



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

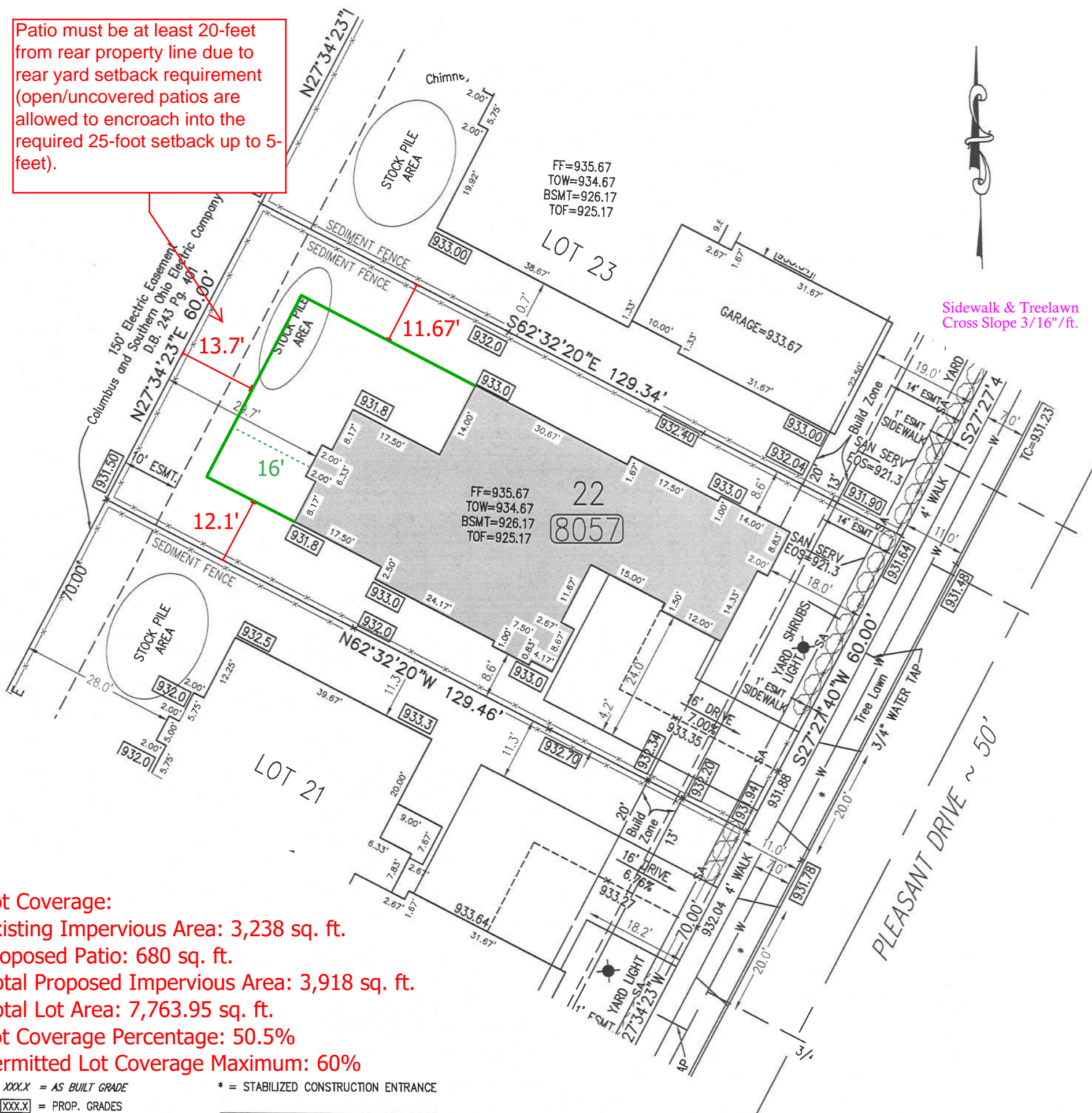
Planning and Zoning Disapproval Notice

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**

FOR: ATLANTIC REALTY HOUSE STYLE: HERITAGE
 LOT No.: 22 ADDRESS: 8057 PLEASANT DRIVE SUBDIVISION: OAK PARK
 CITY OF DUBLIN COUNTY OF UNION P.B. 5, PGS. 260A-260D
 MIN. SETBACKS: REAR - 25' FLOOD ZONE: X COMMUNITY PANEL: 39049C PAGE: 0018K DATE: 06/17/08
 SIDE - 6'

Patio must be at least 20-feet from rear property line due to rear yard setback requirement (open/uncovered patios are allowed to encroach into the required 25-foot setback up to 5-feet).



