

P:\COhatch\J20220724\_000\_N\_Riverview\_SitDrawings\Civil\Sheets\J20220724\_000 - C001 - Title Sheet.dwg  
9/18/2024 2:52 PM Concha, Angela

SURVEY NOTES

1. BEARINGS HERON BASED ON N25°10'17"W FOR THE EASTERLY RIGHT OF WAY LINE OF N. RIVERVIEW ST., PER AN OHIO RTN SURVEY, SPCS GRID, OHIO SOUTH ZONE, NAD83, 2023 ADJUSTMENT, US SURVEY FEET.
2. UTILITIES SHOWN HEREON BASED ON FIELD EVIDENCE, RECORD PLANS AND MARKINGS THROUGH CALL TO OUPS, TICKET Nos. A400801291, A400801278, B400800626, AND A400801252.

BASIS OF BEARINGS

SURVEY COORDINATE SYSTEM REFERENCED TO STATE PLANE GRID, OHIO SOUTH ZONE, PER AN OHIO RTN SURVEY.

VERTICAL DATUM

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BENCHMARKS

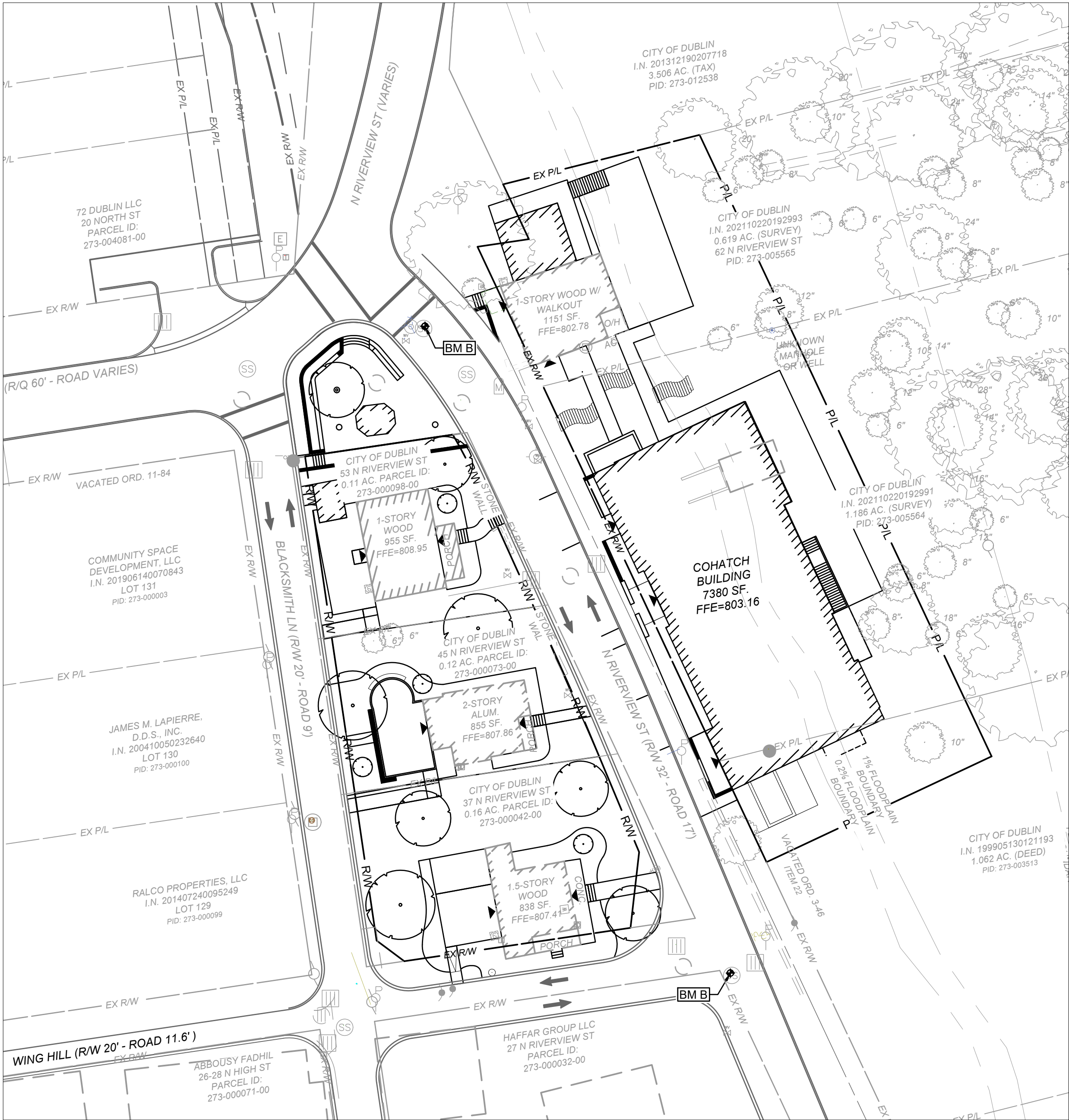
- A. A CHISELED "X" SET ON THE EAST RIM OF THE SANITARY MANHOLE LOCATED ON THE EAST SIDE OF THE INTERSECTION OF NORTH RIVERVIEW STREET AND NORTH STREET. ELEV=805.32
- B. A CHISELED "X" SET ON THE NORTH RIM OF THE SANITARY MANHOLE LOCATED AT THE INTERSECTION OF NORTH RIVERVIEW STREET AND WING HILL ALLEY. ELEV=801.81

COMMERCIAL BUILDING SUMMARY TABLE			
BUILDING		OFFICE & RESTAURANT	
BUILDING TYPE		HISTORIC MIXED USE	
EATING AND DRINKING AREA		7,973 SF	
OFFICE AREA		14,095 SF	
COMMERCIAL PARKING CALCULATION			
BUILDING	USE / SQUARE FOOTAGE	MINIMUM SPACES	MAXIMUM SPACES
53 N RIVERVIEW ST	EATING & DRINKING / 1,130 SF	10:1000 SF = 12 SPACES	
45 N RIVERVIEW ST	OFFICE, GENERAL / 915 SF	2.5:1000 SF = 3 SPACES	
37 N RIVERVIEW ST	OFFICE, GENERAL / 1,130 SF	2.5:1000 SF = 3 SPACES	
62 N RIVERVIEW ST	RESTAURANT / 2,388 SF	10:1000 SF = 24 SPACES	
	PATIO / 2,255 SF	10:1000 SF = 23 SPACES	
NEW BUILDING	EVENT SPACE - EATING & DRINKING / 2,200 SF	10:1000 SF = 22 SPACES	N/A
	OFFICE, GENERAL / 12,050 SF	2.5:1000 SF = 31 SPACES	
REQUIRED PARKING		118 SPACES	
PROPOSED PARKING		0 SPACES	
REQUIRED ADA PARKING (VAN/TOTAL)		1 / 2	
PROVIDED ADA PARKING (VAN/TOTAL)		0	
REQUIRED BIKE PARKING		1:10 SPACES = 11	N/A
PROPOSED BIKE PARKING		0	

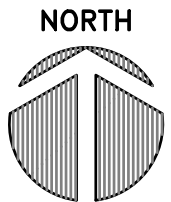
BUILDING SUMMARY TABLE	
ZONING CLASSIFICATION/ DISTRICT	BSD-HC: BRIDGE STREET DISTRICT - HISTORIC CORE
MAXIMUM BUILDING HEIGHT	30'-0"
BUILDING HEIGHT	30'-0"
MAXIMUM LOT COVERAGE	85 %
LOT COVERAGE (53 N RIVERVIEW ST)	50.6%
LOT COVERAGE (45 N RIVERVIEW ST)	35.8%
LOT COVERAGE (37 N RIVERVIEW ST)	30.2%
LOT COVERAGE (62 N RIVERVIEW ST)	53.2%
LOT COVERAGE (NEW BUILDING)	63.9%
REQUIRED SETBACK (FRONT/SIDE/REAR)	0' / 0' / 5'
SETBACK (53 N RIVERVIEW ST - FRONT/NORTH/SOUTH/REAR)	14.8' / 17.8' / 12' / 11.1'
SETBACK (45 N RIVERVIEW ST - FRONT/NORTH/SOUTH/REAR)	21.9' / 24.7' / 5.5' / 29.66'
SETBACK (37 N RIVERVIEW ST - FRONT/NORTH/SOUTH/REAR)	21.33' / 25.58' / -3' / 43.25'
SETBACK (62 N RIVERVIEW ST - FRONT/NORTH/SOUTH/REAR)	0' / 31.25' / 10.9' / 51.8'
SETBACK (NEW BUILDING - FRONT/NORTH/SOUTH/REAR)	0' / 14.5' / 37.5' / 25.8'

SITE DATA TABLE	
TOTAL SITE AREA (AC)	0.86
TOTAL DISTURBED PROPERTY AREA (AC)	0.40
TOTAL DISTURBED R/W AREA (AC)	0.05
PRE-DEVELOPED IMPERVIOUS (AC)	0.12
POST-DEVELOPED IMPERVIOUS (AC)	0.44
EXISTING PERCENT IMPERVIOUS	0.89
PROPOSED PERCENT IMPERVIOUS	1.95

PRELIMINARY DEVELOPMENT PLAN  
FOR  
COHATCH  
RIVERVIEW VILLAGE  
DUBLIN, OHIO 43017  
2024



UNDERGROUND UTILITIES  
2 WORKING DAYS  
BEFORE YOU DIG  
CALL 800-362-2764 (TOLL FREE)  
OHIO UTILITIES  
PROTECTION SERVICE  
NON-MEMBER  
MUST BE CALLED DIRECTLY



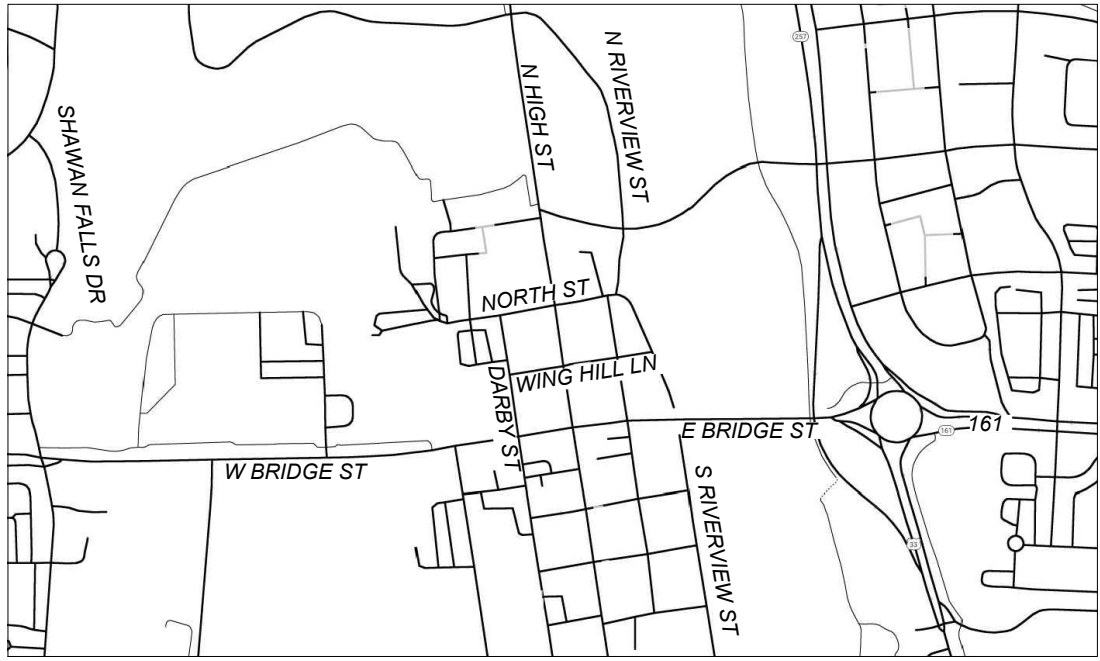
INDEX MAP

SCALE: 1"=30'

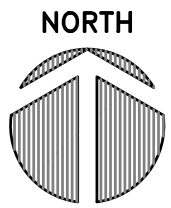
GRAPHIC SCALE



1 INCH = 30 FEET



VICINITY MAP  
NO SCALE



OWNER/DEVELOPER:

COHATCH  
25 NORTH ST  
DUBLIN, OHIO 43017  
CONTACT: MATT DAVIS  
PHONE: 614-324-9232  
EMAIL: MATT@COHATCH.COM

ARCHITECT:

TIM LAI ARCHITECT  
401 W TOWN ST - STUDIO 233  
COLUMBUS, OHIO 43215  
CONTACT: ELIZA HO  
PHONE: 614-321-5128  
EMAIL: ELIZAH@LAIRCHITECT.COM

STORMWATER NOTE:

PER DUBLIN STORMWATER MANAGEMENT DESIGN MANUAL TABLE 2-1, STORMWATER QUANTITY IS NOT APPLICABLE DUE TO THE SITE BEING LOCATED IN THE HISTORIC DISTRICT AND LESS THAN 1 ACRE.

