CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC DEVELOPEMENT / BASIC SITE PLAN-
CONDITIONAL USE PLAN
FOR
NEIGHBORHOOD HOSPITAL
2017

SHEET INDEX

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PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
AUGUST 8, 2017

REVISIONS

MARK	DATE	DESCRIPTION

Embree Asset Group Inc.
4747 Williams Drive
Georgetown, TX 78633
(512)819-4700

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC DEVELOPEMENT / BASIC SITE PLAN-
CONDITIONAL USE PLAN
FOR
NEIGHBORHOOD HOSPITAL
COVER

EMH&T

DATE
August 8, 2017

SCALE
As Noted

JOB NO.
20170710

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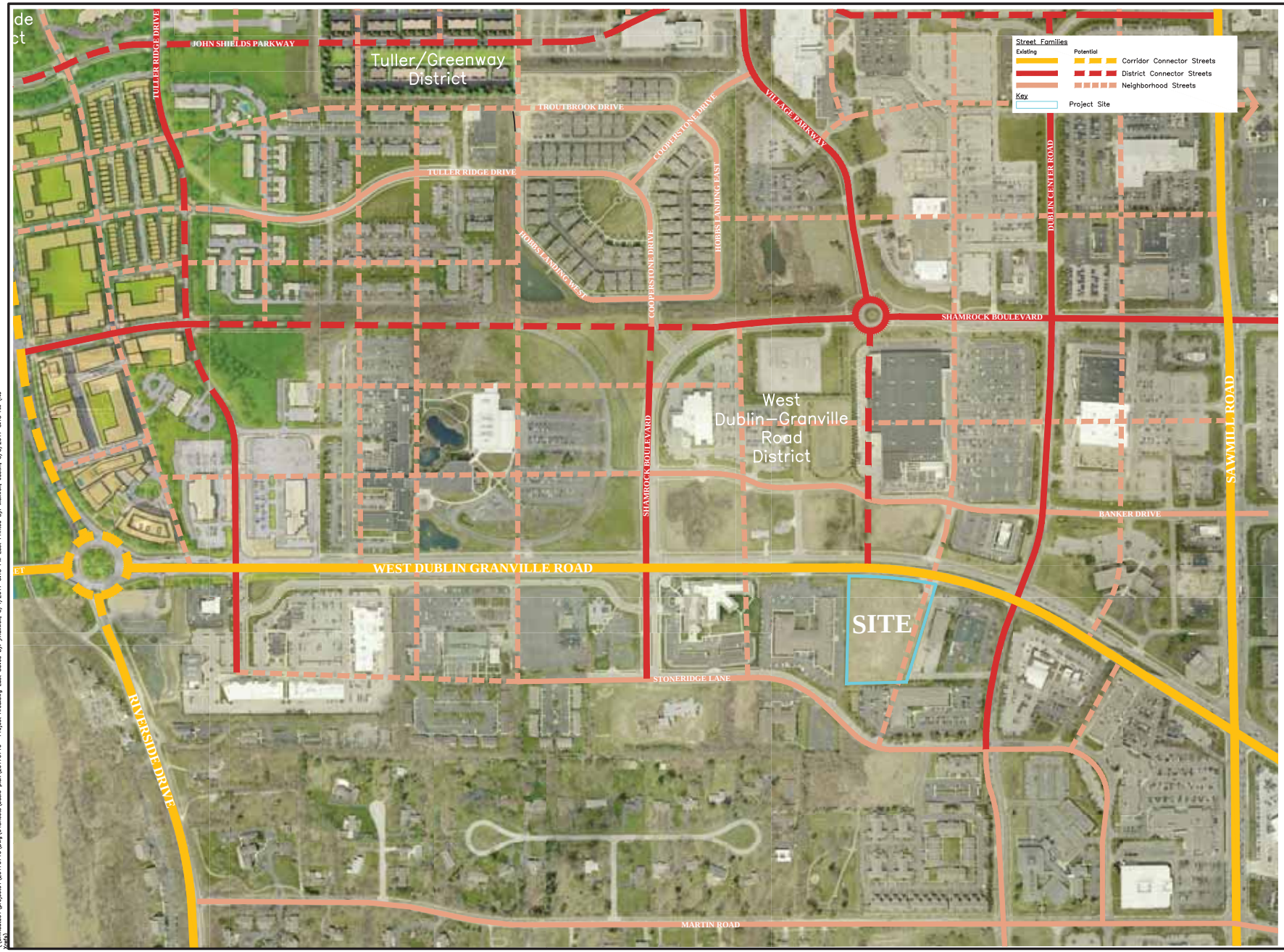

