THE VILLAGE AT COFFMAN PARK

DUBLIN, OHIO

REZONING / PRELIMINARY DEVELOPMENT PLAN
11/26/13

ARCHITECT
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ENGINEER
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422 BEECHER ROAD
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PHONE (614) 428-7750
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POD DESIGN
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SUITE A
COLUMBUS, OH 43235
PHONE (614) 255-3399
CONTACT: MR. TODD FOLEY

DEVELOPER
GANZHORN REAL ESTATE DUBLIN LLC
1322 MANNING PARKWAY
POWELL, OH 43065
PHONE (877) 699-7828
CONTACT: MS. ELEANOR ALVAREZ

DEVELOPER
DAVIDSON PHILLIPS, INC.
4020 VENTURE COURT
COLUMBUS, OH 43228
PHONE (614) 777-9325
CONTACT: MR. CHARLES RUMA

DRAWING INDEX

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02	REGIONAL CONTEXT MAP
03	EXISTING CONDITIONS PLAN
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Signatures

Planning Commission Approval Date — Date

Planning and Zoning Commission Secretary — Date

Property Owner — Date

Applicant — Date

PRINTS ISSUED

DATE	PURPOSE	NO.

THE VILLAGE AT COFFMAN PARK
DUBLIN, OH

Dan Dokken, AIA
Architect

Dan Dokken, AIA Architect
345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0230
Fax: (316) 268-0205

