DUBLIN VILLAGE APARTMENTS

PHASE I & II CONCEPTUAL DESIGN

07.10.2023

775 YARD STREET, SUITE 325
COLUMBUS, OH 43212
INFO@DESIGNWITHMA.COM
(614) 764-0407

6689 DUBLIN CENTER DRIVE
DUBLIN, OH 43017
INFO@STAVROFF.COM
(614) 764-9981

5500 NEW ALBANY RD
NEW ALBANY, OH 43054
INFO@EMHT.COM
(614) 775-4500

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GRAPHIC SCALE

0 150 300 600

1 inch =300 feet

REVISIONS			
MARK	DATE	DESCRIPTION	

Stavroff

STAVROFF LAND & DEVELOPMENT, INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

CONCEPT PLAN

FOR

DUBLIN VILLAGE REDEVELOPMENT

REGIONAL CONTEXT/VICINITY MAP

EMH&T

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers, Architects, Surveyors, Planners
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.3648
emht.com

DATE

SCALE

1" = 300'

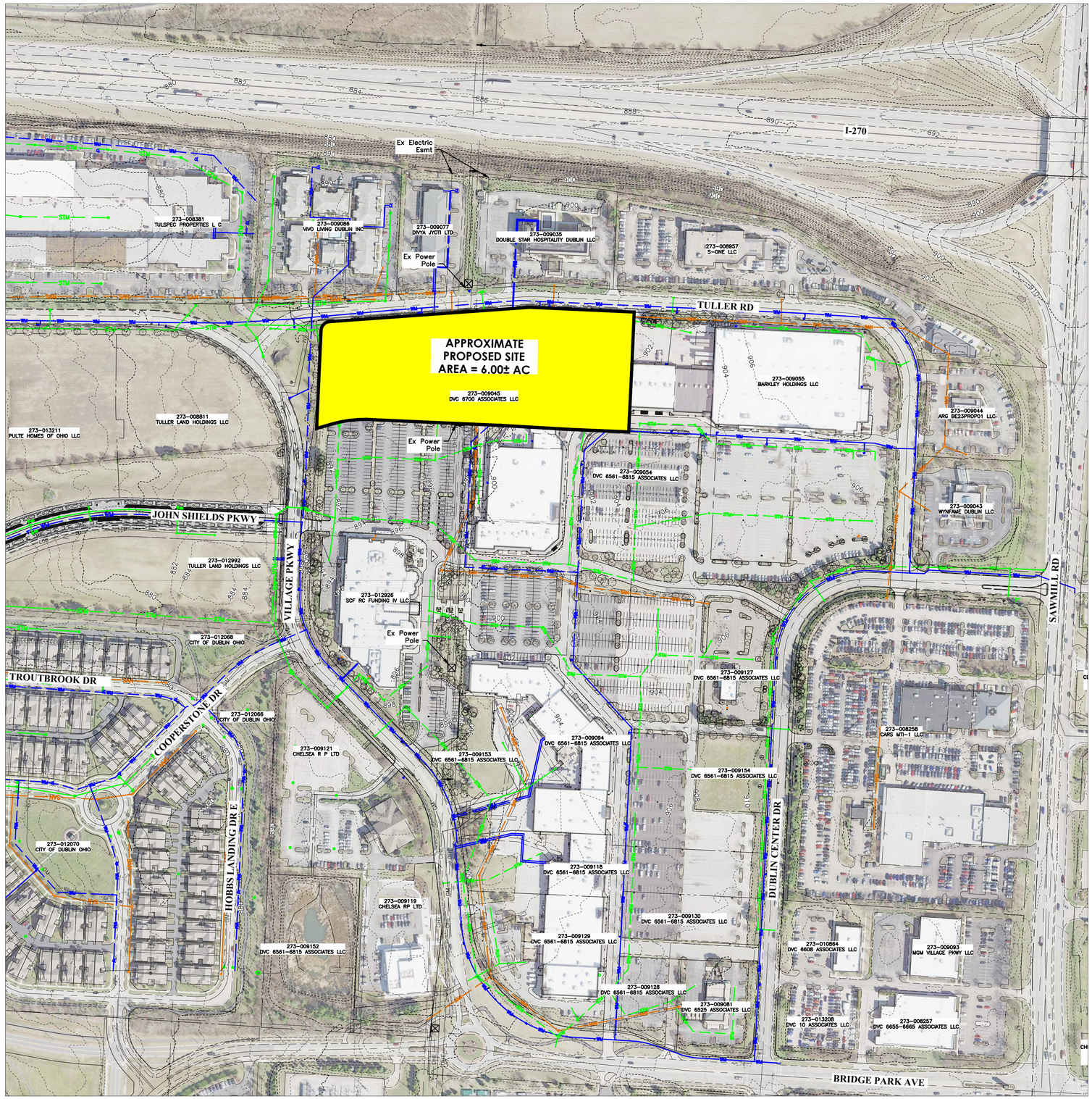
JOB NO.

20211143

SHEET

2

J:\20211143\Dwg\04Sheets\Concept\2023-04-26\20211143-CNCP-Regional Context Map.dwg, Last Saved By: Ivanover, 5/16/2023 10:40 AM Last Printed By: Vanover, Linda, 5/16/2023 3:53 PM (No Xrefs)



GRAPHIC SCALE

0 75 150 300

1 inch =150 feet

LEGEND

XX1 / XX5	Existing Contours
ExCB — STM — ExMH	Existing Storm Sewer
SanServ — SAN — ExMH	Existing Sanitary Sewer
ExWater Serv — ExFH — ExVlv — WM	Existing Watermain
GM	Existing Gas Line
OHE	Existing Overhead Elec

REVISIONS

MARK	DATE	DESCRIPTION

Stavroff
STAVROFF LAND & DEVELOPMENT, INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
FOR
DUBLIN VILLAGE REDEVELOPMENT
EXISTING CONDITIONS (OVERALL)

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE

SCALE
1" = 150'

JOB NO.
20211143

SHEET
3

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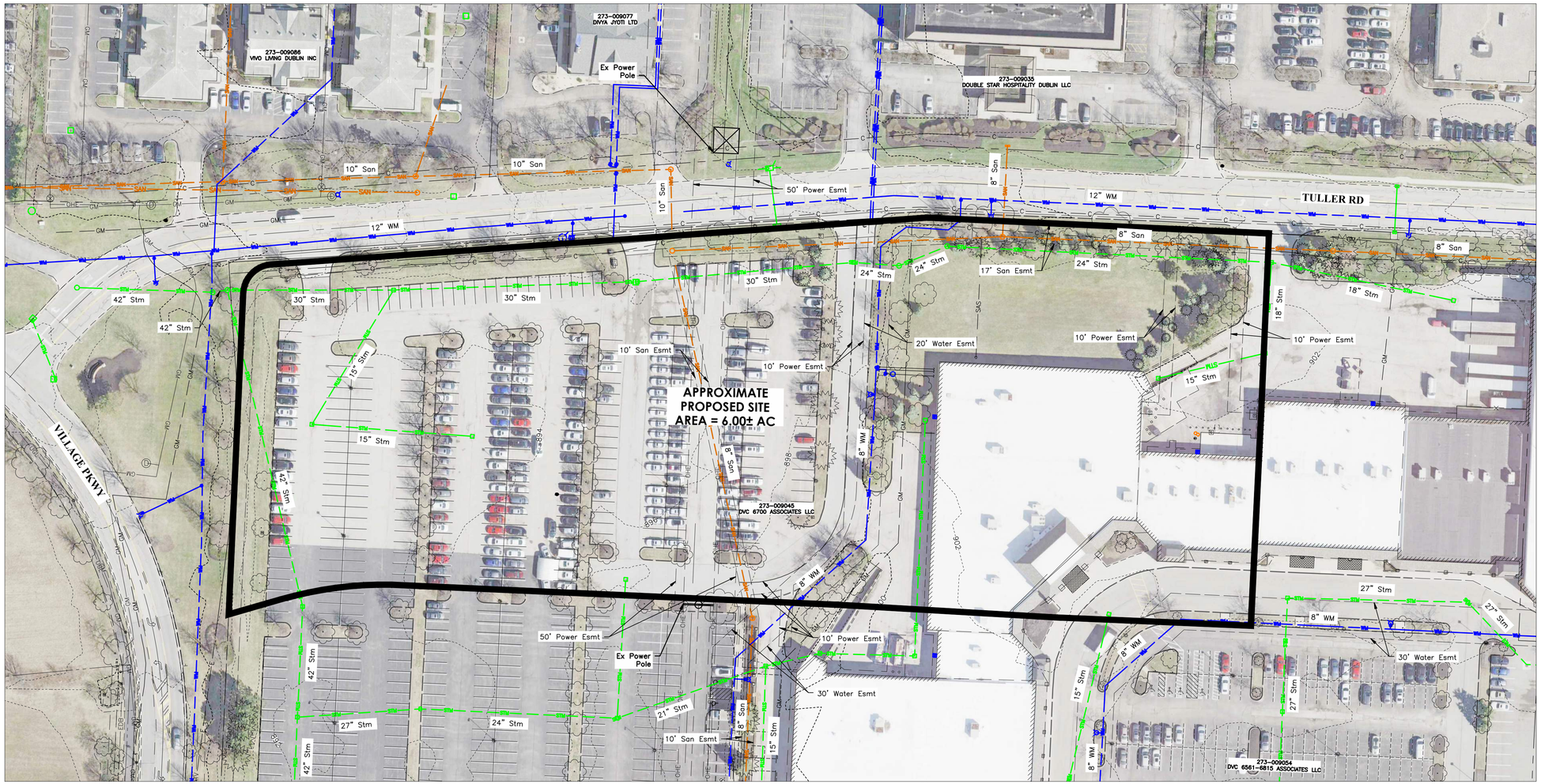
GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

