



RECORD OF ACTION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

MOTION: Mr. Grimes moved, Mr. Way seconded, to accept the documents into the record and approve the minutes from the meetings held on October 14, November 4, and November 16, 2021.

VOTE: 6 – 0.

RESULT: The documents were accepted into the record and the meeting minutes from all three meetings were approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Absent
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

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Jennifer M. Rauch, AICP, Director of Planning





RECORD OF DISCUSSION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

1. Mount Carmel Hospital at 3865 Bright Road 21-158CP

Concept Plan

Proposal: Informal review and feedback for a Concept Plan to develop ±35 acres consisting of a 190,000-square-foot, 30-bed inpatient hospital and ambulatory center. The site is zoned Restricted Suburban Residential District.

Location: Southwest of the intersection of Bright Road with Sawmill Road.

Applicant: Jason Koma, Mount Carmel Health System; and Dan Livanec, Hplex Solutions

Planning Contacts: Nichole M. Martin, AICP, Senior Planner and Christopher Will, AICP, Planner II

Contact Information: 614.410.4635, nmartin@dublin.oh.us and 614.410.4498, cwill@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-158

RESULT: The Commission was supportive of the revised concept presented. The Commission was appreciative of the applicant's revisions creating a wellness and health campus organized around a greenway. Based on the Community Plan, the Commission identified the site as a key gateway to the City of Dublin. The Commission noted the Community Plan recommends the location for elevated architecture character that may include curvilinear lines, use of light/reflectivity, and playful design. Additionally, the Commission noted that the success of the project relies on the execution of high-quality design details including landscape and building design.

MEMBERS PRESENT:

Jane Fox	Yes
Warren Fishman	Absent
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Christopher Will

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Christopher Will, AICP
Planner II





RECORD OF ACTION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

2. 4000 W. Dublin-Granville Road 21-128CP

Concept Plan

Proposal:	Review of a Concept Plan for the construction of a ±6,900-square-foot, one-story, multi-tenant commercial building. The 1.98-acre site is zoned Bridge Street District, Sawmill Center Neighborhood.
Location:	±500 feet northwest of the intersection of W. Dublin-Granville Road with Dublin Center Drive.
Request:	Review and approval of a Concept Plan under the provisions of Zoning Code §153.066(E).
Applicant:	Don Brogan, Crawford Hoying Development Partners; and Brian McNally, Meyers Architects
Planning Contact:	Zachary Hounshell, Planner I
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/21-128

MOTION 1: Mr. Grimes moved, Mr. Supelak seconded, to approve the Concept Plan. The Planning and Zoning Commission noted that the Preliminary Development Plan design should address the Commission's discussion.

VOTE: 5 – 1.

RESULT: The Concept Plan was approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Absent
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	No
Lance Schneier	Yes
Kim Way	Yes

MOTION 2: Mr. Supelak moved, Mr. Grimes seconded, to approve the request to combine the Preliminary Development Plan with the Final Development Plan.

VOTE: 0 – 6.

RESULT: The combination request was disapproved.



**2. 4000 W. Dublin-Granville Road
21-128CP**

Concept Plan

RECORDED VOTES:

Jane Fox	No
Warren Fishman	Absent
Mark Supelak	No
Rebecca Call	No
Leo Grimes	No
Lance Schneier	No
Kim Way	No

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

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Zachary Hounshell, Planner I





RECORD OF DISCUSSION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

3. 5274 Cosgray Road 21-142CP

Concept Plan

Proposal: Informal review and feedback for a Concept Plan to develop ± 101.1 acres consisting of single-family, detached and single-family attached units. The development is divided into two subareas, one consisting of 160 units with a density of 5 dwelling units per acre and the second consisting of 345 units with a density of 9.2 dwelling units per acre. The site is zoned Rural District.

Location: East of Cosgray Road, $\pm 1,300$ feet south of the intersection with Rings Road.

Applicant: Paul Coppel, Schottenstein Homes

Planning Contact: Sarah Tresouthick Holt, AICP, ASLA, Senior Planner

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-142

RESULT: The Commission was not supportive of the proposal, finding it did not meet the recommendations of the Community Plan. They expressed concerns about the proposed layout, density, decreased setbacks, and design of the proposal. They expressed a desire for a detailed, unique residential product with a village-oriented layout. The site should capitalize on the opportunity for unique architectural design and meaningful integration of open space. The plan should be walkable, a mix of housing styles, connected to adjacent developments, unique, and timeless.

MEMBERS PRESENT:

Jane Fox	Yes
Warren Fishman	Absent
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Sarah T. Holt

89A2805342A848D
Sarah Tresouthick Holt, AICP, ASLA
Senior Planner





RECORD OF DISCUSSION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

4. **Mobility Hub, Dublin Recreation Center at 5600 Post Road 21-181INF**

Informal Review

Proposal:	Informal review and non-binding feedback for the construction of a Mobility Hub located at the Dublin Community Recreation Center. The 56.81-acre site is zoned Planned Unit Development District, Coffman Park.
Location:	North of the intersection of Coffman Park Drive with Post Road.
Applicant:	J.M. Rayburn, City of Dublin
Planning Contact:	Taylor Mullinax, Planner I
Contact Information:	614.410.4632, tmullinax@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/21-181

RESULT: The Commission supported the proposed installation of a mobility hub, as it furthers the implementation of mobility needs now and into the future. Each hub should speak to the context of the area of which it is located and be unique in character. The Commission shared a preference for a contemporary aesthetic that does not mimic the architecture of the Dublin Community Recreation Center, but rather enhances it. The Commission added that the mobility hub should not read as a bus stop and instead should be a public space with mobility components that speak to the site context. Finally, the Commission was supportive of a cantilevered, steel canopy shelter structure with a wood underdeck reminiscent of the East Plaza Pavilion at Riverside Crossing Park. The Commission would like sustainable components incorporated into the mobility hub, such as a solar array on the canopy structures.

MEMBERS PRESENT:

Jane Fox	Yes
Warren Fishman	Absent
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

 B9CF1A1C484149E...
 Taylor Mullinax, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

**5. Oak Park, Subarea F at 7050 & 7055 Oak Park Boulevard
20-192FPD**

Final Development Plan

Proposal: Development of 12 single-family lots on a 3.47-acre site zoned Planned Unit Development District, Oak Park Subarea F.
Location: West of Hyland-Croy Road, ±700 feet southwest of the intersection with Brand Road.
Request: Review and approval of a Final Development Plan under the provisions of Zoning Code §153.050 – §153.056.
Applicant: Christopher Cline, Attorney – Haynes, Kessler, Myers and Postalakis
Planning Contact: Chase J. Ridge, AICP Candidate, Planner II
Contact Information: 614.410.4656, cridge@dublin.oh.us
Case Information: www.dublinohiousa.gov/pzc/20-192

MOTION: Mr. Grimes moved, Mr. Way seconded, to approve the Final Development Plan with two conditions:

- 1) That the applicant continue to work with Staff to ensure the Combined Mail Unit box is appropriately located; and
- 2) That the applicant continue to work with Engineering to demonstrate compliance with stormwater management requirements as defined in Chapter 53.

VOTE: 6 – 0.

RESULT: The Final Development Plan was approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Absent
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

Chase J. Ridge

Chase J. Ridge, AICP Candidate, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

**6. Oak Park, Subarea F at 7050 & 7055 Oak Park Boulevard
20-193FP**

Final Plat

Proposal: Subdivision of a 3.47-acre parcel to establish 12 single-family lots. The site is zoned Planned Unit Development District, Oak Park Subarea F.

Location: West of Hyland-Croy Road, ±700 feet southwest of the intersection with Brand Road.

Request: Review and recommendation of approval to City Council for a Final Plat under the provisions of Zoning Code §153.050 – §153.056.

Applicant: Christopher Cline, Attorney – Haynes, Kessler, Myers and Postalakis

Planning Contact: Chase J. Ridge, AICP Candidate, Planner II

Contact Information: 614.410.4656, cridge@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/20-193

MOTION: Mr. Grimes moved, Mr. Way seconded, a recommendation of approval to City Council for a Final Plat with the following condition:

- 1) That any minor technical modifications be made prior to submittal to City Council for final approval.

VOTE: 6 – 0.

RESULT: The Final Plat was forwarded to City Council with a recommendation of approval.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Absent
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

9A45F751698D466
Chase J. Ridge, AICP Candidate, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Tuesday, December 8, 2021 | 6:30 pm

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

7. American Share Insurance at 5656 Frantz Road 21-177AFDP

Amended Final Development Plan

Proposal: Installation of a ±13.4-square-foot ground sign at an existing office building. The 1.56-acre site is zoned Planned Unit Development District, Llewellyn Farms.

Location: Northeast of the intersection of Frantz Road with Bradenton Avenue.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.150 - §153.164.

Applicant: Abbey Freese, Morrison Signs

Planning Contacts: Zachary Hounshell, Planner I; and Madison Richard, Planning Assistant

Contact Information: 614.410.4652, zhounshell@dublin.oh.us and 614.410.4654, mrichard@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/21-177

MOTION: Mr. Grimes moved, Mr. Supelak seconded, to approve the Amended Final Development Plan with three conditions:

- 1) That the applicant work with Staff to assure landscaping compliance for the new ground sign that will be reviewed as part of the sign permit process;
- 2) That the applicant match the brick base to the existing brick on the building; and
- 3) That the applicant obtain a Sign Permit through Building Standards, prior to replacement of the ground sign.

VOTE: 6 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Jane Fox	Yes
Warren Fishman	Absent
Mark Supelak	Yes
Rebecca Call	Yes
Leo Grimes	Yes
Lance Schneier	Yes
Kim Way	Yes

STAFF CERTIFICATION

DocuSigned by:

 81050D11513A490...
 Zachary Hounshell, Planner I



~~There were no public comments.~~

Commission Discussion

~~Mr. Supelak requested confirmation that everything has been satisfied as agreed upon.
Mr. Boggs responded affirmatively.~~

~~Ms. Fox stated that the residents brought forth their concerns, and the developer worked very hard to address those concerns and reduce the costs of maintaining the roadways in this development. It has been a long process, which has now been completed.~~

~~Mr. Grimes moved, Mr. Way seconded approval of the Final Development Plan with two (2) conditions:~~

- ~~1) The applicant continue to work with staff to ensure the Combined Mail Unit box is appropriately located.~~
- ~~2) The applicant continue to work with Engineering to demonstrate compliance with stormwater management requirements as defined in Chapter 53.~~

~~Vote: Mr. Schneider, yes; Ms. Fox, yes; Mr. Supelak, yes; Mr. Way, yes; Ms. Call, yes; Mr. Grimes, yes.~~

~~[Motion carried 6-0]~~

~~Mr. Grimes moved, Mr. Way seconded a recommendation for Council approval of the Final Plat with one (1) condition:~~

- ~~1) Any minor technical modifications be made prior to submittal to City Council for final approval.~~

~~Vote: Mr. Supelak, yes; Mr. Grimes, yes; Ms. Call, yes; Ms. Fox, yes; Mr. Way, yes; Mr. Schneider, yes.~~

~~[Motion carried 6-0]~~

4. Mobility Hub, Dublin Recreation Center at 5600 Post Road, 21-181INF, Informal Review

A request for an informal review and non-binding feedback for the construction of a Mobility Hub located at the Dublin Community Recreation Center. The 56.81-acre site is zoned Planned Unit Development District, Coffman Park and is located north of the intersection of Coffman Park Drive with Post Road.

Staff Presentation

Ms. Mullinax stated that this is a request for an Informal Review of a proposed mobility hub to be located at the Dublin Community Recreation Center. Mr. Rayburn will be presenting an overview of the mobility hub implementation within the City.

Mr. Rayburn stated that this is a multi-year, multi-phase effort that began in 2017 with a public workshop that gathered public feedback from residents regarding where they would like the City to focus on expanding mobility and support the community's evolving mobility needs. In the first phase, priority areas were carved out. Those priorities included:

- (1) Micro transit (Shuttle and circulators);
- (2) Shared Micro Mobility (Bike share and scooters);
- (3) Mobility Hub Concepts;
- (4) Secondary wayfinding on shared use paths;
- (5) Complete and smart streets, vision zero

Mobility hubs are still conceptual in this region. They designate a space to co-locate at least two modes of transportation. They serve as a transfer point between the mobility options. They function separately but they can be connected. The intent is improve the quality of life by providing mobility independence for those who cannot drive vehicles and also to support the work force. The hubs can serve as landmarks for orientation within the community. If the mobility hubs are located and programmed appropriately, it is anticipated that the mobility hubs will lead to a reduced dependence on the automobile. In regard to locating a hub at the DCRC, they have met with the Public Services Committee and provided information indicating that this site is appropriate for a shuttle shelter as well as a docked bike share and micro mobility parking. The community is supportive of mobility hubs at the proposed pilot locations.

Dublin Staff has identified approximately 15 to 20 proposed locations for mobility hubs in Dublin. Four locations are being prioritized in ideal areas to introduce the concept to Dublin. Such places will combine significant opportunity to attract user activity with proximity to City or community facilities. Phase 1 included the following sites: DCRC, CML - Dublin branch, North Market Bridge Park, Frantz Road & Metro Place North. In August 2021, an AARP Community Challenge Grant for \$20,000 was awarded to the City. This grant program is part of a larger national effort known as "AARP Livable Communities," which aids local communities with quick-action projects that help make communities more livable for people of all ages. The grant award is for a project to provide an accessible shelter at the DCRC adjacent to the senior lounge, incorporating an ADA compliant ramp, as well as other enhancements. AARP Ohio has specified a project completion date of July 30, 2022, and the project timeline includes deadlines that must be met to meet that completion date. Construction on the mobility hub is projected to start in late spring. The Commission's feedback from this Informal Review will be provided to the Public Services Committee in January 2022 for their consideration; subsequently, this application will be scheduled for Commission review and approval in February 2022. The intent is to complete final designs, solicit bids and award a construction contract thereafter as quickly as possible. The goal is to begin construction in May to be completed by July 2022.

Ms. Mullinax reviewed the project site. Since 1995, there have been multiple AFDP's for site modifications including a DCRC expansion, which included the Senior Lounge (1998), and the addition of two bocce ball courts in 2005, which are located just south of the proposed project area. The bocce ball courts are anticipated to become an outdoor space for yoga and other group activity space. This location was selected as the inaugural mobility hub due to its proximity to the Senior Lounge, ridership data from the Dublin Connector Shuttle, and favorable feedback from the Public Services Committee. The Commission is requested to provide non-binding feedback for the conceptual design. Included in the meeting packet were inspirational images of mobility hub shelters. Staff is recommending materials, such as wood, glass or stone, because the materials closely align with those used for the DCRC building, and are the exterior materials designated in the Coffman Park Master Development Plan. The following discussion questions have been provided to facilitate the Commission's discussion:

- 1) Is the Commission supportive of the mobility transportation modes proposed for the DCRC mobility hub?
- 2) Is the Commission supportive of the proposed amenities the DCRC mobility hub will offer including a kiosk, heating/cooling, Wi-Fi, etc.?
- 3) What architectural style of the DCRC mobility hub shelter does the Commission support?
- 4) Is the Commission supportive of the proposed shelter materials, which may include stone, wood, glass, etc.?
- 5) Does the Commission feel that the proposed mobility hub shelter design should take design cues from the existing DCRC building or stand out in its design and proposed materials?
- 6) Other considerations by the Commission.

Consultant Presentation

Justin Robbins, Automated and Connected Vehicle Planner, HDR Design Services, 2800 Corporate Exchange Drive - Suite 100, Columbus, OH 43231, stated that they are working with staff on the concepts and final design for the mobility hub. In developing the design they considered three primary areas: the DCRC building, the parking area and the context of nearby the multi-use trail. The current location of the fire hydrant presents an issue, and the sidewalk within that area may need to be widened. Due to the compressed schedule and budget, the intent is to incorporate predesigned structural elements into a more customized approach. They looked for available commercial shelters that might be available within a short timeframe. The concern is that type of shelter may not be reflective of Dublin's preferred architectural character. They are focused on making the shelter less of a waiting area and more of a front porch to the building, which would also incorporate the mobility modes. It may be possible to make it a flexible public space that can include movable furniture, as well as the covered bicycle parking. [Conceptual images shown.]

Commission Questions/Discussion

Mr. Schneier inquired if any consideration was given to incorporating a public restroom.

Ms. Mullinax responded that no restroom is being considered for the mobility hub. There are public restrooms in close proximity within the Dublin Community Recreation Center.

Mr. Schneier stated that he does not believe the design should mimic the existing building. He would prefer to see a more contemporary look, iconic but non-Irish.

Ms. Fox stated that it is important that this mobility hub address the needs of the users, many of whom will be seniors. Therefore, it must be sheltered and be comfortable. Although it will be a place to park bikes, this hub should address the overall vision that there will be many other ways seniors will use mobility. In regard to the architectural style, she likes the intent to make it a front porch to the Recreation Center. Because of its rear location, it does not have to look like the Recreation Center; however, its design must make the building look better. It must not look like a bus stop, but have a fresh look. It should provide a feeling of being embraced in the space and have a view of the greenspace in back; essentially, it should provide a safe, happy atmosphere. Each of the mobility hubs incorporated in the overall plan should reflect the context of their surrounding environments. These hubs should provide opportunities for seniors that they cannot obtain elsewhere. They should also include an informational component that is multi-user friendly,

and there will be an opportunity to provide wayfinding. There should be no “green roofs,” as they are difficult to maintain.

Ms. Call stated this an opportunity to be creative in the manner in which the mobility hubs evolve throughout the City. The hubs could include placemaking elements and provide an eclectic character. They could take cues from the environment or stand out from it. Art elements do not need to be particularly costly. With this particular hub at the DCRC, there are opportunities that should reflect the needs of the clientele. Some suggestions could be incorporating a Little Free Library or a history-telling electronic device.

Mr. Supelak stated that his comments would be similar to those shared. This should not appear similar to a bus stop. The individual mobility hubs should all be different and provide a placemaking nature. Essentially, amenities should be included within an artistic architecture. There should be informational or museum-like elements.

Mr. Grimes stated that he loves the concept. Amenities should be included to the extent possible. If the architectural style of the mobility hubs will be thematic, the City already has a principal hub or node at the terminus of the pedestrian bridge that provides elements that could be incorporated into the design of the hubs. He is supportive of the concept.

Mr. Way stated that this area is part of his daily morning walk. If they can relocate the fire hydrant and the light and clean up the space, it would be an improvement. He believes this is the right place for the mobility hub; the space needed something. However, they should have a vision for all of the space. This could become an exciting space. He believes the proposed elements that will be included are correct. This is an opportunity to brand mobility in Dublin, although it does not need to be repetitive throughout the City. From a sustainability aspect, perhaps solar elements could be incorporated in the canopy. This site is located next to a fitness center; perhaps the fitness element could be extended into the hub. Perhaps a treadmill could be included, which could be utilized while watching information provided electronically. Currently, this corner has issues, due to the roadway access, Currently, it curves in front of the DCRC; perhaps it could be straightened and extended to Downpatrick Street, it might provide ability for vehicles to move out of the main travel area. He agrees the architecture does not need to be consistent with the DCRC building. The branding opportunity should be taken advantage of but in context with the environment.

Ms. Call inquired if the applicant or contractor required any additional feedback.
Mr. Robbins stated that they required no additional feedback.

COMMUNICATIONS

~~Ms. Rauch thanked Commission members for their service this year, and provided a reminder of City Council Member Greg Peterson’s Retirement Reception at 5:00 p.m., Thursday, December 16, 2021.~~

~~Ms. Fox reported that due to the recurring issues with insufficient area in some developments for patios, City Council has requested the Commission to consider and then provide recommendations for amendments to the design guidelines related to setbacks and lot coverage. The PUDs are not providing the level of product intended. She has driven by several areas within the City to review developments. The frontages are not being varied; houses are lined up across the front. With the~~



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 5, 2005

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

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

1. Amended Final Development Plan – 05-031AFDP – Coffman Park PUD - Coffman Park Bocce Ball Courts – 5600 Post Road

Location: 56.69 acres located on the north side of Post Road, approximately 150 feet south of the intersection of Coffman Park Drive and Downpatrick Drive.

Existing Zoning: PUD, Planned Unit Development District (Coffman Park PUD).

Request: Review and approval of an Amended Final Development Plan under the PUD provisions of Section 153.053.

Proposed Use: Two 912-square-foot bocce ball courts with canopied staging areas and a 450-square-foot canopied patio with three picnic tables within an existing park.

Applicant: City of Dublin, c/o Jane Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017, represented by Fred Hahn, Director of Parks and Open Space, 6555 Shier-Rings Road, Dublin, Ohio 43016.

Staff Contact: Jamie Adkins, Planner.

Contact Information: (614) 410-4644/Email: jadkins@dublin.oh.us.

MOTION: To approve this Amended Final Development Plan because it is consistent with the Coffman Park master plan, it is compatible with adjacent uses and proposed development in the area, it meets the requirements of the new Planned Districts regulations, and it continues the use of the park as a community gathering space for residents, with one condition:

- 1) That the connection of the existing walkway and the proposed walkway around the courts be reconfigured for better accessibility, subject to staff approval.

* Laura Karagory, Parks and Open Space, agreed to the above condition.

VOTE: 6-0.

RESULT: This Amended Final Development Plan was approved.

STAFF CERTIFICATION

Claudia Husak
Claudia Husak, Planner
Land Use and Long Range Planning

PLANNING AND ZONING COMMISSION

MEETING MINUTES

MAY 5, 2005

**1. Amended Final Development Plan – 05-031AFDP – Coffman Park PUD -
Coffman Park Bocce Ball Courts – 5600 Post Road**

Ms. Reiss said a full staff presentation for this case was not necessary, unless another Commissioner wished, because only she had a couple of questions about it.

Mr. Gerber swore in those who intended to testify in regards to this case.

Ms. Reiss asked if the surface of the bocce ball courts was crushed stone.

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Laura Karagory, Dublin Parks and Open Space, said the crushed stone surface was requested by the senior citizens' group at the Recreation Center. She said the details of the bocce courts were mimicking those at a resident's home.

Mr. Gerber made the motion to approve this Amended Final Development Plan because it is consistent with the Coffman Park master plan, it is compatible with adjacent uses and proposed development in the area, it meets the requirements of the new Planned Districts regulations, and it continues the use of the park as a community gathering space for residents, with one condition:

- 1) That the connection of the existing walkway and the proposed walkway around the courts be reconfigured for better accessibility, subject to staff approval.

Ms. Karagory agreed to the above condition.

Mr. Zimmerman seconded the motion, and the vote was as follows: Ms. Boring, yes; Mr. Zimmerman, yes; Ms. Jones, yes; Mr. Messineo, yes; Ms. Reiss, yes; and Mr. Gerber, yes. (Approved 6-0.)



STAFF REPORT

DUBLIN PLANNING AND ZONING COMMISSION

MAY 5, 2005

CITY OF DUBLIN.

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

- Amended Final Development Plan – 05-031AFDP – Coffman Park PUD - Coffman Park Bocce Ball Courts – 5600 Post Road**
Location: 56.69 acres located on the north side of Post Road, approximately 150 feet south of intersection of Coffman Park Drive and Downpatrick Drive.
Existing Zoning: PUD, Planned Unit Development District (Coffman Park PUD).
Request: Review and approval of an Amended Final Development Plan under the PUD provisions of Section 153.053.
Proposed Use: Two 912-square-foot bocce ball courts with canopied staging areas and a 450-square-foot canopied patio with three picnic tables within an existing park.
Applicant: City of Dublin, c/o Jane Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017, represented by Fred Hahn, Director of Parks and Open Space, 6555 Shier-Rings Road, Dublin, Ohio 43016.
Staff Contact: Jamie Adkins, Planner.
Contact Information: (614) 410-4644/Email: jadkins@dublin.oh.us.

BACKGROUND:

Case Summary:

This site was approved August 11, 1994 for a 100,000-square-foot recreation center with additional park uses. Since that time several amendments to the park have been approved including a skate park and an additional parking lot have been added. The current proposal is for two bocce ball courts at the northeast corner of the building. Staff is recommending approval with conditions.

Case Procedure:

The new Planned Development District Regulations (Ordinance 75-03) were approved by City Council on May 3, 2004, and went into effect on June 2, 2004. The purpose of the new PUD process is generally similar to the previous process, in that it encourages imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The new PUD process consists of up to three basic stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);

- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Amended Final Development Plan (Commission approves/denies).**

The general intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. Such action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that such updated standards would not cause undue hardship.

Review Criteria:

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 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 PUD 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.

CONSIDERATIONS:

Site Characteristics:

- *Site Description.* The 56.69-acre site is located northeast of Post Road and west of Emerald Parkway. The site has access from Post Road and Emerald Parkway via Coffman Park Drive, and Downpatrick Drive in the Shannon Park neighborhood. The site has approximately 760 feet of frontage on Emerald Parkway and 2,880 feet along Post Road. Residential lots border the remainder of the park. The park includes the City Municipal Building and Council Chambers, the Dublin Community Recreation Center, the skate park, and the ice skating pavilion. The recreation center includes a 100,000-square-foot building with 278 parking spaces. There is an existing tree row just east of the location for the proposed courts.
- *Zoning.* The site is zoned PUD, Planned Unit Development District (Coffman Park plan). To the north and east, is housing zoned PUD, R-2, Limited Suburban Residential District, and R-3, Suburban Residential District. To the east, across Emerald Parkway, is a condominium development zoned PUD. South, across Post Road, properties are zoned LI, Limited Industrial District, and along the north side of Post Road, there are some individual properties zoned R-1, Restricted Suburban Residential District.

Site Layout:

- *General Layout.* The proposed bocce ball court area will be located northeast of the building. It will connect by an existing ADA accessible concrete walk from the existing senior center entrance on the east side of the building. The court area will include two 912-square-foot courts for bocce ball that will be constructed of crushed limestone. The courts are surrounded by a concrete walkway that connects with the existing walkway from the building. The connection between these two walks is awkward and creates corners that may be difficult to maneuver. Staff recommends that the connection be reconfigured for better accessibility. At each end of the courts are two staging areas sheltered by Sunports™ shade structures with tan canvas awnings. In addition, there is a 450-square-foot seating area with a third shade structure and three in-ground mounted picnic tables painted black.

STAFF RECOMMENDATION:

The proposed bocce ball courts will provide an additional amenity to the Coffman Park and Dublin Community Recreation Center area. The proposed materials and colors are appropriate for the area and will coordinate with the recreation center. Staff recommends approval of this amended final development plan request with one condition:

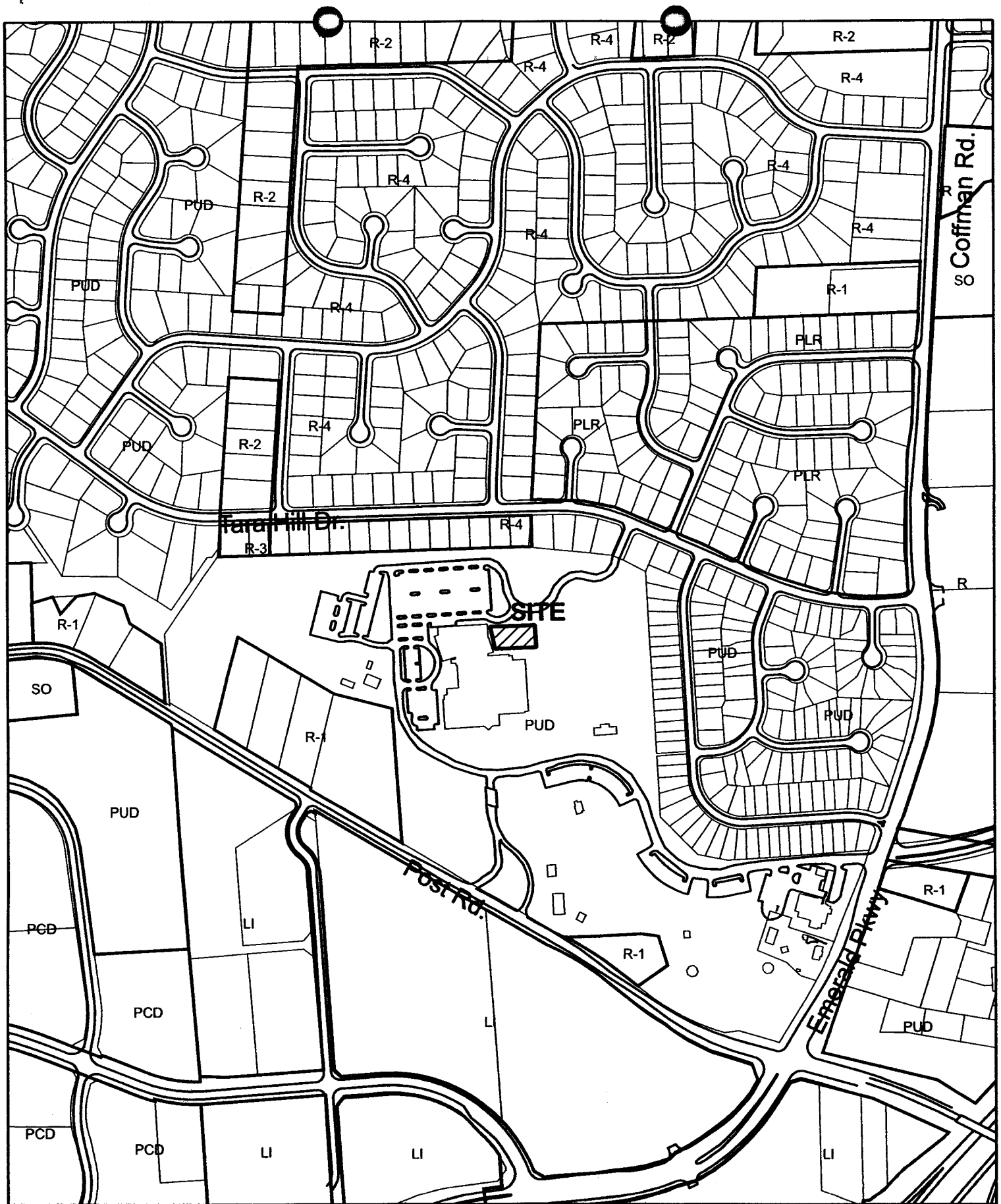
Condition:

- 1) That the connection of the existing walkway and the proposed walkway around the courts be reconfigured for better accessibility, subject to staff approval.

Bases:

- 1) The proposal, as modified, is consistent with the Coffman Park master plan.

- 2) The development is compatible with adjacent uses and proposed development in the area.
- 3) The proposal meets the requirements of the new Planned Districts regulations.
- 4) The proposal continues the use of the park as a community gathering space for residents.