Sidewalk & Treelawn
 Cross Slope 3/16"/ft.

Lot Coverage:
 Existing Impervious Area: 3,238 sq. ft.
 Proposed Patio: 680 sq. ft.
 Total Proposed Impervious Area: 3,918 sq. ft.
 Total Lot Area: 7,763.95 sq. ft.
 Lot Coverage Percentage: 50.5%
 Permitted Lot Coverage Maximum: 60%

XXX.X = AS BUILT GRADE
 XXX.X = PROP. GRADES

* = STABILIZED CONSTRUCTION ENTRANCE

NOTE: BUILDER TO COMPLY WITH ALL TREE PROTECTION MEASURES

NOTE: SOIL MATERIAL WILL REMAIN WITHIN SEDIMENT FENCE ON LOT #22

LOT CALCULATION INFO.

IMPERV. AREA: 3,238 SQ. FT.
 SOD: 503 SQ. YDS.
 DRIVEWAY: 99 SQ. YDS.
 APPROACH: 126 SQ. FT.
 SIDEWALK: 240 SQ. FT.
 LOT: 7763.95 SQ. FT.
 HOUSE: 2,349 SQ. FT.
 COV: 41.7 %

NOTE: BUILDER TO PROVIDE EROSION AND SEDIMENT CONTROL DURING ALL PHASE OF CONSTRUCTION. FIELD MODIFICATION MAY BE REQUIRED DURING CONSTRUCTION.

We hereby certify that the forgoing PLOT PLAN was prepared from information provided by the client and data obtained from an engineered subdivision plan. This plot plan is to be used by the CLIENT for the sole purpose of obtaining a BUILDING PERMIT. The use of the plot plan for any other purpose is strictly prohibited.

THIS SPACE PROVIDED FOR ZONING OFFICER ONLY

APPROVED _____
 DATE _____

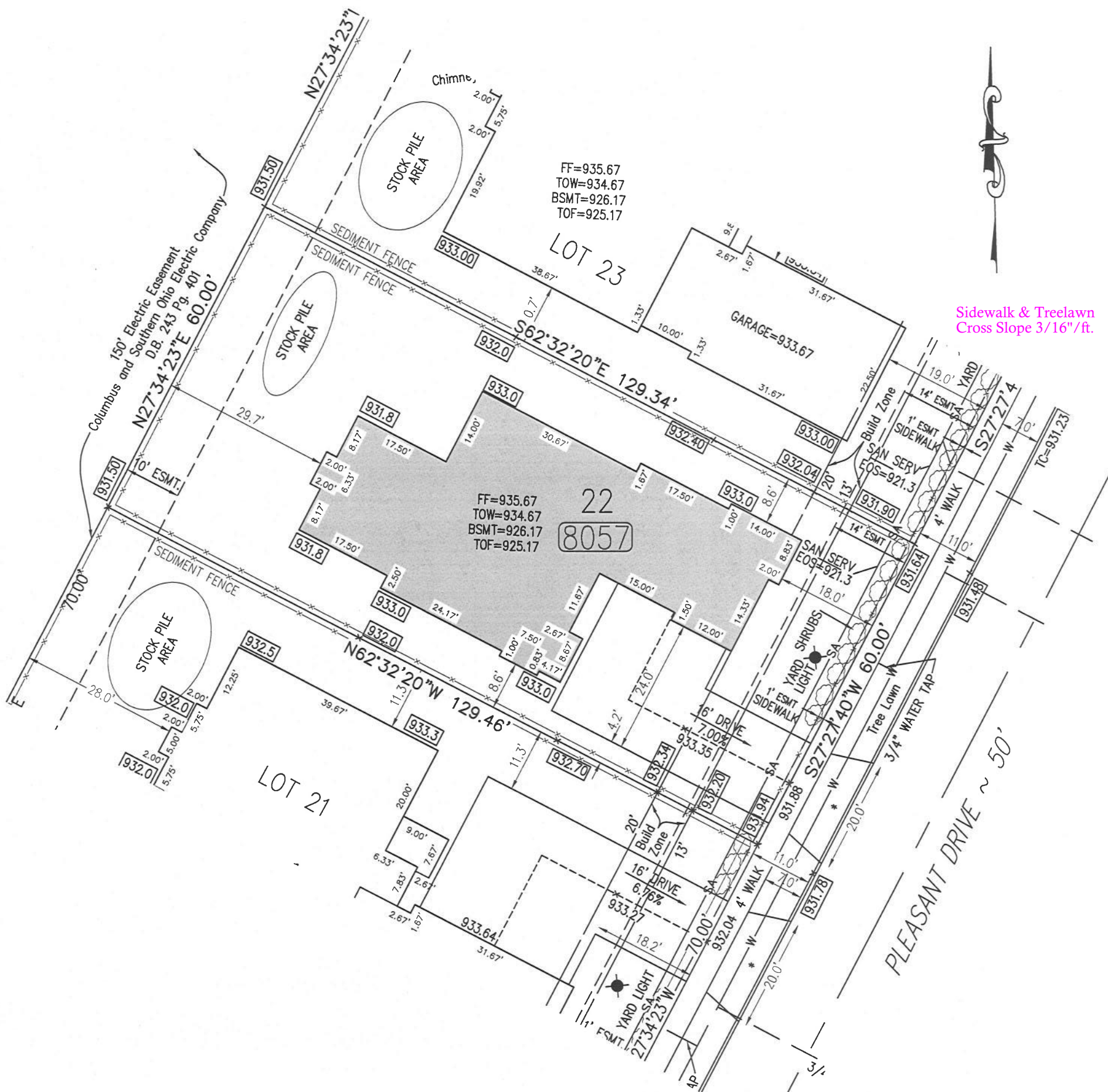
LOT CALCULATION INFORMATION IS FOR ESTIMATE PURPOSES ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR OR BUILDER.

