THE VILLAGE AT COFFMAN PARK

DUBLIN, OHIO

REZONING / PRELIMINARY DEVELOPMENT PLAN
08/16/13

ARCHITECT
DAN DOKKEN, AIA ARCHITECT
345 RIVERVIEW
WICHITA, KS 67203
PHONE (316) 268-0230
FAX (316) 268-0205
CONTACT: DAN DOKKEN

ENGINEER
ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OH 43230
PHONE (614) 428-7750
FAX (614) 428-7755
CONTACT: MR. THOMAS WARNER

LANDSCAPE ARCHITECT
POD DESIGN
100 NORTHWOODS BLVD.
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

00	TITLE SHEET
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02	REGIONAL CONTEXT MAP
03	EXISTING CONDITIONS PLAN
04-06	PRELIMINARY DEVELOPMENT 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

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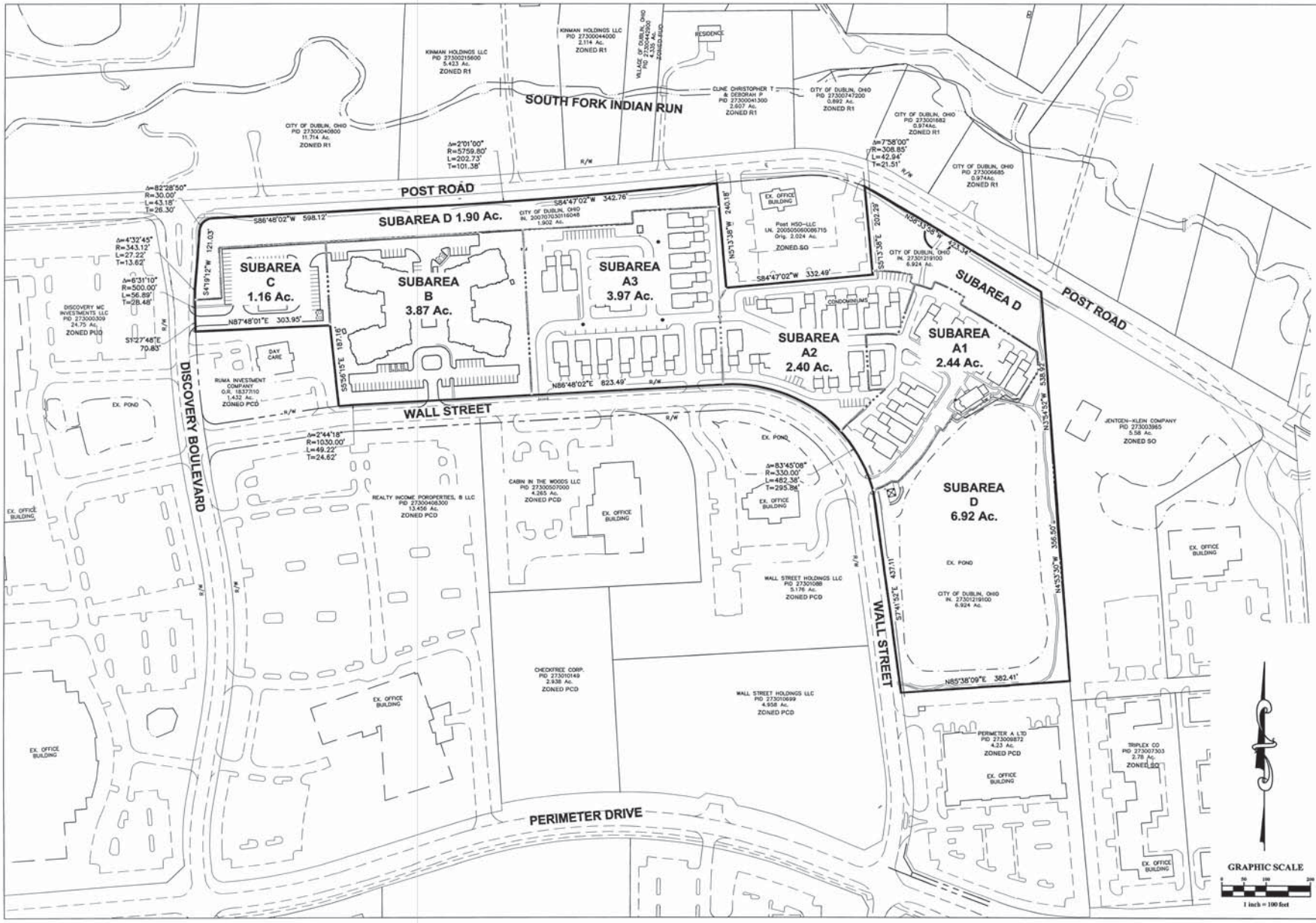
345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0230
Fax: (316) 268-0205
CONTACT: DON KEENAN

©

PROJECT NUMBER: 12596

SHEET TITLE: TITLE

SHEET NUMBER: 00



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DUBLIN, OH

Dan Dokken, AIA Architect

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Phone (316) 268-0230
Fax (316) 268-0205

CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: VICINITY MAP

SHEET NUMBER: 01

GRAPHIC SCALE

0 150 300 600

1 inch = 300 feet

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Architect

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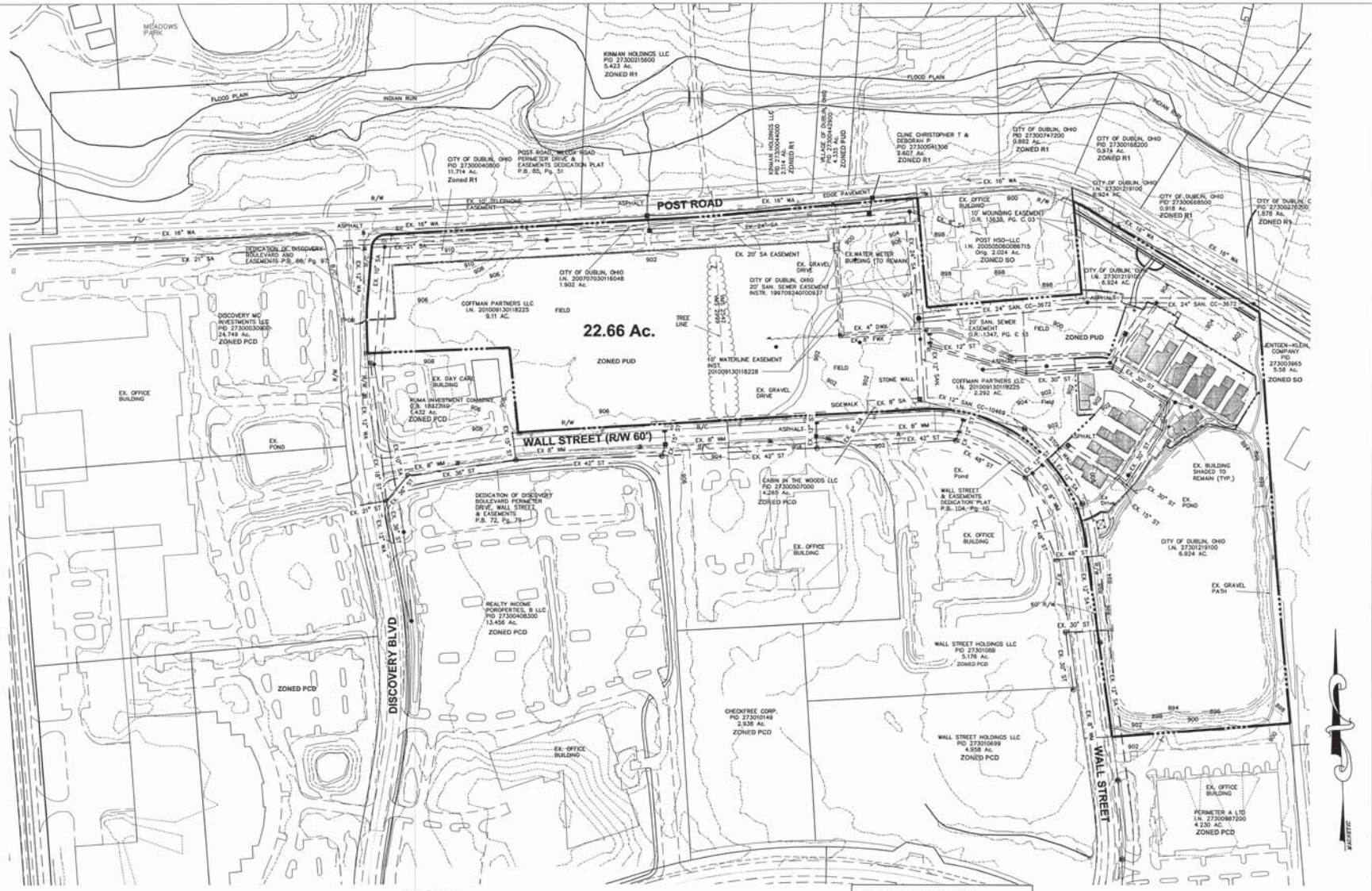
Fax (316) 268-0205
CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: REGIONAL CONTEXT MAP

SHEET NUMBER: 02



LEGEND

- EXISTING SANITARY SEWER
- REZONING LIMITS
- PHASE LINES
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING WATER
- EXISTING EASEMENT

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

PRINTS ISSUED

DATE	PURPOSE	NO.