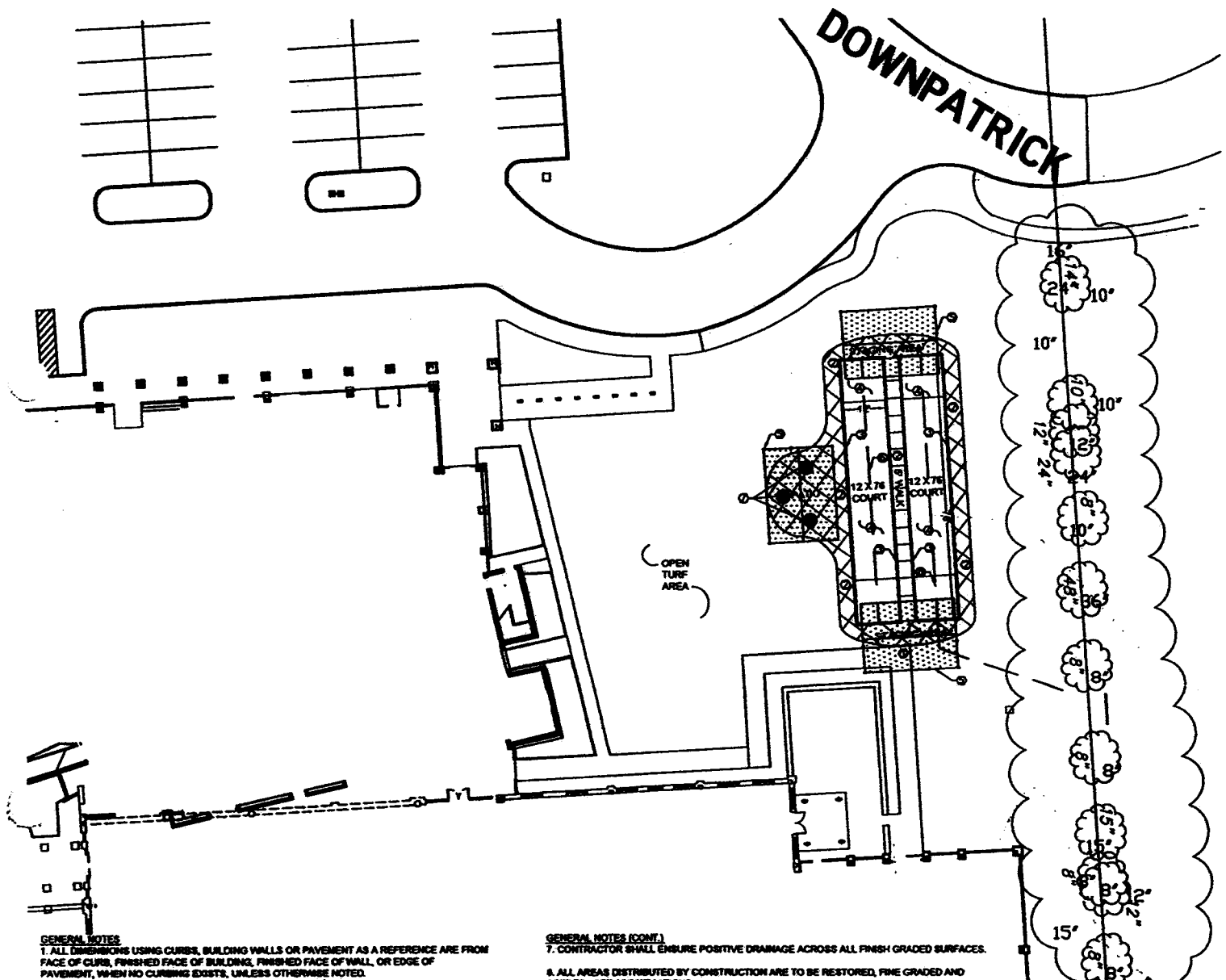
City of Dublin
Land Use and
Long Range Planning

05-031AFDP
Coffman Park Bocce Ball Courts
5600 Post Road



0 340 680 Feet

PROPOSED SITE PLAN



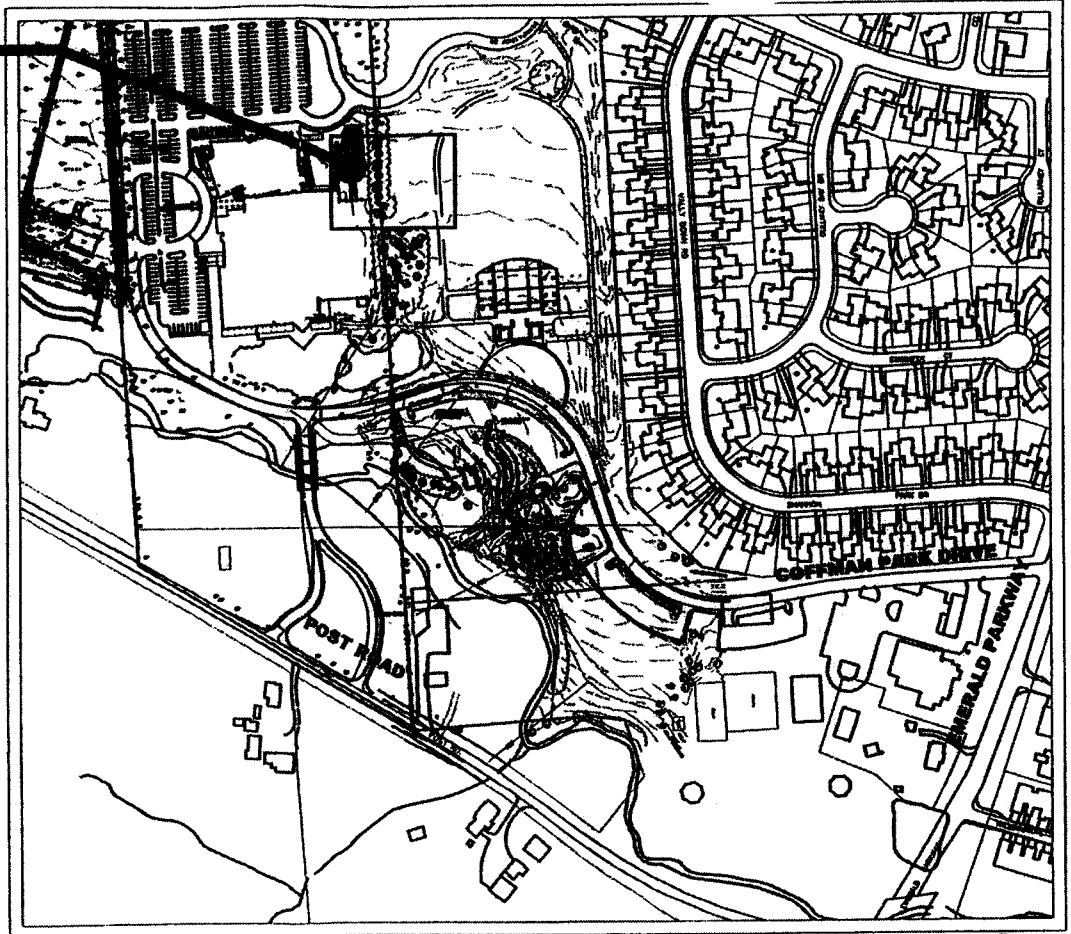
NORTH

05-031AFDP
Coffman Park Bocce Ball Courts
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PROPOSED COURT LOCATION

Location Map

**Project
Location**



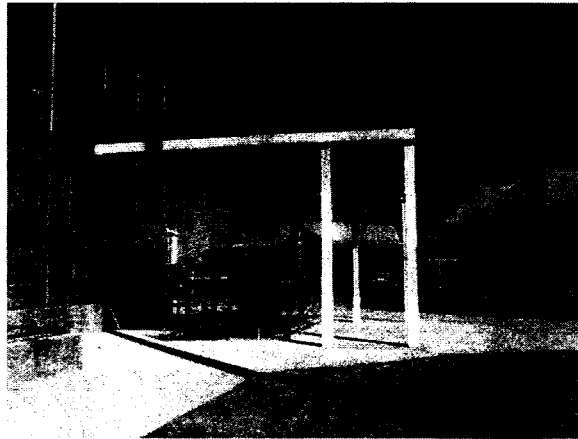
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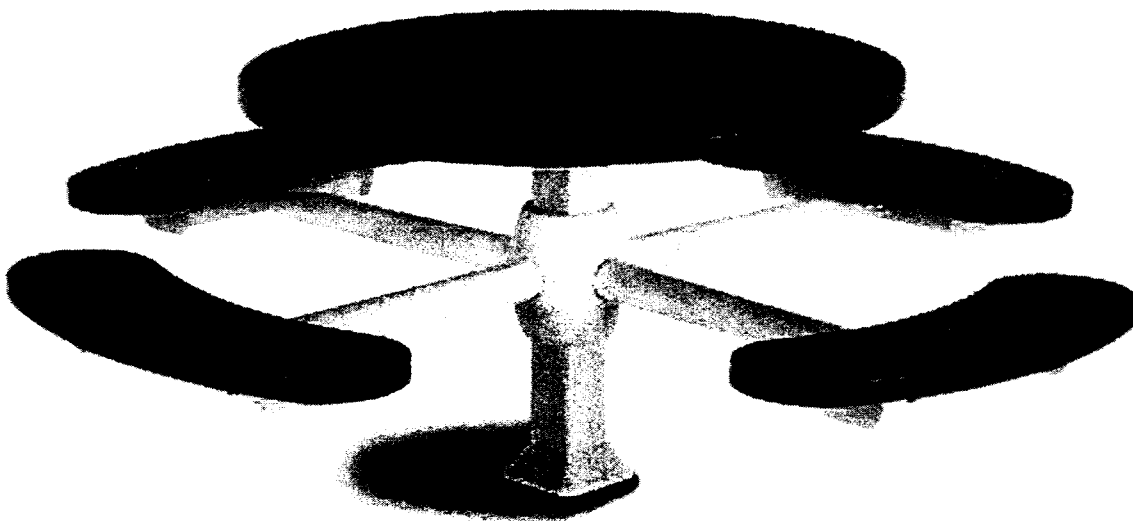
NORTH

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PROPOSED PARK ELEMENTS



PROPOSED SHADE STRUCTURE



PROPOSED SEATING

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Coffman Park Bocce Ball Courts
5600 Post Road



PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JULY 20, 2000

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

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

2. **Revised Final Development Plan 00-067FDP - Coffman Park - 5600 Post Road**
Location: 56 acres located on the northwest corner of Post Road and Emerald Parkway.
Existing Zoning: PUD, Planned Unit Development District.
Request: Review and approval of a revised final development plan under the PUD provisions of Section 153.056.
Proposed Use: Parking lot addition(s) totaling 118 spaces to be located to the west of the Recreation Center.
Applicant: City of Dublin, c/o Timothy Hansley, City Manager, 5200 Emerald Parkway, Dublin, OH 43017.

MOTION: To approve this final development plan because it is consistent with the PUD criteria, utilizes small, well-buffered parking areas, includes a missing link of the bikepath system, and is compatible with the surrounding residential environment, with eight conditions:

- 1) That a tree preservation/replacement plan be submitted and that snow fencing be installed during all phases of construction to preserve trees, and that any landscaping to be removed will be relocated elsewhere on site;
- 2) That handicap-accessible spaces and paved pedestrian connections be provided in convenient and appropriate locations, and outside of the floodway-plus-20 area;
- 3) That the lighting meet the Dublin Lighting Guidelines and utilize fixtures that match those in the balance of the parking lot and that the lighting be turned down after hours to the minimum needed for security;
- 4) That the vehicular use area be screened to a height of 3.5 feet and with a border of shade trees;
- 5) That the development comply with all applicable flood hazard regulations, Dublin's Stormwater Regulations and the City Engineer's standards for pavement design and construction;

**PLANNING AND ZONING COMMISSION
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**2. Revised Final Development Plan 00-067FDP - Coffman Park - 5600 Post Road
(Continued)**


- 6) That any future expansions or structural modifications be subject to review and approval by the Commission;
- 7) That landscape buffer be made opaque with evergreens; and
- 8) That the lighting for the remote parking lot be monitored and when necessary, at staff's discretion, lights be turned off during periods of less intense use.

* Barbara M. Clarke and Dana McDaniel agreed to the above conditions.

VOTE: 3-2.

RESULT: This final development plan was approved. The staff agreed to meet with the neighbors and to investigate "multi-use" pavement prior to finalized the design. At a later date, City Council will consider awarding a contract for construction,

STAFF CERTIFICATION


Barbara M. Clarke
Planning Director

- 5) That all reserve areas be fine graded and seeded prior to the recording of the final plat, and that all parkland be dedicated to the City by warranty deed in conjunction with the recording of the final plat, with the developer to be responsible for all recording fees;
- 6) That all pavement, rights-of-way, utilities, storm sewer management, cul-de-sacs, vertical alignments and street geometry be designed to the satisfaction of the City Engineer;
- 7) That protective tree fencing be installed and maintained during all phases of construction, and that any protected, qualifying trees which die within five years be replaced by the developer;
- 8) That any further removal of trees in addition to prior agreements be replaced inch-for-inch;
- 9) That all utilities and utility service structures be located within the rear yard;
- 10) That the bikepath along Wareham Drive be constructed of concrete with sawcuts for transverse joints, in lieu of tooled joints;
- 11) That all bikepaths be installed prior to the commencement of lot sales;
- 12) That all applicable floodway, floodplain, and floodway-plus-20 feet information be indicated on building permits; and
- 13) That the bridge be completed prior to the issuance of building permits.

Mr. Peplow seconded the motion, and the vote was as follows: Mr. Sprague, yes; Ms. Boring, yes; Mr. Eastep, yes; Mr. Peplow, yes; and Mr. Fishman, yes. (Approved 5-0.)

2. Revised Final Development Plan 00-067FDP - Coffman Park – Parking Lot Addition - 5600 Post Road

Bobbie Clarke said this is a revised final development plan, and it is limited to a parking lot addition of 118 parking spaces. One parking section would augment the recreation center, and about 20 spaces are being added at the west end of the park for the Community Relations Division offices located in the (former) Farrell residence.

Ms. Clarke said the Commission disapproved an application last year for more parking at the recreation center by a 6-0 vote. The Commission directed that it should wait until the need for additional parking was demonstrated. City Council recently directed the City Manager to add parking at the recreation center. Ms. Clarke said she was told to solve the parking problem at the recreation center. She showed several slides of the area.

Ms. Clarke said the Community Relations office has access from a one-lane driveway to Post Road (to remain) and no vehicular connection to the rest of the park. She said the bridge is rated to handle fire and emergency vehicles. Parking is proposed on the east side of that building with an 18-foot wide connecting drive to the main parking lot. Two buffered pods of parking are proposed to the west of the recreation center. The existing tree rows will be maintained.

Ms. Clarke said staff recommends approval with six conditions:

- 1) That a tree preservation/replacement plan be submitted and that snow fencing be installed during all phases of construction to preserve trees, and that any landscaping to be removed will be relocated elsewhere on site;
- 2) That handicap-accessible spaces and paved pedestrian connections be provided in convenient and appropriate locations, and outside of the floodway-plus-20 area;
- 3) That the lighting meet the Dublin Lighting Guidelines and utilize fixtures that match those in the balance of the parking lot and that the lighting be turned down after hours to the minimum needed for security;

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- 4) That the vehicular use area be screened to a height of 3.5 feet and with a border of shade trees;
- 5) That the development comply with all applicable flood hazard regulations, Dublin's Stormwater Regulations and the City Engineer's standards for pavement design and construction; and
- 6) That any future expansions or structural modifications be subject to review and approval by the Commission.

Ms. Clarke noted that several Post Road residents are still concerned that this changes the nature of the area along their properties, and they would like some modifications.

Ms. Boring understood that there was a consistent demonstrated need for parking. Ms. Clarke said a winter season shortfall had been experienced, and there may be problems with major programmed events in the future. She said the parking problem is experienced in January, February, and March in the evening. There is excess parking during the summer, thus far, at all hours.

Ms. Boring was concerned that parking was being added for students rather than the recreation center visitors. Ms. Clarke said this was not student parking. Ms. Boring said often the available parking is not used due to its inconvenient location. Ms. Clarke said that was an operational issue that could be handled. Handling the peak recreation center use period, the winter, when there are not other options for exercise, is why this additional parking is needed. Ms. Boring suggested a walkway from the new parking lot.

Cary Reeds, Myers-Schmallenberger design consultant for this project, said they envisioned that people parking in the remote lot would walk south, down the aisle to a ramp and sidewalk that lines up with the main recreation center entrance. Similarly, on the westernmost parking pod, they would proceed down an aisle, up a ramp to a sidewalk to the main entrance.

Ms. Boring thought the parking lot driveway connection was very far to the south considering the neighbors. Mr. Reeds said there was an effort to provide parking lot flow, and the grade was lower, making it easier to screen off the driveway and cars.

Ms. Boring said the neighbors were concerned about headlights during the winter. Mr. Reed offered to meet with the neighbors on site to address headlight and buffer issues. Ms. Clarke said the drive was approximately 300 feet from the closest house.

Ms. Boring asked if the roadway would be adjusted if FEMA does not approve it. Mr. Hammersmith said there would not be any floodplain filling, and it was outside the floodway-plus-20, so there is no effect on the flood elevations. Mr. Reed said a small portion at the lowest elevation will traverse the floodplain, but it is an equal balance of cut and fill. Mr. Reed said it was possible at the lowest portion may be inundated during a 100-year flood.

Mr. Peplow said for the record, he received one phone call and a fax regarding this case.

Mr. Peplow asked if the proposed parking at the Community Relations building was just to facilitate their employees. Ms. Clarke said the building has just enough employee parking now, but it needs additional parking for visitors. The largest conference room of all the City buildings is located there. They have much contact with the public, volunteer groups, and vendors, etc.

Mr. Peplow said Coffman Park looks mostly gray in the aerial photo due to all of the current parking. He did not want more parking if it was not needed. It is a park and should be green.

Mr. Eastep asked about water quality of the stream being protected with the sheet draining of the asphalt and petroleum products. Mr. Reed said it will be directed to the existing stormwater culvert. Mr. Hammersmith said they had met with the design engineer and reviewed the stormwater management plan and quality extensively.

Mr. Eastep noted the agenda said there were 97 spaces proposed, but it is really 118 new spaces.

Mr. Eastep asked what is planned in the grassy area. Ms. Clarke said all the planned park improvements are being completed. The most outstanding thing is expanding the park by 34 acres on the south side of Post Road for a future City Hall. This lawn is not programmed land.

Mr. Reed believed that the bikepath directly to the west would be terminated. Dana McDaniel said it might continue all the way through to the Red Trabue Nature Preserve. Mr. Fishman asked if the bikepath would be done as part of this application. Mr. McDaniel said yes.

Mr. Eastep said two handicap-accessible parking spaces are shown at the Community Relations building and two in the remote lot. He said those spaces were very inconvenient. Ms. Clarke said this had been discussed, and they will be moved to the front door of the recreation center. She said there are about ten spaces for the handicapped now at the recreation center, and more are to be added as a percentage of the parking lot according to the ADA guidelines. Mr. Fishman thought they should be at the base of the big ramp at the Community Relations building instead.

Mr. Eastep wanted the handicap parking convenient to the recreation center. Mr. Fishman said the handicap spaces at the recreation center are used most often illegally, to drop off children, etc.

Dana McDaniel said there had been no increase in membership since the addition opened. He said Phase 2 is not membership driven.

Kelly Heal, said membership numbers did not indicate an increase in membership from last year, but attendance is up. Attendance increased 23 percent from 1998 to 1999. She said the busiest months are in the middle of winter when people are stuck indoors, particularly evenings and weekends. The additional parking is needed then. People now park illegally. She received 30 unfavorable remarks on class evaluations about inadequate parking during those months. Parking is the aspect most often criticized by users of the center.

Mr. Fishman said people come dressed to work out, not for winter weather. The lockers are not big enough for coats and boots. People look for the closest parking, including on the grass.

Mr. McDaniel said staff has basically taken a non-enforcement role on the illegal parking in drive lanes, etc. during the construction of Phase 2, but he did not think the Fire Department would let that continue. They may need to force visitors to park in the remote spaces or tow cars. Mr. Eastep requested that a letter be sent to recreation center members to inform them of the new enforcement posture on parking, giving an effective date. Mr. McDaniel agreed.

Mr. Fishman liked the connecting drive but not its location to the the neighbors. Mr. Reed said it was approximately 25 feet away. Mr. Fishman asked if it could be increased to 50 feet. Mr. Reed said this could not be done without compromising the access. It will not be curbed, to look more like a residential driveway. Mr. Fishman said everything possible should be done to screen the rear of the lots, to an opaque level if possible. He said the screen could be on both sides of the bikepath.

Mr. Reed said there is vegetation along the fencerow. Any evergreen vegetation needs to be on the other side of the bikepath to get enough sunlight to survive. A shrubrow or hedge could be planted between the bikepath and the lot lines, and landscaping could be added in this vicinity.

Mr. Fishman wanted assurance that headlights will be blocked. Mr. Reed said there is only one area that might be a problem. He will field-check it and make it opaque where headlights shine toward residences.

Mr. Sprague said he was contacted by residents regarding lighting. Ms. Clarke said there are a couple of fixtures in each of the three locations: the Community Relations office, the parking pods at the recreation center, and along the driveway. The same cut-off fixture used in the rest of the parking lot is proposed. Some remote lot lighting could be switched off during non-peak or less intense time of year. She said this will be coordinated with the Police Department.

Mr. Sprague said he struggled with the “demonstrated need,” but Council has perceived some sort of a need and said it should be studied and presented to the Planning Commission.

Mr. McDaniel said the Community Hall, arts and crafts spaces, and theater had not yet been programmed when Council asked for action. There are operational parking needs for using the full facility that are common sense.

Ms. Boring said Council members got calls about the parking need, and staff had supported that idea from the beginning. She said Council did not want to delay the parking lot and have it be too late. She said Council voted unanimously to move this parking lot expansion forward.

Ms. Clarke said no spaces were removed by the Phase 2 expansion, but some were unavailable during construction. She said Dublin Coffman students use every space between City Hall and the recreation center when school is in session. Mr. McDaniel said student parking was directed to remote areas, and those cars are gone before the recreation center’s evening peak time (5 to 7:30 p.m.) He said no permits are issued to the students. If there is a function at City Hall, a “No Student Parking” sign is posted. He saw no student parking conflict currently.

Mr. Eastep suggested that the parking at Coffman High School may need expansion. Mr. McDaniel thought upper classmen get priority for school parking, and others park at City Hall. Mr. Sprague said the recreation patrons are the first priority, and staff should keep an eye on this.

Mr. Sprague asked whether the special event parking lot on the grass north of the shelterhouse could be paved as a parking addition. Ms. Clarke said the Master Plan for Coffman Park shows that as a presentation lawn for festivals, etc. Its final development plan for the electrical, lighting and path improvements was approved a few months ago.

Valerie Beradall, a Post Road resident, said she represented abutting and nearby residents. She said City Council members and staff gave varied reasons for this proposal, depending upon who asked whom. The parking lot was turned down last year because there was no demonstrated need for it, but the City staff was to meet with the residents before another parking lot was proposed. That did not happen. Ms. Beradall said the residents do not oppose this development, but they want to make it as palatable as possible. She said they hoped for an objective factual report with a master plan for the site. She said public concern should be a central component of all such decisions, along with administrative needs and fiscal responsibility. She presented a petition signed by the Post Road, Tara Hill, and other nearby residents.

Ms. Beradall said the Community Relations building has adequate parking for its staff. The proposed parking would be used for large meetings, and this is not the best use for that property. Other rooms are also available elsewhere. The connector driveway is not needed and a safety concern because of the bikepath. It may become a shortcut to the recreation center, and lighting is not necessary. She said the two larger parking pods are too far away from the recreation center, and one pod should suffice until a real parking shortfall is experienced. Ms. Beradall said they support the bikepath and appreciate the Commission's consideration.

Mr. Sprague asked if staff had met with the residents. Mr. McDaniel said Fred Hahn had meetings with some of the residents individually.

Robert Rowe, Tara Hill Drive resident, thanked Commission for its community service. He said using the land to its maximum potential for everyone's benefit is the goal. The bikepath makes sense to the residents, but the proposed parking lot does not. It would reduce property values and spoil greenspace. Mr. Rowe said this could be an open play field by moving the parking to the presentation lawn. That area is closer to the recreation center and would not impact the residents. It could then be used for overflow parking as an alternative to paved parking.

Bruce Johnson, a Tara Hill Drive resident, said he was proud to live in Dublin. He bought his home knowing what surrounding land was public and what was private. It is a sensitive issue when private property is sold. The neighbors agree it should become parkland, but not an asphalt parking lot that may not be needed. Most of the neighbors did not receive notice of this meeting. He said there was an ecology issue with the South Fork of the Indian Run. There have been floods in this area. Mr. Johnson suggested developing a one- to four-year plan for this property.

Regarding the mailing process, Ms. Clarke said the policy was to notify all property owners within 200 feet. This mailing list is quite long. The notices were actually sent for the July 6th meeting, and this item was postponed. A second group of notices is not sent for the cases being carried over due to the late hour. Mr. Sprague said it was advertised in the local newspapers.

Scott Timmerman, 5705 Tara Hill Drive, said he moved in last December. He got no notice even though he participated in previous meetings. [A notice was sent to previous property owner instead of Mr. Timmerman.] As a recreation center member, he felt the parking problem is not quantity; it is remoteness. Traffic flows to the Community Relations building through the parking lot. He suggested moving that drive below. Greenspace in the park is disappearing.

Carol Jurasek, a Tara Hill Drive resident, said the numerous festivals, banquets, theatre, etc. have changed the quiet Dublin of ten years ago. The traffic, noise, and lights from these events are

bothersome from her house. She asked what more does the City want from them. She pleaded for some greenspace, asking for more nature and less lights.

Bobbie Timmerman was concerned with drive-thru traffic near the Community Relations building. She said the car lights will shine into the rear of her property and asked for mounding with evergreens, rather than a deciduous/evergreen mix for winter screening. She noted the barn behind the Community Relations building is not to have outside storage. She said there is now trash piled behind it. Mr. Rowe said there was also an incomplete mound with very unsightly weeds. He would like to have it removed. He submitted photos of the site.

Mr. Sprague wanted the staff to review the trash problem noted by the neighbors. Ms. Clarke said it will be fixed, rather than reviewed. She said the dirt was dumped last year in anticipation of building a parking lot addition. The initial work was not finalized. She said there is an applicable condition on the PUD zoning that the areas cannot be used for outdoor storage. Any outdoor storage will be removed, and the weeds will be cut. She said the staff will handle these complaints whether or not this parking lot is approved. She said adding more evergreen screening to better screen the neighbors is not a problem.

Ms. Clarke said the notification list comes from the Franklin County ownership records, and they may not be totally up to date. However, the Timmermans are not on that list, but they should be. Mr. Rowe's name is shown as having been sent a notice, but Mr. Rowe said he did not receive one. Speakers names are added to the mailing list. Mr. Sprague said we try to do comprehensive notification, and she apologized for any missed notices.

Mr. Fishman said some of the issues raised by the neighbors are valid. He noted the Commission's job here is to understand the needs of the entire city and to balance that with the local conditions. He said the recreation center is a major city investment and a wonderful facility. He hates blacktop, but the building cannot be used if there is inadequate parking. He used the center last winter. The lot was full, and cars were parked on the grass, in aisles, etc.

Mr. Fishman said he opposed the parking lot plan last year and challenged the staff to devise a palatable and creative design. He believes this is a good response to the challenge. The connector roadway opens up the field to public use. Most people do not know it is parkland. He believes if this is not approved, there will be even bigger parking problems and subsequent requests for expansion. He believes the buffer along the neighboring parcels should be opaque, and the landscaping should meet the standards required of the private sector.

He supports this application. He expects the staff and designer to meet with the neighbors in the field and to properly address their issues. If properly landscaped, it will not hurt property values. He was sure the City will be conscientious in screening and correcting any problems.

Ms. Boring said this is difficult. There is a master plan, and the park is surrounded in all directions by neighbors. She believes parking is needed. She was concerned about the use of the parking located next to the Community Relations Division. Dana McDaniel responded that it is needed for conducting the business of that division, not just for staff meetings. He said using this house as an interim step saved the taxpayers a lot of money. He noted that public meeting spaces are needed throughout the community. He believes that 20 spaces are needed.

Ms. Boring was concerned about screening headlights. The mound should be extended, and the more remote parking area should be monitored during periods of less intensive use. If not in use, lighting could be lowered or turned off. A condition is needed that requires the site clean-up first, before new construction is to start. If there are problems in the future, the neighbors should call with the complaint. The City is very responsive to complaints.

Ms. Boring thought this was a far better plan and was a needed improvement. She reiterated that addressing the legitimate concerns of the neighbors is necessary.

Mr. Peplow said the standard of “demonstrated need” for this parking was set by this Commission, not by Council. He said the proposed parking is inconvenient, and that part of the parking problem is not addressed by this. The existing parking lot is already enormous, and he is troubled by adding more because it is not known to be needed.

Mr. Peplow was uncomfortable that the connector driveway leads to a one-lane driveway (exit) out to Post Road. This is too much asphalt, and the lighting is too intense. He cannot support it. He agreed that the issues raised by the neighbors should be addressed.

Mr. Eastep thought it may be fiscally unwise to install parking that will be used only 20 percent of the time. He suggested that the staff investigate some type of multi-use pavement for this area. He suggested that it could be parking in winter and be used for tennis, rollerblading or some other use in the summer. This is done elsewhere, and it would optimize its use. It might even be painted green. He did not think the need has been demonstrated, and there is already unused “inconvenient” parking in place.

Mr. Sprague also thought pursuing alternative uses for the asphalt is a good idea. Ms. Clarke responded that the staff had not considered this, and that the parking need at the recreation center is expected to grow annually. However, she said the staff can investigate this possibility. Staff believes that parking is the least preferred use of park land, and we should be very conservative in our approach to parking. This would really “Dublinize” it.

Mr. McDaniel said a roller blade park is in the budget within Coffman Park. It could be considered as an option.

Ms. Boring thought an active use might not be appreciated by the neighbors.

Mr. Fishman thought it should be passed as proposed, and the City can incorporate the rollerblade park, or some other use, if that seems feasible. Mr. McDaniel assured the Commission this will be reviewed by staff.

Mr. Eastep said the residents bought their homes knowing this is a community park.

Ms. Boring said the fiscal responsibility for the community belongs to Council.

Mr. Fishman said the use of the center is high and growing. Ultimately, the proposed parking will be needed more than just in the winter.

Mr. Sparague appreciated the comments of the other Commissioners. Council has instructed the staff to go forward with this, and it is the job of the Commission to Dublinize it. It is a much

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improved plan, and the trash will be cleaned up. He wants the approach to parking to be hesitant, and to keep the park green as the first priority. He supports the application.

Ms. Boring wanted a condition on monitoring the lighting. Mr. Fishman thought the staff could handle this without a condition.

Mr. Fishman made a motion to approve this final development plan because it is consistent with the PUD criteria, utilizes small, well-buffered parking areas, includes a missing link of the bikepath system, and is compatible with the surrounding residential environment, with eight conditions:

- 1) That a tree preservation/replacement plan be submitted and that snow fencing be installed during all phases of construction to preserve trees, and that any landscaping to be removed will be relocated elsewhere on site;
- 2) That handicap-accessible spaces and paved pedestrian connections be provided in convenient and appropriate locations, and outside of the floodway-plus-20 area;
- 3) That the lighting meet the Dublin Lighting Guidelines and utilize fixtures that match those in the balance of the parking lot and that the lighting be turned down after hours to the minimum needed for security;
- 4) That the vehicular use area be screened to a height of 3.5 feet and with a border of shade trees;
- 5) That the development comply with all applicable flood hazard regulations, Dublin's Stormwater Regulations and the City Engineer's standards for pavement design and construction;
- 6) That any future expansions or structural modifications be subject to review and approval by the Commission;
- 7) That landscape buffer be made opaque with evergreens; and
- 8) That the lighting for the remote parking lot be monitored and when necessary, at staff's discretion, lights be turned off during periods of less intense use.

Ms. Boring seconded the motion. Mr. McDaniel noted the staff needs some flexibility in dealing with the lighting. The Commissioners said they understood this. Ms. Clarke and Mr. McDaniel agreed to the conditions. The vote was as follows: Mr. Peplow, no, for the reasons he stated earlier in the evening; Mr. Sprague, yes; Mr. Eastep, no, because Dublin could have planned for an outdoor recreational use of the pavement during off-peak times; Ms. Boring, yes; and Mr. Fishman, yes. (Approved 3 – 2.)

Mr. Fishman added that staff should explore using the parking for other uses during the off-peak times. Mr. McDaniel and Ms. Clarke said they would investigate this further.

Ms. Boring noted that this parking lot will only go forward if Council votes to award the contract for construction. Residents who oppose it should contact their Council representatives to voice their opinions. Ms. Clarke said it will be several months before this goes to Council.

Mr. Sprague announced a ten-minute recess. At the conclusion of the break, Mr. Sprague repeated the "11 o'clock Rule."



**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
June 18, 1998**

CITY OF DUBLIN

**Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236**

**Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us**

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

- 1. Revised Final Development Plan 98-044FDPR - Coffman Park - Dublin Community Recreation Center Expansion - 5600 Post Road**
Location: 46 acres located on the northwest corner of Post Road and Emerald Parkway, and south of Tara Hill Drive.
Existing Zoning: PUD, Planned Unit Development District (Coffman Park Plan).
Request: Review and approval of a final development plan under the provisions of Section 153.056.
Proposed Use: A two-story, 40,000 square foot expansion to an existing 69,000 square feet recreation center including an expanded fitness area plus a black box theater; a community hall; an arts, game, and teen area; an addition to the senior area and additional offices.
Applicant/Owner: City of Dublin, Tim Hansley, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017; Rick Helwig, Assistant City Manager, 5800 Shier-Rings Road, Dublin, Ohio 43016.

