



City of Dublin

**Office of the City Manager**

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

# Memo

**To:** Members of Dublin City Council  
**From:** 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 3, Parts 1 and 2 (16-011FDP/FP)

## Summary

This is a request for approval of a Final Plat to subdivide 82.265 acres into 51 single-family lots and approximately 18.4 acres of open space, rights-of-way and landscaping as part of Subareas B and C in the Riviera Planned Unit Development District.

## Background

The Planning and Zoning Commission approved a final development plan and recommended approval of a preliminary and final plat for Section 3, Parts 1 and 2, on May 19, 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 3, Part 1 contains 36 lots, a majority of which are located north of Timble Falls Drive in the northwest portion of the site. Seven lots are on the south side of Timble Falls Drive, south of the intersection with Gatto Lane. This section includes the portion of Firenza Lane to connect with the street stub in Tartan West. This connection is not to occur until Riviera is connected to Hyland Croy Road.

Reserves in this Section include J1 and J2 (split due to county boundaries) in the center of the development for a future playground area, the 5.9-acre open space, Reserve I along the stream corridor and Reserve H1, 2.8-acres of open space along the northern site boundary.

Section 2, Part 2 contains 16 lots along the extension of Dicesare Loop, north of Timble Falls Drive. This section includes the remaining right-of-way for Dicesare Loop, which connects the northeastern portion of the development to the main streets, Riviera Boulevard and Timble Falls Drive. The reserves in this section include the approximately three-acre Reserve J, north of Timble Falls Drive, which contains significant trees, as well as Reserves

K1 and K2 (split due to county boundaries) along the stream corridor and the northern site boundary.

### **Recommendation of the Planning and Zoning Commission**

#### *Final Development Plan*

The Commission reviewed and approved a final development plan at the May 19, 2016 meeting with three conditions.

- 1) That the applicant work with staff to design and construct an appropriate, temporary turnaround area at the Riviera stub of Firenza Place and provide a barrier in addition to the turnaround;
- 2) That the applicant place signs at the both Firenza Place stubs to indicate the future connection; and
- 3) That the applicant provide landscaping on either side of the path to buffer the area from Lots 115 and 116, 128 and 129, and 133 and 134.

The applicant has provided plans fulfilling Condition 3 and Conditions 1 and 2 will be monitored as construction commences.

#### *Final Plat*

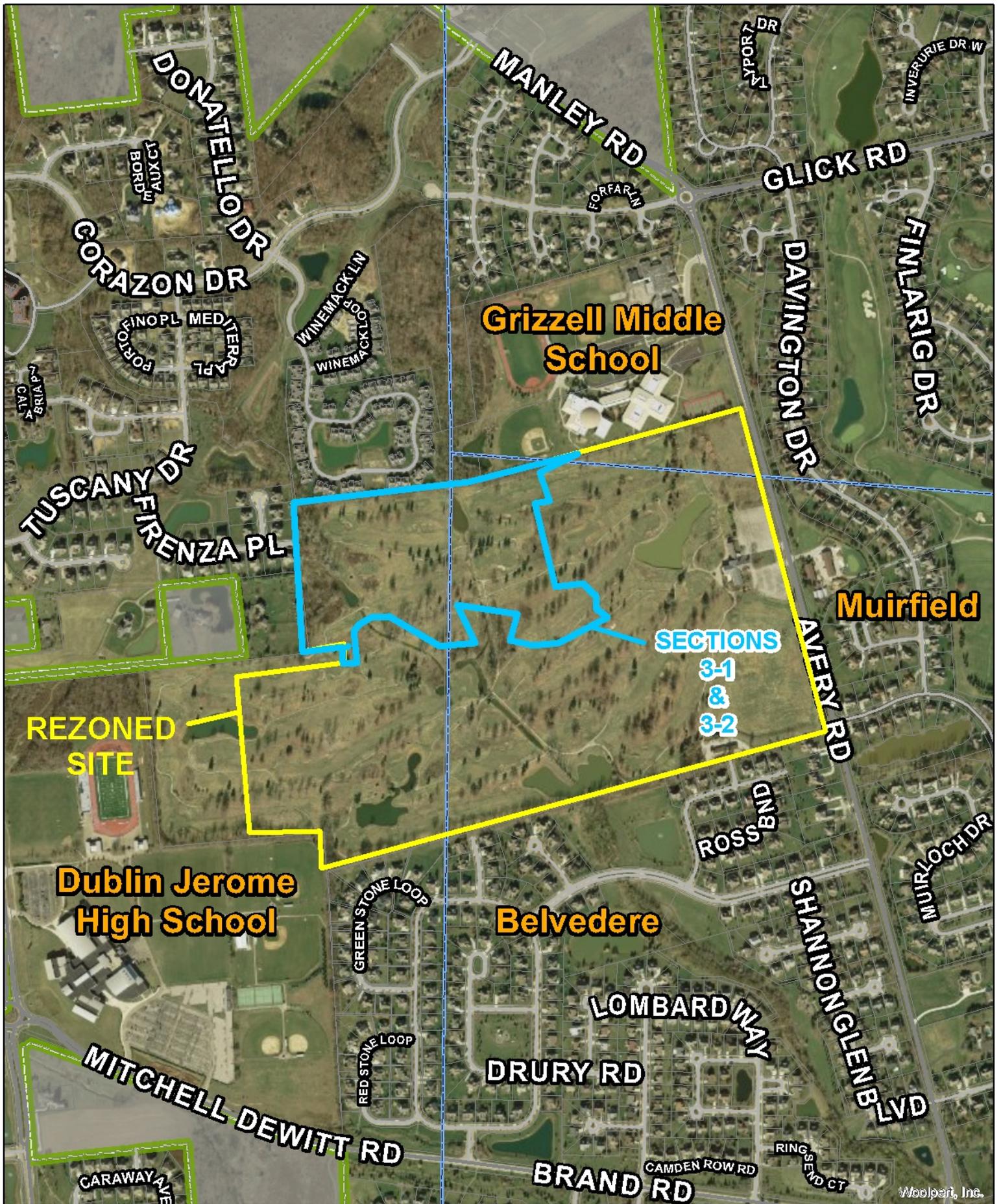
The Commission reviewed and recommended approval to City Council of the final plat at the May 19, 2016 meeting with one condition:

- 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 3, Parts 1 and 2 at the October 24, 2016 City Council meeting.



Woodport, Inc.

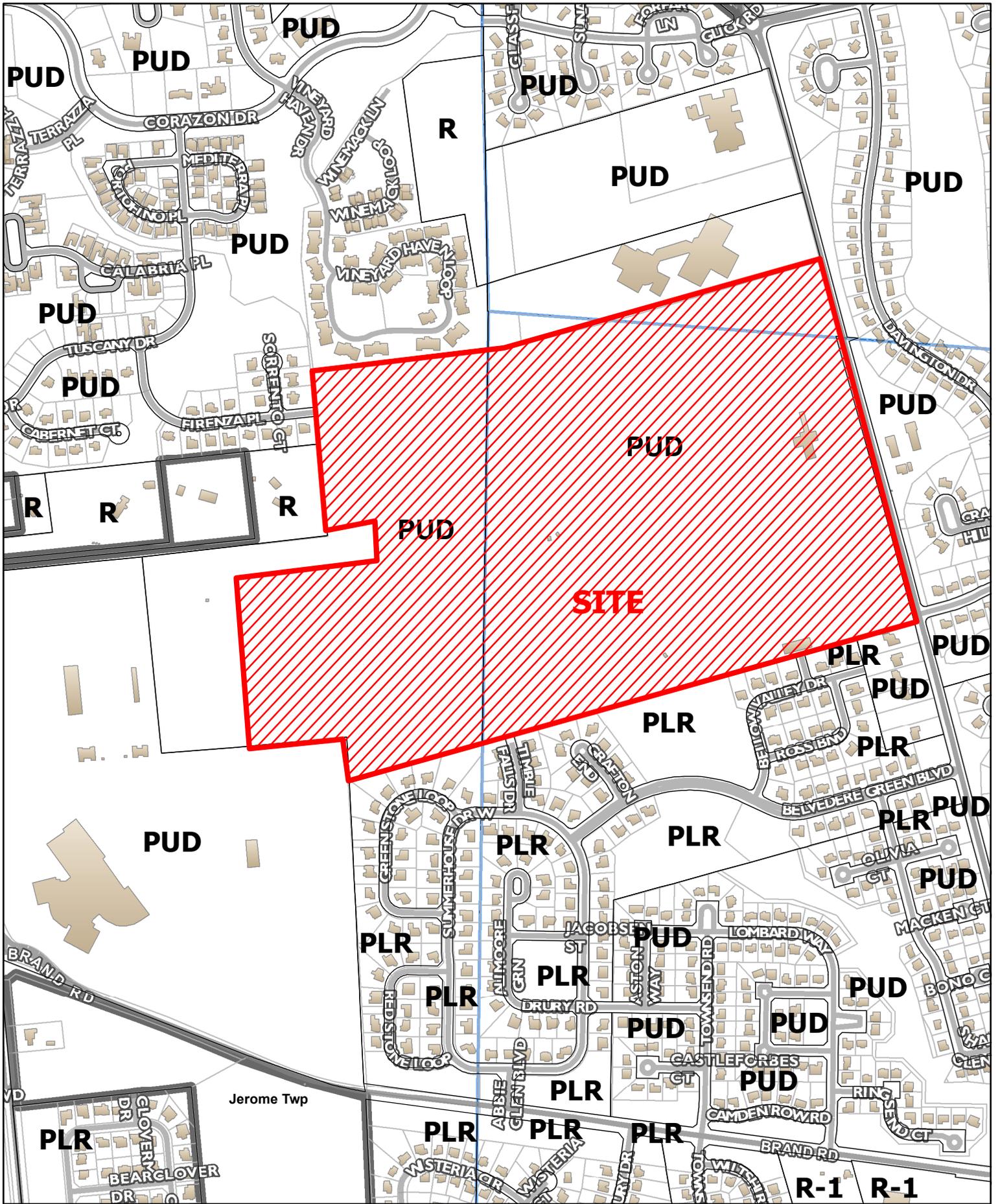


City of Dublin

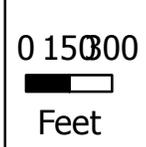
16-011FDP/FP  
 Final Development Plan/Final Plat  
 Riviera  
 8205 Avery Road

015000  
  
 Feet





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

<b>Property Address(es):</b> 8205 Avery Road Dublin, Ohio 43016	
<b>Tax ID/Parcel Number(s):</b> 273-000401-00 Franklin County 3900240340020 Union County	<b>Parcel Size(s) (Acres):</b> Section 3 Part 1 Franklin County 4.244 acres and Union County 18.280 acres. Section 3 Part 2 Union County 13.011 acres
<b>Existing Land Use/Development:</b> Golf Course / vacant	

<b>IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:</b>
<b>Proposed Land Use/Development:</b> Detached single family residential homes and associated open space
<b>Total acres affected by application:</b> 35.535 acres (Section 3 Part 1 22.524 acres and Section 3 Part 2 13.011 acres)

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

<b>Name (Individual or Organization):</b> Riviera Ventures LLC	
<b>Mailing Address:</b> 3 Easton Oval, Suite 500 <b>(Street, City, State, Zip Code)</b> Columbus, Ohio 43219	
<b>Daytime Telephone:</b> (614) 418-8023 (Jason Francis)	<b>Fax:</b> (614) 418-8317
<b>Email or Alternate Contact Information:</b> 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) 418-8317	
Email or Alternate Contact Information: (614) 418-8023 (Jason Francis)		

**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: 12/23/15

**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>12/23/15</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>12/23/15</u>

Subscribed and sworn to before me this 23rd day of December, 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:	

December 23, 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 Section 3 Parts 1 and 2 located in Franklin and Union counties on the west side of Avery Road south of Willard Grizzell Middle School and west of Riviera Section 2 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.

Section 3 Part 1 consist of 22.524 acres with thirty-six lots in Section 3 Part 2 consists of 13.011 acres and sixteen lots. As a part of the final development plan for Section 3 Parts1 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 open spaces within Riviera Section 3 Parts 1 and 2 are series of passive open spaces interconnected with pedestrian paths. As a part of Riviera Section 3 Part 1 we have identified a portion of the large central open space to be utilized as a playground / tot lot within this section of development. The playground / tot lot consists of a large climbing play structure, swings, benches, trash receptacle and bike rack.