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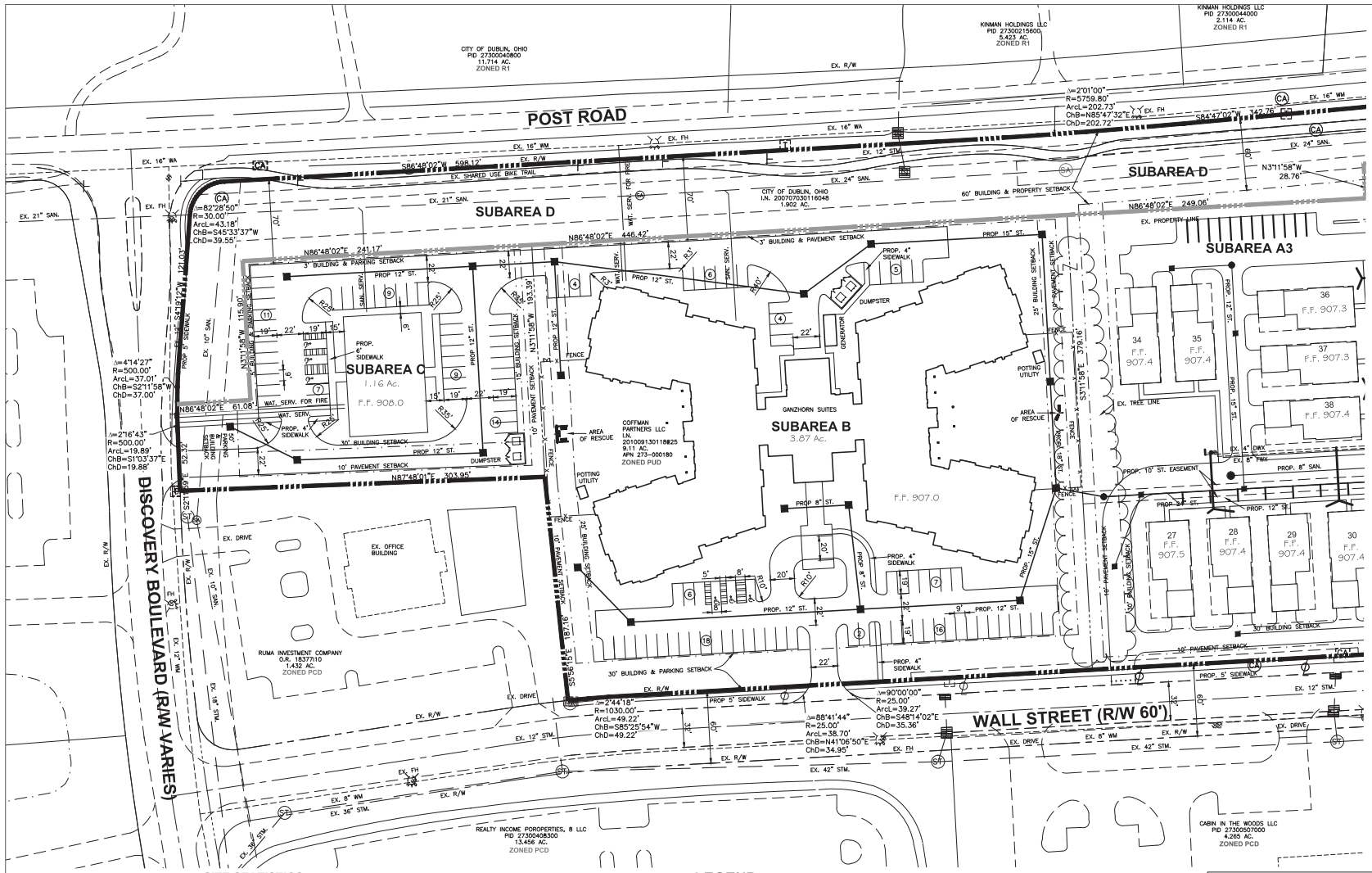
CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: EXISTING CONDITIONS

SHEET NUMBER: 03



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: 3.87 ACRES
NO. OF SUITES: 64 SUITES (16.54 SUITES/ACRE)
PARKING SPACES: 68 SPACES (1.08 SPACES/SUITE)
19'X9' (TYP)

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

SITE AREA: 1.16 ACRES
OFFICE: 13,500 S.F.
PARKING SPACES: 57 SPACES (1 SPACE / 237 S.F.)
19'X9' (TYP)

SITE DATA: SUB-AREA D
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
- ST — ST — EXISTING STORM SEWER
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE

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	3.87	168459	
SUBAREA C	1.16	50646	
SUBAREA D	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

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Architect

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345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0230
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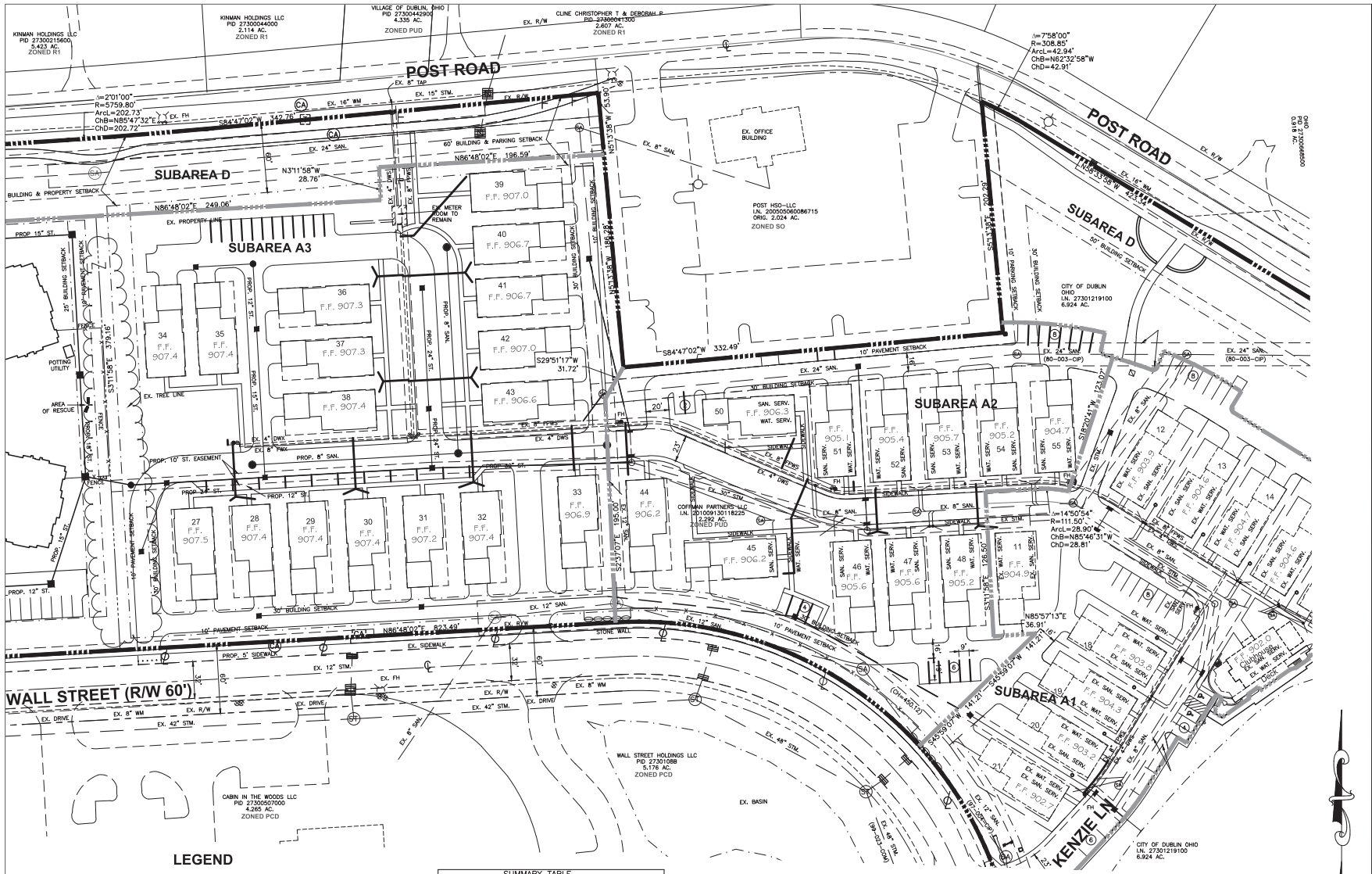
CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

SHEET NUMBER: 04



SUMMARY TABLE			
AREA	ACREAGE	SF	CONDOMINIUM UNITS
SUBAREA A1	2.44	106053	11
SUBAREA A2	2.40	104570	11
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TOTAL	22.66	987070	39

NOTE: UTILITY PROVIDERS:
WATER: CITY OF DUBLIN
SANITARY: CITY OF DUBLIN
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GAS: COLUMBIA GAS OF OHIO
TELEPHONE: ATT