MOTION: To approve this revised final development plan with four conditions:

- 1) That appropriate solution(s) to the parking issue be determined by December 31, 1998, and be presented to the Commission for review and approval;
- 2) That a tree preservation plan, including fencing to be installed during the entire construction period, be submitted for staff review and approval;
- 3) That Coffman Park be subject to a landscape inspection this summer, and that any dead or dying (required) plantings be replaced by October 15, 1998; and
- 4) That engineering site plans meet the requirements of the City Engineer.

VOTE: 5-0.

RESULT: This revised final development plan was approved.

STAFF CERTIFICATION

**Barbara M. Clarke
Planning Director**

**05-031AFDP
Coffman Park Bocce Ball Courts
5600 Post Road**



CITY OF DUBLIN

Division of Planning
5800 Shier-Kings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
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MEETING MINUTES

DUBLIN PLANNING AND ZONING COMMISSION

JUNE 18, 1998

1. Revised Final Development Plan 98-044FDPR - Coffman Park - Dublin Community Recreation Center Expansion - 5600 Post Road (Approved 5-0)
2. Concept Plan 98-047CP - Blazer Business Park (Approved 5-0)
3. Final Development Plan 98-038FDP - Shannon Glen Section 3 (Approved 5-0)

The meeting was called to order at 6:35 p.m. by Vice Chair, Jim Sprague. Other Commission members present were Tom McCash, George Peplow, Roger Eastep and Joe Harian. Mr. Fishman and Mr. Lecklider were absent. Staff members present included John Talentino, Chris Hermann, Bobbie Clarke, Suzanne Wingenfield, Kim Littleton, Lisa Fierce, Mary Newcomb, Chad Gibson, Rick Helwig, Randy Bowman, Barb Cox, Mary Bearden, Fred Hahn, Martin Strayer, Mitch Banchefsky, Dana McDaniel, Kelly Heal, Flora Rogers, and Libby Farley.

Administrative Business

Mr. Harian made a motion to accept all documents into the record, and Mr. Peplow seconded. The vote was as follows: Mr. Eastep, yes; Mr. Harian, yes; Mr. Peplow, yes; Mr. Sprague, yes; and Mr. McCash, yes. (Approved 5-0.)

1. Revised Final Development Plan 98-044FDPR - Coffman Park - Dublin Community Recreation Center Expansion - 5600 Post Road

Bobbie Clarke presented this plan to expand the recreation center by 41,648 square feet. Coffman Park contains 46 acres at the northwest corner of Post Road and Emerald Parkway. The expansion is proposed for the north and east elevations. A corrected site plan was distributed, and slides were shown. The fitness expansion will be one story extending 20 feet toward the west. The tree row will be protected. The two-story expansion will be to the north. It includes a black box theater, community hall, atrium and areas for seniors, teens, art, ceramics and staff offices.

Ms. Clarke said the exterior design will be repeated. The objective is to create a "seamless" structure. There will be a porte cochere and covered walkway to the front door. City Council

05-031AFDP
Coffman Park Bocce Ball Courts
5600 Post Road

reviewed the plan in May. Several architectural and programmatic changes were then made, and City Council gave its conceptual approval. The project is scheduled to be bid in August.

Ms. Clarke said staff recommends approval with four conditions:

- 1) That appropriate solution(s) to the parking issue be determined by December 31, 1998, and be presented to the Commission for review and approval;
- 2) That a tree preservation plan, including fencing to be installed during the entire construction period, be submitted for staff review and approval;
- 3) That Coffman Park be subject to a landscape inspection this summer, and that any dead or dying (required) plantings be replaced by October 15, 1998; and
- 4) That engineering site plans meet the requirements of the City Engineer.

Tom McCash said all his concerns have been addressed. He noted that this has been reviewed by City Council and he is happy with what has been presented.

Joe Harian asked about the parking shortfall. Ms. Clarke said the original building design, including the existing building plus the components now proposed, had a parking lot that was sized for the entire structure. It was fully constructed, but the lot is nearing capacity at peak times. Parking to support banquet/theater uses will be addressed before opening this phase. Currently, Dublin is negotiating to purchase land to the west of the recreation center. Staff will come before the Commission with another revised final development plan for a parking lot expansion, or to present an acceptable alternative parking solution, later this year.

Ms. Clarke said then parking was sized for the "maximum event," which was a type of swim meet. The parking is adequate for the existing building.

Mr. Harian wanted adequate tree protection for the tree line near the fitness area. Ms. Clarke said that there will be approximately 30 feet between the new structure and the existing tree line.

Ms. Clarke introduced Dave Pontia from Wandell & Schnell Architects, the City's architects.

Mr. Eastep asked what will be in the third phase. Mr. Pontia said there is no program now, but there is land for a future phase. Mr. Eastep suggested a two-story fitness area. Mr. Pontia said that this was researched and eliminated. This is an unlimited area building, and a two-story addition would require fire walls, egress, etc. A future phase could be two stories high.

Mr. Peplow asked if the porte cochere would be covered. Mr. Pontia said that is still in discussion. Mr. Peplow said the report says the fitness expansion and upper deck will take advantage of the view. Mr. Pontia said that the deck will require a second set of stairs plus additional access from the running track. Mr. Peplow noted the effort made to soften the roofline from the northern view. This part of the roof will not be visible from the south.

Mr. Harian asked about special amenities for the senior lounge areas. Mr. Pontia said that meetings have taken place with the seniors to address their needs in this expansion.

Mr. Pontia said the new windows will match the existing building.

Mr. Sprague wanted to know who will be addressing the parking. It will be staff. He asked about handicapped access to the deck, and Mr. Pontia said the running track will be used.

Mr. Harian was pleased that Dubliners use the center so fully that it is being expanded to more uses. He likes the matching of the new expansion to the existing building. He was concerned with the parking issues. This is Coffman Park and it should be very green with open spaces for outdoor open recreation areas. He hopes the park can be expanded.

Mr. McCash said it is great to have such popular support for the center that expansion is needed. The arts may be as popular as the fitness area. City Council has discussed parking and the concern over neighborhood impact with too many cars and too many simultaneous events. Scheduling the programs may help address part of the parking problems. Mr. Peplow agreed.

Mr. Eastep wanted the parking addressed. He commended the design and staff efforts; endorsing the conditions and comments. He believes this will be a great project.

Mr. Sprague also praised the project. He said parking remains the only challenge. He credited City Council, staff and the architects for a good proposal. He believes it will be a beautiful addition.

Mr. Eastep made a motion to approve this final development plan with four conditions:

- 1) That appropriate solution(s) to the parking issue be determined by December 31, 1998, and be presented to the Commission for review and approval;
- 2) That a tree preservation plan, including fencing to be installed during the entire construction period, be submitted for staff review and approval;
- 3) That Coffman Park be subject to a landscape inspection this summer, and that any dead or dying (required) plantings be replaced by October 15, 1998; and
- 4) That engineering site plans meet the requirements of the City Engineer.

Mr. McCash seconded the motion, and the vote was as follows: Mr. Harian, yes; Mr. Peplow, yes; Mr. Sprague, yes; Mr. McCash, yes; Mr. Eastep, yes. (Approved 5-0.)

2. Concept Plan 98-047CP - Blazer Business Park

Chris Hermann presented this concept plan for 84.2 acres on the northwest corner of Rings and Frantz Roads. The site does not include the Cendant corner. Mr. Hermann presented some slides. The site is all zoned OLR and includes the Lucent Technologies training building. This is a very flat site, and the only existing trees are around the building and along Blazer Parkway.

This will be divided into seven office sites, a private recreational center (Five Seasons), a flex office site and three outparcels. Five Seasons would like a two-story building of 112,000 square



**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
September 4, 1997**

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-761-6550
Fax: 614-761-6566
Web Site: www.dublin.oh.us

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

- 2. Revised Final Development Plan 97-121RFDP - Coffman Park - 5200 Emerald Parkway**
Location: 46.696 acres located on the northwest corner of Post Road and Emerald Parkway.
Existing Zoning: PUD, Planned Unit Development Plan (Coffman Park).
Request: Review and approval of a revised final development plan under the provisions of Section 153.056.
Proposed Use: Addition of a shelter house and other park improvements.
Applicant: City of Dublin, c/o Dana McDaniel, Service Director, 6351 Shier-Rings, Road, Dublin, Ohio 43016.

MOTION: To approve this revised final development plan because it is consistent with the preliminary development plan for Coffman Park and its Master Plan and the Community Plan update, with five conditions:

- 1) That the park improvements be located at least 20 feet beyond the floodway and in compliance with all applicable flood hazard development requirements;
- 2) That all necessary permits be obtained (sanitary sewer, water, and for development within the floodplain) prior to construction;
- 3) That all lighting be subdued within the park and be designed to meet the Dublin Lighting Guidelines;
- 4) That future signage be subject to review and approval by the Planning and Zoning Commission; and
- 5) That the materials used in the shelter house (stone and shingles), match those used on the recreation center and that the doors be painted to match the predominant material.

* Fred Hahn agreed to the above conditions.

VOTE: 7-0.

RESULT: This revised final development plan was approved.

STAFF CERTIFICATION

John D. Talentino
John D. Talentino, Planner

05-031AFDP
Coffman Park Bocce Ball Courts
5600 Post Road

- 4) That a plan be submitted to the satisfaction of staff to provide separation between public property (park) and private property (single-family lots);
- 5) That the southern property line of Lot # 6 be realigned perpendicular to the Norm Street extension;
- 6) That a 20-foot access easement be provided to the storm water detention basin between Lots # 11 and 12 or # 12 and 13, and that grading be done for the same;
- 7) That the storm water detention pond be maintained by the home owners' association;
- 8) That a tree preservation plan be submitted outlining the limits of tree protection by snow fencing;
- 9) That fencing restrictions be provided within the text and a commitment be made to install street trees, sidewalks, and bike paths (between Lots # 3 and 4 and along Woerner-Temple extended); and
- 10) That all conditions be met, and a revised text and plan be submitted subject to staff approval, prior to this case being scheduled for public hearing by City Council.

Mr. Sprague asked if Council had considered giving the Planning Director administrative power to approve a time extension. Mr. Banchevsky said this would require a Code amendment.

Chris Cline, attorney for the applicant, said Dublin's zoning code has four different zoning procedures. The time requirement is 240 days from the notice of approval, but no notice was received. He thinks the regulations are confusing and an easier mechanism should be available. Mr. Cline said the final plat should be filed within 60 days.

Mr. Ferrara made the motion to approve this time extension with the above ten conditions, and Mr. Sprague seconded it. The vote was as follows: Mr. Harian, yes; Mr. Lecklider, yes; Mr. Peplow, yes; Ms. Boring, yes; Ms. Chinnici-Zuercher, yes; Mr. Sprague, yes; and Mr. Ferrara, yes. (Approved 7-0.)

2. Revised Final Development Plan 97-121RFDP - Coffman Park - 5200 Emerald Parkway

John Talentino presented this revised final development plan for new improvements to Coffman Park. The overall circulation and new parking areas of the Master Plan are complete. The proposed improvements are a shelter house to the north of the new connector drive and some play areas along the south side with walkways and landscaping. The proposed playground improvements appear to be within the "floodway plus 20" area of the North Fork of Indian Run. New drawings indicate that the base maps were in error, and this is not a problem.

Mr. Talentino said the materials on the shelter house will match the Recreation Center. No signage or lighting is proposed. The shelter house will be open on the north elevation with year round restrooms. The lawn area to the north of the shelter house will be used for special events.

He said the plans, as submitted, conform to the master plan developed for Coffman Park approved several years ago, and staff is recommending approval with five conditions:

- 1) That the park improvements be located at least 20 feet beyond the floodway on the site and in compliance with all applicable flood hazard development requirements;
- 2) That all necessary permits be obtained (sanitary sewer, water, and for development within the floodplain) prior to construction;
- 3) That all lighting be subdued within the park and be designed to meet the Dublin Lighting Guidelines;
- 4) That future signage be subject to review and approval by the Planning and Zoning Commission; and
- 5) That the materials used in the shelter house (stone and shingles), match those used on the recreation center and that the doors be painted to match the predominant material.

Ms. Chinnici-Zuercher asked if this enclosed shelter house would be for picnic purposes. Mr. Talentino said yes. Ms. Chinnici-Zuercher asked if there would be a charge for usage.

Fred Hahn said the shelter house has a multipurpose design, and it will be used for special events. It could also be rented for family reunions or corporate outings, the same as the existing shelters. If they are not reserved for private groups, people use them on a first come basis without renting them. The shelter house is being designed for year round use. A future phase will have a plaza on the north side of the shelter house which can be flooded for ice skating.

Mr. Hahn said the playground will be larger than typical and completely ADA-compliant. By design, Coffman Park serves the whole community, while most neighborhood parks meet local needs. The play grounds are designed for two groups: preschool and school age. They will be physically separated by landscaping, etc. Mr. Hahn said both will be southwest of the shelter house.

Mr. Sprague asked if enough passive area will remain in Coffman Park after this development. Mr. Hahn said the field immediately north of the shelter house will be open and remains so in the Master Plan. There also will be open space immediately west of the existing tennis courts. Mr. Hahn said the new shelter house would have the same hours as the park.

Mr. Ferrara asked if Coffman Park would still be the primary venue for large special events such as the Irish Festival. Mr. Hahn said yes. Special event needs have been built into the shelter house and Master Plan. He said the shelter house floor plan had one room listed as a special events storage area. There is also a basic kitchen in the shelter for special event use.

Ms. Chinnici-Zuercher said schools have been used for Dublin special events in the past which interfered with athletic activities. School space should be available for student use.

Ms. Boring asked if the shelter house doors can be opened. Mr. Hahn said the south elevation doors were functional, but the north elevation is simply open. Ms. Boring asked if the plans were reviewed by the Dublin Parks and Recreation Commission. Mr. Hahn said there is not a Commission at this time, but it did review the 1994 Master Plan. This submittal repeats that plan.

Ms. Boring said Council identified Coffman Park as a very important CIP project. Mr. Hahn said Council adopted a four-year phasing plan during last year's budget hearings.

Ms. Chinnici-Zuercher asked how many people the shelter house would hold. Mr. Hahn said it is 2,700 square feet in area. Mr. Hahn agreed with the above conditions.

Ms. Boring asked if restroom equity between the sexes being honored. Mr. Hahn said Dublin's current policy was a 1:1 ratio unless there is good cause to vary that.

Mr. Sprague moved for approval of this revised final development plan because it is consistent with the preliminary development plan for Coffman Park and its Master Plan and the Community Plan update, with five conditions:

- 1) That the park improvements be located at least 20 feet beyond the floodway and in compliance with all applicable flood hazard development requirements;
- 2) That all necessary permits be obtained (sanitary sewer, water, and for development within the floodplain) prior to construction;
- 3) That all lighting be subdued within the park and be designed to meet the Dublin Lighting Guidelines;
- 4) That future signage be subject to review and approval by the Planning and Zoning Commission; and
- 5) That the materials used in the shelter house (stone and shingles), match those used on the recreation center and that the doors be painted to match the predominant material.

Mr. Lecklider seconded the motion, and the vote was as follows: Ms. Boring, yes; Mr. Harian, yes; Mr. Ferrara, yes; Mr. Peplow, yes; Ms. Chinnici-Zuercher, yes; Mr. Lecklider, yes; and Mr. Sprague, yes. (Approved 7-0.)

3. Revised Final Development Plan 97-021RFDP - Dublin Scioto High School - 4000 Hard Road

Prior to the meeting, the applicant requested postponement of this application. The design of the auditorium is being revised. There was no discussion or action taken.

4. Corridor Development District Application/Revised Final Development Plan 97-113CDD/RFDP - Lexus Dealership - 3885 West Dublin - Granville Road

John Talentino presented this final development plan for an automobile dealership. A 3,500 square foot building expansion and modification to existing parking are being proposed.

The parking space modification would increase the parking setback along Dublin-Granville Road by ten feet. The 1988 PUD rezoning required the dedication of right-of-way (56 feet from centerline) which is still pending. When the building was constructed, there was a 26-foot siting error that resulted in the parking being too close to SR 161. The setback is being increased by ten feet by shortening spaces. The setback will be much closer to compliance. Staff supports this



CITY OF DUBLIN

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 5, 1995**

The Planning and Zoning Commission took the following action at its regularly scheduled meeting:

1. **Revised Final Development Plan - Dublin Community Recreation Center - Coffman Park**
Location: 46 acres located on the northwest corner of Post and Coffman Roads.
Existing Zoning: PUD, Planned Unit Development District.
Request: Review and approval of changes in roof material, elevations, and lighting under the provisions of Section 1181.09.
Proposed Use: Community recreation center of over 100,000 square feet in addition to park uses, Fletcher Coffman homestead and municipal offices.
Applicant: City of Dublin, c/o Janet Jordan, Director of Parks and Recreation, 6665 Coffman Road, Dublin, OH 43017.

MOTION: To approve this revised Final Development Plan because it is consistent with the PUD criteria, maintains and incorporates the site's natural environmental features, conforms to the of the Community Plan, and is compatible with the residential neighborhood with the following six conditions:

- 1) That the parking lot plan be designed and landscaped to meet both the letter and spirit of all landscape and other Code requirements;
- 2) That the on-site lighting to be installed comply with the Dublin Lighting Guidelines;
- 3) That the signage comply with Code or be resubmitted to the Planning Commission at a later date for consideration;
- 4) That vertical landscape elements be incorporated into the design for the north elevation of that building;
- 5) That the traffic signal indicated at the intersection of Coffman Road and Tara Hill Drive be installed prior to the opening of the facility; and
- 6) That the Staff carefully monitor traffic and other impacts created by the Downpatrick entrance and take steps where possible to address neighborhood concerns.

* The applicant, Janet Jordan, agreed to the above conditions.

VOTE: 6-0.

RESULT: This revised Final Development Plan was approved.

STAFF CERTIFICATION



Barbara M. Clarke
Planning Director

05-031AFDP

Coffman Park Bocce Ball Courts
5600 Post Road

yes; Mr. Ferrara, yes; Mr. Fishman, yes; Mr. Peplow, yes; Mr. Rauh, abstain; and Mr. Sutphen, yes. Mr. Zawaly was absent. (Approved 5-0-1.)

Mr. Ferrara made a motion to elect Marilee Chinnici-Zuercher as the 1995 Vice Chair. Mr. Sutphen seconded. There were no other nominations. The vote was as follows: Mr. Fishman, yes; Mr. Peplow, yes; Mr. Rauh, yes; Mr. Sutphen, yes; Mr. Ferrara, yes; and Ms. Chinnici-Zuercher, abstain. (Approved 5-0-1.)

Ms. Chinnici-Zuercher made a motion to consistently require reduced 11" X 17" plans. Mr. Sutphen seconded. It was agreed that this would be the applicant's responsibility. Mr. Ferrara said the Staff should be sure plans have small details such as county lines, etc., and these must be legible. The vote was as follows: Mr. Ferrara, yes; Mr. Zawaly, absent; Ms. Chinnici-Zuercher, yes; Mr. Peplow, yes; Mr. Rauh, yes; and Mr. Sutphen, yes. (Approved 6-0.)

The Commission said no new drawings should be accepted less than 15 days prior to the meeting. Late submissions delay the hearing process because Commissioners and staff cannot do adequate review of the cases prior to the meeting. Mr. Fishman said this was an attempt to be friendly to the applicant. Mr. Rauh said also the case load made it necessary.

Mr. Ferrara made the motion to revise the Commission's Rules and Regulations, for submission to Council, to require that all drawings and documentation be submitted to Staff at least 15 days prior to a meeting date.

Bob Apel, Meacham and Apel Architects, said the Staff Report is issued one week before the meeting, and this rule would not allow them to work out issues with Staff prior to the meeting. This could lengthen the process by another month. Mr. Rauh understood but said it should make the system more efficient. Ms. Chinnici-Zuercher said tabling was often caused because the revised information was received too late for proper analysis. Mr. Apel said the applicant needs the Staff Report to find out the full recommendation. Mr. Rauh said issues should be resolved prior to the meeting, not at it. He said Mr. Apel could make case before Council.

Mr. Sutphen seconded the motion. The vote was as follows: Ms. Chinnici-Zuercher, yes; Mr. Ferrara, yes; Mr. Fishman, yes; Mr. Peplow, yes; Mr. Rauh, yes; and Mr. Sutphen, yes. (Approved 6-0.)

Mr. Rauh announced the Commission's hearing procedure.

1. Revised Final Development Plan - Dublin Community Recreation Center

Janet Jordan presented the proposed revisions for the Dublin Community Recreation Center. This will result in meeting the budget. It is the same footprint and site plan. The building has changed from a wood to steel structure building. The main exterior difference proposed is the change from standing seam roof, to a very heavy shingle. This will save \$220,000. She said some clear story windows were eliminated, and the building volume and height were lowered.

Mark Bodine, Moody-Nolan, project architect, said the building was only shorter on the north facade, where Phase 2 will eventually be built. Clear story over the entrance hall and lobby was removed which dropped the height by six feet. The south elevation will not be changed except the roof material. The tower will remain but not be functional. The shingle is a heavy "shake" type shingle with many channel lines. Mr. Bodine said no square footage was eliminated. He said the roof would have a 40-year warranty and was heavy-duty. He said the expected budget was \$9.6M. Mr. Ferrara asked if the limestone would be stucco-stone. Janet Jordan said it would be stucco-stone as was originally proposed.

Ms. Jordan said City Council had approved this revision, and the bid will go out in a few weeks. Council wanted all necessary procedures followed for approval.

Mr. Sutphen made the motion to approve the revised Final Development Plan because it is consistent with the PUD criteria, maintains and incorporates the site's natural environmental features, conforms to the recommendations of the Community Plan, and is compatible with the residential neighborhood, with the following six conditions:

- 1) That the parking lot plan be designed and landscaped to meet both the letter and spirit of all landscape and other Code requirements;
- 2) That the on-site lighting to be installed comply with the Dublin Lighting Guidelines;
- 3) That the signage comply with Code or be resubmitted to the Planning Commission at a later date for consideration;
- 4) That vertical landscape elements be incorporated into the design for the north elevation of that building;
- 5) That the traffic signal indicated at the intersection of Coffman Road and Tara Hill Drive be installed prior to the opening of the facility; and
- 6) That the Staff carefully monitor traffic and other impacts created by the Downpatrick entrance and take steps where possible to address neighborhood concerns.

Mr. Fishman seconded the motion, and the vote was as follows: Ms. Chinnici-Zuercher, yes; Mr. Ferrara, yes; Mr. Fishman, yes; Mr. Peplow, yes; Mr. Sutphen, yes; and Mr. Rauh, yes. (Approved 6-0.)

2. Code Amendment - Chapter 1187 Landscaping

Mary Newcomb presented this requested street tree amendment to Appendix E of Chapter 1187, Landscape Code. The new tree list was fully reviewed and approved by the Tree and Landscape Advisory Commission. She said after a one year guarantee period, the City accepts permanent responsibility for street trees. Low maintenance varieties of tree species need to be installed initially. Some types were removed from the list due to high maintenance (callery pears) or pest problems (little leaf linden) or were not readily available. Newly developed varieties and more native species were added. She said the existing tree list for commercial sites is currently being revised by the Tree and Landscape Commission and will be proposed as a Code amendment.

Staff is requesting a positive recommendation to forward to Council for a Code revision.



CITY OF DUBLIN

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION**

August 11, 1994

The Planning and Zoning Commission took the following action in the application below at its regularly scheduled meeting:

Final Development Plan - Dublin Community Recreation Center - Phase 1 Construction

Location: 46 acres located on the northwest corner of Post and Coffman Roads.

Existing Zoning: PUD, Planned Unit Development District.

Request: Review and approval of final development plan under the provisions of Section 1181.09 of the Planning and Zoning Code.

Proposed Use: Community recreation center of over 100,000 square feet in addition to park uses, Fletcher Coffman homestead and Dublin Municipal Building.

Applicant: Janet Jordan, Director of Parks and Recreation, City of Dublin, 6665 Coffman Road, Dublin, OH 43017.

MOTION #1: To reconsider the Dublin Community Recreation Center final development plan, Phase I, Building Construction at this meeting.

VOTE: 6-0-1.

RESULT: The Dublin Community Recreation Center was reconsidered this at this meeting.

MOTION #2: To approve this final development plan, with the original conditions #1-6 and condition #7 to be revised as follows:

- 1) That the parking lot plan be designed and landscaped to meet both the letter and spirit of all landscape and other Code requirements;
- 2) That the on-site lighting to be installed comply with the Dublin Lighting Guidelines;
- 3) That the signage comply with Code or be resubmitted to the Planning Commission at a later date for consideration;
- 4) That vertical landscape elements be incorporated into the design for the north elevation of the building;
- 5) That the traffic signal indicated at the intersection of Coffman and Tara Hill Drive be installed prior to the opening of the facility;
- 6) That the Staff monitor carefully traffic and other impacts created by the Downpatrick entrance and take steps where possible to address neighborhood concerns; and

**DUBLIN PLANNING AND ZONING COMMISSION
RECORD OF ACTION
August 11, 1994**

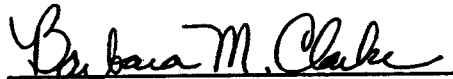
**Final Development Plan - Dublin Community Recreation Center - Phase 1
Construction (Cont.)**

- 7) **Roof material should be selected by Staff to coordinate with the limestone exterior and need not be limited to the metallic copper finish as previously approved.**

VOTE: 7-0.

RESULT: This final development plan was approved with a revision of condition #7.

STAFF CERTIFICATION



Barbara M. Clarke
Director of Planning



PLANNING AND ZONING COMMISSION

MEETING MINUTES

AUGUST 11, 1994

CITY OF DUBLIN

- * Reconsideration - Final Development Plan - Dublin Community Recreation Center, Phase I, Building Construction (Approved 7-0)**
- 1. Informal Discussion - Corridor Development District CDD94-007 - 3890 Tuller Road - Infiniti of Columbus (No vote taken)**
- 2. Final Plat - Bristol Commons Section 3 (Approved 7-0)**
- 3. Final Plat - Wyndham Village Section 3 (Approved 7-0)**
- 4. Code Revision of Chapter 1189 - Signs (Tabled 7-0)**
- 5. Rezoning Application Z94-007 - Dublin Place aka Jacobs Mall (Tabled 7-0)**

Chairman Warren Fishman called the meeting to order at 6:30 p.m. Other commission members present were Marilee Chinnici-Zuercher, John Ferrara, Peter Zawaly, George Peplow, Dick Rauh, and Dan Sutphen. Staff members present were Terry Foegler, Bobbie Clarke, Lisa Fierce, Vince Papsidero, Tom Rubey, Randy Bowman, Balbir Kindra, Peter Lenz, Gene Bostic, Anne Clarke, Michelle Crandall, Sandra Puskarcik, Rob Geis, Mitch Banchevsky, Libby Farley, Ken Johnstone and Stephen Stansbury.

A motion was made by Dan Sutphen to approve the July 7, 1994 meeting minutes and seconded by Ms. Chinnici-Zuercher. The vote was as follows: Mr. Fishman, yes; Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Sutphen, yes; Mr. Rauh, yes; Ms. Chinnici-Zuercher, yes; and Mr. Zawaly, abstain. (Approved 6-0-1.)

A motion was made by Dan Sutphen to approve the July 21, 1994 meeting minutes and seconded by Ms. Chinnici-Zuercher. The vote was as follows: Mr. Fishman, yes; Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Sutphen, yes; Mr. Rauh, abstain; Ms. Chinnici-Zuercher, yes; and Mr. Zawaly, abstain. (Approved 5-0-2.)

- * Reconsideration - Final Development Plan - Dublin Community Recreation Center, Phase I, Building Construction**

A motion was made by Dan Sutphen to reconsider the Dublin Community Recreation Center Final Development Plan, Phase I, Building Construction at this meeting. Mr. Rauh seconded the motion and the vote was as follows: Mr. Fishman, yes; Mr. Ferrara, yes; Mr. Sutphen, yes; Mr. Rauh, yes; Ms. Chinnici-Zuercher, yes; and Mr. Zawaly, abstain. (Vote to reconsider 6-0-1.)

Ms. Clarke said there was substantial confusion regarding the roof material. A coated metal material was presented at the last meeting for approval with two choices involved, either the

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more expensive choice, the metallic finished roof (copper colored, but not copper) or a non-metallic finish (a variety of colors available). The architectural team recommended a subdued blue-green color which Staff did not like. Staff suggested that the roofing material on the existing City Hall be duplicated on the Community Center site. The metallic finish represents 15 percent escalation in price, or a \$53,000 difference. The Commission approved the plan with the metallic roof similar to City Hall provided the interior of the building would not suffer. Ms. Clarke suggested that the choice be between metallic and non-metallic, not a color choice.

Mr. Fishman said a non-metallic copper-colored roof was available for the same price as the blue-green. His preference was to have a non-metallic copper-colored roof to save money.

Ms. Clarke said that a variety of non-metallic muted and earth-toned colors were available that would blend with the building limestone, and the maintenance costs should be the same.

Peter Lenz said the finish was not paint, but a finish which is manufactured. There is no difference in the durability of the metallic/non-metallic varieties. The metallic material, however does reflect the light differently from different angles.

Mr. Sutphen wanted to maintain the same look on all City buildings.

Mr. Rauh said due to its size, the roof might be too bright in metallic.

Ms. Chinnici-Zuercher asked why Staff preferred a metallic finish. Ms. Clarke said a blue-green roofing was submitted, but Staff recommended a less jolting color that blends with the other Coffman Park buildings. Her first choice is to match City Hall, and the second choice was an earthtone color to blend with the stone.

A motion was made by Mr. Sutphen to approve this final development plan, as approved August 4, 1994, with all conditions except Condition #7 which is to be reworded as follows:

- 7) Roof material should be selected by Staff to coordinate with the limestone exterior and need not be limited to the metallic copper finish as previously approved.

Ms. Chinnici-Zuercher seconded the motion and the vote was as follows: Mr. Fishman, yes; Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Sutphen, yes; Mr. Rauh, yes; Ms. Chinnici-Zuercher, yes; and Mr. Zawaly, yes. (Approved 7-0.)

A motion was made to accept the documents presented for the August 11 meeting into the record by Ms. Chinnici-Zuercher and seconded by Mr. Rauh. The motion for approval was all in favor. (Approved 7-0.)

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Mayor Campbell noted that both applications will be considered by Council at the next meeting.

Legislation

Ordinance No. 88-93 - An Ordinance Providing for a Change of Zoning of 111.203 Acres of Land Located on the East Side of Cosgray Road Approximately 1,000 Feet to the North of Shier-Kings Road from: PIP, Planned Industrial Park District to: PIP, Planned Industrial Park District. (Sports Ohio) (Third Reading) (Applicant: Allen S. Shepherd III, 6298 Cosgray Road, Amlin, OH 43002)

Ms. Clarke noted that an addendum to the text has been distributed tonight, and she requests that this be incorporated into the text for this rezoning. The text includes language stating that these buildings cannot be used for industrial uses. She pointed out that Council is approving with this text the area of setback reduction but not the curb cuts. She emphasized that there is an understanding that the use of amusement arcades will remain as presently governed by Dublin's Codified Ordinances.

Mrs. King moved approval of Ordinance 88-93 with the four conditions from Planning Commission and with the addition to the text of the special notes on the nature of the fun park and the overhead walkway, as contained on insert 6A submitted to Council tonight.

Mr. Strip seconded the motion.

Vote on the Ordinance - Mayor Campbell, yes; Mrs. King, yes; Mr. Kranstuber, yes; Mr. Strip, yes; Mr. Zawaly, yes; Mrs. Boring, yes; Mrs. Stillwell, yes.

Ordinance No. 96-93 - An Ordinance Providing for a Change of Zoning of 3.679 Acres of Land Located on the Northeast Corner of Innovation Drive (formerly Enterprise Drive) and Wilcox Road from: RI, Restricted Industrial District to: SO, Suburban Office and Institutional District. (Third Reading) (Applicant: DCP Associates, P.O. Box 370, Dublin, OH 43017)

Mrs. Stillwell moved approval with the conditions of Planning Commission.

Mrs. King seconded the motion.

Vote on the Ordinance - Mr. Strip, yes; Mrs. Boring, yes; Mr. Kranstuber, yes; Mr. Zawaly, yes; Mrs. King, yes; Mrs. Stillwell, yes; Mayor Campbell, yes.