LEGEND

- XX1 / XX5 — Existing Contours
- ExCB — STM — ExMH — Existing Storm Sewer
- SanServ — SAN — ExMH — Existing Sanitary Sewer
- ExWater Serv — WM — ExFH — ExVlv — Existing Watermain
- GM — Existing Gas Line
- OHE — Existing Overhead Elec



REVISIONS

MARK	DATE	DESCRIPTION

Stavroff
STAVROFF LAND & DEVELOPMENT, INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
FOR
DUBLIN VILLAGE REDEVELOPMENT
EXISTING CONDITIONS (SITE)

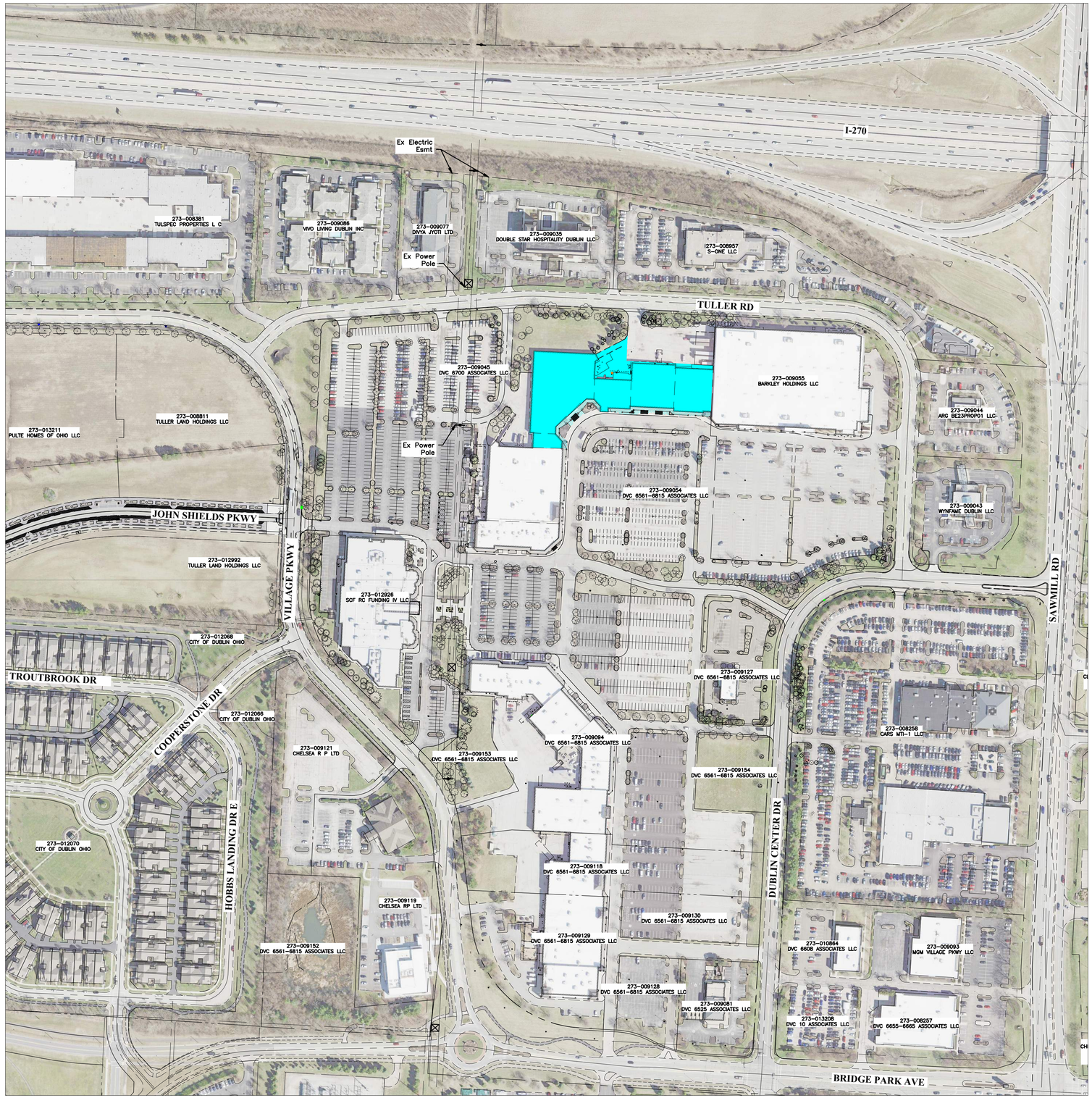
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE

SCALE
1" = 50'

JOB NO.
20211143

SHEET
4



GRAPHIC SCALE

0 75 150 300

1 inch =150 feet

LEGEND

- ExCB — STM — ExMH — Existing Storm Sewer
- SanServ — SAN — ExMH — Existing Sanitary Sewer
- ExWater Serv — WM — ExFH / ExVlv — Existing Watermain
- GM — Existing Gas Line
- OHE — Existing Overhead Elec
- Proposed Demolition Limits

REVISIONS

MARK	DATE	DESCRIPTION

Stavroff
STAVROFF LAND & DEVELOPMENT, INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
FOR
DUBLIN VILLAGE REDEVELOPMENT
PROPOSED DEMOLITION LIMITS

EMHT
Environmental Management & Technology, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE

SCALE
1" = 150'

JOB NO.
20211143

SHEET
5

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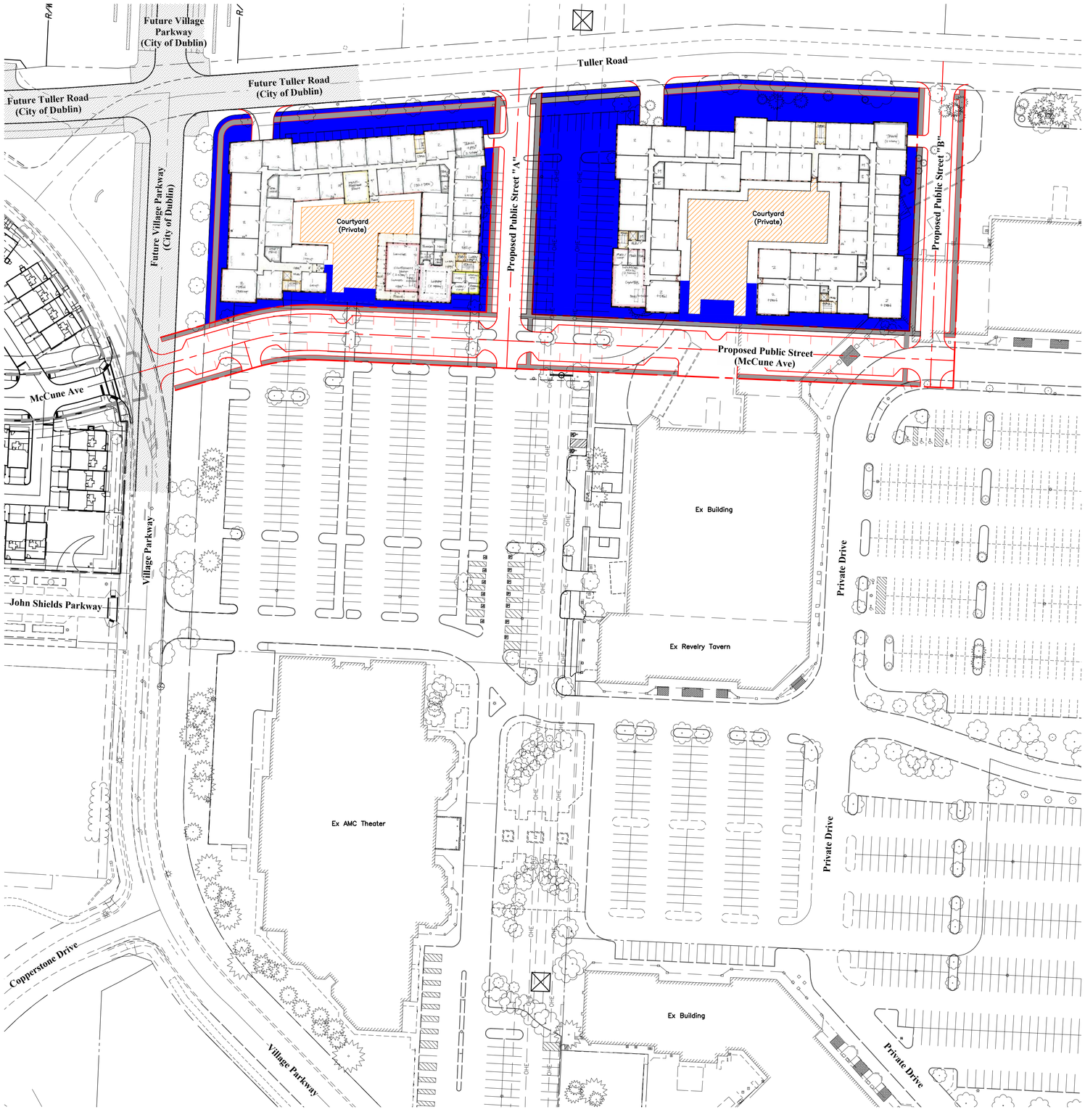