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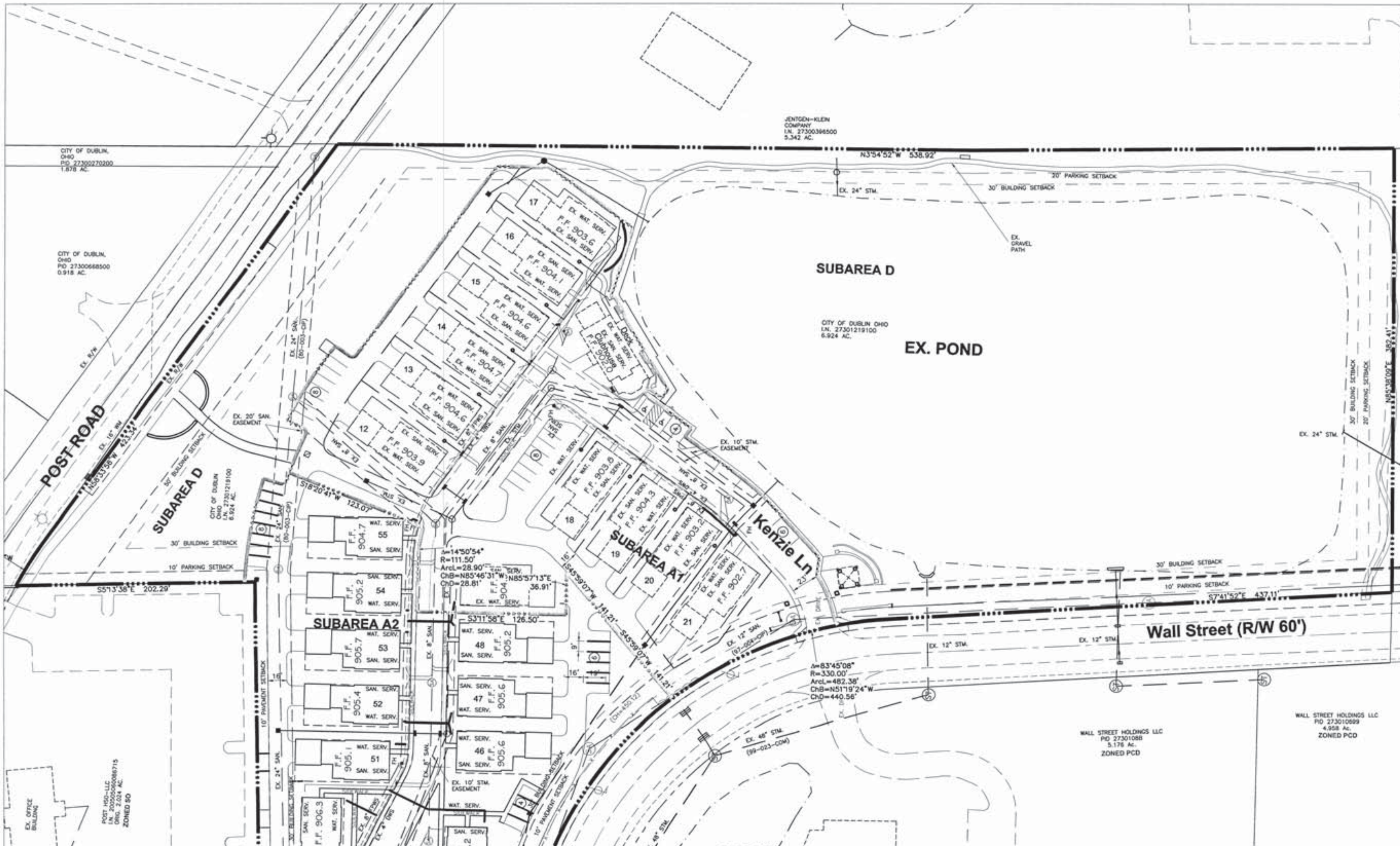
Fax: (316) 268-0205
CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

SHEET NUMBER: 05



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: 3.87 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 C:
DEVELOPER: GANZHORN REAL ESTATE DUBLIN LLC
1322 MANNING PARKWAY
POWELL, OHIO 43065
(877) 699-7828

SITE AREA: 1.16 ACRES
OFFICE: 13,500 S.F.
PARKING SPACES: 57 SPACES (1 SPACE / 237 S.F.)
19'X9' (TYP)

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

SITE AREA: 8.82 ACRES

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)

LEGEND

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

SUMMARY TABLE

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GRAPHIC SCALE
1 inch = 40 feet

PRINTS ISSUED

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Phone (316) 268-0230
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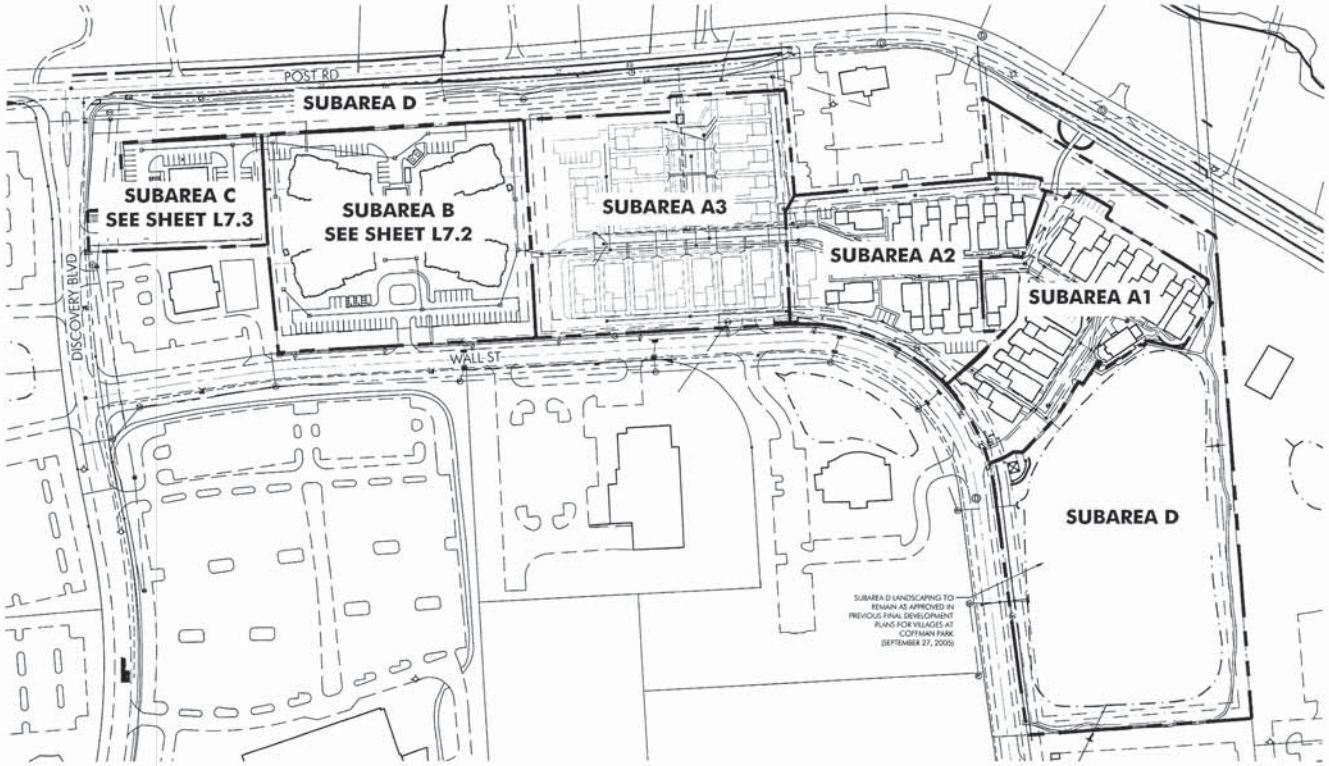
CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN

SHEET NUMBER: 06



Overall Site Landscape Reference Plan
1"=100'

0 50 100 200 300

PRINTS ISSUED

DATE	PURPOSE	NO.
08.14.2013	Preliminary Development	

THE VILLAGE AT COFFMAN PARK

DUBLIN, OH

Dan Dokken, AIA
Architect

POD design

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100 Northwoods Blvd., Suite A
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p 614.255.3399
f 614.255.3999

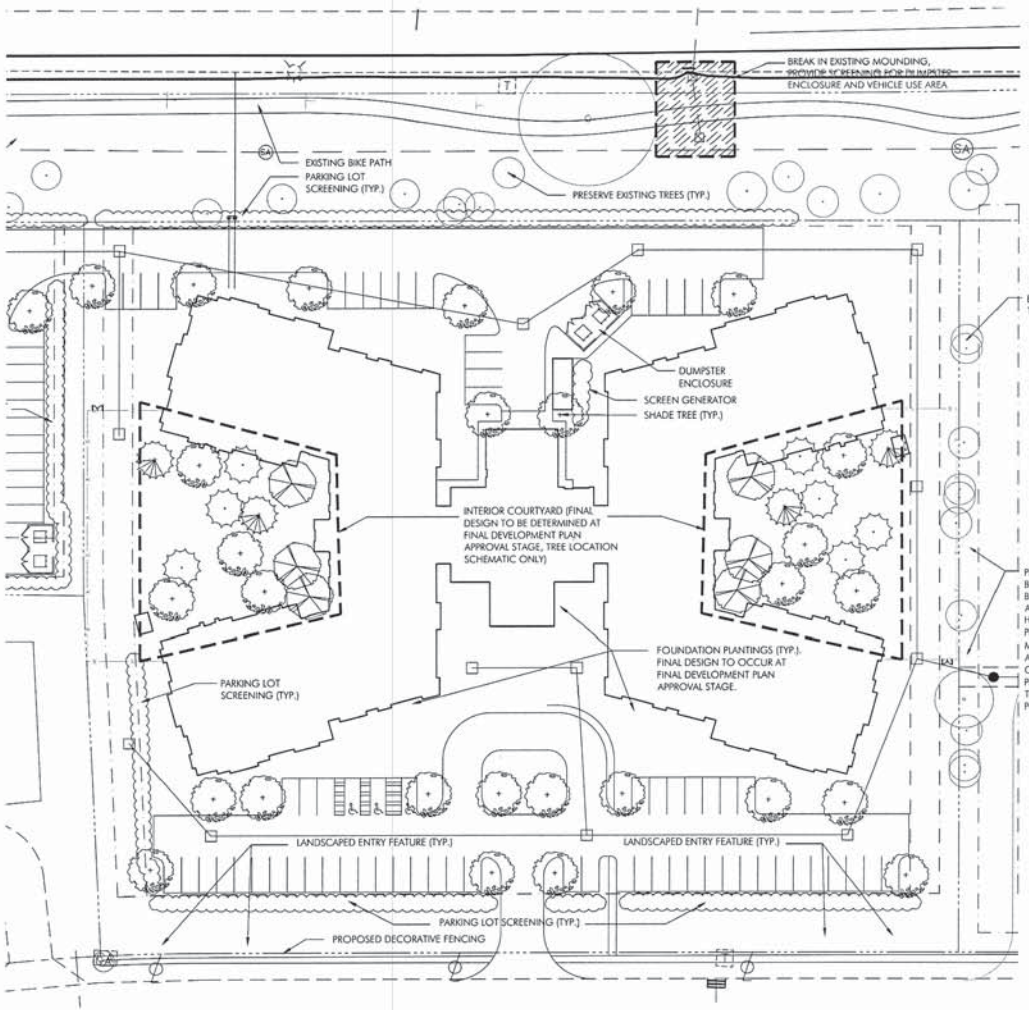
PODdesign.net

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:
Overall Site Landscape Reference Plan

