



Planning & Zoning

5200 Emerald Parkway, Dublin, OH 43017

Reviewer: Jay Henderson

Phone: 614-410-4650

jthenderson@dublin.oh.us

PERMIT NUMBER:

#23-6183

ADDRESS: 4094 Domnall Drive

Planning and Zoning Disapproval Notice

ITEM DESCRIPTION

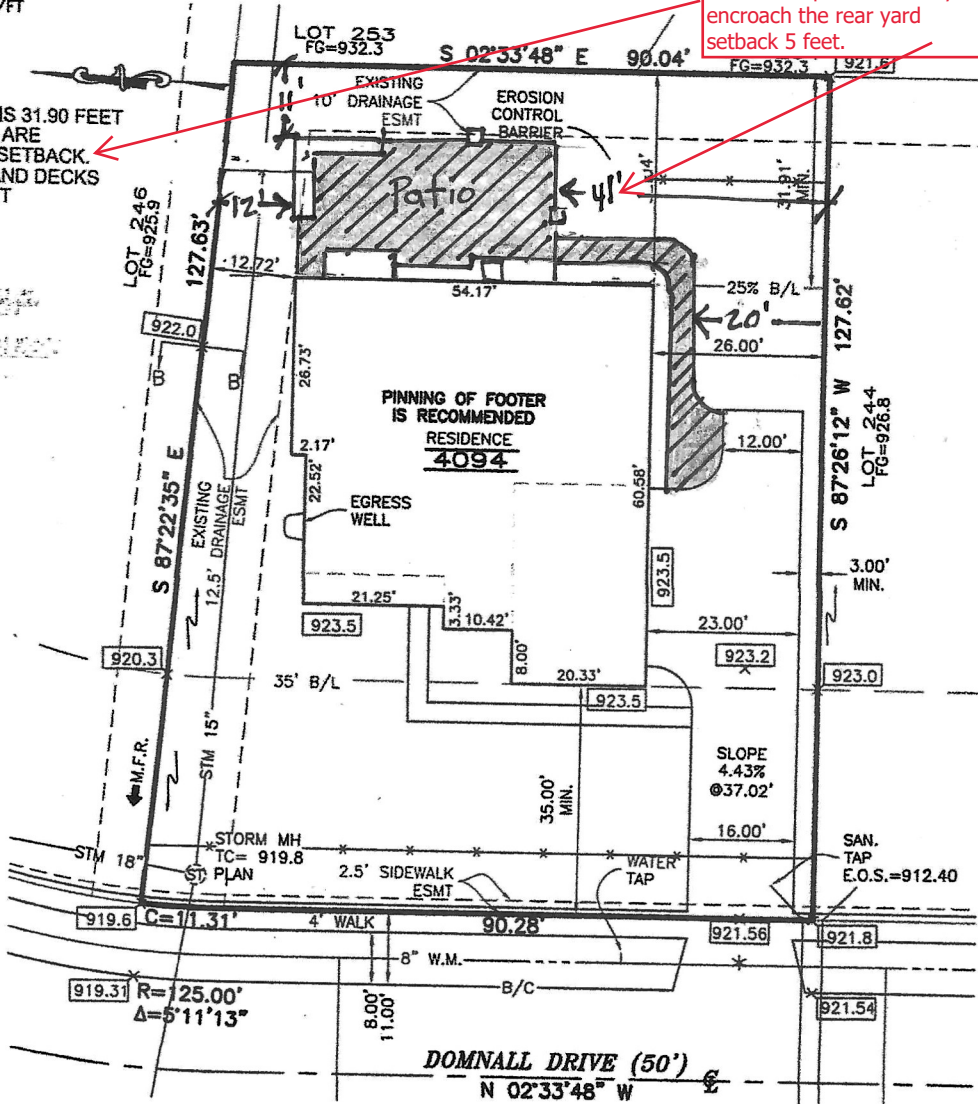
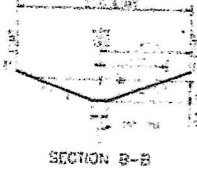
- **The provided plans are not accurately drawn to scale.**
 - See the attached document on pages 2 and 3 for a visual representation.
- **Rear yard setback of 31.90 feet. Uncovered patios and decks may encroach 5 feet.**
 - Plans show 21 feet into rear of the property which exceeds the allowable encroachment.
- **Please revise the materials and email all revisions to the reviewer mentioned above: jthenderson@dublin.oh.us**