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

	Required
Residential Required Area (Ph 1)	125 units x 200 sf/unit =25,000 sf =0.57 Acres
Residential Required Area (Ph 2)	160 units x 200 sf/unit =32,000 sf =0.73 Acres
Total Required Open Space Area	±1.30 Acres
	Provided
Public Open Space (Ph 1)	±0.42 Acres
Public Open Space (Ph 2)	±0.96 Acres
Total Open Space	±1.38 Acres
Roof Amenity Deck (Ph 1)	±0.16 Acres
Roof Amenity Deck (Ph 2)	±0.29 Acres
Total Roof Amenity Deck	±0.45 Acres
Total Provided Open Space Area (With Roof Amenity Deck)	±1.83 Acres
Total Provided Open Space Area (Without Roof Amenity Deck)	±1.38 Acres
Proposed Public Concrete Sidewalk	

REVISIONS

MARK	DATE	DESCRIPTION

Stavroff
STAVROFF LAND & DEVELOPMENT, INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
FOR

DUBLIN VILLAGE REDEVELOPMENT

OPEN SPACE EXHIBIT

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE

SCALE
1" = 60'

JOB NO.
20211143

SHEET
6

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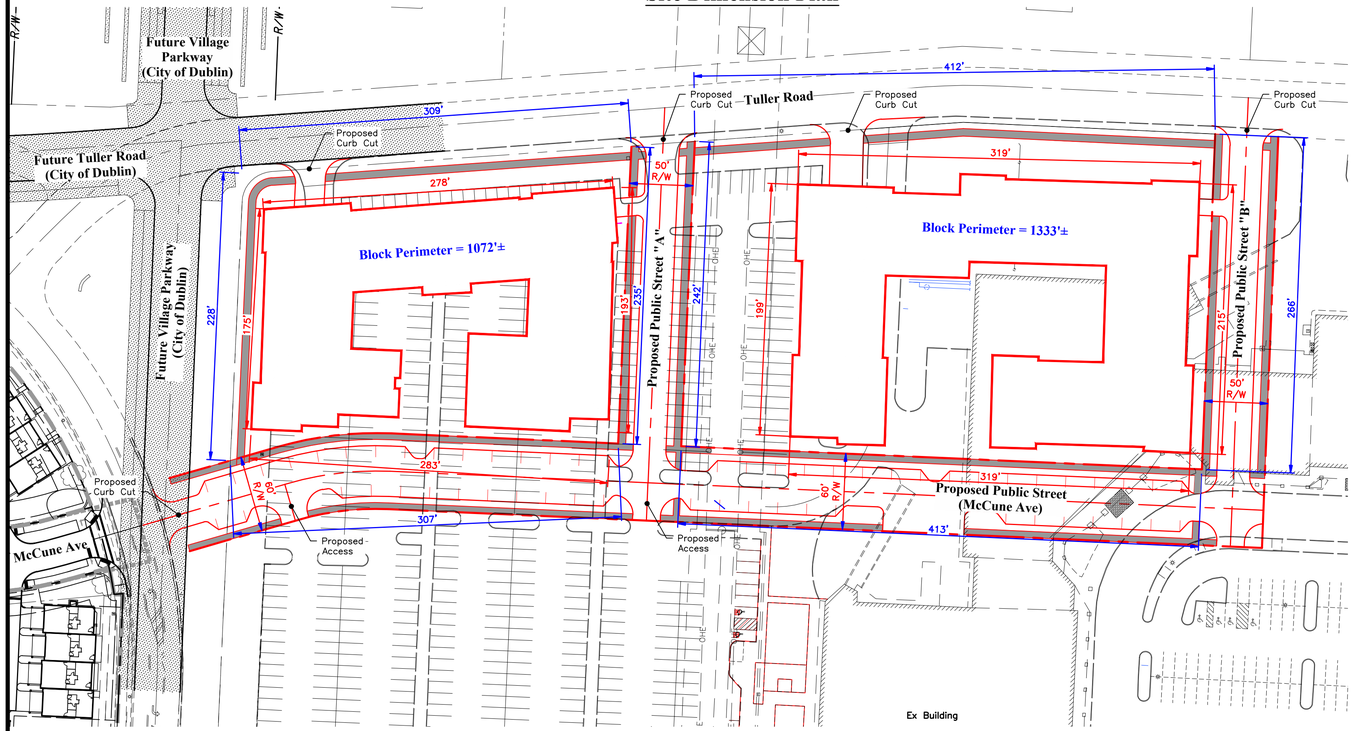
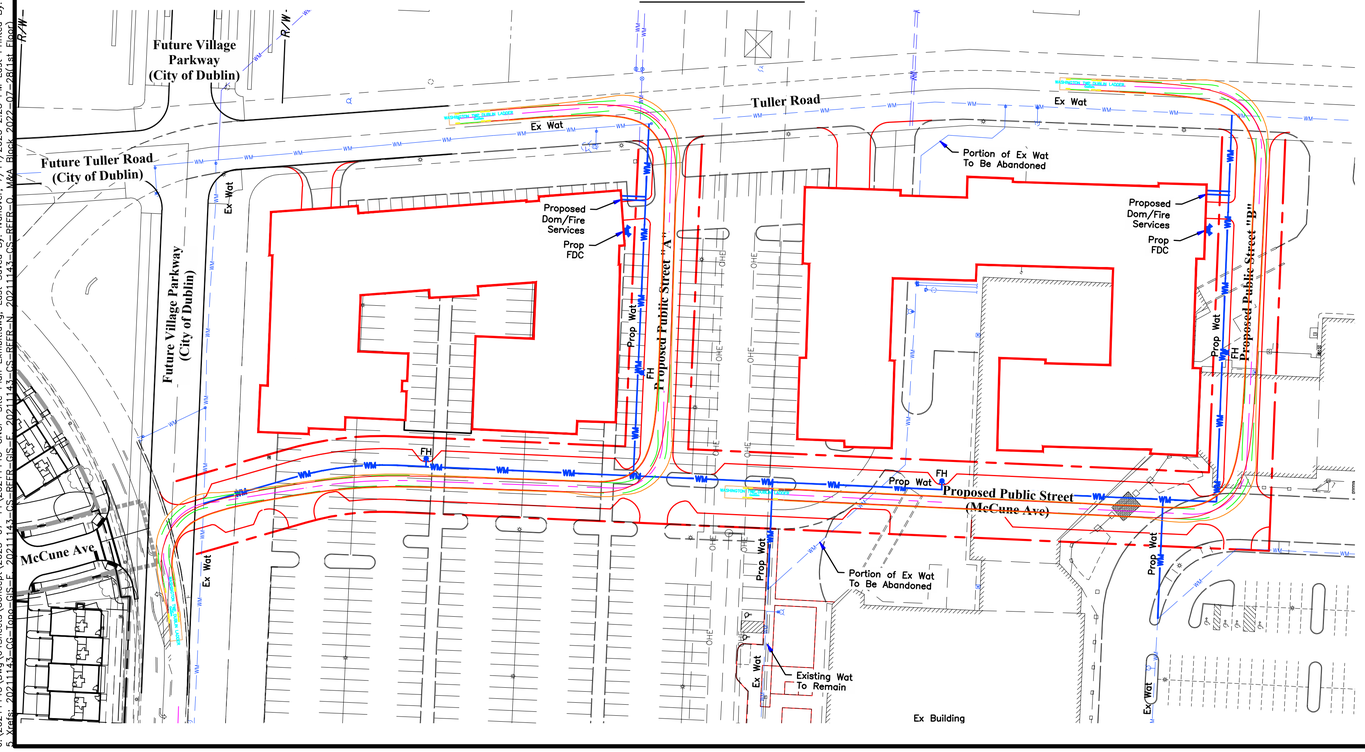
Xrefs: 20211143-OG-Topo-GIS-F 20211143-CS-REFR-GIS-F 20211143-CS-REFR-N 20211143-CS-REFR-O MAA Block 2022-07-28(1st Floor)

Site Dimension Plan



Fire Service Plan



GRAPHIC SCALE

0 30 60 120

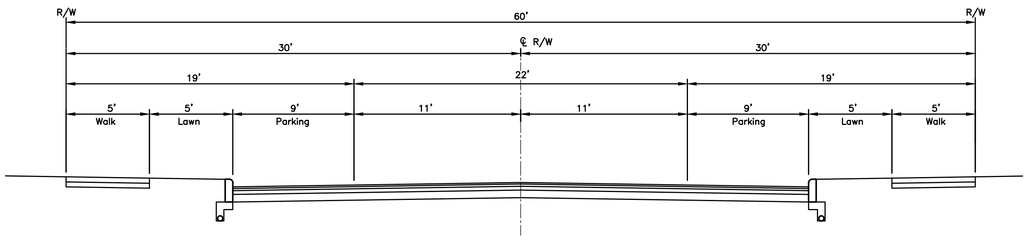
1 inch = 60 feet

LEGEND

- Proposed Public Concrete Sidewalk
- ExWater Serv, ExFH, ExVlv, WM — Existing Watermain
- Water Serv, Valve, FH, WM — Proposed Watermain
- Fire Hydrant
- Fire Department Connection
- OHE — Existing Overhead Elec

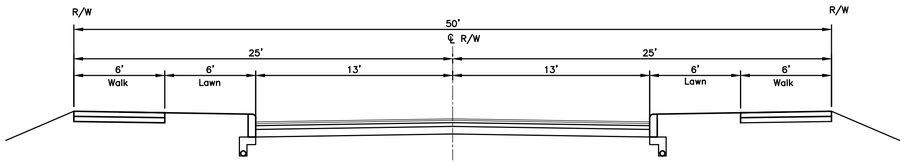
NOTE:

Layout/utilities are shown for preliminary planning purposes and subject to change.