SHEET NUMBER:
07.1



Subarea B - Preliminary Planting Plan
1"=30'

0 15 30 60 90

GENERAL PLANT INSTALLATION NOTES

1. Contractor to verify with the owner's representative and utility companies the locations of the existing utilities prior to start. Call Ohio Utilities Protection Services at (800)362-2764. Contractor to repair all damages to existing utilities, curbs, pavements, etc. resulting from landscape installations which occur during the construction of the project.
2. Plant material shall be furnished in the quantities and/or spacing as shown or noted. In case of discrepancies between the plan and the plant list, the plan shall dictate.
3. Contractor shall verify sizes and locations of all site elements and immediately inform the owner's representative of any discrepancy between the drawings and/or specifications and actual conditions. No work shall be done in any area where there is a discrepancy without owner's representative approval.
4. Contractor shall be responsible for all finish grading in the project required to provide a proper seed and planting bed.
5. Contractor shall provide the following soil amendments:
   - Soil Amendment: Com-Tif organic compost (or equal) 7000 State Route 104 South Lockbourne, Ohio 43137 (614)645-2152
   - Turf & Shrub Bed areas: Spread 3" of 'Com-Tif' over new landscape areas and incorporate into the top 8" of the soil by mechanical tiller.
   - Trees and Shrubs: Mix 30% Com-Tif to 70% existing soil from plant pit excavation. If excavated soil is not suitable, supplement with imported topsoil.
6. All plant material to meet or exceed American Standard for Nursery Stock, current edition, as set forth by American Association of Nurserymen.
7. All plant materials subject to inspection prior, during and after installation. Any plant not meeting the requirements will be cause for rejection by the owner's representative. All rejected plants shall be immediately removed and disposed of by the contractor and the replacement material shall be provided.
8. All substitutions and plan changes must be approved by owner's representative prior to any action taken. Trees shall be protected and handled carefully at all times during transport & handling to prevent drying of tree or root ball by winds and to prevent any damage or breakage of the root ball. Bark shall be protected from bruising or abrasion.
9. Water trees immediately after planting and continue to water until final acceptance by owner's representative.
10. Plant locations and beds shall be located by contractor and approved by owner's representative prior to plant installation.
11. Bed line to be 18" from base of plant material unless otherwise indicated on the drawings.
12. All shrub and bed areas to be mulched with two inches (2") depth minimum shredded hardwood mulch. Submit sample to owner for approval.
13. All areas outside of planting beds shall be sod as shown on the plans.
14. Finished turf (sod) to be flush with top of adjacent curb or walk. Coordinate with owner's representative in field as required.
15. The contractor shall guarantee all trees, shrubs and ground covers for a period of one (1) year from date of final acceptance. Replace material within seven (7) days of notification of the owner's representative.
16. Perform cleaning during installation of landscape work and upon completion. Remove from site all excess landscape related material, soil debris and equipment. Repair damage resulting from landscaping operations. Sweep and hose down paved surfaces affected by landscaping operations. Coordinate with owner's representative and other contractors for final cleanup prior to cleaning.
17. Maintenance: The landscape contractor shall maintain the completed landscape and irrigation systems until the date of final acceptance.
    - Mowing - Minimum once per week, except in future expansion areas which will require a maximum of once per three weeks.
    - Trimming - Shrubs, trees, ground covers, perennials, and annuals, minimum two times per year or as required.
    - Fertilizing - Apply fertilizer at a rate equal to 1 lb. of actual nitrogen/1000 s.f. in the spring and fall to all turf and plantings except in future expansion turf areas (where applicable).
    - Bed Edging - Edge all beds by hand, spade at least two times per year and top-mulch with dress wood mulch in fall and spring.

Landscape Calculations

Total Acres	± 3.87 A.C.
Lot Coverage	
- Vehicular use area	34,871 S.F.
- Building area	48,000 S.F.
Interior Greenspace required	
5 ft² landscape area per 100 ft² v.u.a. = 1,744 s.f. req.	
- 4,128 s.f. provided	
Ground Coverage tree requirements - 1 / 5000 s.f.	
- 83,537 s.f. of proposed total ground coverage	
- *17 min. trees required at 2" min. caliper inches	
- 20 trees provided	
Building Coverage tree requirements - 1 / 1500 s.f.	
- 48,000 s.f. of proposed building coverage	
-*48,000 / 1,500 = 32 cal. in. required - (16 - 2" cal. trees)	

* ROUNDED UP

Perimeter Requirements

Screening of vehicular use area requirements	Provided w/ properly perimeter requirements
6' ht. mound/ landscape/fence	Existing Mounding
Shade Tree 1/40'	11 required
Trash receptacles fencing/masonry/landscape	T.B.D.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

POD design

Columbus
100 Northwoods Blvd., Suite A
Columbus, Ohio 43235
p 614.255.3399
f 614.255.3999

PODdesign.net

PRINTS ISSUED

DATE	PURPOSE	NO.
08-16-2012	Preliminary Development	

THE VILLAGE AT COFFMAN PARK

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Architect

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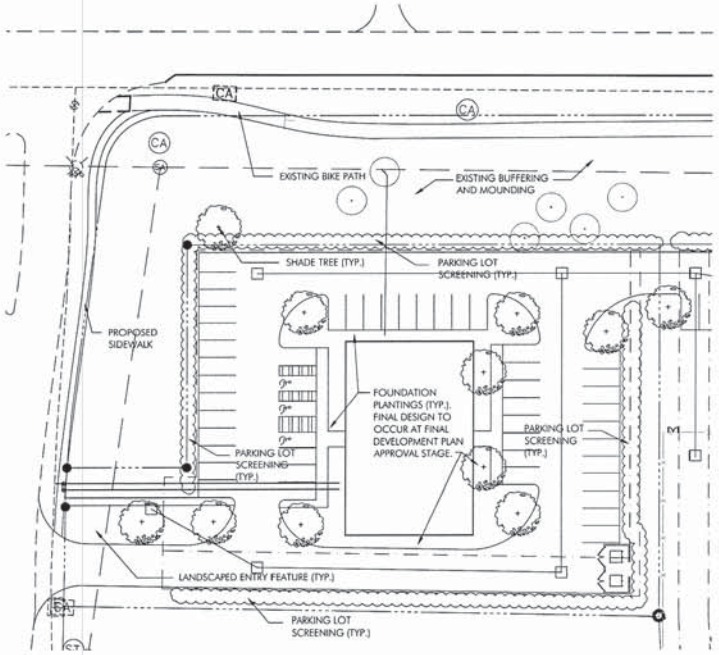
345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0230 Fax: (316) 268-0205
CONTACT: DON KEENAN

PROJECT NUMBER:
12596

SHEET TITLE:
Subarea B: Preliminary Planting Plan

SHEET NUMBER:
07.2



Subarea C - Preliminary Planting Plan
1"=30'

0 15 30 60 90

GENERAL PLANT INSTALLATION NOTES

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6. All plant material to meet or exceed American Standard for Nursery Stock, current edition, as set forth by American Association of Nurserymen.
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    - Fertilizing - Apply fertilizer at a rate equal to 1 lb. of actual nitrogen/1000 s.f. in the spring and fall to all turf and plantings except in future expansion turf areas (where applicable).
    - Bed Edging - Edge all beds by hand, spade at least two times per year and top-mulch with dress wood mulch in fall and spring.

Landscape Calculations

Total Acres	± 1.16 A.C.
Lot Coverage	
- Vehicular use area	26,108 S.F.
- Building area	6,500 S.F.
Interior greenspace required	
5 ft² landscape area per 100 ft² v.u.a. = 1,306 s.f. req.	
- 2,353 s.f. provided	
Ground Coverage tree requirements - 1 / 5000 s.f.	
- 34,044 s.f. of proposed total ground coverage	
- *7 min. trees required at 2" min. caliper inches	
- 7 trees provided	
Building Coverage tree requirements - 1 / 1500 s.f.	
- 6,500 s.f. of proposed building coverage	
-*6,500 / 1,500 = 5 cal. in. required - (3 - 2" cal. trees)	

* ROUNDED UP

Perimeter Requirements

Screening of vehicular use area requirements	Provided w/ property perimeter requirements
6' ht. mound/ landscape/fence	Existing Mounding
Shade Tree 1/40'	7 required
Trash receptacles fencing/masonry/landscape	T.B.D.

