



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: Dana L. McDaniel, City Manager 
Date: October 20, 2016
Initiated By: Vincent A. Papsidero, FAICP, Planning Director
Claudia D. Husak, AICP, Senior Planner
Re: Final Plat – Riviera, Section 2 (15-109FDP/FP)

Summary

This is a request for approval of a Final Plat to subdivide 29.983 acres into 45 single-family lots along with rights-of-way for Avery Road, Devictor Way, Dicesare Loop, Timble Falls Drive, and Gatto Lane and five reserves for open space along the north side of the main entry Boulevard, Riviera Boulevard.

Background

The Planning and Zoning Commission approved a final development plan and recommended approval of a preliminary and final plat for both Sections 1 and 2 of Riviera on April 21, 2016. City Council approved Ordinance 35-15 for the rezoning of approximately 152 acres from R: Rural District and R-1: Restricted Suburban Residential District to PUD: Planned Unit Development District, Riviera, in June of 2015. Council also approved a Preliminary Plat for 185 single-family lots for the Riviera development. Since then, the club house previously on the site has been demolished and tree clearing has been completed as well as the installation of infrastructure.

Description

Section 2 contains 44 lots along the north side the main entry Boulevard, Riviera Boulevard. This Section includes right-of-way for Timble Falls Drive, which will in the future extend and connect toward the existing street in Belvedere to the west. The reserve in this Section includes the approximately two-acre reserve at the terminus of Riviera Boulevard, the Avery Road frontage and the four-acre reserve in the center of the lots that accommodates a stormwater management pond.

The lot sizes range from approximately ¼-acre to up to ½-acre in size. These lot sizes are consistent with the development text and meet all applicable development standards. The plats contain all applicable development requirements.

Section 2 has five reserves: Reserve D is 1.912 acres, Reserve E1 is 1.401 acres, Reserve E2 is 0.894 acre, Reserve F is 4.153 acres and Reserve G is 0.120 acre for a total of 8.480 acres.

The plat accurate reflects the open space ownership and maintenance responsibilities.

Recommendation of the Planning and Zoning Commission

Final Development Plan

The Commission reviewed and approved a final development plan at the April 21, 2016 meeting with one condition. The applicant has provided plans fulfilling the condition.

Final Plat

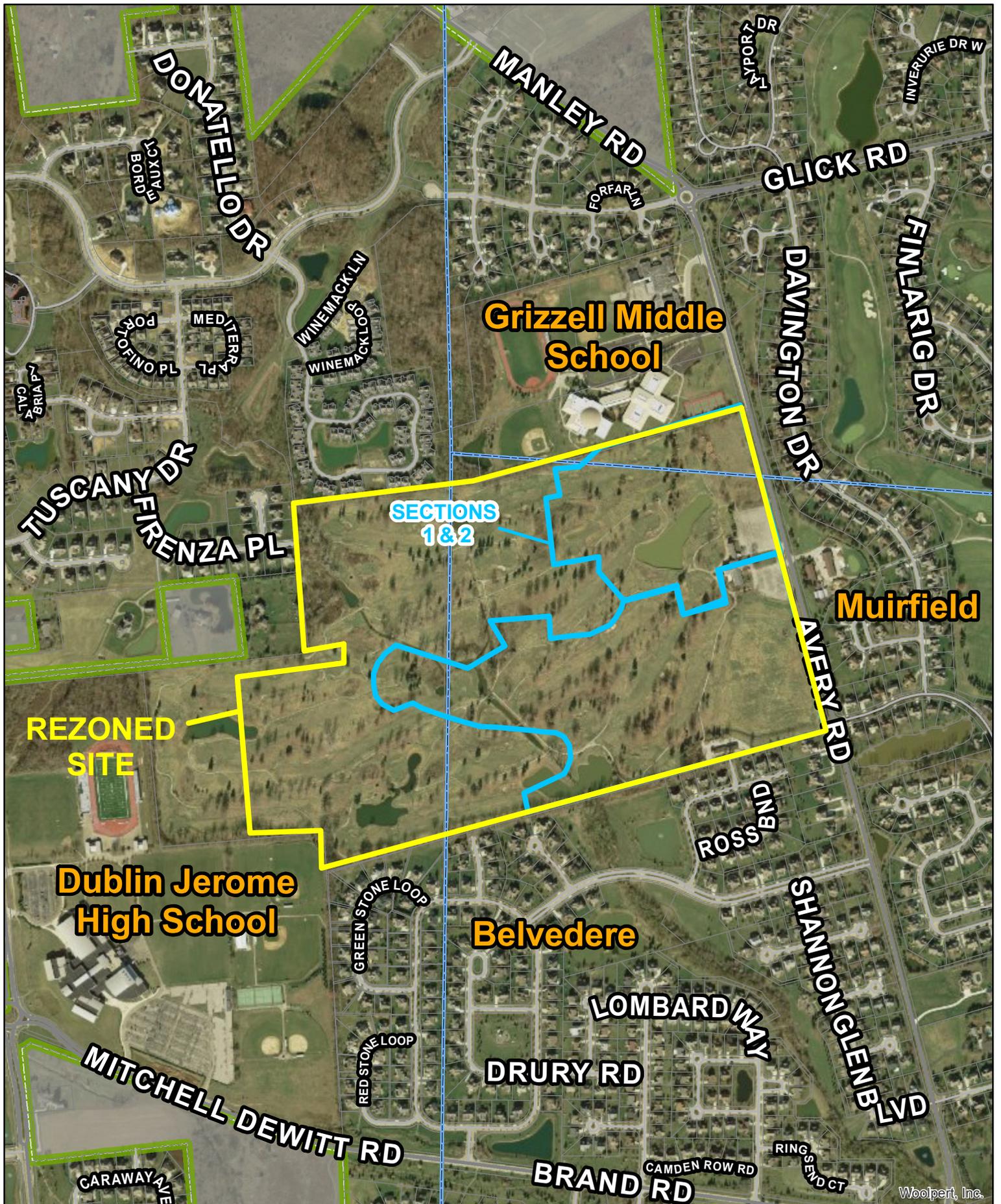
The Commission reviewed and recommended approval to City Council of the final plat at the April 21, 2016 meeting with one condition:

