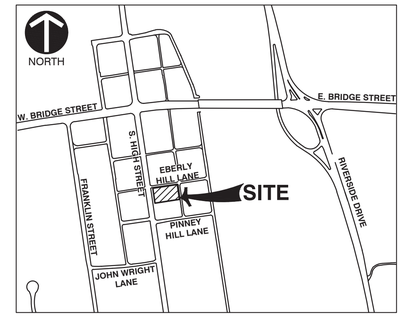
BASIC SITE & DEVELOPMENT PLAN

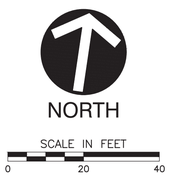
A VILLAGE FOR HISTORIC DUBLIN PHASE 1

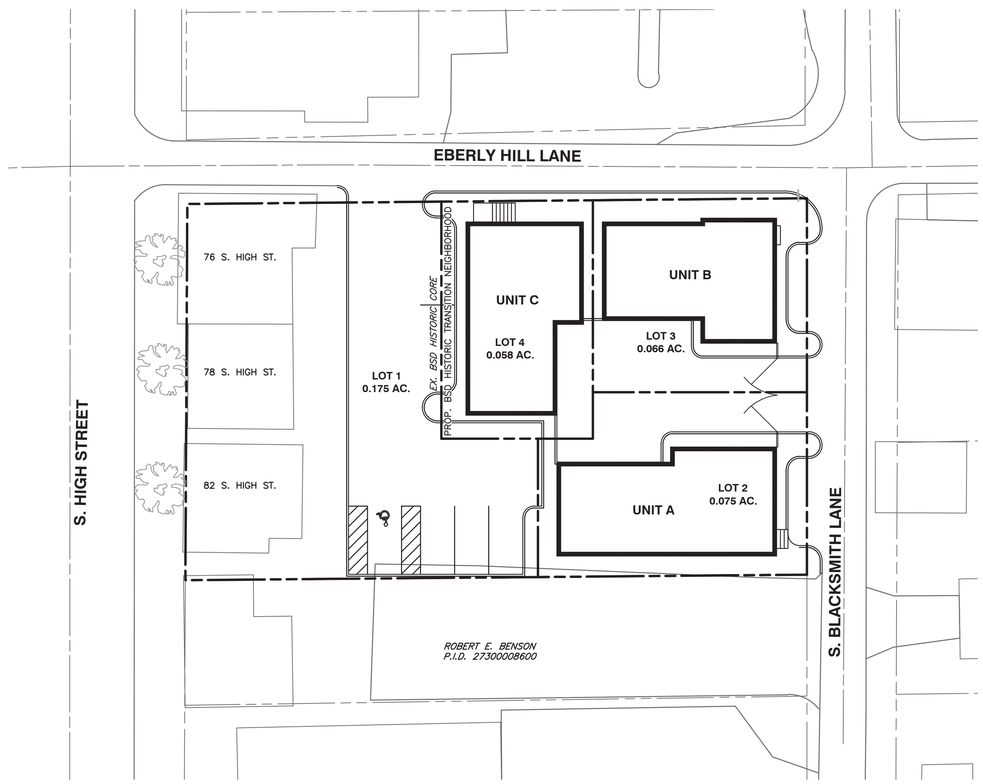
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN

JANUARY 2016



VICINITY MAP
1"= 500'





INDEX MAP
SCALE: 1"=20'

SITE STATISTICS

TOTAL ACREAGE:	±0.37 AC
NUMBER OF LOTS:	4
LOT ACREAGE	
LOT 1:	±0.175 AC (RETAIL/OFFICE)
LOT 2:	±0.075 AC (SINGLE FAMILY ATTACHED)
LOT 3:	±0.068 AC (SINGLE FAMILY ATTACHED)
LOT 4:	±0.058 AC (SINGLE FAMILY ATTACHED)
SITE DENSITY:	10.8 LOTS/AC
BUILDING TYPES:	RETAIL/OFFICE (EXISTING) SINGLE FAMILY ATTACHED (PROPOSED)

PROJECT DESCRIPTION

GRABILL & COMPANY, LLC (GC) WILL BE REDEVELOPING THE PROJECT SITE AS A MIXED USE DEVELOPMENT CONTAINING THREE (3) RESIDENTIAL SINGLE–FAMILY UNITS AND THE RENOVATION OF THE TWO (2) EXISTING STRUCTURES FOR RETAIL/OFFICE SPACE, LOCATED ALONG THE EAST SIDE OF S. HIGH STREET, SOUTH OF EBERLY HILL ALLEY ON APPROXIMATELY 0.37 ACRES OF LAND (PROJECT SITE). THE DEVELOPMENT IS COMPRISED OF TWO (2) PARCELS IDENTIFIED AS FRANKLIN COUNTY: PID 273–000061–00 (76–78 SOUTH HIGH) AND PID 273–000105–00 (82 SOUTH HIGH), CURRENTLY OWNED BY CBS GARVEY LLC.

