

**BASIC PLAN REVIEW PACKAGE LEGEND**

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MAY 23 2013  
13-047 BPR  
CITY OF DUBLIN  
PLANNING

5/23/2013

PREPARED FOR:  
**Spa at River Ridge**  
4051 Dublin Granville Road  
Dublin, Ohio 43017

# BASIC PLAN REVIEW CHECKLIST

## 1. GENERAL APPLICATION REQUIREMENTS

- Complete original application form and fee
- PG. 02 Project Description
- PG. 02 General Description of Conformance to the Bridge Street Corridor Development Code

## 2. BASIC PLAN

All plans shall be labeled and include the name of the development, developer, plan scale, plan date, date(s) of revisions, location key map, and north arrow on each page. 10 scaled, folded and collated copies (11 x 17 and/or 22 x 34 as appropriate) shall be submitted containing the following information. Additional copies may be requested prior to the Planning and Zoning Commission review. Plans shall include the following information, unless otherwise waived by the Director for items determined to be unnecessary to the application.

### GENERAL PLAN ELEMENTS

- PG. 03 Existing conditions and site features drawn to scale.
- PG. 01 Project area in acres or square feet.
- PG. 04 Potential building type(s) and location(s), with land uses and maximum densities, if known (refer to 153.062)
- PG. 04 Potential method for provision of required open space(s), if known (refer to 153.064)

### STREET and UTILITIES

- PG. 05 Street network designations for each proposed street (refer to 153.061)
- PG. 01, 05 Relationship to existing or planned adjoining streets. Including existing and proposed streets located within 300 feet of the site (refer to 153.061)
- NA Street types and typical sections (refer to 153.061)
- NA Possible intersection modifications. Identify the potential extent that existing intersections may need to be modified as a result of the proposal. Additional analysis may be required by the City Engineer based on site conditions.
- PG. 05 Location of all proposed site access points, including potential service streets (refer to 153.060 and 153.061)
- PG. 02 Location and level of pedestrian access provisions (refer to 153.060 and 153.061)
- TBD Fire access zones (refer to 153.061)
- NA On street parking (refer to 153.061)
- PG. 06 Location of proposed sanitary service or needed extensions
- PG. 06 Location of proposed water service and fire hydrants or needed extensions
- PG. 07 Location and general plan for stormwater management compliance (refer to Chapter 53 of the Dublin Code of Ordinance)

### LOT and BLOCK CONFIGURATIONS

- PG. 02,03 Lot and block configurations, including proposed right-of-ways (refer to 153.060 and 153.061)
- PG. 04 Lot dimensions and conceptual locations of Required Building Zones (refer to 153.060 and 153.062(O)), if applicable
- NA Block dimensions, including maximum block length and perimeter (refer to 153.060(C)(2))
- NA Mid-block pedestrian way locations (refer to 153.060(C)(6))
- PG. 07 Planned/potential public and/or private open spaces, if known (refer to 153.064)
- PG. 04 Proposed building types and locations (refer to 153.062(O)), conceptual site layout, if known

### NEIGHBORHOOD DISTRICT REQUIREMENT

Not Applicable

### OTHER PROJECT MATERIALS

- NA Conceptual phasing plan, if applicable
- NA Any other materials for which the applicant would like to receive feedback (list submitted materials below):

## 3. BASIC PLAN REVIEW CRITERIA

### REVIEW CRITERIA FOR DEVELOPMENT PLANS

- (a) The Development Plan shall be substantially similar to the approved Basic Plan;
- (b) The lots and blocks proposed are consistent with the requirements of 153.060;
- (c) The application is consistent with the general pattern of street development conceptualized by the BSC Street Network as shown in 153.061, and the expected traffic from the development can be accommodated on existing or proposed streets consistent with that system;
- (d) The application is consistent with the requirements of 153.063, Neighborhood Standard, if applicable;
- (e) If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements;
- (f) The application demonstrates consistency with the Vision Report, Community Plan and other related policy documents adopted by the City; and
- (g) The application provides adequate and efficient infrastructure to serve the proposed development, consistent with the City's most recently adopted Capital Improvements Program.