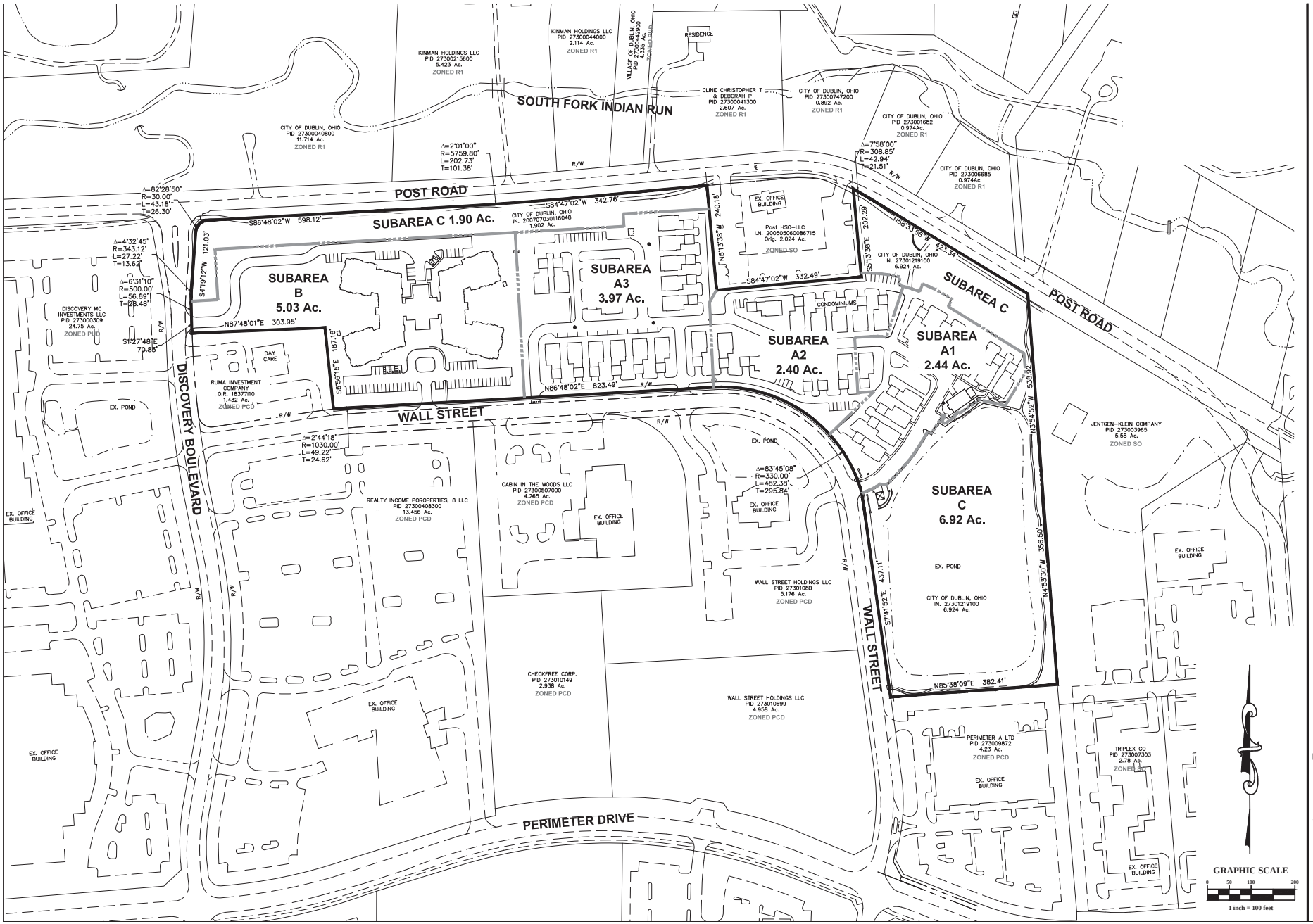
©

CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: TITLE

SHEET NUMBER: 00



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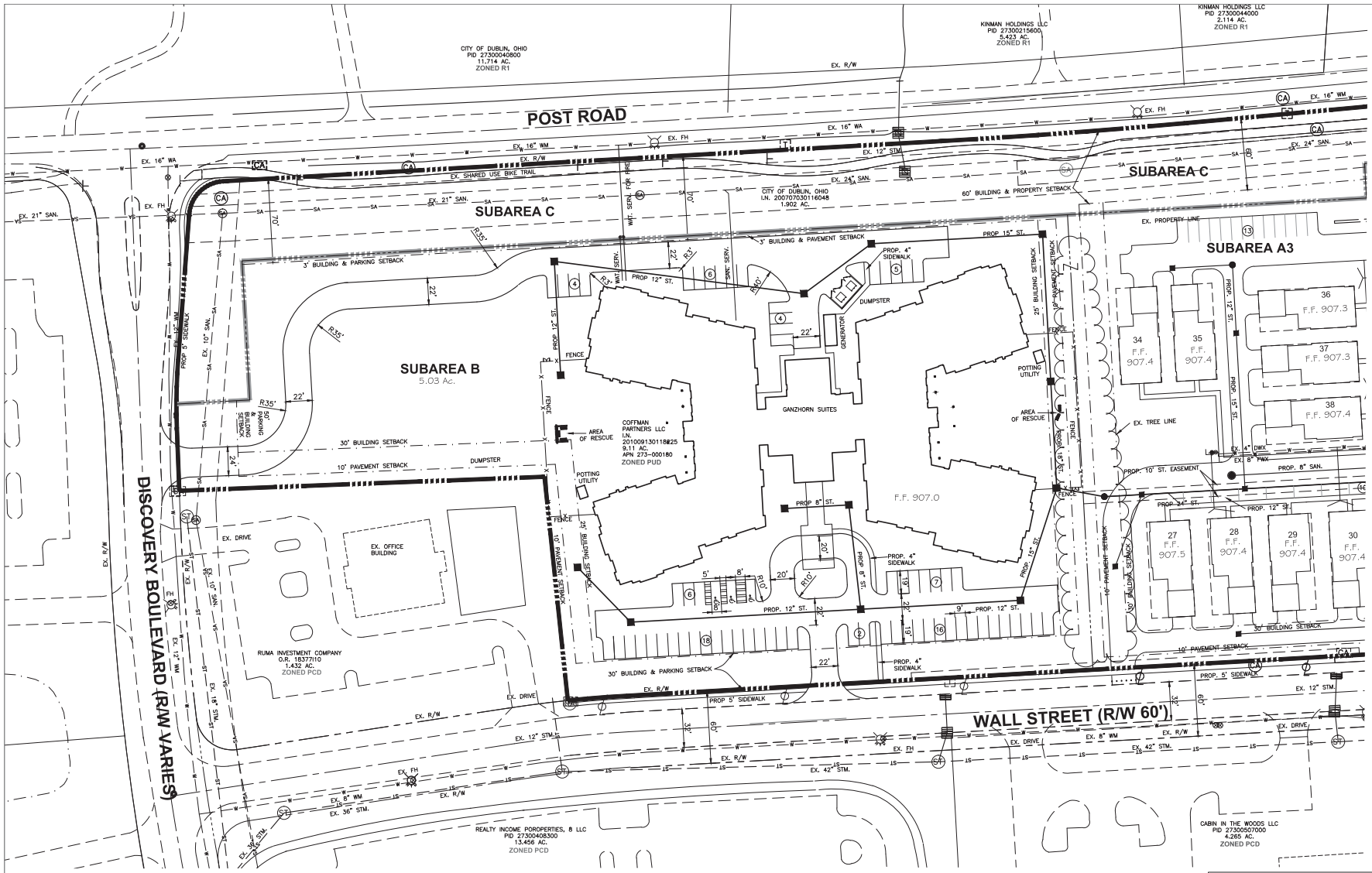
©

CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: VICINITY MAP

SHEET NUMBER: 01



SITE STATISTICS

SITE DATA TABLE

TOTAL SITE AREA: 22.66 ACRES

SITE DATA: SUB-AREA B
DEVELOPER: GANZHORN REAL ESTATE DUBLIN LLC
1322 MANNING PARKWAY
POWELL, OHIO 43065
(877) 699-7828

SITE AREA: 5.03 ACRES
NO. OF SUITES: 64 SUITES (16.54 SUITES/ACRE)
PARKING SPACES: 69 SPACES (1.08 SPACES/SUITE)
19'X9' (TYP)

SITE DATA: SUB-AREA A3
DEVELOPER: DAVIDSON PHILLIPS, INC.
4020 VENTURE COURT
COLUMBUS, OHIO 43228
(614) 777-9325

SITE AREA: 17.63 ACRES
NO. OF UNITS: 39 DWELLING UNITS (2.21 D.U./ACRE)
PARKING SPACES: 138 PARKING SPACES
(60 SURFACE, 78 GARAGE SPACES)
19'X9' (TYP)

SITE DATA: SUB-AREA C
DEVELOPER: CITY OF DUBLIN, OHIO

SITE AREA: 8.82 ACRES

LEGEND

- SA — SA — EXISTING SANITARY SERVICE
- REZONING LIMITS
- PHASE LINES
- 15" ST — PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- ST — ST — EXISTING STORM SEWER

SUMMARY TABLE

AREA	ACREAGE	SF	CONDOMINIUM UNITS
SUBAREA A1	2.44	106053	11
SUBAREA A2	2.40	104570	11
SUBAREA A3	3.97	172900	17
SUBAREA B	5.03	219105	
SUBAREA C	8.82	384442	
TOTAL	22.66	987070	39

NOTE: UTILITY PROVIDERS:
WATER: CITY OF DUBLIN
SANITARY: CITY OF DUBLIN
STORM: PRIVATE
ELECTRIC: AEP
GAS: COLUMBIA GAS OF OHIO
TELEPHONE: ATT

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

PRINTS ISSUED

DATE	PURPOSE	NO.