SHEET INDEX

NUMBER	DESCRIPTION	TITLE
1	C000	COVER SHEET
2	C100	EXISTING PLAN
3	C200	BASIC SITE PLAN
4	C201	BASIC DEVELOPMENT PLAN
5	C300	GRADING PLAN
6	C500	UTILITY PLAN
7	L–1	CONCEPT LANDSCAPE PLAN

PARKING DATA

USE	REQUIRED	PROVIDED
COMMERCIAL/RETAIL	3575 SQ. FT. = 9 TOTAL SPACES (2.5 SPACES/1000 SQ. FT.)	3 EXISTING SPACES AND 6 PROPOSED SPACES = 9 TOTAL SPACES
SINGLE FAMILY ATTACHED	6 TOTAL SPACES (2 SPACES PER UNIT)	8 SPACES

OWNER
CBS GARVEY, LLC
76,78, AND 82 S. HIGH STREET
DUBLIN, OHIO 43017

DEVELOPER
GRABILL & COMPANY, LLC
5775 PERIMETER DRIVE, SUITE 250
DUBLIN, OHIO 43017
PHONE: (614) 330–9743
CONTACT: PATRICK GRABILL

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
COLUMBUS, OHIO 43085
PHONE: (614) 330–9743
CONTACT: TIM VOLCHKO
EMAIL: TVOLCHKO@CECINC.COM

LANDSCAPE ARCHITECT
FARIS PLANNING & DESIGN, LLC
243 N. 5TH STREET
COLUMBUS, OHIO 43215
PHONE: (614) 487–1964
CONTACT: TODD M. FARIS
EMAIL: TFARIS@FARISPLANNINGANDDESIGN.COM

ARCHITECT
BEHAL SAMPSON DIETZ ARCHITECTS
990 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
PHONE: (614) 464–1933
CONTACT: DAN MORGAN
EMAIL: DMORGAN@BSDARCHITECTS.COM

REFERENCES

1. EXISTING TOPOGRAPHY IS PER LIDAR PROVIDED BY OHIO GEOGRAPHICALLY REFERENCE INFORMATION PROGRAM. (12/29/2015)
2. EXISTING PARCEL LINES, STRUCTURES, AND UTILITIES SHOWN IS PER FRANKLIN COUNTY AUDITORS INFORMATION. (12/29/2015)

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

GRABILL & COMPANY, LLC
A VILLAGE FOR HISTORIC DUBLIN, PHASE 1
BASIC SITE & DEVELOPMENT PLAN
CITY OF DUBLIN
FRANKLIN COUNTY, OHIO