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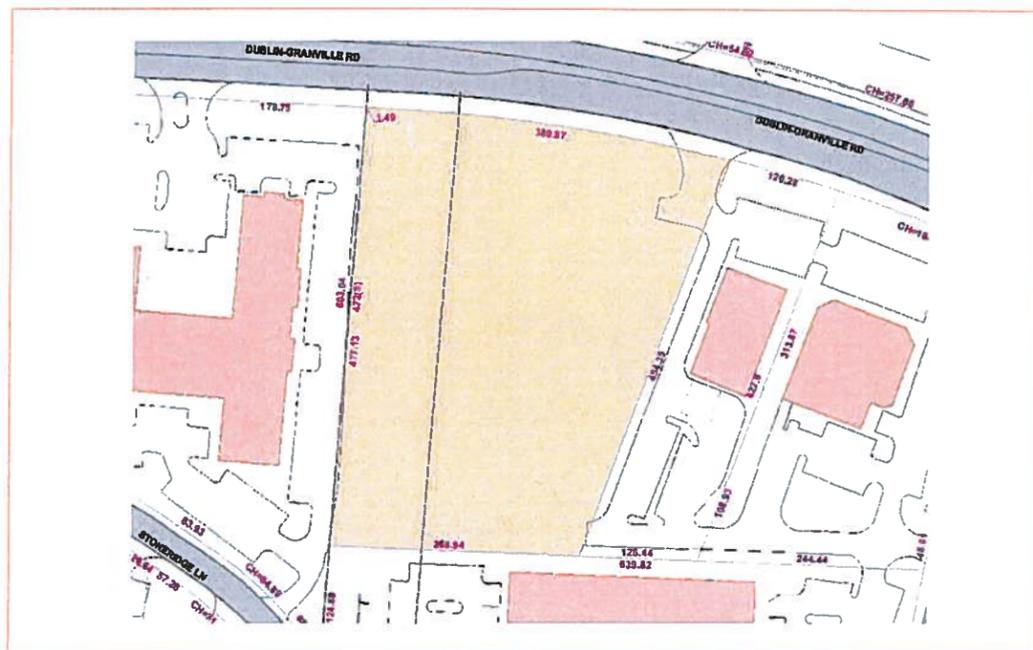
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## GENERAL SITE INFORMATION

PARCEL NUMBER 273-009147-00  
LOT NO. 3 - 3.530 ACRES  
CITY OF DUBLIN  
WASHINGTON TOWNSHIP  
LAND USE - COMMERCIAL



 **FRANKLIN COUNTY AUDITOR MAP**  
Scale: - N.T.S.

PROPERTY STATUS:	VACANT	WATER:	YES
TERRAIN:	FLAT	SEWER:	YES
ELECTRICITY:	YES	GAS:	YES



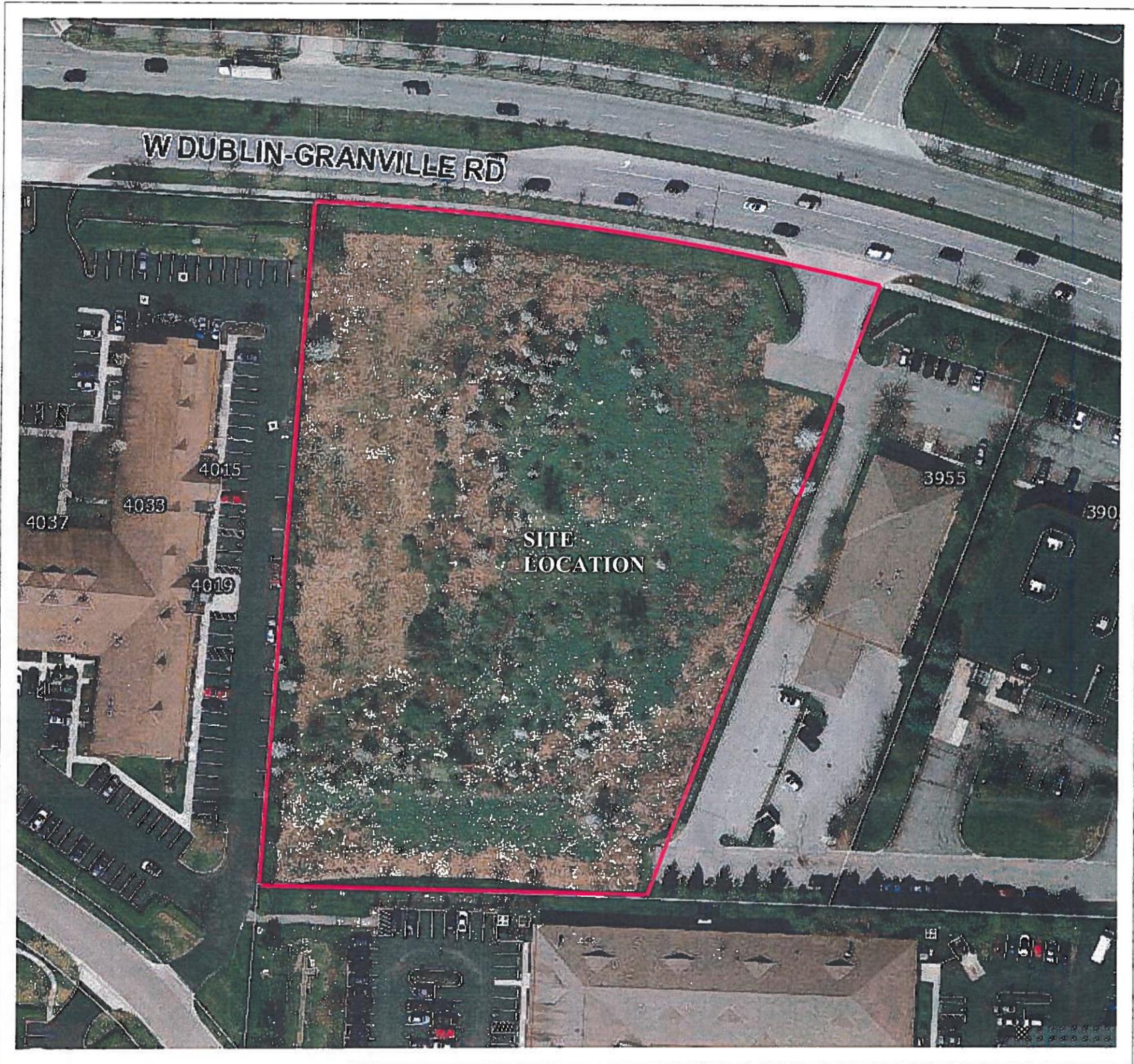
 **BRIDGE STREET CORRIDOR STREET NETWORK - PARTIAL PLAN**  
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01