2 WORKING DAYS BEFORE YOU DIG
(AND UNDERSTAND WHAT YOU DIG)
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DATE	PURPOSE	NO.
08-16-2013	Preliminary Development	

GANZHORN SUITES
MEMORY CARE ASSISTED LIVING
DUBLIN, OH

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Architect

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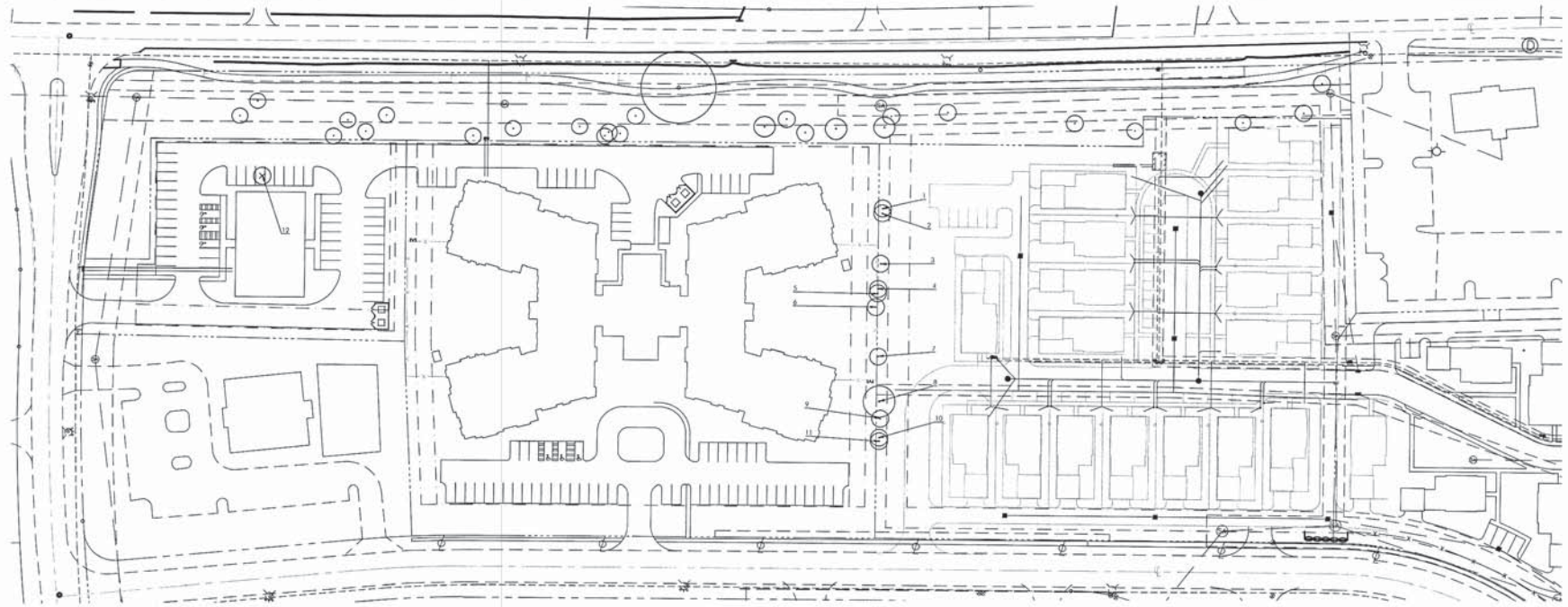
Phone (316) 268-0230 Fax: (316) 268-0205
CONTACT: DON KEENAN

PROJECT NUMBER:
12596

SHEET TITLE:
Subarea C: Preliminary Planting Plan

SHEET NUMBER:
07.3



Tree Preservation Plan
1"=50'

0 25 50 100 150

TREE PRESERVATION, REMOVAL, REPLACEMENT NOTES

1. Coordinate any street tree removal for access drive with Paula Chape, city forester, at 614-410-4701

2. All trees in the construction area not specifically designated for removal shall be preserved. all tree removal, relocation, and preservation work shall be supervised with the input of a certified arborist.

3. Fencing shall be installed around all trees to be preserved prior to commencement of construction. The fencing must remain in place during all phases of construction. Any change in the protective fencing must be approved by the landscape inspector. Owner shall be responsible for the construction, erection, and maintenance of protection fencing, refer to tree preservation detail.

4. Preserved trees remaining are to be fertilized and pruned (if needed) two years after construction.

5. Owner shall monitor health and vigor of existing trees throughout the course of construction of this project. Contractor to notify a certified arborist if any decline in healthy trees is apparent. The arborist shall determine the remedial action, if any, to be taken.

6. All existing trees noted as fair to poor health shall be fertilized yearly in the spring using a horticulturally approved method for a period of three years. after three years, the health should be evaluated by a certified arborist and continuing maintenance recommendations shall be made.

7. Any trees removed or damaged in tree preservation areas will have to be replaced per code.

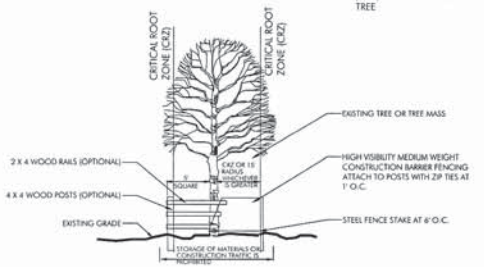
8. Failure to abide by these terms of the tree preservation, removal, and replacement plans shall be unlawful.

EXISTING TREE LIST

NO.	SPECIES	SIZE	STATUS	COND.	COMMENTS
1	Hackberry	8" cal.	A	Good	
2	Hackberry	8" cal.	A	Good	
3	Hackberry	8" cal.	A	Good	
4	Hackberry	8" cal.	A	Good	
5	Hackberry	8" cal.	A	Good	
6	Hackberry	8" cal.	A	Good	
7	Hackberry	8" cal.	A	Good	
8	Cottonwood	30" cal.	A	Good	
9	Hackberry	8" cal.	A	Good	
10	Hackberry	8" cal.	A	Good	
11	Hackberry	8" cal.	A	Good	
12	Beech (multi-stem)	8" cal.	B	Good	

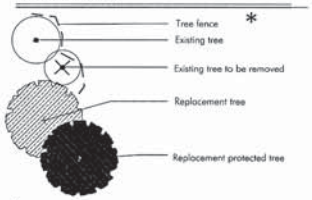
NOTES:
INSPECTION OF INSTALLATION IS REQUIRED CALL (614) 410- 4600
THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED OR PRIOR TO ANY ENCROACHEMNT OF PRESERVATION AREA

CRITICAL ROOT ZONE (CRZ)
1 FOOT FOR EVERY INCH OF DIAMETER BREAST HEIGHT (DBH) OVER 6 INCH CALIPER TREE



Tree Planting
N.T.S.

PLANT KEY



* Fencing shown schematically in landscape islands for graphic purposes only. Fencing is to be placed adjacent to back of curb in any landscape island with preserved trees located within it.

EXISTING PLANT LIST KEY

CONDITION:	STATUS:
Excellent Good Fair Poor Dead	A. Preserve B. Remove

GENERAL NOTES

1. Diameter shown on plan this sheet represent the critical root zone (1' radius per 1" caliper or 15' whichever is greater).

TREES REMOVED

8 caliper inches of tree which are removed due to tree not being poor or dead to be replaced.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764

POD design

Columbus
100 Northwoods Blvd., Suite A
Columbus, Ohio 43235
p 614.255.3399
f 614.255.3999

PODdesign.net

PRINTS ISSUED

DATE	PURPOSE	NO.
06-16-2013	Preliminary Development	

THE VILLAGE AT COFFMAN PARK

DUBLIN, OH

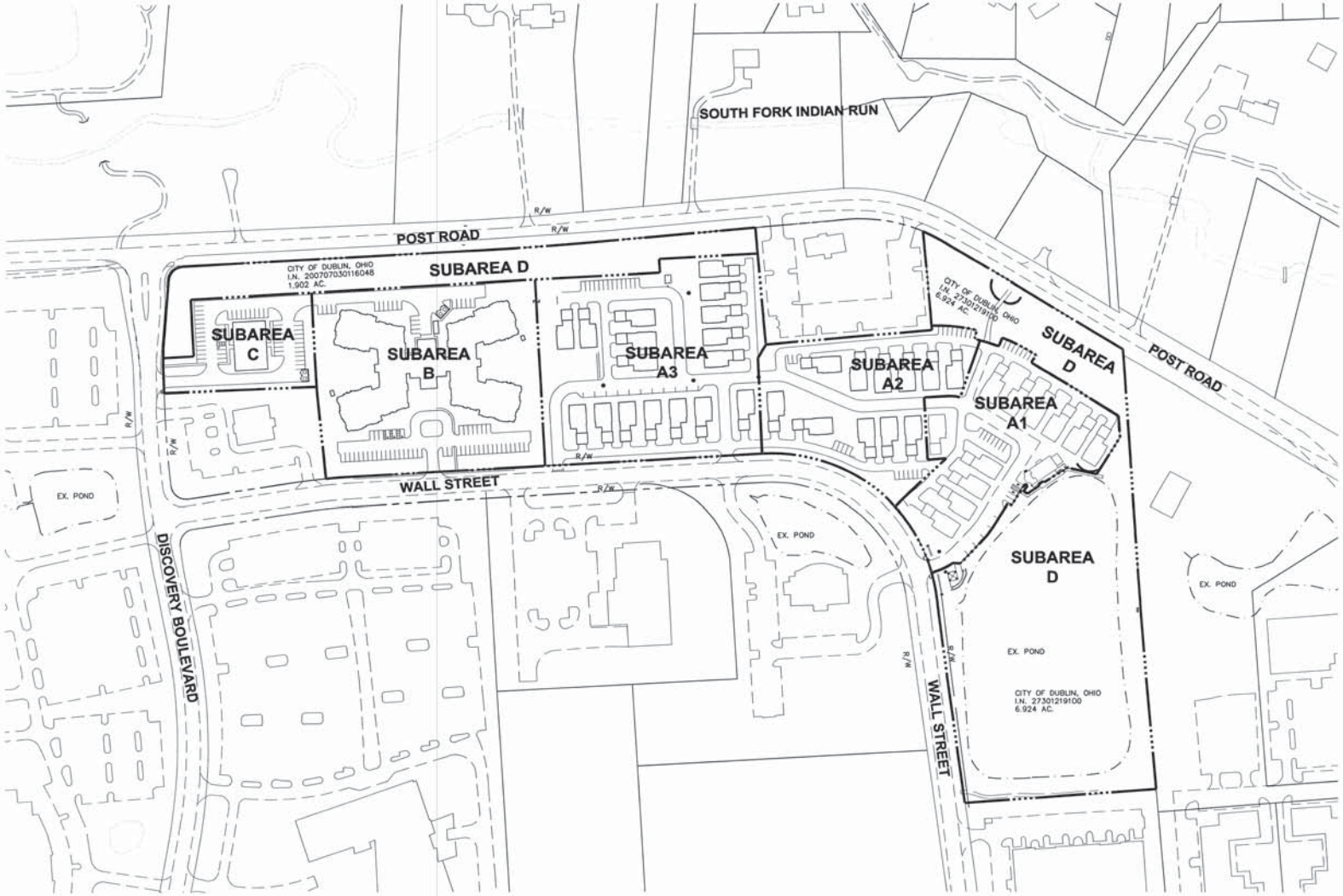
Dan Dokken, AIA
Architect

Dan Dokken, AIA Architect©
345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0030 Fax: (316) 268-0005
CONTACT: DON KEENAN

