approve with conditions, or deny the Basic Plan Review based on the Site Plan Review Criteria of §153.066(F)(5). The decision on the Basic Plan Review shall be provided not more than 28 days from the filing of the Basic Plan Review application, unless otherwise agreed to in writing by the City and the applicant.

Review Criteria for Site Plans	
(a)	The Site Plan shall be substantially similar to the approved Basic Plan.
(b)	If a Development Plan has been approved that includes the property, the application is consistent with the Development Plan;
(c)	The application meets all applicable requirements of §153.059 and §§153.062 through 153.065 except as may be authorized by Administrative Departure(s) pursuant to §153.066(H);
(d)	The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians;
(e)	The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community;
(f)	The application is consistent with the requirements for types, distribution, and suitability of open space in §153.064 and the site design incorporates natural features and site topography to the maximum extent practicable;
(g)	The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;
(h)	Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off the site, and removal of surface waters will not adversely affect neighboring properties;
(i)	If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements; and
(j)	The application demonstrates consistency with the BSC Vision Report, Community Plan and other related policy documents adopted by the City.