**EXISTING SITE - AERIAL VIEW**  
Scale: - N.T.S.

**PROJECT DESCRIPTION**

The above property is located in Dublin, Ohio and is located south of W. Dublin-Granville Road and north of Stoneridge Ln./ east of Shamrock Blvd. and west of Dublin Center Drive. (Refer to Existing Site-Aerial View and Key Map)

The project would include the construction of a 2-Story building approximately 32,400 square footage located along the north side of the property facing Dublin-Granville Road with parking and vehicle circulation to the rear of the property.

The building and site would be developed under the Bridge Street Corridor guidelines using the Loft Building Type - Office (BSC Districts). The site development would be in conformance with the outline described in the Bridge Street Corridor Office description (153.059-B3).



**KEY PLAN**  
Scale: - N.T.S.

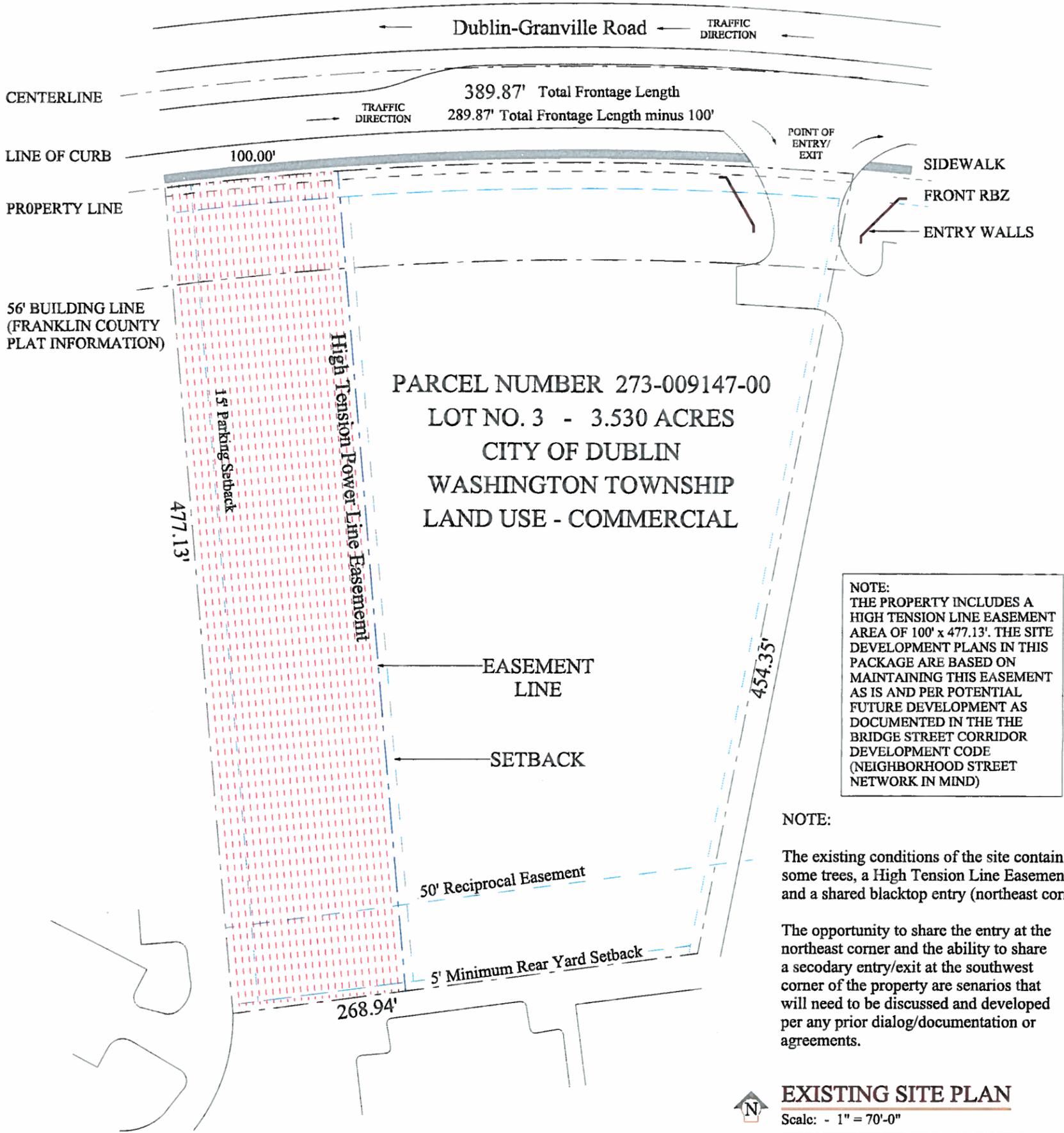
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02