PROJECT NUMBER:
12596

SHEET TITLE:
Tree Preservation Plan

SHEET NUMBER:
07.4



ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7790
fax 614.428.7755

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

PRINTS ISSUED

DATE	PURPOSE	NO.

THE VILLAGE AT COFFMAN PARK

DUBLIN, OH

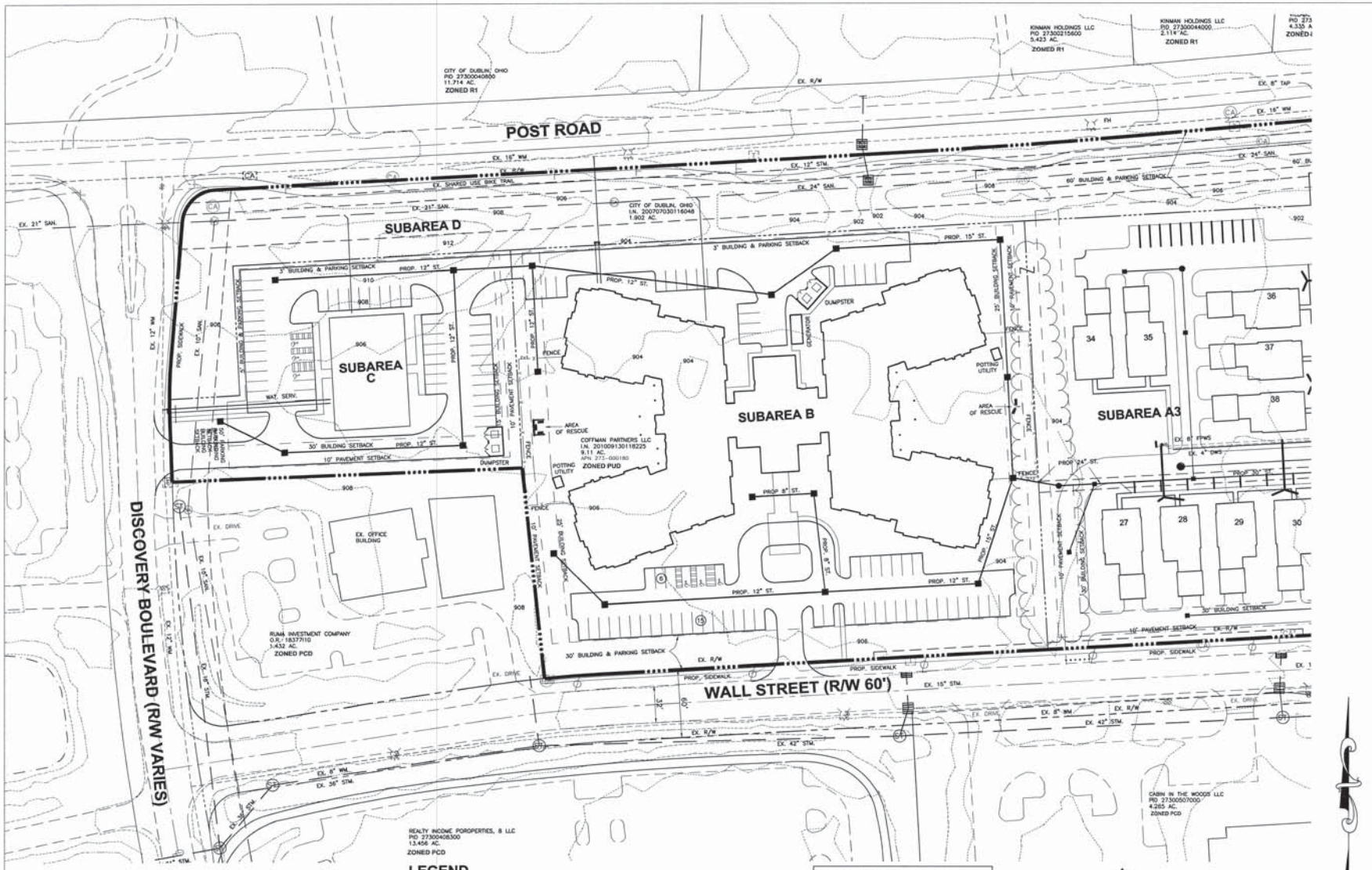
Dan Dokken, AIA Architect

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: PHASING PLAN

SHEET NUMBER: 08



PRINTS ISSUED

DATE	PURPOSE	NO.

THE VILLAGE AT COFFMAN PARK

DUBLIN, OH

Dan Dokken, AIA
Architect

Dan Dokken, AIA Architect
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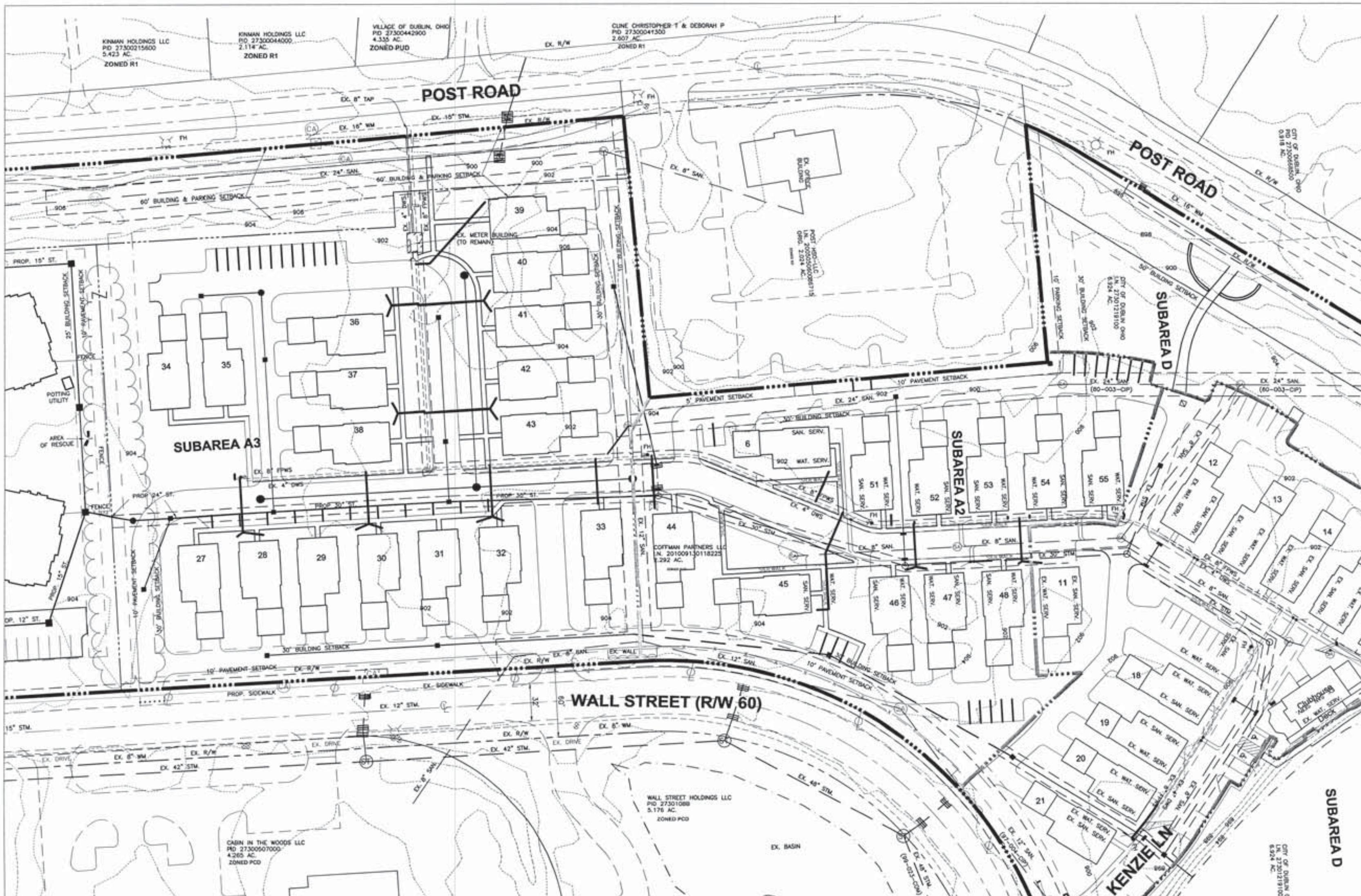
Phone (316) 268-0230
Fax: (316) 268-0205
CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: UTILITY PLAN

SHEET NUMBER: 09



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PHASE LINES
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- EXISTING STORM SEWER
- EXISTING SANITARY SERVICE
- REZONING LIMITS

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
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Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

GRAPHIC SCALE
1 inch = 40 feet

PRINTS ISSUED

DATE	PURPOSE	NO.