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

The applicant has met the condition for the final plat.

Recommendation

Staff recommends approval of the Final Plat for Riviera, Section 2 at the October 24, 2016 City Council meeting.

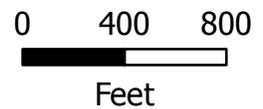


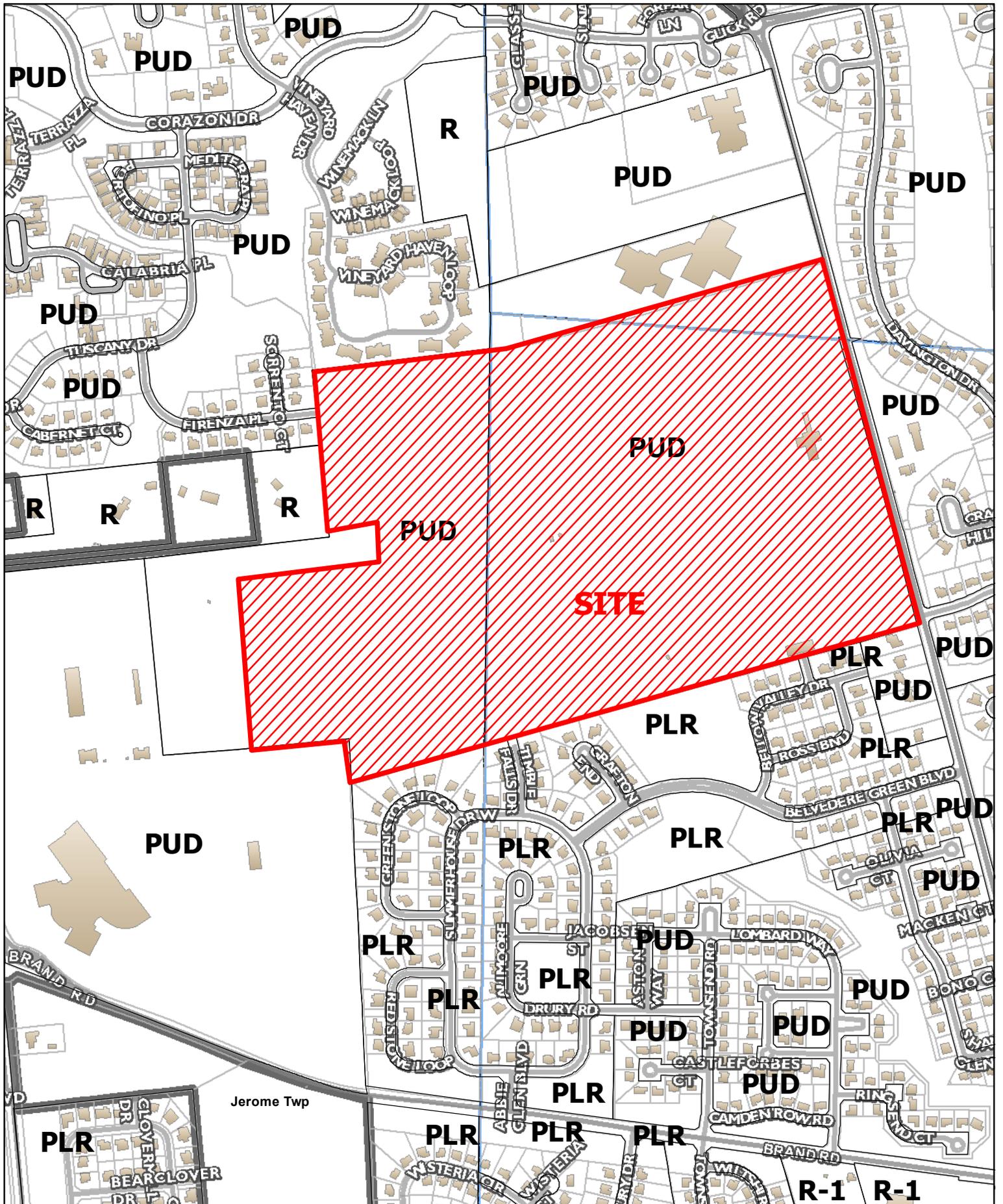
Woolpert, Inc.