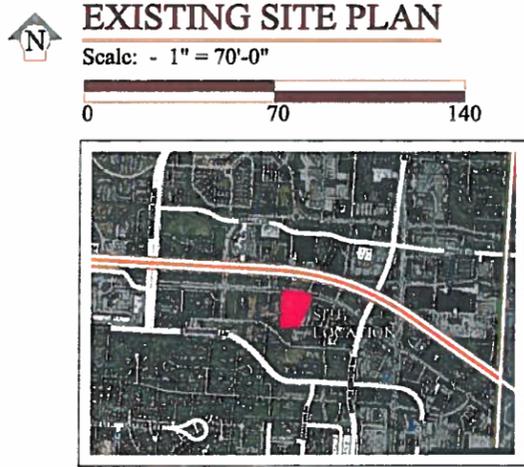


NOTE:  
THE PROPERTY INCLUDES A HIGH TENSION LINE EASEMENT AREA OF 100' x 477.13'. THE SITE DEVELOPMENT PLANS IN THIS PACKAGE ARE BASED ON MAINTAINING THIS EASEMENT AS IS AND PER POTENTIAL FUTURE DEVELOPMENT AS DOCUMENTED IN THE THE BRIDGE STREET CORRIDOR DEVELOPMENT CODE (NEIGHBORHOOD STREET NETWORK IN MIND)

NOTE:  
The existing conditions of the site contain some trees, a High Tension Line Easement and a shared blacktop entry (northeast corner).  
The opportunity to share the entry at the northeast corner and the ability to share a secondary entry/exit at the southwest corner of the property are scenarios that will need to be discussed and developed per any prior dialog/documentation or agreements.

**EXISTING SITE NOTES**

- Building Type - Loft Building
- a. Front Property Setback RBZ (Required Build Zone) 0'-0" to 15'-0" Pg. 42 (Bridge Street Corridor Guidelines)
- b. Minimum Side Yard Setback 5'-0" Pg. 42 (Bridge Street Corridor Guidelines)
- c. Minimum Rear Yard Setback 5'-0" Pg. 42 (Bridge Street Corridor Guidelines)
- d. Maximum Impervious Coverage 80% Pg. 42 (Bridge Street Corridor Guidelines)