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DUBLIN, OH

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Architect

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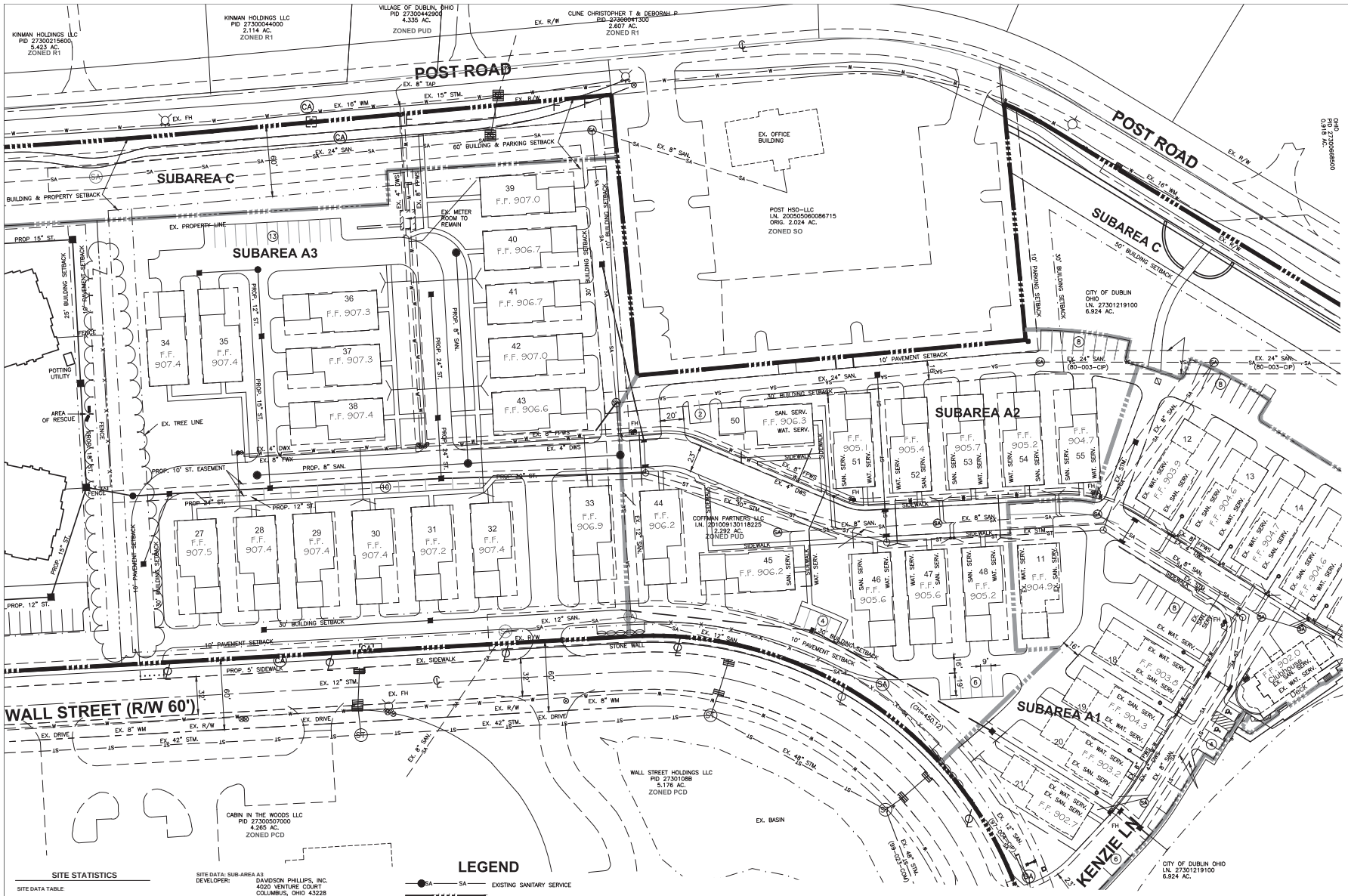
CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

SHEET NUMBER: 04



SITE STATISTICS

SITE DATA TABLE

TOTAL SITE AREA: 22.66 ACRES

SITE DATA: SUB-AREA B
DEVELOPER: GANZHORN REAL ESTATE DUBLIN LLC
1322 MANNING PARKWAY
POWELL, OHIO 43065
(877) 699-7828

SITE AREA: 5.03 ACRES
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19'X9' (TYP)

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DEVELOPER: DAVIDSON PHILLIPS, INC.
4020 VENTURE COURT
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(60 SURFACE, 78 GARAGE SPACES)
19'X9' (TYP)