FOR TRINITY HOMES HOUSE STYLE RENEWAL-01415 COUNTY OF FRANKLIN
 LOT/SUBDIVISION LOT 245 / WYANDOTTE WOODS SEC 10 07/19/21 CITY/TWP OF DUBLIN
 ADDRESS 4094 DOMNALL DRIVE SCALE 1" = 20' DRAWN BY: JL
 MINIMUMS: R: 25% (50' MAX) S: 8'/18' BK: 122 PG: 68 NOTE: WATER SERVICE SIZE = 3"

TREE LAWN CROSS SLOPE 3"/FT
 SIDEWALK CROSS SLOPE 1/8"/FT

Uncovered patios can only encroach the rear yard setback 5 feet.

REAR YARD SETBACK IS 31.90 FEET
 NO ENCROACHMENTS ARE PERMITTED INTO THE SETBACK.
 UNCOVERED PATIOS AND DECKS MAY ENCROACH 5 FEET



| LOT CALCULATIONS | |
|------------------|-----------|
| LOCATION | AREA S.F. |
| LOT | 12228 |
| HOUSE | 2905 |
| DRIVE | 1372 |
| APPROACH | 208 |
| WALK | 257 |
| SER WALK | 172 |
| SOD | 6553 |
| SEEDING | 2006 |
| LOT COV | 23.76% |
| IMPERV COV | 34.98% |

NOTE: INLET PROTECTION REQUIRED

BIKEPATH/REQUIRED
 CALL INSPECTION LINE TO SCHEDULE INSPECTION.
 STREET TREES REQUIRED
 CALL CITY FORESTER BEFORE ORDER AND INSTALLATION.

TREE PROTECTION FENCING MUST BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY CONSTRUCTION. CALL PLANNING DIVISION FOR INSPECTION.

SCREEN ALL MECHANICAL UNITS FROM PUBLIC ROW. CALL PLANNING DIVISION.

NOTE: BUILDER IS TO PROVIDE TREE PROTECTION DURING ALL PHASES OF CONSTRUCTION.

* STABILIZE CONSTRUCTION ENTRANCE.

LOT CALCULATIONS ARE FOR ESTIMATING PURPOSES ONLY AND SHOULD BE VERIFIED BY THE BUILDER OR CONTRACTOR.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
 MAP NO. 39045C 0038K & 39049C 0151K
 EFF. DATE: 06/17/08

| TRINITY/HOMEWOOD/AMBASSADOR (DUBLIN) | |
|--------------------------------------|----------|
| BLOCK COURSES | = 12.50 |
| FINISH FLOOR | = 925.50 |
| TOP OF FOUNDATION | = 924.50 |
| FINISH GRADE | = 923.50 |
| GARAGE PAD | = 923.50 |
| BASEMENT FLOOR | = 916.67 |
| TOP OF FOOTER | = 916.17 |
| DRIVE SLOPE DISTANCE | = 37.02 |

FRONT YARD TREES
 Lot Width 91 feet or more
 Front Bldg Setback 20 feet or more
 Tree size and quantity 2 large trees and 1 tree of any size

21-01415
 ENGINEERING COMPLIANCE
 City of Dublin
 APPROVED AS NOTED
 07/19/21

NOTE: BUILDER TO SUPPLY AND MAINTAIN TREE PROTECTION THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

BUILDER TO INSTALL AND MAINTAIN EROSION CONTROL THROUGHOUT ALL PHASES OF CONSTRUCTION. FIELD MODIFICATIONS MAY BE NECESSARY.

WE HEREBY CERTIFY THAT THE FOREGOING PLOT PLAN WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND DATA OBTAINED FROM ENGINEERED SUBDIVISION PLANS. 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 USE IS STRICTLY PROHIBITED.



Scott D. Grundei 03/12/21
 DATE
 SCOTT D. GRUNDEI, P.S.
 REGISTERED SURVEYOR NO. 8047

626-233-1776

Marvathi Penchala 4094 Pomvill Dr Dublin 43016

Oak Creek
Landscape Construction
(614) 939-6279

Driveway

Lawn

Pave Walk

Gravel

Step w/ Paver Inset

21' in depth will be exceeding the limit of the rear yard setback. The 21' would also encroach the 10' drainage easement at the rear of the property.

Approx. 750sq' 21' Pave Patio

40' Fire Pit

North
1/8" = 10'

Lawn

Planting Beds

Lawn

Bench seating