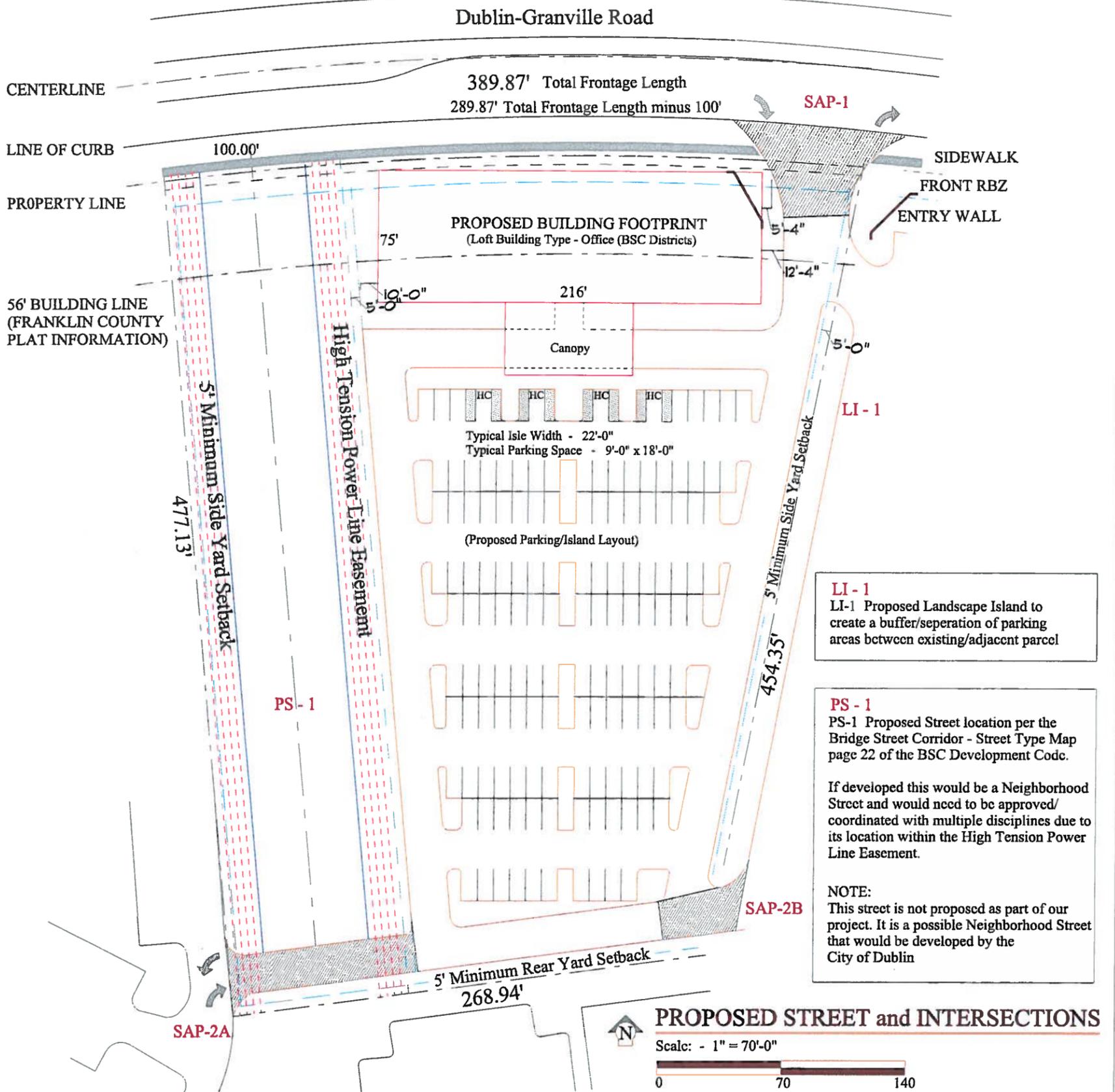
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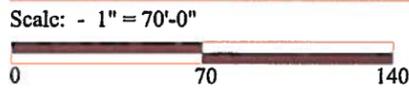
**LI - 1**  
LI-1 Proposed Landscape Island to create a buffer/separation of parking areas between existing/adjacent parcel

**PS - 1**  
PS-1 Proposed Street location per the Bridge Street Corridor - Street Type Map page 22 of the BSC Development Code.

If developed this would be a Neighborhood Street and would need to be approved/coordinated with multiple disciplines due to its location within the High Tension Power Line Easement.

**NOTE:**  
This street is not proposed as part of our project. It is a possible Neighborhood Street that would be developed by the City of Dublin

**PROPOSED STREET and INTERSECTIONS**



**SAP-1**  
SAP-1 (Site Access Point) is an existing entry/curb cut that services the existing property to the east. It is the intent of this proposed concept to share this Site Access Point. Vehicular circulation would be a right turn into the property (only) when headed east bound off of Dublin-Granville Road. A curbed island would be developed that would serve as a separation between the two property parking lots. See the area labeled LI-1 (Landscape Island)

**SAP-2A**  
SAP-2A (Site Access Point) is a non-existing connection at the southwest corner of the property. It is the intent of this proposed concept to develop the Site Access Point. Vehicular circulation would be a right or left turn into and out of the property from/to Stoneridge Lane.

**SAP-2B**  
SAP-2B (Site Access Point) is a non-existing connection at the southeast corner of the property. It is the intent of this proposed concept to develop this Site Access Point for circulation along the south sides of the property between parking lots.