GRAPHIC SCALE

0 100 200 400

1 inch = 200 feet

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CONDITIONAL USE PLAN
FOR
NEIGHBORHOOD HOSPITAL
PROJECT AREA PLAN

EMH&T

DATE
August 8, 2017

SCALE
As Noted

JOB NO.
20170710

SHEET
01/07

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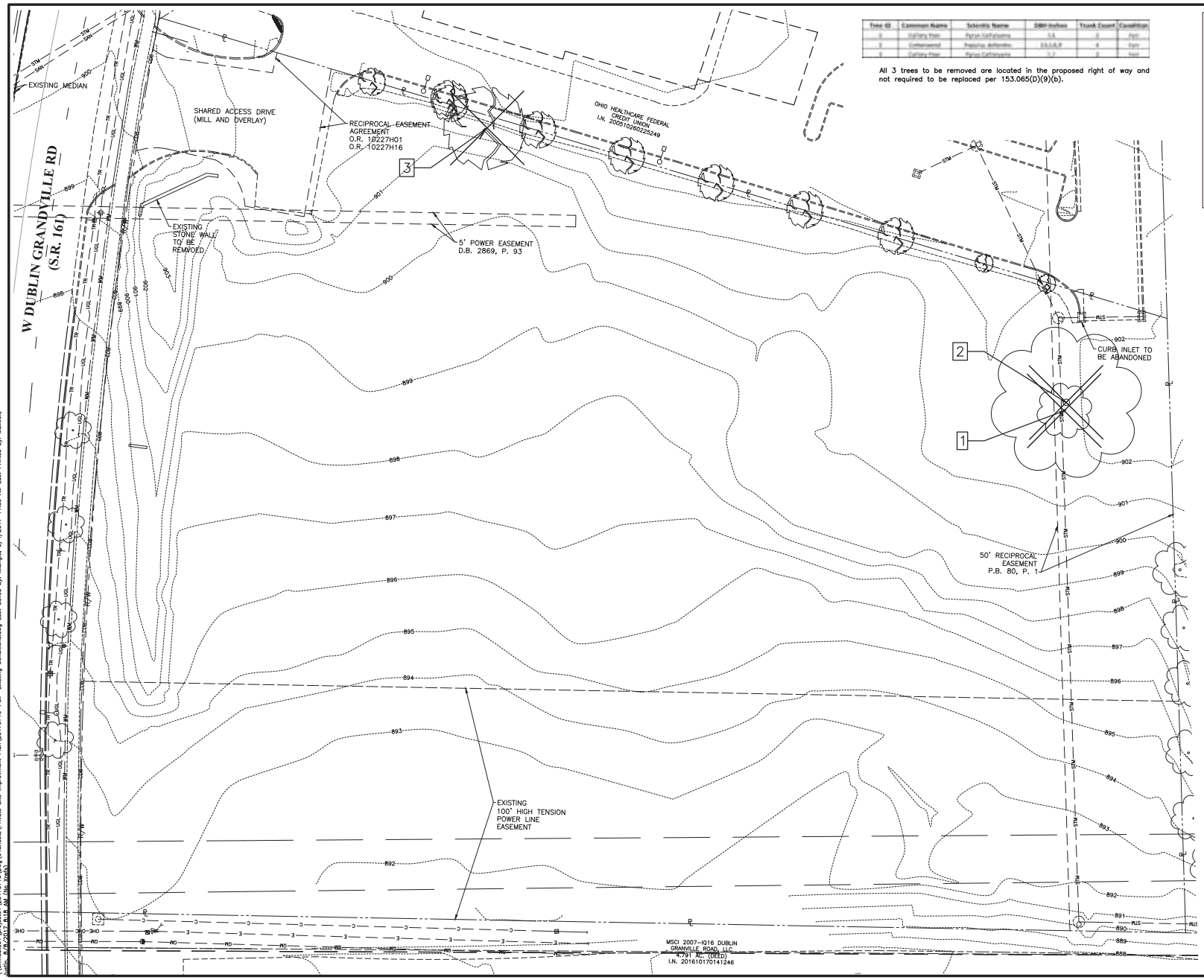
Tree ID	Common Name	Scientific Name	DBH Inches	Trunk Count	Condition
1	Callary Pear	Pyrus Calleryana	11.5	1	Fair
2	Cottonwood	Populus deltoides	13.5,12,8	3	Fair
3	Callary Pear	Pyrus Calleryana	7,7	2	Fair

All 3 trees to be removed are located in the proposed right of way and not required to be replaced per 153.065(D)(9)(b).



EXISTING

- Curb
- Sidewalk/Curb Ramp
- Center Line Swale
- Fence/Handrail
- Water Main
- Sanitary Sewer Main
- Sanitary Sewer Service
- Storm Sewer
- Overhead Electric
- Communications Service
- Natural Gas Main
- Tree Row

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

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FOR
NEIGHBORHOOD HOSPITAL
EXISTING CONDITIONS, DEMOLITION AND TREE SURVEY PLAN

EMHT

DATE
August 8, 2017

SCALE
1" = 20'

