

Z: 22-0001-1285 DWS PRODUCTION DRAWINGS PRE DEVELOPMENT PLAN (PSP-Ex.dwg) 1 EXISTING CONDITIONS May 09, 2023 - 2:07:25pm jethel

**SITE INFORMATION**  
PROPOSED ADDRESS: DUBLIN ROAD RESIDENTIAL  
4747 DUBLIN ROAD  
PARCEL # 200-000554,200-000203,200-000050,560-188936,560-196520  
ACREAGE 14.71 AC  
ZONING R (FRANKLIN COUNTY)

**SITE STATISTICS TABLE**

TOTAL SITE AREA:	14.71AC
SITE DISTURBED AREA:	13.80 AC
OFF-SITE DISTURBED AREA:	0.00 AC
R/W DISTURBED AREA:	0.50 AC
IMPERVIOUS DISTURBED AREA:	1.05 AC
TOTAL DISTURBED AREA:	14.3 AC
PRE-DEVELOPED IMPERVIOUS:	1.05 AC
POST-DEVELOPED IMPERVIOUS:	7.62 AC
POST-DEVELOPED LOT COVERAGE:	51.8%

**SANITARY SEWER NOTE**

CONTACT SEWER PERMIT OFFICE 111 N. FRONT STREET, 1ST FLOOR, 614-645-7490 FOR ANY WORK INVOLVING THE EXISTING SANITARY SERVICE LATERAL(S) OUTSIDE OF THE BUILDINGS, AND IF ANY NEW CONNECTIONS TO THE SANITARY SEWER MAINLINE ARE REQUIRED.

PRIOR TO DEMOLITION PERMIT, A PERMIT FOR SANITARY LATERALS TO BE CAPPED MUST BE OBTAINED FROM 111 N. FRONT STREET, 1ST FLOOR, 614-645-7490.

SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE SANITARY SERVICES, OR THEIR LOCATIONS. CONTACT THE DPU PERMIT OFFICE AT 111 N. FRONT ST FOR SANITARY SERVICE APPROVAL.

**GENERAL NOTES**

ALL PROPOSED ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE CITY OF COLUMBUS ZONING CODE.

SIGNAGE AND GRAPHICS SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE

ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

**SITE PLAN REQUIREMENTS**

A. SITE PLAN, DRAWN AND PLOTTED TO A STANDARD ENGINEERING SCALE. REFERENCE THIS SHEET

B. SITE LOCATION MAP. REFERENCE THIS SHEET

C. ZONING DISTRICT OF THE SUBJECT SITE. SITE ZONING: R (FRANKLIN COUNTY) CURRENT ZONING TEXT: N/A

D. TOTAL AREA OF THE SITE IN SQUARE FEET, OR FOR RESIDENTIAL PROJECTS, LIST THE SITE AREA IN ACRES AND DENSITY IN UNITS PER ACRE. ACREAGE: 14.71 AC DENSITY: 17.40 UNITS/ACRE

E. SQUARE FOOTAGE BREAKDOWN FOR EACH USE AND THE REQUIRED AND PROVIDED PARKING BREAKDOWN, WHERE PROVIDED PARKING CONTAINS TEN (10) OR MORE SPACES, INDICATE THE REQUIRED AND PROVIDED NUMBER OF SHADE TREES.

REQUIRED PARKING @ 1.5 SPACES PER UNIT (232 TOTAL UNITS)  
TOTAL SPACES REQUIRED: 348 SPACES  
TOTAL SPACES PROVIDED:  
SURFACE SPACES: 249 SPACES  
DETACHED GARAGE SPACES: 30 SPACES  
TOWNHOME GARAGE SPACES: 102 SPACES  
TOTAL SPACES: 381 SPACES (11 W/H.C. ACCESS)  
PROVIDED PARKING RATIO: 1.64 SPACES PER UNIT

SHADE TREES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.21.  
1 SHADE TREE PER PARKING SPACES.  
SHADE TREES REQUIRED: 38  
SHADE TREES PROVIDED: 38

BICYCLE PARKING AT 1 SPACE FOR 1ST 20 SPACES + 1 SPACE/ 20 ADDITIONAL SPACES  
REQUIRED: 20  
BICYCLE PARKING PROVIDED: 20 (10 ~ U-SHAPED BIKE RACKS)

F. HEIGHT OF BUILDING(S) AND/OR STRUCTURE(S). THE PROPOSED MAX BUILDING HEIGHT IS 40'-4".

G. FLOOD DESIGNATION, MAP NUMBER, AND EFFECTIVE DATE. AND, WHERE THEY OCCUR ON THE SITE, SHOW THE 100-YEAR FLOOD PLAIN AND FLOODWAY BOUNDARIES, AND BASE FLOOD ELEVATIONS. THE PROPERTIES ARE LOCATED WITHIN ZONE X ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP #39049C0161K (EFFECTIVE DATE: JUNE 17, 2008).