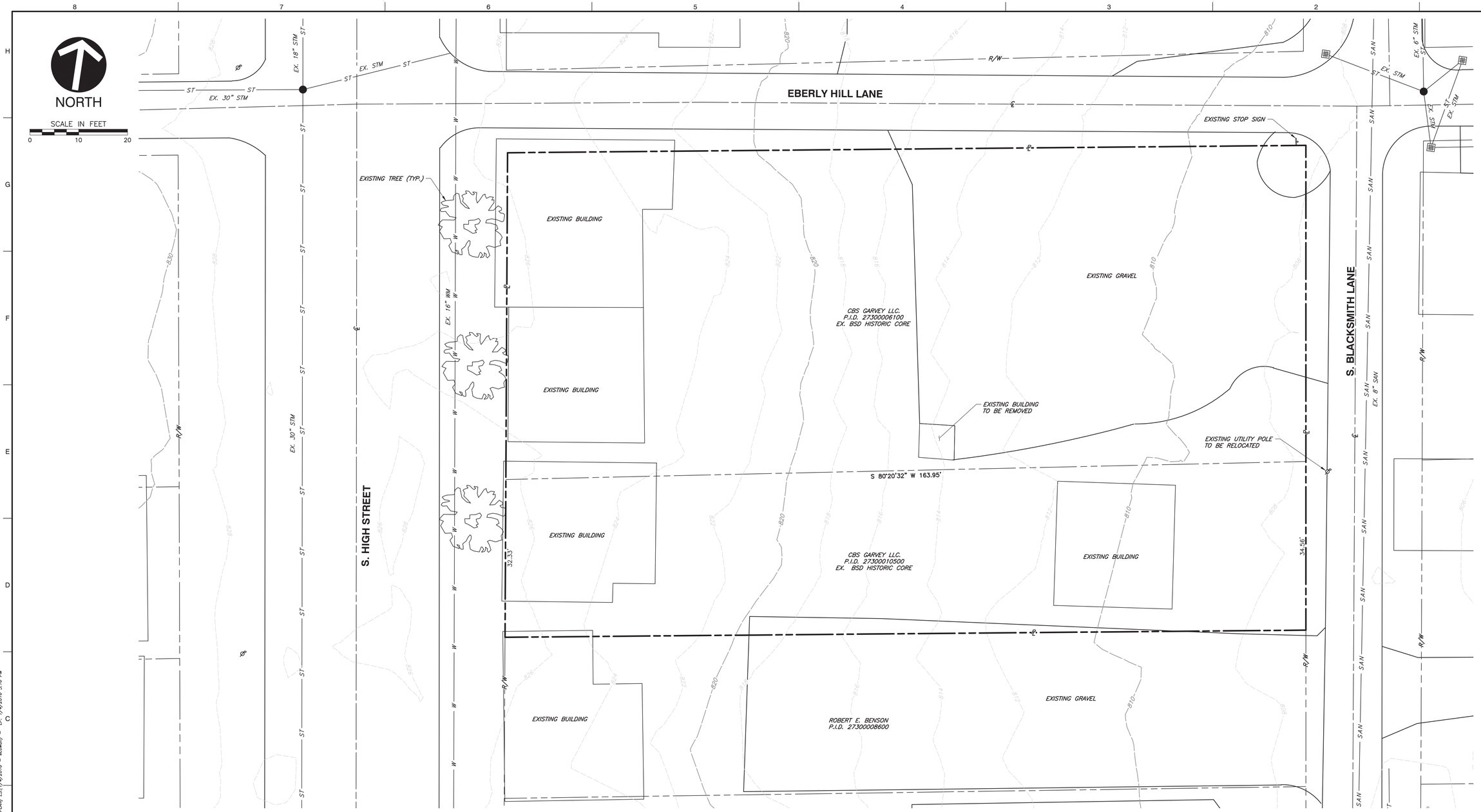
COVER SHEET

DATE:	JANUARY 2016
DRAWN BY:	EAC
DWG SCALE:	AS NOTED
CHECKED BY:	TJV
PROJECT NO:	154-414
APPROVED BY:	DRAFT

DRAWING NO.: C000

SHEET 1 OF 7

P:\2015\154-414\-CADD\Dwg\C101 - Basic Plan\154414-C101-Basic Plan Cover Sheet.dwg[1 COVER SHEET] LS(1/4/2016 - ecowen) - LP: 1/4/2016 3:16 PM



REFERENCES

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2. EXISTING PARCEL LINES, STRUCTURES, AND UTILITIES SHOWN IS PER FRANKLIN COUNTY AUDITORS INFORMATION. (12/29/2015)

LEGEND

870	EXISTING INDEX CONTOUR
871	EXISTING INTERMEDIATE CONTOUR
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	EXISTING BUILDING
SAN	EXISTING SANITARY SEWER LINE
ST	EXISTING STORM SEWER LINE
W	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING STORM STRUCTURES
	EXISTING SANITARY MANHOLE
	EXISTING TREE
	EXISTING SIGN
	EXISTING PROPERTY LINE

REVISION RECORD

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GRABILL & COMPANY, LLC
A VILLAGE FOR HISTORIC DUBLIN, PHASE 1
BASIC SITE & DEVELOPMENT PLAN
CITY OF DUBLIN
FRANKLIN COUNTY, OHIO