JOB NO.
20170710

SHEET
02/07

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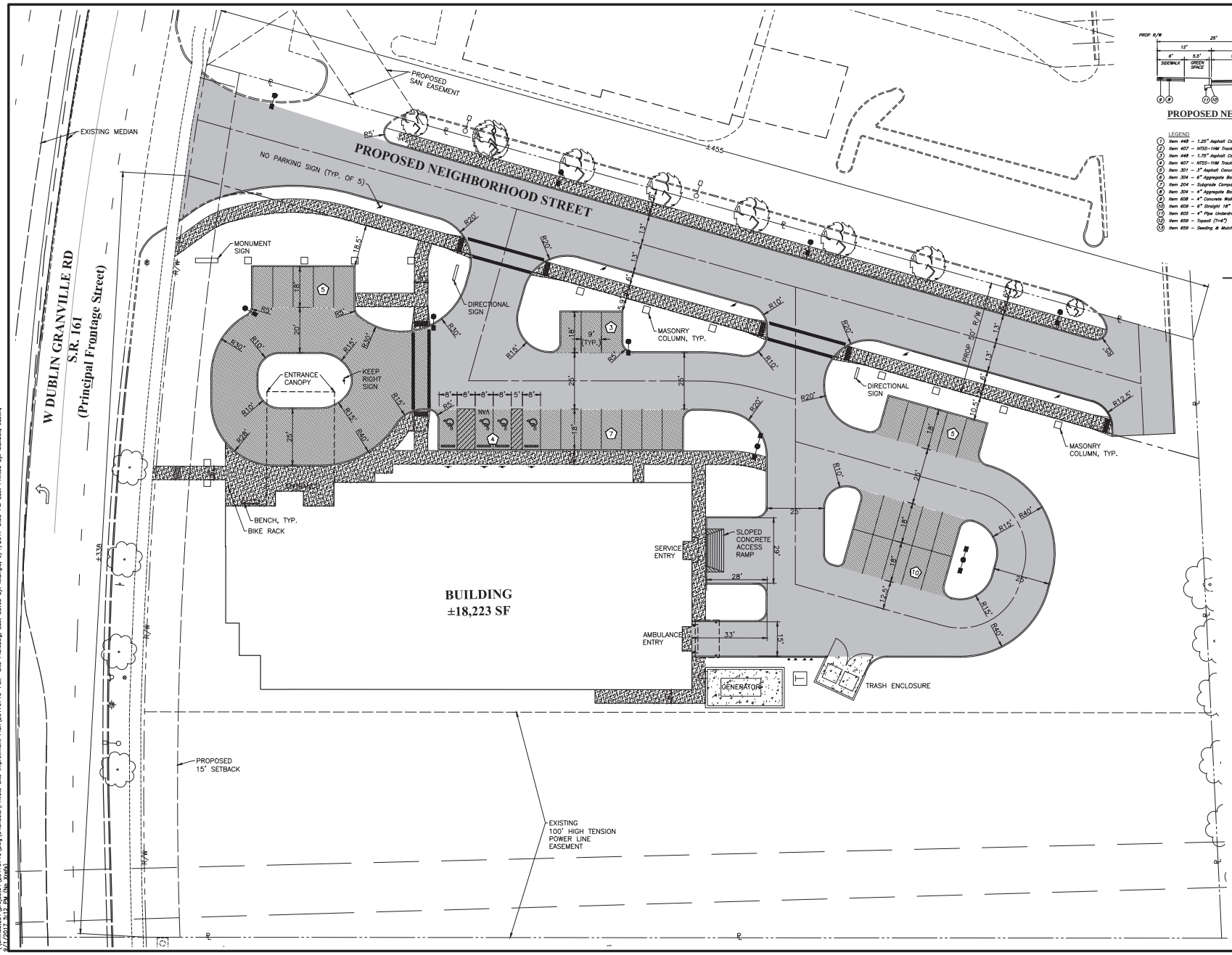

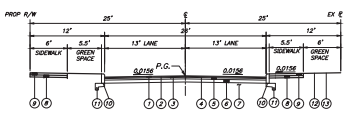

PROPOSED NEIGHBORHOOD STREET SECTION

Not to Scale

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic) Type 1, PG64–22
2. Item 407 – NTSS–1HM Trackless Tack Coat for Intermediate Course (0.04 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic) Type 2, PG64–22
4. Item 407 – NTSS–1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
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7. Item 204 – Subgrade Compaction and Proof Rolling
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9. Item 608 – 4" Concrete Walk
10. Item 659 – 6" Straight 18" Curb (RD–11)
11. Item 605 – 4" Pipe Underdrain w/ #57 Crushed Aggregate
12. Item 659 – Topsoil (Tref)
13. Item 659 – Seeding & Mulching, As Per Plan

LEGEND

- Curb
- Concrete Sidewalk
- Concrete Pavement
- Asphalt Pavement
- Heavy Duty Asphalt Pavement
- Bollard
- Sign
- Wheel Block
- Handicap Pavement Symbol
- Detectable Warning Plate
- Entrance Canopy

SITE DATA

Parcel Number: APN:273–009147–00
Parcel Size: 3.530 Acres
Existing Zoning: BSC Office
Proposed Land Use: Small Hospital
Proposed Building Type: Civic
Block Lengths:
West Dublin Granville Road (338.3')
Neighborhood Street (454.54')
Open Space: None Required
Setbacks:
Minimum Front Setback– 15'
Minimum Side Setback– 15'
Impervious Coverage: 36.7%
(Excluding Neighborhood Street)

PARKING AND LOADING SUMMARY

Auto Parking Required: To be provided based on user requirements.