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 3 PART 1

Situated in the State of Ohio, Counties of Franklin and Union, Township of Washington, City of Dublin, and in Virginia Military Survey Number 5162, containing 22.524 acres of land, more or less, said 22.524 acres being part of that tract of land conveyed to **RIVIERA VENTURES, LLC** by deed of record in Instrument Number 201508280120922, (Franklin County) and Instrument Number 201508310007071 (Union County), Recorder's Office, 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 3 PART 1**", a subdivision containing Lots numbered 86 to 121, both inclusive, and areas designated as Reserve "H1", Reserve "H2" Reserve "I", Reserve "J1" and Reserve "J2", does hereby accept this plat of same and dedicates to public use, as such, all of Cacchio Lane, Dicesare Loop, Firenza Place and Timble Falls Drive 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 Thereof, 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 Cacchio Lane, Dicesare Loop, Firenza Place and Timble Falls Drive 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. \_\_\_\_\_

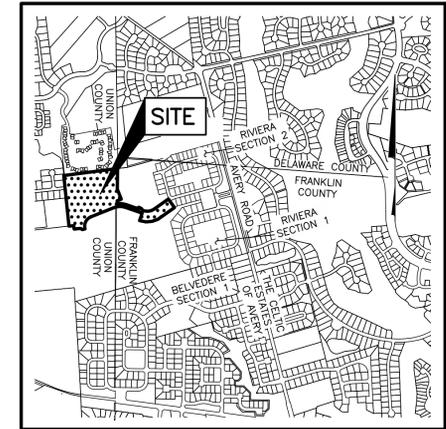
Recorded this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
\_\_\_\_\_  
Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_

I hereby certify that the land by this plat was transferred on \_\_\_\_ 20\_\_.  
\_\_\_\_\_  
Union County Auditor

I hereby certify that this plat was filed for recording on \_\_\_\_ 20\_\_, and that it was recorded on \_\_\_\_ 20\_\_ in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ plat records of Union County, Ohio.  
\_\_\_\_\_  
Union County Recorder

Fee \$ \_\_\_\_\_



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°16'17" 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, Union and Franklin 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.

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

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865



# RIVIERA

## SECTION 3 PART 2

Situated in the State of Ohio, County of Franklin, City of Dublin, and in Virginia Military Survey Number 5162, containing 13.011 acres of land, more or less, said 13.011 acres being part of that tract of land conveyed to **RIVIERA VENTURES, LLC** by deed of record in Instrument Number 201508280120922 (Franklin County) and Official Record 1373, Page 1002 (Union County), Recorder's Office, Franklin 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 3 PART 2**", a subdivision containing Lots numbered 122 to 137, both inclusive, and areas designated as Reserve "J", Reserve "K1" and Reserve "K2", does hereby accept this plat of same and dedicates to public use, as such, all of 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" 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 "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public.

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 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

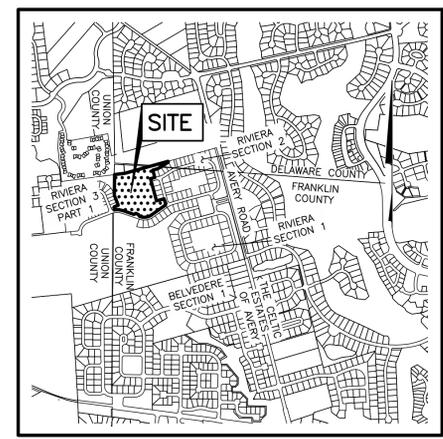
Plat Book \_\_\_\_\_, Pages \_\_\_\_\_

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  
NOT TO SCALE

**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°16'17" 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, Delaware and Franklin 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.

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

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865

# RIVIERA SECTION 3 PART 2

**NOTE "A" - MINIMUM SETBACKS:** Zoning regulations for Riviera Section 3 Part 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: 6 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 FLOOD HAZARD:** At the time of platting, part of Reserve "K1" is within Zone A (Special flood hazard areas subject to inundation by the 1% annual chance flood, no base flood elevations determined). The remainder of Riviera Section 3 Part 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 3 Part 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 3 Part 2 subdivision are hereby notified that, at the time of platting, utility service to Riviera Section 3 Part 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 3 Part 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 3 Part 2 is in the Dublin City School District.

**NOTE "G" - ACREAGE BREAKDOWN:**

Total acreage: 13.011 Ac.  
Acreage in right-of-way: 0.953 Ac.  
Acreage in Reserves (Delaware): 0.236 Ac.  
Acreage in Reserves (Franklin): 7.113 Ac.  
Acreage in remaining lots: 4.709 Ac.