City of Dublin

16-011FDP/FP
 Final Development Plan/Final Plat
 Riviera
 8205 Avery Road





15-109FDP/FP
 Final Development Plan/ Final Plat
 Riviera, Sections 1 & 2
 8025 Avery Road





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

PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)

I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input checked="" type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> 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): 8205 Avery Road Dublin, Ohio 43016	
Tax ID/Parcel Number(s): Franklin County 273-000401-00 Delaware County 600-334-06-034-000	Parcel Size(s) (Acres): 47.861 acres 5.888 acres Total 53.749 acres
Existing Land Use/Development: Golf course / vacant	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: Detached single family residential homes and associated open space
Total acres affected by application: 53.749 acres

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

Name (Individual or Organization): Riviera Ventures LLC	
Mailing Address: 3 Easton Oval, Suite 500 (Street, City, State, Zip Code) Columbus, Ohio 43219	
Daytime Telephone: (614) 418-8023 (Jason Francis)	Fax: (614) 418-8023
Email or Alternate Contact Information: jfrancis@MIHOMES.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: Riviera Ventures LLC	Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Owner and developer	
Mailing Address: 3 Easton Oval, Suite 500 Columbus, Ohio 43219 (Street, City, State, Zip Code)	
Daytime Telephone: (614) 418-8023 (Jason Francis)	Fax: (614) 418-8023
Email or Alternate Contact Information: jfrancis@MIHOMES.com	

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: EMH&T	
Organization (Owner, Developer, Contractor, etc.): Engineer and Landscape Architect	
Mailing Address: 5500 New Albany Road Columbus, Ohio 43054 (Street, City, State, Zip Code)	
Daytime Telephone: (614) 775-4700	Fax:
Email or Alternate Contact Information: Jeffrey Strung (jstrung@emht.com)	

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 _____

Stamp or Seal

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 Jason Francis on behalf of Riviera Ventures LLC <input checked="" type="checkbox"/> , 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: 10-22-15

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, <u>Jason Francis on behalf of Riviera Ventures LLC</u> , 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: <u><i>Jason Francis</i></u>	Date: <u>10-22-15</u>

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

I, <u>Jason Francis on behalf of Riviera Ventures LLC</u> , 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: <u><i>Jason Francis</i></u>	Date: <u>10-22-15</u>

Subscribed and sworn to before me this 22 day of October, 2015
 State of Ohio
 County of Franklin

Notary Public *Tracy Lynn Foltz*



TRACY LYNN FOLTZ
 NOTARY PUBLIC
 STATE OF OHIO
 Comm. Expires
 August 19, 2019

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:	