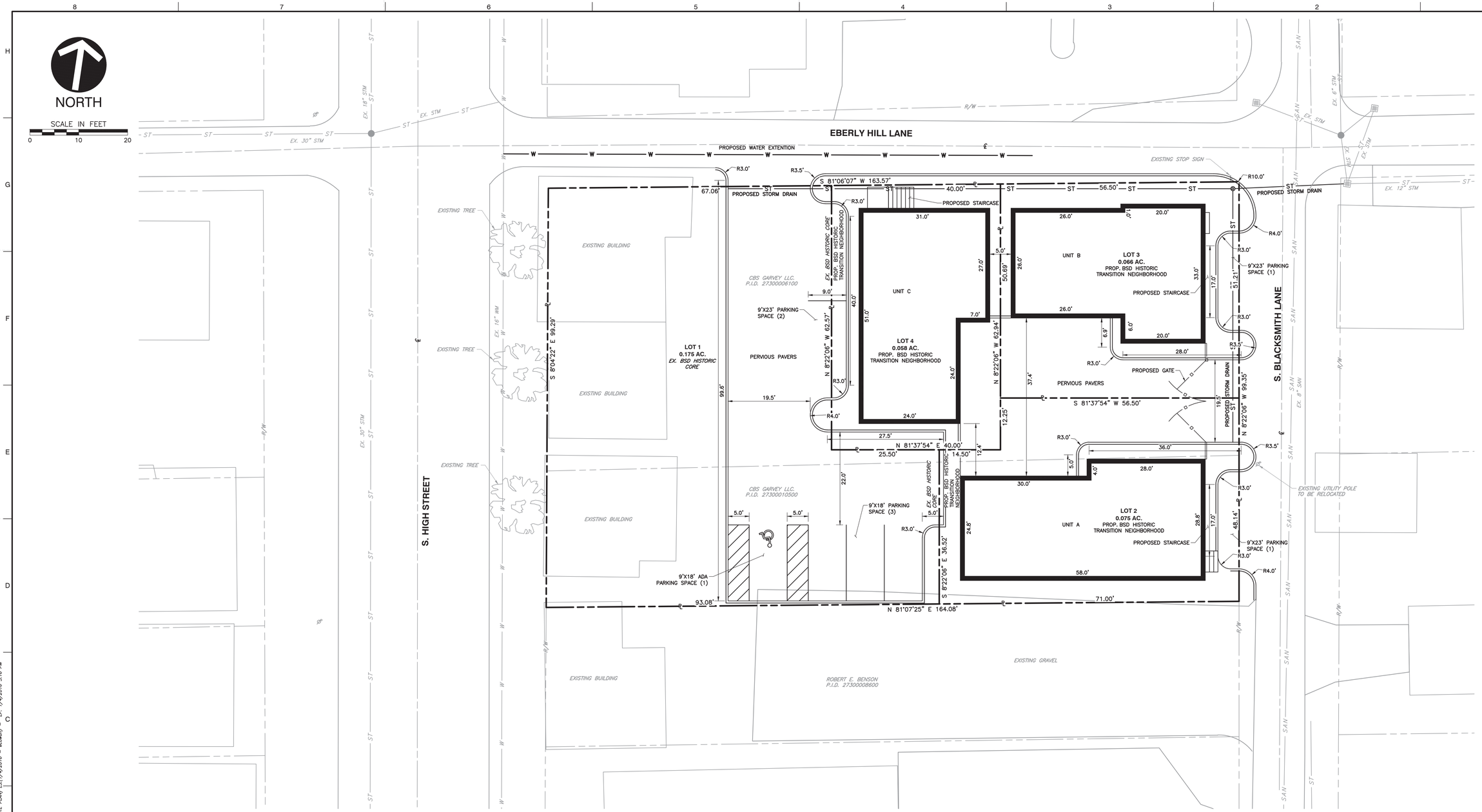
EXISTING PLAN

DATE:	JANUARY 2016
DRAWN BY:	EAC
DWG SCALE:	1"=10'
CHECKED BY:	TJV
PROJECT NO:	154-414
APPROVED BY:	DRAFT

DRAWING NO.: C100

SHEET 2 OF 7

P:\2015\154-414\-CADD\Dwg\C101 - Basic Plan\154414-C101-Existing.dwg\2 EXISTING PLAN\ LS:(1/4/2016 - eccamp) - LP: 1/4/2016 3:16 PM



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LEGEND

- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING STORM STRUCTURES
- EXISTING SANITARY MANHOLE
- EXISTING TREE
- EXISTING SIGN
- PROPOSED PROPERTY LINE
- PROPOSED BACK OF CURB
- PROPOSED FACE OF CURB
- PROPOSED PARKING LINES
- PROPOSED GATE
- PROPOSED BUILDING
- W — PROPOSED WATER LINE
- ST — PROPOSED STORM DRAIN

NOTES

1. ALL BUILDING DIMENSIONS ARE EXTERIOR WALL LENGTHS.

REVISION RECORD

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GRABILL & COMPANY, LLC
A VILLAGE FOR HISTORIC DUBLIN, PHASE 1
BASIC SITE & DEVELOPMENT PLAN
CITY OF DUBLIN
FRANKLIN COUNTY, OHIO