Preliminary Public Street Typical Section (60' R/W)

Not To Scale



Preliminary Public Street Typical Section (50' R/W)

Not To Scale

REVISIONS

MARK	DATE	DESCRIPTION

Stavroff
STAVROFF LAND & DEVELOPMENT, INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
FOR

DUBLIN VILLAGE REDEVELOPMENT

SITE PLAN EXHIBIT

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers Surveyors Planners Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE

SCALE
1" = 60'

JOB NO.
20211143

SHEET
7

J:\20211143\Dwg\04Sheets\Concept\20211143-CNCP-Site Plan Exhibit.dwg, Last Saved By: Ivanover, 7/11/2023 2:25 PM Last Printed By: Vanover, Linda, 7/11/2023 3:17 PM
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PHASE I - 124 UNITS
147 PARKING SPACES REQUIRED
147 PARKING SPACES PROVIDED
(14 ON STREET / 133 GARAGE)

PHASE II - 160 UNITS
190 PARKING SPACES REQUIRED
190 PARKING SPACES PROVIDED
(15 ON STREET / 175 GARAGE)

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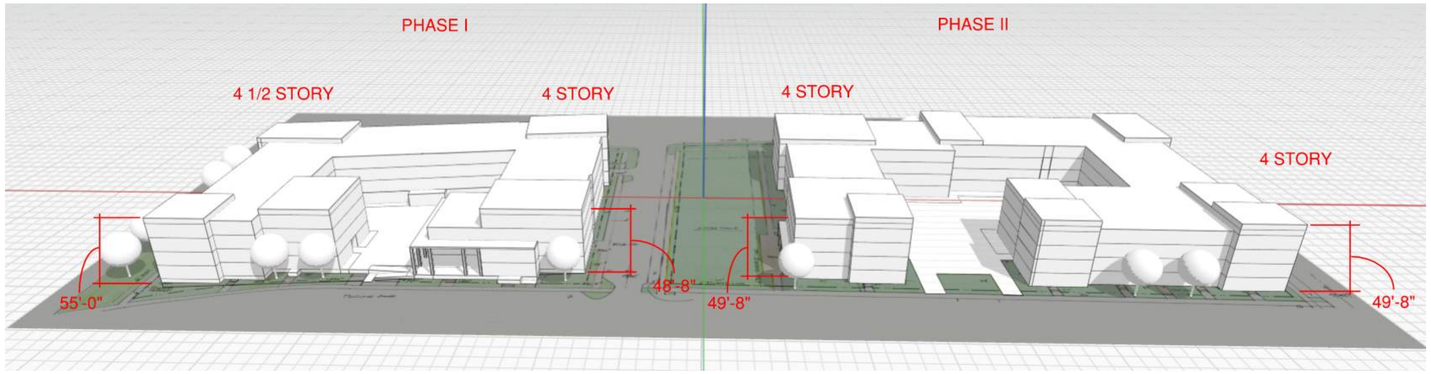
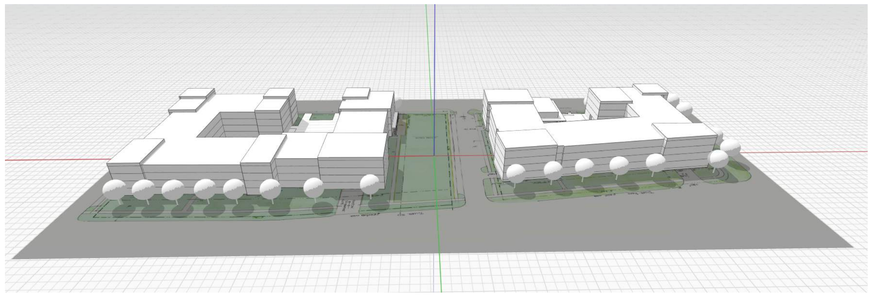
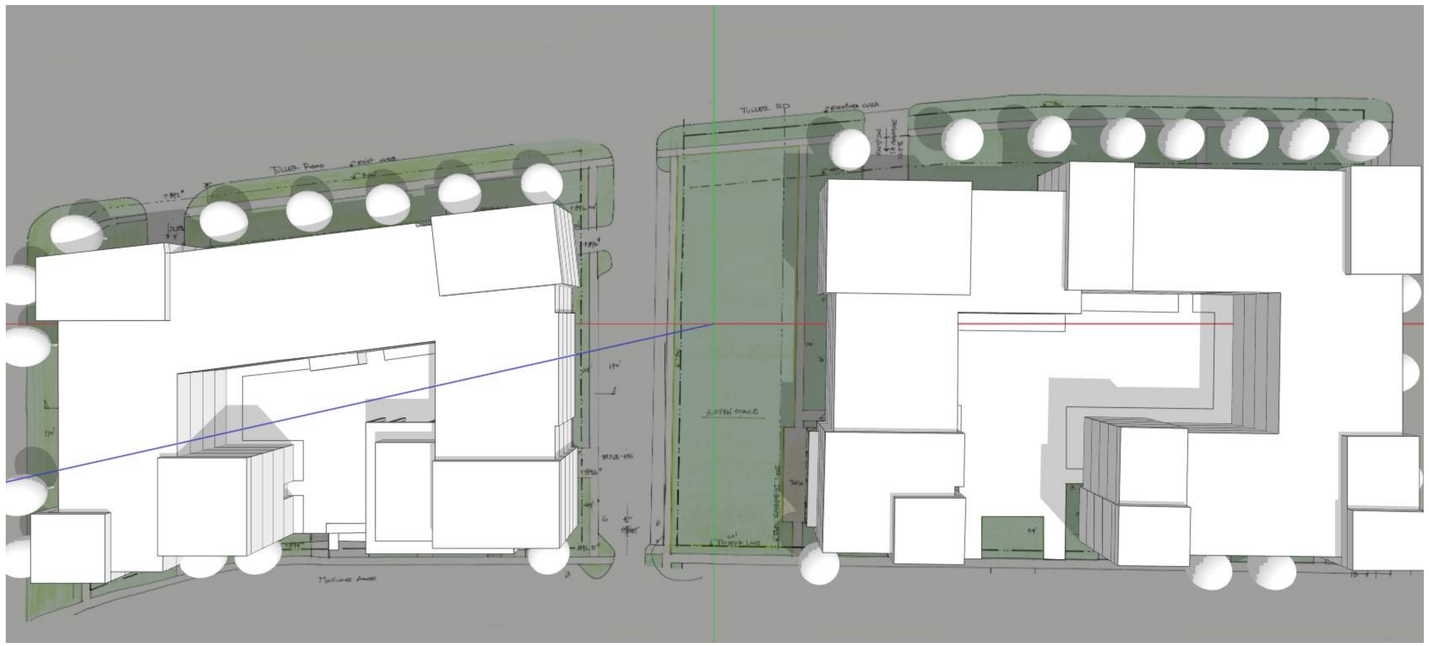
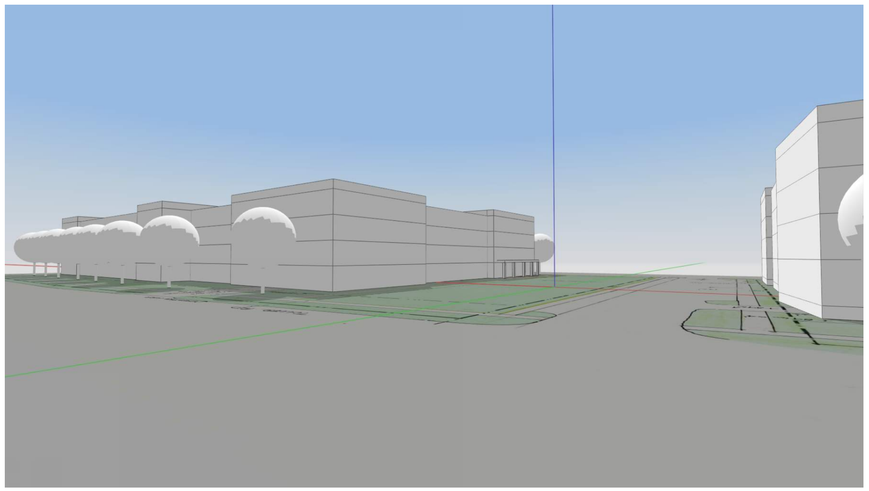
PHASE I & II - SITE PLAN









