



May 28, 2021

Mr. Christopher Jolley, NCARB
Architect / Project Manager
Darin Ranker Architects + Interior Designers

Re: 6157 Emerald Parkway
Community: City of Dublin, Franklin County, Ohio 43016
Project: All R Friends

Dear Mr. Jolley,

The City of Dublin has assigned a new address for the All R Friends project, located on Emerald Parkway, between Woerner Temple Road and Innovation Drive. The new address to Parcel Number 273-012214-00 is **6157 Emerald Parkway, Dublin Ohio 43016**.

If you would have any questions please contact our office at 614-410-4600.

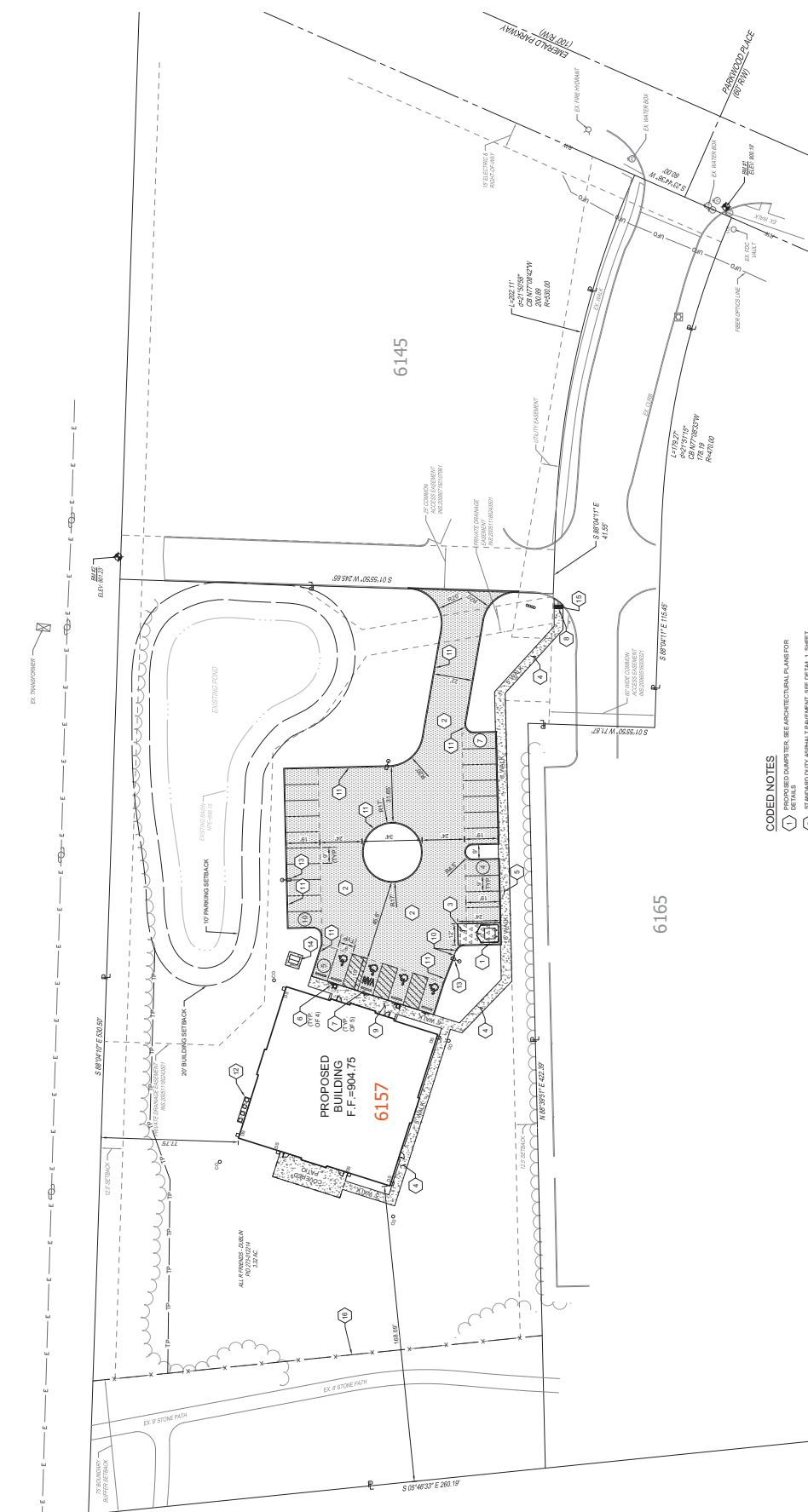
See attachment. Sincerely,



Carlos Gonzalez
Engineering Technician I

Attachments

Cc: Email Distribution List
Caitlynn Seymour, Police



PROPOSED LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE WALK
- PARKING CURB
- SPUTRAL FENCE

EXISTING LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING CONCRETE WALK
- EXISTING PARKING CURB
- EXISTING SPUTRAL FENCE

CODED NOTES

- PROPOSED DAMPER, SEE ARCHITECTURAL PLANS FOR DETAILS
- FORWARD DUTY ASPHALT PAVEMENT, SEE DETAIL 1, SHEET C104
- HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL 5, SHEET C102
- EXTERIOR CONCRETE SLAB WALK, SEE DETAIL 3, SHEET C102
- EXTERIOR CONCRETE SLAB WALK WITH TOPGAL CURB, SEE DETAIL 4, SHEET C102
- ACCESSIBLE PARKING SIGN, SEE DETAIL 7, SHEET C102
- PRECAST CONCRETE WHEEL STOP, SEE DETAIL 8, SHEET C102
- DETECTABLE WARNING, SEE DETAIL 8, SHEET C102
- EXTERIOR CONCRETE SLAB WALK WITH FLUSH CURB, SEE DETAIL 5, SHEET C102
- PROPOSED CURB CUT, SEE DETAIL 10, SHEET C102
- EXTENDED CURB, SEE DETAIL 6, SHEET C102
- MECHANICAL EQUIPMENT, SEE SHOP PLANS FOR DETAILS
- PROPOSED SITE LIGHT, SEE ELECTRICAL PLANS FOR DETAILS
- PROPOSED TRANSFORMER, SEE ELECTRICAL PLANS FOR DETAILS
- PROPOSED CURB RAMP, SEE DETAIL 11, SHEET C102
- PROPOSED 312" HIGH SPUTRAL FENCE WITH WIRE MESH PER DETAIL 12

LOCATION GENERAL NOTES:

- DIMENSIONS ARE TO FACE OF CURB WHERE CURB AND PAVEMENT ARE PRESENT UNLESS OTHERWISE NOTED
- ALL STANDARD PARKING SPACES ARE 9' x 19'
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED
- ALL EXISTING TREES TO REMAIN

SITE ZONING DATA

REQUIRED SETBACKS:

- REAR: 12' PAVEMENT & BUILDING
- REAR: 7' SIDEWALK & WESTERN BOUNDARY BUFFER
- EMERALD PARKWAY: 30' PAVEMENT, 50' BUILDING
- OTHER: 5' WHERE NOT ELSEWHERE CLASSIFIED

PERMITTED DENSITY: 10,000 SF PER ACRE

PROPOSED DENSITY: 8,198 SF

REQUIRED PARKING: 15 SPACE PER TEACHER/INSTRUCTOR PLUS 1 SPACE PER 6 STUDENTS

PROPOSED PARKING: 20

ALL R FRIENDS
DUBLIN, OHIO

PROJ. NO. 2022-0337P/AV
DATE: 04-22-2021
SCALE:
SHEET NAME: SITE PLAN
SHEET NO. C104