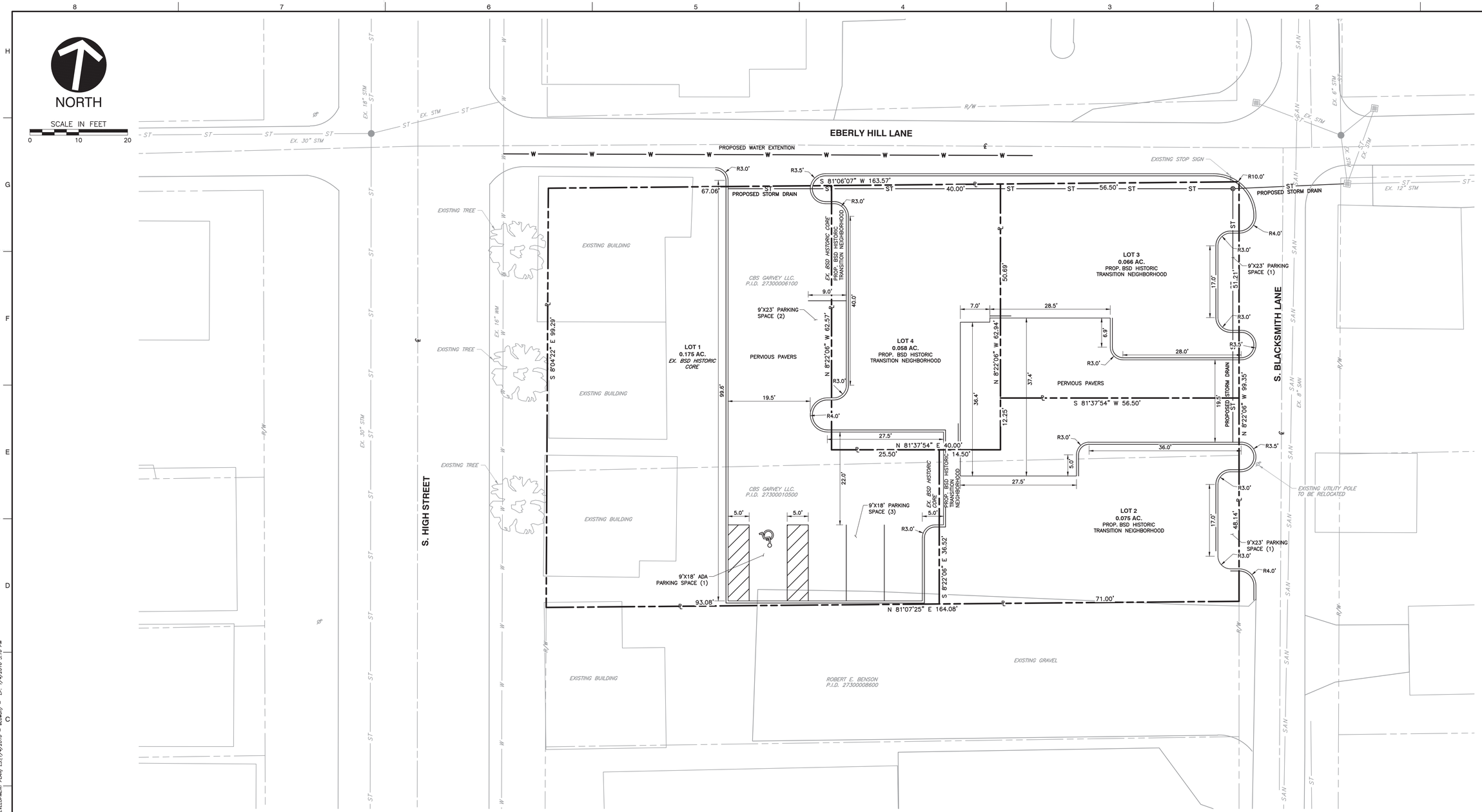
BASIC SITE PLAN

DATE:	JANUARY 2016
DRAWN BY:	EAC
DWG SCALE:	1"=10'
CHECKED BY:	TJV
PROJECT NO:	154-414
APPROVED BY:	DRAFT

DRAWING NO.: C200

SHEET 3 OF 7

P:\2015\154-414\-CADD\Dwg\C101 - Basic Plan\154414-C101-Site Plan.dwg\3 BASIC SITE PLAN LS:(1/14/2016 - economy) - LP: 1/14/2016 3:16 PM



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LEGEND

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- EXISTING RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- EXISTING BUILDING
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING STORM STRUCTURES
- EXISTING SANITARY MANHOLE
- EXISTING TREE
- EXISTING SIGN
- PROPOSED PROPERTY LINE
- PROPOSED BACK OF CURB
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- PROPOSED PARKING LINES
- PROPOSED GATE
- W — PROPOSED WATER LINE
- ST — PROPOSED STORM DRAIN

REVISION RECORD

NO	DATE	DESCRIPTION

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GRABILL & COMPANY, LLC
A VILLAGE FOR HISTORIC DUBLIN, PHASE 1
BASIC SITE & DEVELOPMENT PLAN
CITY OF DUBLIN
FRANKLIN COUNTY, OHIO