**NOTE "H" - RESERVES "K1", "K2" AND "J":** Reserves "K1", "K2" and "J", as designated and delineated hereon, will be owned by the City of Dublin and maintained by an association comprised of the owners of the fee simple titles to the lots in the Riviera subdivisions for the purpose of passive open space and any other uses allowed by the then current zoning.

**NOTE "I" - ACREAGE BREAKDOWN:** Riviera Section 3 Part 2 is out of the following Franklin County Parcel Number:

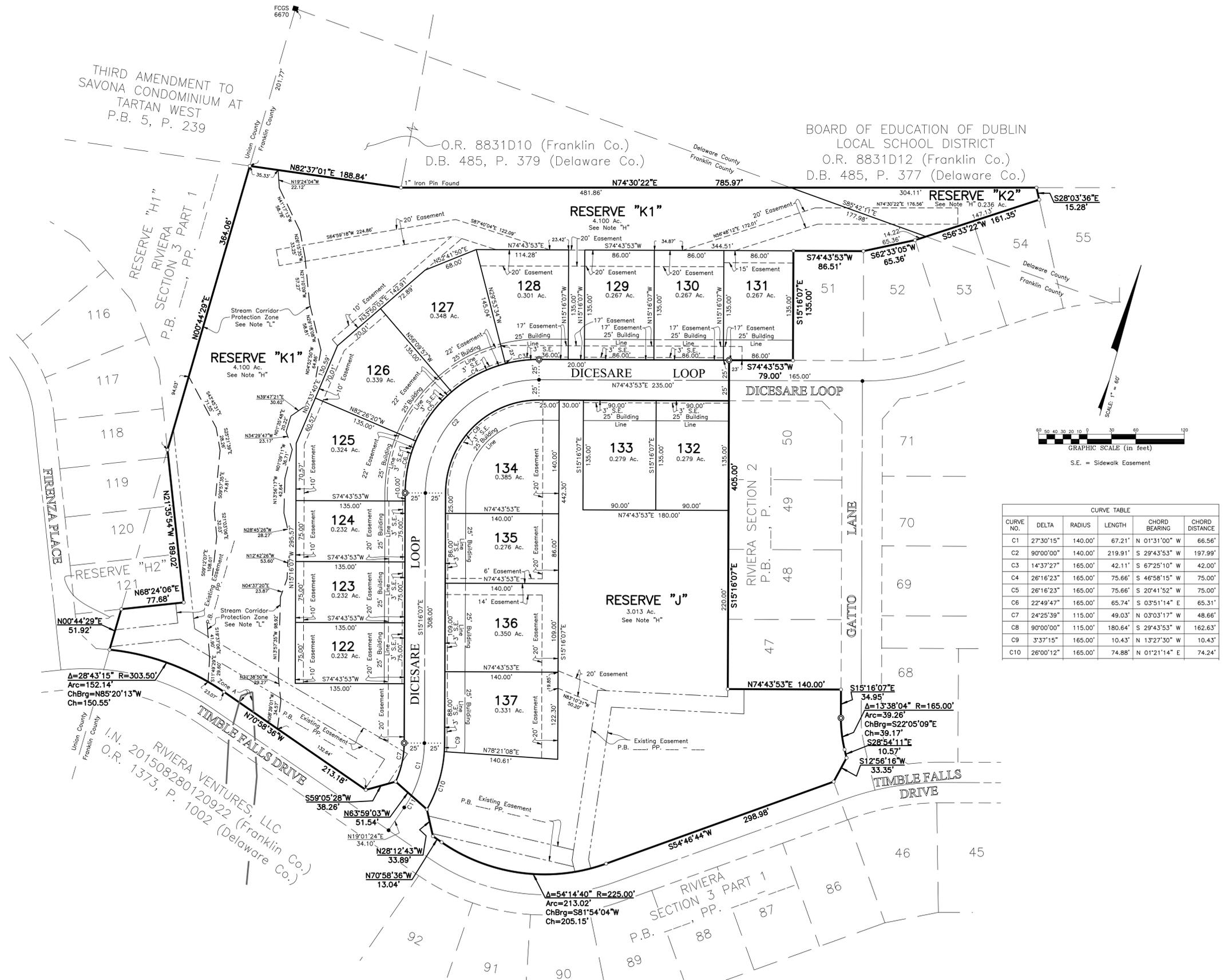
273-00000401 12.775 Ac.