SITE DATA: SUB-AREA C
DEVELOPER: CITY OF DUBLIN, OHIO

SITE AREA: 8.82 ACRES

LEGEND

- SA — SA: EXISTING SANITARY SERVICE
- REZONING LIMITS
- PHASE LINES
- 15" ST: PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- ST — ST: EXISTING STORM SEWER

SUMMARY TABLE			
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GRAPHIC SCALE
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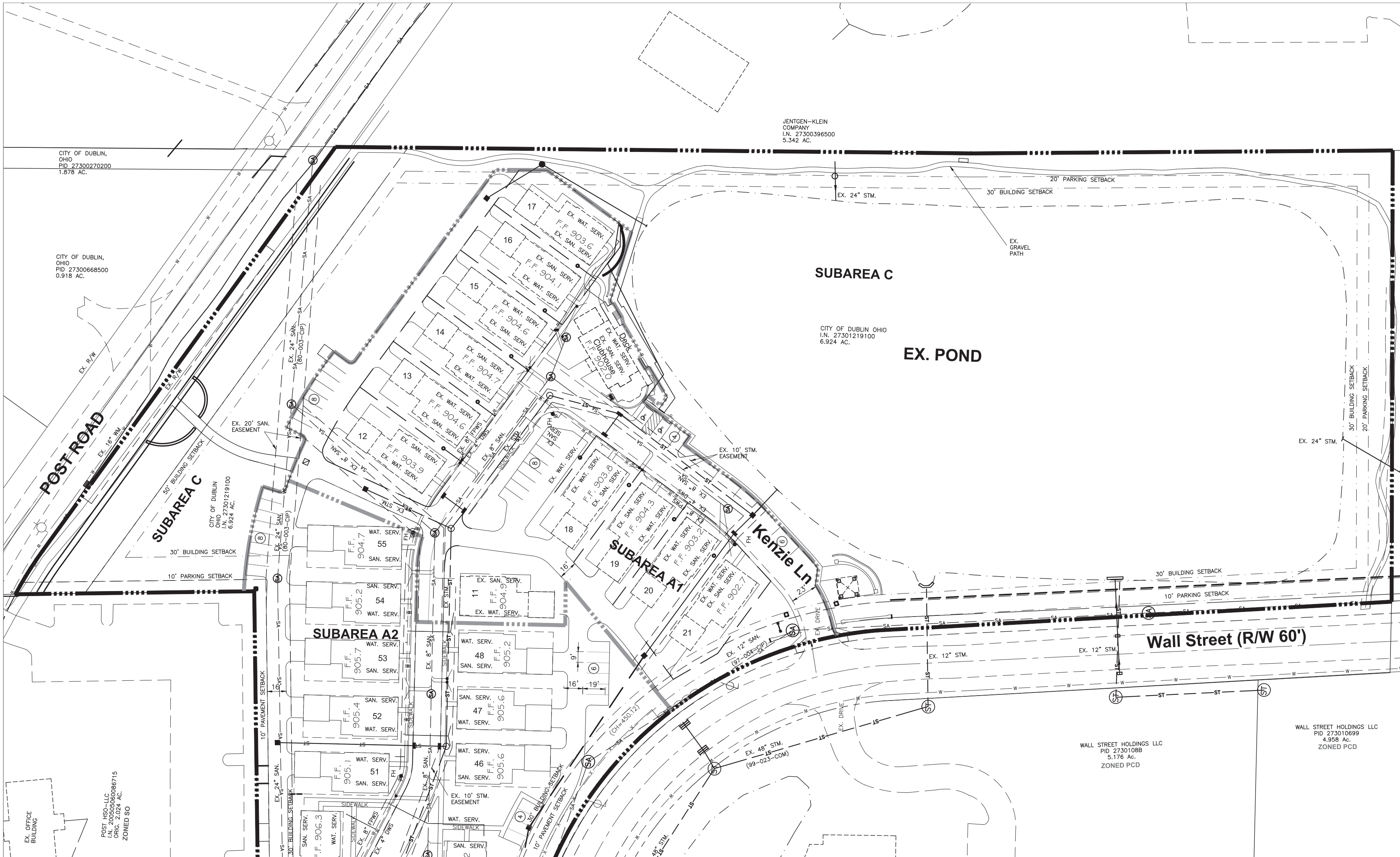
CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