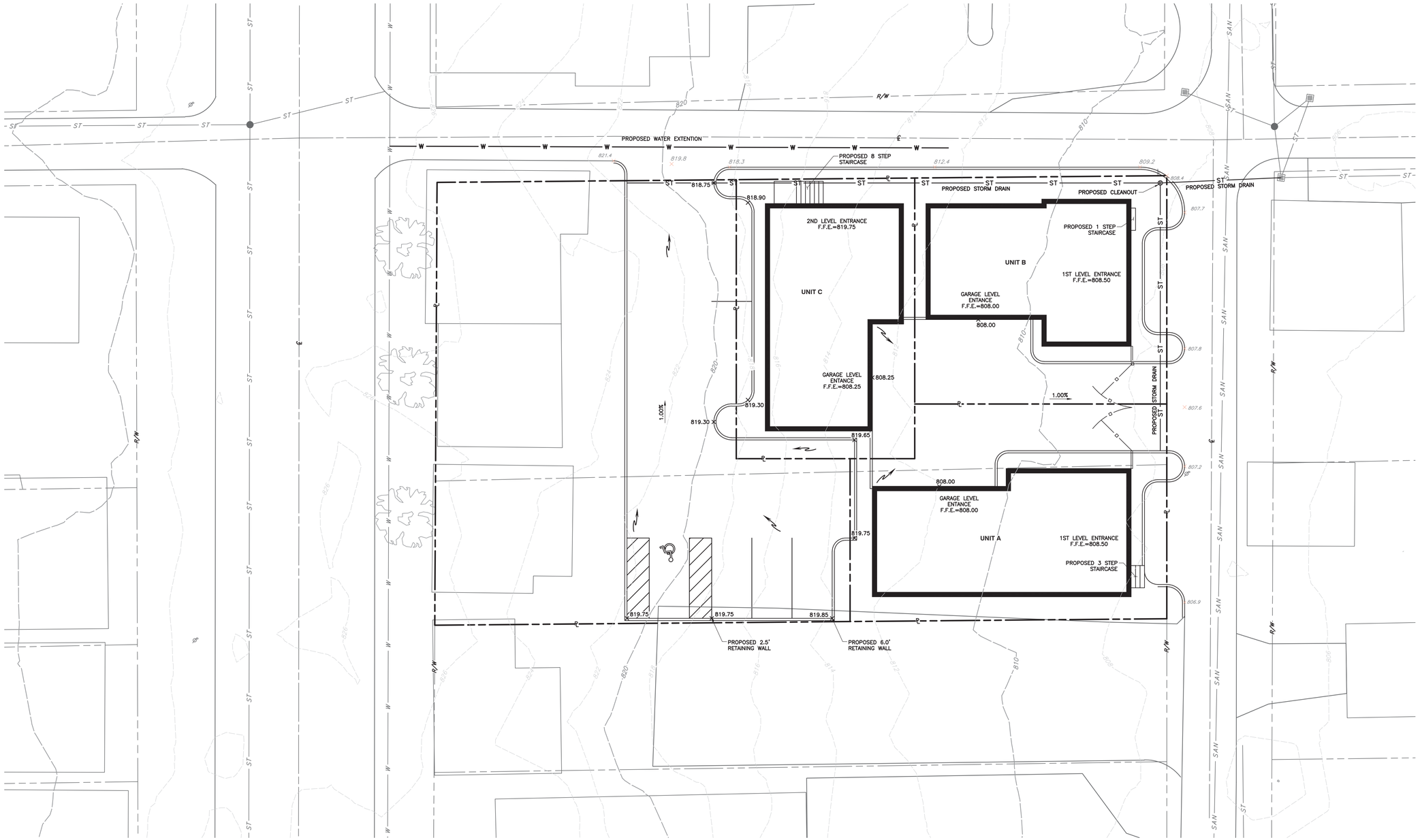
BASIC DEVELOPMENT PLAN

DATE:	JANUARY 2016
DRAWN BY:	EAC
DWG SCALE:	1"=10'
CHECKED BY:	TJV
PROJECT NO:	154-414
APPROVED BY:	DRAFT

DRAWING NO.: C201

SHEET 4 OF 7

P:\2015\154-414\-CADD\Dwg\C201 - Basic Plan\154414-C201-Site Plan.dwg\4 BASIC DEVELOPMENT PLAN\ LS:(1/4/2016 - ecowen) - LP: 1/4/2016 3:16 PM



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LEGEND

×807.6	EXISTING SPOT ELEVATION
870	EXISTING INDEX CONTOUR
871	EXISTING INTERMEDIATE CONTOUR
	EXISTING ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EDGE OF PAVEMENT
	EXISTING BUILDING
SAN	EXISTING SANITARY SEWER LINE
ST	EXISTING STORM SEWER LINE
W	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING STORM STRUCTURES
	EXISTING SANITARY MANHOLE
	EXISTING TREE
	EXISTING SIGN
	PROPOSED BACK OF CURB
	PROPOSED FACE OF CURB
	PROPOSED PARKING LINES
	PROPOSED GATE
	PROPOSED BUILDING
W	PROPOSED WATER LINE
ST	PROPOSED STORM DRAIN
×819.65	PROPOSED SPOT ELEVATION
1.00%	PROPOSED SLOPE
	PROPOSED FLOW ARROW

REVISION RECORD

NO	DATE	DESCRIPTION

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250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
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BASIC SITE & DEVELOPMENT PLAN
CITY OF DUBLIN
FRANKLIN COUNTY, OHIO