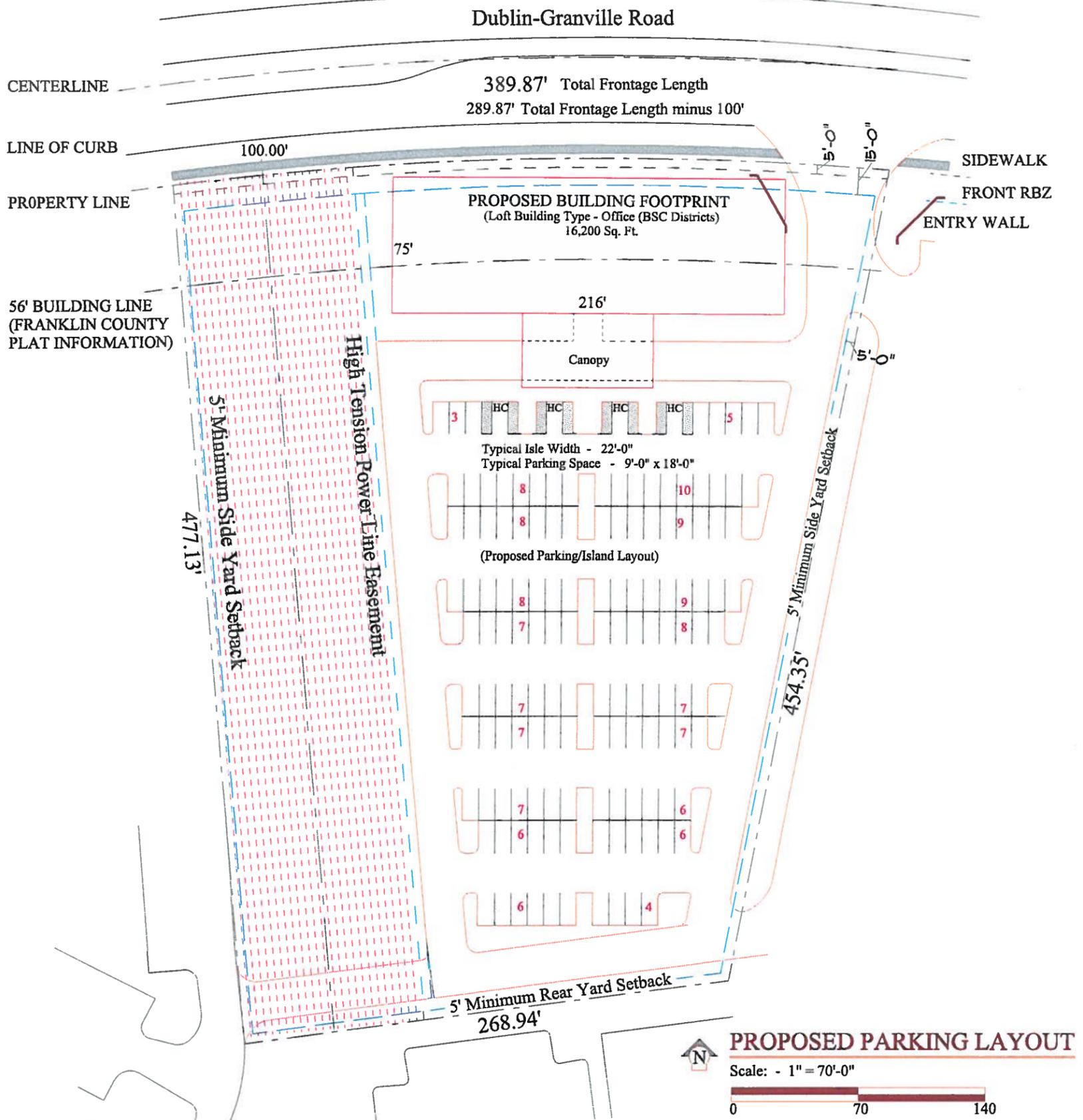
**KEY PLAN RECEIVED**  
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**PARKING CALCULATION FORMULA**

32,400 Square Feet (Office)

a. Office, General - Required Parking Min: 2.5 spaces per 1,000 square feet  
Pg. 81 (Bridge Street Corridor Guidelines)

**PARKING REQUIREMENTS**

32,400 Square Feet (Retail)

a. 32.4 x 2.5 spaces = 81 Total Spaces for Office Use

Total Number of Spaces Required - ) = 81 (Minimum)/101 (Maximum)  
Total Number Provided - 138