H. DUMPSTER SCREENING DETAILS. THE DUMPSTER SCREENING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3321.01. DUMPSTER SHALL BE SCREENED ON ALL SIDES, WITH A GATE ON ONE SIDE FOR ACCESS. SEE NEXT SHEET FOR DETAIL.

I. A NOTE THAT THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3312.21 SCREENING; 3312.39 STRIPING/MARKING; 3312.43 SURFACE; 3312.45 WHEEL STOPS/CURBS; CHAPTER 3321, AND SECTIONS 3321.05 VISION CLEARANCE AND 3312.21 SCREENING. THE PROJECT SHALL CONFORM WITH SECTION 3312.21 SCREENING AND THE SITE LIMITATION TEXT, REFERENCE THIS SHEET. PARKING SPACE STRIPING/MARKING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.39. PAVEMENT SURFACES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.43. WHEEL STOPS AND CURB SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE 3312.45. VISION CLEARANCES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3321.05. PARKING LOT SCREENING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.21.

J. ALL APPLICABLE REZONING LIMITATION TEXT, CPD OR PUD TEXT, AND/OR VARIANCE TEXT PRINTED ON SITE PLAN SHEET. NOT APPLICABLE.

K. ILLUSTRATIONS OF ALL BUILDING FACADE MATERIALS AND TREATMENT, LANDSCAPING DETAILS AND/OR LIGHTING DETAILS REQUIRED BY ALL APPLICABLE CERTIFICATE(S) OF APPROPRIATENESS, REZONING, VARIANCE, OR OTHER ORDINANCE. REFERENCE THIS PLAN SET FOR ARCHITECTURAL ELEVATIONS, AND LANDSCAPE DETAILS.

L. ATTACH ARCHITECTURAL REVIEW, HISTORIC RESOURCES OR DOWNTOWN COMMISSION'S CERTIFICATE OF APPROPRIATENESS LETTER TO EACH (ZONING CLEARANCE) SITE PLAN SET. ALL SHEETS STAMPED AS PART OF CERTIFICATE OF APPROPRIATENESS MUST BE INCLUDED IN THE FULL PLAN SETS; EACH SITE PLAN SHEET IS ALSO TO BE STAMPED AND SIGNED. ARCHITECTURAL REVIEW, HISTORIC RESOURCES OR DOWNTOWN COMMISSION'S CERTIFICATE NOT APPLICABLE.