DESIGN ENGINEER:

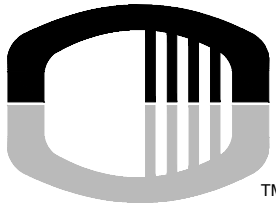
OSBORN ENGINEERING  
130 E CHESTNUT ST - SUITE 401  
COLUMBUS, OHIO 43215  
CONTACT: WES DAVIS, P.E  
PHONE: 614-556-4272  
EMAIL: WDAVIS@OSBORN-ENG.COM

FLOOD DESIGNATION:

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP #39049C0151K, DATED June 17, 2008 FOR COMMUNITY NUMBER 390673, THE MAJORITY OF THIS PROPERTY IS IN ZONE AE AND A PART OF IT IS IN ZONE X.

PROJECT DESCRIPTION:

REDEVELOPMENT OF OFFICE USE BUILDINGS AND ADDITION OF A NEW BUILDING ALONG WITH THE ASSOCIATED UTILITY IMPROVEMENTS.



OSBORN  
ENGINEERING  
130 E Chestnut Street - Suite 401 | Columbus, OH 43215  
(614) 556-4272 www.osborn-eng.com

DUBLIN -  
RIVERVIEW  
VILLAGE  
DEVELOPMENT

COHATCH

CITY OF DUBLIN  
OHIO

TAG	ISSUED	DATE
-	PDP SUBMITTAL	8/30/24
-	PDP SUBMITTAL	9/18/24

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DRAWN BY ABC  
CHECKED BY WMD  
CLIENT PROJ NO.  
OSBORN PROJ NO. J20220724.000

TITLE SHEET

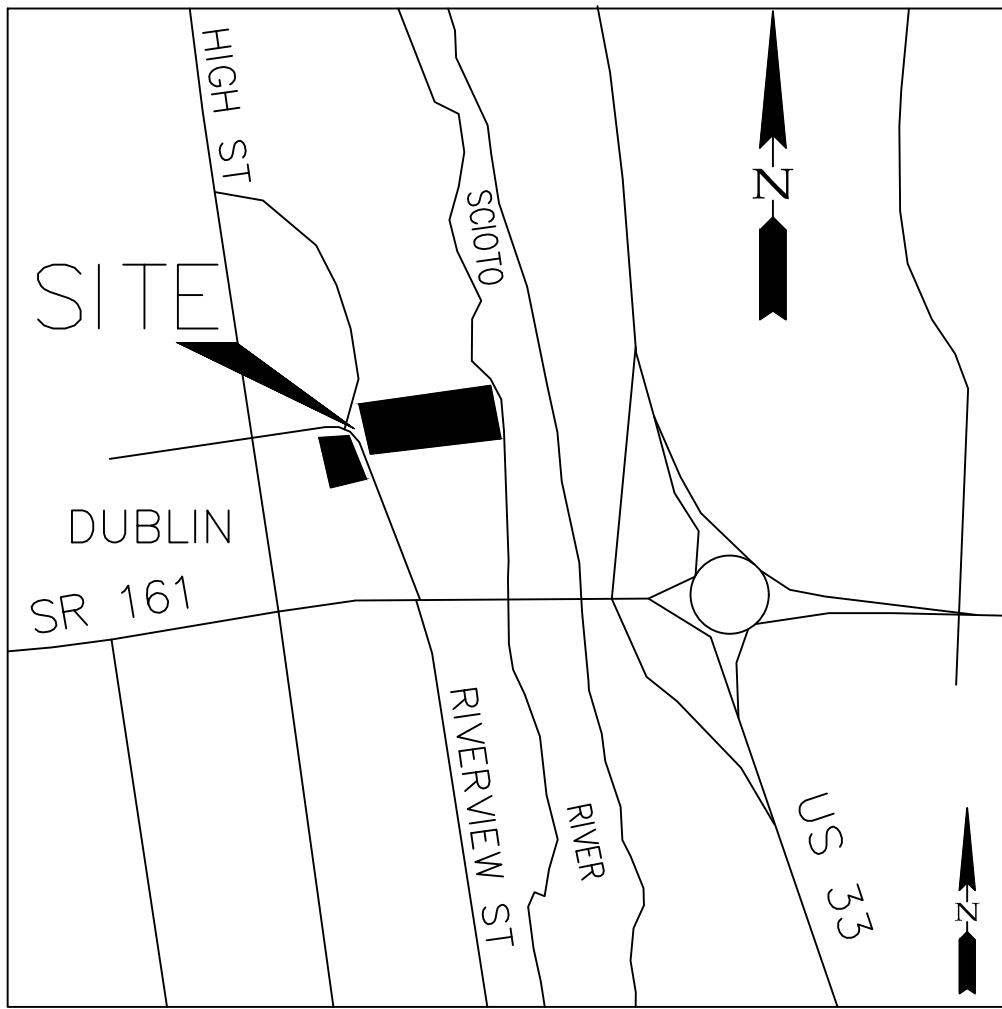
DRAWING NO.

C001



ALTA/NSPS LAND TITLE SURVEY

SITUATED IN:  
VIRGINIA MILITARY SURVEY NUMBER 2542  
AND ORIGINAL PLAT OF DUBLIN (P.B. 3, PG. 199)  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



LAT: 40°06'03"N/LON: 83°06'46"W

VICINITY MAP  
(NOT TO SCALE)

LEGEND

- |                       |                  |                   |
|-----------------------|------------------|-------------------|
| R/W ROAD RIGHT-OF-WAY | VERTICAL BM      | STORM MANHOLE     |
| PROPERTY LINE         | IRON PIPE FOUND  | STORM CATCH BASIN |
| DECIDUOUS TREE        | IRON PIN FOUND   | SANITARY MANHOLE  |
| EVERGREEN TREE        | IRON PIN SET     | SANITARY CLEANOUT |
| BUSH                  | DRILL HOLE SET   | POWER POLE        |
| MAILBOX               | MAG SPIKE SET    | TEL POLE          |
| HYDRANT               | SIGN             | GUY ANCHOR        |
| WATER VALVE           | TRAFFIC PULL BOX | ELECTRIC BOX      |
| WATER METER           | GAS METER        | TEL./CABLE BOX    |
| WATER WELL            | GAS VALVE        |                   |

STORM AND SANITARY SEWER INVERT INFORMATION

- |   |  |   |
|---|--|---|
| #216 STORM MANHOLE<br>COULD NOT OPEN; INV. PER PLAN<br>T/C EL.=801.84<br>INV. 15" WEST EL.=796.16<br>INV. 36" NORTH EL.=794.59<br>INV. 36" EAST EL.=794.52                                  | #130 CATCH BASIN<br>INLET EL.=801.39<br>INV. 18" WEST EL.=795.40<br>INV. 18" EAST EL.=795.48                               | #132 SANITARY MANHOLE<br>T/C EL.=801.84<br>INV. 8" WEST EL.=790.94<br>INV. 36" NORTH EL.=789.90<br>INV. 36" SOUTH EL.=789.77  |
| #247 STORM MANHOLE<br>COULD NOT OPEN; INV. PER PLAN<br>T/C EL.=801.99<br>INV. 15" NORTH EL.=797.29<br>INV. 18" WEST EL.=796.99<br>INV. 18" EAST EL.=796.94                                  | #215 CATCH BASIN<br>INLET EL.=801.50<br>INV. 36" WEST EL.=794.36<br>INV. 36" EAST EL.=793.63                               | #657 SANITARY MANHOLE<br>T/C EL.=808.26<br>INV. 8" WEST EL.=800.96<br>INV. 8" NORTH EL.=799.34<br>INV. 8" SOUTH EL.=799.47<br>INV. 8" EAST EL.=799.40                               |
| #893 STORM MANHOLE<br>COULD NOT OPEN; INV. PER PLAN<br>T/C EL.=803.96<br>INV. 36" WEST EL.=796.23<br>INV. 36" SOUTH EL.=796.24  | #217 CATCH BASIN<br>INLET EL.=801.53<br>INV. 6" WEST EL.=799.50<br>INV. 6" NORTH EL.=799.44<br>INV. 24" EAST EL.=796.60    | #883 SANITARY MANHOLE<br>T/C EL.=805.32<br>COULD NOT MEASURE; RUSHING<br>WATER; INV. PER PLAN<br>INV. 24" WEST EL.=790.94<br>INV. 36" NORTH EL.=790.87<br>INV. 36" SOUTH EL.=790.87 |
| #894 STORM MANHOLE<br>COULD NOT OPEN; INV. PER PLAN<br>T/C EL.=805.32<br>INV. 36" WEST EL.=796.59<br>INV. 36" EAST EL.=796.71   | #654 CATCH BASIN<br>INLET EL.=807.92<br>INV. 12" SOUTH EL.=802.87  | #892 SANITARY MANHOLE<br>T/C EL.=804.23<br>INV. 36" NORTH EL.=790.38<br>INV. 36" SOUTH EL.=790.20   |
| #943 STORM MANHOLE<br>COULD NOT OPEN; INV. PER PLAN<br>T/C EL.=808.38<br>INV. 15" NORTHWEST EL.=800.58<br>INV. 15" SOUTH EL.=802.28<br>INV. 36" WEST EL.=798.49<br>INV. 36" EAST EL.=798.32 | #655 CATCH BASIN<br>INLET EL.=808.18<br>INV. 12" NORTH EL.=802.73<br>INV. 18" SOUTH EL.=802.65<br>INV. 18" EAST EL.=802.13 | #942 SANITARY MANHOLE<br>T/C EL.=808.47<br>INV. 24" WEST EL.=798.62<br>INV. 24" EAST EL.=798.36   |
|   | #656 CATCH BASIN<br>INLET EL.=808.36<br>INV. 18" SOUTH EL.=802.92<br>INV. 18" NORTH EL.=802.88                             |   |
|   | #813 CATCH BASIN<br>INLET EL.=808.30<br>INV. 8" WEST EL.=803.92<br>INV. 15" NORTH EL.=804.15                               |   |
|   | #989 CATCH BASIN<br>INLET EL.=809.70<br>INV. 12" SOUTHEAST EL.=803.64  |   |

HORIZONTAL CONTROL

HORIZONTAL DATUM: STATE PLANE  
OHIO SOUTH ZONE  
NAD83(2023), US SURVEY FEET

CONTROL POINT 107: 8" MAG HUB  
N: 765836.20 E: 1796982.46

CONTROL POINT 109: 8" MAG HUB  
N: 765565.99 E: 1797092.24

CONTROL POINT 115: 8" MAG HUB  
N: 765904.81 E: 1797246.93

CONTROL POINT 405: 8" MAG HUB  
N: 765578.82 E: 1796984.54

CONTROL POINT 589: 8" MAG HUB  
N: 765708.31 E: 1796950.76

CONTROL POINT 1094: 8" MAG HUB  
N: 765872.46 E: 1797068.44

VERTICAL BENCHMARKS

VERTICAL DATUM: NAVD '88

SITE BM A: A CHISELED "X" SET ON THE EAST RIM OF THE SANITARY MANHOLE LOCATED ON THE EAST SIDE OF THE INTERSECTION OF NORTH RIVERVIEW STREET AND NORTH STREET.  
ELEV=805.32

SITE BM B: A CHISELED "X" SET ON THE NORTH RIM OF THE SANITARY MANHOLE LOCATED AT THE INTERSECTION OF NORTH RIVERVIEW STREET AND WING HILL ALLEY.  
ELEV=801.81

FLOOD NOTE

FLOODPLAIN BOUNDARIES SHOWN PER F.E.M.A. FIRM No. 39049C0151K, WITH AN EFFECTIVE DATE OF 6/17/2008. SUBJECT PROPERTY WITHIN ZONES X AND AE.

ZONING

PARCELS 273-000042, 273-000073, AND 273-000098 ARE CURRENTLY ZONED HD-HR: HISTORICAL RESIDENTIAL.  
PARCELS 273-005564 AND 273-005565 ARE CURRENTLY ZONED HD-P: HD PUBLIC.

SURVEY NOTES

1. BEARINGS HERON BASED ON N251°17'W FOR THE EASTERLY RIGHT OF WAY LINE OF N. RIVERVIEW ST., PER AN OHIO RTN. SURVEY, SPCS GRID, OHIO SOUTH ZONE, NAD83, 2023 ADJUSTMENT, US SURVEY FEET.

2. UTILITIES SHOWN HEREON BASED ON FIELD EVIDENCE, RECORD PLANS AND MARKINGS THROUGH CALL TO OUPS, TICKET Nos. A400801291, A400801278, B400800626, AND A400801252.

TITLE NOTES

ITEMS LISTED BELOW AND PLOTTED HEREON ARE AS LISTED IN SCHEDULE B, PART II. EXCEPTION OF AMERITITLE, A DIVISION OF CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT No. C24010003, DATED 01/04/2024.