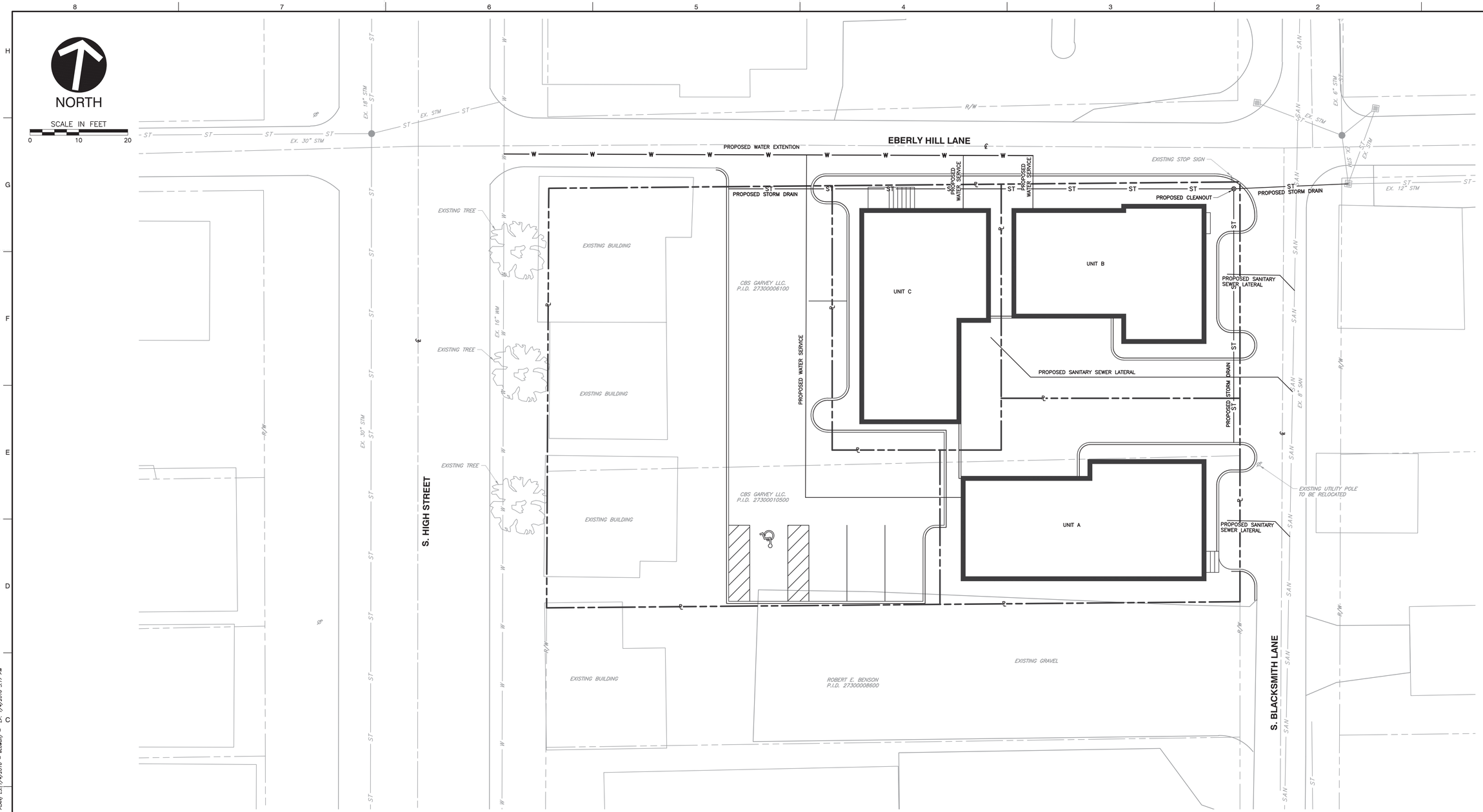
GRADING PLAN

DATE:	JANUARY 2016
DRAWN BY:	EAC
CHECKED BY:	TJV
DWG SCALE:	
PROJECT NO:	154-414
APPROVED BY:	DRAFT

DRAWING NO.: C300

SHEET 5 OF 7

P:\2015\154-414\-CADD\Dwg\CV01 - Basic Plan\154414-CV01-Grading.dwg\S GRADING PLAN(LS:1)4/2016 - ecowan) - LP: 1/4/2016 3:16 PM



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LEGEND

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- EXISTING FIRE HYDRANT
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- EXISTING SANITARY MANHOLE
- EXISTING TREE
- EXISTING SIGN
- PROPOSED PROPERTY LINE
- PROPOSED BACK OF CURB
- PROPOSED FACE OF CURB
- PROPOSED PARKING LINES
- PROPOSED GATE
- PROPOSED BUILDING
- W — PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER LATERAL
- ST — PROPOSED STORM DRAIN