Auto Parking Provided:		34 Total
–Standard	(9'x18'):	30
–ADA	(8'x18'):	2
	(5'x18'):	2
Bike Parking:		
–Required:		2
–Provided:		2
Loading Required:		2
Loading Provided:		2

–Service Entry 28'x29' (no ht. limit)
–Ambulance 35.5'x18.8' (14' ht.)

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

PRELIMINARY
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PLAN SET DATE
SEPTEMBER 1, 2017

REVISIONS

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Embree Asset Group Inc.
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC DEVELOPEMENT / BASIC SITE PLAN-
CONDITIONAL USE PLAN
FOR
NEIGHBORHOOD HOSPITAL
SITE PLAN

DATE
Septemeber 1, 2017

SCALE
1" = 20'

JOB NO.
20170710

SHEET
04/07

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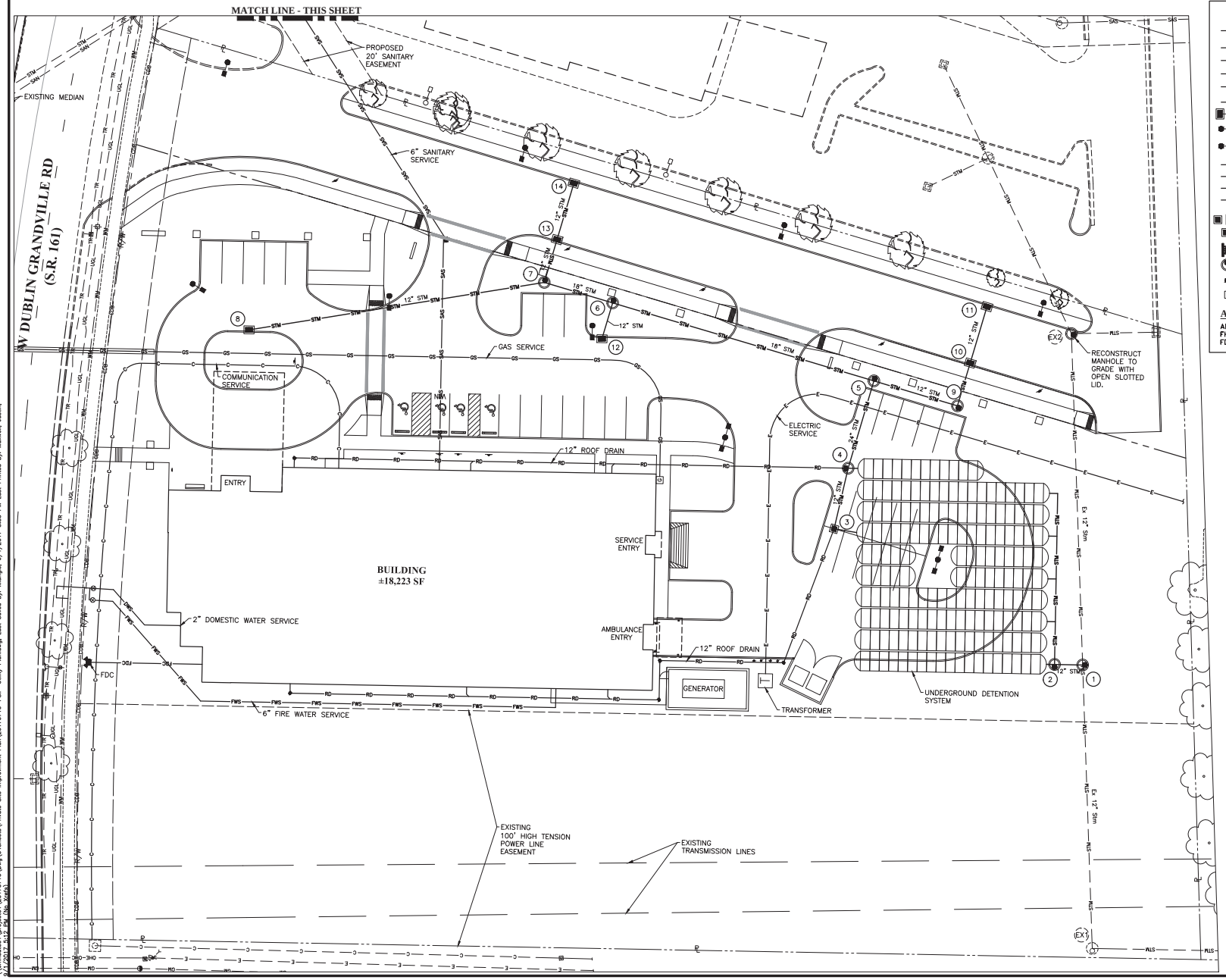
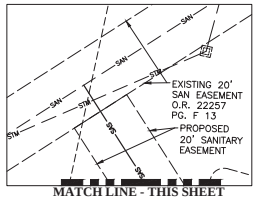