ITEM 16: TEMPORARY EASEMENT FOR CONSTRUCTION AS SET FORTH IN DOCUMENT: DEED BOOK 3511, PAGE 872  
GRANTED TO: THE VILLAGE OF DUBLIN, OHIO

ITEM 22: EASEMENTS, IF ANY, FOR PUBLIC UTILITIES, PIPELINES OR FACILITIES IN ANY PORTION OF VACATED RIVERVIEW STREET, LYING WITHIN THE LAND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO REPAIR, MAINTAIN, REPLACE AND REMOVE THE SAME.

CERTIFICATION

TO COHATCH LLC, AMERITITLE, A DIVISION OF CHICAGO TITLE INSURANCE COMPANY, TALON TITLE AGENCY AND TELHIO CREDIT UNION, INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-9, 11, 13, 15-18, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/24/2024.

DATE OF PLAT OR MAP: 01/30/2024

EXISTING  
CONDITIONS

DRAWING NO.

C002

SHEET

1/2

ALTA/NSPS LAND TITLE SURVEY  
37,45,53&62 N. RIVERVIEW ST.  
DUBLIN, OH 43017

8850 COMMERCE LOOP DR  
COLUMBUS, OH 43240  
(614) 899-2209

REVISIONS

SCALE: 1"=20'

WLS JOB No.: 23-321

DATE: 01/30/2024

CLIENT: COHATCH

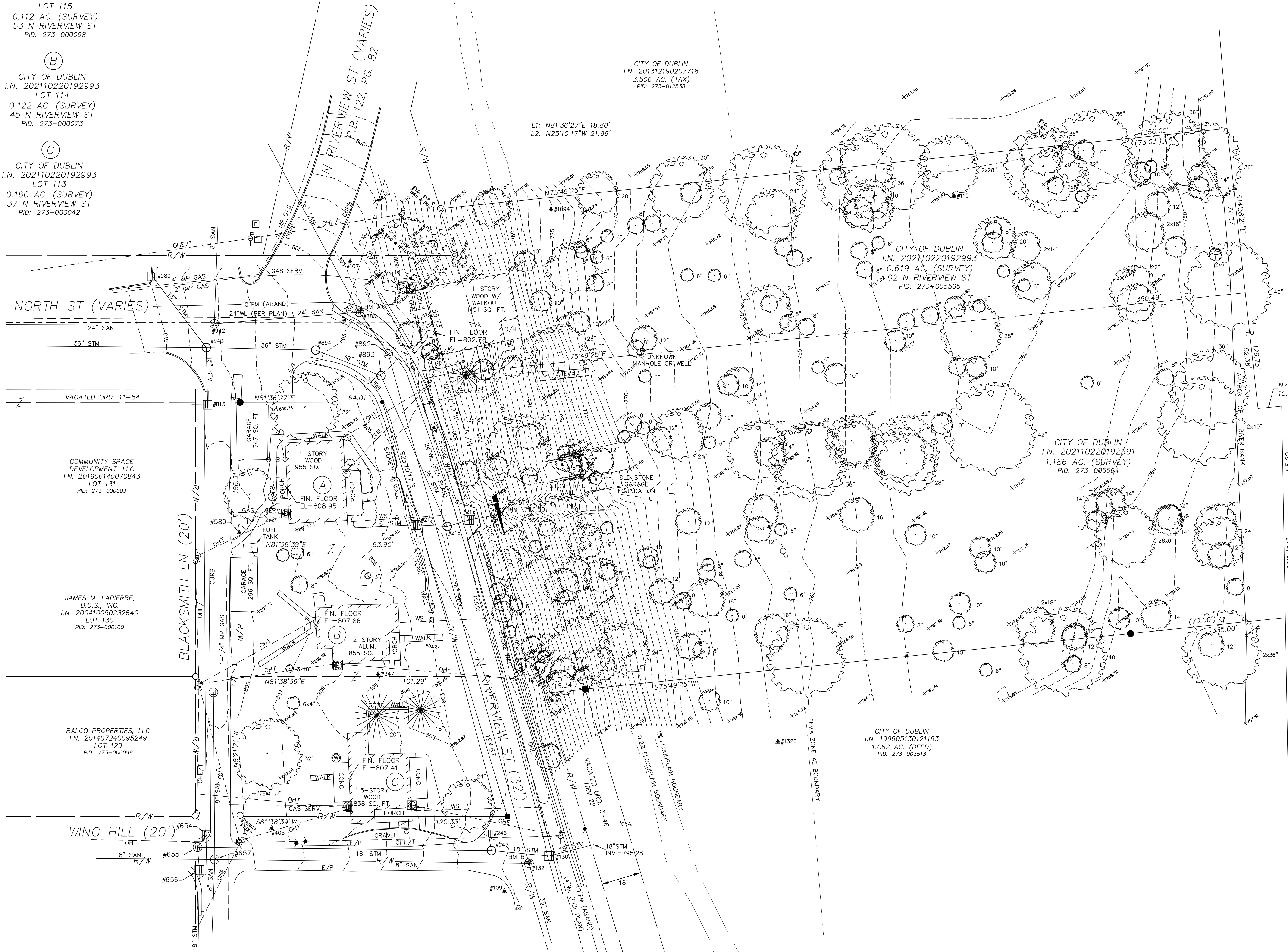
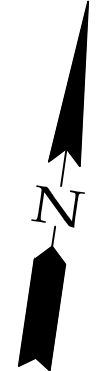
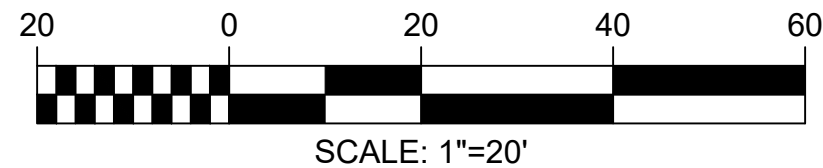
F.B./Pgs: 44/1-14

(A)  
CITY OF DUBLIN  
I.N. 202110220192992  
LOT 115  
0.112 AC. (SURVEY)  
53 N RIVERVIEW ST  
PID: 273-000098

(B)  
CITY OF DUBLIN  
I.N. 202110220192993  
LOT 114  
0.122 AC. (SURVEY)  
45 N RIVERVIEW ST  
PID: 273-000073

(C)  
CITY OF DUBLIN  
I.N. 202110220192993  
LOT 113  
0.160 AC. (SURVEY)  
37 N RIVERVIEW ST  
PID: 273-000042

SITUATED IN:  
VIRGINIA MILITARY SURVEY NUMBER 2542  
AND ORIGINAL PLAT OF DUBLIN (P.B. 3, PG. 199)  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

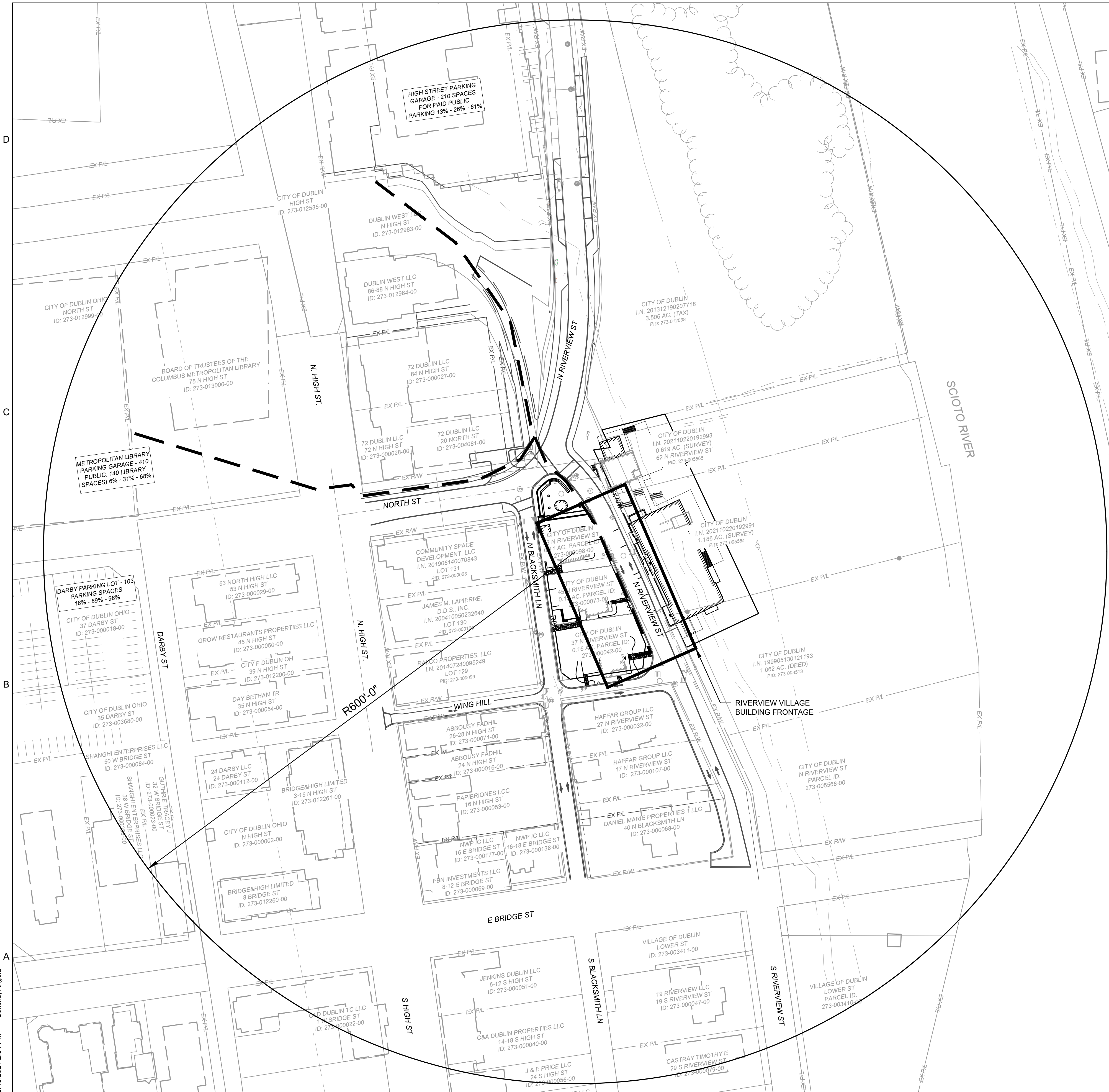


SCIOTO RIVER

REVISIONS		8850 COMMERCE LOOP DR COLUMBUS, OH 43240 (614) 899-2209	ALTA/NSPS LAND TITLE SURVEY 37,45,53&62 N. RIVERVIEW ST. DUBLIN, OH 43017
SCALE: 1"=20'	WLS JOB No.: 23-321		
DATE: 1/30/2024	CLIENT: COHATCH		
F.B./PG.: 44/1-14			
EXISTING CONDITIONS		DRAWING NO. C003	SHEET 2/2



P:\COhatch\J20220724.000\_N\_Riverview\_SiteDrawings\Civil\Sheets\J20220724.000 - C-005 - Site Parking Plan.dwg  
9/18/2024 2:54 PM Concha, Angela



**SITE PARKING PLAN LEGEND:**

**PATH TO PARKING**

**ADJACENT PARCEL IDENTIFICATION NUMBER:**

273-013000	273-012538	273-000098	273-012260	273-000107
273-000028	273-005565	273-000016	273-000023	273-005566
273-000029	273-005564	273-000053	273-000036	273-003410
273-000050	273-003513	273-000069	273-000084	273-003411
273-000002	273-000032	273-000138	273-003680	273-000177
273-000027	273-000071	273-000051	273-000018	273-000099
273-000028	273-000003	273-000040	273-000022	273-000054
273-004081	273-000100	273-000056	273-000047	273-012200
273-012984	273-000042	273-000112	273-000079	273-012999
273-012983	273-000073	273-012261	273-000068	273-012535

**COMMERCIAL PARKING REQUIREMENTS:**

RESTAURANT REQUIRED: 10 SPACES PER 1,000 SF  
RESTAURANT AREA = 6,613 SF  
REQUIRED SPACES: 67 SPACES  
OFFICE, GENERAL REQUIRED: 2.5 SPACES PER 1,000 SF  
OFFICE, GENERAL AREA = 15,225 SF  
REQUIRED SPACES: 40 SPACES  
EXISTING SPACES IN PARKING GARAGE AND LOT: 651 SPACES  
AVAILABLE SPACES IN PARKING GARAGE AND LOT: 465 SPACES  
AVAILABLE SPACES IN PARKING GARAGE AND LOT AT 50%: 284 SPACES

**PARKING SUMMARY:**

PARKING ZONING ORDINANCE REQUIRES 10 PARKING SPACE PER 1,000 SF FOR RESTAURANT BUILDINGS, REQUIRING 67 PARKING SPACES AND 2.5 PARKING SPACES PER 1,000 SF FOR OFFICE, GENERAL BUILDINGS REQUIRING 40 PARKING SPACES, GIVING A TOTAL OF 107 SPACES. DUE TO RESTRICTED SPACE IN THE PROPERTY THE SITE DOES NOT MEET THE ZONING ORDINANCE. THE METROPOLITAN LIBRARY HAS A TOTAL OF 550 EXISTING PARKING OF WHICH 140 ARE RESERVED FOR THE LIBRARY AND 410 ARE FOR PUBLIC. HIGH STREET PARKING GARAGE HAS A TOTAL OF 210 EXISTING PARKING SPACES.

