

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

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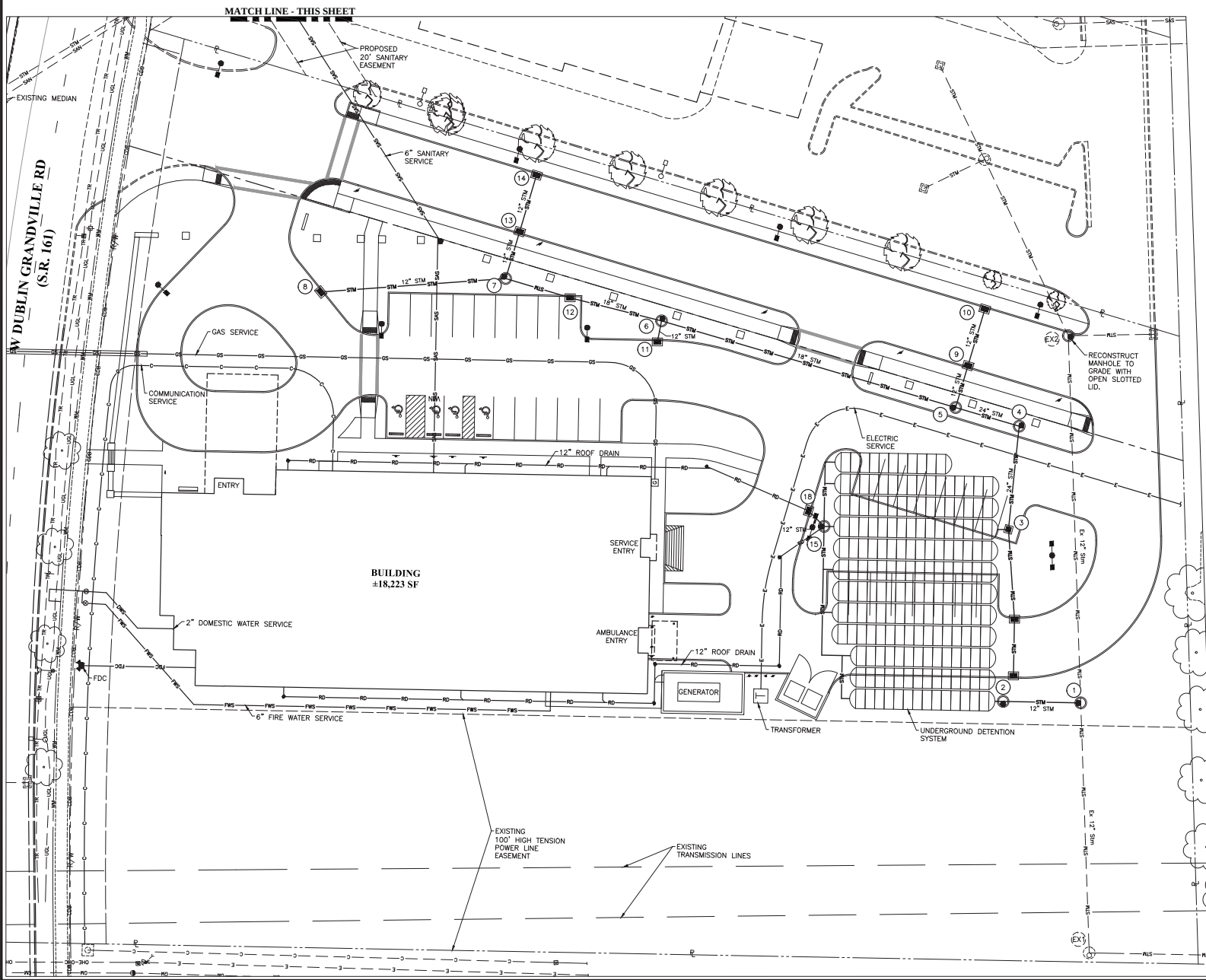
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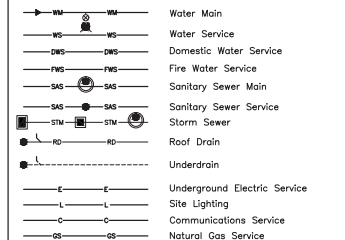
PRELIMINARY
.....
**NOT TO BE USED FOR
CONSTRUCTION**