**NOTE "J" - ACREAGE BREAKDOWN:** Riviera Section 3 Part 2 is out of the following Delaware County Parcel Number:

60033406034000 0.236 Ac.

**NOTE "K":** 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. Existing recorded easement information about Riviera Section 3 Part 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.

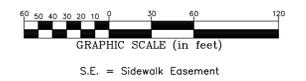
**NOTE "L" - STREAM CORRIDOR PROTECTION ZONE:** There shall be a Stream Corridor Protection Zone within the limits designated and delineated hereon. For definition of said zone, see the City of Dublin Codified Ordinance Section 53.200, sections 53.210 - 53.240.



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

O.R. 8831D10 (Franklin Co.)  
D.B. 485, P. 379 (Delaware Co.)

THIRD AMENDMENT TO SAVONA CONDOMINIUM AT TARTAN WEST P.B. 5, P. 239



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	27°30'15"	140.00'	67.21'	N 01°31'00" W	66.56'
C2	90°00'00"	140.00'	219.91'	S 29°43'53" W	197.99'
C3	14°37'27"	165.00'	42.11'	S 67°25'10" W	42.00'
C4	26°16'23"	165.00'	75.66'	S 46°58'15" W	75.00'
C5	26°16'23"	165.00'	75.66'	S 20°41'52" W	75.00'
C6	22°49'47"	165.00'	65.74'	S 03°51'14" E	65.31'
C7	24°25'39"	115.00'	49.03'	N 03°03'17" W	48.66'
C8	90°00'00"	115.00'	180.64'	S 29°43'53" W	162.63'
C9	3°37'15"	165.00'	10.43'	N 13°27'30" W	10.43'
C10	26°00'12"	165.00'	74.88'	N 01°21'14" E	74.24'

U:\20150917\DWG\CASHIERS\PLAT\_20150917-VS-PLAT-SEC3-HRTZ.DWG plotted by PRITCHARD on 11/4/2015 10:05:24 AM

**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**MAY 19, 2016**

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

- 1. Riviera, Sections 3-1 & 3-2** **8205 Avery Road**  
**16-011FDP/FP** **Final Development Plan/Final Plat**
- Proposal: A proposal for the subdivision and development of 51 single-family lots and 18.4 acres of open space as part of Sections 3, parts 1 and 2 of the Riviera Planned Unit Development. The site is located 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 Request for 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:** Victoria Newell moved, Amy Salay seconded, to approve the Final Development Plan, because it complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with three conditions:

- 1) That the applicant work with staff to design and construct an appropriate, temporary turnaround area at the Riviera stub of Firenze Place and provide a barrier in addition to the turnaround;
- 2) That the applicant place signs at the both Firenze Place stubs to indicate the future connection; and
- 3) That the applicant provide landscaping on either side of the path to buffer the area from Lots 115 and 116, 128 and 129, and 133 and 134.

\*Jeffrey Strung agreed to the above conditions.

**VOTE:** 6- 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	Absent
Deborah Mitchell	Yes
Stephen Stidhem	Yes



City of Dublin

**Planning**

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Dublin, Ohio 43016-1236

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**PLANNING AND ZONING COMMISSION**

**RECORD OF ACTION**

**MAY 19, 2016**

**1. Riviera, Sections 3-1 & 3-2  
16-011FDP/FP**

**8205 Avery Road  
Final Development Plan/Final Plat**

**MOTION:** Victoria Newell moved, Cathy De Rosa seconded, to recommend approval to City Council of this Final Plat because it complies with the final plat criteria and the existing development standards, with one condition:

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

\*Jeffrey Strung agreed to the above condition.

**VOTE:** 6 – 0.

**RESULT:** A recommendation of approval will be forwarded to City Council.

**RECORDED VOTES:**

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

**STAFF CERTIFICATION**

\_\_\_\_\_  
Claudia D. Husak, AICP  
Senior Planner



**Planning**

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**PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**MAY 19, 2016**

**AGENDA**

- 1. Riviera, Sections 3-1 & 3-2  
16-011FDP/FP** **8205 Avery Road  
Final Development Plan (Approved 7 – 0)  
Final Plat (Approval Recommended 7 – 0)**
- 2. Eco Dublin Overview Presentation**
- 3. Share our Streets Presentation**
- 4. Bridge Street District Street Network Presentation**

The Chair, Victoria Newell, called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance. Other Commission members present were: Chris Brown, Amy Salay, Deborah Mitchell, Stephen Stidhem, and Cathy De Rosa. Robert Miller was absent. City representatives present were: Claudia Husak, Vince Papsidero, Philip Hartmann, JM Rayburn, Nichole Martin, Matt Earman, Tina Wawszkiewicz, and Flora Rogers.