THE OVERALL HISTORIC DOWNTOWN DUBLIN AREA CAN BE LOOKED AT AS A "MIXED-USE" DEVELOPMENT. AS SUCH, THERE DEVELOPMENTS UTILIZE SHARED PARKING FOR THE SURROUNDING GARAGES. COHATCH WILL BE UTILIZING THE AVAILABLE PUBLIC PARKING SPACES DURING TYPICAL BUSINESS HOURS.

**PARKING UTILIZATION:**

10AM / 1PM / 7PM

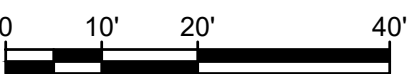
Building	Spaces Required	On-Street along Frontage	Off-Site Required	Offsite Proposed	Proposed Off-Site Location	Walking Distance (feet) to Offsite Location	Time (Minutes) to Walk at 3 Ft/Sec Avg	Walking Distance as a % of 600 Ft Max per Code	Waiver Required for Distance > 600 ft?
37 N. Riverview	3	0	3	3	High St Garage	688	3.8	115%	Waiver
				0	Library Garage	796	4.4	133%	-
45 N. Riverview	3	0	3	3	High St Garage	617	3.4	103%	Waiver
				0	Library Garage	718	4.0	120%	-
53 N. Riverview	12	0	12	0	High St Garage	546	3.0	91%	-
				3	Library Garage	640	3.6	107%	Waiver
62 N. Riverview	47	0	47	25	High St Garage	473	2.6	79%	-
				28	Library Garage	572	3.2	95%	-
New Build	53	5	53	20	High St Garage	570	3.2	95%	-
				33	Library Garage	680	3.8	113%	Waiver
Total =	118	5	118	118				% > 100% requires Waiver	

Total Riverview Village Offsite Allocated to High St Garage =	52	44%
Total Riverview Village Offsite Allocated to Library Garage =	66	56%

Location/Time	Public Spaces	Occupied %	Occupied #	Available	Less Riverview Village Offsite	Remaining Available
High Street Garage						
10am Weekday		13%	27	177	-52	125
1pm Weekday	204	26%	53	151	-52	99
7pm Weekday		61%	124	80	-52	30
Library Garage						
10am Weekday		6%	25	385	-66	319
1pm Weekday	410	31%	127	283	-66	217
7pm Weekday		68%	279	131	-66	65



GRAPHIC SCALE



1 INCH = 20 FEET



**DUBLIN -  
RIVERVIEW  
VILLAGE  
DEVELOPMENT**

**COHATCH**

**CITY OF DUBLIN  
OHIO**

TAG	ISSUED	DATE
-	PDP SUBMITTAL	8/30/24
-	PDP SUBMITTAL	9/18/24

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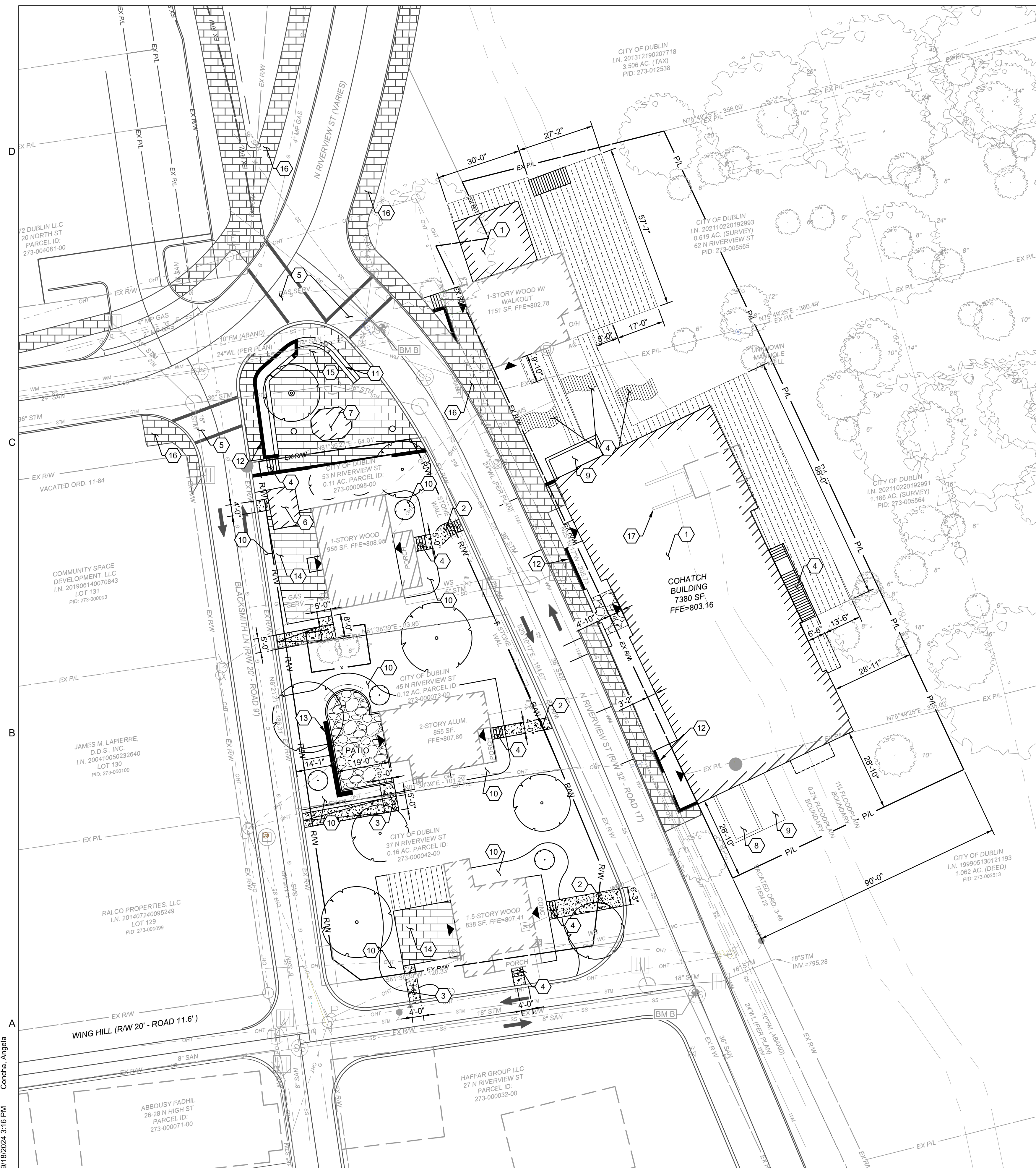
DRAWN BY ABC  
CHECKED BY WMD  
CLIENT PROJ NO.  
OSBORN PROJ NO. J20220724.000

**SITE PARKING PLAN**

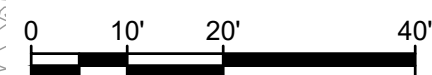
DRAWING NO.

**C004**





GRAPHIC SCALE



1 INCH = 20 FEET








ABBREVIATION LEGEND:

EX - EXISTING  
C/L - CENTER LINE  
R/W - RIGHT OF WAY  
P/L - PROPERTY LINE  
FFE - FINISH FLOOR ELEVATION  
OHE - OVERHEAD ELECTRIC  
SS - SANITARY SEWER  
CS - COMBINED SEWER  
UGE - UNDERGROUND ELECTRIC  
WM - WATERMAIN  
WC - WATER CONNECTION  
STM - STORM SEWER  
G - GAS  
MH - MANHOLE  
TC - TOP OF CURB  
EP - EDGE OF PAVEMENT  
DND - DO NOT DISTURB  
UGL - UNDERGROUND LIGHT

**SITE LAYOUT PLAN CODED NOTES:**

1. PROPOSED BUILDING (SEE ARCHITECTURAL PLANS FOR DETAILS).
2. PROPOSED CONCRETE WALK.
3. PROPOSED CONCRETE RAMP.
4. PROPOSED STEPS.
5. PROPOSED CROSSWALK (SEE R/W IMPROVEMENT PLANS, BY OTHERS).
6. PROPOSED SHED (SEE ARCHITECTURAL PLANS FOR DETAILS).
7. PROPOSED KIOSK (SEE ARCHITECTURAL PLANS FOR DETAILS).
8. PROPOSED TRASH LOCATION (SEE ARCHITECTURAL PLANS FOR DETAILS).
9. PROPOSED MECHANICAL YARD.
10. PROPOSED PLANTING BED (SEE LANDSCAPE PLANS FOR DETAILS).
11. PROPOSED WOOD BENCH (SEE ARCHITECTURAL PLANS FOR DETAILS).
12. PROPOSED STONE RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS).
13. PROPOSED FREESTANDING STONE WALL (SEE ARCHITECTURAL PLANS FOR DETAILS).
14. PROPOSED PATIO (SEE ARCHITECTURAL PLANS FOR DETAILS).
15. PROPOSED PLAZA (SEE ARCHITECTURAL PLANS FOR DETAILS).
16. PROPOSED BRICK SIDEWALK (SEE R/W IMPROVEMENT PLANS, BY OTHERS).
17. EXISTING STONE RETAINING WALL TO REMAIN AS PART OF THE DESIGN AND TO BE PROTECTED DURING CONSTRUCTION.

**SITE LAYOUT PLAN LEGEND:**

-  CONCRETE PAVEMENT.
-  BRICK PAVEMENT.
-  WOOD DECK PATIO (SEE ARCHITECTURAL PLANS FOR DETAILS).
-  GRAVEL.
-  EXISTING TREE.
-  PROPOSED TREE (SEE LANDSCAPE PLANS FOR DETAILS).
-  PROTECTIVE TREE FENCE.

## SITE LAYOUT PLAN GENERAL NOTES

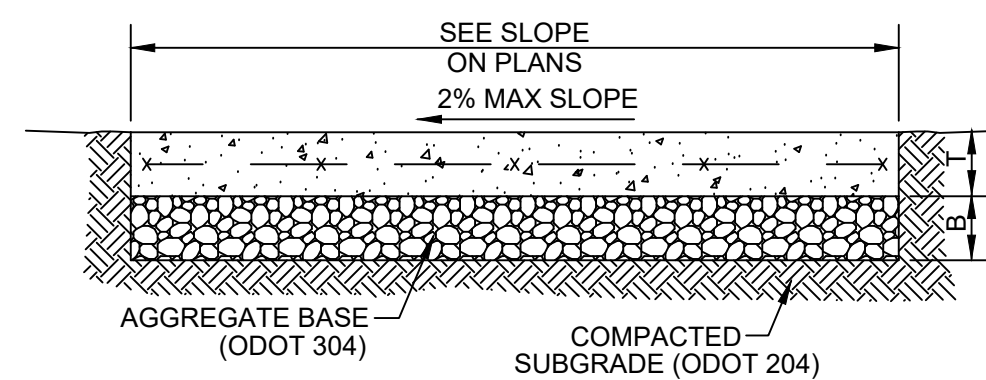
1. DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
2. EXISTING PAVEMENT GRADES TO MATCH (FLUSH) WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
3. PAVEMENT JOINT WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT TO BE SEALED WITH HOT APPLIED JOINT SEALER.
4. ALL RADIUS TO BE 4 FT UNLESS NOTED OTHERWISE.

## NOTES

- 1) USE 3/8"x 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES, AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 20 FEET.
- 2) CONCRETE-

- 2) SIDEWALKS - USE READY-MIX CONCRETE WITH 4,000 PSI STRENGTH @ 28 DAYS.
- 3) SIDEWALKS WITHIN RIGHT-OF-WAY SHALL BE COC CLASS 5 (4500 PSI)
- 4) USE REINFORCEMENT - 6x 6 - W1.4x W1.4 W.W.M.
- 5) TOOL ALL EXPOSED EDGES AND JOINTS TO 3/4" RADIUS.
- 6) BROOM FINISH ACROSS DIRECTION OF TRAVEL.
- 7) REFERENCE CITY OF COLUMBUS STANDARD DRAWING 2300 WHEN SIDEWALK IMPROVEMENTS ARE WITHIN RIGHT-OF-WAY.

SIDEWALK	T = 4"
SIDEWALK	B = 4"



CONCRETE SIDEWALK DETAIL  
NOT TO SCALE



DUBLIN -  
RIVERVIEW  
VILLAGE  
DEVELOPMENT

COHATCH

CITY OF DUBLIN  
OHIO

[illegible]

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CHECKED BY	WMD
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OSBORN PROJ NO.	J20220724.000

## SITE STAKING PLAN

DRAWING NO.