**PLAN SET DATE
AUGUST 8, 2017**

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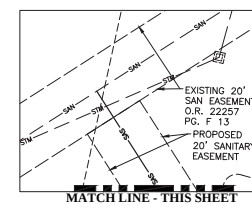
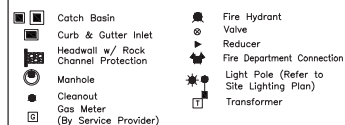


PROPOSED



ABBREVIATIONS

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



MATCH LINE - THIS SHEET



GRAPHIC SCALE



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REVISIONS		
MARK	DATE	DESCRIPTION

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



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC DEVELOPMENT / BASIC SITE PLAN-
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UTILITY PLAN



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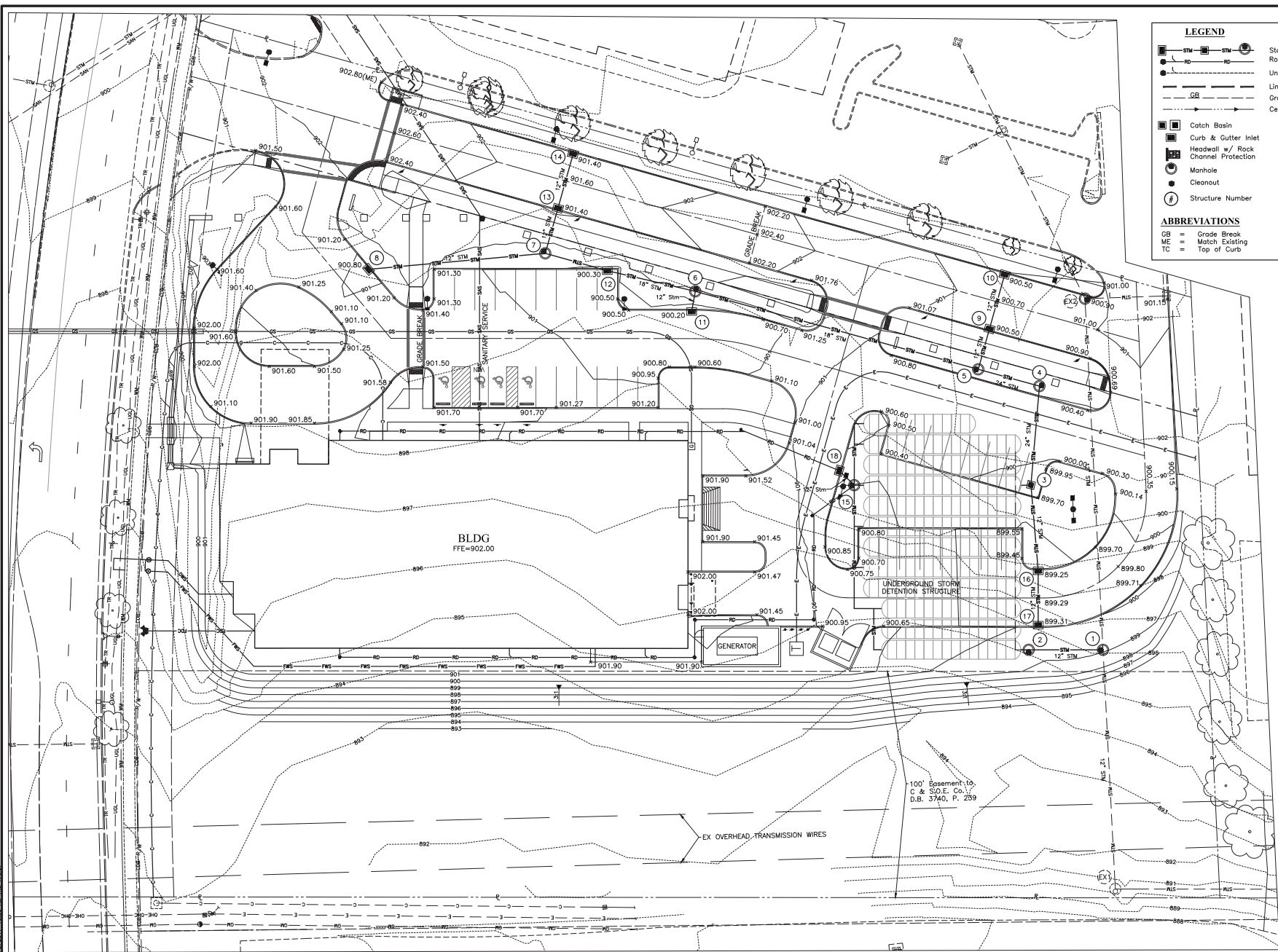
SCALE

