City of Dublin
OHIO, USA

March 30, 2020

Mr. Andreas Larisch,
Assoc. AIA
Project manager
775 Yard St.
Suite 325
Columbus Ohio 430212

**Re: Final Address Urban Air second Building**
**Community: City of Dublin, Franklin County, Ohio 43016**
**Project: Urban Air Project 2nd Building**

Dear Mr. Larisch,,

The City of Dublin has assigned **7685 Dublin Plain City Road** as the final address for Parcel Number 274-001453. Please let me know if you have any questions.

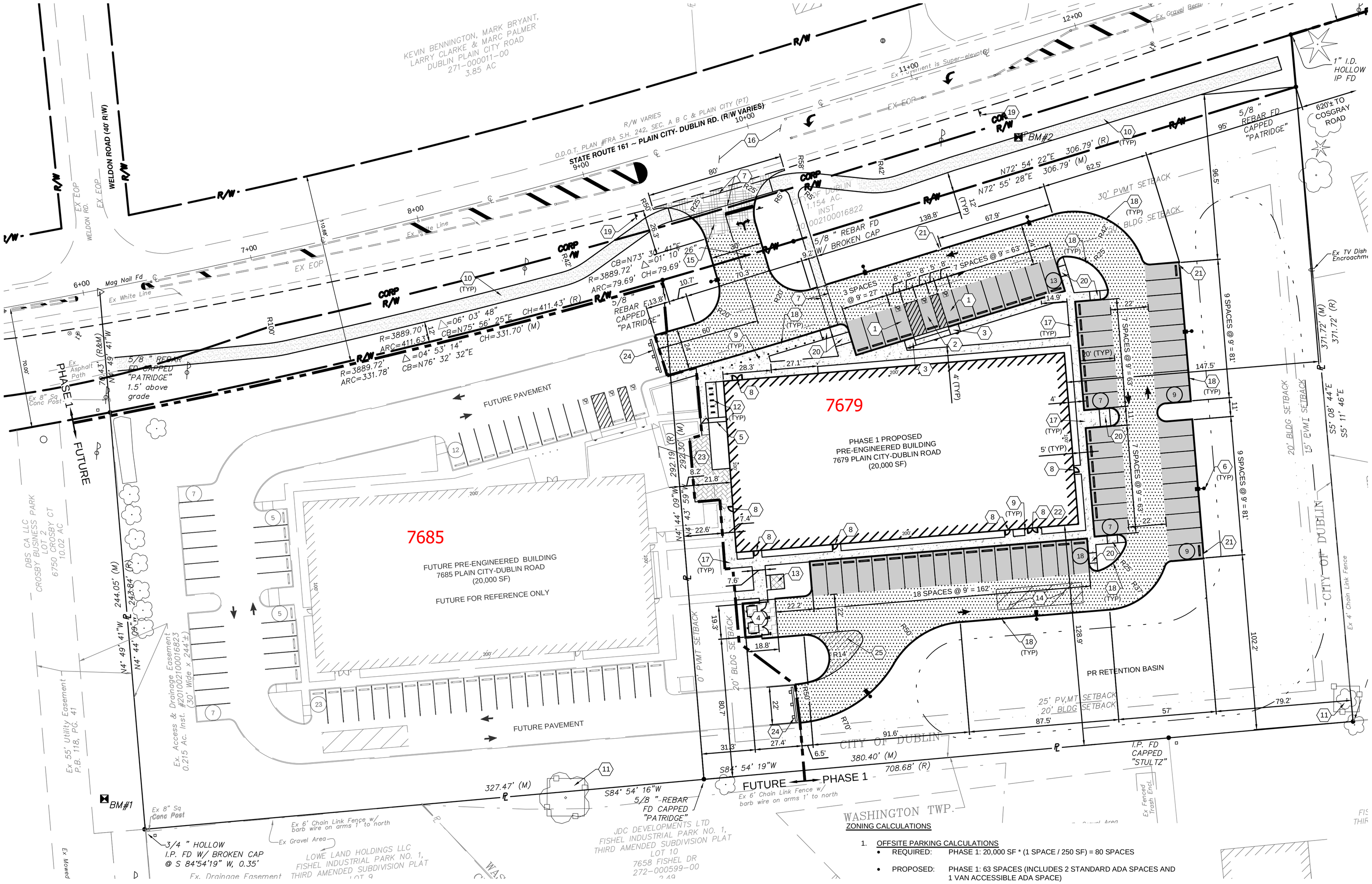
See attachment. Sincerely,

Carlos Gonzalez
Engineering Technician I

Attachments

Cc: Email Distribution List

Caitlynn Seymour, Police




## SITE NOTES

1. DIMENSIONS ARE FROM FACE OF CURB, UNLESS OTHERWISE NOTED.
2. UNDIMENSIONED RADIUSES TO BE 5'.
3. EXISTING PAVEMENT GRADES TO MATCH (FLUSH) WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
4. ASPHALT PAVEMENT JOINT WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT TO BE SEALED WITH HOT APPLIED JOINT SEALER.
5. ALL PROPOSED PAVEMENT MARKINGS TO BE 4" IN WIDTH AND WHITE IN COLOR, UNLESS OTHERWISE NOTED.
6. REFERENCE ARCHITECTURAL PLANS FOR BUILDING IMPROVEMENTS AND DUMPSTER/TRANSFORMER ENCLOSURE DETAILS.
7. REFERENCE ELECTRICAL PLANS FOR SITE LIGHTING DETAILS.
8. REFERENCE SURVEY LEGEND ON SHEET C2.0.
9. REFERENCE SITE LEGEND ON SHEET C3.0.

## ZONING INFORMATION

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|---|---|
| ZONING DISTRICT: | ID-2: RESEARCH FLEX DISTRICT 36-11 |
| PROPOSED USE | RECREATION CENTER |
| BUILDING HEIGHT: | PHASE 1 BUILDING = 34' |
| GROSS BUILDING AREA: | PHASE 1 BUILDING = 20,000 SF |
| FRONT BUILDING SETBACK: | 50' |
| SIDE BUILDING SETBACK: | 20' |
| REAR BUILDING SETBACK: | 20' |
| FRONT PAVEMENT SETBACK: | 30' |
| SIDE PAVEMENT SETBACK: | 15' |