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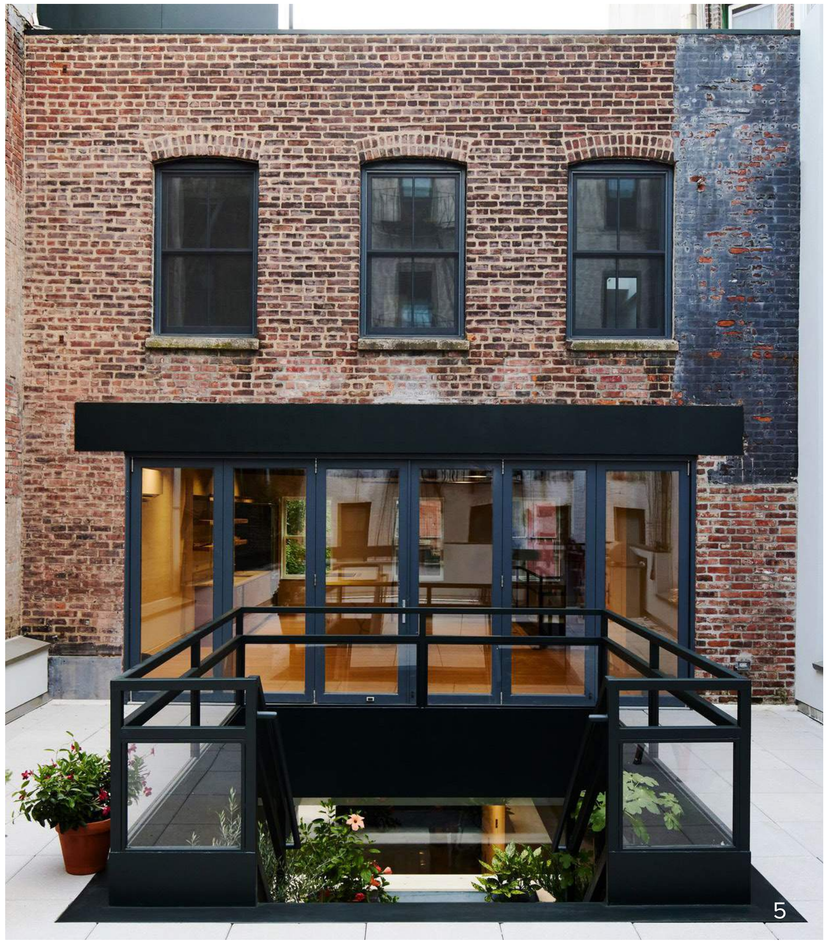
1

4

2

3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EXTERIOR INSPIRATIONAL IMAGES

DUBLIN VILLAGE APARTMENTS • 2021.457 • 07/10/23

6

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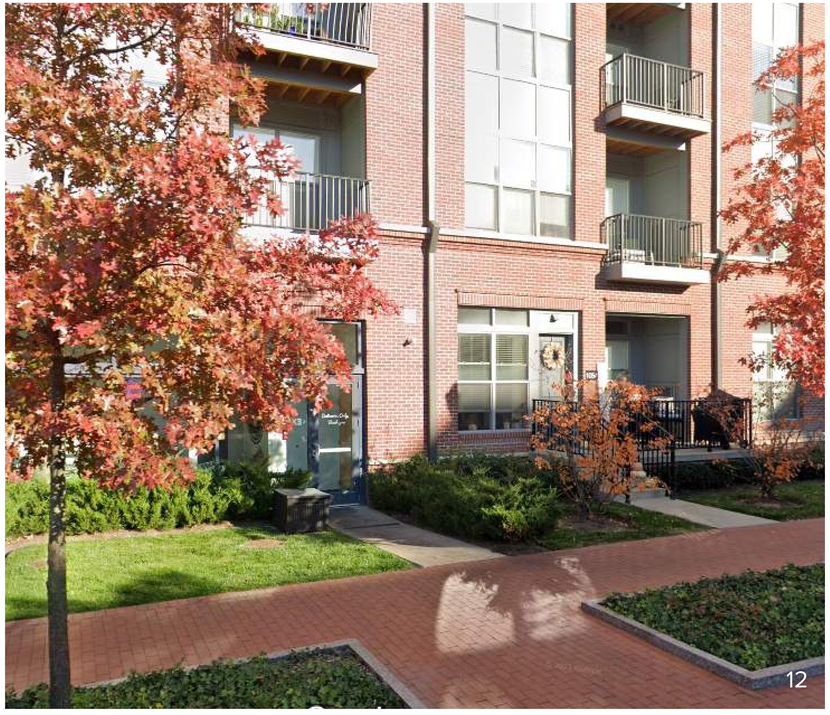

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LANDSCAPE INSPIRATIONAL IMAGES