Adjacent Property Owners

Parcel #	Owner	Address		
27300384700	TERRENCE W TOD LYDEN	6347 MEMORIAL DR	DUBLIN, OH	43017
27301079300	BALAJI VISHWANATH & SHRIVIDHYA KRISHNAMURTHY	8150 TIMBLE FALLS DR	DUBLIN, OH	43016
27301079000	TIMOTHY & CARA ALBRIGHT	8145 TIMBER FALLS DR	DUBLIN, OH	43016
27301080100	MONICA G SMITH	8155 GRAFTON END	DUBLIN, OH	43016
27300388300	MUIRFIELD ASSOCIATION INC C/O SUE LEONARD	8372 MUIRFIELD DR	DUBLIN, OH	43017
27300388400	MUIRFIELD ASSOCIATION INC C/O SUE LEONARD	8372 MUIRFIELD DR	DUBLIN, OH	43017
27300385600	STEPHEN S & CAROLYN E FRANCIS	6345 CRAGIE HILL CT	DUBLIN, OH	43017
27301051300	DENNIS D & ANN M STRAILY	6308 BELLOW VALLEY DR	DUBLIN, OH	43016
27301080400	DAVID C & LESLIE GRIMM	8148 GRAFTON END	DUBLIN, OH	43016
27301080300	MARK J & LISA K WEAVER	8156 GRAFTON END	DUBLIN, OH	43016
27301080800	CITY OF DUBLIN OHIO	6665 COFFMAN RD	DUBLIN, OH	43017
27301079200	THOMAS J & ARDITH I S TAIT	8158 TIMBLE FALLS DR	DUBLIN, OH	43016
27300039500	DUBLIN LOCAL SCHOOL DISTRICT BD OF EDUCATION	7030 COFFMAN RD	DUBLIN, OH	43017
27301133700	BEVILACQUA BUILDERS INC	5930 CLEVELAND AVE	COLUMBUS, OH	43231
27301133800	BEVILACQUA BUILDERS INC	5930 CLEVELAND AVE	COLUMBUS, OH	43231
27300385900	RYAN C & RACHEL F JARVIS	6352 CRAGIE HILL CT	DUBLIN, OH	43017
27300385700	RANDALL E & CAROLE M JOHNSON	6353 CRAGIE HILL CT	DUBLIN, OH	43017
27300385800	ROBERT J & PAMELA S BIRKENHOLZ TRUSTEES	6360 CRAGIE HILL CT	DUBLIN, OH	43017
27301079100	STEPHEN JOSEPH & AMANDA RENEE MEDVE	271 E WHITTIER ST	COLUMBUS, OH	43206
27300036200	DUBLIN LOCAL SCHOOL DISTRICT BOARD OF EDUCATION	7030 COFFMAN RD	DUBLIN, OH	43017
27300185000	THE COUNTRY CLUB AT MUIRFIELD VILLAGE	8715 MUIFIELD DR	DUBLIN, OH	43017
27300215300	BRETT & EMILEE LYNCH	5760 TRAFALGAR LN	DUBLIN, OH	43016
27301051500	COREY B & PAULA J MORITZ	6292 BELLOW VALLEY DR	DUBLIN, OH	43016
27301080200	TARA L & BRIAN MEADORS	8164 GRAFTON END	DUBLIN, OH	43016
27300384800	SCOTT M & CATHERINE W MCCORT	6350 MEMORIAL DR	DUBLIN, OH	43017
27301051800	SHAILESH & LEKHA SUMMIT TRUSTEES	6268 BELLOW VALLEY DR	DUBLIN, OH	43016
27301051700	TIMOTHY F & ANDREA H BARTON	6276 BELLOW VALLEY DR	DUBLIN, OH	43016
27301051400	DAVID P & KARYN C DEMATTEO	6300 BELLOW VALLEY DR	DUBLIN, OH	43016
27301051600	FENYUAN ZHENG & YUN WANG	6284 BELLOW VALLEY DR	DUBLIN, OH	43016
27301051900	JON R & TAWNYA S EWERT	6260 BELLOW VALLEY	DUBLIN, OH	43016
27300040100	RIVIERA VENTURES LLC	3 EASTON OVAL SUITE 500	COLUMBUS, OH	43219
60033406034000	RIVIERA VENTURES LLC	3 EASTON OVAL SUITE 500	COLUMBUS, OH	43219
60033406033000	BOARD OF EDUCATION DUBLIN LOCAL SCHOOL DISTRICT	7030 COFFMAN RD	DUBLIN, OH	43017

Adjacent Property Owners

60033407023000	INAS ELDOUAIK	8339 DAVINGTON DR	DUBLIN, OH	43017
60033407022000	DAVID D MANKIN	8357 DAVINGTON DR	DUBLIN, OH	43017
60033407021000	WILLIAM C SABO JR	8375 DAVINGTON DR	DUBLIN, OH	43017
60033407020000	JEFFREY C KING	8393 DAVINGTON DR	DUBLIN, OH	43017
60033407019000	JOHN D & LORI VON CANNON	8411 DAVINGTON DR	DUBLIN, OH	43017
60033407018000	JOHN & JENNIFER MALONEY	8429 DAVINGTON DR	DUBLIN, OH	43017
60033407017000	KEVIN & MARTHA PETTIT	8447 DAVINGTON DR	DUBLIN, OH	43017
3900020020920	STEVEN L & JODI L RHODES	6475 GREENSTONE LOOP	DUBLIN, OH	43017
3900020020910	MARK M & KIMBERLY J MACE	6469 GREENSTONE LOOP	DUBLIN, OH	43017
3900020020900	SUNG YUNG 7 ANNA KIM	6465 GREENSTONE LOOP	DUBLIN, OH	43017
3900020020890	ROBERT J & KELLY M DARROW	6461 GREENSTONE LOOP	DUBLIN, OH	43017
3900020020880	GREGORY D & MARA C SMITH	6457 GREENSTONE LOOP	DUBLIN, OH	43017
3900020020870	JEFFREY & AMIE C SWADDLING	6453 GREENSTONE LOOP	DUBLIN, OH	43016
3900290011000	BOARD OF EDUCATION DUBLIN CITY SCHOOL DISTRICT	8300 HYLAND CROY RD	DUBLIN, OH	43017
3900240370000	KEVIN D & JOYCELYN MULLINS	8600 HYLAND CROY RD	PLAIN CITY, OH	43064
1700240600000	BARBARA & LANEY STROBIE	8622 HYLAND CROY RD	PLAIN CITY, OH	43064
3900240590000	NORMAN I & JOSEPHINE MALIK	8640 HYLAND CROY RD	DUBLIN, OH	43016
3900240401540	ARTHUR DVORKIN TRUSTEE	7025 FIRENZA PL	DUBLIN, OH	43017
3900240401530	JORDAN J & ELIZABETH R MATOLA	7033 FIRENZA PL	DUBLIN, OH	43017
3900240401460	JOSE H & TRANG N FOJAS	8782 SORRENTO CT	DUBLIN, OH	43017
3900240401450	MATHEW D & JENNIFER MAZZA	8790 SORRENTO CT	DUBLIN, OH	43017
3900240401440	STEWART & CLARE OLSON	8798 SORRENTO CT	DUBLIN, OH	43017
3900150270740	TARTAN DEVELOPMENT CO WEST LLC	8070 TARTAN FIELDS DR	DUBLIN, OH	43017
3900150271000	WOOD RUN PARTNERS LLC	600 STONEHENGE PARKWAY	DUBLIN, OH	43017