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

$\times(90.00)$ Existing Spot Elevation

$\square(90.50)$ Top of Curb

$\times(90.00)$ 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

1 inch = 20 feet

PRELIMINARY

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PLAN SET DATE
AUGUST 8, 2017

NO.	DATE	DESCRIPTION

Embrace Asset Group Inc.
10000 Highway 100
Georgetown, TX 78633
(512)819-4700

EMHI
Engineering, Mapping, & Information
10000 Highway 100, Suite 200
Georgetown, TX 78633
(512)819-4700

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC DEVELOPMENT / BASIC SITE PLAN
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NEIGHBORHOOD HOSPITAL
GRADING PLAN

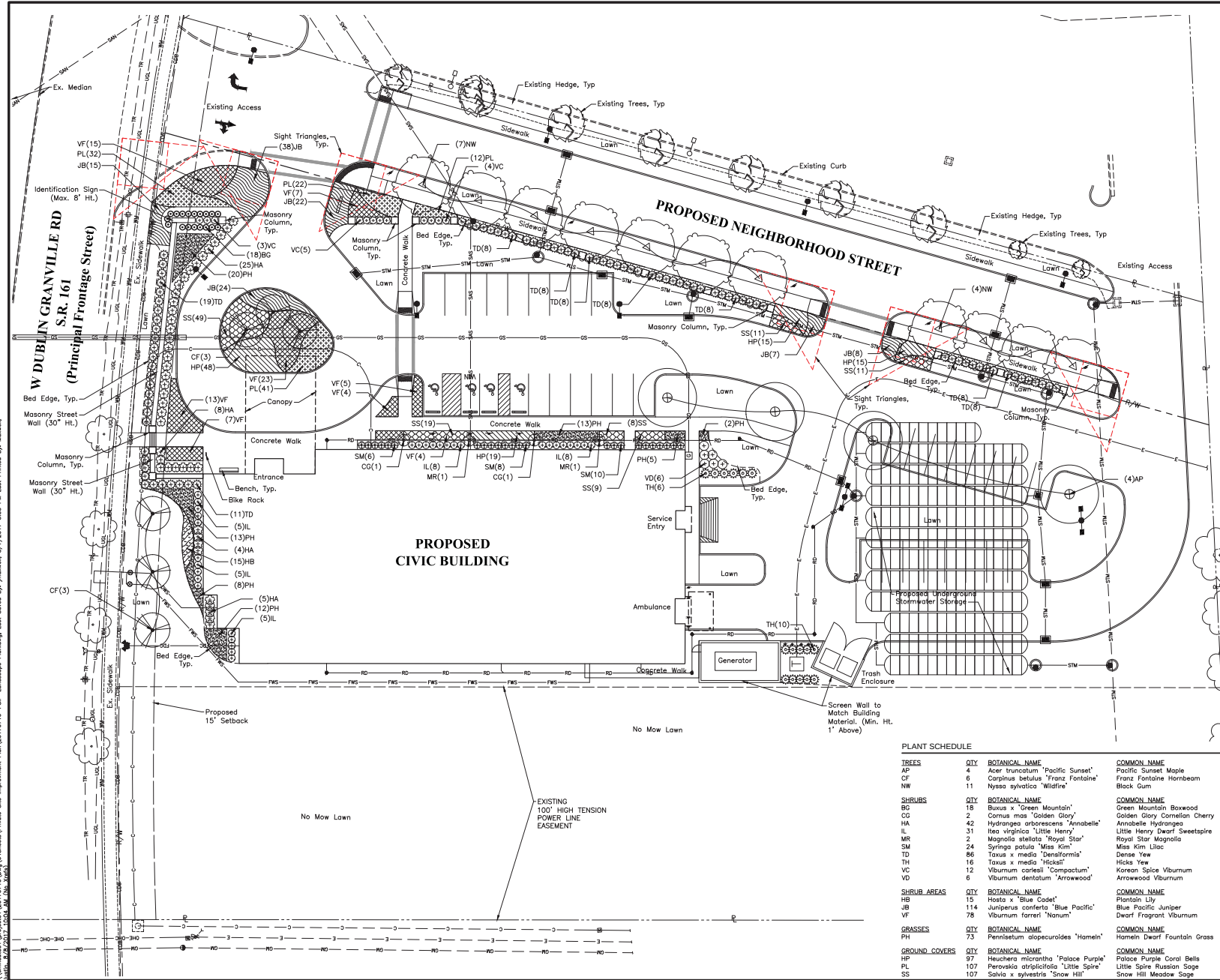
DATE
August 8, 2017

SCALE
1" = 20'

JOB NO.
20170710

SHEET
06/07

\\snp\proj\proj\13017010\13017010-PSR-Landscape Plan\13017010-PSR-Landscape Plan.dwg (User:Private Site Improvement) Plot:13017010-PSR-Landscape Plan.dwg, Last Saved By: jpsnell, 8/7/2017 3:55 PM, Last Printed By: jpsnell, 8/7/2017 3:55 PM



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: $\pm 440' / 40' = 11$ Trees
Provided: 11 Trees

153.065(D)(4)(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 Posts

VUA located between 0-20' on a Principal Frontage Street:
Masonry or Wrought Iron Street Wall and 5 Shrubs/ 25'
W. Dublin Granville Road - S.R. 161
Required: Street Wall; 110' / 25' (5 shrubs)=25 Shrubs
Provided: 30" Ht. Street Wall; 29 Shrubs

153.065(D)(5)(c). Interior Landscaping
Minimum 5% of the interior parking lot area to be landscaped
