

1 Existing Site Plan



Project Site
30 - 32 S. High St

2 Site Vicinity Plan
Scale: No Scale

General Site Information		Preliminary Parking Analysis	
District: - Bridge St. District Historic Core Parcels: - 237-000008 - 237-000089 Proposed New Use: - Eating/Drinking Establishment	Parking required Table 153.065 - A 10 spots per 1,000SF (gross interior Square footage)	Gross Interior Space = 2800 SF @ 10/100 = 28 parking spaces required	
Current Total Square Footage = 2300 SF Proposed Total Square Footage = 2850 SF Total Square footage increase = 550 SF increase	possible reductions Table 153.065 (b)(2) Auto Share Parking Reduction 1 auto share spot allows reduction of 4 required spaces. (not to exceed 10% reduction)	1 auto share spot provided- 3 spot reduction (10%) = 2 space net reduction = 26 Final Required parking spaces	
General Project Description A proposed change of use to Eating/Drinking Establishment. One existing building (on parcel 237-000008) is to be demolished or moved off site. Existing Building on Parcel 237-000089 is to remain and be altered as necessary to allow for new use. Construction will also include new addition of complimentary character to allow for bar/kitchen. Site concept includes retaining historic stone wall and mature tree line at rear yard parking area. A patio is proposed at High street, complimenting the existing patio use across the street.	Final Calculation Provided parking spaces (on site) =18 spaces Required parking after reductions =26 spaces Parking Deficit =8 Spaces Note: 1. Net gain of 33 paved parking spaces across all 4 lots 2. The proposed restaurant is the only business on shared lot with parking load after 6:00pm		



30 -32 S. High St.
Dublin Ohio

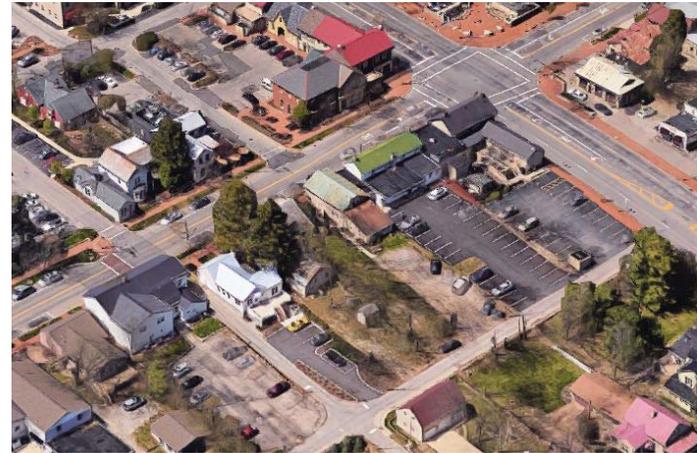
Proposed Change of Use
General Site Information