THE VILLAGE AT COFFMAN PARK

DUBLIN, OH

Dan Dokken, AIA Architect

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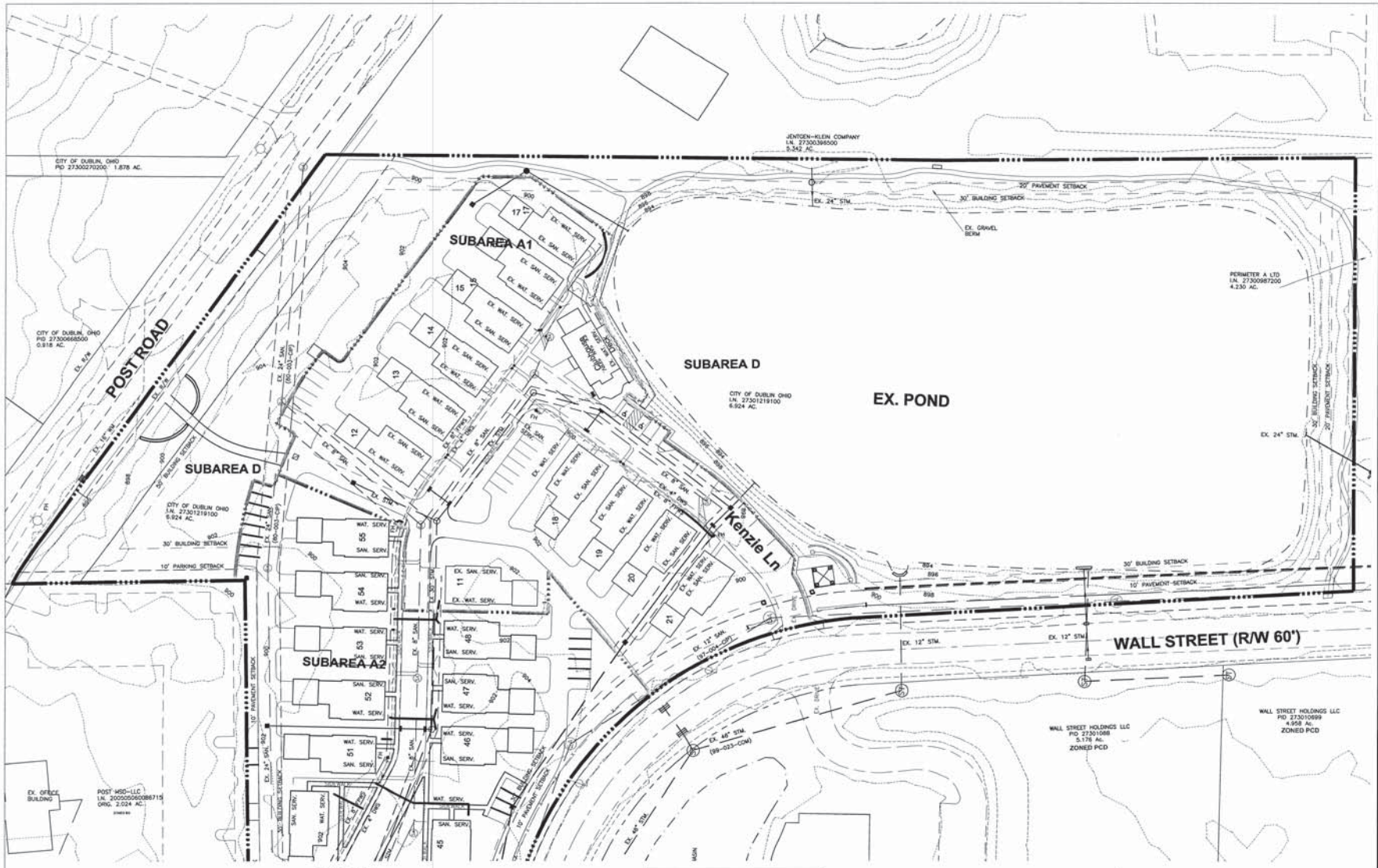
Phone (316) 268-0230
Fax: (316) 268-0205
CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: UTILITY PLAN

SHEET NUMBER: 10



LEGEND

- EXISTING SANITARY SERVICE
- REZONING LIMITS
- PHASE LINES
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

NOTE: UTILITY PROVIDERS:
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ENGINEERS SURVEYORS
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fax 614.428.7755

GRAPHIC SCALE
1 inch = 40 feet

PRINTS ISSUED

DATE	PURPOSE	NO.

THE VILLAGE AT COFFMAN PARK

DUBLIN, OH

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Architect

Dan Dokken, AIA Architect
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Phone (316) 268-0230
Fax (316) 268-0205

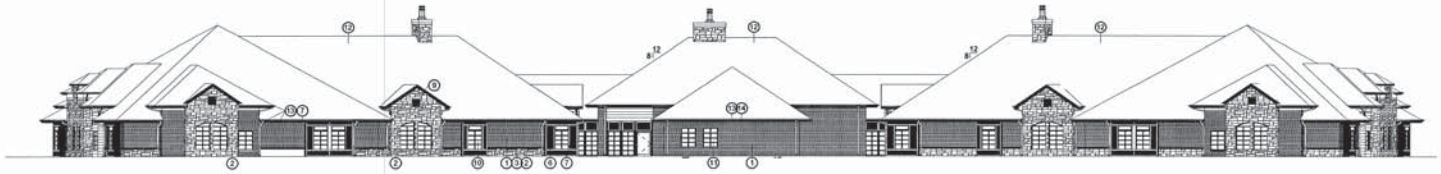
CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: UTILITY PLAN

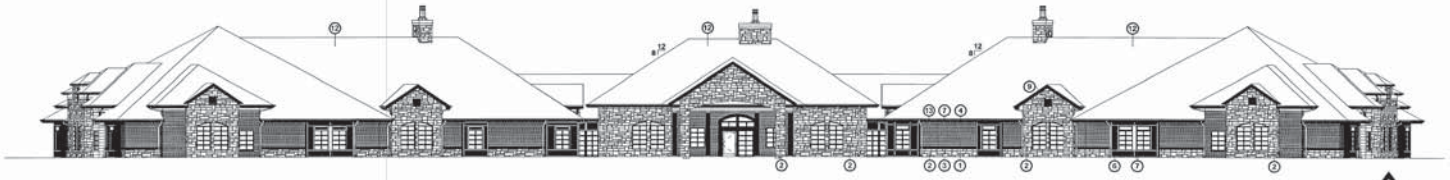
SHEET NUMBER: 11

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



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

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



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

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

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PRINTS ISSUED

DATE	PURPOSE	NO.

THE VILLAGE AT COFFMAN PARK

DUBLIN, OH

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Architect

Dan Dokken, AIA Architect
345 RIVERVIEW, WICHITA, KS 67203
Phone (316) 268-0230
Fax: (316) 268-0208

CONTACT: DON KEENAN

PROJECT NUMBER: 12596

SHEET TITLE: MEMORY CARE ELEVATIONS

SHEET NUMBER: 12

PRELIMINARY PLAT

GANZHORN SUITES LOTS 1 & 2
DISCOVERY BOULEVARD & WALL STREET

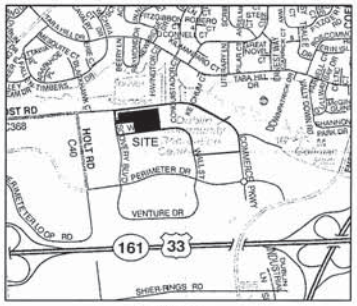
SURVEY NOS. 2542 & 2999
VIRGINIA MILITARY DISTRICT
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

SURVEYOR
ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OH 43230
PHONE (614) 428-7750
FAX (614) 428-7755
CONTACT: MR. THOMAS WARNER