November 12, 2015

Ms. Claudia Husak, AICP
City of Dublin
Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016

Subject: Riviera (Final Development Plan)

Dear Ms. Husak,

On behalf of our client, Riviera Ventures LLC, we are respectfully submitting the final development plan for Riviera Sections 1 and 2 located in Franklin and Delaware counties on the west side of Avery Road south of Willard Grizzell Middle School in the City of Dublin, Ohio.

Riviera is a redevelopment of an existing golf course with detached single family residential homes based on conservation development standards and consisting of an overall development of approximately 167.055 acres. Within the development there are three different subareas with a range of lot and home sizes and a series of open spaces interconnected with sidewalks or pedestrian paths. The open spaces are a mix of manicured and natural areas with a formal entry area, tree preservation and reforestation, retention basins and tot lot.

Sections 1 and 2 consist of 53.749 acres with forty lots in Section 1 and forty-five lots in Section 2. As a part of the final development plan for Sections 1 and 2 we have provided to the City of Dublin the overall tree removal and replacement plan for the entire project so the city has an opportunity to look at the tree replacement plan comprehensively.

The entry features, signage and landscape components, have been designed as a very formal entry utilizing a boulevard street section. These features include; a brick stone wall with pin mounted letters of the development and the preservation of the existing Riviera stone sign within the island of the boulevard. At the terminus of the boulevard within the development is a radial trellis with swings that overlook a manicured lawn.

The final development plan is in compliance to the preliminary development plan and text that was recently approved by the City of Dublin. As a part of this submission further detail drawings and specifications have been included in the final development based on meetings with the city staff.

Sincerely,

Jeffrey Adam Strung, PLA, ASLA
Director of Planning and Landscape Architecture

RIVIERA SECTION 2

Situated in the State of Ohio, County of Franklin, City of Dublin, and in Virginia Military Survey Number 5162, containing 24.983 acres of land, more or less, said 24.983 acres being part of that tract of land conveyed to RIVIERA VENTURES, LLC by deed of record in Instrument Number 201508280120922, Recorder's Office, Franklin County, and Official Record 1373, Page 1002, Recorder's Office, Delaware County, Ohio.

The undersigned, RIVIERA VENTURES, LLC, an Ohio limited liability company, by M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, Member, by TIMOTHY C. HALL, JR., Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "RIVIERA SECTION 2", a subdivision containing Lots numbered 41 to 85, both inclusive, and areas designated as Reserve "D", Reserve "E1", Reserve "E2", Reserve "F" and Reserve "G", does hereby accept this plat of same and dedicates to public use, as such, all of Devictor Way, Avery Road, Timble Falls Drive, Gatto Lane and Dicesare Loop shown hereon and not heretofore dedicated.

The undersigned further agrees that any use or improvements on this land shall be in conformity with all existing valid zoning, platting, health or other lawful rules and regulations, including applicable off-street parking and loading requirements of the City of Dublin, Ohio, for the benefit of itself and all other subsequent owners or assigns taking title from, under or through the undersigned.

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 above ground 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, TIMOTHY C. HALL, JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, Member of RIVIERA VENTURES, LLC has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of: RIVIERA VENTURES, LLC
By: M/I HOMES OF CENTRAL OHIO, LLC
Member
By: TIMOTHY C. HALL, JR.,
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL, JR., Area President of said M/I HOMES OF CENTRAL OHIO, LLC, Member of RIVIERA VENTURES, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said RIVIERA VENTURES, LLC for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ___ day of ___, 20__.