Ordinance No. 111-93 - An Ordinance Providing for a Change of Zoning of 81.994 Acres of Land Located on the Northwest Corner of Avery Road and Brand Road from: R-1, Restricted Suburban Residential District to: PUD, Planned Unit Development District. (for a single-family development known as Shannon Glen) (Third Reading) (Applicant: Robert A. Meyer, 41 South High Street, Columbus, OH 43215)

Mr. Kranstuber moved approval subject to the 17 conditions imposed by Planning Commission.

Mayor Campbell seconded the motion.

Vote on the Ordinance - Mr. Strip, yes; Mr. Kranstuber, yes; Mrs. King, yes; Mr. Zawaly, yes; Mrs. Stillwell, yes; Mrs. Boring, yes; Mayor Campbell, yes.

Ordinance No. 18-94 - An Ordinance Providing for a Change of Zoning of 48.049 Acres of Land Located on the Northwest Corner of Post Road and Coffman Road from: R-1, Restricted Suburban Residential District to: PUD, Planned Unit Development District. (Coffman Park) (Third Reading) (Applicant: Timothy C. Hansley, City of Dublin, 6665 Coffman Road)

Mayor Campbell stated that since many public hearings have been held on the rezoning for the Community Center, tonight's testimony should address concerns which have not been discussed previously.

Nancy Twynham, 5627 Tara Hill expressed concern that the third entrance to the park is back on the design board again. She does not believe the third entrance from Tara Hill is justified, as all of the Metro Parks in the Columbus area have only one entrance.

Discussion followed about the traffic consultant's determination that three entrances will be necessary for the Center.

Mayor Campbell emphasized that there is some question as to whether it was necessary for the City to go through a rezoning process for the Center since recreational uses are already permitted in Coffman Park. The City has held all of the hearings on the Community Center to allow for public input in the process. The traffic issues have been discussed at length in many meetings by citizens,

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staff and consultants.

Mrs. Stillwell commented that the community on Tara Hill is looking to the City for some assurance that any traffic impacts will be mitigated. Council needs to recognize and respect the concerns of the Tara Hill residents who will be substantially affected by this rezoning.

Mayor Campbell noted that the entrance to Coffman Park has always existed from Tara Hill. Eliminating the Tara Hill entrance would require a totally different design of the other two entrances because of the increased volumes of traffic.

Mr. Krastuber suggested that Council accept new public testimony at this time, discuss the issues, and then proceed to a vote.

Robert Goelz, 5617 Tara Hill stated that he would like clarification on what Council is voting on tonight and what recourse the residents would have after that.

Mayor Campbell responded that Council is voting on the rezoning of the park which is a PUD containing the site plan for the building, the building itself, and how it will fit on the site, including the three entrances. The recourse to residents following Council's vote would be a referendum. He believes Council has taken ample testimony from all sides on the issues raised with the rezoning.

Mr. Goelz stated that the Tara Hill residents are opposed to the third entrance. He doesn't believe Council is listening to the residents on this issue.

Discussion followed about procedures for the residents who desire to fight the rezoning.

Ms. Clarke pointed out that in this particular case, the site is already zoned for a park. The building is permissible right now. The city is going through this rezoning process to go on record to say what the plan is, what the buffers will be, and to assure that the standards are higher than are required in the R-1 zoning. She cautioned the residents that challenging this plan or the PUD zoning does not, in her view, negate permissible zoning to build this building in accordance with this plan on this site. She added that if the traffic on Tara Hill becomes disruptive to the neighborhood, Council will direct staff to find a way to solve the problem.

Discussion continued about the possibility of leaving the Tara Hill entrance issue open.

Mrs. King noted that Council members have made a commitment to be responsive to the citizens. If any aspect of the project becomes an issue at a later date, Council will listen to the citizens. She hopes that Mr. Goelz will look at a range of options open to him on this issue.

Discussion continued about the possibility of phasing the entrances. Mr. Foegler emphasized that the traffic consultant has recommended that the entire parking lot be built in Phase One because the peak hour generators are all Phase 1 elements.

Mrs. King noted that the reason the Metro Parks have only one entrance is for security reasons and for permit purposes.

An unidentified audience member stated that she has concerns about the teenagers speeding on Tara Hill. The police will not be around to monitor the speeding at the entryway to the Center.

Mr. Zawaly responded that this underscores the point that the residents should continue to work with staff to address these issues. Perhaps a gate could be added at the entrance to eliminate usage except during peak events.

Mrs. Stillwell asked about the status of adding a Condition #6 regarding the drainage. Condition #6 would state that, "Drainage at the northern boundary of the site will be improved to the extent possible to improve the situation, but in any case, not making the situation worse."

Mayor Campbell responded that Council had agreed to add this condition.

Mr. Zawaly moved approval of Ordinance 18-93 with the 6 conditions stated.

Mrs. King seconded the motion.

Vote on the Ordinance - Mr. Strip, yes; Mr. Zawaly, yes; Mrs. Boring, yes; Mr. Krastuber, yes; Mayor Campbell, yes; Mrs. King, yes; Mrs. Stillwell, yes.

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Mayor Campbell stated that Ordinance 18-94 is approved subject to the six conditions. He urged residents in the neighborhood to work with staff to mitigate their concerns.

Ordinance No. 19-94 - An Ordinance Authorizing the Regulation of Traffic on Muirfield Drive and Other Roads in Muirfield During the Annual Memorial Tournament. (Third Reading)
Vote on the Ordinance - Mr. Zawaly, yes; Mrs. Boring, yes; Mrs. Kranstuber, yes; Mayor Campbell, yes; Mrs. King, yes; Mrs. Stillwell, yes; Mr. Strip, yes.

Ordinance No. 20-94 (Amended) - An Ordinance Amending Chapter 717 of the Codified Ordinances of the City of Dublin, Ohio. (Peddlers and Solicitors) (Third Reading)
Mr. Banchefsky pointed out that a couple of minor changes are included in the amended version, where instead of referring to charitable organizations as "locally" recognized religious or charitable, the word "locally" has been removed.

Mrs. King asked about feedback solicited from the schools regarding the ordinance, since the students are so often involved with fundraisers that consist of door-to-door sales. Mr. Hartsley responded that staff intends to contact the schools after the legislation is passed by Council. The charitable/religious/school groups have been supportive of this ordinance because the area has been deluged with so many private outside profit making groups. He added that at this time, the community needs this legislation. The ordinance can be modified at a later date if necessary.

Discussion followed about the inclusion of civic groups in the religious or charitable designation. It was the consensus of Council that civic groups would be included in the designation.

Mayor Campbell pointed out that the word "locally" also should be removed from Page 3, Number 9.

Mr. Strip moved to amend the ordinance as submitted tonight, with the additional correction on Page 3, Number 9, and to approve the ordinance.

Mr. Kranstuber seconded the motion.

Vote on the motion - Mr. Kranstuber, yes; Mr. Strip, yes; Mr. Zawaly, yes; Mrs. King, yes; Mrs. Boring, yes; Mrs. Stillwell, yes; Mayor Campbell, yes.

Ordinance No. 21-94 - An Ordinance Amending the Annual Appropriations Ordinance for the Fiscal Year Ending December 31, 1994. (for Installation of traffic signal and left turn lanes at Bright Road/Riverside Drive intersection) (Second Reading)

Mrs. Boring pointed out that information was provided to Council in a previous packet regarding the proposed traffic signal. Staff has recommended installation of the signal.

Randy Roth, East Dublin Civic Association representative stated that they see this issue as a city-wide one. The Association has voted to support a lowering of the speed limit on Riverside Drive to no more than 45 mph. They are also concerned about the number of curb cuts on Riverside Drive and would like to see the speed limit lowered after the traffic light is installed. Staff has recommended this traffic signal for safety reasons. Visibility is the problem at this intersection more than anything else. Traffic lights may not solve the problem. The Association is asking Council to support the installation of the signal at this time.

John Ferrara, Tamarisk Court pointed out that documentation from experts and from staff clearly points out unanimous support of this traffic light. The City also has an obligation to provide safe passage through its roadways to those living outside of Dublin. Growth in Dublin will continue to generate higher volumes of traffic. This is only one of several traffic light issues which will come before the Safety Committee in the years to come.

Mrs. Boring also noted that Perry Township Fire Chief Olney reports that accidents at this intersection involved more severe injuries than other intersections. He believes Council should seriously consider installation of this signal.

Mr. Strip pointed out that the expenditure for this signal will be nearly \$200,000. He does understand and supports the need for its installation.

Mrs. King added that the expenditure also includes the road widening for the traffic signal installation. She suggested possibly phasing the implementation so that lane widenings occur first. The city would then have the benefit of the lights to the south and north by the time the widening

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including mini-greens, 162 lots of 80 feet in width, with cul-de-sac lots slightly less in width. There are 20.3 acres of open space. There is landscape detail along Avery Road, street lighting and provision for bikepaths. The developer has enjoyed the support of area residents at the Planning & Zoning Commission meetings. The plan is a workable one, particularly with respect to the issues involving the stream that runs through the center.

Miles Hebert, EMH&T addressed Council in regard to the hydraulic study of the stream. They are requesting channelization in the area of an existing stream crossing where sediment has clogged the stream. He believes that they can perform the FEMA revision and demonstrate that the developable areas will be out of the 100-year flood plain. A hydraulic study will be done to demonstrate no adverse impact to contiguous upstream landowners. Another hydrologic study will be prepared reflecting on-site stormwater detention, demonstrating no adverse impact to downstream property owners as a result of stormwater runoff from the site.

There were no additional questions from Council.

There will be a third reading of the ordinance at the April 4 Council meeting.

Ordinance No. 18-94 - An Ordinance Providing for a Change of Zoning of 48.049 Acres of Land Located on the Northwest Corner of Post Road and Coffman Road from: R-1, Restricted Suburban Residential District to: PUD, Planned Unit Development District. (Coffman Park) (Public Hearing) (Applicant: Timothy C. Hansley, City of Dublin, 6665 Coffman Road) Registered as proponents were Mitchell Grant, 6699 Willowgrove Lane, Dublin; Janet Jordan, 6665 Coffman Road, Mark Gialucca, 523 W. Park Street, and Mark Bodein, 1776 E. Broad Street, Columbus, Ohio. Registered as opponents were William Zimlich, 5431 Tara Hill Drive; S.N. Goyal, 5407 Tara Hill; R.L. Goelz, 5617 Tara Hill; R.G. Hodel, 5587 Tara Hill; Eric Silver, 6933 Ernest Way; Tom Buchan, 5729 Tara Hill; and Bill Jurasek, 5677 Tara Hill.

Ms. Clarke stated that the application is a combined concept plan and preliminary development plan. The City now owns all 46 acres which is currently zoned R-1. Staff believes the PUD zoning would be appropriate since it requires that the City provide the most definable set of its aspirations of how the land will be developed. In this rezoning, the City is the applicant and is acting as the developer of the 46 acres, 28 of which have been owned by the City for a decade or more and an additional 18 which was recently purchased from the Thomas family. She then showed slides of the site and described the surrounding area.

Ms. Clarke noted that two public meetings have been held recently on the Community Recreation Center plans - one for the perimeter property owners to preview the plan and another at the Planning Commission. Substantial concerns have been raised about the traffic planning, and Doyle Clear from Barton-Aschman is present to address these issues tonight. His report was contained in the packet. Planning Commission recommended approval of the rezoning with 5 conditions:

1. That the text and plan information be reconciled to be consistent;
2. That the recommendation of the traffic consultant be incorporated to provide optimal traffic flow and circulation;
3. That the bridge, grading and improvements be designed and installed in compliance with FEMA regulations regarding flood hazard areas;
4. That the plan be resubmitted for amendment if determined to be inconsistent with the final recommendations of the Coffman Park Master Plan;
5. That an application be filed with the Board of Zoning Appeals if determined to be an appropriate measure by the Law Director, with regard to the floodway plus 20 feet regulations.

Doyle Clear, Barton-Aschman stated that he was asked by staff to review traffic impact and parking associated with the proposed Recreation Center. He looked at three different possible maximum use scenarios and came up with a maximum parking demand of about 350 to 360 cars. He is recommending the full maximum number of parking spaces be built in phase one because the need will be there. He noted that the access point from Tara Hill is a critical one for the site, estimated to serve about 25 percent of the people coming to the Center. Eliminating the access point on Tara Hill will not reduce the traffic volumes using Tara Hill to get to another entrance to the Center from Coffman or Post. The Tara Hill entrance will serve as a neighborhood access site, while the Post Road entrance will serve the regional traffic. The access from Coffman Road will be utilized more when the road is improved and a left turn lane is added. In addition, his firm has worked with the site planners to provide adequate turning radii for buses and to provide ample drop-off and pick-up zones at the Center.

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Discussion followed about the traffic patterns, the driving time study, and the update of the Thoroughfare Plan with the Community Plan update.

Mark Gialucca, Myers Schmalenberger noted that the Downpatrick entrance would be a gated neighborhood entrance. The facility administrator would determine whether it is closed each evening or left open. He then provided information on the grading and buffering issues. The finished floor elevation of the building will be about 3 to 4 feet below the elevation of the north property line. The slope will be south toward the Indian Run, and thus the parking lot will be about 3 feet lower than the property line. This will prevent the car lights from shining in the windows of the neighbors to the north. He then described the buffering to be installed on the site.

At this point, Mayor Campbell invited the public to testify.

Mitchell Grant, 6699 Willow Grove Lane stated that he is the Vice President of the Willow Grove Condominium Owners Association and represents 103 unit owners. The Association's number one concern is traffic and the difficulty in making a left turn out of Willow Grove. He asked that Council keep in mind the 103 unit owners in planning for the Coffman Road widening and the Recreation Center.

Janet Jordan, Parks & Recreation Director stated that she is present to answer any questions from Council.

Mr. Zawaly asked what would be in the space that will ultimately be occupied by Phase 2 during the interim period between Phase 1 and 2.

Ms. Jordan responded that it will be lawn space and some minor landscaping that will be movable.

Mr. Kranshuber asked her to confirm the groundbreaking date for the site as Memorial Day.

Ms. Jordan responded that late spring or early summer is still the targeted timeframe.

Mark Bodein, Moody Nolan, architects for the Center, stated that they are very pleased with the way the plan has developed. He offered to answer any questions.

William Zimlich, 5431 Tara Hill, stated that he has delivered a letter to the Mayor from a neighbor, Mr. and Mrs. Lee.

Mayor Campbell responded that the letter will be included in the package of letters on the rezoning issue. The Lees are concerned about the traffic issues involving Tara Hill.

Mr. Zimlich expressed concern about the traffic issues and volumes of existing traffic from the high school. He and his neighbors have existing problems with drainage around their homes and are concerned that mounding could worsen the problem. They look forward to having a "good neighbor" in their back yard, but don't want any more associated traffic problems.

S.N. Goyal, 5407 Tara Hill stated that Council should consider building a walkway or bicycle path instead of a roadway from Tara Hill. He is very concerned with existing traffic problems on Tara Hill, and the Center would add to them. He noted that his sump pump is running around the clock and has been replaced twice. With the added lot coverage of the Center, he is afraid that his drainage problems will worsen.

R.L. Goetz, 5617 Tara Hill stated that the Community Center makes sense overall, but he has concerns with the volume of traffic entering the Center from Tara Hill and the possibility of difficulty in parking along Tara Hill. Dropping off children at the Center could cause congestion problems on Tara Hill. He is also looking for some assurances from the city about resolution of the drainage situation.

Mr. Gialucca responded, stating that existing drainage will be improved along the property line during the construction process. Most of the project will drain to the south.

Discussion followed about the possibility of patrons of the Center parking on Tara Hill and walking to the Center.

Ms. Clarke commented that the distance from the Center's front door to Tara Hill will discourage parking on Tara Hill. During major events such as the Irish Festival, the City may have to monitor parking and possibly use the high school parking lot. Parking could be prohibited on Tara Hill during these events.

Mr. Hodel, 5587 Tara Hill commented that he sees the Tara Hill access point not as a neighborhood access but rather as a "funnel" for large amounts of traffic. He does not believe 45 feet is an

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adequate buffer for 350 cars and buses. During the peak usage time in the winter, there will be no foliage on the trees. He trusts the City and Council to take care of the drainage problem and the traffic concerns. The proposed Rec Center building is beautiful.

Eric Silver, 6933 Ernest Way stated that he has lived in Dublin 10 days. Before purchasing a home in Dublin, he checked with the City regarding plans for the park. He was told that there would not be an access from Tara Hill at that time, but he understands that things can change. He has concerns with the quality of life issue for residents of Tara Hill. He believes there will be much more traffic through Tara Hill than has been estimated by the City's traffic consultant.

Tom Buchan, 5729 Tara Hill stated that he has recently purchased his home. He, too, has concerns with the access from Tara Hill and the safety issues which will result for the small children living in the area. He suggests moving the parking area to the Post Road entrance instead of adjacent to the Tara Hill entrance. He would prefer that the Tara Hill entrance be a pedestrian accessway. He also requests that a green area be maintained in the park area behind the homes on Tara Hill.

Bill Jurasek, 5677 Tara Hill stated that he has nothing further to add to what has been testified.

Mrs. Boring asked if consideration was given to moving the parking lot to the Post Road entrance. Ms. Clarke responded that it was considered but did not fit in that area.

Mrs. King suggested adding a Condition #6 stating that the drainage at the northern boundary of the site will be improved, or whatever language would be appropriate to make this commitment to the residents of the adjacent properties.

Mayor Campbell indicated that he would favor adding such a condition.

Mr. Kranshuber commented that some of the existing problems do not relate to the Recreation Center, but to the extent that they can be improved, he would support such a condition.

Ms. Clarke noted that insofar as it is within the City's ability to regrade the area to improve the drainage, this would be possible. Many areas of Dublin, however, have high ground water resulting in continual operation of sump pumps. The City cannot change the ground water level with the regrading.

Mrs. King noted that she is referring not to subterranean drainage but to surface drainage. She is hopeful that regrading the area can improve the surface drainage.

Mr. Kranshuber suggested that the added condition include language, "to the extent possible to improve the situation, but in any case, not making the situation worse."

There will be a third reading of the ordinance at the April 4 Council meeting.

Ordinance No. 106-93 - An Ordinance to Accept an Annexation of 26.976 +/- Acres in Jerome Township, Union County to the City of Dublin. (Tabled Ordinance) (Applicant: Harrison W. Smith, Jr., Agent for Petitioner Shawnee Hills Land Company, 5131 Post Road, Dublin, OH, 43017)

Mayor Campbell noted that he has been given a copy of a letter sent to Steve Smith by Harrison Smith requesting that this item be left on the table and held over until the second April meeting of Council.

Mrs. King asked why this item should not be tabled indefinitely. In this way, Council can determine at which point to take it off the table.

Steve Smith stated that Council can table this indefinitely if they wish. He noted that Council has 120 days following the first reading to take action on an annexation petition. Harrison Smith has requested the later April meeting date in order to respond to issues previously raised by Council.

Mayor Campbell commented that any item that is tabled requires action from Council to remove it from the table. Thus, procedurally, he believes it would be appropriate to table items indefinitely since they will always require action from Council to remove them from the table. Tabling until a certain date does not necessarily indicate that Council will choose to remove the item on that date.

Following brief discussion, Mayor Campbell stated that Council may choose to take items off the table, but in order to provide adequate notice to affected parties, Council should then set the



RECORD OF ACTION

DUBLIN PLANNING AND ZONING COMMISSION

March 10, 1994

The Planning and Zoning Commission took the following action in the application below at its regular meeting:

9. Rezoning Application Z94-001 - Combined Concept and Preliminary Development Plans - Community Recreation Center - Coffman Park

Location: 46 acres located on the northwest corner of Post and Coffman Roads.

Existing Zoning: R-1, Restricted Suburban Residential District.

Request: To rezone the property to the PUD, Planned Unit Development District; this is a request for a combined review of the Concept Plan and the Preliminary Development Plan under the PUD regulations of Section 1181.07.

Proposed Use: Proposed community center of over 100,000 square feet in addition to park uses, Fletcher Coffman homestead and Dublin Municipal Building.

Applicant: City of Dublin, c/o Parks and Recreation Department, 6665 Coffman Road, Dublin, OH 43017.

MOTION: To approve this rezoning application with the following five conditions:

- 1) That the text and plan information be reconciled to be consistent;
- 2) That the recommendations of the traffic consultant be incorporated to provide optimal traffic flow and circulation;
- 3) That the bridge, grading and improvements be designed and installed in compliance with FEMA regulations regarding flood hazard areas;
- 4) That the plan be resubmitted for amendment if determined to be inconsistent with the final recommendations of the Coffman Park Master Plan; and
- 5) That an application be filed with the Board of Zoning Appeals, if determined to be an appropriate measure by the Law Director, with regards to the floodway plus 20 feet regulations.

The four bases for this motion are:

- 1) The proposal is consistent with the purpose and approval criteria of Section 1181.07 governing Planned Unit Developments in the Planning and Zoning Code.
- 2) The plan uses and maintains the site's natural environmental features.
- 3) The proposal conforms to the recommendations of the Community Plan and the Coffman Park Master Plan.

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DUBLIN PLANNING AND ZONING COMMISSION

March 10, 1994

**9. Rezoning Application Z94-001 - Combined Concept and Preliminary Development Plans
- Community Recreation Center - Coffman Park (Continued)**

- 4) The design is sensitive to the residential surroundings and neighborhood into which it will be placed.

*Barbara M. Clarke, representing the City of Dublin, agreed to the above conditions.

VOTE: 7-0.

RESULT: This rezoning application was approved.

STAFF CERTIFICATION:



Barbara M. Clarke
Director of Planning

The bases for this recommendation are as follow:

- 1) The preliminary plat as modified above meets the requirements of the Subdivision Code and the PIP District.
- 2) The plat promotes the coordinated development of the area as a sports park which is compatible with the surrounding development.
- 3) The preliminary plat conforms to the goals of the Community Plan and the Southwest Area Plan.

Mr. Shepherd accepted the above conditions.

Mr. Kranstuber seconded the motion and the vote was as follows: Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Sutphen, yes; Mr. Kranstuber, yes; Ms. Chinnici-Zuercher, yes; Mr. Rauh, yes; Mr. Fishman, yes. (Approved 7-0.)

**9. Rezoning Application Z94-001 - Combined Concept and Preliminary Development Plans
- Community Recreation Center - Coffman Park**

Bobbie Clarke presented this case and area slides. This is a rezoning application with a combined concept and preliminary development plan. Coffman Park is currently zoned R-1, Restricted Suburban Residential District, which permits churches, schools, parks and one-acre single-family residential development. The City is undertaking to rezone this property to a PUD, Planned Unit Development District, in order to set forth its ultimate development proposal for the park and to provide a measure of certainty for the abutting neighborhood.

Ms. Clarke said the existing 28-acre park is only half developed with all the facilities on the southern end along the Indian Run. The City is buying more land to the west to bring the overall acreage of the park to approximately 46 acres. A main entry is proposed along Post Road and a neighborhood entrance for the Tara Hill neighborhoods will be through Downpatrick Drive. Play areas for children are planned along with shelterhouses, and a community stage. Ms. Clarke indicated on a slide a landmark oak tree which will be located at the main driveway and a new pond. She said approximately 250 parking spaces are planned for the $\pm 70,000$ square foot Community recreational center.

Phase I is proposed to have a senior citizens activity room, a competitive swimming pool and a leisure pool, several classrooms, a gym, and administrative offices. The second phase will include a blackbox theater and a major community room. Only the first phase is currently funded. A lawn will be maintained for community events. The major feature of the overall architecture will be a slide into the pool, and in the second phase the slide will be repeated at the opposite end. The interior of the building will include a lot of timber. The exterior materials will be mainly stone and dryvit, wood trim, and a standing seam metal roof.

Ms. Clarke presented a slide indicating the buffers between the park and the neighbors. Ms. Clarke felt that the City wants to be a good neighbor and would go through the same test as a developer. The preliminary development plan is the rezoning document. She said City Council

05-031AFDP

Coffman Park Bocce Ball Courts
5600 Post Road

desired to get the administrative paperwork underway quickly, and the public hearing for this rezoning application is scheduled for March 21.

Staff recommends approval of this combined Concept Plan and Preliminary Development Plan with the following five conditions:

- 1) That the text and plan information be reconciled to be consistent;
- 2) That the recommendations of the traffic consultant be incorporated to provide optimal traffic flow and circulation;
- 3) That the bridge, grading and improvements be designed and installed in compliance with FEMA regulations regarding flood hazard areas;
- 4) That the plan be resubmitted for amendment if determined to be inconsistent with the final recommendations of the Coffman Park Master Plan; and
- 5) That an application be filed with the Board of Zoning Appeals, if determined to be an appropriate measure by the Law Director.

Staff believes this is an enormous recreational opportunity for the Community and hopes that by this application the City will meet every reasonable standard.

Ms. Clarke accepted all the conditions listed above on behalf of the City.

Mr. Kranstuber reviewed the application process to date. He said on March 7 City Council signed off subject to the Parks Committee's review. The Parks and Recreation Committee had a public hearing on March 9 at which a number of residents were present. The Committee signed off on behalf of Council at that meeting.

Mr. Satya Goyal, 5407 Tara Hill Drive, said he chose his house because it was next to a park, not a building. He objected to the building because it would add additional traffic on his street. Mr. Goyal said he had signed a petition and is getting the runaround. Mr. Fishman said the neighborhood would not have good access without that entrance.

Mr. Sutphen said that was a park entrance as far back as 1983.

Ms. Clarke said last month all the contiguous neighbors on Valleydown, Shannon Park Drive, and Tara Hill Drive were invited to meeting to discuss their concerns. The neighbors felt impacted by the traffic created by the high school and did not want cut-through traffic. Barton-Aschman Associates, Inc. of Ohio has specifically been hired to address access traffic issues.

Mr. Sutphen made the motion to approve this combined Concept and Preliminary Development Plan with the following five conditions and based on the following four bases:

- 1) That the text and plan information be reconciled to be consistent;
- 2) That the recommendations of the traffic consultant be incorporated to provide optimal traffic flow and circulation;
- 3) That the bridge, grading and improvements be designed and installed in compliance with FEMA regulations regarding flood hazard areas;

- 4) That the plan be resubmitted for amendment if determined to be inconsistent with the final recommendations of the Coffman Park Master Plan; and
- 5) That an application be filed with the Board of Zoning Appeals, if determined to be an appropriate measure by the Law Director; with regards to the floodway plus 20 feet regulation.

Bases:

- 1) The proposal is consistent with the purpose and approval criteria of Section 1181.07 governing Planned Unit Developments in the Planning and Zoning Code.
- 2) The plan uses and maintains the site's natural environmental features.
- 3) The proposal conforms to the recommendations of the Community Plan and the Coffman Park Master Plan.
- 4) The design is sensitive to the residential surroundings and neighborhood into which it will be placed.

Ms. Chinnici-Zuercher seconded the motion. The vote was as follows: Mr. Ferrara, yes; Mr. Peplow, yes; Mr. Kranstuber, yes; Mr. Rauh, yes; Ms. Chinnici-Zuercher, yes; Mr. Sutphen, yes; and Mr. Fishman, yes. (Approved 7-0.)

Mr. Kranstuber said the bridge ground breaking was scheduled to be around Memorial Day and building ground breaking by the end of 1994 with occupancy by the end of 1995.

10. Discussion - Sign Code Update

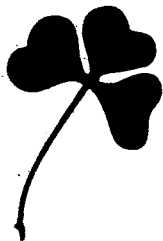
Ms. Clarke announced that Thomas McCash of the Board of Zoning Appeals would fill the vacancy on the Sign Code Sub-Committee (in lieu of Becky Saylor) along with Marilee Chinnici-Zuercher and Daniel Sutphen.

Mr. Ferrara asked if banners such as those in Old Dublin were considered for the east side of Dublin across the river. Ms. Clarke said those banners were to replace the one that went across Bridge Street at the Old Firehouse location. She understood the concern about the east side being part of Dublin and felt it should be considered. Mr. Ferrara felt the exposure for Dublin would be greater in an area such as Dublin Village Center.

Respectfully submitted,

Libby Farley
Planning Division Secretary

RECORD OF ACTION



DUBLIN PLANNING AND ZONING COMMISSION

DECEMBER 2, 1993

CITY OF DUBLIN

The Planning and Zoning Commission took no action in the application below at its regular meeting:

11. Informal Discussion - Coffman Park - Dublin Community Recreation Center

Location: 46 acres located on the northwest corner of Post and Coffman Roads.

Existing Zoning: R-1, Restricted Suburban Residential District.

Request: Informal review of PUD Concept Plan.

Proposed Use: Proposed community center of over 100,000 square feet in addition to park uses, Fletcher Coffman homestead and Dublin Municipal Building.

Applicant: City of Dublin, 6665 Coffman Road, Dublin, OH 43017.

RESULT: The proposed general layout of Coffman Park, to include the acquisition of 18 additional acres and construction of the new community recreation center, was discussed. No motion was made and no vote was taken. This application will be formally submitted for consideration as a rezoning petition at a later date.

STAFF CERTIFICATION

Barbara M. Clarke
Director of Planning

05-031AFDP
Coffman Park Bocce Ball Courts
5600 Post Road

per se, but the proposed intensity was more than at any other parking lot in Dublin. He would like to compare this with industry standards in other parking lots.

Mr. Bill Logan, of WRL Lighting Tech, represented the client. He said it was an automobile dealership display lot, not a parking lot. The lighting solutions are compatible with the Infiniti, Crown Mercedes, and Lexus dealerships. In these lots the lights are mounted on higher poles.

Mr. Logan agreed to the conditions in the Staff Report. He said a minor correction to the plan had been submitted to Staff which represented the relocation of two poles in the back lot to reflect "as built" conditions.

Mr. Fishman made the motion to approve the CDD application with the Staff Report conditions:

- 1) That the proposal meets all requirements of the draft Dublin Exterior Lighting Performance Standards;
- 2) That an outside lighting consultant as provided by the City of Dublin, review and concur with Condition #1; and
- 3) That light poles and cut-off luminaries shall be compatible with poles and luminaries on commercial sites on Tuller Drive and Dublin Village Center.

Mrs. Stillwell seconded the motion. The vote was as follows: Mr. Peplow, yes; Mr. Sutphen, yes; Mrs. Stillwell, yes; Mr. Manus, yes; Mr. Rauh, yes; and Mr. Fishman, yes. (Approved 6-0.)

11. Informal Discussion - Coffman Park - Dublin Community Recreation Center

Bobbie Clarke introduced this update to the Commission on the Community Recreation Center. Dublin is under contract to purchase an additional 18 acres (Thomas property) on the west side of Coffman Park. The site is zoned R-1, Restricted Suburban Residential District. Staff feels it would be more appropriate in the long run to place the site in a Planned District.

Janet Jordan presented the overall conceptual site plan of the Community Recreation Center. She said the plan represented a 74,000 square foot facility which could be expanded later. The center is to be placed outside the flood plain and reasonably spaced from the existing residences on Tara Hill and Shannon Park. The Coffman Park pond will be replaced to provide storm water management. All community special events would be held in an open area, and 350 parking spaces were planned. Ms. Jordan said the groundbreaking would occur this summer.

No vote or action was taken by the Commission.

12. Revised Development Plan - Perimeter Center - Margarita's Restaurant

This case was withdrawn by the applicant prior to the meeting, and there was no discussion nor vote of the Commission taken.

The meeting was adjourned at 1:23 a.m.

NOTICE OF MEETING

DUBLIN PLANNING AND ZONING COMMISSION

DATE: Thursday, May 5, 2005
TIME: 6:30 p.m.
PLACE: Dublin Municipal Building
5200 Emerald Parkway

It is the policy of the Dublin Planning and Zoning Commission to notify the applicant and adjacent property owners of pending applications. If you have any questions or comments concerning the pending case, you are invited to attend this meeting. If you are interested in additional information or wish to review the application or plans, please contact the staff person listed below.

- 5. Amended Final Development Plan – 05-045AFDP – Muirfield PUD – Muirfield Country Club Expansion – 8715 Muirfield Drive**
Location: 79.5 acres located on the west side of Muirfield Drive, approximately 1,300 feet north of Kentigern Place Drive.
Existing Zoning: PUD, Planned Unit Development District (Muirfield Plan).
Request: Review and approval of an Amended Final Development Plan under Code Section 153.053.
Proposed Use: A 3,894-square-foot fitness club expansion to an existing 16,900-square-foot golf club facility.
Applicant: Michael Graney, General Manager, The Country Club at Muirfield Village, 8715 Muirfield Drive, Dublin, Ohio 43017 represented by Christopher Meyers, AIA, Meyers Welsh Architecture and Design, 15 East Gay Street, Suite 2A, Columbus, Ohio 43215.
Staff Contact: Jamie E. Adkins, Planner.
Contact Information: (614) 410-4644/Email: jadkins@dublin.oh.us.

