

(AMENDED) FINAL DEVELOPMENT PLAN CHECKLIST

I. NARRATIVES & DOCUMENTS: Please submit all documents digitally into the Documents folder on ProjectDox, these documents may consist of multiple pages. Documents typically include project summaries, stormwater report, traffic memo, etc.

(AMENDED) FINAL DEVELOPMENT PLAN STATEMENT

- Project description describing the proposed Planned Unit Development, outlining the basic scope, character, and nature of the project. Please state how the proposed Planned Unit Development relates to existing land use character of the vicinity, to the Dublin Community Plan, and any other applicable standards such as the Residential Appearance Standards.
- State how the proposal is consistent with the development plan for the Planned District. For an Amended Final Development Plan, explain how the proposal differs from the approved Final Development Plan
- Explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission §153.055(B)

LEGAL DESCRIPTION AND/OR PROPERTY SURVEY FOR EACH PARCEL

II. PLANS & DRAWINGS: Please submit all drawings and plans digitally into the Drawings folder on ProjectDox, these drawings must be single sheets and named using the naming convention discussed in the ProjectDox guide.

COVER PAGE

VICINITY MAP

- General location of the site and surrounding thoroughfares within the context of the city
- Existing Zoning District, all adjacent parcels, including building footprints, and jurisdictional boundaries
- Shows existing property lines, easements, utilities, street rights-of-way, zoning district boundaries, land uses, and structures

(AMENDED) FINAL DEVELOPMENT PLAN

- Indicates total acreage of the area subject to this (Amended) Final Development Plan application
- Shows radii, arcs, points of tangency, and central angles for all curvilinear streets, radii for all rounded corners, and lengths of straight center lines between curves on all public and private streets
- Shows right-of-way lines of adjoining streets and alleys with their widths, names, center lines, and indication of the edges of pavement
- Shows all lot lines and easements with dimensions
- Shows dimensions and locations of proposed structures, buildings, streets, parking areas, yards, playgrounds, school sites, and other public or private facilities
- Shows arrangement of internal and in-out traffic movement including access roads and drives
- Indicates lanes and other pavement markings to direct and control parking and circulation
- Shows locations of signs related to parking and traffic control
- Shows locations of existing and proposed structures including fences, walls, signs, and lighting
- Shows locations and layouts of all proposed and existing outdoor storage areas including locations of trash receptacles
- Shows sanitary sewers, water, and other utilities including fire hydrants, as required
- Includes proposed drainage and stormwater management



- Delineates and identifies areas to be dedicated or reserved for public use and any areas to be reserved by deed covenant for the common use of all property owners, listing who will maintain such areas
- Includes a summary table showing total acres of development, the number of acres to be devoted to each type of use including streets, open space, the number of proposed dwelling units (if applicable), building square footage, number of parking spaces, pavement coverage, impervious surface area and acreage devoted to open space, private streets, and other public facilities
- Leaves space for signatures of the owner, applicant, and the Planning and Zoning Commission secretary, with a space for the date of Commission approval
- OTHER**
 - Architectural Elevations
 - Exterior elevations for new buildings, and all elevations for which modifications are proposed for existing buildings
 - Conceptual floor plans and roof plans for new buildings and additions to existing buildings
 - Conceptual building materials, colors, and other details indicating the architectural style proposed
 - Construction Plans
 - Includes public improvements, site grading, and development practices required by the Code
 - Existing Conditions Plan, originally submitted with the Preliminary Development Plan application
 - Final Plat, designed in accordance with the Subdivision Regulations set forth in Chapter 152
 - (CAD in .DWG format)
 - Grading Plan & Utility Plans
 - Shows existing and proposed grading contours, water courses, wetlands, flood plains, and other flood hazard boundaries; and verifies availability of utilities and indication of proposed extensions
 - Landscaping and Screening Plan, required by §153.136(A)
 - Lighting Plan
 - Tree Survey, Tree Preservation, and Tree Replacement Plans
 - Sign Plan
 - Site Staking Plan
 - Pedestrian and Bicycle Circulation Plan
 - Traffic Analysis



§153.055 (AMENDED) FINAL DEVELOPMENT PLAN REVIEW CRITERIA

(B) Final development plan. In the review of proposed planned developments, the Planning and Zoning Commission shall determine whether or not the proposed development, as depicted on the final development plan, complies with the following:

1. The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
3. The development has adequate public services and open spaces;
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
6. The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
7. The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
10. The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