My commission expires _____ Notary Public, _____ State of Ohio

Approved this ___ day of _____, 20__
Director of Land Use and Long Range Planning, Dublin, Ohio

Approved this ___ day of _____, 20__
City Engineer, Dublin, Ohio

Approved this ___ day of _____, 20__ by vote of Council, wherein all of Devictor Way, Avery Road, Timble Falls Drive, Gatto Lane and Dicesare Loop dedicated hereon is accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this ___ day of ___, 20__
Clerk of Council, Dublin, Ohio

Transferred this ___ day of _____, 20__
Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ___ day of _____, 20__ at _____ M. Fee \$_____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of _____, 20__
Deputy Recorder, Franklin County, Ohio

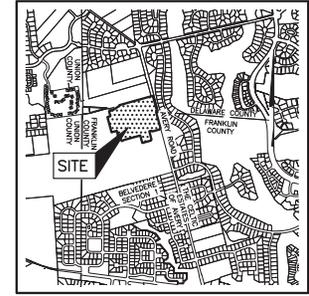
Plat Book _____ Pages _____

Transferred this ___ day of _____, 20__
Auditor, Delaware County, Ohio

Filed for record this ___ day of _____, 20__ at _____ M. Fee \$_____
Recorder, Delaware County, Ohio

File No. _____

Official Record _____ Pages _____



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1500'

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007). Said bearings originated from a static GPS solution which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments MCNEAL and 04-0088. The portion of the centerline of Avery Road having a bearing of South 15°10'17" East is designated as the Basis of Bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin and Delaware Counties, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
By



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By _____ Professional Surveyor No. 7865 _____ Date _____

RIVIERA SECTION 2

BOARD OF EDUCATION OF DUBLIN
LOCAL SCHOOL DISTRICT
O.R. 8831D12 (Franklin Co.)
D.B. 485, P. 377 (Delaware Co.)

CURVE TABLE					CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	140.00'	219.91'	N 29°43'53" E	197.99'	C14	0°25'36"	325.00'	2.42'	S 74°31'05" W	2.42'
C2	90°00'00"	140.00'	219.91'	N 60°16'07" W	197.99'	C15	12°21'53"	325.00'	70.14'	S 68°07'21" W	70.00'
C3	18°10'31"	300.00'	95.17'	S 65°38'37" W	94.77'	C17	17°56'01"	275.00'	86.24'	N 69°32'22" E	85.88'
C4	18°10'31"	300.00'	95.17'	N 65°38'37" E	94.77'	C18	9°57'44"	325.00'	56.51'	N 61°32'14" E	56.44'
C5	1°57'59"	350.00'	121.68'	S 44°45'45" W	121.27'	C19	23°55'47"	275.00'	12.31'	S 57°56'18" W	12.31'
C6	6°19'05"	350.00'	38.55'	S 57°56'18" W	38.57'	C20	18°34'36"	275.00'	74.92'	S 46°55'35" E	74.49'
C7	13°36'04"	350.00'	83.29'	S 47°54'51" W	83.09'	C21	8°09'00"	115.00'	180.64'	N 60°16'07" W	180.43'
C8	18°53'37"	325.00'	107.17'	S 64°13'31" W	106.69'	C22	8°09'00"	115.00'	180.64'	N 29°43'53" E	180.43'
C9	1°03'32"	325.00'	6.01'	S 74°12'07" W	6.01'	C23	8°27'14"	375.00'	42.24'	S 71°30'16" E	42.22'
C10	89°28'19"	165.00'	246.14'	N 27°28'02" E	223.94'	C24	1°38'04"	140.00'	33.32'	S 22°05'09" E	33.24'
C11	46°35'11"	165.00'	134.16'	N 38°33'42" W	130.49'						
C12	23°43'44"	165.00'	68.33'	N 73°43'10" W	67.85'						
C13	18°41'06"	165.00'	56.69'	S 84°34'28" W	56.41'						

NOTE "A" - MINIMUM SETBACKS: Zoning regulations for Riviera Section 2 in effect at the time of platting specify the following dimensions for the minimum front, side and rear yard setbacks for each lot:

- Front: 25 feet
- Side: 16 feet
- Rear: 25 feet

Said zoning regulations and any amendments thereto passed subsequent to acceptance of this plat, should be reviewed to determine the then current requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of certain zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "B" - FEMA ZONE: At the time of platting, all of Riviera Section 2 is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 39049C0018K, with effective date of June 17, 2008.

NOTE "C" - FENCES: No fence may be placed in a "Drainage Easement" area. Fences, where permitted in the Riviera Section 2 subdivision, are subject to the requirements of the approved zoning development text and the City of Dublin, Ohio zoning code.

NOTE "D" - UTILITY PROVIDERS: Buyers of the lots in the Riviera Section 2 subdivision are hereby notified that, at the time of platting, utility service to Riviera Section 2, for electric power is provided by AEP and Ohio Edison and telephone service is provided by AT&T and Frontier North.

NOTE "E": As per City of Dublin Zoning Code, all lots within Riviera Section 2 are subject to the terms, conditions, restrictions (including lighting and house sizes) and special assessment districts as outlined in the preliminary plat entitled "Riviera" and the development text.

NOTE "F" - SCHOOL DISTRICT: At the time of platting, all of Riviera Section 2 is in the Dublin City School District.