# C100











COHATCH RIVERVIEW

N. RIVERVIEW STREET  
DUBLIN, OH 43017



Tim Lai Architect

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PRELIMINARY DEVELOPMENT PLAN	09/18/24

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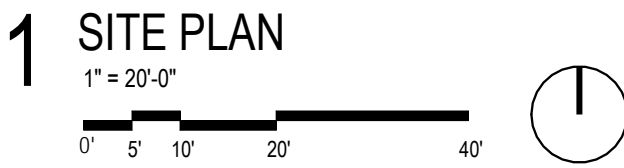
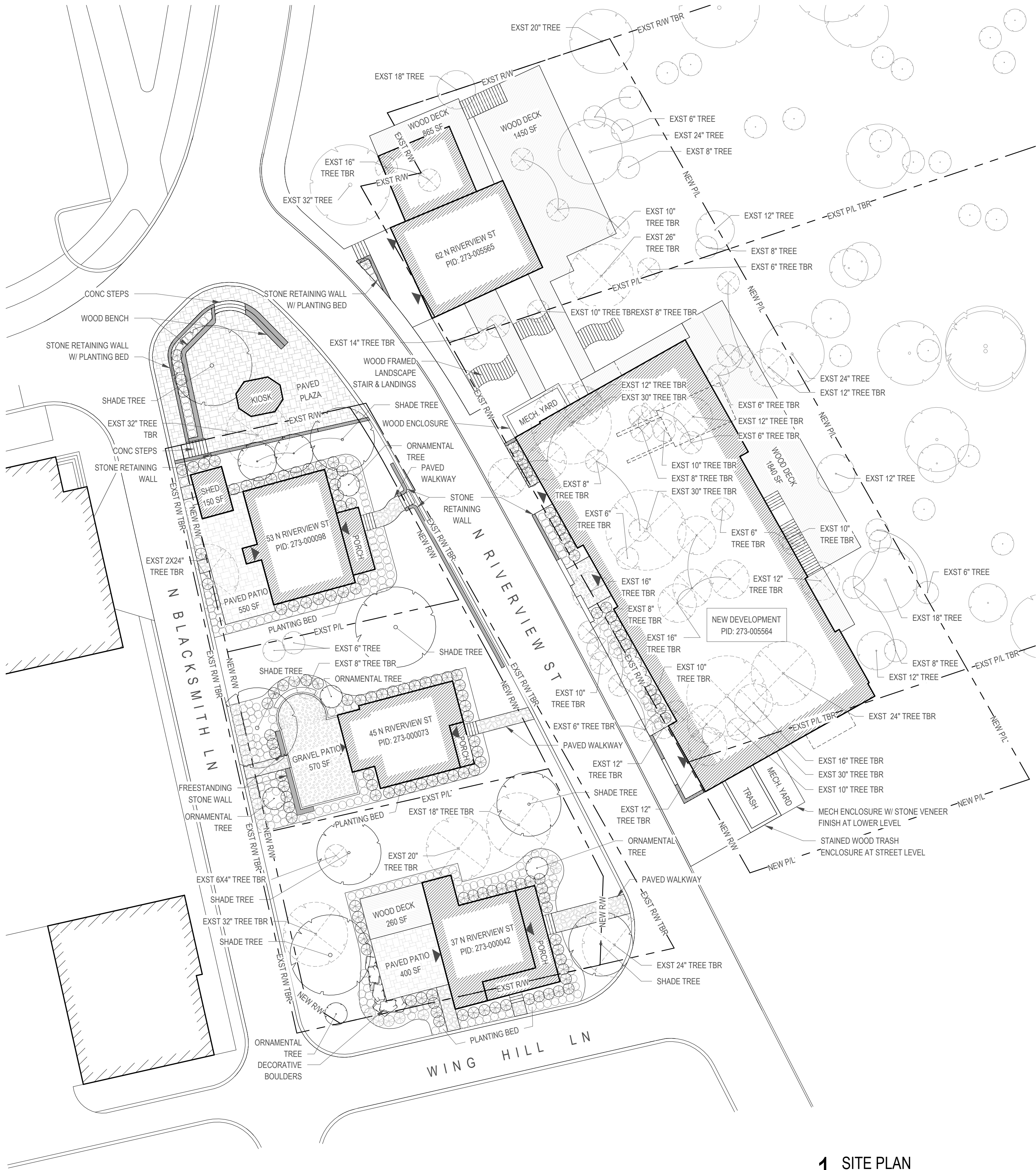
LANDSCAPE PLAN

PROJECT #	23115
DATE	09/18/24
DRAWN BY: AG	REVIEWED BY: JF

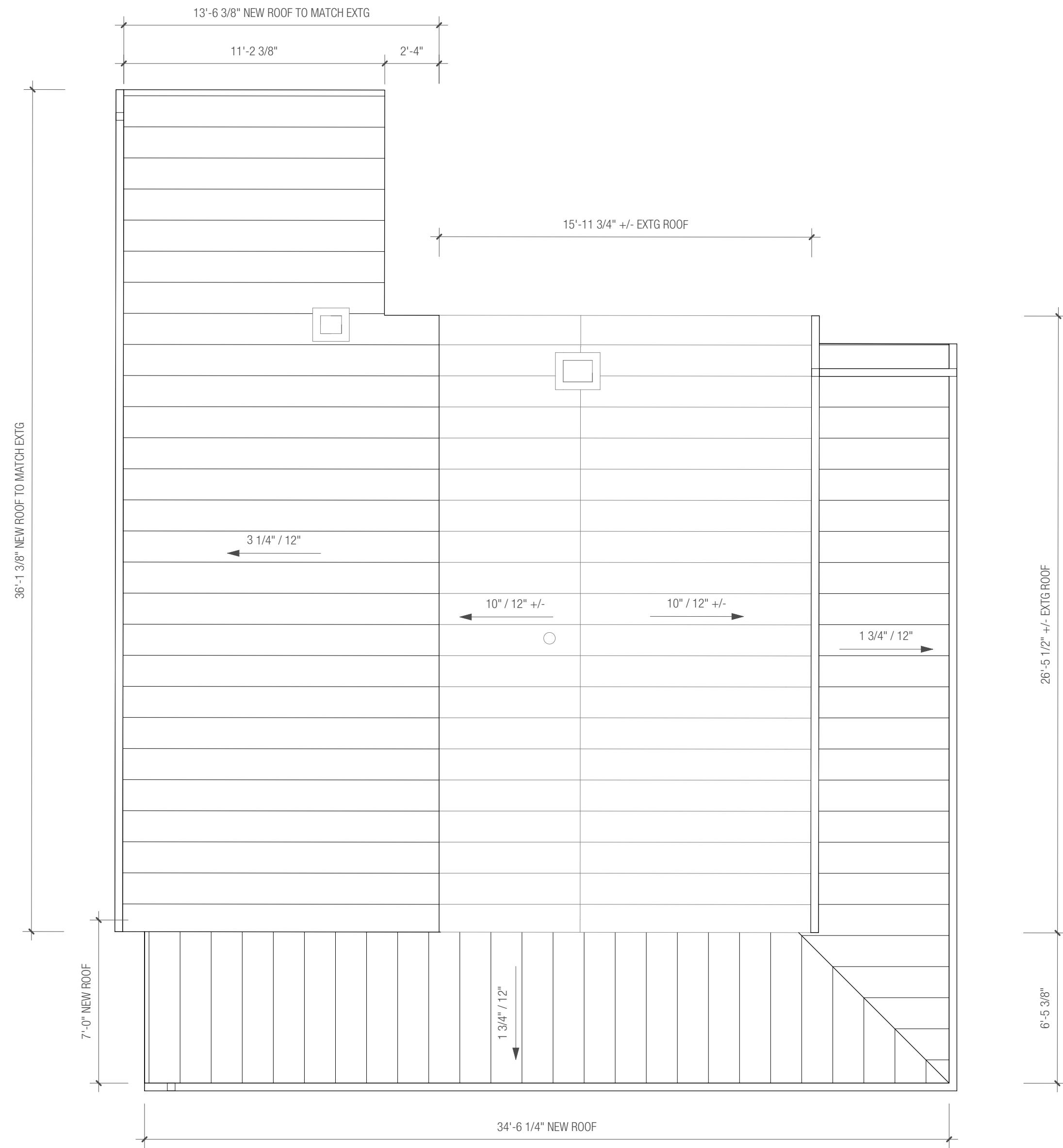
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L101

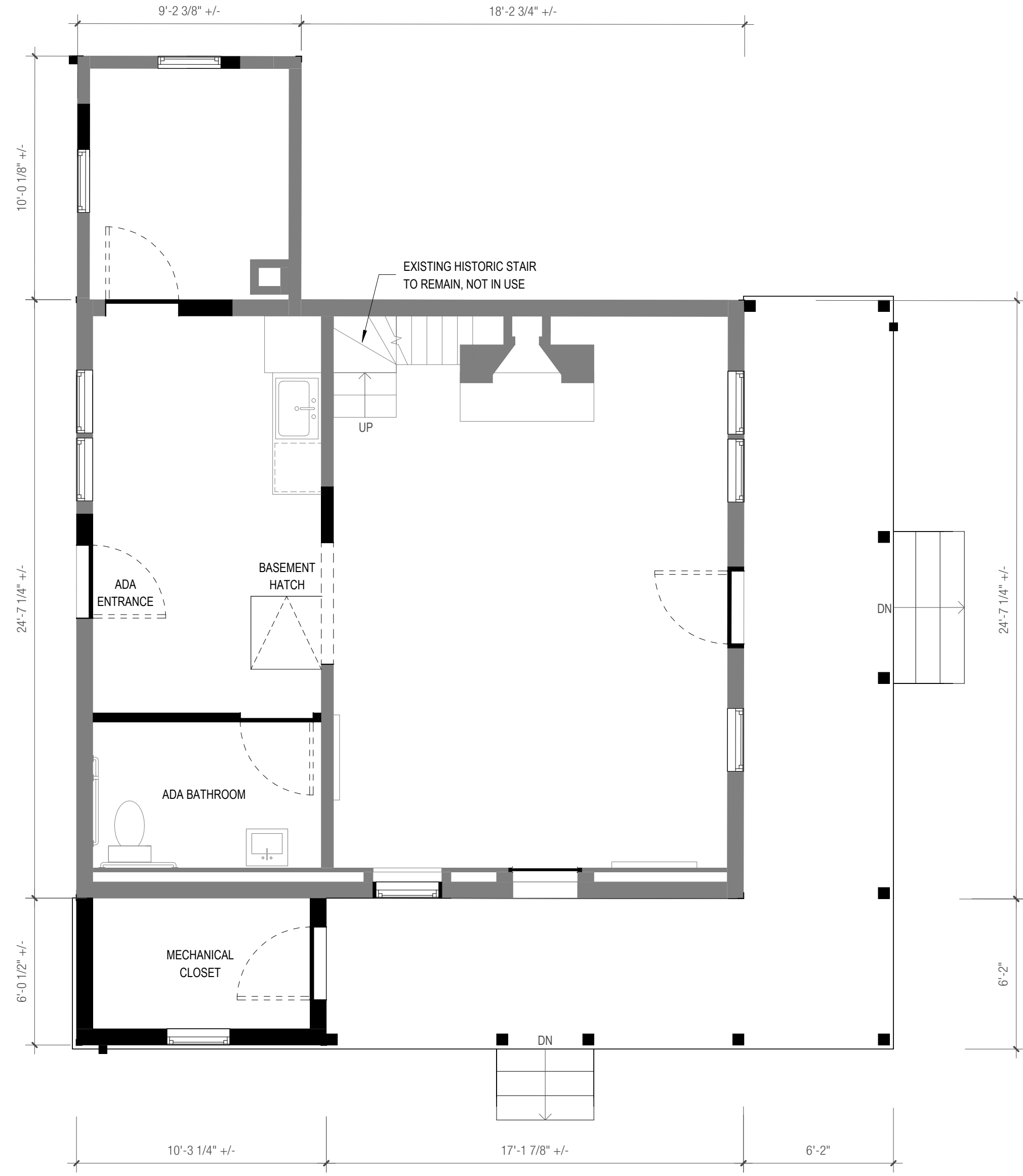
COHATCH RIVERVIEW







2 ROOF PLAN  
1/4" = 1'-0"



1 FIRST FLOOR PLAN  
1/4" = 1'-0"  
0' 1' 2' 4' 8'

## COHATCH RIVERVIEW

37 N. RIVERVIEW ST  
DUBLIN, OH 43017



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## 37 FIRST FLOOR & ROOF PLAN