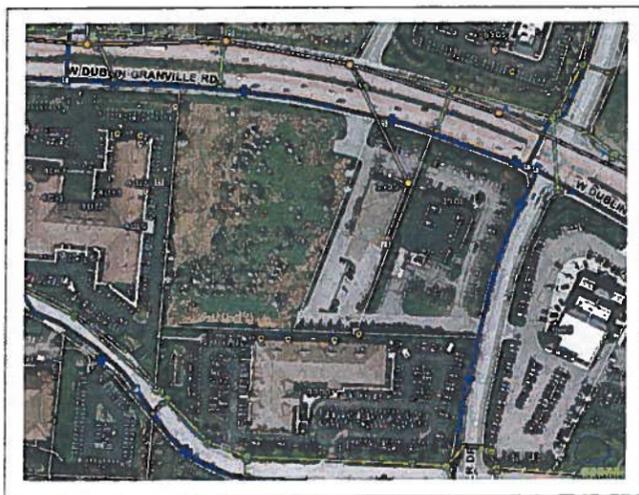
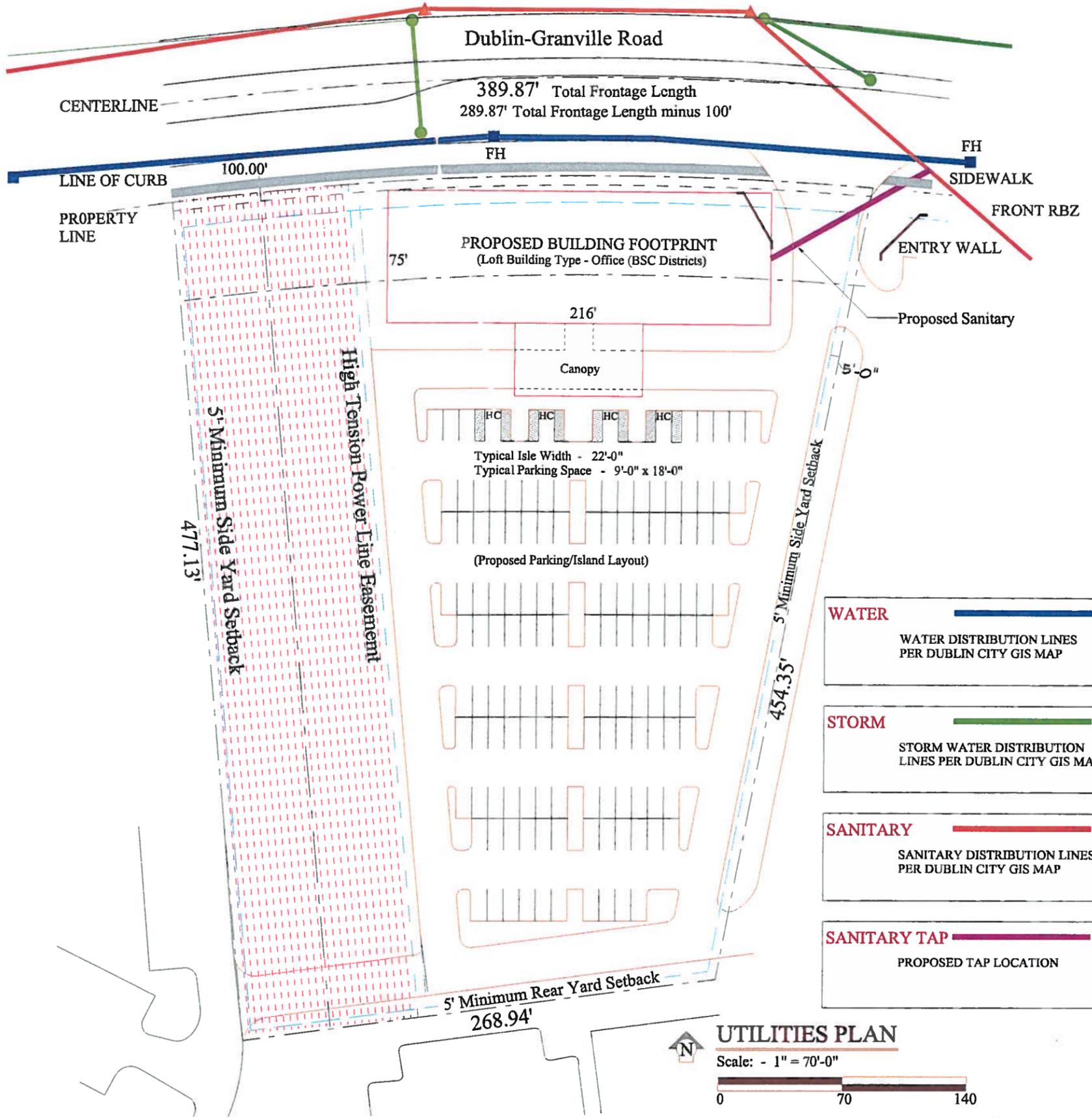


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**REFERENCE PLAN**  
Scale: - N.T.S.