| REAR PAVEMENT SETBACK: | 25' |

## ZONING CALCULATIONS

1. OFFSITE PARKING CALCULATIONS
   - REQUIRED: PHASE 1: 20,000 SF * (1 SPACE / 250 SF) = 80 SPACES
   - PROPOSED: PHASE 1: 63 SPACES (INCLUDES 2 STANDARD ADA SPACES AND 1 VAN ACCESSIBLE ADA SPACE)
2. BICYCLE PARKING CALCULATIONS
   - REQUIRED: REQUIRED PARKING (PHASE 1 & FUTURE DEVELOPMENT) * (1 BIKE / 15 SPACES) * (1 RACK / 2 BIKES) = 122 SPACES * (1 BIKE / 15 SPACES) * (1 RACK / 2 BIKES) = 4 RACKS
   - PROPOSED: 5 RACKS
3. OFF-STREET LOADING SPACE CALCULATIONS
   - REQUIRED:
   - 1 SPACE PER 10,000-100,000 GROSS FLOOR AREA.
   - PHASE 1 BUILDING 20,000 SQFT = 1 LOADING SPACE
   - PROPOSED:
   - PHASE 1: 1 LOADING SPACE
4. MINIMUM LOT SIZE
   - REQUIRED: 2 ACRES
   - EXISTING: 2.888 ACRES
   - PROPOSED: PROPERTY SUBDIVIDED EAST PROPERTY (PHASE 1) = 2.888 AC.
5. MAXIMUM LOT COVERAGE
   - REQUIRED: 75% MAX
   - PROPOSED: PROPERTY SUBDIVIDED EAST PROPERTY (PHASE 1) = 1.34 ac / 2.88 ac = 46.5%

NORTH

GRAPHIC SCALE

30 0 15 30

( IN FEET )

1 inch = 30 ft.

## SITE DATA

OEPA NPDES GENERAL PERMIT #: 4GC06445*AG

| | |
|---|---|
| OWNER/DEVELOPER: | CARMEN MICHAEL VILLOPOTO<br>220 LAKE MANOR RD.<br>CHAPEL HILL, NC 27516<br>CARMEN VILLOPOTO (ONSITE CONTACT) |
| PLAN DESIGNER: | OSBORN ENGINEERING<br>990 WEST THIRD AVE. - SUITE 200<br>COLUMBUS, OH 43212<br>PHONE: 614-556-4272<br>EMAIL: SWILSON@OSBORN-ENG.COM |
| PID NO:<br>ADDRESS: | 274-012136-00<br>7679 PLAIN CITY-DUBLIN ROAD<br>DUBLIN, OHIO 43016 |
| PID NO:<br>ADDRESS: | 274-001453-00<br>7685 PLAIN CITY-DUBLIN ROAD<br>DUBLIN, OHIO 43016 |
| DEVELOPMENT: | URBAN AIR - RECREATION CENTER |
| SITE GROUND COVER: | OPEN FIELD |
| SITE DRAINS TO: | EXISTING STORM INLET |
| ADJACENT AREAS: | COMMERCIAL, INDUSTRIAL, RESIDENTIAL, FARM LAND |