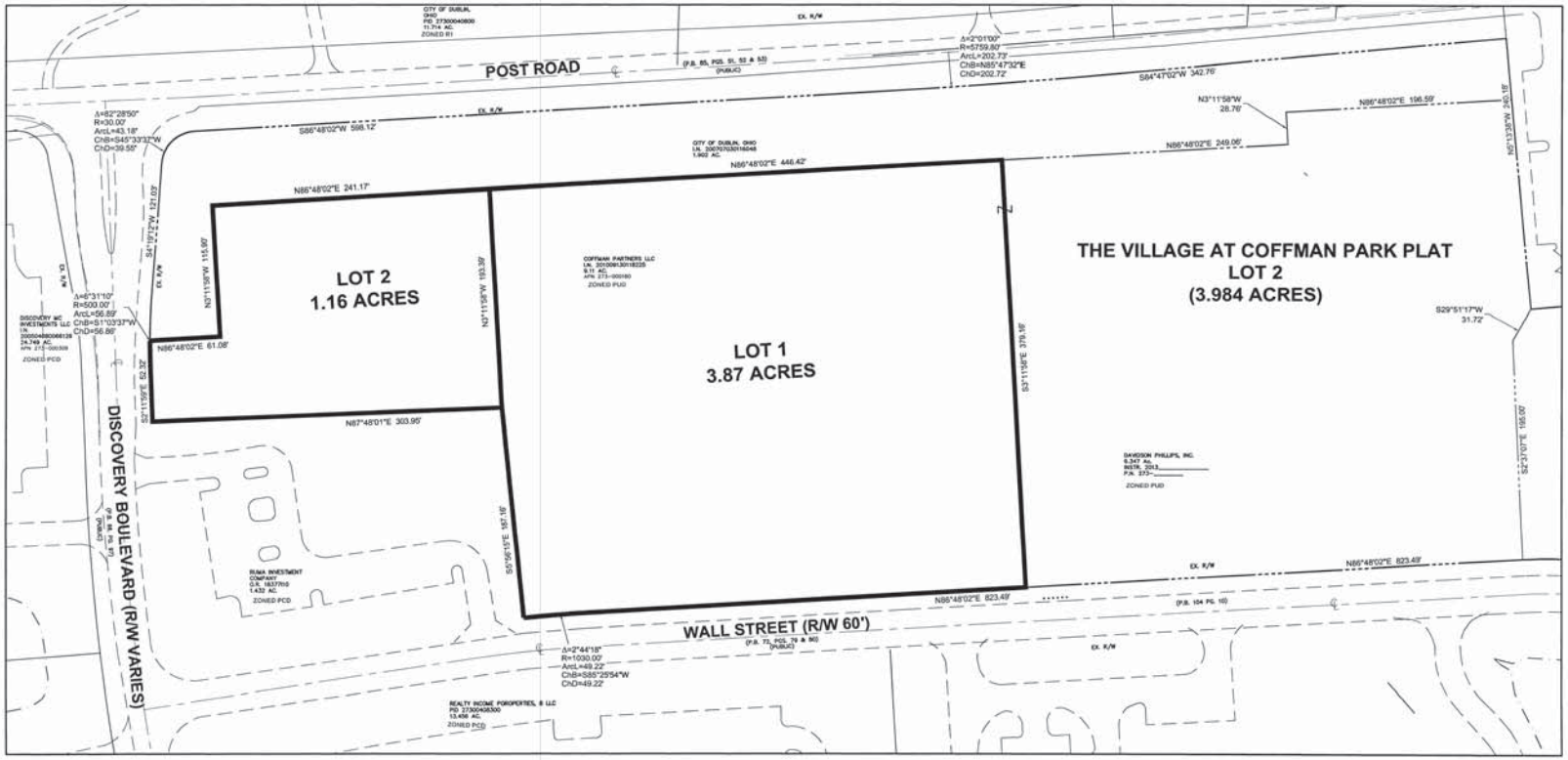
DEVELOPER
GANZHORN REAL ESTATE DUBLIN LLC
1322 MANNING PARKWAY
POWELL, OH 43065
PHONE (877) 699-7828
CONTACT: MS. ELEANOR ALVAREZ

THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD, PRIOR PLATS OF SURVEY, AND OBSERVED EVIDENCE LOCATED BY AN ACTUAL FIELD SURVEY. FIELD WORK WAS COMPLETED ON JUNE 16, 2013.

BY _____ DATE



VICINITY MAP
SCALE: NTS



SHEET INDEX

VICINITY MAP	1
PRELIMINARY PLAT	2

SITE STATISTICS

TOTAL ACERAGE: 5.03 Ac.

ZONING: PUD
(PLANNED UNIT DEVELOPMENT)

LOT 1: 3.87 ACRES

LOT 2: 1.16 ACRES

GRAPHIC SCALE
0 25 50 100
1 inch = 50 feet

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

PLAN PREPARED FOR:
GANZHORN REAL ESTATE DUBLIN LLC
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POWELL, OH 43065
PHONE: (877) 699-7828
CONTACT: MS. ELEANOR ALVAREZ

FRANKLIN COUNTY, OHIO
GANZHORN SUITES
PRELIMINARY PLAT
FOR
GANZHORN REAL ESTATE
VICINITY MAP

Issue Dates:

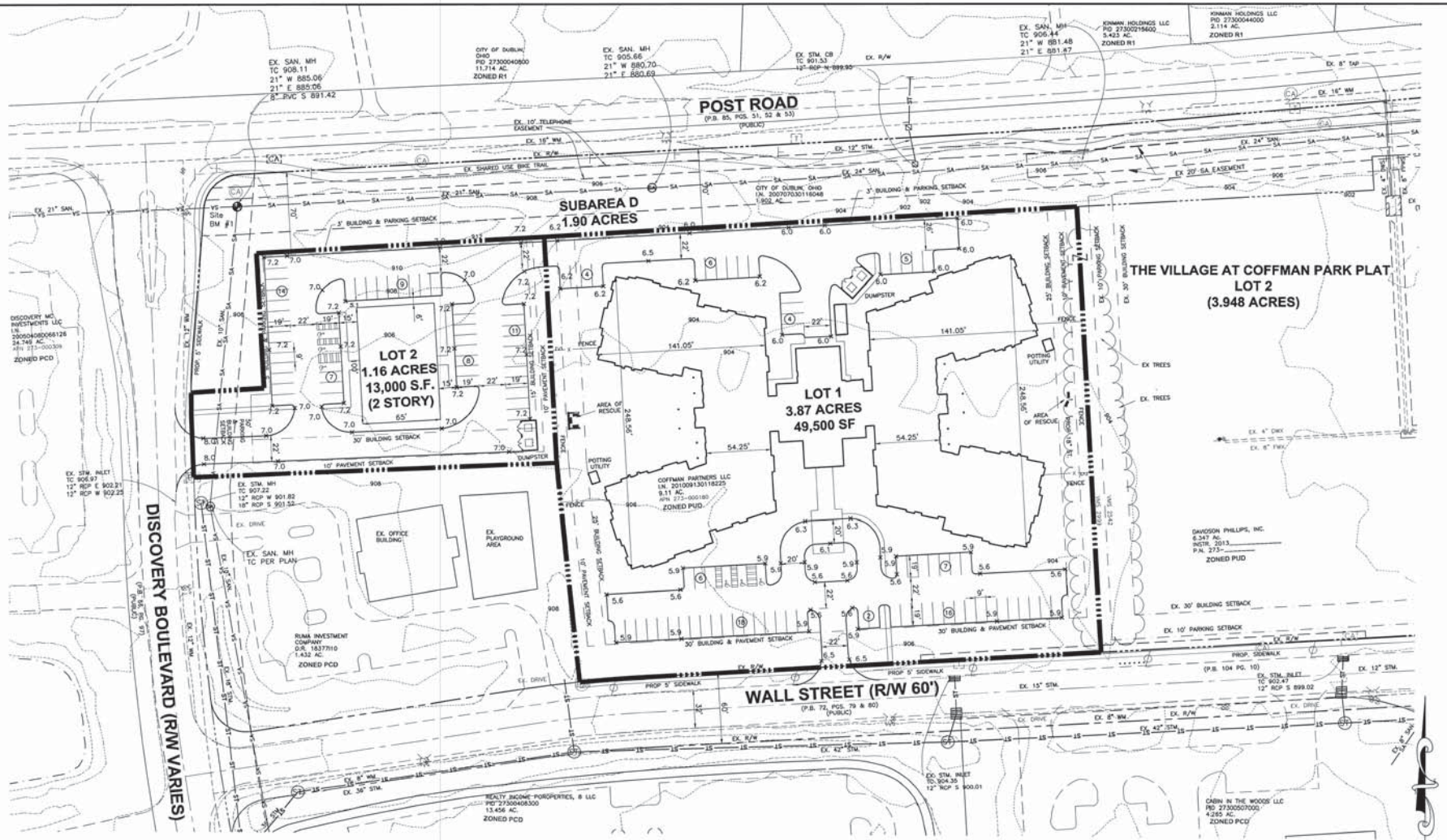
Date: 08/16/2013
Scale: 1" = 50'

Drawn By: CMF
Checked By: TMW

Project Number:
13-0001-561

Drawing Number:
1 / 2

Z:\13-0001-561\dwg\preliminary development plan\PRELIMINARY PLAT TITLE.dwg Title Oct 23, 2013 - 9:40:54am dstoffel



BENCHMARKS

BASED ON NAVD 1988 DATUM.

BM 1 NORTH RIM OF EXITING SANITARY MANHOLE LOCATED APPROXIMATELY 52 FEET SOUTH OF THE CENTERLINE OF POST ROAD, 72 FEET EAST OF THE CENTERLINE OF DISCOVERY BOULEVARD. SHOWN ON BASE MAP AS "SITE BM #1".

ELEVATION = 907.93

LEGEND

940	EXISTING CONTOUR
	PROJECT LIMITS
SA — SA	EXISTING SANITARY
	EXISTING WATER
ST — ST	EXISTING STORM SEWER
X TC 795.20	TOP OF CURB ELEVATION
X 795.20	TOP OF PAVEMENT OR GROUND SURFACE

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

SUMMARY TABLE

AREA	ACREAGE	SF
LOT 1	3.87	168459
LOT 2	1.16	50646
TOTAL	5.03	219105

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
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Gahanna, Ohio 43230
ph 614.428.7750
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GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
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PLAN PREPARED FOR:
GANZHORN REAL ESTATE DUBLIN LLC
5151 HAMPTON VILLAGE CENTER
DUBLIN, OH 43017
PHONE (877) 889-7828
CONTACT: MR. EDWARD NUNEZ

FRANKLIN COUNTY, OHIO
GANZHORN SUITES
PRELIMINARY PLAT
FOR
GANZHORN REAL ESTATE
VICINITY MAP

Issue Dates:

Date: 08/16/2013
Scale: 1" = 40'
Drawn By: CWF
Checked By: TMW
Project Number: 13-0001-561
Drawing Number: 2 / 2

Z:\13-0001-561\dwg\preliminary development plan\Preliminary Plat 2.dwg Preliminary Plat Oct 23, 2013 - 9:45:50am dstoffel