This site is zoned PUD, Planned Unit Development District. This is a request for A 3,894-square-foot fitness club expansion to an existing 16,900-square-foot golf club facility. Amended Final Development Plans require review and approval by the Planning and Zoning Commission. Following approval, the applicant may apply for building permit(s).

NOTE: The agenda order will be determined at the beginning of the meeting. The Rules and Regulations of the Planning and Zoning Commission state that no new agenda items are to be introduced after 10:30 p.m.

AGENDA

DUBLIN PLANNING AND ZONING COMMISSION

DATE: Thursday, May 5, 2005
TIME: 6:30 p.m.
PLACE: Dublin Municipal Building
5200 Emerald Parkway

NOTE: The agenda order will be determined at the beginning of the meeting. The Rules and Regulations of the Planning and Zoning Commission state that no new agenda items are to be introduced after 10:30 p.m.

1. **Amended Final Development Plan – 05-031AFDP – Coffman Park PUD - Coffman Park Bocce Ball Courts – 5600 Post Road**
Location: 56.69 acres located on the north side of Post Road, approximately 150 feet south of intersection of Coffman Park Drive and Downpatrick Drive.
Existing Zoning: PUD, Planned Unit Development District (Coffman Park PUD).
Request: Review and approval of an Amended Final Development Plan under the PUD provisions of Section 153.053.
Proposed Use: Two 912-square-foot bocce ball courts with canopied staging areas and a 450-square-foot canopied patio with three picnic tables within an existing park.
Applicant: City of Dublin, c/o Jane Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017, represented by Fred Hahn, Director of Parks and Open Space, 6555 Shier-Rings Road, Dublin, Ohio 43016.
Staff Contact: Jamie Adkins, Planner.
Contact Information: (614) 410-4644/Email: jadkins@dublin.oh.us.
2. **Amended Final Development Plan – 05-035AFDP – Wedgewood Hills Plan – Wedgewood Hills Park Nature Trail – 4630 Sandwich Court**
Location: 5.86 acres located on the east side of Riverside Drive approximately, 850 feet north of Summitview Road.
Existing Zoning: PLR, Planned Low Density Residential District (Wedgewood Hills Plan).
Request: Review and approval of an Amended Final Development Plan under the Planned District provisions of Section 153.053.
Proposed Use: A 673-linear-foot nature trail on 5.86 acres of existing parkland/openspace.
Applicant: City of Dublin, c/o Jane Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017, represented by Fred Hahn, Director of Parks and Open Space, 6555 Shier-Rings Road, Dublin, Ohio 43016.
Staff Contact: Claudia Husak, Planner.
Contact Information: (614) 410-4675/Email: chusak@dublin.oh.us.

-More-

3. **Administrative Request – 04-080ADM – Amendments to the Corridor Development District (CDD)**

Location: 655 acres bounded by I-270 on the north, the corporate boundary on the south, Sawmill Road on the east, and Riverside Drive on the west. (Existing CDD Boundary).

Request: Review and approval of an ordinance to amend the development standards and approval criteria of Section 153.115 of the Dublin Codified Ordinances (Zoning Code).

Applicant: City of Dublin, c/o Jane S. Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017.

Staff Contact: Daniel D. Bird, FAICP, Planning Director.

Contact Information: Phone: (614) 410-4653/E-mail: dbird@dublin.oh.us.

4. **Final Development Plan – 05-032FDP – OhioHealth Hospital Plan, Subarea 1 - OhioHealth Hospital – 6955 Perimeter Loop Drive**

Location: ± 69 acres located on the south side of Perimeter Drive.

Existing Zoning: PUD, Planned Unit Development District (OhioHealth Hospital Plan).

Request: Review and approval of a Final Development Plan under the provisions of Section 153.053.

Proposed Use: A 325,000-square-foot, 100-bed hospital with associated site improvements.

Applicant: OhioHealth, c/o Cheryl Herbert, President - Development of OhioHealth Hospital in Dublin; represented by Smith and Hale, c/o Ben Hale, Jr., 37 West Broad Street, Suite 725, Columbus, Ohio 43215; and Andrews Architects, c/o John Hardt, 6631 Commerce Parkway, Suite B, Dublin, Ohio 43017.

Staff Contact: Anne Wanner, Senior Planner.

Contact Information: Phone: (614) 410-4656/E-mail: awanner@dublin.oh.us.

5. **Amended Final Development Plan – 05-045AFDP – Muirfield PUD – Muirfield Country Club Expansion – 8715 Muirfield Drive**

Location: 79.5 acres located on the west side of Muirfield Drive, approximately 1,300 feet north of Kentigern Place Drive.

Existing Zoning: PUD, Planned Unit Development District (Muirfield Plan).

Request: Review and approval of an Amended Final Development Plan under Code Section 153.053.

Proposed Use: A 3,894-square-foot fitness club expansion to an existing 16,900-square-foot golf club facility.

Applicant: Michael Graney, General Manager, The Country Club at Muirfield Village, 8715 Muirfield Drive, Dublin, Ohio 43017 represented by Christopher Meyers, AIA, Meyers Welsh Architecture and Design, 15 East Gay Street, Suite 2A, Columbus, Ohio 43215.

Staff Contact: Jamie E. Adkins, Planner.

Contact Information: (614) 410-4644/Email: jadkins@dublin.oh.us.

-More-

6. **Amended Final Development Plan 05-044AFDP – Tartan West PUD, Subarea I Modifications – 8640 Hyland Croy Road**

Location: 55.8 acres located at the southeast corner of the development.

Existing Zoning: PUD, Planned Unit Development District (Tartan West plan).

Request: Review and approval of an Amended Final Development Plan under the PUD provisions of Section 153.053.

Proposed Use: Minor modifications to the requirements and restrictions for this subarea, including sideyard encroachments for window wells and air conditioning units, lot coverage, swimming pool location, and architecture.

Applicant: Steven J. Simonetti, Tartan Development Company West, LLC, 8070 Tartan Fields Drive, Dublin, Ohio 43017; represented by Brad Schoch, Schoch and Associates, 18 South High Street, Dublin, Ohio 43017.

Staff Contact: Jamie E. Adkins, Planner.

Contact Information: (614) 410-4644/Email: jadkins@dublin.oh.us.

-End-

05-031AFDP – Coffman Park Bocce Ball Courts

- Two Bocce Ball Courts, next to the Senior Lounge on the east side of the DCRC
- Face the open space
- 2 covered staging areas, Arizona tan awnings
- 3 black picnic tables
- Bocce course is wood frame and has a crushed limestone surface
- Do we need screening?
- Will the entrance need to be modified (how the connection looks from the senior lounge area to the bocce courts)?

- specs + picture of sunports
- prefab type deal? can it coordinate w/rec
 ↓ yes, same as center colors, other
 North Pool - check website trellis is grey (vertical structure)
 check existing → after May
- do not use "gnarley" teal color
- join pavements together at entrance to
 provide a better connection - that's fine,
 she!!! do it
- Seniors are pumped to have tournaments →
 is there an idea of temporary viewing areas?
 for special events; not discussed
 but seniors usually stand around
- community events are liked and welcomed. ↓

-
- talked to Laura on Friday 3pm

or bring
lawn
chairs
↓ no \$
for bleachers

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	2487	
CONNECTION TEL		97616512
CONNECTION ID	DUBLIN SERVICE -	
ST. TIME	04/04 13:19	
USAGE T	00'35	
PGS. SENT	2	
RESULT	OK	



CITY OF DUBLIN

Division of Planning
Phone: (614) 410-4600
Fax: (614) 410-4747

This is page 1 of 2

Fax: 761-6512Date: 4-4

RE: Planning & Zoning Commission Application Completion

Please deliver the following pages to: Fred Hahn

Your application for Coffman Park Soccer Ball has been assigned case number 05-031AED (Please use this number in future reference of the case). We have reviewed the application for completeness and ask that you submit the items checked below. The following must be received by our office before Thursday 4.7 at noon ~~5:00 p.m.~~ for our review prior to being tentatively considered for the May 2005 agenda.

PLEASE SUBMIT



APPLICATION FEE (Check to be made payable to the "City of Dublin")



CITY OF DUBLIN

Division of Planning
Phone: (614) 410-4600
Fax: (614) 410-4747

This is page 1 of 2

Fax: 761-6512

Date: 4-4

RE: Planning & Zoning Commission Application Completion

Please deliver the following pages to: Fred Hahn

Your application for Coffman Park Soccer Ball has been assigned case number 05-031AFD (Please use this number in future reference of the case). We have reviewed the application for completeness and ask that you submit the items checked below. The following must be received by our office before Thursday 4-7 at noon ~~5:00 p.m.~~ for our review prior to being tentatively considered for the May 2005 agenda.

PLEASE SUBMIT

- ☐ **APPLICATION FEE** (Check to be made payable to the "City of Dublin")
- ☐ **APPLICATION FORM** completed and notarized with one original and 13 copies (two originals for rezonings)
- ☐ **AGENT AUTHORIZATION** completed and notarized
- ☐ **LEGAL DESCRIPTION** of property (14 copies)
- ☐ **DEVELOPMENT TEXT** for planned districts (14 copies)
- ☐ **CONTIGUOUS PROPERTY OWNER LIST** with mailing addresses for all parcels within 150 feet of property or 300 feet for rezoning applications (14 copies)

- ☐ **TAX PARCEL ID MAP** indicating owner and parcel number for all parcels within 300 feet of site or within 500 feet for rezoning applications (14 copies)
- ☐ **SCALED SITE/STAKING PLAN** detailing all existing and proposed conditions (10 copies large and small)
- ☐ **GRADING PLAN** showing all existing and proposed grade elevations and finished floor elevations (10 copies large and small)
- ☐ **LANDSCAPING PLAN** showing all existing and proposed landscaping including species, size and quantity (10 copies large and small)
- ☐ **LIGHTING PLAN** showing proposed lighting and specifications with isocandella plan (10 copies large and small)
- ☐ **UTILITY/STORMWATER PLAN** (10 copies large and small)
- ☐ **TREE PRESERVATION PLANS** not to exceed 1"=50' including tree survey, tree preservation plan, and tree replacement plan (10 copies large and small)
- ☐ **ARCHITECTURAL ELEVATIONS** with proposed materials and colors indicated (10 copies large and small)
- ☐ **SIGN ELEVATIONS** drawn to scale including size, dimensions, height, colors, illumination, lettering styles, materials, etc. (4 copies large and small)
- ☐ **COLOR SAMPLES** including manufacturer name and product number
- ☐ **MATERIAL SAMPLES** (photos, product information, manufacturer specifications)
- ☐ **OTHER:**

Please contact Jamie Adkin at 410-4644 if you have any questions regarding your application.

City of Dublin, Division of Planning • 5800 Shier-Rings Road, Dublin, Ohio 43016-1236

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	2599	
CONNECTION TEL		97616512
CONNECTION ID	DUBLIN SERVICE -	
ST. TIME	04/28 15:13	
USAGE T	01'14	
PGS. SENT	5	
RESULT	OK	



Facsimile Transmittal

Land Use and Long Range Planning

From: Jamie Atkins
Phone: (614) 410-4600
Fax: (614) 410-4747

This is page 1 of 5 Date: 4-28

Please deliver the following page(s) to: Fred Slahn / Laura Karagun

RE: Boece balls

Fax: 761. 6512

Phone:

Comments:



Facsimile Transmittal

Land Use and Long Range Planning

From: Jamie Adkins
Phone: (614) 410-4600
Fax: (614) 410-4747

This is page 1 of 5 Date: 4-28

Please deliver the following page(s) to: Fred Hahn / Laura Karagony

RE: Boece balls

Fax: 761. 6512

Phone:

Comments:

City of Dublin – Land Use and Long Range Planning
5800 Shier-Rings Road, Dublin, OH 43016-1236

CASE NUMBER

ORDINANCE NO.

05-031 AFDP

CASE/REVIEW TYPE

Amended Final Development plan

PROJECT NAME

Coffman Park Bruce Ball Courts

DEVELOPMENT TEXT

BUSINESS NAME

Coffman Park

STREET NUMBER

STREET NAME/ INTERSECTION

MAP ZONE

5200

Post Road

5

PARCEL NO.

ACREAGE

CURRENTLY ZONED

273 000 323

56.69

RID

APPLICANT'S NAME

CONTACT PERSON

City of Dublin

Fred Hahn

TELEPHONE

FACSIMILE AND/ OR EMAIL

410-4706

761-6512

PLANNER

DATE APPLICATION RECEIVED

Adkins

3.11.05

RELATED CASE

ARB DATE

ARB ACTION

BZA DATE

BZA ACTION

RECEIPT NO

P&Z DATE

P&Z ACTION

AMOUNT OF FEE

COUNCIL DATE

COUNCIL ACTION

AMOUNT OF FEE RECEIVED

MICROFICHE

STORAGE BOX

Give a short two to three sentence description of the request. See application for details and refer to plans, if necessary. Thank You.

NA

NA

NA



CITY OF DUBLIN

CASE MANAGEMENT CHECKLIST

FOR OFFICE USE ONLY

CASE# 05-031AFDP PROJECT NAME Goffman Park Soccer Ball
ADDRESS _____ PLANNER Jamie Adkins

1. APPLICATION REVIEW

- ☐ Fill out Case label sheet and "For Office Use Only" on application. This will include the Blurb.
- ☐ Review application for completeness
- ☐ Check legal description for acreage match
- ☐ Check property owner's list has ZIP codes and correct boundary area with page numbers (1/2, 2/2, etc)
- ☐ Notarized signature
- ☐ Verify and note correct fee using receipt book (note: case should not proceed until correct fee is paid)
- ☐ Send Fax Completion form to applicant with resubmittal date
- ☐ Send plans to Reviewing Entities (Final Plats to Electric and Gas Co.)
- ☐ Sign off review step in HTE
- ☐ Identify plans to be scanned-in for General Staff Review meeting and assign case intern to task
- ☐ Verify applicant submitted Conservation Design assessment

2. CASE MANAGEMENT

- ☐ Examine Aerial Photos on G.I.S. of site
- ☐ Visit site w/ intern and take photos prior to Staff Review I meeting
- ☐ Review histories prior to Staff Review I meeting
- ☐ Create case information in THE prior to General Staff Review Meeting
- ☐ Insure all incoming docs are properly stamped
- ☐ Review comments received from reviewing entities
- ☐ Call or visit with entities to make sure you understand and agree with each comment
- ☐ Review plans, text and any other submittals to generate consolidated staff comments by deadline
- ☐ Write a consolidated comment letter using template and send to applicant. Give a specific plan deadline consistent w/ 15 day rule
- ☐ Set up meetings, if necessary, for or with applicants and reviewers, to identify key issues
- ☐ Document all contact and correspondence w/ applicant
- ☐ Sign off review step in HTE when complete information is received
- ☐ If necessary conduct a meeting to go over comments w/ applicant. Identify key issues

3. CONSERVATION DESIGN

- ☐ Use 4-step process to determine if proposal meets Conservation Design Criteria
- ☐ Review applicant's submitted assessment
- ☐ Complete Conservation Design matrix, if necessary
- ☐ Either write Administrative Report on the unsuitability of the site using template or inform applicant on the missing CD principle(s)

4. MEETING PREPARATION

- ☐ Work with case intern to develop overview materials
- ☐ Submit draft copies of staff report and overview materials to Assigned Senior Planner (ASP) by deadline
- ☐ Agenda/ Notice: make any case information changes necessary and sign off review step in HTE
- ☐ Complete staff report and overview material revisions
- ☐ Complete presentation in time for presentation review using templates
- ☐ Ensure interns are aware of samples to be taken to meeting location

CASE MANAGEMENT CHECKLIST

Page 2

CASE# _____

FOR OFFICE USE ONLY

5. POST MEETING FOLLOW-UP

- ☐ Complete drafted R.O.A./ Board Order and give to clerical
- ☐ Read, edit, and return R.O.A./ Board Order to ASP
- ☐ Add all planning documents to HTE and paper file (Notice, Agenda, Staff Report, R.O.A.)
- ☐ Generate letter to applicant w/ next steps including deadlines/ requirements for submittals for next steps, include the pre-submittal meeting reminder
- ☐ Print out all e-mail correspondence and add to file
- ☐ When a case is complete, make sure all related documents are in the file and clean out repeats
- ☐ Complete case status in HTE after each step

6. CITY COUNCIL MEETING PREPARATION

- ☐ Determine if case is ready (conditions, resubmitted plans, etc) Applicant should send a letter confirming their desire for City Council public hearing. Forward this request to Director, Administrative Assistant and ASP.
- ☐ Generate draft memo and packet for agenda and meeting with Director & ASP.
- ☐ Perform any revisions & submit by deadline.
- ☐ Plats: check for consistency w/ text & conditions for setbacks, no-build zones, etc.

NOTES:



CITY OF DUBLIN

Division of Planning
5800 Silver-Kings Road
Dublin, Ohio 43016-1236

Phone/TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

FINAL DEVELOPMENT PLAN APPLICATION

(Code Sections 153.056, 153.058)

TO EXPIRE _____

NOTE: Applicants are highly encouraged to contact the Division of Planning at (614) 410-4600 for assistance and to discuss the PUD Final Development Plan process prior to submitting a formal application.

FOR OFFICE USE ONLY:			
Amount Received:	Application No: 05-031AFDP	P&Z Date(s):	P&Z Action:
Receipt No:	MIS Fee No:	Date Received: 03-11-05	Received By:
Type of Request: Coffman Park - Bocce Ball Courts			

N, S, E, W (Circle) Side of: Post Road	
Distance from Nearest Intersection: 150 FEET,	N, (S), E, W (Circle) from Nearest Intersection
Nearest Intersection: Coffman Park Drive AND Downpatrick Dr	

I. PLEASE CHECK THE TYPE OF APPLICATION:

- ☐ PUD Final Development Plan (Section 153.056)
☒ PUD Amended Final Development Plan
☐ Other (Please Describe) _____

II. PROPERTY INFORMATION: *This section must be completed.*

Property Address: 5200 EMERALD PARKWAY DUBLIN, OHIO 43017 5600 POST ROAD, DUBLIN, OHIO 43017	
Tax ID/Parcel Number(s): 273 000 323	Parcel Size: (Acres) 56.69
Existing Land Use Development: DEVELOPED PUBLIC PARK	
Proposed Land Use Development: DEVELOPED PUBLIC PARK WITH BOCCIE COURTS	
Existing Zoning District: PUD	

RECEIVED

III. **DEVELOPMENT PLAN STATEMENT:** *Please attach additional sheets if necessary.*

State briefly how the proposed development relates to the existing and potential future land use character of the vicinity:

THE EXISTING AND POTENTIAL FUTURE LAND USE CHARACTER WILL BE ENHANCED BY THE ADDITION OF TWO BOCCCE BALL COURTS. THE COURTS WERE REQUESTED BY THE DCRC SENIORS GROUP, BUT WILL HAVE APPEAL TO RESIDENTS OF ALL AGES.

State briefly how the proposed rezoning and development will relate to the Dublin Community Plan and any other applicable standards/resolutions such as Conservation Design and the Residential Appearance standards:

THE COURTS WILL PROVIDE THE SENIORS WITH A PLACE TO GATHER, SOCIALIZE, RECREATE AND COMPETE. OTHER RESIDENT WILL ALSO BE ABLE TO ENJOY THE SPACE WHILE LEARNING A NEW SPORT.

IS THE APPROVED DEVELOPMENT TEXT FOR THIS PLANNED DISTRICT ATTACHED?

☐ YES ☒ NO

IV. **PLEASE SUBMIT THE FOLLOWING:** *Please submit all plans in large (24x36) and small (11x17) format. Initial plan submittals for staff review will include four (4) copies. Revised submittals for Planning and Zoning Commission review will include fourteen (14) copies of all plans.*

- ☐ ONE (1) ORIGINAL SIGNED AND NOTARIZED APPLICATION AND THIRTEEN (13) COPIES with agent authorization completed and notarized
- ☐ FOURTEEN (14) COPIES OF A LEGAL DESCRIPTION OF THE PROPERTY that consists of _____ pages
- ☐ FOURTEEN (14) COPIES OF A TAX PARCEL ID MAP indicating surrounding property owners and parcel numbers for all parcels within 500 feet of the site.
- ☐ FOUR (4) COPIES OF A SCALED, SITE/STAKING PLAN SHOWING:
 - a. North arrow and bar scale.
 - b. Location, size and dimensions of all existing and proposed conditions and structures (significant natural features, landscaping, structures, additions, decks, access ways, parking).
 - c. Property lines and dimensions of the lot.
 - d. Size of the site in acres/square feet.
 - e. All setbacks, street centerlines, rights-of-way, easements, and other information related to the site.
 - f. Location, number, length, width and surface of all existing and proposed parking spaces.
 - g. Use of land and location of structures on adjacent properties.
- ☐ FOUR (4) COPIES OF THE FOLLOWING SCALED PLANS (IF APPLICABLE):
 - a. Grading Plan.
 - b. Landscaping Plan.
 - c. Lighting Plan.
 - d. Utility and/or Stormwater Plan.
 - e. Tree Survey, Tree Preservation and Tree Replacement Plans.
- ☐ FOUR (4) COPIES OF SCALED, ARCHITECTURAL ELEVATIONS (IF APPLICABLE) with proposed colors and materials noted.
- ☐ FOR SIGNS, FOUR (4) COPIES OF SCALED DRAWINGS INDICATING:
 - a. Location of signs and sign type (wall, ground, projecting, or window).
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade.
 - c. Copy layout and lettering styles (fonts) of signage.
 - d. Materials and manufacturer to be used in fabrication.
 - e. Total area of sign face (including frame).
 - f. Type of illumination.
- ☐ MATERIAL/COLOR SAMPLES (swatches, photos, plans, or product specifications). Include manufacturer name and number.

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V. **CONTIGUOUS PROPERTY OWNERS:** *Please attach additional sheets if necessary.*

It is the policy of the City of Dublin to notify surrounding property owners of pending applications under public review. List all neighboring property owners within 150 feet of the perimeter of the property. Information must be in accordance with the County Auditor's current tax list. Electronic copies of lists are encouraged.

PROPERTY OWNER (not Mortgage Company or Tax Service)	MAILING ADDRESS	CITY/STATE/ZIP CODE
SEE ATTACHED		

VI. **PROPERTY OWNER:** *This section must be completed.*

Current Property Owner: CITY OF DUBLIN, JANE BRAUTIGAM-CITY MANAGER	
Mailing Address: (Street, City, State, Zip Code) 5200 EMERALD PARKWAY, DUBLIN OHIO 43016	
Daytime Telephone: 614-410-4706	Fax: 614-761-6512
Email or Alternate Contact Information: jhahn@dublin.oh.us	

VII. **REPRESENTATIVE(S) OF OWNER:** *Please complete if applicable. Attach additional sheets for multiple representatives.*

Representative: (Tenant, Architect, Designer, Contractor, etc.) FRED HAHN, PARKS & OPEN SPACE DIRECTOR	
Mailing Address: (Street, City, State, Zip Code) 6555 SHIER KINGS ROAD	
Daytime Telephone: 614-410-4706	Fax: 614-761-6512
Email or Alternate Contact Information: jhahn@dublin.oh.us	
Who is the PRIMARY CONTACT PERSON for this application? Fred Hahn	

VIII. **AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

IX. **AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S):** Please complete if applicable. This section must be notarized.

I, <u>JANE BRAUTIGAM, CITY MANAGER</u> , the owner, hereby authorize	
<u>FRED HAHN, PARKS & OPEN SPACE DIRECTOR</u> to act as my 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: <u>Jane S. Brautigam</u>	Date: <u>3/10/2005</u>

Subscribed and sworn to before me this 10 day of March, 2005

State of Ohio

County of Franklin

Marjalee



MARJALINE J. KEPLAR
Notary Public, State of Ohio
My Commission Expires 03-18-07

X. **APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, <u>FRED HAHN</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 Owner or Authorized Representative: <u>Fred Hahn</u>	Date: <u>3-10-05</u>

Subscribed and sworn to before me this 10 day of March, 2005

State of Ohio

County of Franklin

Marjalee

Notary Public

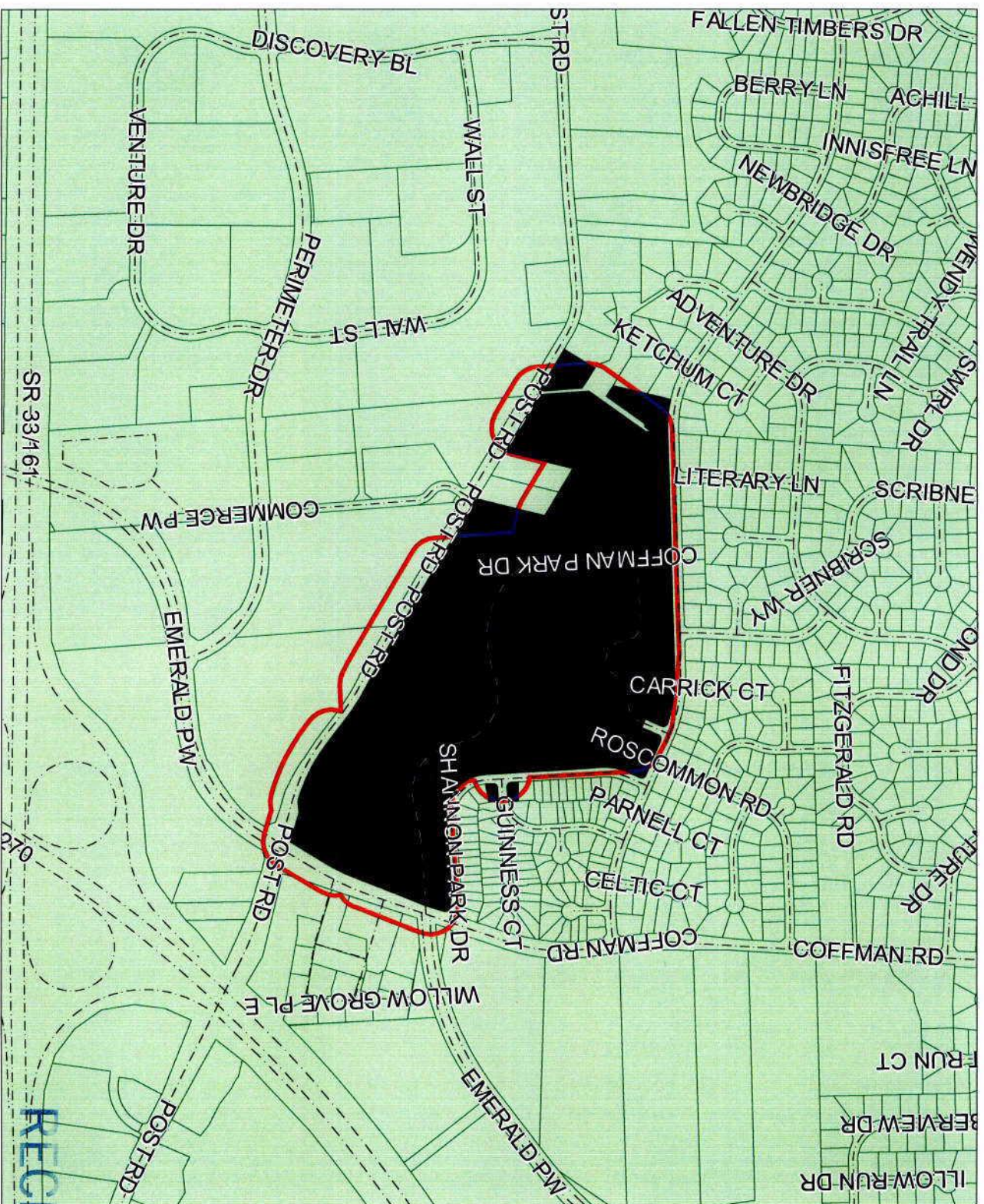


MARJALINE J. KEPLAR
Notary Public, State of Ohio
My Commission Expires 03-18-07

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NOTE: FAX CONFIRMATION WILL FOLLOW THE SUBMISSION OF THIS APPLICATION

05-005 FDP
CITY OF DUBLIN
PLANNING DIVISION



SCALE 1 : 9,710

FILE COPY

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MAR 11 2005

05-031FDP

US-031787
CLINICAL DIVISION
PLANNING DIVISION

Search Result

PARCEL ID	OWNER	ADDRESS	
273001423	WRAY JONATHAN R WRAY TINA M	5423 TARA HILL DR	—
273001422	MAHAN KEVIN B MAHAN BONNIE B	5431 TARA HILL DR	—
273003021	KIENLE JUDITH K	6885 GULLWAY BAY DR	—
273002923	BYRD SALLY ET AL	6815 VALLY DOWN RD	—
273002271	EMIG GERALD V & JODY	6813 VALLY DOWN RD	—
273002640	BOGGS ALEXANDER S & ROBIN L	5409 SHANNON PARK DR	—
273002924	FISHER PEARL S	6866 GULLWAY BAY DR	—
273002270	CLARK DEBORAH S	5407 SHANNON PARK DR	—
273002269	WIRTHMAN RICHARD T & NANCY R	5399 SHANNON PARK DR	—
273002616	BLUMENAUER JASON L	5397 SHANNON PARK DR	—
273002268	CHEN XIN QIN JING	5389 SHANNON PARK DR	—
273003105	PRESTON KAREN S	5387 SHANNON PARK DR	—
273002267	FORTIN BEVERLY A	5381 SHANNON PARK DR	—
273002905	DANYI SHARON L	5379 SHANNON PARK DR	—

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05-031 FDP
CITY OF DUBLIN
PLANNING DIVISION

273002260	GREENFIELD-HARTUNG BARBARA	5301 SHANNON PARK DR	—
273002261	ALLISON GRAHAM A & KARA A	5311 SHANNON PARK DR	—
273002896	HUMES PAUL E	5299 SHANNON PARK DR	—
273003103	WOODRUFF MICHAEL A	5313 SHANNON PARK DR	—
273002262	BRUNDIGE DOROTHY B	5323 SHANNON PARK DR	—
273002904	LIAW WEN-SHING	5371 SHANNON PARK DR	—
273002927	FARRAR TRUDY D	5325 SHANNON PARK DR	—
273002926	GREENLEE HEIDI I	5335 SHANNON PARK DR	—
273002263	PEIRCE WALTER F PEIRCE SHARON M	5337 SHANNON PARK DR	—
273002264	RITTENBERG EARL RITTENBERG CAROL	5347 SHANNON PARK DR	—
273002266	OLOUGHLIN MICHAEL T	5369 SHANNON PARK DR	—
273003102	MONROE FREDERICK E	5349 SHANNON PARK DR	—
273002903	JONES TERRI L	5359 SHANNON PARK DR	—
273002265	CHAPMAN MARY T	5361 SHANNON PARK DR	—
273000266	VILLAGE OF DUBLIN	6659 COFFMAN RD	—
273010590	CITY OF DUBLIN OHIO	5579 POST RD	

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05-031 FDP
CITY OF DUBLIN
PLANNING DIVISION

273000323	VILLAGE OF DUBLIN	5614 POST RD	—
273001424	GOYAL SATYA N & CHITRA	5407 TARA HILL DR	—
273002341	BING R GEOFFREY	5567 TARA HILL DR	—
273002342	HARRIS IAN D HARRIS JEAN F	5577 TARA HILL DR	—
273002343	WEININGER RICK L & GABRIEL V	5587 TARA HILL DR	—
273002344	HATCH ELAINE A MANLEY ELAINE A	5597 TARA HILL DR	—
273002345	ADAMS MITCHELL L	5607 TARA HILL DR	—
273002346	FERGUSON JAMES A FERGUSON BARBARA A	5617 TARA HILL DR	—
273002347	KIM DANIEL J	5627 TARA HILL DR	—
273001425	DINOVO DOMINIC P DINOVO CARRIE A	5399 TARA HILL DR	—
273002348	TOMCIK DENNIS C & BARBARA A	5637 TARA HILL DR	—
273002349	ROWE ROBERT A & JANET M	5647 TARA HILL DR	—
273002672	BUCHAN THOMAS P & RITA L	5729 TARA HILL DR	—
273002350	BEAL DOUGLAS R & BRENDA	5657 TARA HILL DR	—
273002351	SEARS GILBERT L & PATRICIA A	5667 TARA HILL DR	—
273002352	JURASEK WILLIAM C & CAROL A	5677 TARA HILL DR	—