SO

June 27, 2016



3 Aerial View From NE
No Scale



4 Aerial view from SE
No Scale

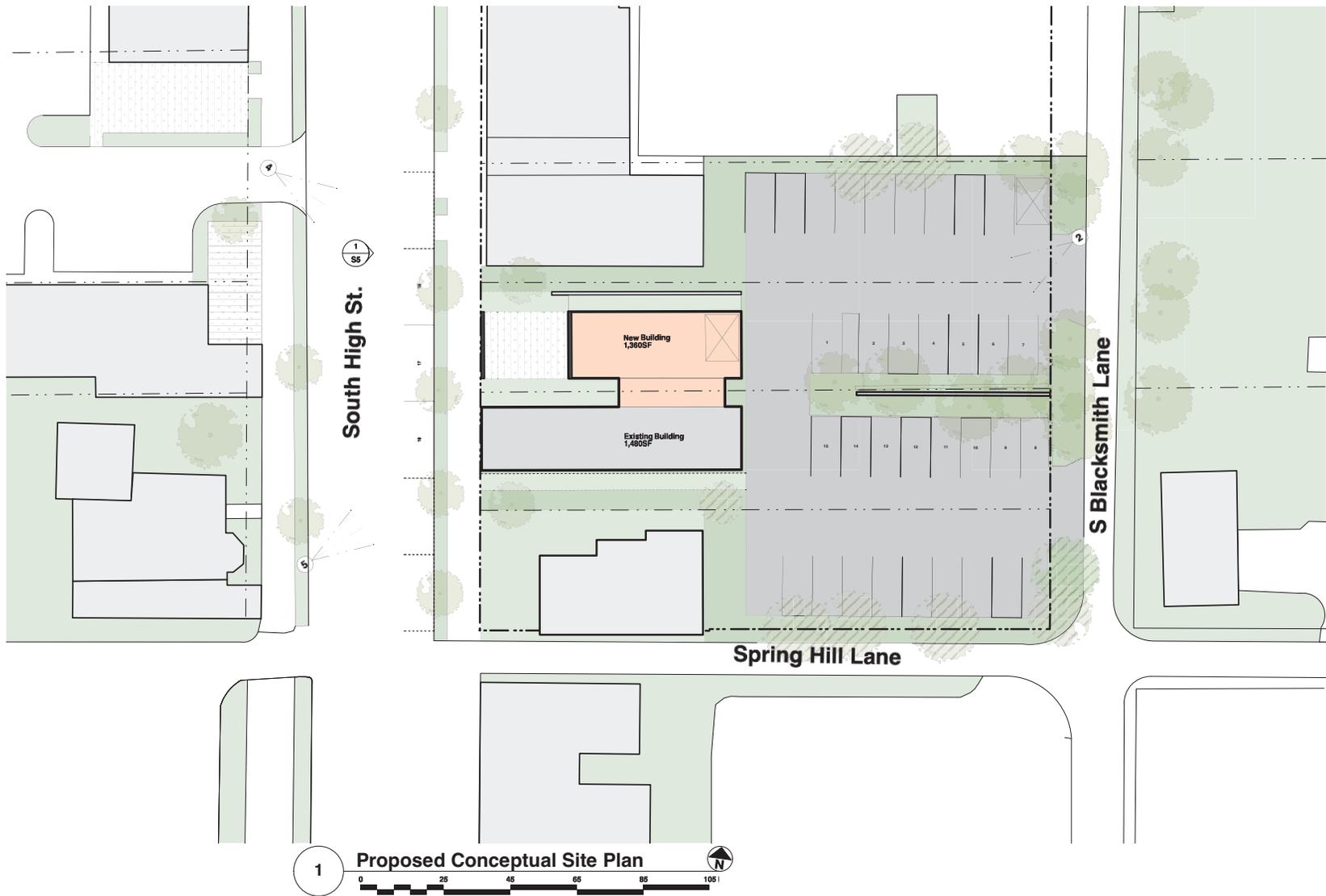


1 Aerial View From SW
No Scale



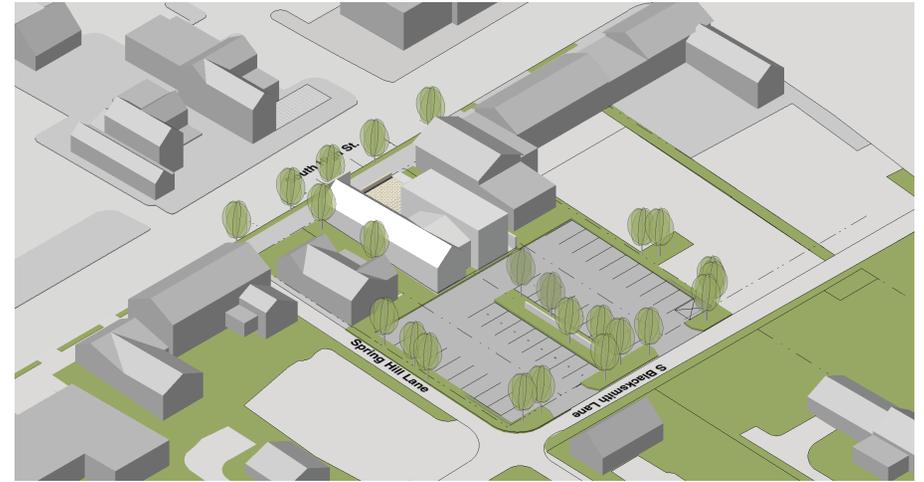
2 Aerial View From NW
No Scale







3 **Aerial View From NE**
No Scale



4 **Aerial view from SE**
No Scale



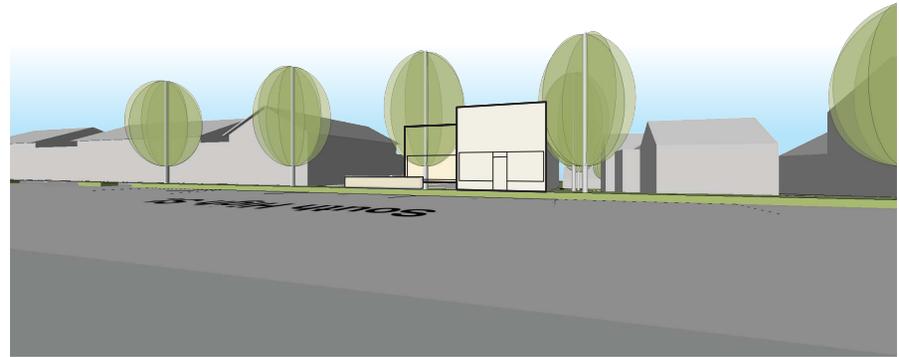
1 **Aerial View From SW**
No Scale



2 **Aerial View From NW**
No Scale



4 **Conceptual View**
No Scale



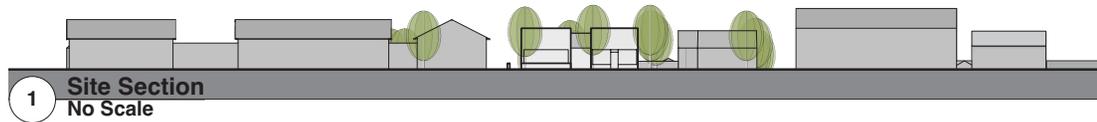
5 **Conceptual View**
No Scale



2 **Conceptual View**
No Scale



3 **Conceptual View**
No Scale



1 **Site Section**
No Scale