REVISION RECORD

NO	DATE	DESCRIPTION

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BASIC SITE & DEVELOPMENT PLAN
CITY OF DUBLIN
FRANKLIN COUNTY, OHIO

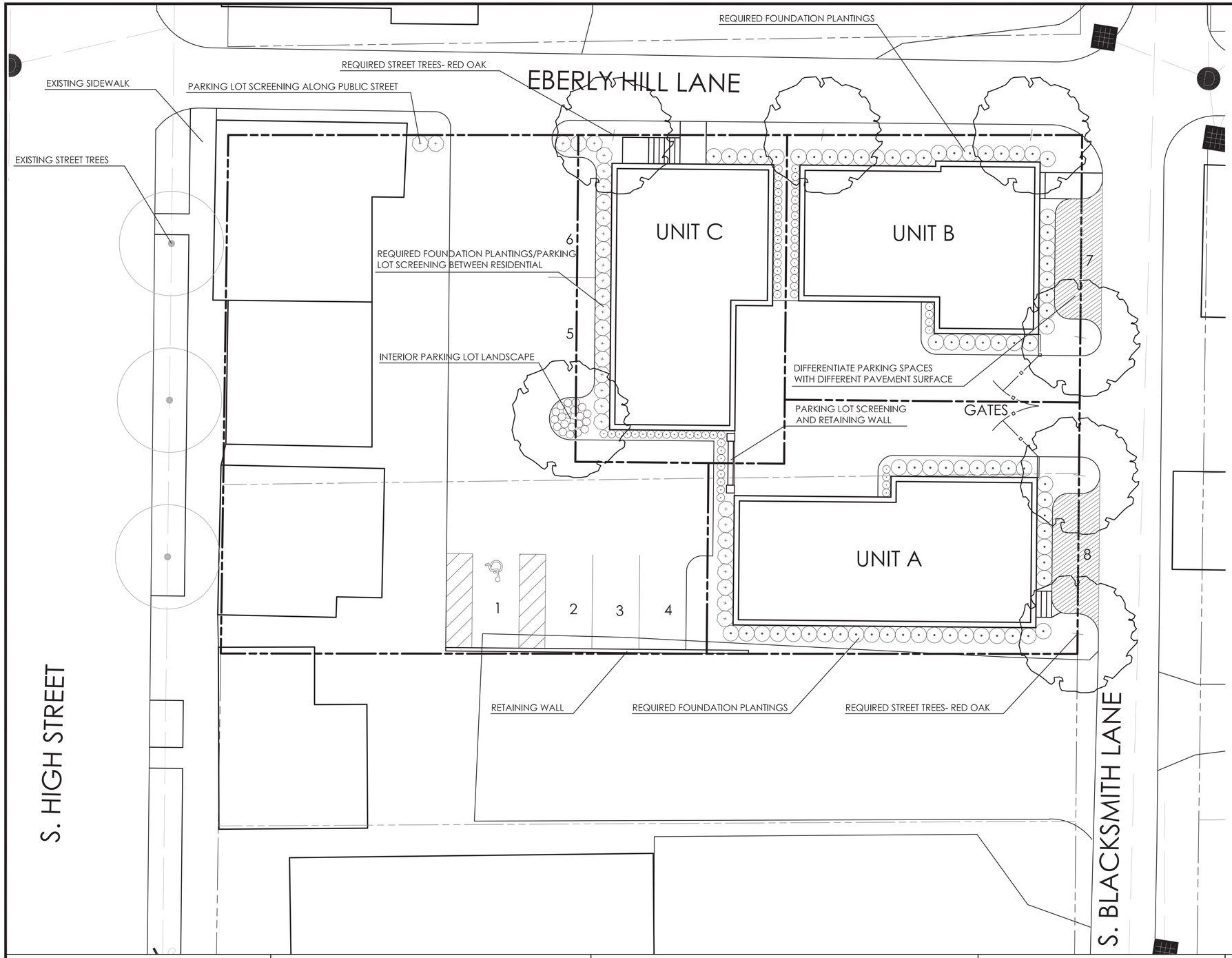
UTILITY PLAN

DATE:	JANUARY 2016
DRAWN BY:	EAC
DWG SCALE:	1"=10'
CHECKED BY:	TJV
PROJECT NO.:	154-414
APPROVED BY:	DRAFT

DRAWING NO.: C500

SHEET 6 OF 7

P:\2015\154-414\-CADD\Dwg\C401 - Basic Plan\154414-C401-Utility Plan.dwg(6 UTILITY PLAN) LS:(1/4/2016 - ecowen) - LP: 1/4/2016 3:17 PM



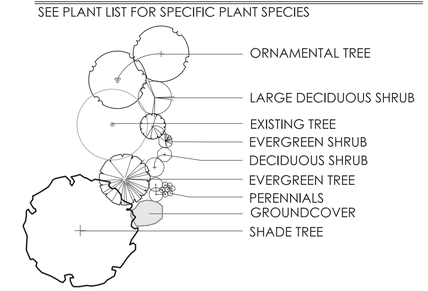
REPRESENTATIVE PLANT LIST

(FINAL SPECIES SELECTION MAY VARY UPON FINAL SITE ENGINEERING)

QTY	KEY	BOTANICAL NAME	COMMON NAME
TREES			
	QR	QUERCUS RUBRA (OR AS REQ. BY CITY FORESTER)	RED OAK
	QC	QUERCUS COCCINEA	SCARLET OAK
	UWP	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM
	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC TREE
	BNI	BETULUS NIGRA	RIVER BIRCH
	AL	AMELANCHIER LAMARCKII	LAMARCKII SERVICERBERRY
SHRUBS			
	TOT	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE
	PAN	PICEA ABIES NIDIFORMIS	BIRD'S NEST SPRUCE
	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW
	BMW	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD
	SLP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA
	VBI	VIBURNUM BURKWOODII	BURKWOOD VIBURNUM
PERENNIALS/ORNAMENTAL GRASSES			
	EAT	EUPATORIUM DUBIUM 'LITTLE JOE'	LITTLE JOE JOE PYE WEED
	HSD	HEMEROCALLIS STELLA D' ORRO	STELLA D' ORRO DAYLILY
	NWL	NEPATA 'WALKERS LOW'	WALKER'S LOW CATMINT
	LSS	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE
	CAK	CALAMAGROTIS X KARL FORESTER	FEATHER REED GRASS

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PRELIMINARY
NOT FOR CONSTRUCTION

NORTH
1" = 10'

0 5 10 20 30

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE
		1/4/2016

PLAN PREPARED BY:

Faris Planning & Design

LAND PLANNING | LANDSCAPE ARCHITECTURE

855 Grandview Avenue Suite 230 Columbus, OH 43215
p (614) 487-1964 f (614) 487-1975

PLAN PREPARED FOR:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 Old Wilson Bridge Road, Suite 250
Worthington, OH 43085

CITY OF DUBLIN, OHIO
PLANNING DEPARTMENT

A VILLAGE FOR HISTORIC DUBLIN, PHASE 1

CONCEPT LANDSCAPE PLAN

SCALE: 1"=10'

SHEET: L-1

CONTRACT DRAWING NO. NA

ENGINEERING NO.