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05-031FDP
CITY OF DUBLIN
PLANNING DIVISION

273002353	HARE DENNIS A HARE CATHERINE J	5687 TARA HILL DR	—
273006278	TIMMERMAN SCOTT R TIMMERMAN ROBERTA R	5705 TARA HILL DR	—
273002354	KUNTZ CHARLES S KUNTZ PATRICIA P	5711 TARA HILL DR	—
273002671	SZYMANSKI DUANE R	5717 TARA HILL DR	—
273001426	RIEGLE DAVID W TR RIEGLE JANICE C TR	5393 TARA HILL DR	—
273001427	MAHOTA JOHN M & MARY C	5375 TARA HILL DR	—
273002579	KING GEORGE M	6911 VALLY DOWN RD	—
273002615	RICHARDS RONNIE L	6895 VALLY DOWN RD	—
273002278	CARTWRIGHT STEPHEN	6893 VALLY DOWN RD	—
273002617	WILHELM TOM	6887 VALLY DOWN RD	—
273002277	MALONEY TRACY A	6885 VALLY DOWN RD	—
273002643	DICK BARBARA P	6873 VALLY DOWN RD	—
273006685	CITY OF DUBLIN	5952 POST RD	—
273002276	FEDERER JOHN W	6871 VALLY DOWN RD	—
273000789	CITY OF DUBLIN	5904 POST RD	—
273002275	SEDAGHATI EZZAT	6861 VALLY DOWN RD	—

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05-031 FDP
CITY OF DUBLIN
PLANNING DIVISION

273002621	DIEDRICH NATHANIEL W DIEDRICH JACQUELINE W	6859 VALLY DOWN RD	—
273002622	MICHAELS LESLIE J	6849 VALLY DOWN RD	—
273002274	BUNSTINE MARY A	6847 VALLY DOWN RD	—
273002273	CINGOLANI RONDA L	6837 VALLY DOWN RD	—
273000364	CITY OF DUBLIN	5800 POST RD	—
273002642	MANNARELLI JOANNE	6835 VALLY DOWN RD	—
273002272	DALSTROM STEVEN C	6825 VALLY DOWN RD	—
273002641	HAYES TIMOTHY A	6823 VALLY DOWN RD	—

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05-031 FOP
CITY OF DUBLIN
PLANNING DIVISION

COFFMAN PARK

BOCCE COURT PROJECT

5614 POST ROAD

ZONING NOTES:

SEE AMENDED FINAL DEVELOPMENT PLAN # 05-xxxAFDP
APPROVED XX/XX/05 BY CITY OF DUBLIN PLANNING AND ZONING COMMISSION.
ZONED PUD PLANNED UNIT DEVELOPMENT

General Notes:

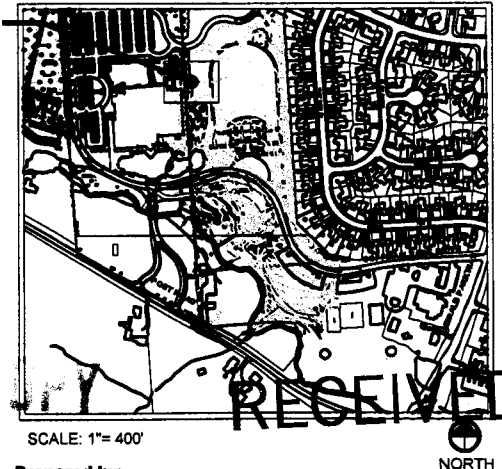
1. CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRINGENT SPECIFICATION WILL APPLY AS DECIDED BY THE DIRECTOR OF GROUNDS AND FACILITIES. ITEM NUMBERS LISTED REFER TO CITY OF COLUMBUS ITEM NUMBERS UNLESS OTHERWISE NOTED.
2. DIRECTOR OF GROUNDS AND FACILITIES WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE DIRECTOR OF GROUNDS AND FACILITIES WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO OHIO EPA, FRANKLIN COUNTY BOARD OF HEALTH AND ANY BUILDING PERMITS, ETC.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
5. FOLLOWING CONSTRUCTION COMPLETION, A SURVEY SHALL BE PROVIDED TO THE DIVISION OF GROUNDS AND FACILITIES THAT DOCUMENTS "AS-BUILT" DIMENSIONS, LOCATIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE SURVEY SHALL BE PREPARED, BY A PROFESSIONAL SURVEYOR, AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling OF MARKERS DISTURBED DURING CONSTRUCTION, PERFORMED BY A PROFESSIONAL SURVEYOR.
7. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC LANDS AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OF GROUNDS AND FACILITIES.
8. NON-RUBBER Tired VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
9. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATER COURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
10. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED ACCORDING TO 97.38 OF THE DUBLIN CODE OF ORDINANCES. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOOD PLAIN) IS NOT PERMITTED.
12. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OF HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF COLUMBUS. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
15. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACK-FILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NON-WORKING HOURS. TRENCHES OUTSIDE THESE AREAS SHALL BE BACK-FILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NON-WORKING HOURS. CLEANUP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
17. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGHLY VISIBLE FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6-INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OR THE DIVISION OF GROUNDS AND FACILITIES.
18. NO STREET TREES MAY BE REMOVED WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY FORESTER.
19. TREE TRIMMING WITHIN THE CONSTRUCTION ZONE IS TO BE COMPLETED BY A CERTIFIED ARBORIST. AT THE COMPLETION OF THE PROJECT THE ARBORIST IS TO RETURN AND TRIM ANY BROKEN BRANCHES AS NEEDED.
20. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE DIRECTOR OF GROUNDS AND FACILITIES.
21. ANY MODIFICATIONS TO THE WORK SHOWN ON THE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE DIRECTOR OF GROUNDS AND FACILITIES.
22. CITY LANDS SHALL BE FINE-GRADED AND SEEDED WITH THE FOLLOWING MIXTURE: IMPROVED KENTUCKY BLUEGRASS, 30 % OF WEIGHT (TWO VARIETIES IN EQUAL PARTS) IMPROVED PERENNIAL RYE, 70% OF WEIGHT (TWO VARIETIES IN EQUAL PARTS) GERMINATION RATE- 85 %, APPLICATION RATE- 7 LB. PER 1000 SQ. FT AS DIRECTED BY THE GROUNDS SUPERVISOR.

Drawing Index

- L-1 SITE PLAN
- L-2 DETAILS

Location Map

Project Location



SCALE: 1"= 400'

Prepared by:

City of Dublin

PARKS AND RECREATION

6555 Shier Rings Road

Dublin, Ohio 43015-1234

MARCH 2005

05-031 FDP
CITY OF DUBLIN
PLANNING DIVISION

SET #
COFFMANPARK BOCCE COURT PROJECT



**DIVISION OF
PARKS AND OPEN SPACE**
8555 SHIER-RINGS ROAD
DUBLIN, OHIO 43018
PH (614) 410-4700
FAX (614) 761-4612

CODED NOTES

- ① NEW PAVEMENT TO MEET FLUSH AND ITS EDGES TO ALIGN WITH THE EXISTING PAVEMENT.
- ② CONCRETE PAVEMENT. SEE DETAIL 1/L-2.
- ③ CONCRETE CURB. SEE DETAIL 2/L-2.
- ④ BOCCIE COURT SURFACE. SEE DETAIL 3/L-2.
- ⑤ SUN PORTS SHADE STRUCTURE. SEE DETAIL 4/L-2.
- ⑥ UNDERDRAIN. DAY LIGHT AT TREE LINE. SEE DETAIL 3/L-X.
- ⑦ PATIO FURNITURE. SEE DETAIL 5/L-2.

GRADING NOTES

1. CLEAR AND GRUB ENTIRE SITE WITHIN WORK LIMITS. STRIP AND STOCKPILE ALL TOPSOIL ON SITE. PERFORM EARTHWORK OPERATIONS AND REDISTRIBUTE TOPSOIL ON SITE. ALL TOPSOIL AND SUBSOIL WILL BE DISTRIBUTED ON SITE. CONFORM TO O.D.O.T. ITEM 201 PER CLEARING AND GRUBBING REQUIREMENTS.
2. TOPOGRAPHIC AND UTILITY SURVEY INFORMATION IS BASED ON DATA FROM PATRIDGE PROFESSIONAL SURVEYORS AND ENGINEERS. VERIFY BENCHMARKS OR REFERENCE INFORMATION WITH A REPRESENTATIVE OF THAT OFFICE AS REQUIRED.
3. COMPACT ALL SUBGRADE AS REQUIRED TO PROVIDE FULL STRENGTH BEARING WITHOUT SETTLEMENT FOR ALL FEATURES INTENDED AND DESIGNED. ALL COMPACTION SHALL CONFORM TO O.D.O.T.'S ITEM 203.
4. TREES DESIGNATED TO REMAIN MUST NOT HAVE ANY DISTURBANCE WITHIN THEIR DROPLINES. MATERIALS AND EQUIPMENT WILL NOT BE PLACED/STORED NEAR EXISTING TREES. ANY TREES DESIGNATED TO REMAIN THAT ARE DISTURBED OR DESTROYED SHALL BE REPLACED WITH NEW TREES EQUAL IN SUM TO TOTAL TRUNK CALIPER.
5. FINE GRADE SEEDED AREAS AND REMOVE STONES OVER 1" AND ALL RIDGES, DEPRESSIONS, AND EVEN AREAS. SEED BETWEEN AUGUST 15 AND OCTOBER 15 OR FROM APRIL 1 TO JUNE 1.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL UNDERGROUND UTILITIES. CALL OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY WORK.
7. EROSION PROTECTION WILL BE REQUIRED BY CONTRACTOR FOLLOW ALL APPLICABLE REQUIREMENTS TO ENSURE CONTROL OF EROSION DURING GRADING OPERATIONS.

COFFMAN PARK

Base Ball Courts

SCALE: 1"= 20'



NORTH



DRAWN BY:

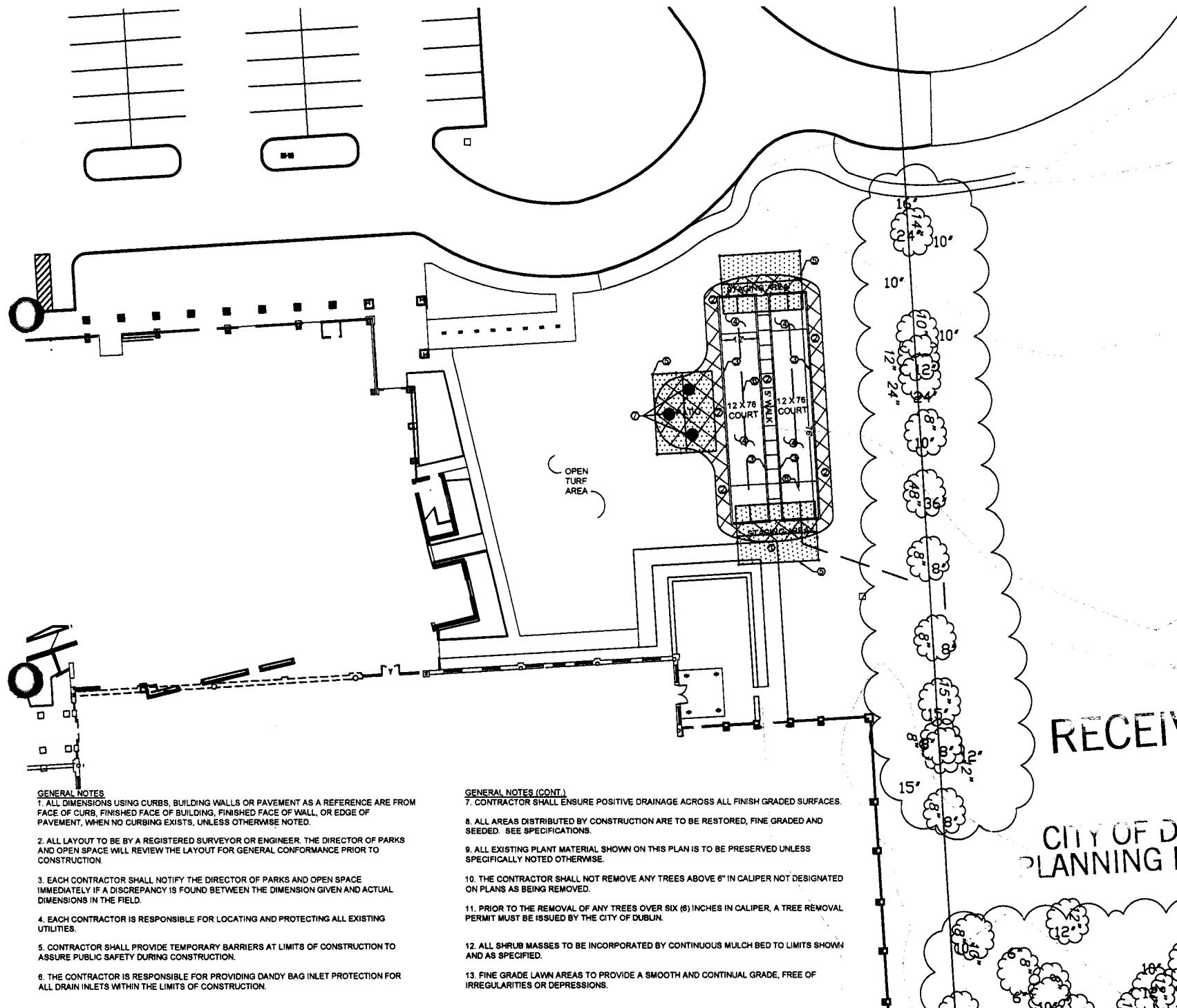
Laura Klemper, R.L.A.
State of Ohio #1046

DATE:

March 2005

Site Plan

L-1

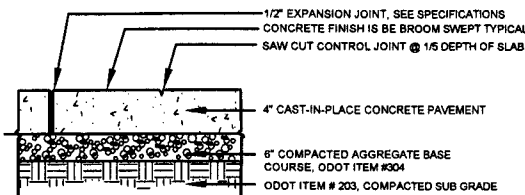


GENERAL NOTES

1. ALL DIMENSIONS USING CURBS, BUILDING WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF WALL, OR EDGE OF PAVEMENT, WHEN NO CURBING EXISTS, UNLESS OTHERWISE NOTED.
2. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE DIRECTOR OF PARKS AND OPEN SPACE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
3. EACH CONTRACTOR SHALL NOTIFY THE DIRECTOR OF PARKS AND OPEN SPACE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN AND ACTUAL DIMENSIONS IN THE FIELD.
4. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
5. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AT LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DANDY BAG INLET PROTECTION FOR ALL DRAIN INLETS WITHIN THE LIMITS OF CONSTRUCTION.

GENERAL NOTES (CONT.)

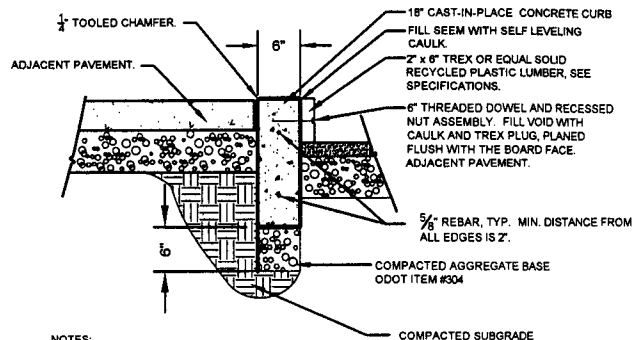
7. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ACROSS ALL FINISH GRADED SURFACES.
8. ALL AREAS DISTRIBUTED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. SEE SPECIFICATIONS.
9. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
10. THE CONTRACTOR SHALL NOT REMOVE ANY TREES ABOVE 6" IN CALIPER NOT DESIGNATED ON PLANS AS BEING REMOVED.
11. PRIOR TO THE REMOVAL OF ANY TREES OVER SIX (6) INCHES IN CALIPER, A TREE REMOVAL PERMIT MUST BE ISSUED BY THE CITY OF DUBLIN.
12. ALL SHRUB MASSES TO BE INCORPORATED BY CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED.
13. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OF IRREGULARITIES OR DEPRESSIONS.



- NOTES:**
1. EXPANSION JOINTS TO BE 30'-0" O.C., AS SHOWN ON PLAN.
 2. CONTROL JOINTS TO BE 5'-0" O.C., AS SHOWN ON PLAN.
 3. CONCRETE TO BE INTEGRALLY DYED. DIRECTOR OF PARKS AND OPEN SPACE WILL SELECT COLOR FROM APPROVED MANUFACTURERS FULL COLOR RANGE.

INTEGRALLY DYED CONCRETE PAVEMENT

① SCALE: 1"=1'-0"



- NOTES:**
1. EXPANSION JOINTS TO BE 30'-0" O.C., AS SHOWN ON PLAN.
 2. SAW CUT, CONTROL JOINTS TO BE 5'-0" O.C., AS SHOWN ON PLAN.
 3. PROVIDE LIGHT BROOM FINISH ON ALL CONCRETE SURFACES.
 4. CONCRETE TO BE INTEGRALLY DYED. DIRECTOR OF PARKS AND OPEN SPACE WILL SELECT COLOR FROM APPROVED MANUFACTURERS FULL COLOR RANGE.

INTEGRALLY DYED CONCRETE CURB

② SCALE: 1"=1'-0"

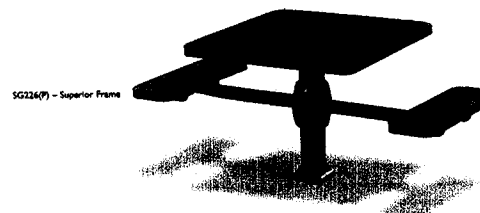


GENERAL NOTES ABOUT GAZEBO:

1. THE SUPPORTS INTERNATIONAL SEM-CANTILEVERED 20' X 27' STRUCTURES ARE SPECIFIED FOR THIS PROJECT. THEY ARE DISTRIBUTED DIRECTLY BY SUPPORTS INTERNATIONAL, 8319 CHANCELLOR ROW, DALLAS, TEXAS 75247, 800-966-5005.
2. THE SHADE STRUCTURES ARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR PURCHASING STAMPED, ENGINEERING PLANS FROM SUPPORTS. IT IS THE CONTRACTORS RESPONSIBILITY TO REQUEST DRAWINGS BE SIGNED BY A REGISTERED ENGINEER OR ARCHITECT IN THE STATE OF OHIO WHEN ORDERING SHADE STRUCTURES. IT IS THEN SUPPORTS RESPONSIBILITY TO GET THE DRAWINGS STAMPED.
12. CONTRACTOR RESPONSIBLE FOR OBTAINING A BUILDING PERMIT.
13. SEE SITE PLAN, L-1, FOR LOCATION OF THE THREE LOCATIONS.
14. AWNING ARE TO BE ARIZONA (TAN) IN COLOR.

SUNPORTS SHADE STRUCTURES (BID ALT. #1)

④ SCALE: 1"=1'-0"

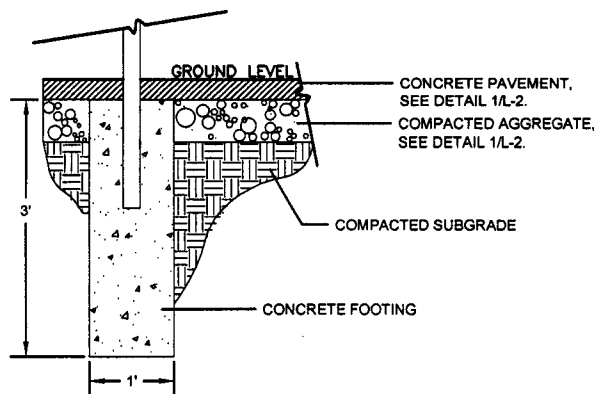


SG224(7) - Superior Frame

- NOTES:**
1. A TOTAL OF THREE (3) INGROUND MOUNT PICNIC TABLES, TWO FOUR SEAT MODELS AND ONE ADA THREE SEAT MODEL FOUR PER SHELTER, ARE TO BE INSTALLED AT THE COFFMAN PARK BOCCIE BALL COURTS.
 2. THE SG224 AND SG251 SIGNATURE ROUND, SUPERIOR FAME TABLES ARE MANUFACTURED BY WABASH VALLEY, AND DISTRIBUTED BY SERVICE SUPPLY LTD. INC. (800) 262-1900.
 4. THE TABLES ARE TO BE THE PERFORATED PATTERN AND BLACK IN COLOR.

INGROUND MOUNT TABLES

⑤ SCALE: 1"=1'-0"



- NOTES:**
1. IF THE MANUFACTURER'S RECOMMENDED FOOTING DETAIL DIFFERS, CONTRACTOR IS RESPONSIBLE FOR FOLLOWING MANUFACTURERS DETAILS AND SPECIFICATIONS FOR THE INSTALLATION OF THE THREE FIXED PATIO TABLES.

TYP. INGROUND MOUNT FOOTING

⑥ SCALE: 1"=1'-0"

STORM WATER POLLUTION PREVENTION NOTES:
THE CONTRACTOR SHALL CONFORM TO ALL CITY OF COLUMBUS STANDARDS FOR EROSION CONTROL PRACTICES.

ALL CLEANING AND GRADING OPERATIONS SHALL BE CONFINED TO THE LIMITS SHOWN ON THE PLAN.

SEDIMENTATION BASINS AND ALL PERIMETER SILT FENCING (SF) SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE AND UPSTREAM AREAS HAVE BEEN STABILIZED.

INTERIOR SILT FENCING AND DANDY BAG INLET FILTERS SHALL BE INSTALLED WITHIN 7 DAYS AFTER FINISHED GRADE IS REACHED AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND UPSTREAM AREAS HAVE BEEN STABILIZED.

TEMPORARY SEEDING SHALL BE PROVIDED FOR ALL EXPOSED SURFACES AND SOIL STOCKPILES WHERE PERMANENT SEEDING OR ADDITIONAL WORK IS NOT SCHEDULED FOR A PERIOD OF FORTY-FIVE (45) DAYS. SEEDING SHALL BE PROVIDED WITHIN SEVEN (7) DAYS AFTER CONSTRUCTION OPERATIONS CEASE.

PERMANENT SEEDING SHALL BE PROVIDED FOR ALL EXPOSED SOIL SURFACES WITHIN SEVEN (7) DAYS AFTER THE FINISH GRADE IS REACHED.

AREAS WHERE TEMPORARY OR PERMANENT SEEDING HAS FAILED TO GERMINATE SHALL BE RESEED AND MULCHED AS NECESSARY TO ACHIEVE STABILIZATION.

THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL INSTALLATIONS EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENTS EXCEEDING 0.5 INCHES OF RAINFALL PER 24-HOUR PERIOD. CONTRACTOR SHALL MAKE NECESSARY REPAIRS IMMEDIATELY AND CLEAN TRAPPED SEDIMENT AND DEBRIS.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE REMOVED WITHIN 30 DAYS AFTER SITE STABILIZATION IS ACHIEVED.

ANY TRAPPED SEDIMENT OR DEBRIS REMOVAL OF INSTALLATIONS SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.

**DIVISION OF
PARKS AND OPEN SPACE**
6555 SHERMAN ROAD
DUBLIN, OHIO 43019
PH (614) 410-4700
FAX (614) 791-8512

RECEIVED

CITY OF DUBLIN
PLANNING DIVISION
COFFMAN PARK

Bocce Ball Courts

SCALE: AS SHOWN



DRAWN BY:

Laura Mangano, P.L.A.
State of Ohio #1046

DATE:

March 2008

Details

L-2

GENERAL WARRANTY DEED

FRANK F. THOMAS and MARIAN THOMAS, HUSBAND AND WIFE, of Plain City, Ohio, for valuable consideration paid, grant, with general warranty covenants, to THE CITY OF DUBLIN, OHIO, whose tax-mailing address is 5131 Post Road, Dublin, Ohio 43017, the following REAL PROPERTY:

047746

(See Attached "Exhibit A" for Real Estate Description)

Parcel No. 273-398-1

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 3438, Page 330, of the Deed Records of Franklin County, Ohio.

WITNESS their hands this 11 day of March, 1994.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

TIME 3 56 PM M
RECORDED FRANKLIN CO., OHIO

Kathleen A. Hanley
Kathleen A. Hanley

Frank F. Thomas
FRANK F. THOMAS

MAR 11 1994

Craig M. Stewart
CRAIG M. STEWART

Marian Thomas
MARIAN THOMAS

RECORDER'S FEE \$ 14.00

STATE OF OHIO, COUNTY OF FRANKLIN, SS.

Before me, a Notary Public, in and for said County personally came FRANK F. THOMAS AND MARIAN THOMAS, HUSBAND AND WIFE, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, this 11 day of March, 1994.

Craig M. Stewart
Notary Public
CRAIG M. STEWART

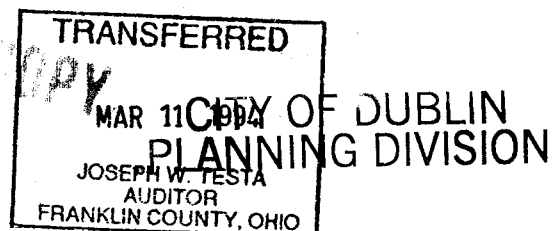
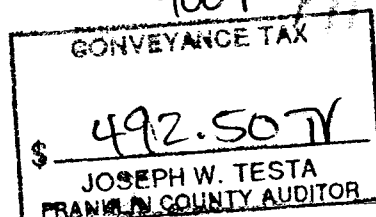
NOTARY PUBLIC ATTORNEY AT LAW

STATE OF OHIO, LIFETIME COMMISSION

REVISED CODE 11201

This Instrument Prepared by Hanley Law Offices

RECEIVED



Carolee F. Fisher - Murphy 004 (1994)

LEGAL DESCRIPTION

MICROFILM

Situated in the State of Ohio, County of Franklin, City of Dublin, Washington Township, and being part of Virginia Military Survey No. 2542, and part of Lot No. 5 of Emma Brown's Subdivision recorded in complete Volume 102, page 97, Common Pleas Court Records, and Being all of a 17.84 acre tract conveyed to William Marvin Thomas, Dorothy Thomas, Frank F. Thomas, and Marian Thomas by deed of record in Deed Volume 3438, page 330, of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at the Southeasterly corner of the said Lot 5 at a railroad spike found within the pavement of Post Road; thence N 58°32'20" W, within the pavement of Post Road, 480.62'; thence N 58°04'55" W, within the pavement of Post Road, 191.04' to an iron pin found; thence N 02°47'42" W, along the Easterly line of a 5.48 acre tract conveyed to Edward K. and Betty Jane Nyrop by deed of record in Official Record 06989 C11, 1205.30 feet to the Northeasterly corner of the said 5.48 acre tract and the Southerly line of Lot 240 of Hemingway Village Section 3 as delineated in Plat Book 61, pages 70 and 71; thence N 89°33'18" E, along the Southerly line of lots 233 through 240 inclusive of the said Hemingway Village, 571.22 feet to an iron pin found in the Southerly line of Lot 233; thence S 02°11'27" E, along the Westerly line of a 14.183 acre tract and a 15.957 acre tract conveyed to the City of Dublin by deed of record in Deed Volume 3796, page 310 and Deed Volume 3391, page 124, 1561.30 feet to the point of beginning, containing 17.909 acres, more or less, and being subject to all right-of-ways and easements of record.

1 3-3-94

13-11-94

O-108-B
ALL OF
398
(273)

MICROFILM

GENERAL WARRANTY DEED

Dorothy Thomas, a.k.a. Dorothy L. Thomas, unmarried widow of William Marvin Thomas, for valuable consideration paid, grants with general warranty covenants to The City of Dublin, Ohio, whose tax-mailing address is _____, the following described real property:

047745

BEING AN UNDIVIDED ONE-FOURTH (1/4) INTEREST IN THE FOLLOWING:

Situated in the State of Ohio, County of Franklin and City of Dublin, Washington Township, and being part of Virginia Military Survey No. 2542, and part of Lot No. 5 of Emma Brown's Subdivision recorded in complete Volume 102, page 97, Common Pleas Court Records, and Being all of a 17.84 acre tract conveyed to William Marvin Thomas, Dorothy Thomas, Frank F. Thomas, and Marian Thomas by deed of record in Deed Volume 3438, page 330, of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at the Southeasterly corner of the said Lot 5 at a railroad spike found within the pavement of Post Road; thence N 58°32'20" W, within the pavement of Post Road, 480.62'; thence N 58°04'55" W, within the pavement of Post Road, 191.04' to an iron pin found; thence N 02°47'42" W, along the Easterly line of a 5.48 acre tract conveyed to Edward K. and Betty Jane Nyrop by deed of record in Official Record 06989-C-11, 1205.30 feet to the Northeasterly corner of the said 5.48 acre tract and the Southerly line of Lot 240 of Hemingway Village Section 3 as delineated in Plat Book 61, pages 70 and 71; thence N 89°33'18" E, along the Southerly line of Lots 233 through 240 inclusive of the said Hemingway Village, 571.22 feet to an iron pin found in the Southerly line of Lot 233; thence S 02°11'27" E, along the Westerly line of a 14.183 acre tract and a 15.957 acre tract conveyed to the City of Dublin by deed of record in Deed Volume 3796, page 310 and Deed Volume 3391, page 124, 1561.30 feet to the point of beginning, containing 17.909 acres, more or less, and being subject to all right-of-ways and easements of record.

0-108-B
A-COF
398
(273)

13-11-94

Tax district number and parcel number: 273-000398

Street address of property: Bare land, north side of Post Road west of Coffman Road

Prior instrument reference: Volume 3438, page 330, of the Deed Records of Franklin County, Ohio

Signed this 11th day of March, 1994.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: TIME 3 56 P.M. M
RECORDED FRANKLIN CO., OHIO

Richard L. Dimond Dorothy L. Thomas
RICHARD L. DIMOND Dorothy L. Thomas
CRAIG M. STEWART

STATE OF OHIO
COUNTY OF FRANKLIN, SS RECORDER'S FEE \$ 14.00

RECEIVED
05-031FDP

The foregoing instrument was acknowledged before me this 11th day of March, 1994, by Dorothy L. Thomas, Grantor herein, who acknowledged the signing of the same as her voluntary act and deed.

CITY OF DUBLIN
PLANNING DIVISION

NOTARY PUBLIC
CRAIG M. STEWART
NOTARY PUBLIC ATTORNEY AT LAW
STATE OF OHIO LIFETIME COMMISSION
REVISED CODE 147.03

THIS INSTRUMENT PREPARED BY:
Richard L. Dimond (#0021298)
Attorney at Law
601 South High Street
Columbus, Ohio 43215

4008
CONVEYANCE TAX
\$ 246.30 TV
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

TRANSFERRED
MAR 11 1994
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

047747

FIDUCIARY DEED

National City Bank, Columbus, successor to the Ohio National Bank of Columbus, Trustee of the William Marvin Thomas Trust, by the power conferred by the Trust Agreement dated January 31, 1979, and every other power, for valuable consideration paid, grants, with fiduciary covenants, to The City of Dublin, Ohio, whose tax-mailing address is _____,

the following described real property:

BEING AN UNDIVIDED ONE-FOURTH (1/4) INTEREST IN THE FOLLOWING:

MICROFILM

Situated in the State of Ohio, County of Franklin and City of Dublin, Washington Township, and being part of Virginia Military Survey No. 2542, and part of Lot No. 5 of Emma Brown's Subdivision recorded in complete Volume 102, page 97, Common Pleas Court Records, and Being all of a 17.84 acre tract conveyed to William Marvin Thomas, Dorothy Thomas, Frank F. Thomas, and Marian Thomas by deed of record in Deed Volume 3438, page 330, of the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at the Southeasterly corner of the said Lot 5 at a railroad spike found within the pavement of Post Road; thence N 58°32'20" W, within the pavement of Post Road, 480.62'; thence N 58°04'55" W, within the pavement of Post Road, 191.04' to an iron pin found; thence N 02°47'42" W, along the Easterly line of a 5.48 acre tract conveyed to Edward K. and Betty Jane Nyrop by deed of record in Official Record 06989-C-11, 1205.30 feet to the Northeasterly corner of the said 5.48 acre tract and the Southerly line of Lot 240 of Hemingway Village Section 3 as delineated in Plat Book 61, pages 70 and 71; thence N 89°33'18" E, along the Southerly line of Lots 233 through 240 inclusive of the said Hemingway Village, 571.22 feet to an iron pin found in the Southerly line of Lot 233; thence S 02°11'27" E, along the Westerly line of a 14.183 acre tract and a 15.957 acre tract conveyed to the City of Dublin by deed of record in Deed Volume 3796, page 310 and Deed Volume 3391, page 124, 1561.30 feet to the point of beginning, containing 17.909 acres, more or less, and being subject to all right-of-ways and easements of record.