DUBLIN VILLAGE APARTMENTS • 2021.457 • 07/10/23

15

17

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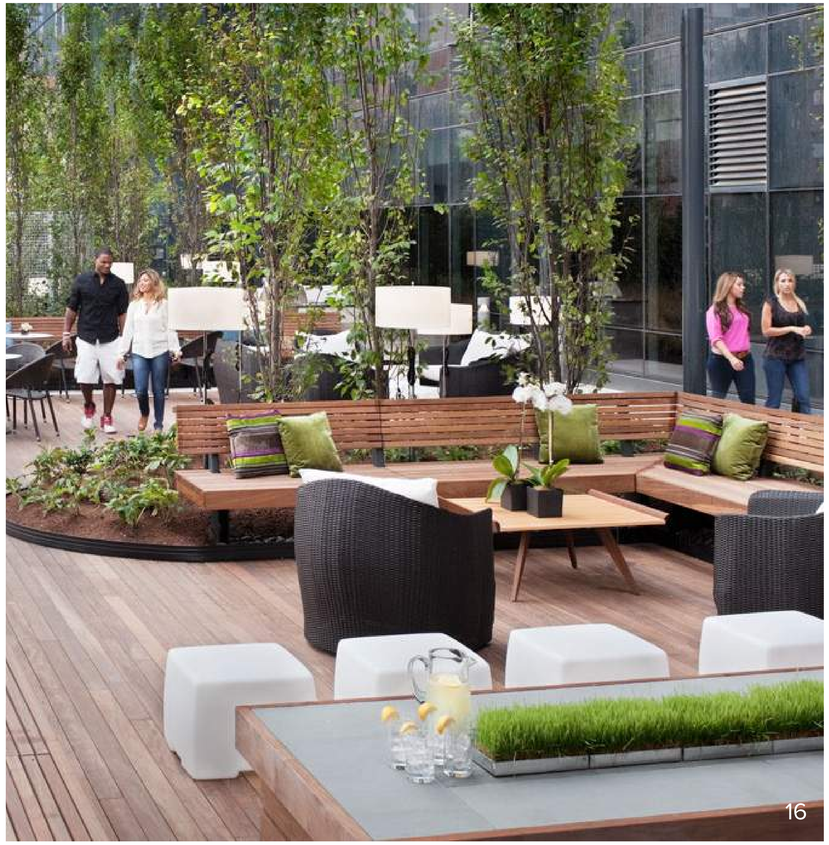
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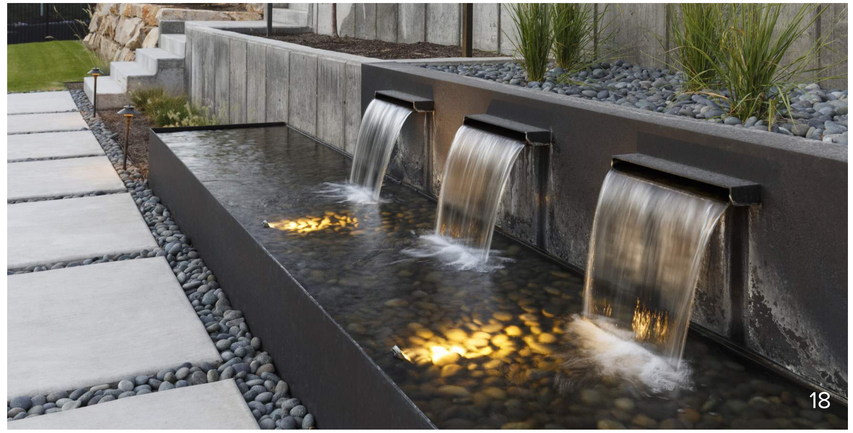
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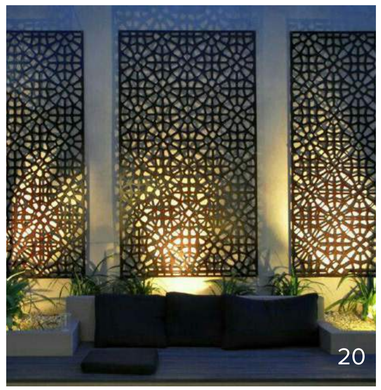
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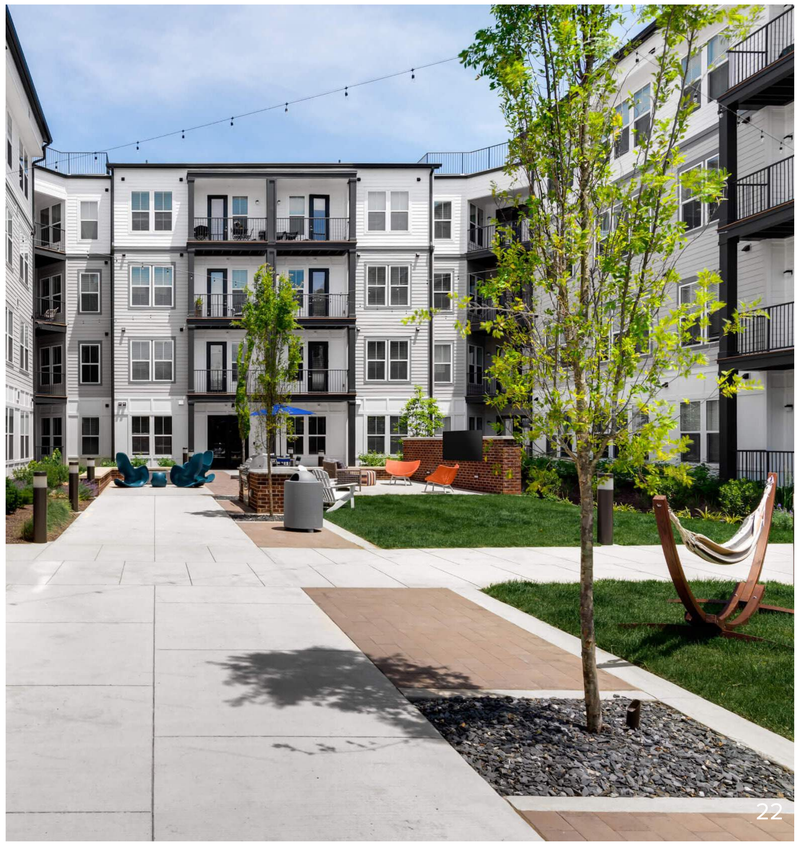
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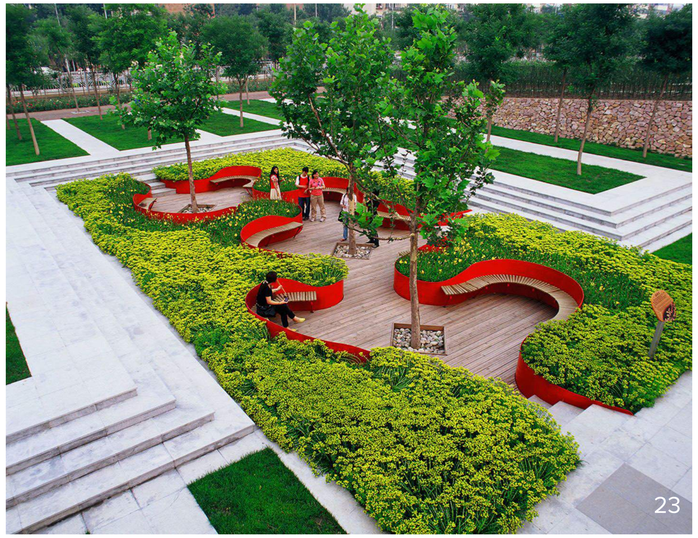
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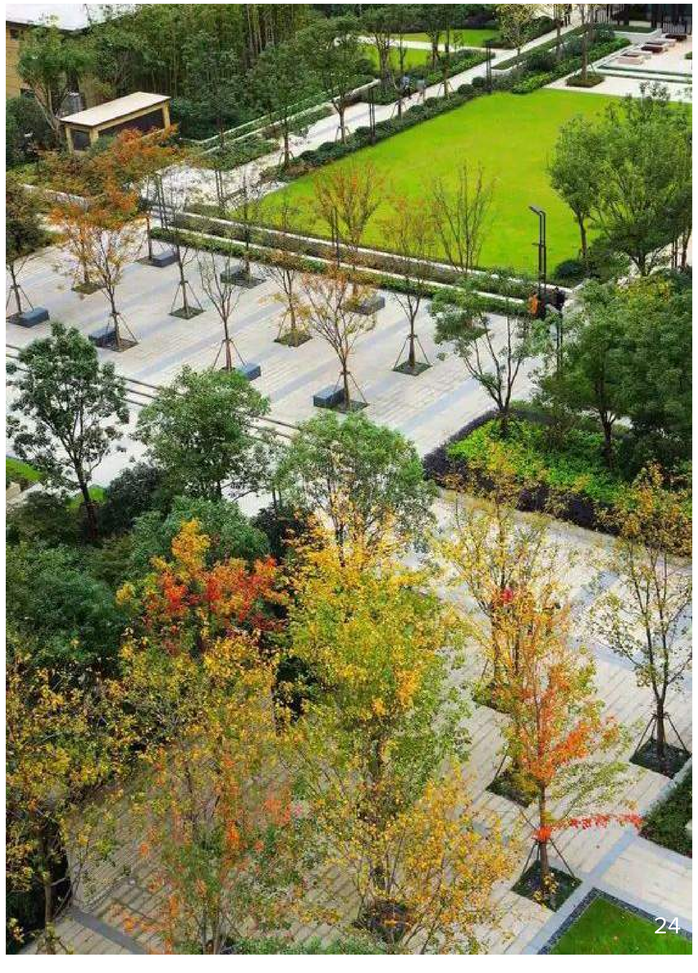
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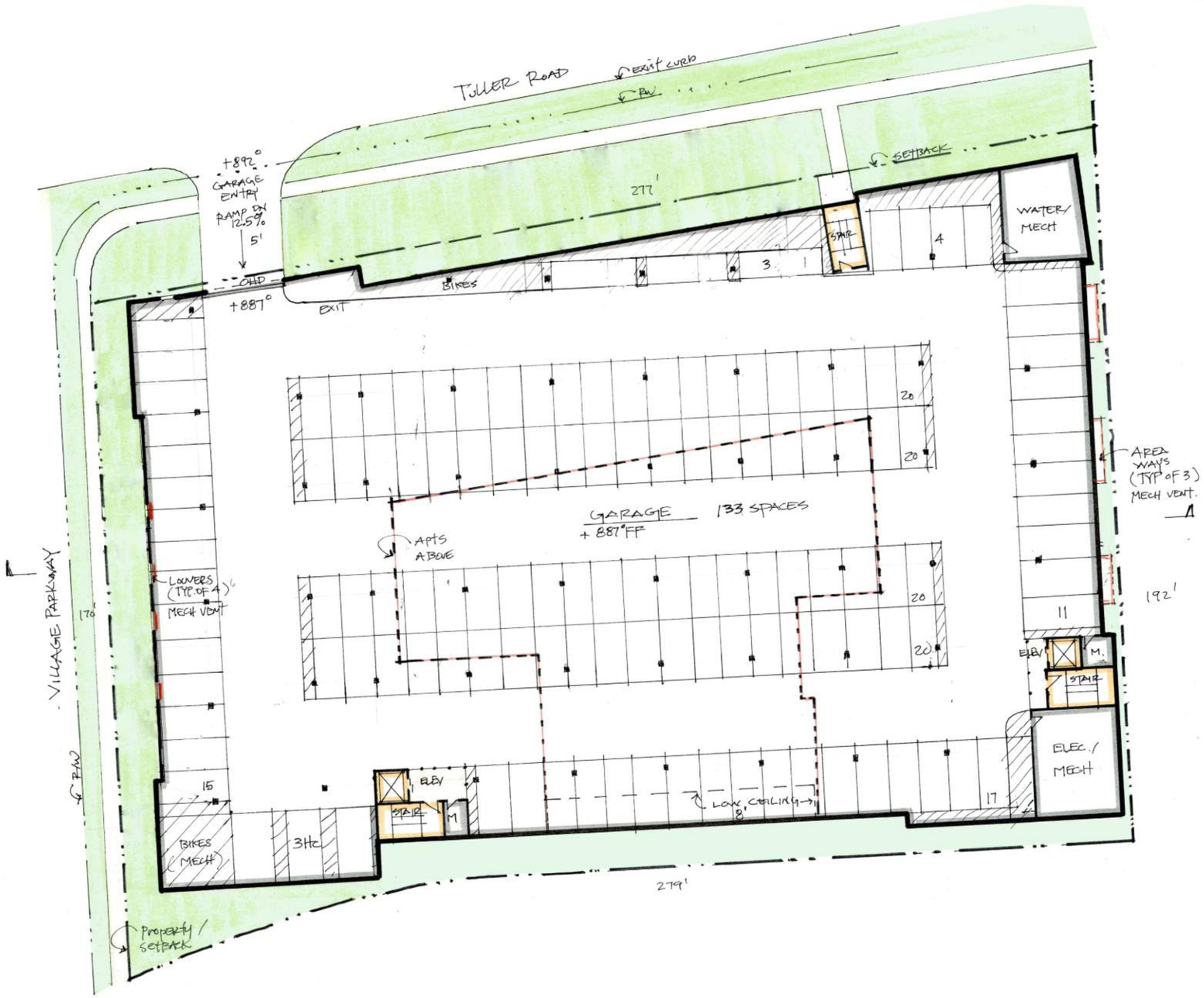

0' 8' 16' 32'