18-20425
 ENGINEERING COMPLIANCE
 City of Dublin
 APPROVED AS NOTED
 CG 5/01/18

STATE OF OHIO
 EDWARD J. MILLER
 8250
 REGISTERED PROFESSIONAL SURVEYOR
 4/3/18
 PROFESSIONAL SURVEYOR DATE

REVISIONS	DATE	PREPARED BY:	LOT NO.	
		 Evans, Mechwart, Hambleton & Tilton, Inc. 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4130 Fax: 614.775.4801 M C M X X V I	22	
			JOB-NO.	2008-2097
			DRAWN BY	TMM
			CHECKED BY	DFB
			SCALE	1"=20'
			DATE	03/30/18

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 City of Dublin
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PROFESSIONAL SURVEYOR DATE

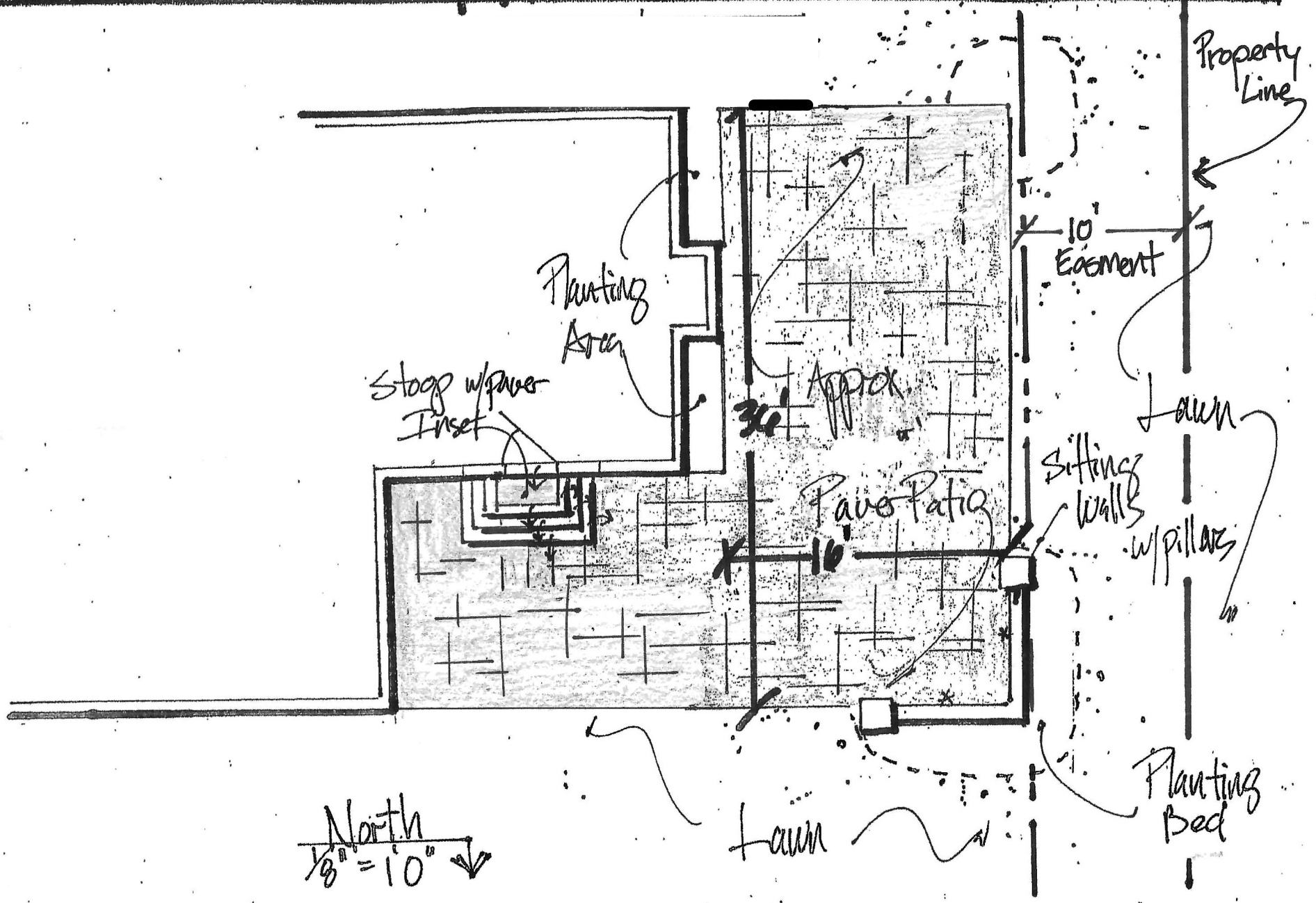
REVISIONS	DATE	PREPARED BY:	LOT NO.
		EMH&T Evans, Mechwart, Hambleton & Tilton, Inc. 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4130 Fax: 614.775.4801 M C M X X V I	22
			JOB NO. 2008-2097
			DRAWN BY TMM
			CHECKED BY DFB
			SCALE 1"=20'
			DATE 03/30/18