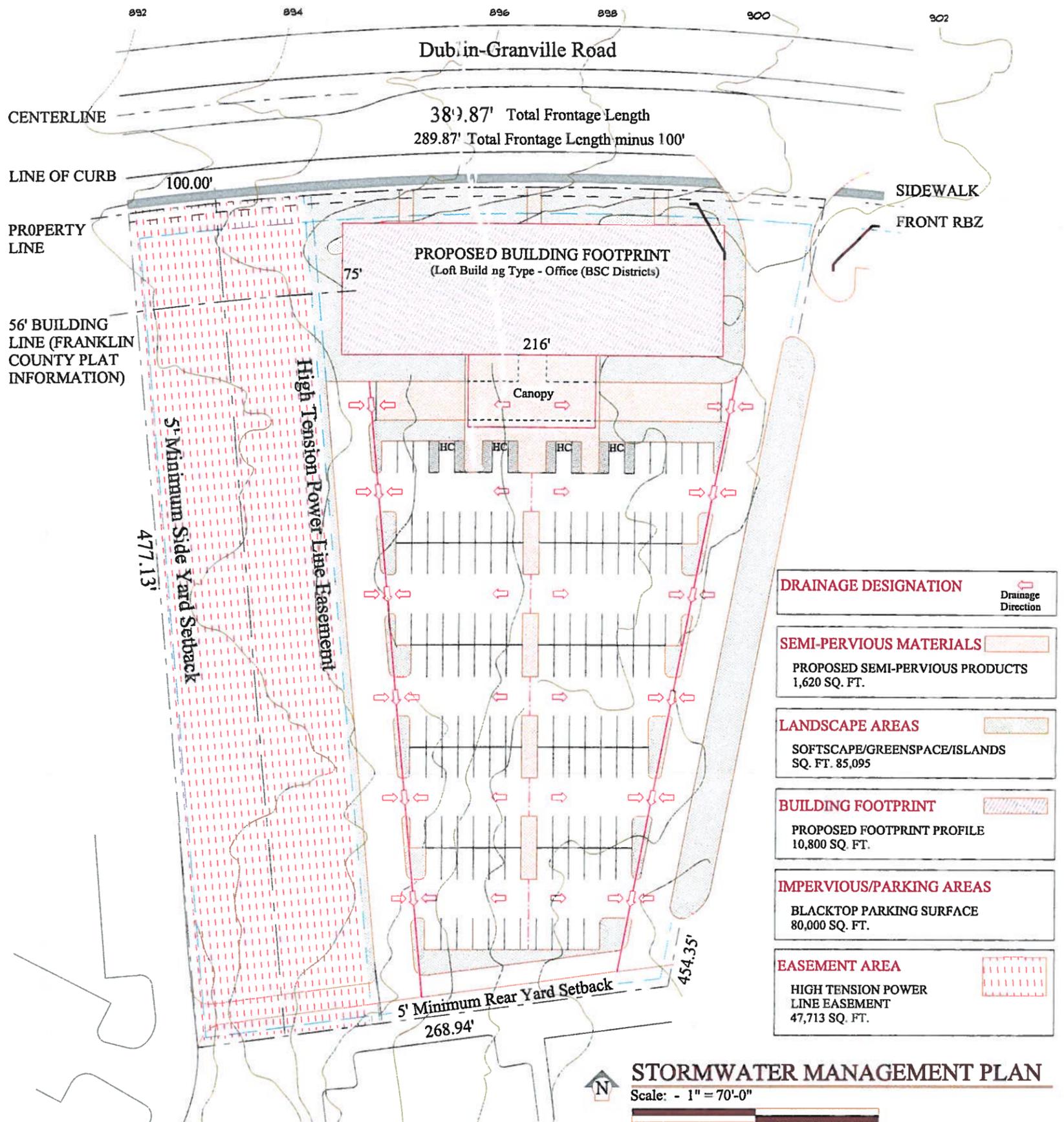
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**IMPERVIOUS COVERAGE CALCULATIONS**

TOTAL PARCEL SQUARE FOOTAGE:	155,073.6 SQ. FT.
TOTAL BLDG FOOTPRINT SQUARE FOOTAGE:	16,200 SQ. FT.
SEMI-PERVIOUS SQUARE FOOTAGE:	8,755 SQ. FT.
LANDSCAPE AREA SQUARE FOOTAGE:	21,863 SQ. FT.
BLACKTOP/PARKING SQUARE FOOTAGE:	108,255.6 SQ. FT.
TOTAL HARDSCAPE/BUILDING SQ. FT.	124,455.6 SQ. FT.
TOTAL SOFTSCAPE SQ. FT.	21,863 SQ. FT.
PERCENTAGE OF HARDSCAPE AREA:	80%
PERCENTAGE OF SEMI-PERVIOUS AREA:	6%
PERCENTAGE OF SOFTSCAPE AREA:	14%



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