PHASE I

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G1 - GARAGE FLOOR PLAN

DVA
UNITS - PHASE I

FL	1BR	2BR	TOTAL
1	18	10	28
2	19	11	30
3	21	12	13
4	20	13	33
	78	46	124 UNITS
	63%	37%	170 BEDS

- 147 PARKING SP REQD
- 147 PARKING SP PROV

0' 8' 16' 32'

PHASE I

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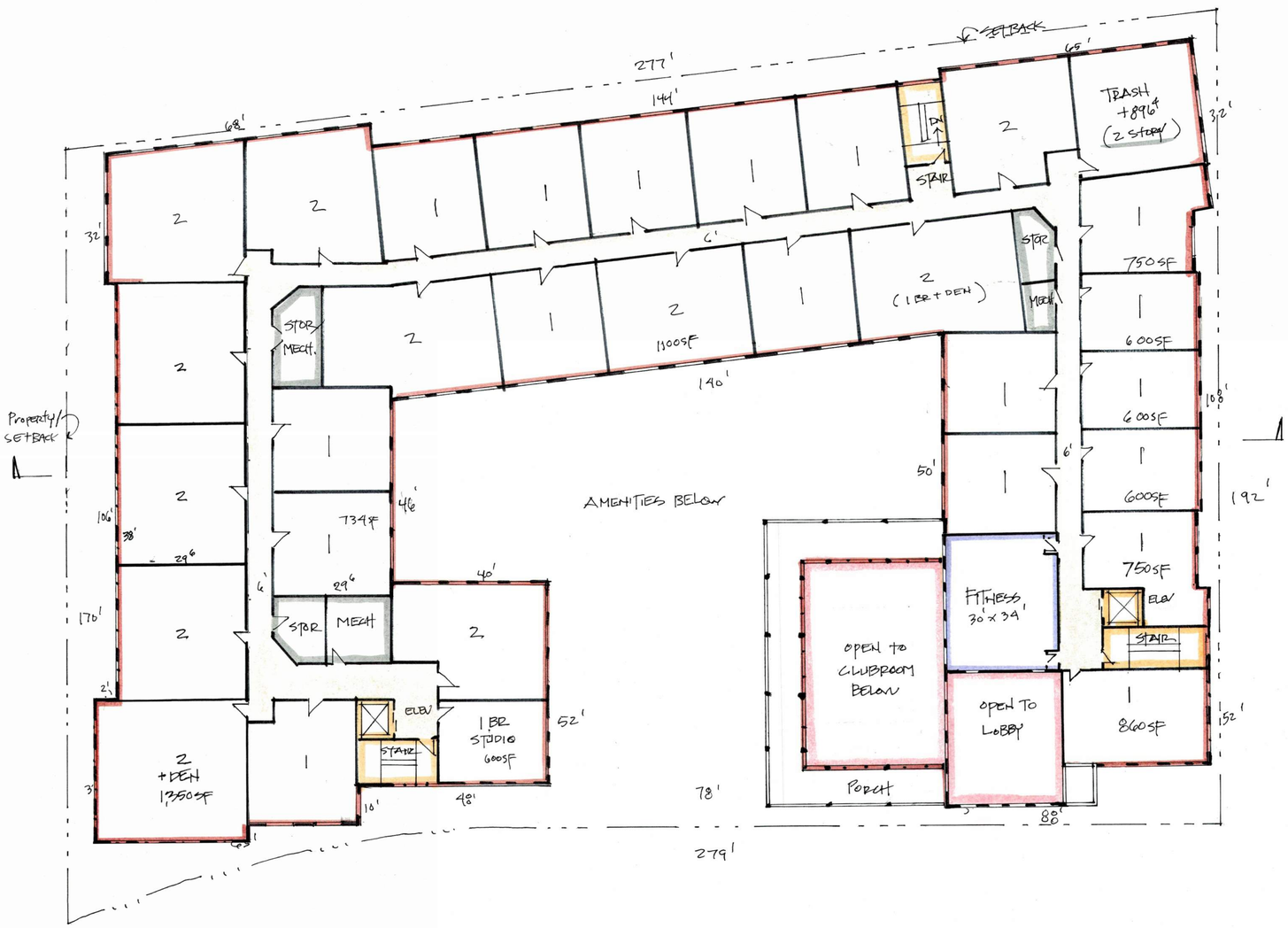
1ST FLOOR PLAN



PHASE I

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2ND FLOOR PLAN

PHASE I

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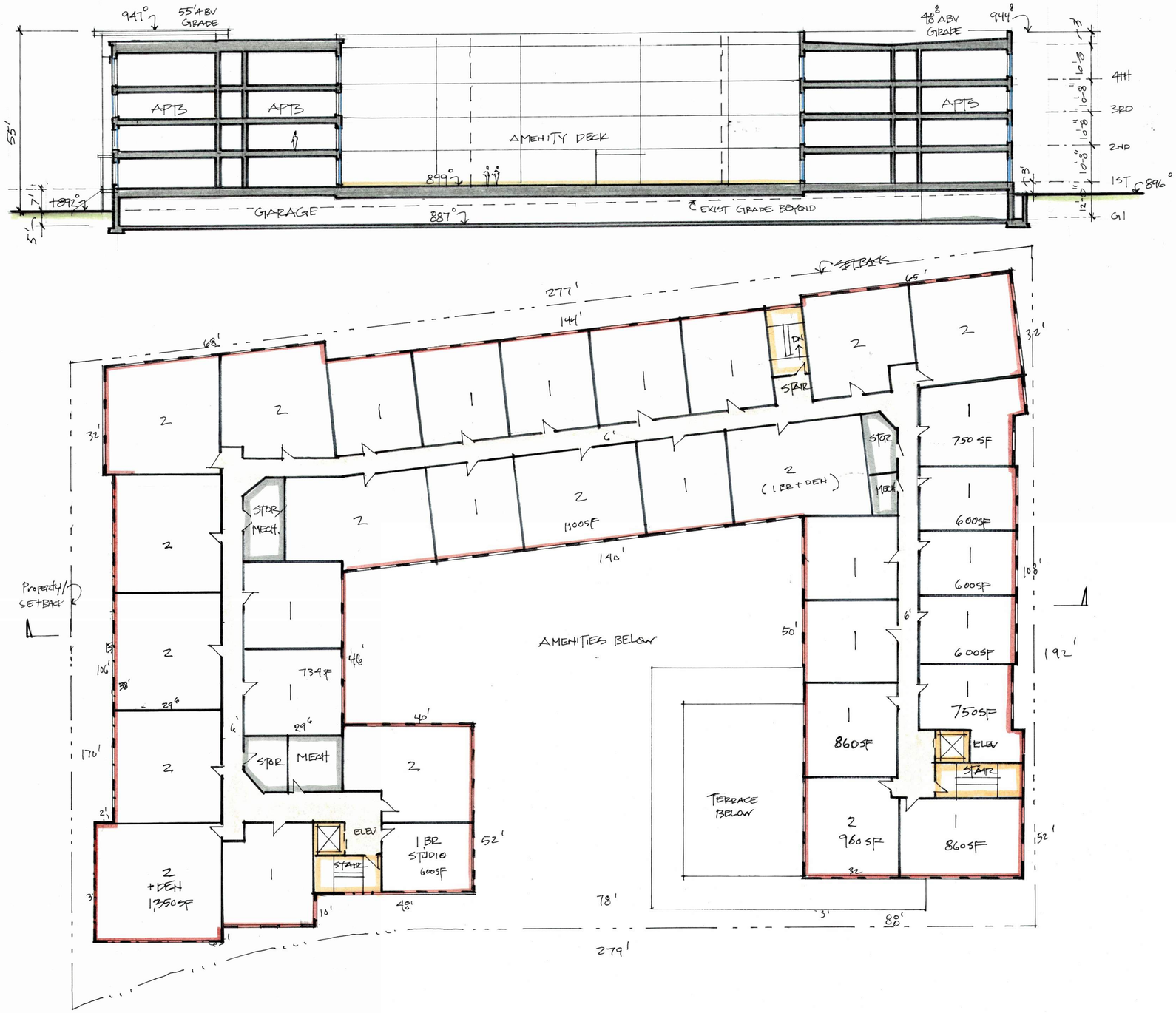
3RD FLOOR PLAN