Required: $\pm 29,817 \text{ SF} / 5\% = \pm 1,491 \text{ SF}$
Provided: $\pm 2,188 \text{ SF}$
Option A: 1 Medium Deciduous Tree / 12 Parking Spaces.
Required: 12 / 31 Spaces = 3 Trees
Provided: 4 Trees
Foundation Planting: 1 Shrub / 10' Building Facade.
Required: $\pm 590' / 10' = 59$ 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	Corpius betulae '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	18	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	42	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#3	Cont.
IL	31	Ilex virginica 'Little Henry'	Little Henry Dwarf Sweetgum	4" Ht.	B&B
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	86	Taxus x media 'Densaformis'	Dense Yew	24" Ht.	Cont.
TH	16	Taxus x media 'Hicksii'	Hicks Yew	6" Ht.	Cont.
VC	12	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
HB	15	Hosta x 'Blue Cadet'	Plantain Lily	#2	Cont.
JB	114	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	#3	Cont.
VF	78	Viburnum farreni 'Nonum'	Dwarf Fragrant Viburnum	#5 Cont.	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
PH	73	Pennisetum alopecuroides 'Hemlin'	Hemlin Dwarf Fountain Grass	#2	Cont.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
HP	97	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	#2	Cont.
PL	107	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#2	Cont.
SS	107	Salvia x sylvestris 'Snow Hill'	Snow Hill Meadow Sage	#2	Cont.



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LANDSCAPE PLAN
512/819-4700

DATE: August 8, 2017
SCALE: 1" = 20'
JOB NO.: 2017010
SHEET: 07/07