PROJECT #	23115
DATE	09/18/24
DRAWN BY: AG	REVIEWED BY: JF
SHEET #	

A110

COHATCH RIVERVIEW



COHATCH RIVERVIEW

45 N. RIVERVIEW ST  
DUBLIN, OH 43017



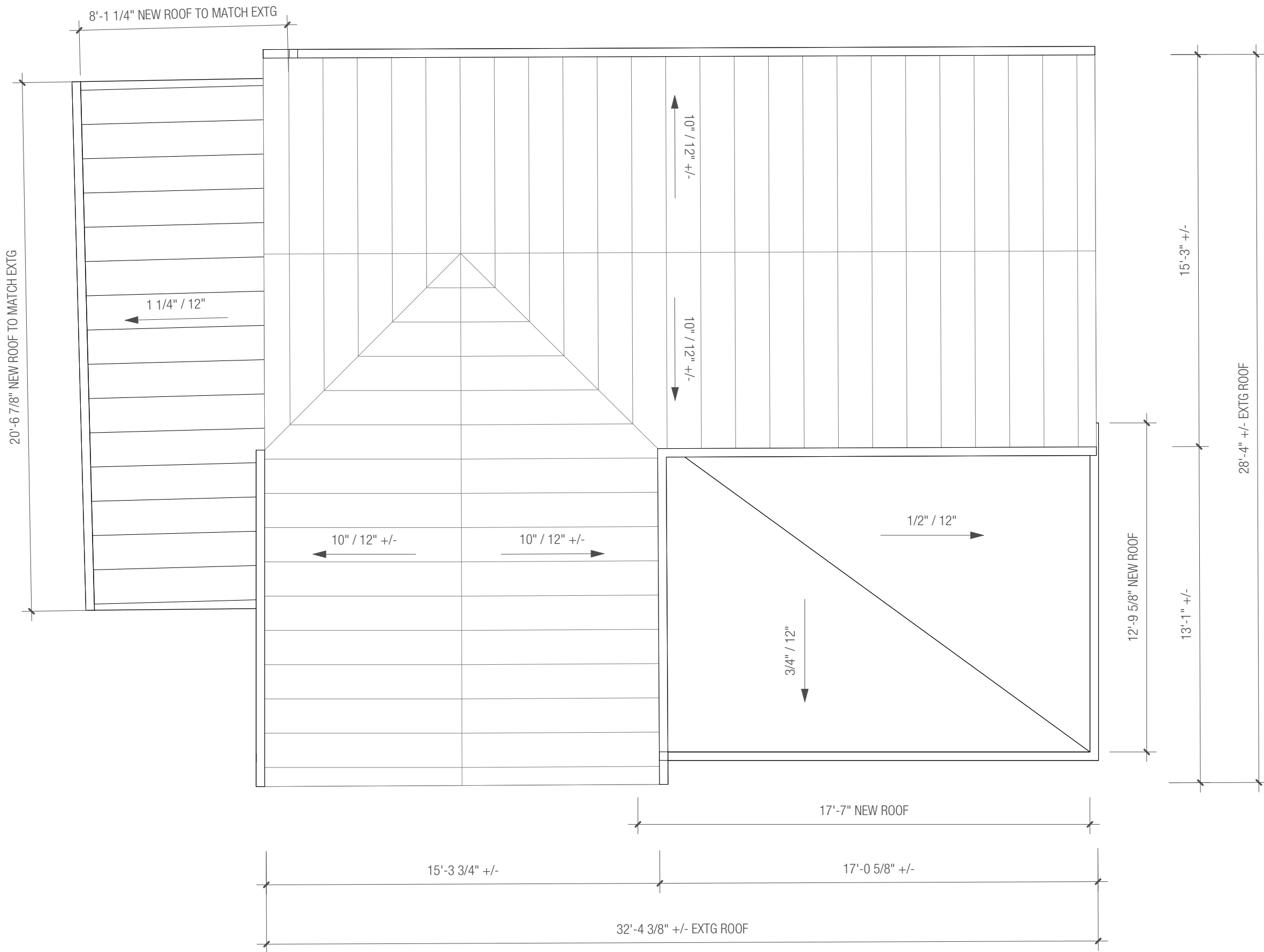
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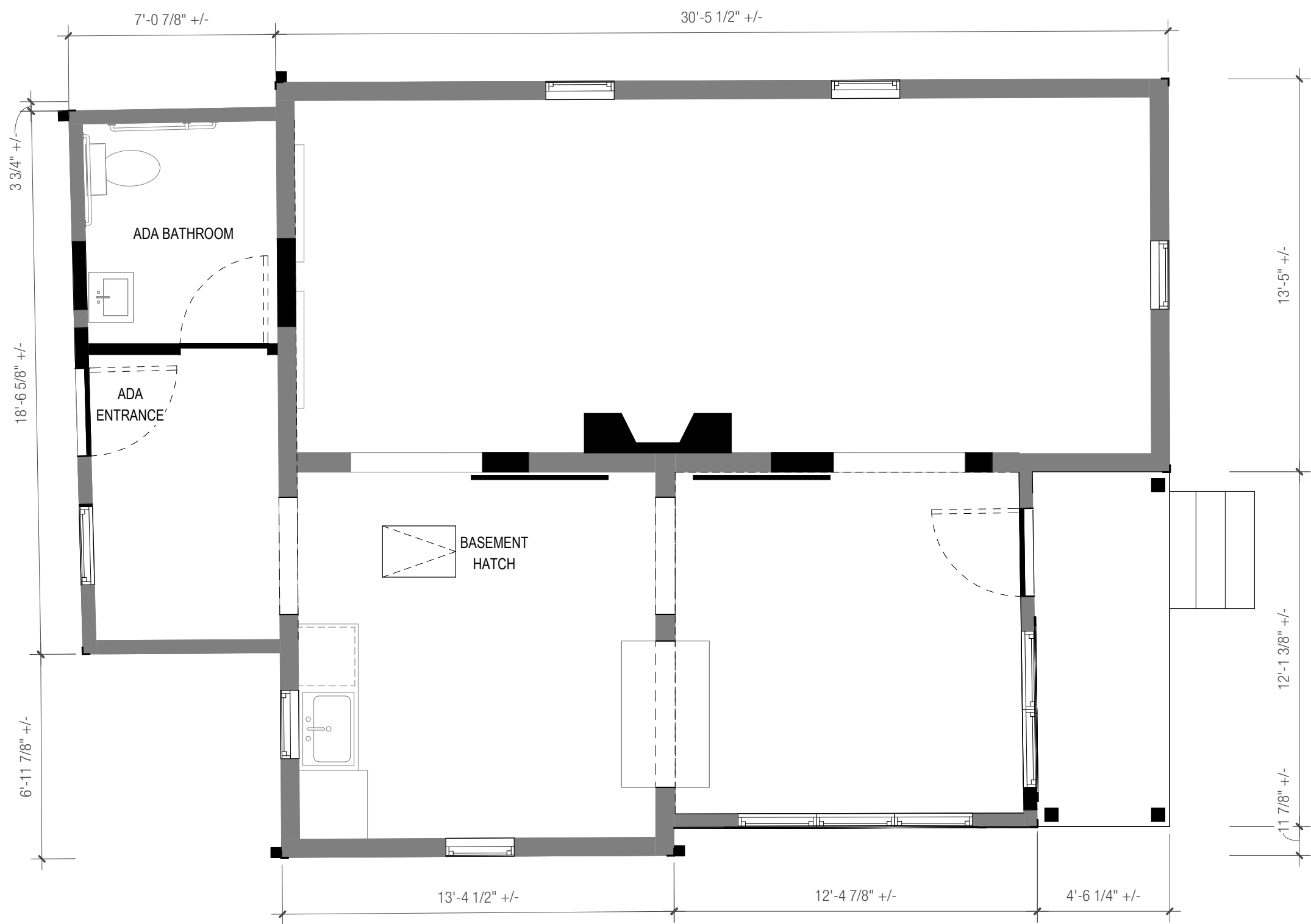
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2 ROOF PLAN  
1/4" = 1'-0"



1 FIRST FLOOR PLAN  
1/4" = 1'-0"  
0' 1' 2' 4' 8'

PRELIMINARY DOCUMENTS  
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45 FIRST FLOOR &  
ROOF PLAN

PROJECT #	23115
DATE	09/18/24
DRAWN BY: AG	REVIEWED BY: JF
SHEET #	

A111

COHATCH RIVERVIEW



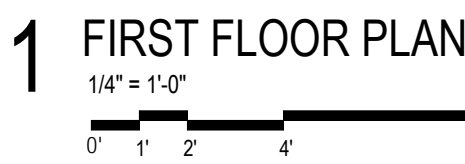
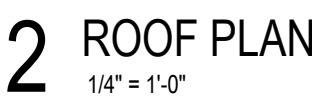
53 N. RIVERVIEW ST  
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PROJECT # 23115

DATE 09/18/24

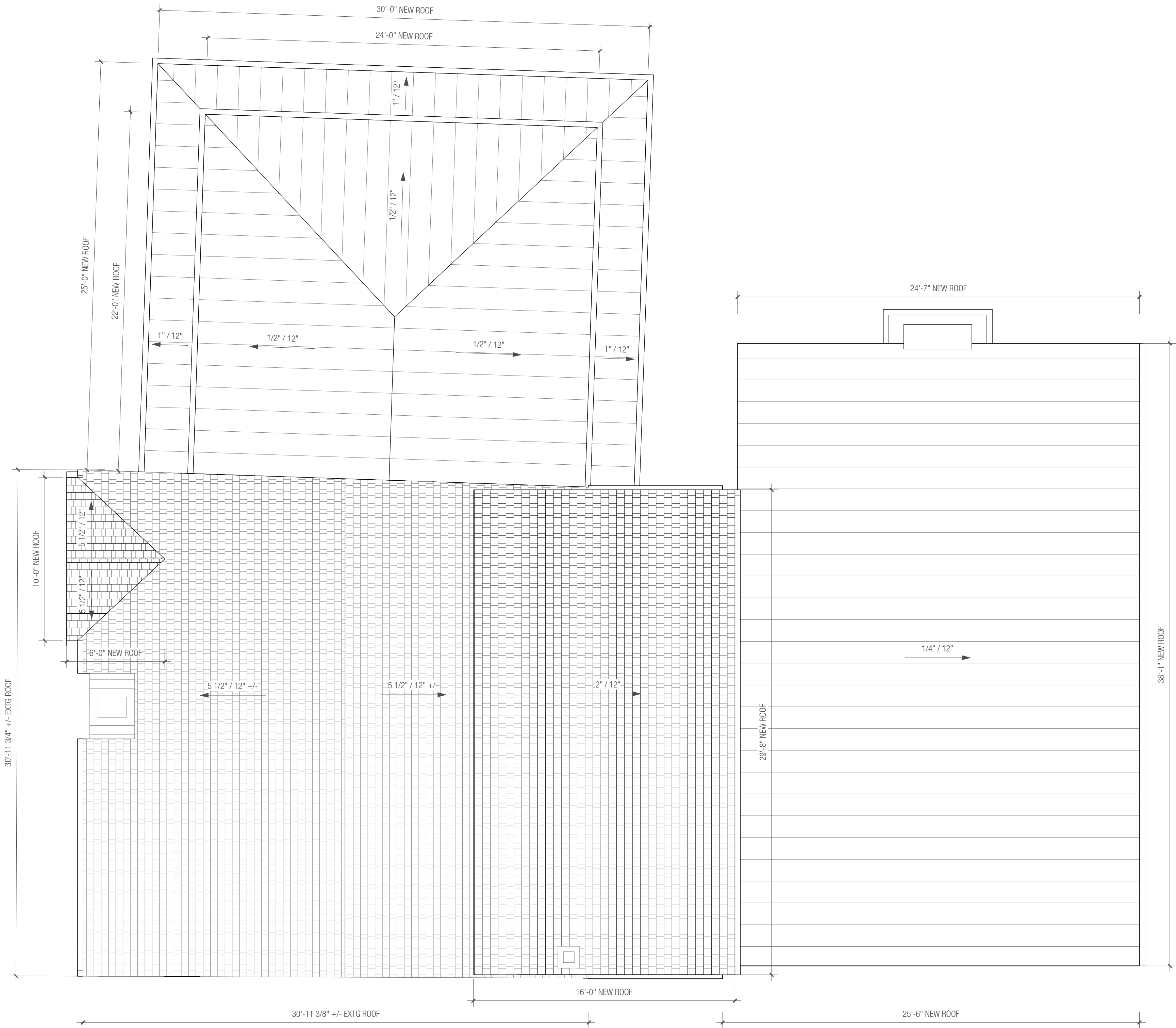
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SHEET #