NOTE "G" - ACREAGE BREAKDOWN:

Total acreage:	24,983 Ac.
Acres in right-of-way:	3,944 Ac.
Acres in Reserves (Franklin):	7,466 Ac.
Acres in Reserves (Delaware):	1,104 Ac.
Acres in remaining lots:	13,573 Ac.

NOTE "H" - RESERVES "D", "E1", "E2", and "G": Reserves "D", "E1", "E2", and "G", as designated and delineated hereon, will be owned by the City of Dublin and maintained by an association composed of the owners of the fee simple titles to the lots in the Riviera subdivision for the purpose of passive open space and any other uses allowed by the then current zoning.

NOTE "I" - RESERVE "F": Reserve "F", as designated and delineated hereon, will be owned and maintained by the City of Dublin for the purpose of passive open space, stormwater and any other uses allowed by the then current zoning.

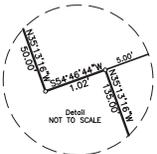
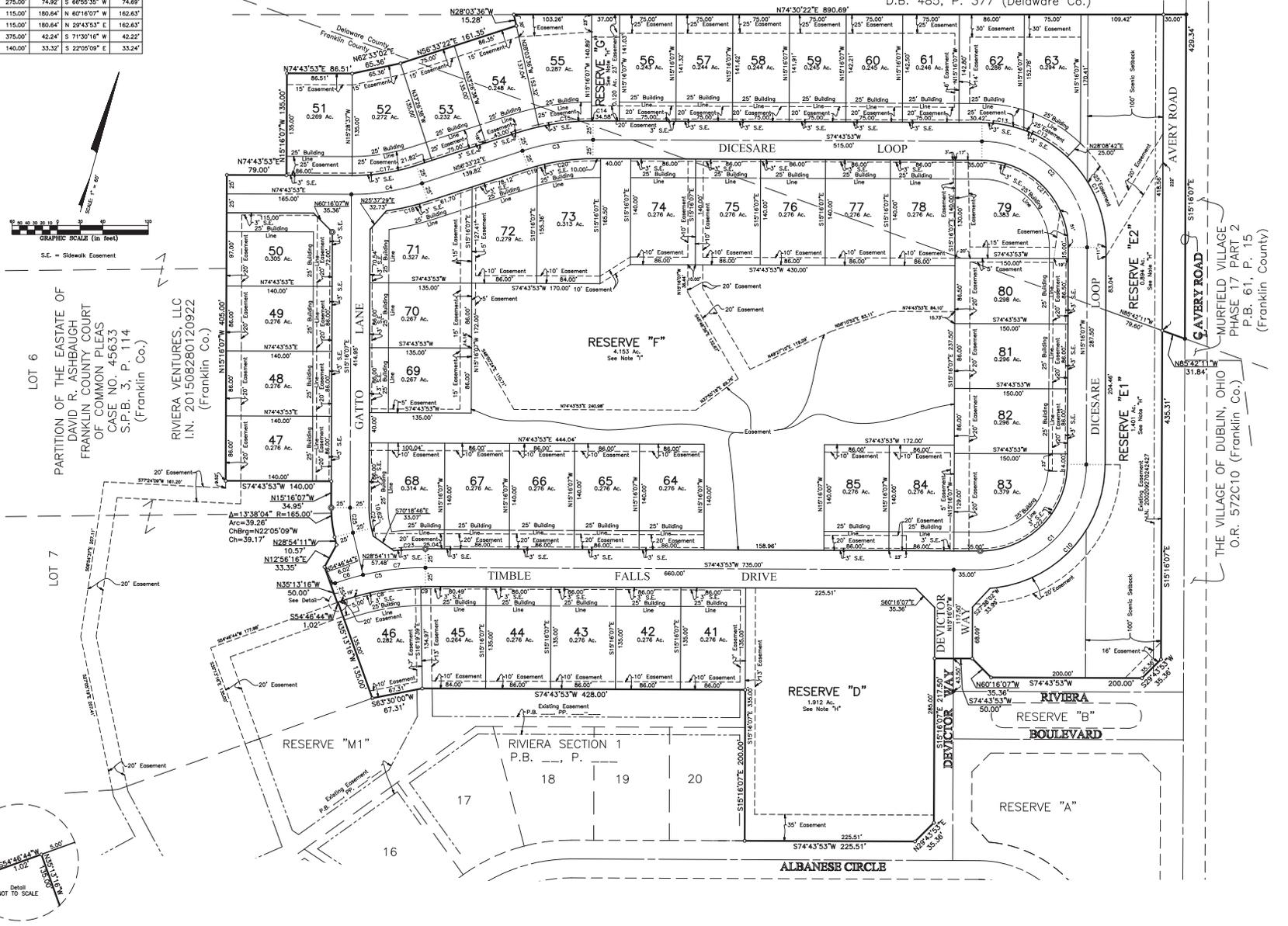
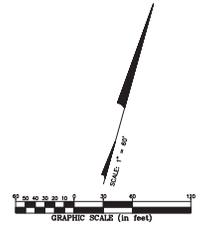
NOTE "J" - ACREAGE BREAKDOWN: Riviera Section 2 is out of the following Franklin County Parcel Number:

273-00000401	19,331 Ac.
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NOTE "K" - ACREAGE BREAKDOWN: Riviera Section 2 is out of the following Delaware County Parcel Number:

60033406034000	5,652 Ac.
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NOTE "L": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat, as deemed necessary by these providers, for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Issued recorded easement information about Riviera Section 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin and Delaware County Recorder's Offices.