0-108-B
ALL OF
398
(273)

Tax district number and parcel number: 273-000398

Street address of property: Bare land, north side of Post Road
west of Coffman Road

13-11-94
3 56 P.M.
RECORDED FRANKLIN CO., OHIO

Prior instrument reference: Volume 7681-B-11, Official Records of Franklin County, Ohio.

MAR 11 1994

Signed this 11th day of March, 1994.

RECORDER'S FEE \$ 14.00

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Richard L. Dimond
RICHARD L. DIMOND

Craig M. Stewart
CRAIG M. STEWART

STATE OF OHIO
COUNTY OF FRANKLIN, SS

NATIONAL CITY BANK, COLUMBUS, Successor to the Ohio National Bank of Columbus, Trustee

by: *James R. Anspaugh*
James R. Anspaugh, Vice President

The foregoing instrument was acknowledged before me this 11th day of March, 1994, by James R. Anspaugh, Vice President of National City Bank, Columbus, Successor to the Ohio National Bank of Columbus, Trustee, Grantor herein, who acknowledged the signing of the foregoing as his voluntary act and deed.

Craig M. Stewart

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Richard L. Dimond (#0021298)
Attorney at Law
601 South High Street
Columbus, Ohio 43215

4010
CONVEYANCE TAX
\$ 246.30 TV
JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

CRAIG M. STEWART
NOTARY PUBLIC ATTORNEY AT LAW
STATE OF OHIO LIFETIME COMMISSION
REVISED CODE 147.03

TRANSFERRED
MAR 11 1994
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

Carlin Dublin Murphy Box 1993

COFFMAN PARK

BOCCE COURT PROJECT

5600 POST ROAD

ZONING NOTES:

SEE AMENDED FINAL DEVELOPMENT PLAN # 05-xxxAFDP
APPROVED XX/XX/05 BY CITY OF DUBLIN PLANNING AND ZONING COMMISSION.
ZONED PUD PLANNED UNIT DEVELOPMENT

General Notes:

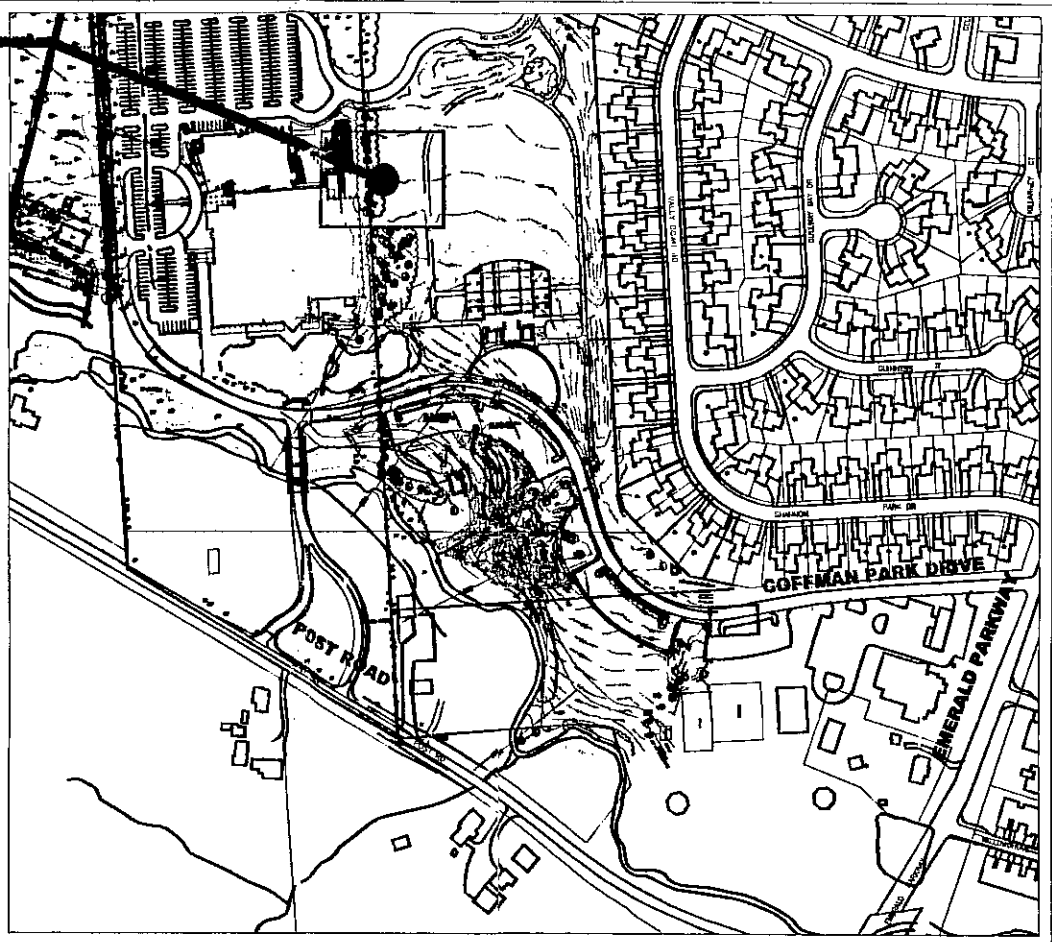
1. CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRINGENT SPECIFICATION WILL APPLY AS DECIDED BY THE DIRECTOR OF PARKS AND OPEN SPACE. ITEM NUMBERS LISTED REFER TO CITY OF COLUMBUS ITEM NUMBERS UNLESS OTHERWISE NOTED.
2. DIRECTOR OF PARKS AND OPEN SPACE WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE PARKS AND OPEN SPACE WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO OHIO EPA, FRANKLIN COUNTY BOARD OF HEALTH AND ANY BUILDING PERMITS, ETC.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
5. FOLLOWING CONSTRUCTION COMPLETION, A SURVEY SHALL BE PROVIDED TO THE DIVISION OF GROUNDS AND FACILITIES THAT DOCUMENTS "AS-BUILT" DIMENSIONS, LOCATIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE SURVEY SHALL BE PREPARED, BY A PROFESSIONAL SURVEYOR, AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTNG OF MARKERS DISTURBED DURING CONSTRUCTION, PERFORMED BY A PROFESSIONAL SURVEYOR.
7. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC LANDS AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OF PARKS AND OPEN SPACE.
8. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
9. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATER COURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
10. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED ACCORDING TO 97.38 OF THE DUBLIN CODE OF ORDINANCES. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOOD PLAIN) IS NOT PERMITTED.
12. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OF HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF COLUMBUS. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
15. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACK-FILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NON-WORKING HOURS. TRENCHES OUTSIDE THESE AREAS SHALL BE BACK-FILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NON-WORKING HOURS. CLEANUP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
17. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGHLY VISIBLE FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6-INCHES OR GREATER AT DBH (DIAMETER BREST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OR THE DIVISION OF GROUNDS AND FACILITIES.
18. NO STREET TREES MAY BE REMOVED WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY FORESTER.
19. TREE TRIMMING WITHIN THE CONSTRUCTION ZONE IS TO BE COMPLETED BY A CERTIFIED ARBORIST. AT THE COMPLETION OF THE PROJECT THE ARBORIST IS TO RETURN AND TRIM ANY BROKEN BRANCHES AS NEEDED.
20. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE DIRECTOR OF PARKS AND OPEN SPACE.
21. ANY MODIFICATIONS TO THE WORK SHOWN ON THE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE DIRECTOR OF GROUNDS AND FACILITIES.
22. CITY LANDS SHALL BE FINE-GRADED AND SEEDED WITH THE FOLLOWING MIXTURE: IMPROVED KENTUCKY BLUEGRASS, 30 % OF WEIGHT (TWO VARIETIES IN EQUAL PARTS) IMPROVED PERENNIAL RYE, 70% OF WEIGHT (TWO VARIETIES IN EQUAL PARTS) GERMINATION RATE- 85 %, APPLICATION RATE- 7 LB.. PER 1000 SQ. FT AS DIRECTED BY THE PARKS AND OPEN SPACE SUPERVISOR.

Drawing Index

- L-1 SITE PLAN
- L-2 DETAILS

Location Map

Project Location



SCALE: 1"= 400'

Prepared by:

City of Dublin

PARKS AND RECREATION
6555 Shier Rings Road
Dublin, Ohio 43016-1236

MARCH 2005



RECEIVED

APR 28 2005
05-031AFDP
CITY OF DUBLIN
PLANNING DIVISION

SET #

COFFMANPARK BOCCE COURT PROJECT



**DIVISION OF
PARKS AND OPEN SPACE**

6555 SHIER-RINGS ROAD
DUBLIN, OHIO 43016
PH (614) 410-4700
FAX (614) 761-6512

CODED NOTES

- ① NEW PAVEMENT TO MEET FLUSH AND ITS EDGES TO ALIGN WITH THE EXISTING PAVEMENT.
- ② CONCRETE PAVEMENT. SEE DETAIL 1/L-2.
- ③ CONCRETE CURB. SEE DETAIL 2/L-2.
- ④ BOCCO COURT SURFACE. SEE DETAIL 3/L-2.
- ⑤ SUN PORTS SHADE STRUCTURE. SEE DETAIL 4/L-2.
- ⑥ UNDERDRAIN. DAY LIGHT AT TREE LINE. SEE DETAIL 3/L-X.
- ⑦ PATIO FURNITURE. SEE DETAIL 5/L-2.

GRADING NOTES

1. CLEAR AND GRUB ENTIRE SITE WITHIN WORK LIMITS. STRIP AND STOCKPILE ALL TOPSOIL ON SITE. PERFORM EARTHWORK OPERATIONS AND REDISTRIBUTE TOPSOIL ON SITE. ALL TOPSOIL AND SUBSOIL WILL BE DISTRIBUTED ON SITE. CONFORM TO O.D.O.T. ITEM 201 PER CLEARING AND GRUBBING REQUIREMENTS.

2. TOPOGRAPHIC AND UTILITY SURVEY INFORMATION IS BASED ON DATA FROM PATRIDGE PROFESSIONAL SURVEYORS AND ENGINEERS. VERIFY BENCHMARKS OR REFERENCE INFORMATION WITH A REPRESENTATIVE OF THAT OFFICE AS REQUIRED.

3. COMPACT ALL SUBGRADE AS REQUIRED TO PROVIDE FULL STRENGTH BEARING WITHOUT SETTLEMENT FOR ALL FEATURES INTENDED AND DESIGNED. ALL COMPACTION SHALL CONFORM TO O.D.O.T.'S ITEM 203.

4. TREES DESIGNATED TO REMAIN MUST NOT HAVE ANY DISTURBANCE WITHIN THEIR DRIPLINES. MATERIALS AND EQUIPMENT WILL NOT BE PLACED/STORED NEAR EXISTING TREES. ANY TREES DESIGNATED TO REMAIN THAT ARE DISTURBED OR DESTROYED SHALL BE REPLACED WITH NEW TREES EQUAL IN SUM TO TOTAL TRUNK CALIPER.

6. FINE GRADE SEEDED AREAS AND REMOVE STONES OVER 1" AND ALL RIDGES, DEPRESSIONS, AND UNEVEN AREAS. SEED BETWEEN AUGUST 15 AND OCTOBER 15 OR FROM APRIL 1 TO JUNE 1.

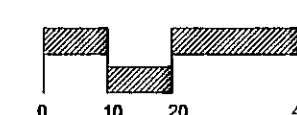
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL UNDERGROUND UTILITIES. CALL OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY WORK.

8. EROSION PROTECTION WILL BE REQUIRED BY CONTRACTOR. FOLLOW ALL APPLICABLE REQUIREMENTS TO ENSURE CONTROL OF EROSION DURING GRADING OPERATIONS.

COFFMAN PARK

Bocce Ball Courts

SCALE: 1"= 20'



DRAWN BY:

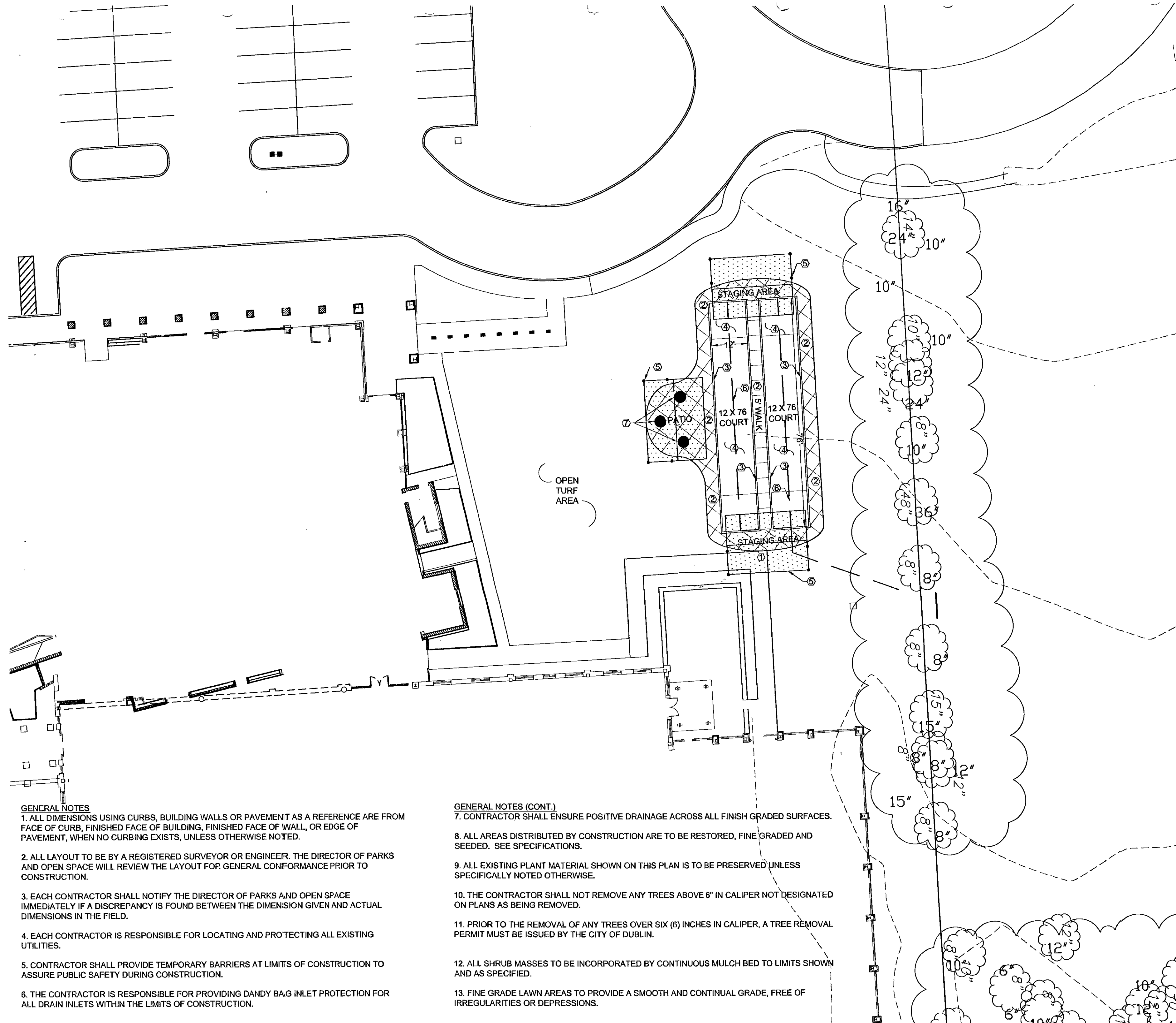
Laura Karagory, RLA
State of Ohio #1046

DATE:

March 2005

Site Plan

L-1

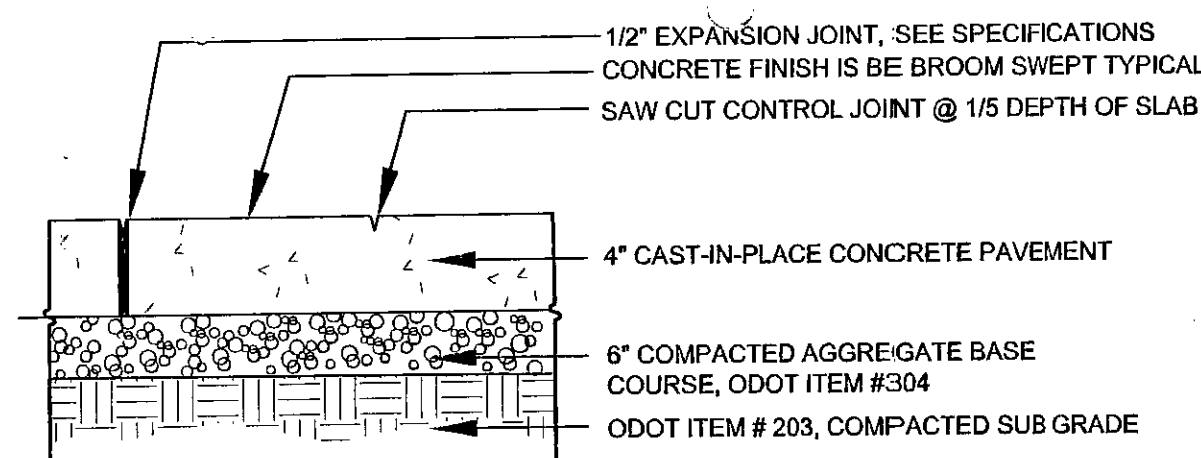


GENERAL NOTES

1. ALL DIMENSIONS USING CURBS, BUILDING WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF WALL, OR EDGE OF PAVEMENT, WHEN NO CURBING EXISTS, UNLESS OTHERWISE NOTED.
2. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE DIRECTOR OF PARKS AND OPEN SPACE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
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GENERAL NOTES (CONT.)

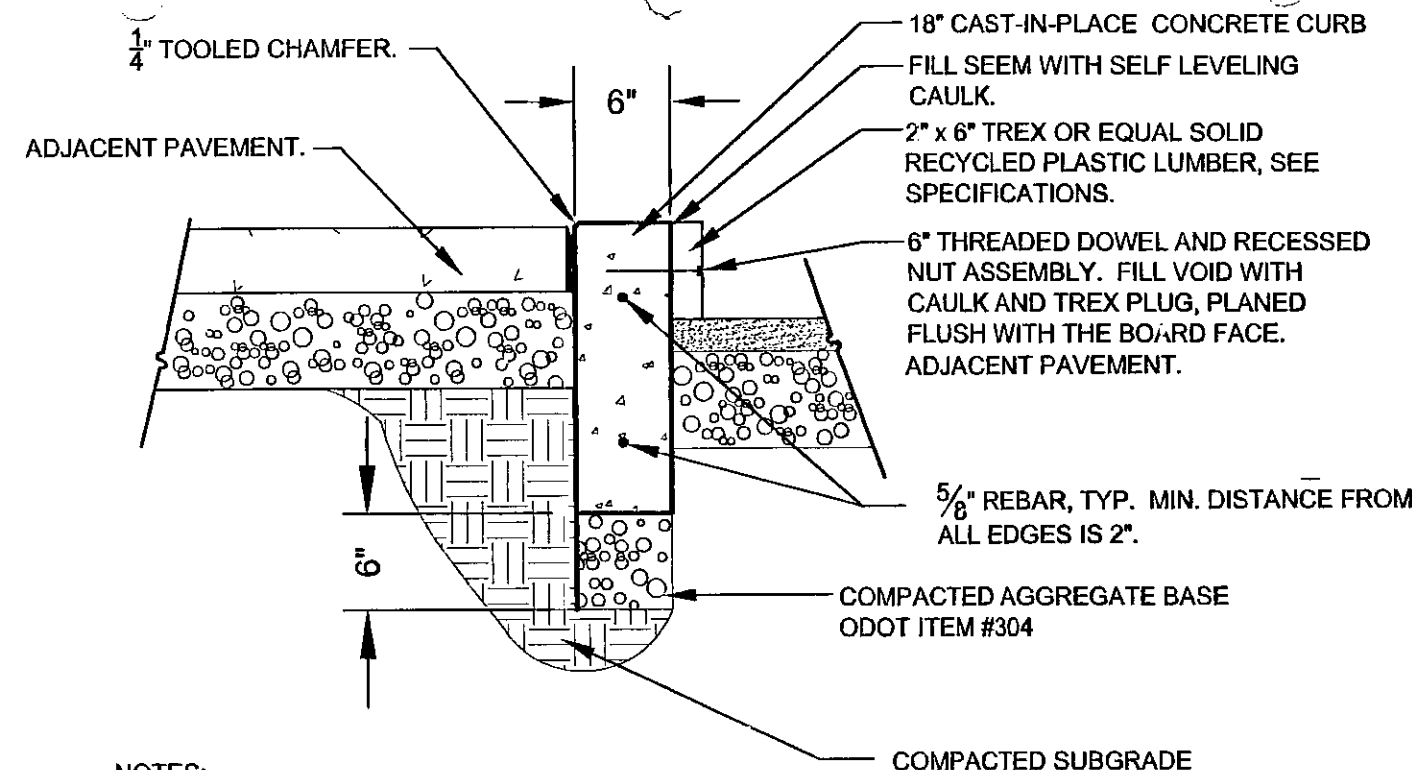
7. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ACROSS ALL FINISH GRADED SURFACES.
8. ALL AREAS DISTRIBUTED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. SEE SPECIFICATIONS.
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10. THE CONTRACTOR SHALL NOT REMOVE ANY TREES ABOVE 6" IN CALIPER NOT DESIGNATED ON PLANS AS BEING REMOVED.
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13. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OF IRREGULARITIES OR DEPRESSIONS.



- NOTES:**
1. EXPANSION JOINTS TO BE 30'-0" O.C., AS SHOWN ON PLAN.
 2. CONTROL JOINTS TO BE 5'-0" O.C., AS SHOWN ON PLAN.
 3. CONCRETE TO BE INTEGRALLY DYED. DIRECTOR OF PARKS AND OPEN SPACE WILL SELECT COLOR FROM APPROVED MANUFACTURERS FULL COLOR RANGE.

INTEGRALLY DYED CONCRETE PAVEMENT

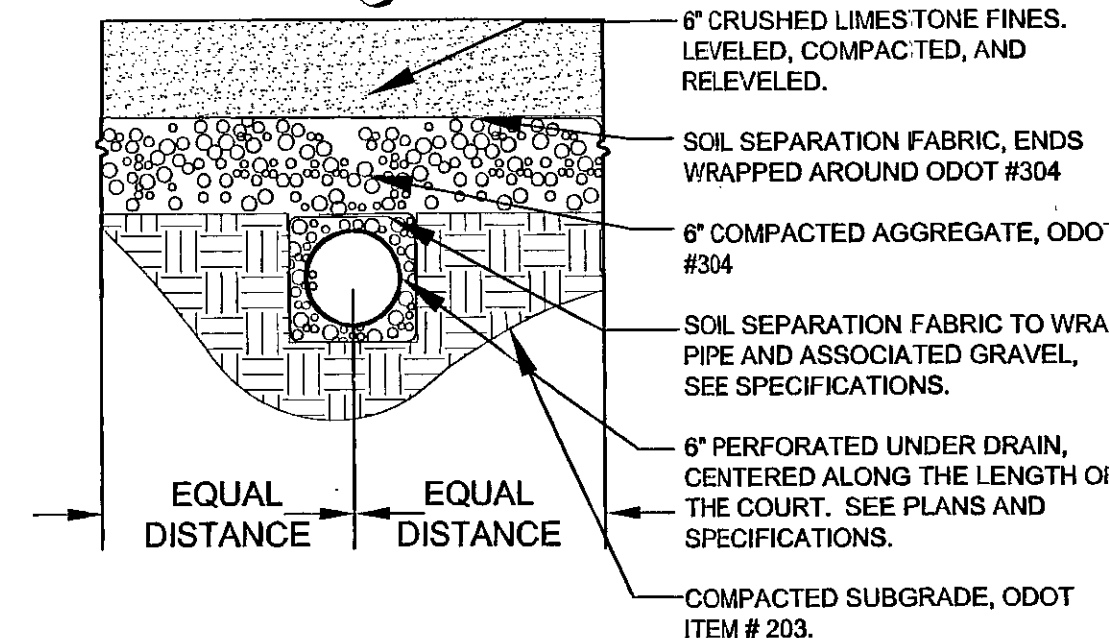
SCALE: 1"=1'-0"



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INTEGRALLY DYED CONCRETE CURB

SCALE: 1"=1'-0"



BOCCE COURT SURFACE WITH UNDER DRAIN

SCALE: 1"=1'-0"

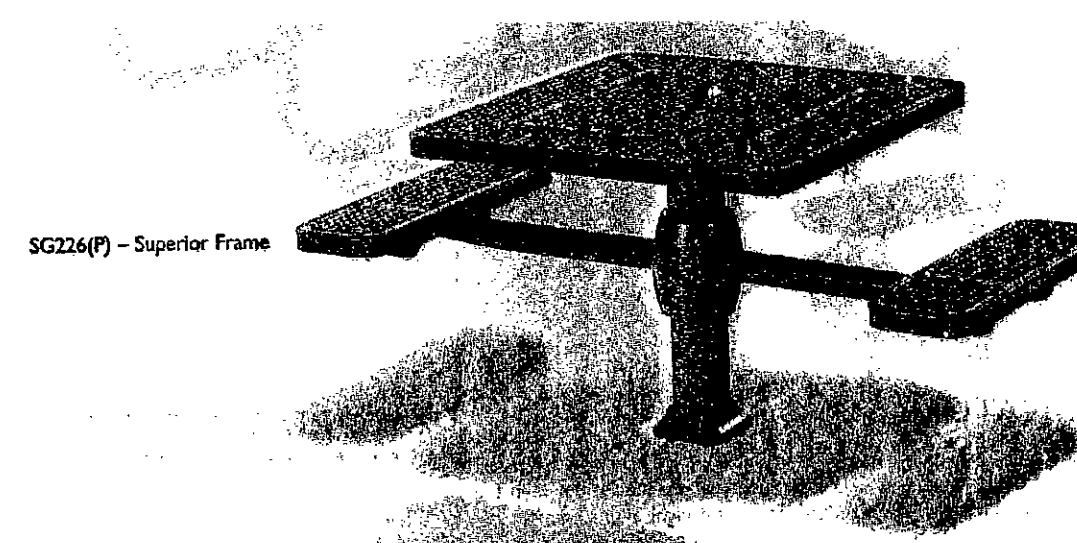


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SUNPORTS SHADE STRUCTURES (BID ALT. #1)

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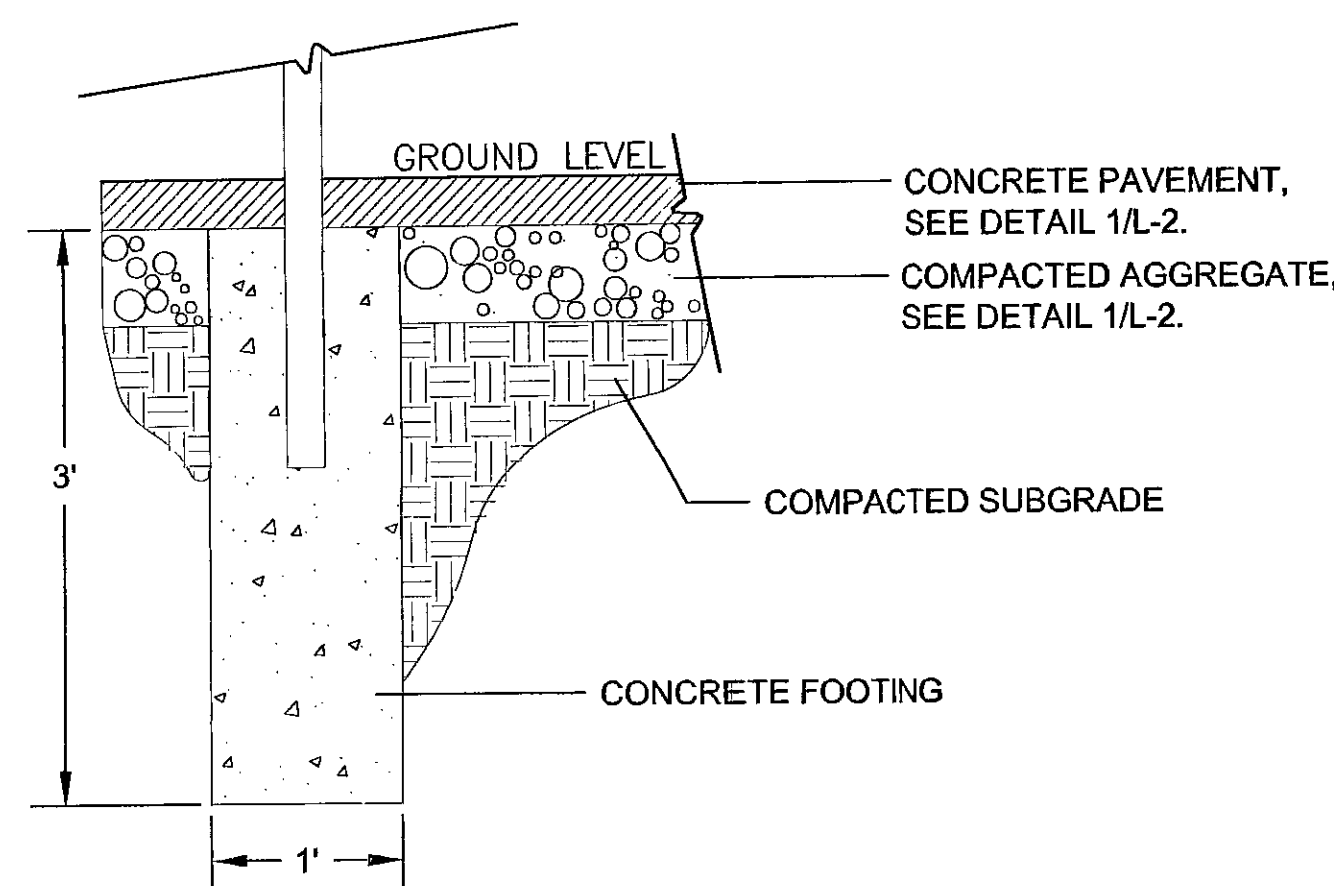


NOTES:

1. A TOTAL OF THREE (3) INGROUND MOUNT PICNIC TABLES, TWO FOUR SEAT MODELS AND ONE ADA THREE SEAT MODEL.FOUR PER SHELTER, ARE TO BE INSTALLED AT THE COFFMAN PARK BOCCE BALL COURTS.
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INGROUND MOUNT TABLES

SCALE: 1"=1'-0"



NOTES:

1. IF THE MANUFACTURER'S RECOMMENDED FOOTING DETAIL DIFFERS, CONTRACTOR IS RESPONSIBLE FOR FOLLOWING MANUFACTURERS DETAILS AND SPECIFICATIONS FOR THE INSTALLATION OF THE THREE FIXED PATIO TABLES.

TYP. INGROUND MOUNT FOOTING

SCALE: 1" = 1'-0"

STORM WATER POLLUTION PREVENTION NOTES:

THE CONTRACTOR SHALL CONFORM TO ALL CITY OF COLUMBUS STANDARDS FOR EROSION CONTROL PRACTICES.

ALL CLEANING AND GRADING OPERATIONS SHALL BE CONFINED TO THE LIMITS SHOWN ON THE PLAN.

SEDIMENTATION BASINS AND ALL PERIMETER SILT FENCING (SF) SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE AND UPSTREAM AREAS HAVE BEEN STABILIZED.

INTERIOR SILT FENCING AND DANDY BAG INLET FILTERS SHALL BE INSTALLED WITHIN 7 DAYS AFTER FINISHED GRADE IS REACHED AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND UPSTREAM AREAS HAVE BEEN STABILIZED.

TEMPORARY SEEDING SHALL BE PROVIDED FOR ALL EXPOSED SURFACES AND SOIL STOCKPILES WHERE PERMANENT SEEDING OR ADDITIONAL WORK IS NOT SCHEDULED FOR A PERIOD OF FORTY-FIVE (45) DAYS. SEEDING SHALL BE PROVIDED WITHIN SEVEN (7) DAYS AFTER CONSTRUCTION OPERATIONS CEASE.