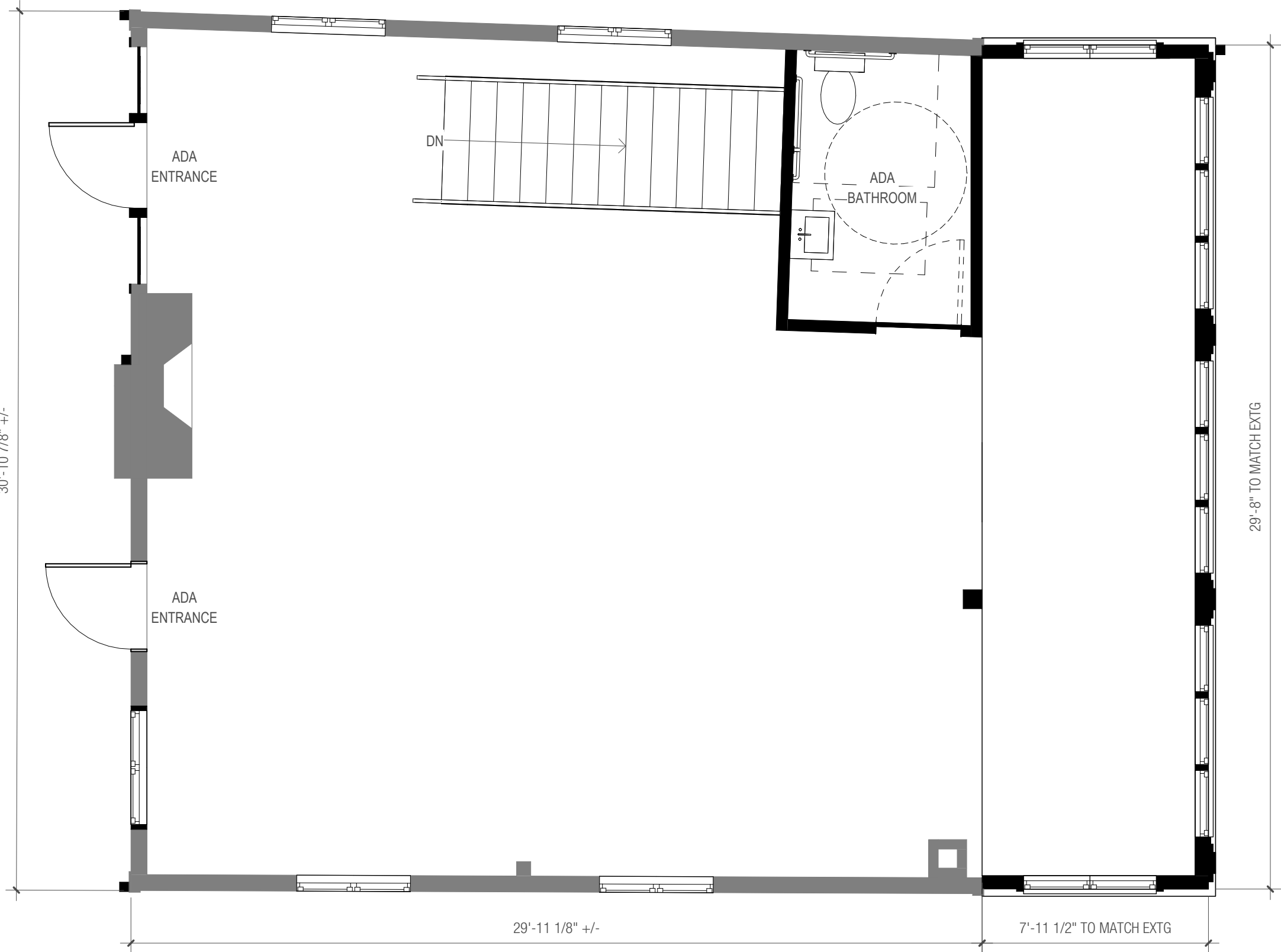
A112

COHATCH RIVERVIEW





2 ROOF PLAN  
1/4" = 1'-0"



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

COHATCH RIVERVIEW

62 N. RIVERVIEW ST  
DUBLIN, OH 43017



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PRELIMINARY DOCUMENTS  
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62 FIRST FLOOR &  
ROOF PLAN

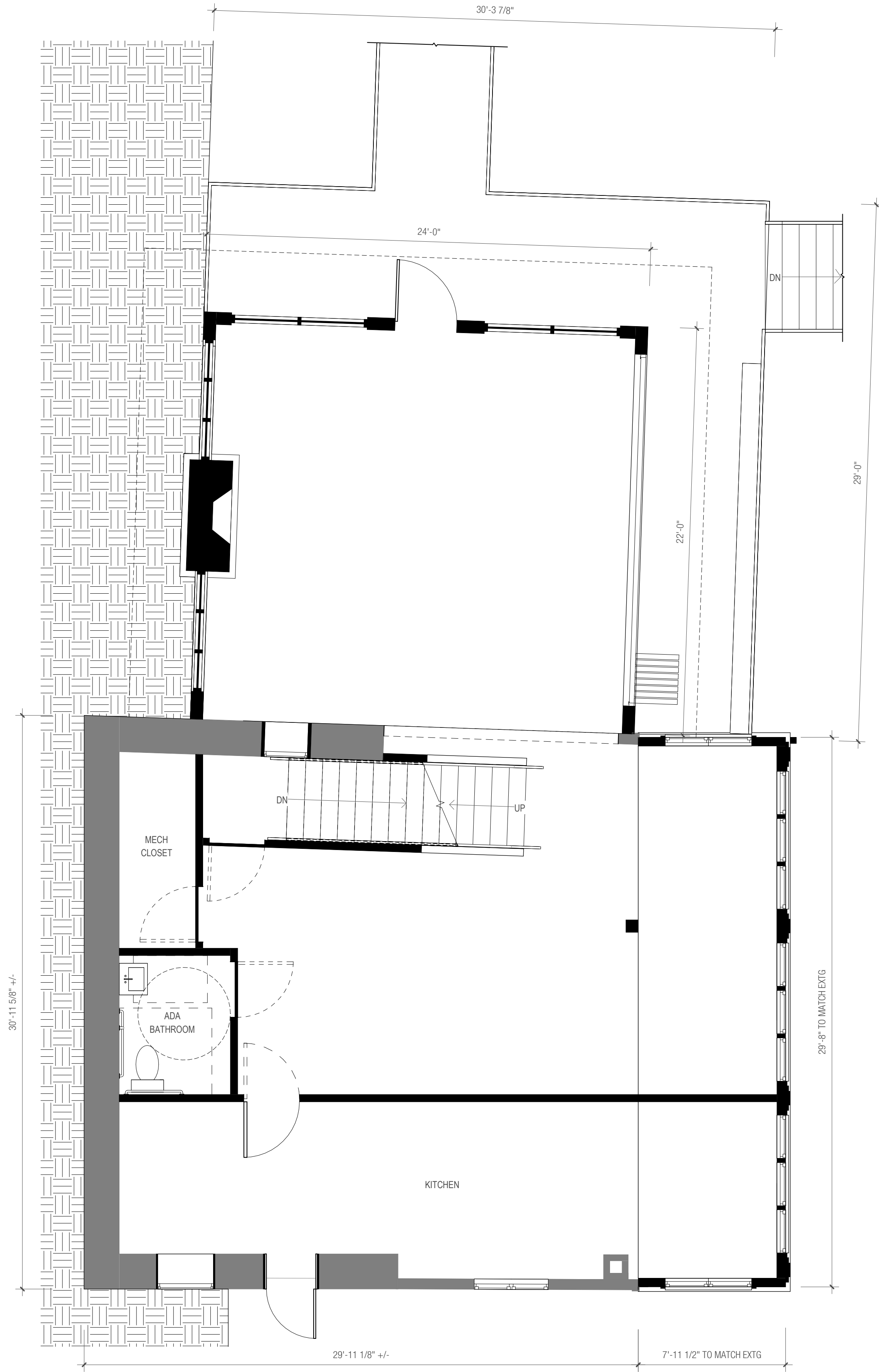
PROJECT #	23115
DATE	09/18/24
DRAWN BY:	AG
REVIEWED BY:	JF

SHEET #

A113

COHATCH RIVERVIEW





1 B1 FLOOR PLAN  
1/4" = 1'-0"  
0' 1' 2' 4' 8'

COHATCH RIVERVIEW

62 N. RIVERVIEW ST  
DUBLIN, OH 43017



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62 B1 PLAN

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DRAWN BY: AG	REVIEWED BY: JF
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A114

COHATCH RIVERVIEW



COHATCH RIVERVIEW

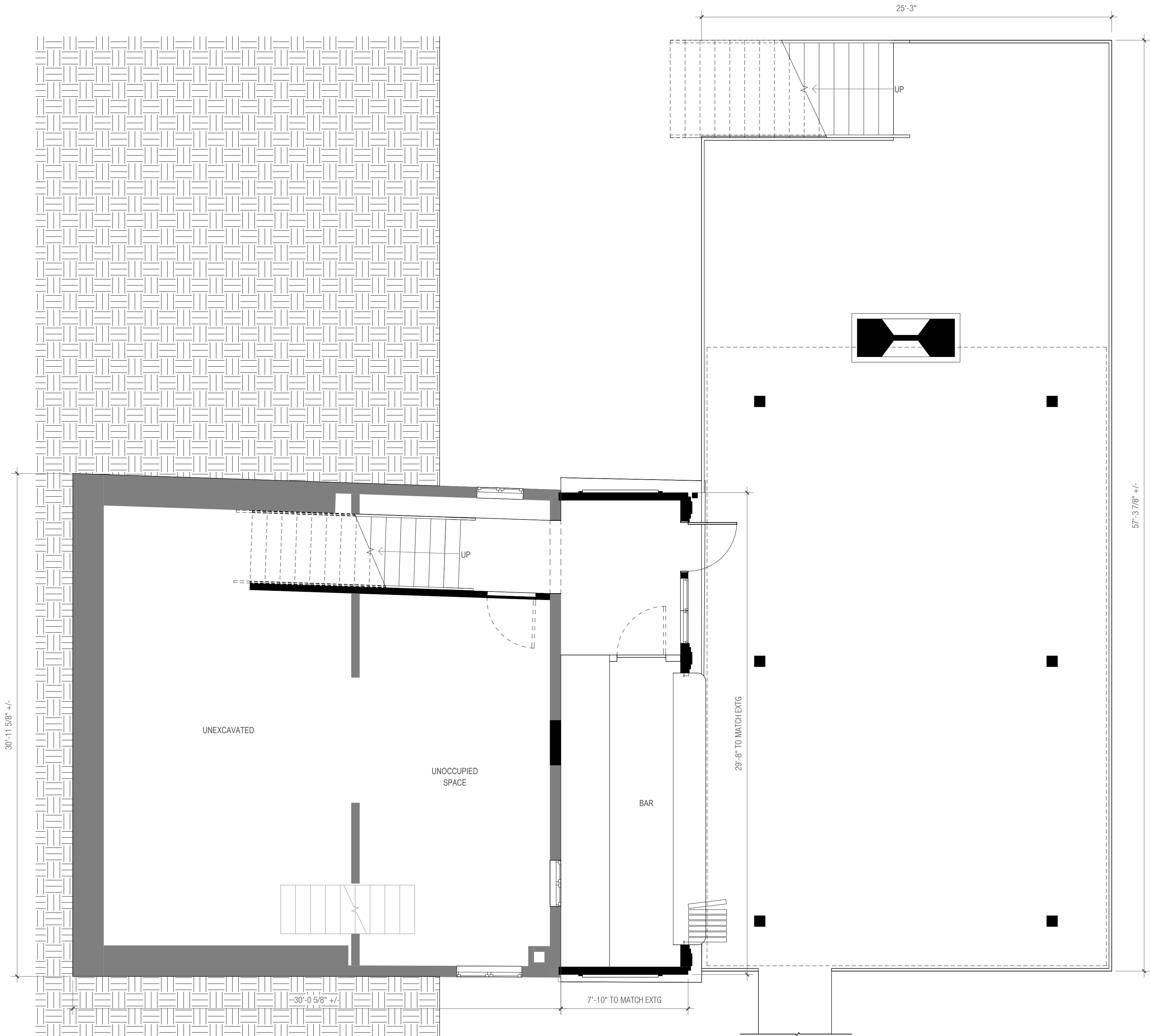
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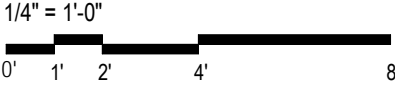
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1 B2 FLOOR PLAN