**Administrative Business**

**Motion and Vote**

Ms. Newell moved, Mr. Brown seconded, to accept the documents into the record. The vote was as follows: Mr. Brown, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; Mr. Stidhem, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 6 - 0)

**Motion and Vote**

Ms. Newell moved, Mr. Brown seconded, to approve the April 21<sup>st</sup> and May 5<sup>th</sup>, 2016, meeting minutes as presented. The vote was as follows: Mr. Stidhem, yes; Ms. Mitchell, yes; Ms. De Rosa, yes; Ms. Salay, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 6 - 0)

The Chair briefly explained the rules and procedures of the Planning and Zoning Commission. She said certain cases on tonight's agenda may be approved by consent. She stated Case 1 – Riviera is eligible for consent tonight. She said at the request of one of the Commissioners, the case was removed from the Consent Agenda and will be reviewed in its entirety and cases would be heard in the order they were published in the agenda.

- 1. Riviera, Sections 3-1 & 3-2  
16-011FDP/FP** **8205 Avery Road  
Final Development Plan/Final Plat**

The Chair, Victoria Newell, said the following application is a proposal for the subdivision and development of 51 single-family lots and 18.4 acres of open space as part of Sections 3, parts 1 and 2 of the Riviera Planned Unit Development. She said the site is located on the west side of Avery Road and north of the intersection with Memorial Drive. She stated this is a request for review and approval of a

Final Development Plan under the provisions of Zoning Code §153.050 and a request for review and recommendation of approval to City Council for a Final Plat under the provisions of the Subdivision Regulations. She said anyone intending to address the Commission will need to be sworn-in for the Final Development Plan portion and two motions would be made on this application tonight.

Ms. Newell swore in anyone intending to address the Commission regarding this case.

Claudia Husak asked the Commission and if they would like a formal presentation or if there were just a couple of questions.

Amy Salay said she did not need a presentation but wanted to emphasize that the stub of Firenza does not go through until there is a connector. She said she wanted the Developer to know that is a condition of the approval.

Steve Stidhem inquired about the plot of land close to the high school football stadium. Ms. Husak replied she did not know what was planned for that parcel. She explained it is private property and not part of this application or part of this zoning.

The Chair invited anyone from the public to speak. [There were none.]

Ms. Husak said approval is recommended for the Final Development Plan with three conditions to which the applicant has agreed to prior to the meeting:

- 1) That the applicant work with Staff to design and construct an appropriate, temporary turnaround area at the Riviera stub of Firenza Place and provide a barrier in addition to the turnaround;
- 2) The applicant place signs at both Firenza Place stubs to indicate the future connection; and
- 3) That the applicant provide landscaping on either side of the path to buffer the area from Lots 115 and 116, 128 and 129, and 133 and 134.

#### **Motion and Vote**

Ms. Newell moved, Ms. Salay seconded, to approve the Final Development Plan with three conditions as stated above. The vote was as follows: Ms. De Rosa, yes; Ms. Mitchell, yes; Mr. Brown, yes; Mr. Stidhem, yes; Ms. Salay, yes; and Ms. Newell, yes. (Approved 6 – 0)

Ms. Husak said approval is recommended to City Council for the Final Plat with one condition:

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

#### **Motion and Vote**

Ms. Newell moved, Ms. De Rosa seconded, to recommend approval to City Council for the Final Plat with one condition. The vote was as follows: Mr. Brown, yes; Mr. Stidhem, yes; Ms. Mitchell, yes; Ms. Salay, yes; Ms. De Rosa, yes; and Ms. Newell, yes. (Approval recommended 6 – 0)

#### **EcoDublin Overview Presentation**

JM Rayburn said EcoDublin advises the City Manager's Office on sustainability efforts and educates the public about environmental stewardship efforts taken or that are underway. He said the Columbus Green Team created Green Memo I in 2005, which was a policy-oriented document to guide the City of Columbus' development. He explained Green Memo II was created in 2010, which was more action-oriented. He stated Green Memo III in 2015 was very thorough and provided a lot of action items in different realms of how the city functions and how the communities participate in sustainability efforts.