THE VILLAGE OF DUBLIN, OHIO
O.R. 572C10 (Franklin Co.)
MURFIELL VILLAGE
PHASE 17 PART 2
P.B. 61, P. 15
(Franklin County)

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

APRIL 21, 2016

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

**4. Riviera, Subareas A & B, Section 1 (Lots 1 – 40) and Section 2 (Lots 41 – 85)
6335 Perimeter Loop Road
16-109FDP/FP Final Development Plan/Final Plat**

Proposal: The subdivision and development of 85 single-family lots and associated open space, rights-of-way and landscaping as part of Subareas A and B in the Riviera Planned Unit Development District. The site is on the west side of Avery Road, north of the intersection with Memorial Drive.

Request: Review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of Final Plats under the provisions of the Subdivision Regulations.

Applicant: Riviera Ventures, LLC; Jeffrey Strung, EMHT.

Planning Contact: Claudia D. Husak, AICP, Senior Planner.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION #1: Ms. Newell moved, Ms. Mitchell seconded to approve the Final Development Plan with the following condition:

- 1) That the applicant provide landscaping on either side of the path to buffer the area from Lots 55 and 56.

VOTE: 7 – 0

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

4. **Riviera, Subareas A & B, Section 1 (Lots 1 – 40) and Section 2 (Lots 41 – 85)**
6335 Perimeter Loop Road
16-109FDP/FP **Final Development Plan/Final Plat**

MOTION #2: Ms. Newell moved, Mr. Brown seconded to recommend approval to City Council for a Final Plat with one condition:

- 1) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.

VOTE: 7 – 0

RESULT: The Final Plat was recommended for approval.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Robert Miller	Yes
Deborah Mitchell	Yes
Stephen Stidhem	Yes

STAFF CERTIFICATION



Claudia D. Husak, AICP, Senior Planner

**4. Riviera, Subareas A & B, Section 1 (Lots 1 – 40) and Section 2 (Lots 41 – 85)
15-109FDP/FP Avery Road
Final Development Plan (Approved 7 – 0)
Final Plat (Approved 7 – 0)**

The Chair, Ms. Newell, said the following application is a proposal for the subdivision and development of 85 single-family lots and associated open space, rights-of-way and landscaping as part of Subareas A and B in the Riviera Planned Unit Development District. She said the site is on the west side of Avery Road, north of the intersection with Memorial Drive. She said this is a request for review and approval of a Final Development Plan under the provisions of Zoning Code Section 153.050 and review and recommendation of approval to City Council of Final Plats under the provisions of the Subdivision Regulations. She stated anyone intending to address the Commission will need to be sworn-in.

The Chair swore in anyone intending to address the Commission regarding this case.

Motion and Vote

Ms. Newell moved, Ms. Mitchell seconded, to approve the Final Development Plan with the following condition:

- 1) That the applicant provide landscaping on either side of the path to buffer the area from Lots 55 and 56.

The vote was as follows: Ms. Salay, yes; Mr. Brown, yes; Ms. De Rosa, yes; Mr. Miller, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; and Ms. Newell, yes. (Approved 7 – 0)

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to recommended approval to City Council for a Final Plat with the following condition:

- 1) That the applicant ensure any minor technical adjustments to the plat are made prior to City Council submittal.

The vote was as follows: Mr. Stidhem, yes; Ms. Mitchell, yes; Mr. Miller, yes; Ms. De Rosa, yes; Ms. Salay, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 7 – 0)

Planning Items

Claudia Husak said a copy of the Bright Road Area Plan update memo that was sent to Council and the residents in the area was included in the packets. She said there have been requests for additional traffic studies and there is a delay.

Ms. Husak said Staff has engaged Greg Dale again to provide training to the PZC and June 9, 2016 has been slated for that training. She said the idea is to have the ARB and BZA join the training that evening and possibly spending time prior to 6:30 with the Chairs and Vice Chairs of all of the boards and Commission to focus on certain topics. She said dinner would be provided. She asked if this would work for the Commission.

Ms. Husak said May 16 is the joint work session with City Council. She said the tentative plan is for dinner at 5:30 pm in the Council planning room or bring it out here with an official start at 6 or 6:15 pm for the work session. She requested topics from Ms. Salay so Staff can be prepared. Ms. Husak said three things were sent to Council for the 11th, which were architecture, signs and the ART.