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62 B2 PLAN

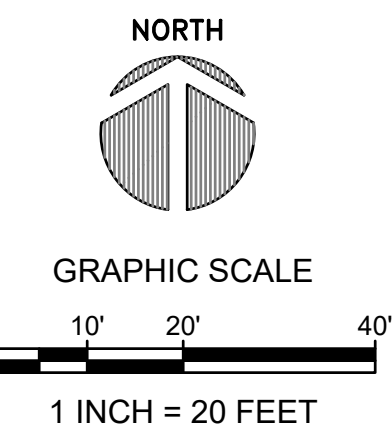
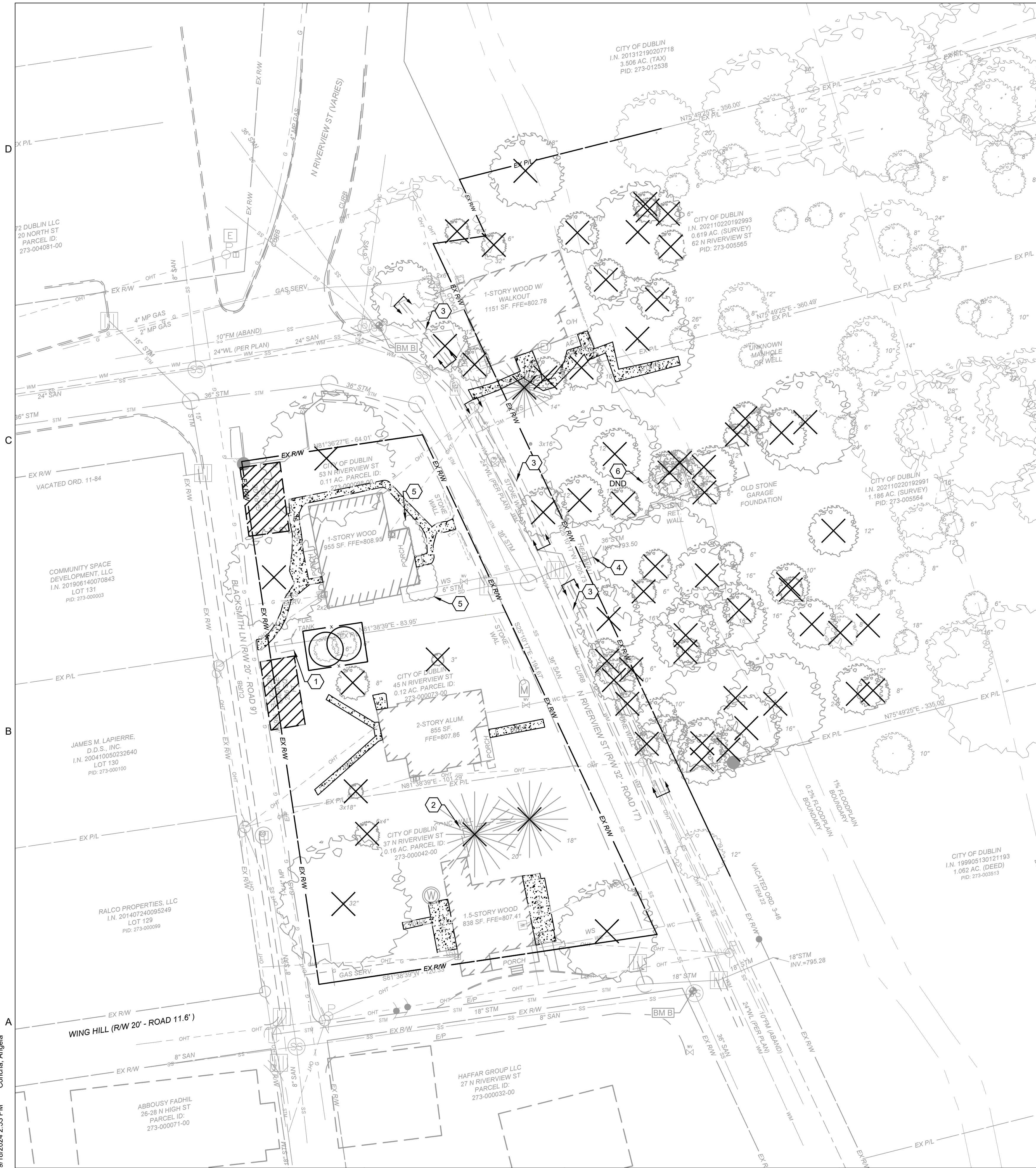
PROJECT #	23115
DATE	09/18/24
DRAWN BY: AG	REVIEWED BY: JF

SHEET #

A115

COHATCH RIVERVIEW





**ABBREVIATION LEGEND:**

EX - EXISTING  
C/L - CENTER LINE  
R/W - RIGHT OF WAY  
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OHE - OVERHEAD ELECTRIC  
SS - SANITARY SEWER  
CS - COMBINED SEWER  
UCE - UNDERGROUND ELECTRIC  
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WC - WATER CONNECTION  
STM - STORM SEWER  
G - GAS  
MH - MANHOLE  
TC - TOP OF CURB  
EP - EDGE OF PAVEMENT  
DND - DO NOT DISTURB  
UGL - UNDERGROUND LIGHT

**# DEMOLITION CODED NOTES**

- EXISTING FUEL TANK STRUCTURE TO BE REMOVED.
- EXISTING CONCRETE WALL TO BE REMOVED.
- EXISTING STONE FOUNDATION TO BE REMOVED AND SALVAGED FOR RELOCATION.
- EXISTING HEADWALL TO BE REMOVED.
- EXISTING BUSHES TO BE REMOVED.
- EXISTING STONE RETAINING WALL TO REMAIN AND BE INCORPORATED INTO DESIGN.

**DEMOLITION LEGEND**

- TREE TO BE REMOVED.
- CONCRETE PAVEMENT OT BE REMOVED.
- BUILDING TO BE REMOVED.
- PROTECTIVE TREE FENCE.
- DEMOLITION LIMITS

**DEMOLITION NOTES**

- ALL DEBRIS SHALL NOT BE BURIED ON THE SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL LAWS AND ORDINANCES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE APPLICABLE UTILITIES PROTECTION SERVICE AT A MINIMUM OF 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN.
- CONTRACTOR SHALL NOT DISTURB EXISTING PAVEMENT OUTSIDE OF DEMOLITION AREA.
- ITEMS DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL THEY ARE FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
- THE SIZE AND LOCATION OF BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HERE HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE POSSIBLE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRICITION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
- UPON DISCOVERY OF UNDERGROUND TANKS OR CONTAMINATED SOILS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS OR CONTAMINATED SOILS SHALL OCCUR UNTIL AUTHORIZED BY THE OWNER AND PROPER AUTHORITIES.
- ALL EARTHWORK, SUBGRADE PREPARATION AND BACKFILL REQUIREMENTS SHALL BE PER THE LATEST CITY OF DUBLIN AND DOT STANDARD DETAILS AND SPECIFICATIONS.
- EXISTING ABANDONED UTILITIES WITHIN THE PROPOSED WORK LIMITS SHALL BE REMOVED IF POSSIBLE. IF SUCH UTILITIES ARE PRESENT, THEY SHOULD BE REMOVED AND RELOCATED OR ABANDONED IN PLACE. IF ABANDONED IN PLACE, IT IS RECOMMENDED THAT THE UTILITIES PIPE BE FILLED WITH LOW STRENGTH MORTAR GROUT TO AVOID POTENTIAL COLLAPSE IN THE FUTURE. SHOULD THE UTILITIES LINES BE REMOVED FROM THE SITE, THE RESULTANT TRENCH EXCAVATIONS SHOULD BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE LATEST MAG STANDARD DETAILS AND SPECIFICATIONS.
- ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.
- THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWING HEREON.
- ALL EXISTING CONDITIONS WITHIN THE RIGHT-OF-WAY DISTURBED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE IMMEDIATELY RESTORED TO THE PRE-CONSTRUCTION CONDITION OR BETTER.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS AND STAKES.
- ANY DAMAGE CAUSED TO THE PAVEMENT, DRIVE, DRAINAGE SYSTEMS, UNDERGROUND OR OVERHEAD UTILITIES, PIPE LINES OR LANDSCAPING, EITHER WITHIN THE RIGHT-OF-WAY OR ON ADJACENT PROPERTIES, SHALL BE FULLY RESTORED PROMPTLY BY THE CONTRACTOR WITH ALL RELATED COSTS BEING THE FULL RESPONSIBILITY OF THE CONTRACTOR.
- WHERE NECESSARY TO REMOVE PAVEMENTS OR DRIVES, THE PAVEMENT SHALL BE SAWCUT FULL DEPTH IN NEAT, STRAIGHT LINES, WHERE REMOVED IN WALK AREAS,SHALL BE SAWCUT AT NEAREST JOINT.
- ALL PAVEMENT AND/OR FOUNDATIONS THAT ARE REMOVED SHALL BE DISPOSED OF OFFSITE PROPERLY.
- EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED DURING DEMOLITION ACTIVITIES.
- THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE SITE, SCOPE OF WORK AND ALL EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.



**DUBLIN -  
RIVERVIEW  
VILLAGE  
DEVELOPMENT**

**COHATCH**

**CITY OF DUBLIN  
OHIO**

TAG	ISSUED	DATE
-	PDP SUBMITTAL	8/30/24
-	PDP SUBMITTAL	9/18/24

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**DEMOLITION PLAN**

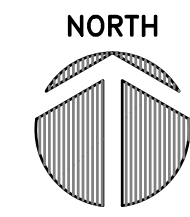
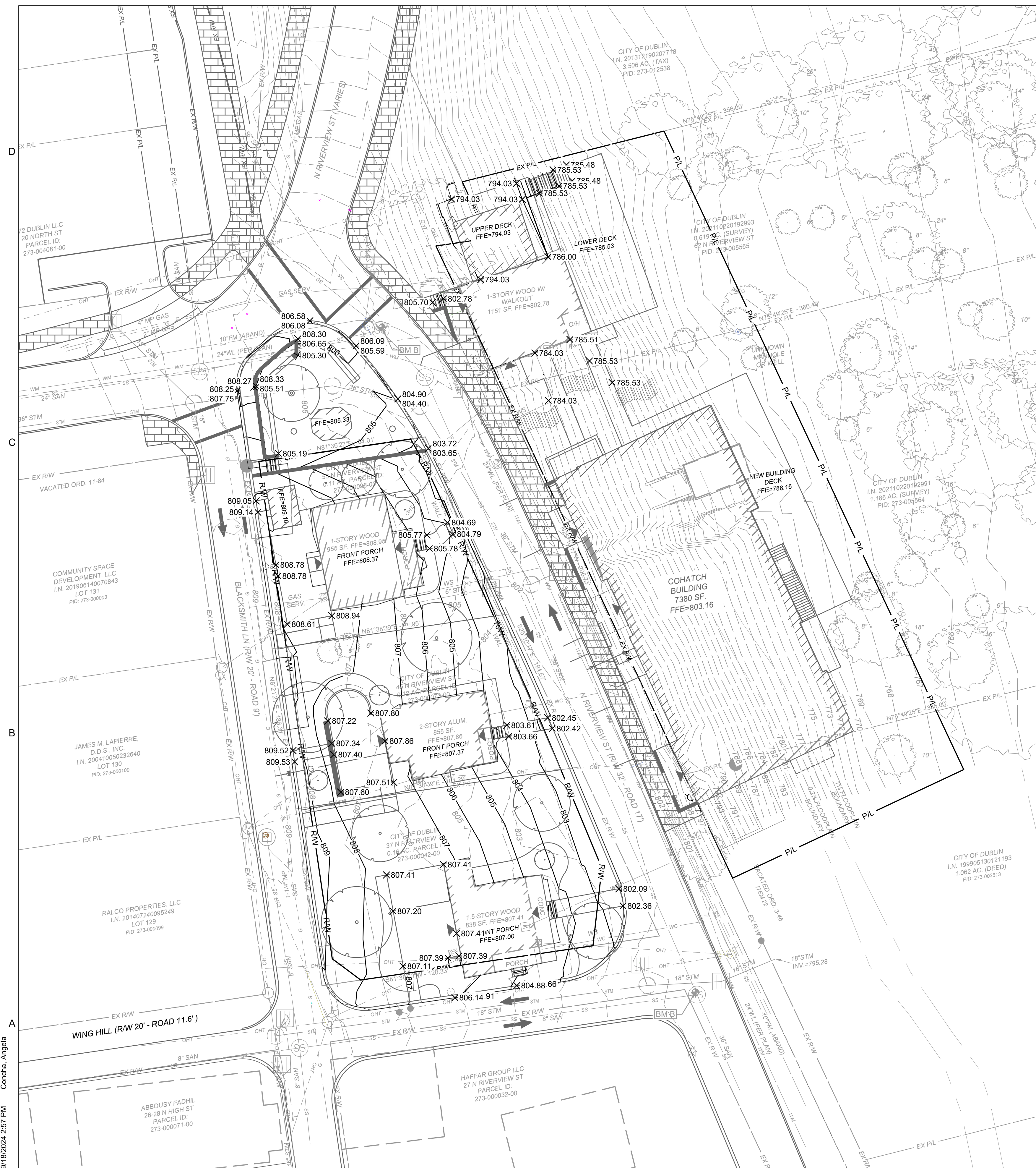
DRAWING NO.

**C003.1**

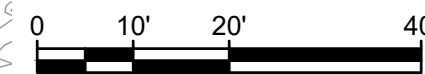








GRAPHIC SCALE



1 INCH = 20 FEET

ABBREVIATION LEGEND:

EX - EXISTING  
C/L - CENTER LINE  
R/W - RIGHT OF WAY  
P/L - PROPERTY LINE  
FFE - FINISH FLOOR ELEVATION  
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DUBLIN -  
RIVERVIEW  
VILLAGE  
DEVELOPMENT

COHATCH

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## SITE GRADING PLAN

DRAWING NO.

C300



