Existing Property Line

Existing Property Line

Stream Setback

Floodway/Floodplain

R/W

34 PARK SPACES

Phase 2

Phase 1

Phase 2 Expansion
10,000 SF Footprint
2 Story = 20,000 SF Total

Phase 1
15,000 SF Footprint
2 Story = 30,000 SF Total

2.5 Ac.±

2.1 Ac.±

Phase 1

Phase 2

60' BUILDING SETBACK

PROPOSED EVERGREEN SCREENING

PROPOSED EVERGREEN SCREENING

Existing Property Line

Ex. Property Line

Detention Area

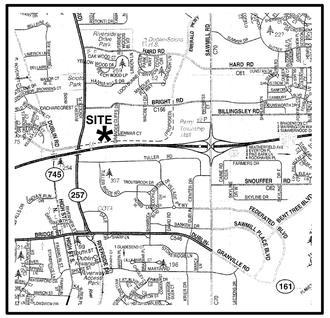
GRANDEE CLIFFS DRIVE

JENMAR COURT

Existing Property Line

EMERALD PARKWAY

I-270 JACK NICKLAUS FREEWAY



LOCATION MAP

NO SCALE

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

Phase 1
30,000 SF - 137 parking Spaces
4.6 Spaces / 1,000 SF

Phase 2
20,000 SF - 150 parking Spaces
7.5 Spaces / 1,000 SF

Phase 1 & 2
50,000 SF - 287 Total Spaces
Including HCP
5.7 Spaces / 1,000 SF Building

CITY OF DUBLIN, OHIO
PRELIMINARY SITE PLAN
FOR
EMERALD PARKWAY OFFICE DEVELOPMENT

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 BEECHER ROAD
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1"=40'
DATE: 04/08/2014

SHEET 1 / 1