PHASE I

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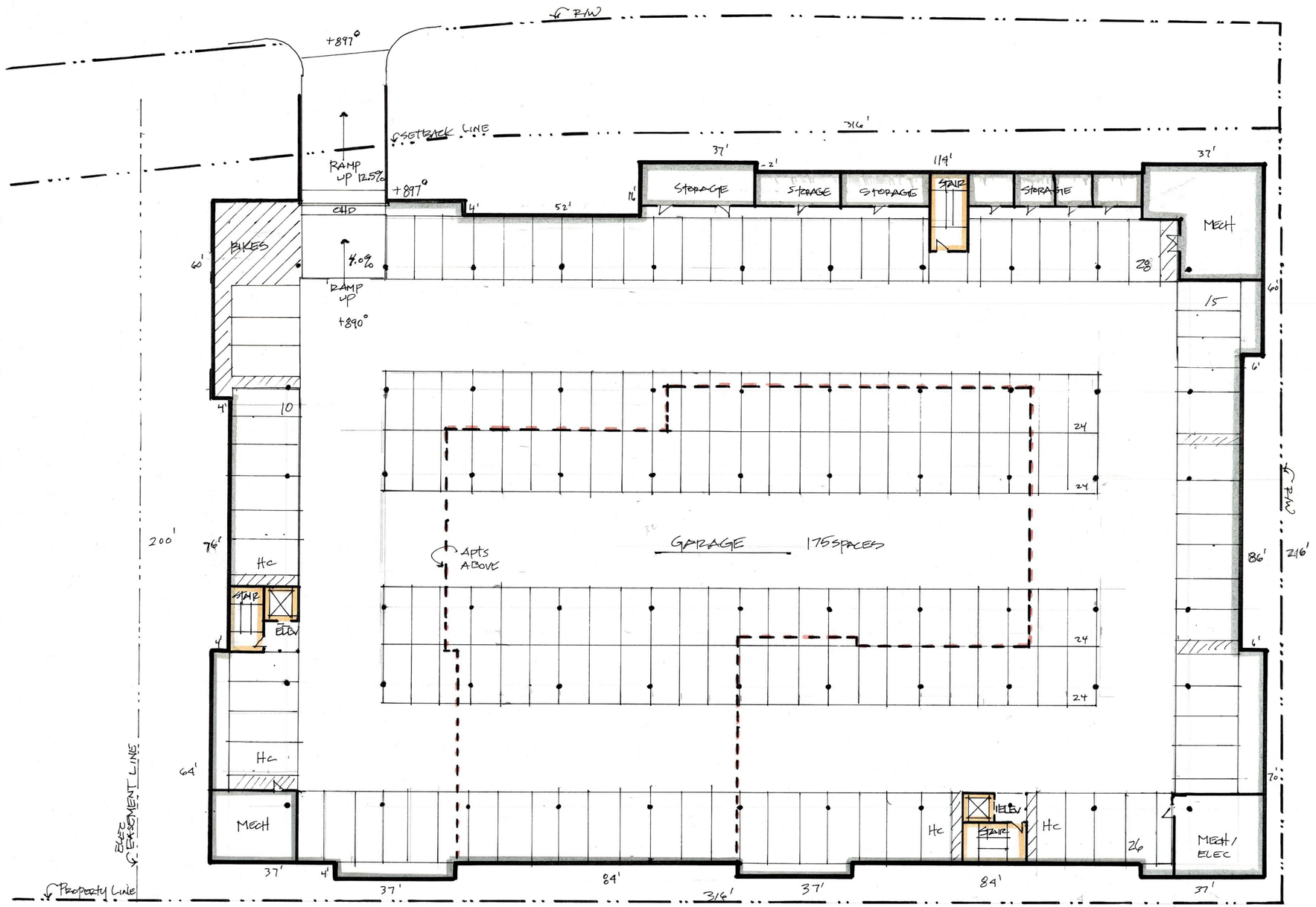
4TH FLOOR PLAN



PHASE II

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G1 - GARAGE FLOOR PLAN

DVA

UNITS - PHASE II

FL	1BR	2BR	TOTAL
1	26	12	38
2	25	15	40
3	25	16	41
4	25	16	41
	101	59	160 UNITS
	63%	37%	219 BEDS

- 190 PARKING SP REQ'D
- 190 PARKING SP PROV'D

PHASE II

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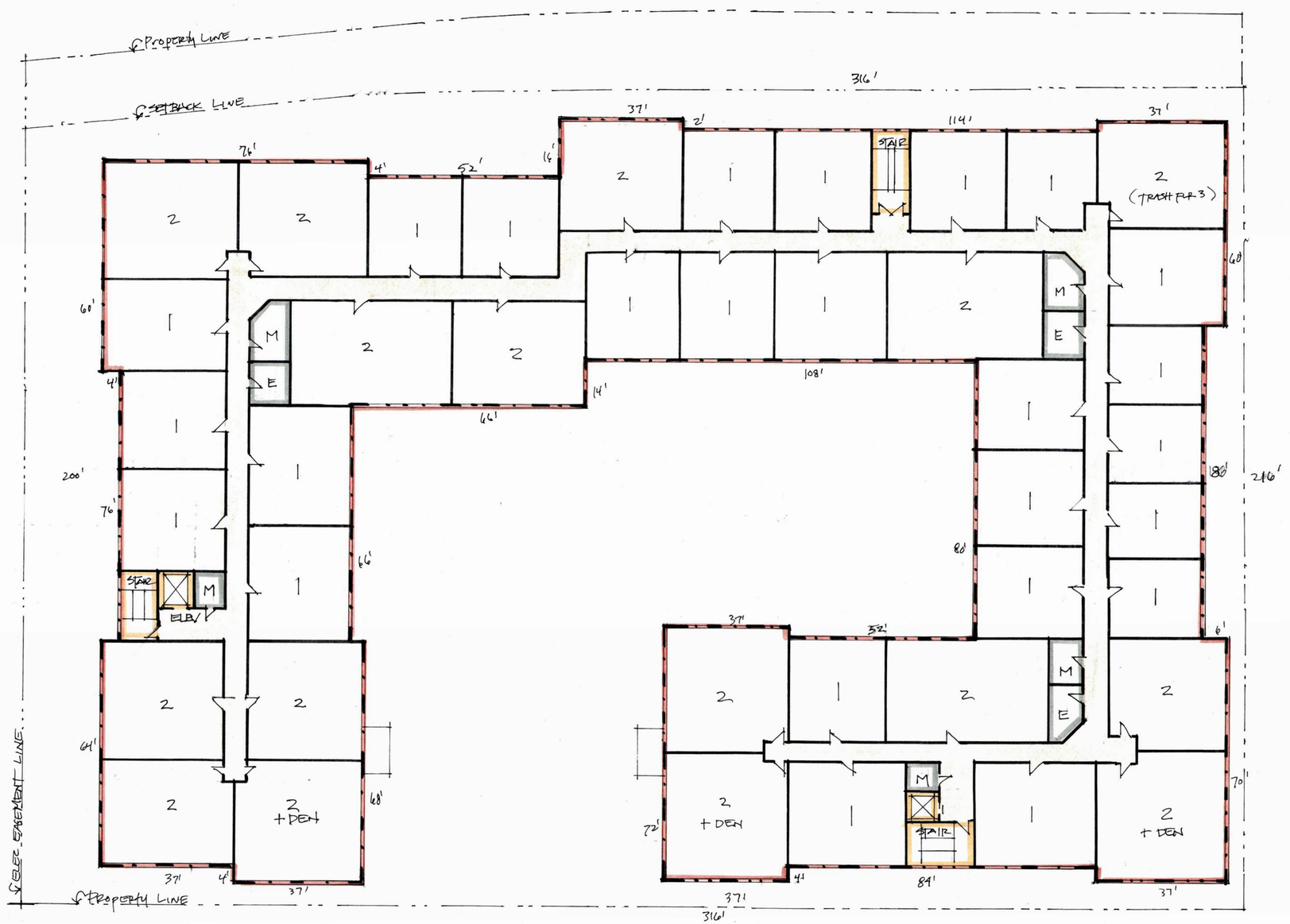
1ST FLOOR PLAN



PHASE II

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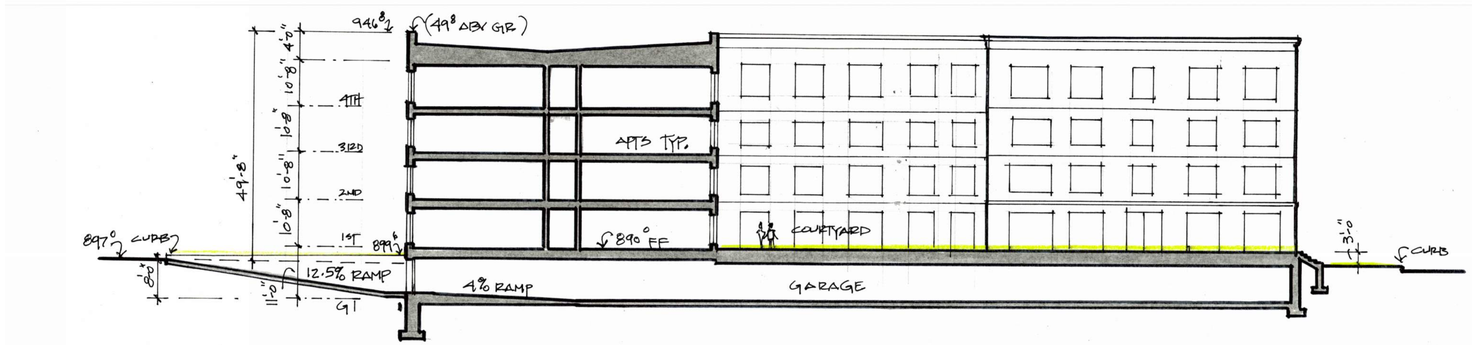
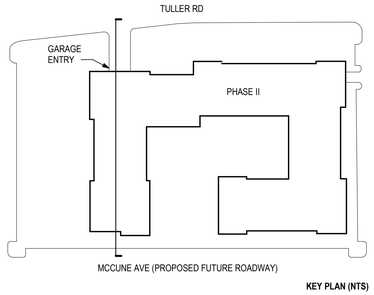
TYP. 2ND-4TH FLOOR





KEY PLAN (NTS)

0' 8' 16' 32'

PHASE II

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BUILDING SECTION