SHEET NUMBER: 05



LEGEND

—●—SA——SA—	EXISTING SANITARY SERVICE
▬▬▮▮▮▬▬	REZONING LIMITS
▬▬▮▮▮▬▬ (grey)	PHASE LINES
——■—— 15" ST	PROPOSED STORM SEWER
————	PROPOSED WATER SERVICE
——■—ST——ST—	EXISTING STORM SEWER
——●————	PROPOSED SANITARY SERVICE

SITE STATISTICS

SITE DATA TABLE:

TOTAL SITE AREA: 22.66 ACRES

SITE DATA: SUB-AREA B:

DEVELOPER: GANZHORN REAL ESTATE DUBLIN LLC
1322 MANNING PARKWAY
POWELL, OHIO 43065
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DEVELOPER: DAVIDSON PHILLIPS, INC.
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DEVELOPER: CITY OF DUBLIN, OHIO

SITE AREA: 8.82 ACRES

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PROJECT NUMBER: 12596

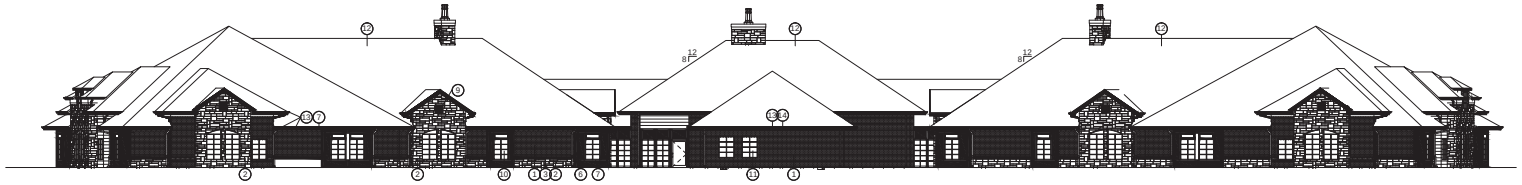
SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

SHEET NUMBER: 06

MATERIAL LEGEND

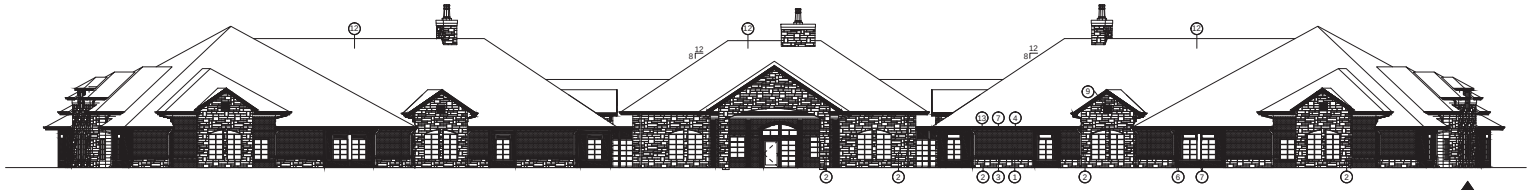
1. BRICK VENEER
2. LIMESTONE VENEER
3. CAST STONE WATERTABLE
4. BRICK VENEER SOLDIER COURSE
5. CAST STONE WINDOW SILL/HEADER
6. CEMENT FIBER BOARD PANELS
7. CEMENT FIBER TRIM BOARDS
8. CEMENT FIBER LAP SIDING
9. GABLE VENT
10. VINYL SLIDING WINDOW UNITS
11. VINYL FIXED WINDOW UNITS
12. ASPHALT SHINGLES
13. PRE-FINISHED ALUM. GUTTER & DOWNSPOUTS
14. ROUGH SAWN TRELISS MEMBERS
15. HOLLOW METAL DOOR & FRAME

EAST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"

WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"

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CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: MEMORY CARE ELEVATIONS

SHEET NUMBER: 12