PROPOSED

- Water Main
- Water Service
- Domestic Water Service
- Fire Water Service
- Sanitary Sewer Main
- Sanitary Sewer Service
- Storm Sewer
- Roof Drain
- Underdrain
- Underground Electric Service
- Site Lighting
- Communications Service
- Natural Gas Service
- Catch Basin
- Curb & Gutter Inlet
- Headwall w/ Rock Channel Protection
- Manhole
- Cleanout
- Gas Meter (By Service Provider)
- Fire Hydrant
- Valve
- Reducer
- Fire Department Connection
- Light Pole (Refer to Site Lighting Plan)
- Transformer

ABBREVIATIONS

AB	=	Abandoned
FH	=	Fire Hydrant
FDC	=	Fire Department Connection



GRAPHIC SCALE

0 10 20 40

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PRELIMINARY
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PLAN SET DATE SEPTEMEBER 1, 2017

REVISIONS

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC DEVELOPEMENT / BASIC SITE PLAN-CONDITIONAL USE PLAN
FOR
NEIGHBORHOOD HOSPITAL
UTILITY PLAN

EMH&T

DATE: Septemeber 1, 2017

SCALE: 1" = 20'

JOB NO.: 20170710

SHEET: 05/07

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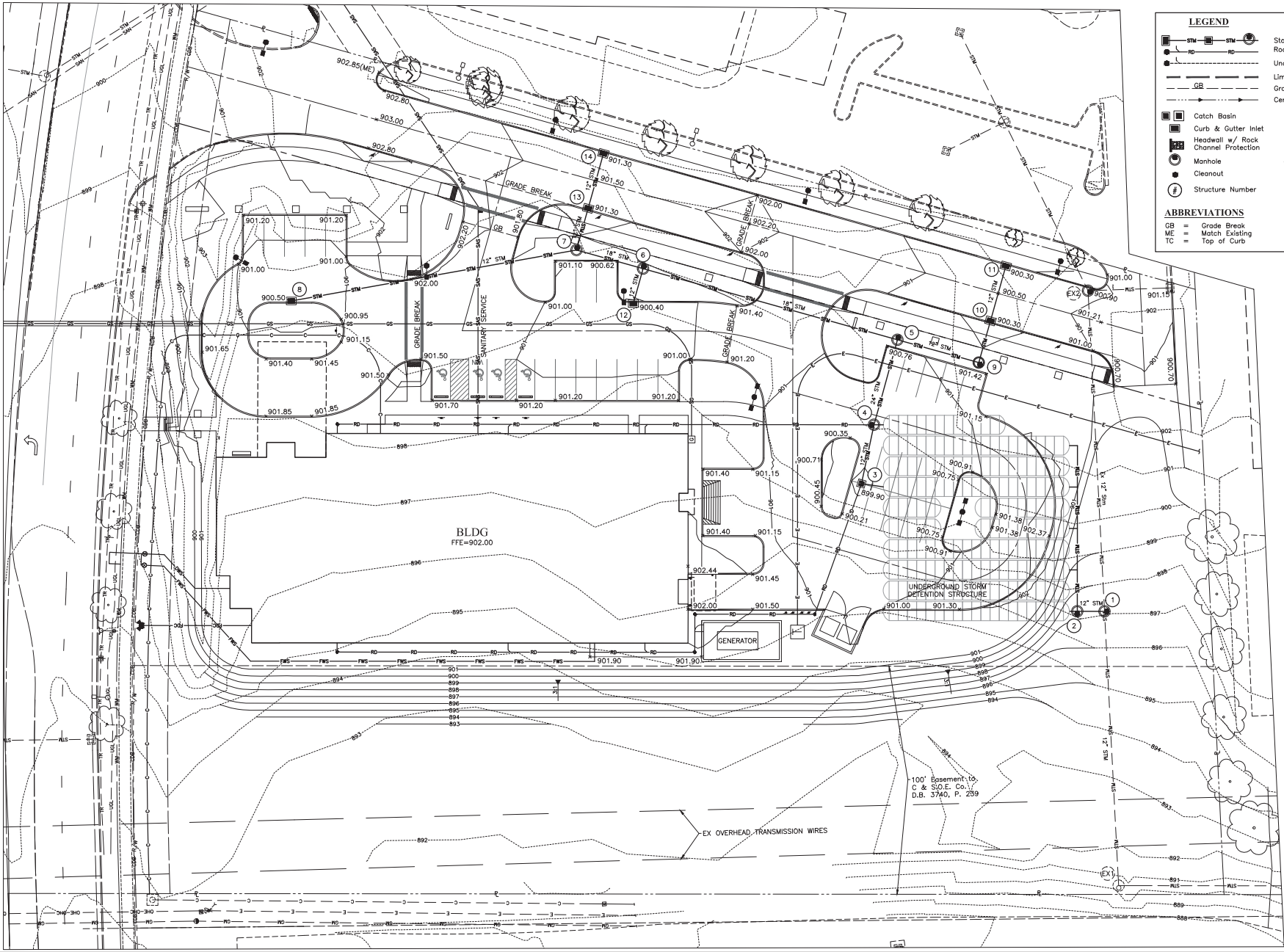