Oak Creek
Landscape Construction
(614) 949-6270

734-218-5807

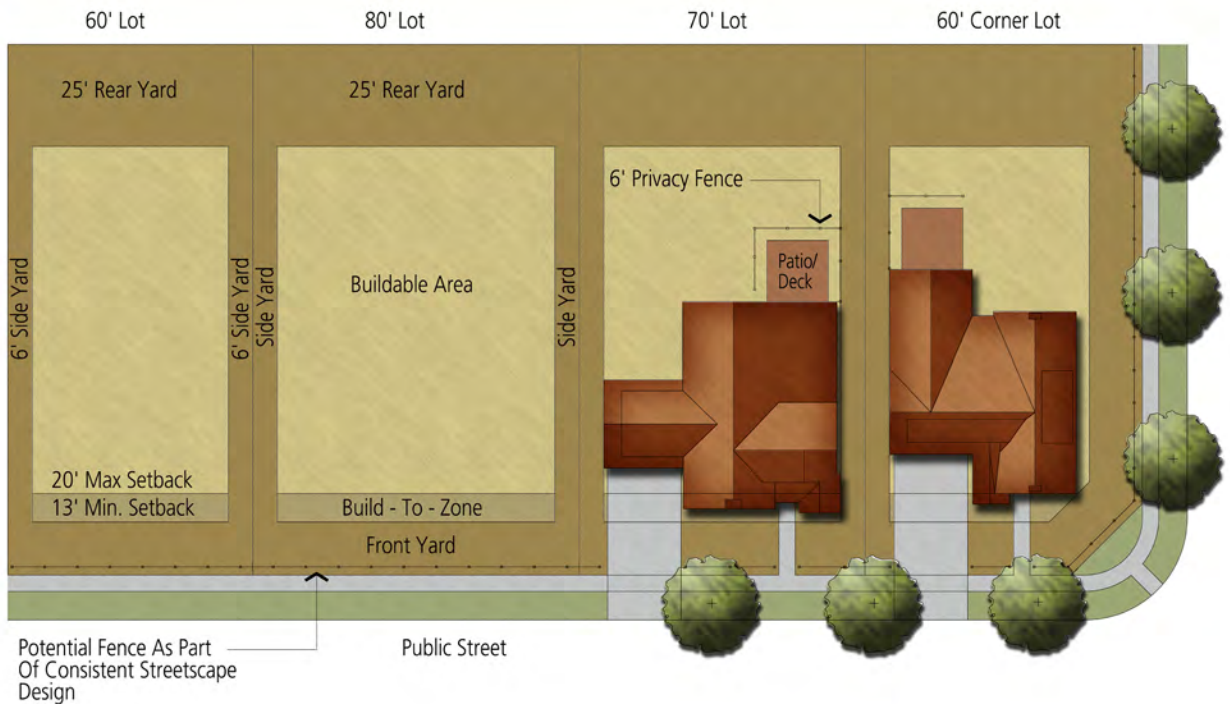
Krishna 8057 Pleasant Dr. Dublin 43016



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

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