## HATCHING LEGEND

- LIGHT DUTY PAVEMENT (PARKING STALLS)
- HEAVY DUTY PAVEMENT (PARKING AISLES)
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE (DUMPSTER PAD)
- HEAVY DUTY CONCRETE (TRANSFORMER PAD)
- CONCRETE DRIVE APRON PER RD-07
- PAVER AREA
- 8' PUBLIC SHARED PATH PER RD-05 AND RD-06
- TEMPORARY BARRICADE
- TREE PROTECTION FENCE TO REMAIN THROUGHOUT CONSTRUCTION. SEE SHEET C8.0 FOR DETAIL.

## (#) SITE LAYOUT PLAN CODED NOTES

1. STANDARD ADA PARKING SPACE WITH ADA PARKING SYMBOL, WHEEL STOP AND PARKING SIGN (SEE SHEET C8.0 FOR DETAIL)
2. VAN ACCESSIBLE ADA PARKING SPACE WITH ADA PARKING SYMBOL, WHEEL STOP AND PARKING SIGN (SEE SHEET C8.0 FOR DETAIL)
3. ADA RAMP (SHEET SHEET C8.0 FOR DETAIL)
4. ENCLOSED DUMPSTER (REFERENCE ARCHITECTURAL PLANS FOR DETAIL)
5. FENCE (REFERENCE ARCHITECTURAL AND LANDSCAPE PLANS FOR DETAIL)
6. SITE LIGHTING (REFERENCE LIGHTING PLANS FOR DETAIL)
7. CROSS WALK PAVEMENT MARKING
8. FROST STOOP (SEE SHEET C8.0 FOR DETAIL)
9. BOLLARD (SEE SHEET C8.0 FOR DETAIL)
10. PROPOSED 8' PUBLIC SHARED USE PATH PER RD-05 AND RD-06.
11. EXISTING TREE TO BE PROTECTED THROUGHOUT CONSTRUCTION. (SEE SHEET C8.0 FOR DETAIL)
12. INVERTED "U" BIKE RACK (5 TOTAL)
13. 8'x8.5' TRANSFORMER PAD (SEE SHEET C8.0 FOR DETAIL)
14. 12'W X 50'L LOADING ZONE
15. DRIVEWAY (REFERENCE SHEET C6.0 FOR DRIVEWAY PLAN AND PROFILE)
16. LEFT TURN LANE/ ROADWAY IMPROVEMENTS BY OTHERS
17. CONCRETE WALK (SEE SHEET C8.0 FOR DETAIL)
18. CONCRETE CURB (SEE SHEET C8.0 FOR DETAIL)
19. RELOCATED ROADWAY SIGNS BY OTHERS
20. CURB RAMP (SEE DETAIL SHEET C8.0)
21. 3' CURB CUT WITH 1:1 CHAMFER CURB
22. OVERHEAD DOOR (REFERENCE ARCHITECTURAL AND PLANS FOR DETAIL)
23. COURTYARD AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION)
24. TEMPORARY BARRICADE


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OSBORN ENGINEERING
990 West Third Avenue | Columbus, OH 43212
1100 Superior Ave - Suite 300 | Cleveland, OH 44114
441 Wolf Ledges Road - Suite 300 | Akron, OH 44311


# URBAN AIR - PHASE 1

7679 & 7685 PLAIN CITY-DUBLIN ROAD | DUBLIN, OH 43016 |

STATUS:

STATE OF OHIO
BRYAN M. LUNDGREN
E-69844
REGISTERED PROFESSIONAL ENGINEER

REVISION:

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PROJECT NUMBER: 2016.223

DRAWN BY: SW

DATE: 29 NOV 2018

SHEET NAME: SITE DIMENSION PLAN

SHEET NUMBER: C3.1

ma architects