

Planning & Zoning

5200 Emerald Parkway, Dublin, OH 43017

Reviewer: Michael Kettler Phone: 614-410-4650 mkettler@dublin.oh.us

PERMIT NUMBER:

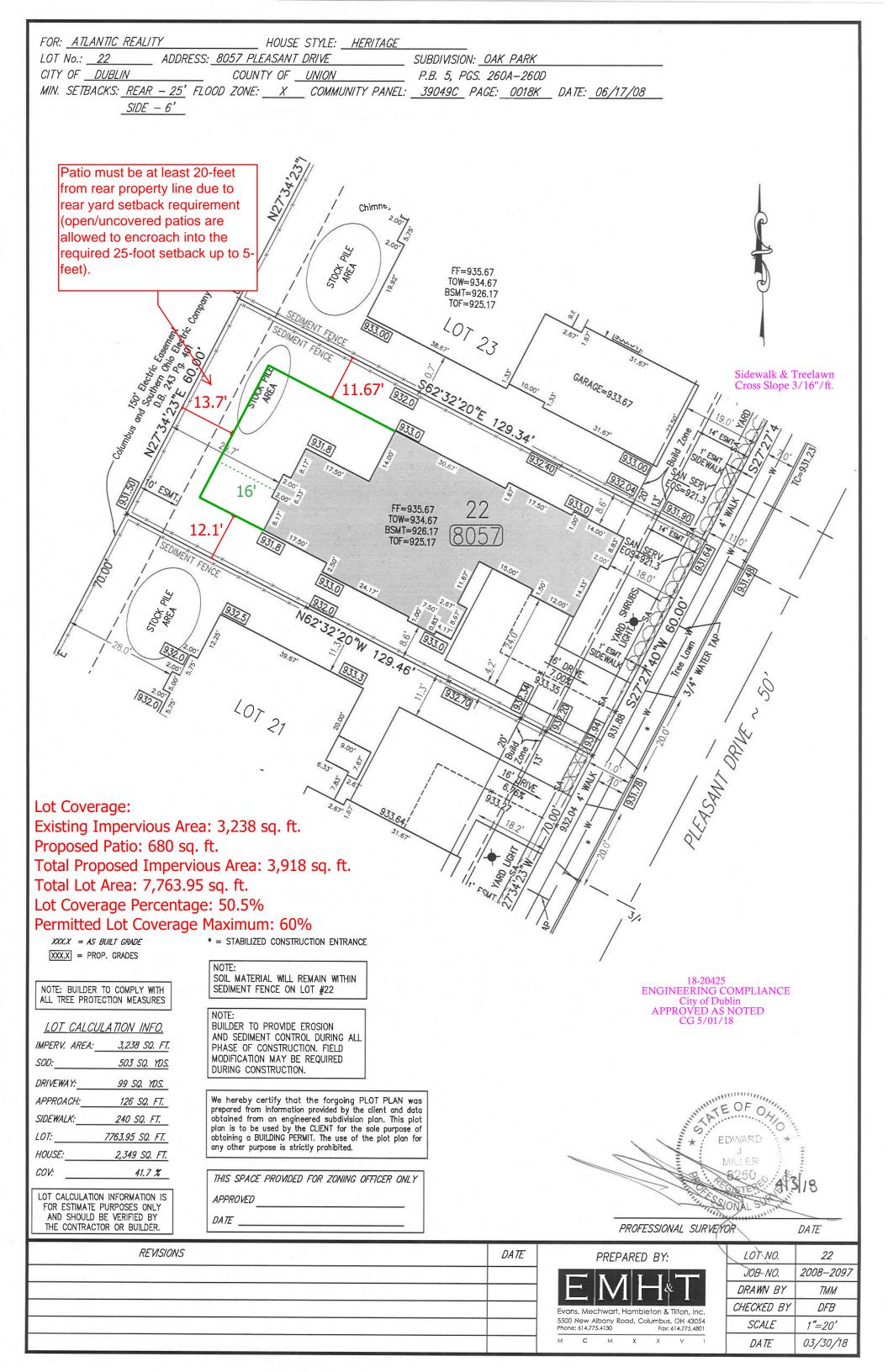
#22-6250

ADDRESS: 8057 Pleasant Drive

Planning and Zoning Disapproval Notice

ITEM DESCRIPTION

- Please revise the site plan so that the proposed patio is at least 20-feet from the rear property line due to the rear yard setback requirement (required rear yard setback is 25-feet, open/uncovered patios are allowed to encroach into this required setback area up to 5-feet)
 - Rear yard setback requirement is established by the Oak Park Development Text, page 7 for reference.
- Please use the scaled site plan provided on page 3 to revise proposed patio.
- Please revise the materials and email all revisions and missing information to the reviewer mentioned above: mkettler@dublin.oh.us



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Oak Creek Landocape Construction (614) 989-6270

8057 Pleasant Dr. Dublin 43016 -10 — Easmort Planting Stoop w/power AWN ·wpillars Planting



614,785 9340 Fax: 614.785.9342 77 E Wilson Bridge Road Suite 205 Worthington, OH 43085



I/WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO MEAUS.

BUTER/OWNER

Address

8057 Pleasant Drive

State of Ohio, County of Union

City of Dublin, Ohio

New Owner Sivaramakrishna Thottempudi and Ravali Manam

Oak Park

Plat Book 5 Pages 260 A-D

Client Order No. 1220070977

Date

August 11, 2020

C & A Order No. CO167866

SCALE: 1"=30"

30

Present Owner Oak Park Dublin LLC

This is to certify to Huntington and/or Chicago Title Insurance Company

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mongage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

PAGE 2 OF 2

Matthew L. Campbell - Reg. Surveyor No. 8546

Neighborhood Residential – Park Homes

- Park Homes will be located on the edges of the development, on lots numbered 1-33 in Subarea A. These lots are adjacent to the rural open spaces and Glacier Ridge Metro Park.
- Park Home lots will be clustered, with reduced front and side setbacks, to preserve larger areas of common open space and create a more compact, village-style development.
- Home sizes are planned to range from 2,500 to 3,800 square feet. The goal is to achieve a product that is a bridge between homes offered in conventional single family subdivisions and the "Village Home" component of the project.
- Quality will be emphasized in this part of the project and these homes are considered high-quality. Both interior and exterior finishes and detailing will be of higher quality.
- Park Home Lots will feature a variety of models, facades and materials in order to provide architectural diversity along the streetscape.







Lot Widths: 60', 70' and 80' wide.

• Lot Depth: 125' minimum.

• Front Setback: 13' minimum, no encroachments; 20' maximum.

All front facades will be located in the building zone created by the minimum and maximum

front yard setback.

• Side Yard: 6'

• Rear Yard: 25'

• Garages: Front-loaded garages will be located a minimum of 10' behind the front façade of

each home. Side-loaded garages are permitted and encouraged.

* Refer to PART III, Sub-area A for complete development standards.

* Refer to Exhibits: E – Sub-Area Plan

F – Development Plan H – Illustrative Master Plan

J – Park Home Elevations uncovered patio

Patio must be setback at least 20feet from rear property line (a 5-foot encroachment into the rear yard setback is permitted for open/ uncovered patios)