LEGEND

- Storm Sewer
- Roof Drain
- Underdrain
- Limits of Disturbance
- Grade Break
- Center Flow Line of Swale
- Catch Basin
- Curb & Gutter Inlet
- Headwall w/ Rock Channel Protection
- Manhole
- Cleanout
- Structure Number
- (50.00) Existing Spot Elevation
- 50.50 Top of Curb
- 50.00 Proposed Spot Elevation
- ME Match Existing
- Major Flood Routing (Greater than 100-yr)
- Drainage Flow Direction

ABBREVIATIONS

GB = Grade Break
ME = Match Existing
TC = Top of Curb

GRAPHIC SCALE

0 10 20 40

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PRELIMINARY
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SEPTEMEBER 1, 2017

REVISIONS

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC DEVELOPEMENT / BASIC SITE PLAN-CONDITIONAL USE PLAN
FOR
NEIGHBORHOOD HOSPITAL
GRADING PLAN

EMH+I

DATE
Septemeber 1, 2017

SCALE
1" = 20'

JOB NO.
20170710

SHEET
06/07

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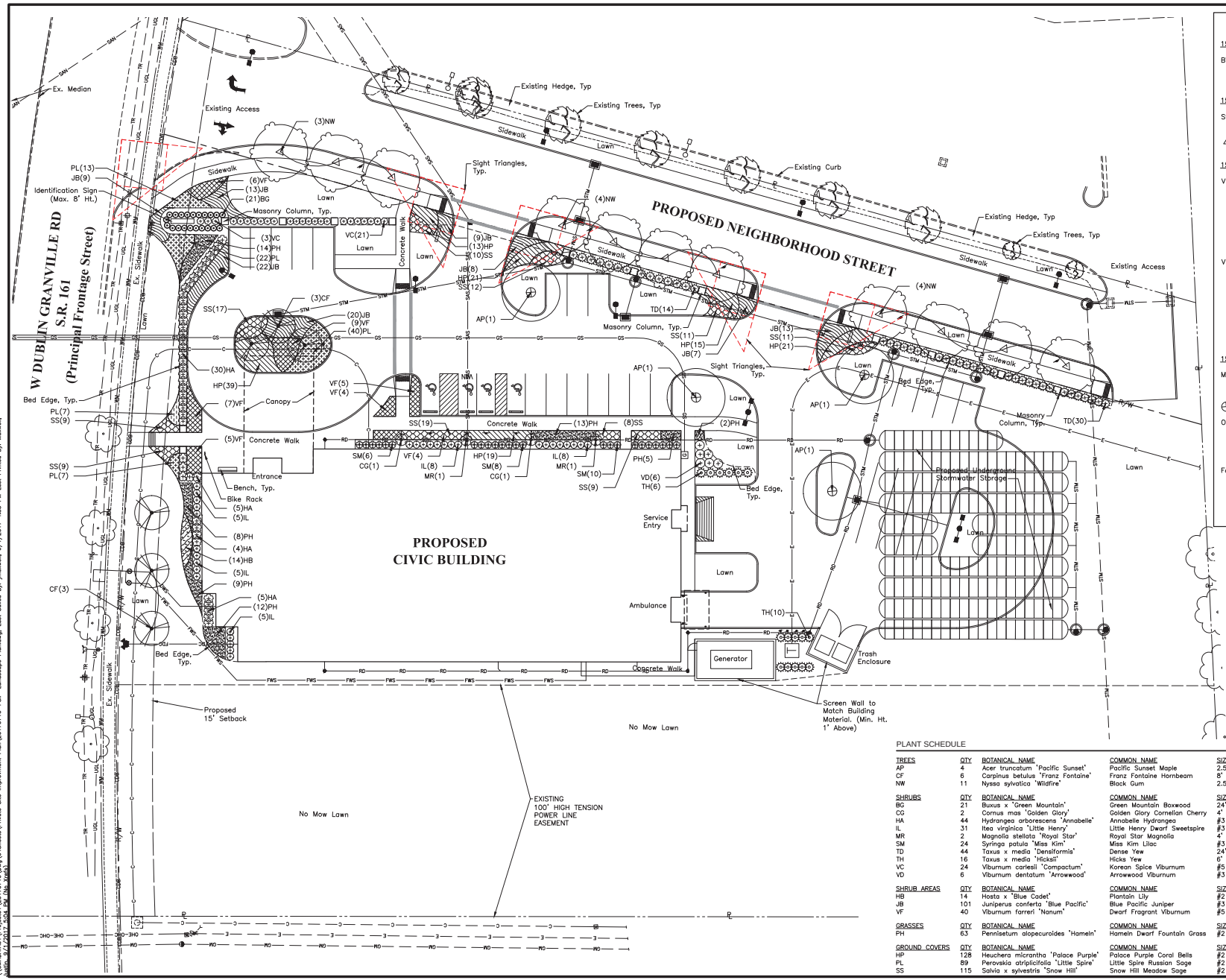