PERMANENT SEEDING SHALL BE PROVIDED FOR ALL EXPOSED SOIL SURFACES WITHIN SEVEN (7) DAYS AFTER THE FINISH GRADE IS REACHED.

AREAS WHERE TEMPORARY OR PERMANENT SEEDING HAS FAILED TO GERMINATE SHALL BE RESEED AND MULCHED AS NECESSARY TO ACHIEVE STABILIZATION.

THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL INSTALLATIONS EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENTS EXCEEDING 0.5 INCHES OF RAINFALL PER 24-HOUR PERIOD. CONTRACTOR SHALL MAKE NECESSARY REPAIRS IMMEDIATELY AND CLEAN TRAPPED SEDIMENT AND DEBRIS.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE REMOVED WITHIN 30 DAYS AFTER SITE STABILIZATION IS ACHIEVED.

ANY TRAPPED SEDIMENT OR DEBRIS REMOVAL OF INSTALLATIONS SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.



**DIVISION OF
PARKS AND OPEN SPACE**
6555 SHIER-RINGS ROAD
DUBLIN, OHIO 43016
PH (614) 410-4700
FAX (614) 761-8512

COFFMAN PARK

Bocce Ball Courts

SCALE: AS SHOWN



DRAWN BY:

Laura Karagory, RLA
State of Ohio #1046

DATE:

March 2005

Details

L-2

COFFMAN PARK

BOCCE COURT PROJECT

5600 POST ROAD

ZONING NOTES:

SEE AMENDED FINAL DEVELOPMENT PLAN # 05-xxxAFDP
APPROVED XX/XX/05 BY CITY OF DUBLIN PLANNING AND ZONING COMMISSION.
ZONED PUD PLANNED UNIT DEVELOPMENT

General Notes:

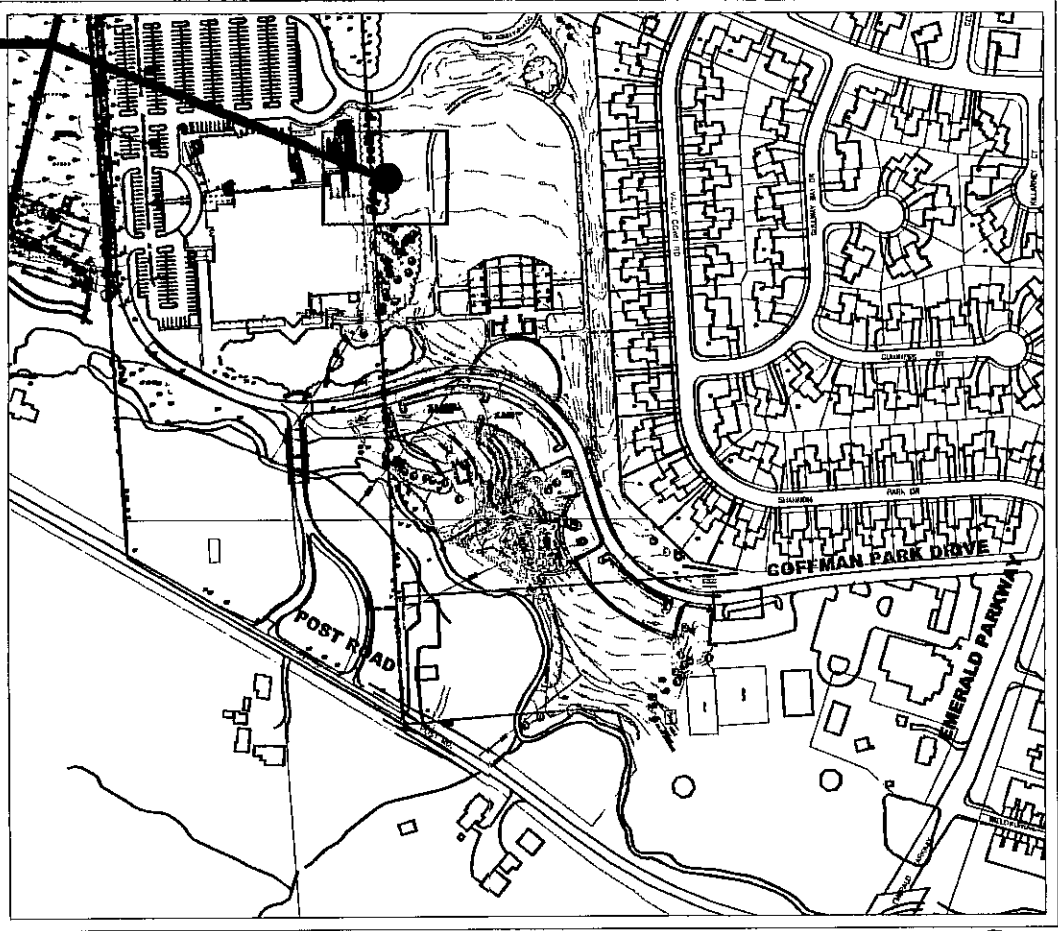
1. CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRINGENT SPECIFICATION WILL APPLY AS DECIDED BY THE DIRECTOR OF PARKS AND OPEN SPACE. ITEM NUMBERS LISTED REFER TO CITY OF COLUMBUS ITEM NUMBERS UNLESS OTHERWISE NOTED.
2. DIRECTOR OF PARKS AND OPEN SPACE WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE PARKS AND OPEN SPACE WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO OHIO EPA, FRANKLIN COUNTY BOARD OF HEALTH AND ANY BUILDING PERMITS, ETC.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
5. FOLLOWING CONSTRUCTION COMPLETION, A SURVEY SHALL BE PROVIDED TO THE DIVISION OF GROUNDS AND FACILITIES THAT DOCUMENTS "AS-BUILT" DIMENSIONS, LOCATIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE SURVEY SHALL BE PREPARED, BY A PROFESSIONAL SURVEYOR, AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTNG OF MARKERS DISTURBED DURING CONSTRUCTION, PERFORMED BY A PROFESSIONAL SURVEYOR.
7. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC LANDS AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OF PARKS AND OPEN SPACE.
8. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
9. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATER COURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
10. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED ACCORDING TO 97.38 OF THE DUBLIN CODE OF ORDINANCES. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOOD PLAIN) IS NOT PERMITTED.
12. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OF HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF COLUMBUS. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
15. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACK-FILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NON-WORKING HOURS. TRENCHES OUTSIDE THESE AREAS SHALL BE BACK-FILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NON-WORKING HOURS. CLEANUP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
17. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGHLY VISIBLE FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6-INCHES OR GREATER AT DBH (DIAMETER BREST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OR THE DIVISION OF GROUNDS AND FACILITIES.
18. NO STREET TREES MAY BE REMOVED WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY FORESTER.
19. TREE TRIMMING WITHIN THE CONSTRUCTION ZONE IS TO BE COMPLETED BY A CERTIFIED ARBORIST. AT THE COMPLETION OF THE PROJECT THE ARBORIST IS TO RETURN AND TRIM ANY BROKEN BRANCHES AS NEEDED.
20. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE DIRECTOR OF PARKS AND OPEN SPACE.
21. ANY MODIFICATIONS TO THE WORK SHOWN ON THE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE DIRECTOR OF GROUNDS AND FACILITIES.
22. CITY LANDS SHALL BE FINE-GRADED AND SEEDED WITH THE FOLLOWING MIXTURE: IMPROVED KENTUCKY BLUEGRASS, 30 % OF WEIGHT (TWO VARIETIES IN EQUAL PARTS) IMPROVED PERENNIAL RYE, 70% OF WEIGHT (TWO VARIETIES IN EQUAL PARTS) GERMINATION RATE- 85 %, APPLICATION RATE- 7 LB.. PER 1000 SQ. FT AS DIRECTED BY THE PARKS AND OPEN SPACE SUPERVISOR.

Drawing Index

- L-1 SITE PLAN
- L-2 DETAILS

Location Map

Project Location



SCALE: 1"= 400'

Prepared by:

City of Dublin
PARKS AND RECREATION
6555 Shier Rings Road
Dublin, Ohio 43016-1236
MARCH 2005



FILE COPY

RECEIVED

MAR 11 2005
05-031PDP
CITY OF DUBLIN
PLANNING DIVISION

SET #

COFFMANPARK BOCCE COURT PROJECT



**DIVISION OF
PARKS AND OPEN SPACE**
6555 SHIER-RINGS ROAD
DUBLIN, OHIO 43016
PH (614) 410-4700
FAX (614) 761-6512

CODED NOTES

- ① NEW PAVEMENT TO MEET FLUSH AND ITS EDGES TO ALIGN WITH THE EXISTING PAVEMENT.
- ② CONCRETE PAVEMENT. SEE DETAIL 1/L-2.
- ③ CONCRETE CURB. SEE DETAIL 2/L-2.
- ④ BOCCIE COURT SURFACE. SEE DETAIL 3/L-2.
- ⑤ SUN PORTS SHADE STRUCTURE. SEE DETAIL 4/L-2.
- ⑥ UNDERDRAIN. DAY LIGHT AT TREE LINE. SEE DETAIL 3/L-X.
- ⑦ PATIO FURNITURE. SEE DETAIL 5/L-2.

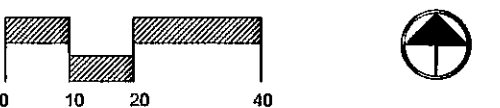
GRADING NOTES

1. CLEAR AND GRUB ENTIRE SITE WITHIN WORK LIMITS. STRIP AND STOCKPILE ALL TOPSOIL ON SITE. PERFORM EARTHWORK OPERATIONS AND REDISTRIBUTE TOPSOIL ON SITE. ALL TOPSOIL AND SUBSOIL WILL BE DISTRIBUTED ON SITE. CONFORM TO O.D.O.T. ITEM 201 PER CLEARING AND GRUBBING REQUIREMENTS.
2. TOPOGRAPHIC AND UTILITY SURVEY INFORMATION IS BASED ON DATA FROM PATRIDGE PROFESSIONAL SURVEYORS AND ENGINEERS. VERIFY BENCHMARKS OR REFERENCE INFORMATION WITH A REPRESENTATIVE OF THAT OFFICE AS REQUIRED.
3. COMPACT ALL SUBGRADE AS REQUIRED TO PROVIDE FULL STRENGTH BEARING WITHOUT SETTLEMENT FOR ALL FEATURES INTENDED AND DESIGNED. ALL COMPACTION SHALL CONFORM TO O.D.O.T.'S ITEM 203.
4. TREES DESIGNATED TO REMAIN MUST NOT HAVE ANY DISTURBANCE WITHIN THEIR DRIPLINES. MATERIALS AND EQUIPMENT WILL NOT BE PLACED/STORED NEAR EXISTING TREES. ANY TREES DESIGNATED TO REMAIN THAT ARE DISTURBED OR DESTROYED SHALL BE REPLACED WITH NEW TREES EQUAL IN SUM TO TOTAL TRUNK CALIPER.
6. FINE GRADE SEEDED AREAS AND REMOVE STONES OVER 1" AND ALL RIDGES, DEPRESSIONS, AND UNEVEN AREAS. SEED BETWEEN AUGUST 15 AND OCTOBER 15 OR FROM APRIL 1 TO JUNE 1.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL UNDERGROUND UTILITIES. CALL OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY WORK.
8. EROSION PROTECTION WILL BE REQUIRED BY CONTRACTOR. FOLLOW ALL APPLICABLE REQUIREMENTS TO ENSURE CONTROL OF EROSION DURING GRADING OPERATIONS.

COFFMAN PARK

Bocce Ball Courts

SCALE: 1"= 20'

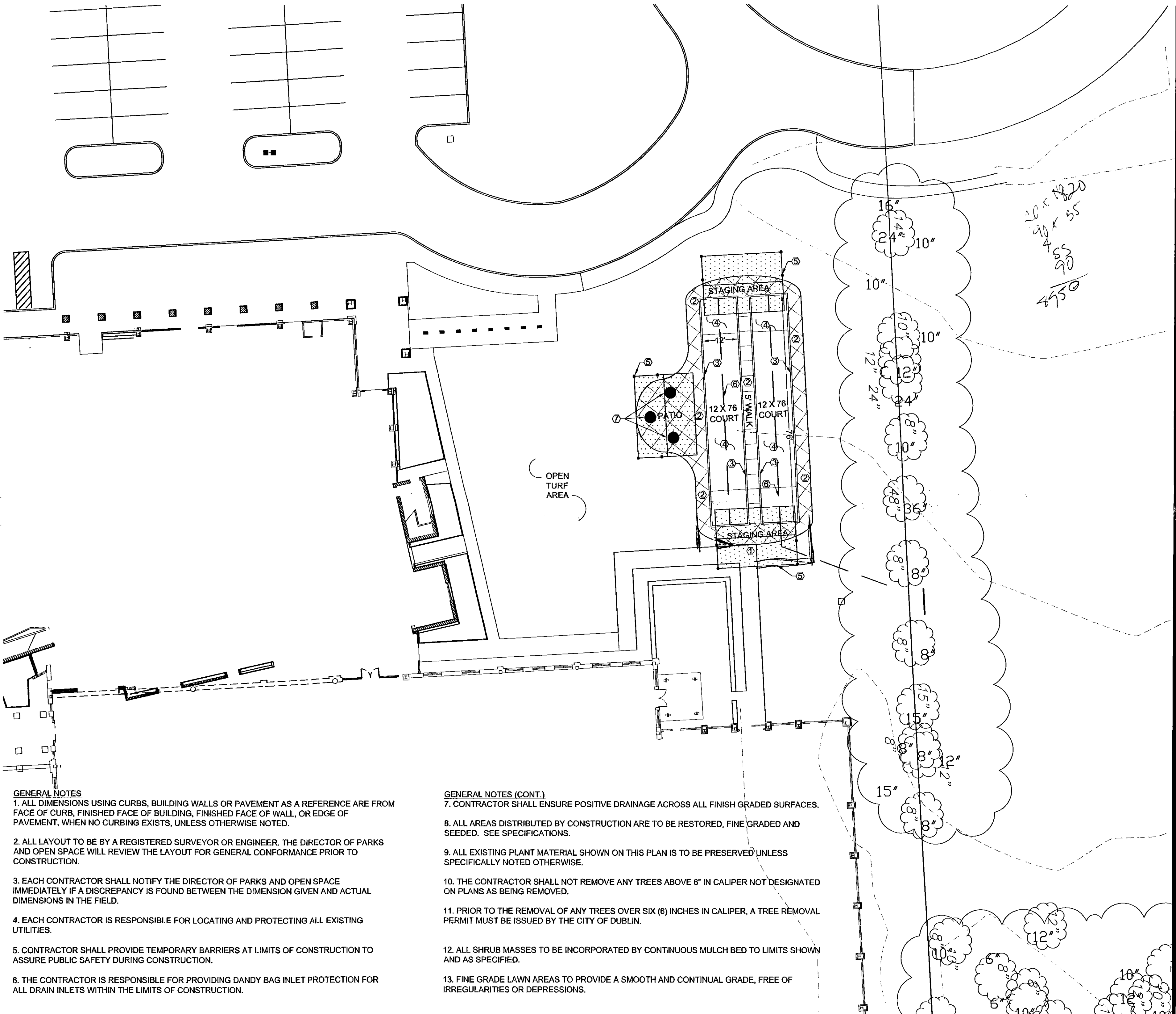


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Laura Karagory, RLA
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Site Plan

L-1

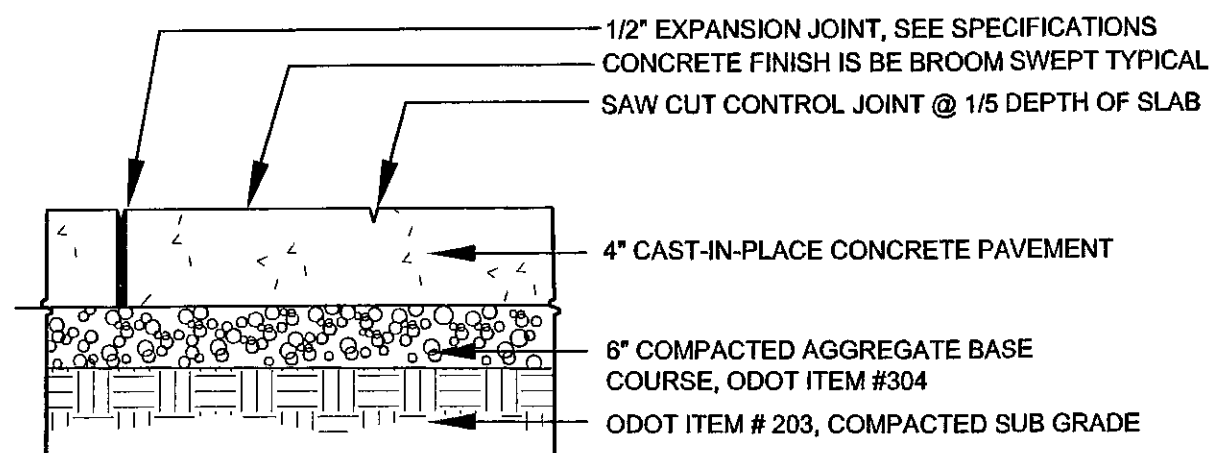


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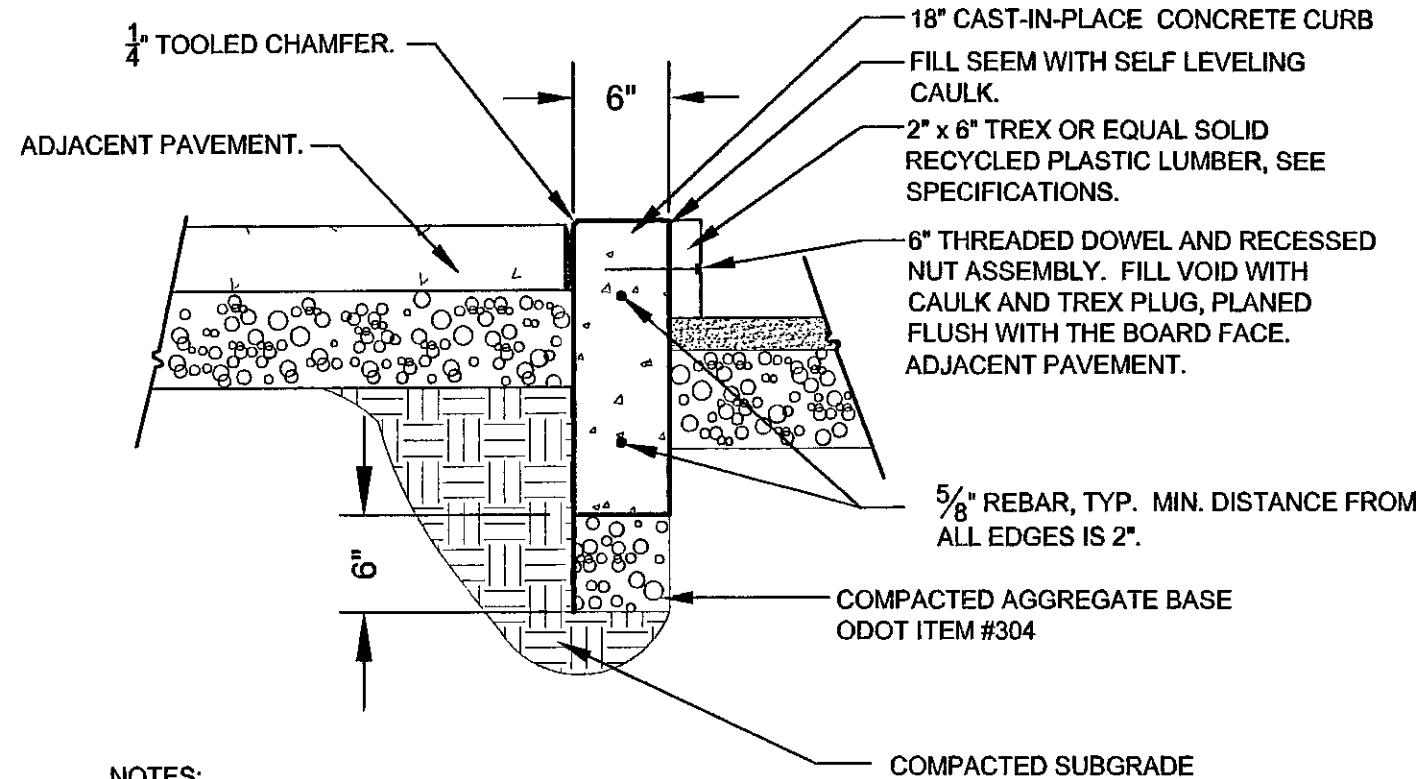
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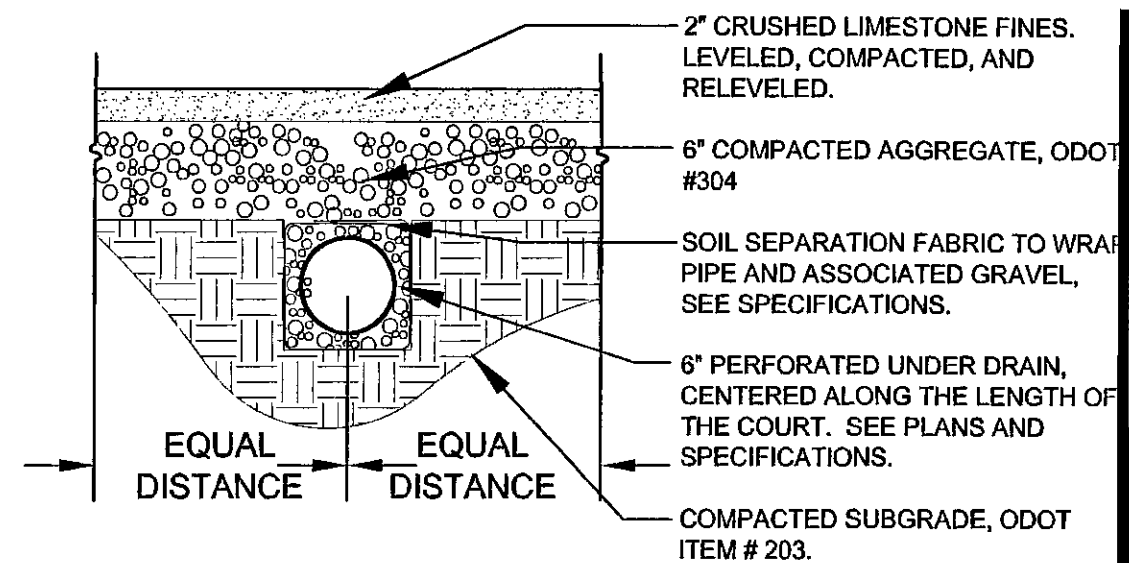
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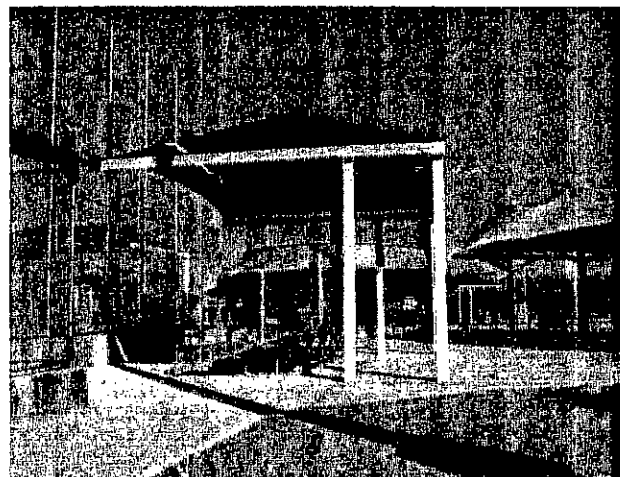
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3 BOCCE COURT SURFACE WITH UNDER DRAIN

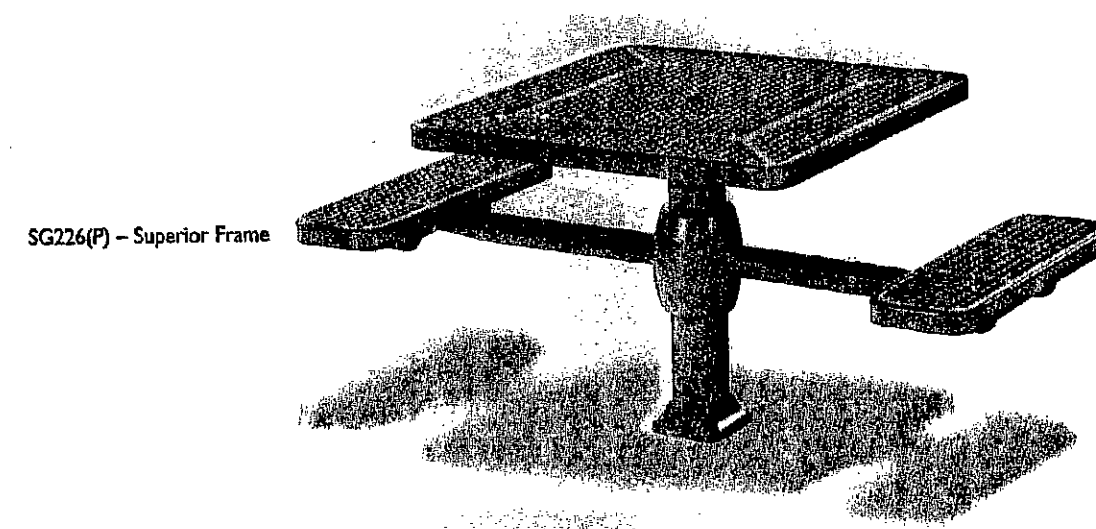
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4 SUNPORTS SHADE STRUCTURES (BID ALT. #1)

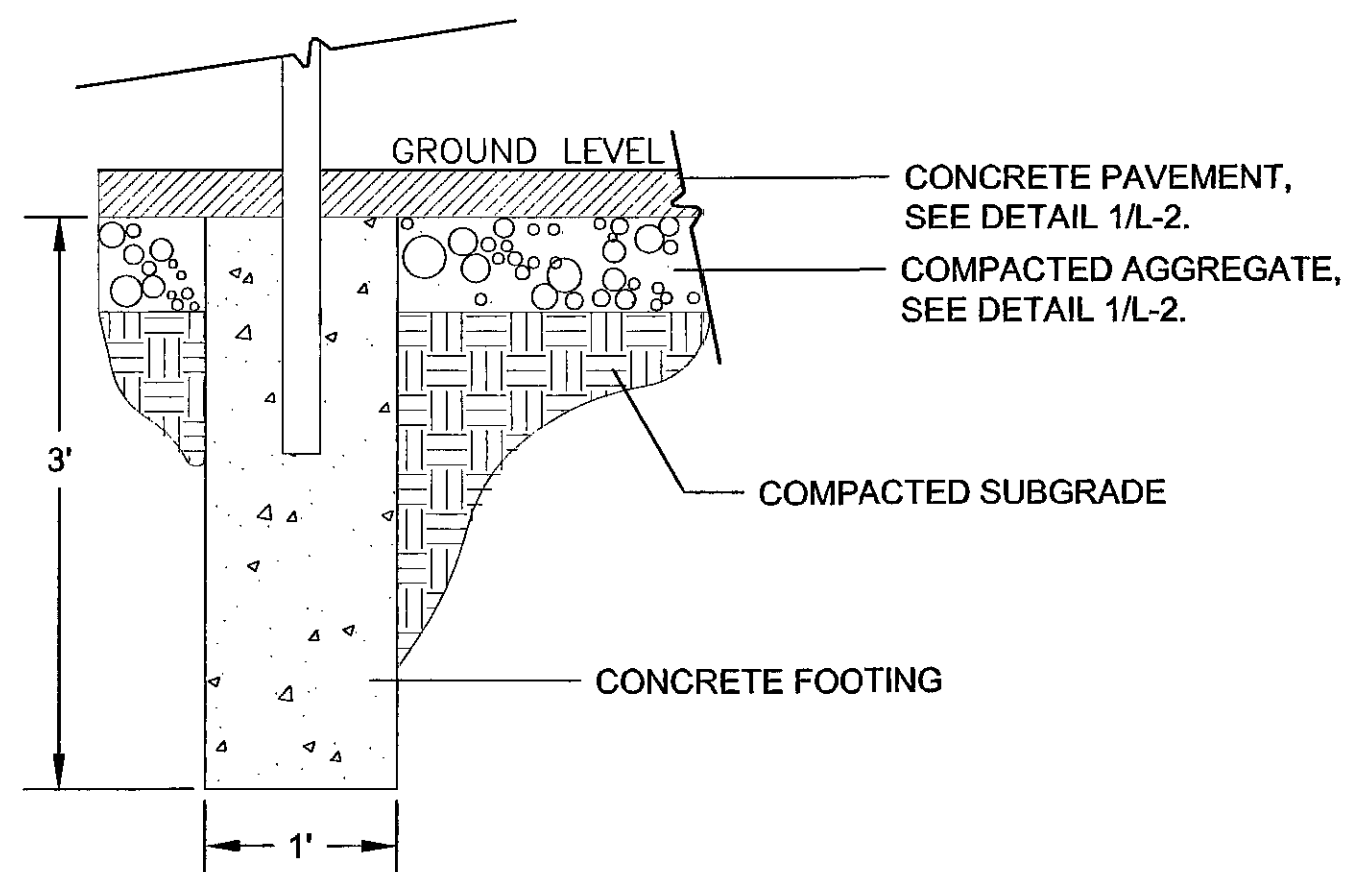
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5 INGROUND MOUNT TABLES

SCALE: 1"=1'-0"



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1. IF THE MANUFACTURER'S RECOMMENDED FOOTING DETAIL DIFFERS, CONTRACTOR IS RESPONSIBLE FOR FOLLOWING MANUFACTURERS DETAILS AND SPECIFICATIONS FOR THE INSTALLATION OF THE THREE FIXED PATIO TABLES.

6 TYP. INGROUND MOUNT FOOTING

SCALE: 1" = 1'-0"

STORM WATER POLLUTION PREVENTION NOTES:
THE CONTRACTOR SHALL CONFORM TO ALL CITY OF COLUMBUS STANDARDS FOR EROSION CONTROL PRACTICES.

ALL CLEANING AND GRADING OPERATIONS SHALL BE CONFINED TO THE LIMITS SHOWN ON THE PLAN.

SEDIMENTATION BASINS AND ALL PERIMETER SILT FENCING (SF) SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE AND UPSTREAM AREAS HAVE BEEN STABILIZED.

INTERIOR SILT FENCING AND DANDY BAG INLET FILTERS SHALL BE INSTALLED WITHIN 7 DAYS AFTER FINISHED GRADE IS REACHED AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND UPSTREAM AREAS HAVE BEEN STABILIZED.

TEMPORARY SEEDING SHALL BE PROVIDED FOR ALL EXPOSED SURFACES AND SOIL STOCKPILES WHERE PERMANENT SEEDING OR ADDITIONAL WORK IS NOT SCHEDULED FOR A PERIOD OF FORTY-FIVE (45) DAYS. SEEDING SHALL BE PROVIDED WITHIN SEVEN (7) DAYS AFTER CONSTRUCTION OPERATIONS CEASE.

PERMANENT SEEDING SHALL BE PROVIDED FOR ALL EXPOSED SOIL SURFACES WITHIN SEVEN (7) DAYS AFTER THE FINISH GRADE IS REACHED.

AREAS WHERE TEMPORARY OR PERMANENT SEEDING HAS FAILED TO GERMINATE SHALL BE RESEEDED AND MULCHED AS NECESSARY TO ACHIEVE STABILIZATION.

THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL INSTALLATIONS EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENTS EXCEEDING 0.5 INCHES OF RAINFALL PER 24-HOUR PERIOD. CONTRACTOR SHALL MAKE NECESSARY REPAIRS IMMEDIATELY AND CLEAN TRAPPED SEDIMENT AND DEBRIS.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE REMOVED WITHIN 30 DAYS AFTER SITE STABILIZATION IS ACHIEVED.

ANY TRAPPED SEDIMENT OR DEBRIS REMOVAL OF INSTALLATIONS SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.

COFFMAN PARK

Bocce Ball Courts

SCALE: AS SHOWN



DRAWN BY:

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State of Ohio #1046

DATE:

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Details

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