LANDSCAPE REQUIREMENTS:

153.065(B)(3)(b)1.B: Bike Parking

Bicycle Parking: 1/20 Vehicle Spaces
Required: 35/20 = 2
Provided: 2

153.065(D)(5)(a)1.: Street Trees

Street Trees Required: 1 / 40'

Required: ±440' / 40' = 11 Trees
△ Provided: 11 Trees

153.065(D)(5)(a): Street Frontage Screening

VUA located between 0–20': Street Wall and 5 Shrubs/ 25'

Proposed Neighborhood Street
Required: Street Wall; ±325'/25' (5 shrubs) = 65 Shrubs

Provided: Solid Hedge and Post Street Wall (closely spaced trees and shrubs with masonry post every 25');

65 Shrubs, 12 Masonry Posts

VUA located between 20–40': 1 Deciduous Tree / 40' Parking Boundary and 5 Shrubs/ 25'

W. Dublin Granville Road– S.R. 161
Required: ±105' / 40' =3 Trees and ±105/ 25' (5 shrubs) = 21 Shrubs

Provided: 3 Trees; 30 Shrubs
*3 Tress not provided within 5' of parking area to prevent screening building signage.

153.065(D)(5)(c): Interior Landscaping

Minimum 5% of the interior parking lot area to be landscaped

Required: ±27,302 SF / 5% = ±1,365 SF

⊕ Provided: ±2,446 SF

Option A: 1 Medium Deciduous Tree / 12 Parking Spaces.

Required: 12 / 34 Spaces = 3 Trees

Provided: 4 Trees

Foundation Planting: 1 Shrub / 10' Building Facade.

Required: ±590' / 10' = 59 Shrubs

Provided: 69 Shrubs

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AP	4	Acer truncatum 'Pacific Sunset'	Pacific Sunset Maple	2.5" Cal.	B&B
CF	6	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	8' Ht.	B&B
NW	11	Nyssa sylvatica 'Wildfire'	Black Gum	2.5" Cal.	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
BG	21	Buxus x 'Green Mountain'	Green Mountain Boxwood	24" Ht.	B&B or Cont.
CG	2	Cornus mas 'Golden Glory'	Golden Glory Cornelian Cherry	4' Ht.	B&B
HA	44	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#3	Cont.
IL	31	Itea virginica 'Little Henry'	Little Henry Dwarf Sweetspire	#3	Cont.
MR	2	Magnolia stellata 'Royal Star'	Royal Star Magnolia	4' Ht.	B&B
SM	24	Syringa patula 'Miss Kim'	Miss Kim Lilac	#3	Cont.
TD	44	Taxus x media 'Densiformis'	Dense Yew	24" Ht.	Cont.
TH	16	Taxus x media 'Hicksii'	Hicks Yew	6' Ht.	
VC	24	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	#5	Cont.
VD	6	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	#3	Cont.

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
HB	14	Hosta x 'Blue Cadet'	Plantain Lily	#2	Cont.	30" o.c.
JB	101	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	#3	Cont.	36" o.c.
VF	40	Viburnum farreri 'Nanum'	Dwarf Fragrant Viburnum	#5 Cont.		48" o.c.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
PH	63	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#2	Cont.	36" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
HP	128	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	#2	Cont.	30" o.c.
PL	89	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#2	Cont.	30" o.c.
SS	115	Salvia x sylvestris 'Snow Hill'	Snow Hill Meadow Sage	#2	Cont.	30" o.c.

GRAPHIC SCALE
0 10 20 40
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BASIC DEVELOPEMENT / BASIC SITE PLAN-
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FOR
NEIGHBORHOOD HOSPITAL
LANDSCAPE PLAN

EMH&T

DATE
September 1, 2017

SCALE
1" = 20'

JOB NO.
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SHEET
07/07

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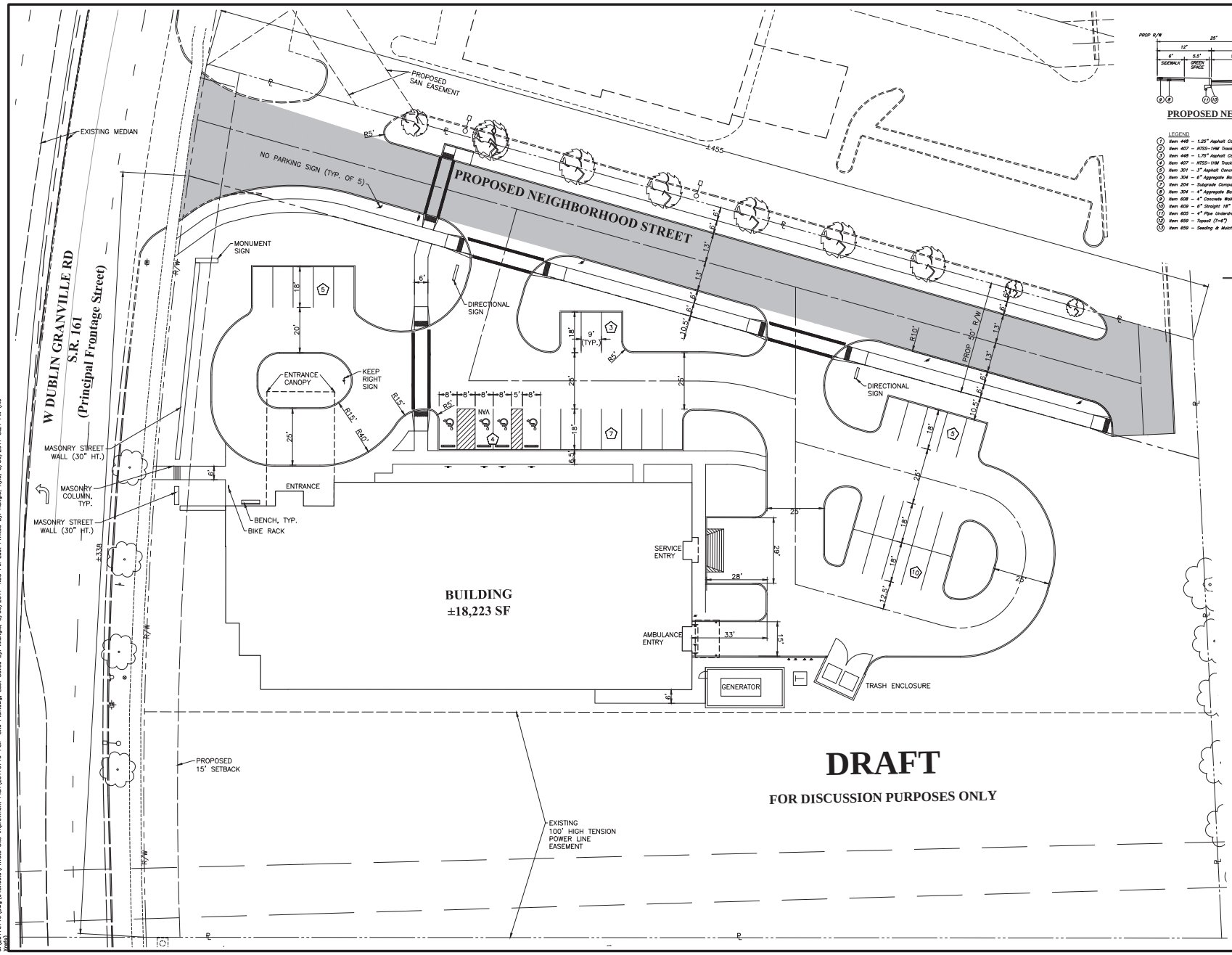

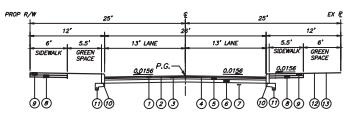

PROPOSED NEIGHBORHOOD STREET SECTION

Not to Scale

LEGEND

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LEGEND

- Curb
- Concrete Sidewalk
- Concrete Pavement
- Asphalt Pavement
- Heavy Duty Asphalt Pavement
- Bollard
- Sign
- Wheel Block
- Handicap Pavement Symbol
- Detectable Warning Plate

SITE DATA

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Parcel Size: 3.530 Acres
Existing Zoning: BSC Office
Proposed Land Use: Small Hospital
Proposed Building Type: Civic
Block Lengths:
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Neighborhood Street (454.54')
Open Space: None Required
Setbacks:
Minimum Front Setback– 15'
Minimum Side Setback– 15'
Impervious Coverage: XX%
(Excluding Neighborhood Street)

PARKING AND LOADING SUMMARY

Auto Parking Required: To be provided based on user requirements.

Auto Parking Provided:		34 Total
–Standard	(9'x18'):	30
–ADA	(8'x18'):	2
	(5'x18'):	2

Bike Parking:
–Required: 2
–Provided: 2

Loading Required: 2
Loading Provided: 2
–Service Entry 28'x29' (no ht. limit)
–Ambulance 35.5'x18.8' (14' ht.)

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PLAN SET DATE
AUGUST 30, 2017

REVISIONS

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BASIC DEVELOPEMENT / BASIC SITE PLAN-
CONDITIONAL USE PLAN
FOR
NEIGHBORHOOD HOSPITAL
SITE PLAN

EMHT

DATE
August 30, 2017

SCALE
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JOB NO.
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SHEET
04/07

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