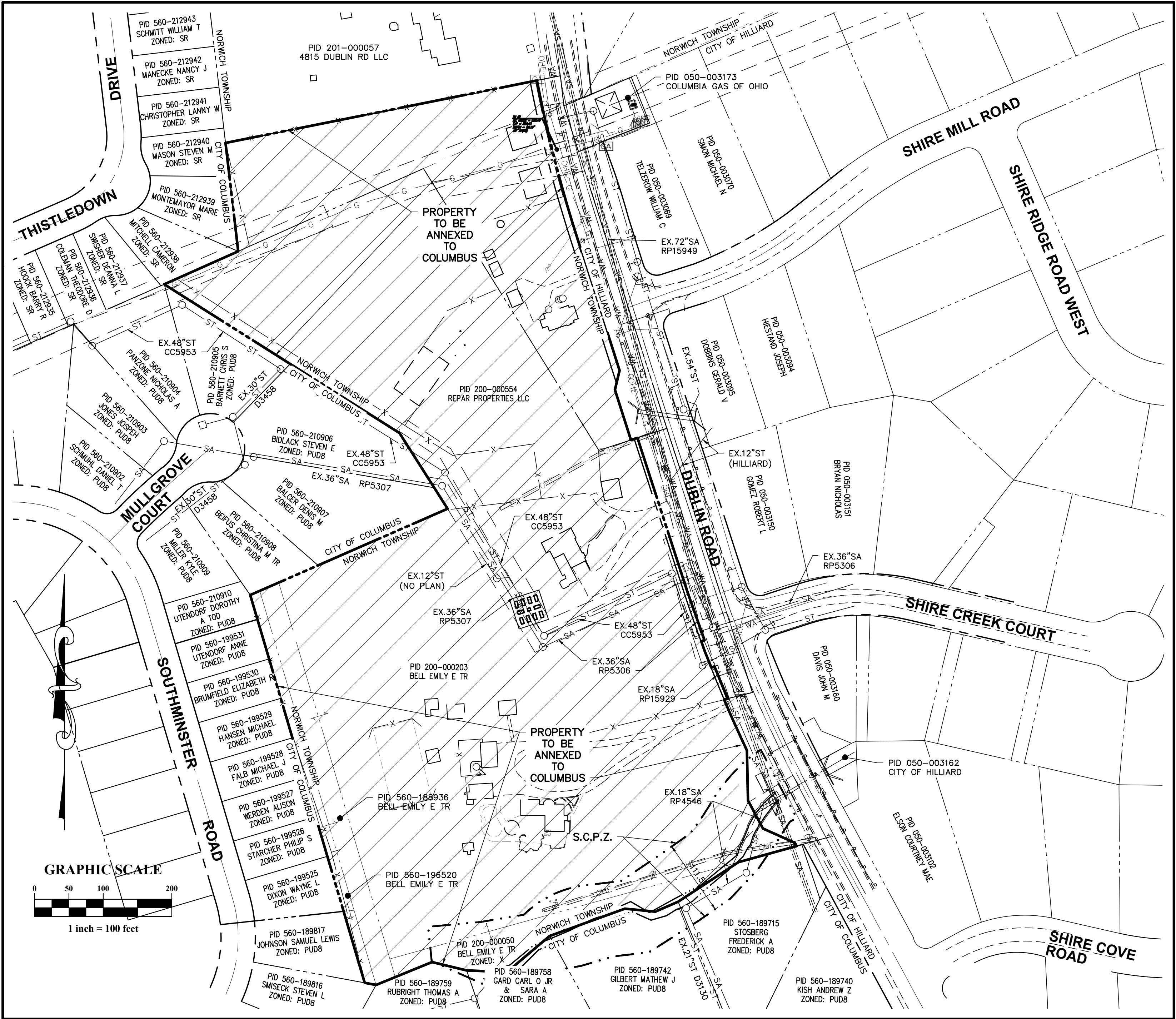
M. FOR PROJECTS WITHIN THE UNIVERSITY PLANNING OVERLAY AREA - LIST AND CERTIFY ALL REQUIRED CALCULATIONS. SUBMIT STAMPED PLANS, ALONG WITH CERTIFICATE OF APPROVAL. NOT APPLICABLE

N. FOR PROJECTS WITHIN ANY OTHER PLANNING OVERLAY AREA INCLUDING AN URBAN COMMERCIAL OVERLAY AREA - SHOW HOW AND CERTIFY THAT THE PROPOSED PROJECT WILL MEET THE OVERLAY REQUIREMENTS. NOT APPLICABLE

O. VERIFICATION FROM THE RECREATION AND PARKS DEPARTMENT THAT THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE HAVE BEEN MET. NOT APPLICABLE

P. ENGINEER'S OR ARCHITECT'S SEAL AND SIGNATURE MUST APPEAR ON EACH (ZONING CLEARANCE) SITE PLAN SHEET. NOTE: FOR PROJECTS AFFECTED BY REZONING LIMITATION TEXTS OR CPD TEXTS, THE SEAL AND SIGNATURE MUST APPEAR UNDER A STATEMENT THAT CERTIFIES THE BUILDING AND SITE PLANS MEET ALL REQUIRED TEXT STANDARDS. ALL SHEETS STAMPED AND SIGNED.

# PRELIMINARY SITE COMPLIANCE PLAN FOR DUBLIN ROAD RESIDENTIAL 2023



**PRELIMINARY SITE COMPLIANCE PLAN:  
FINAL SITE COMPLIANCE PLAN:  
PRIVATE WATER PLAN:  
STORM SEWER PLAN:  
SANITARY SEWER PLAN:  
OEPA NOI:**

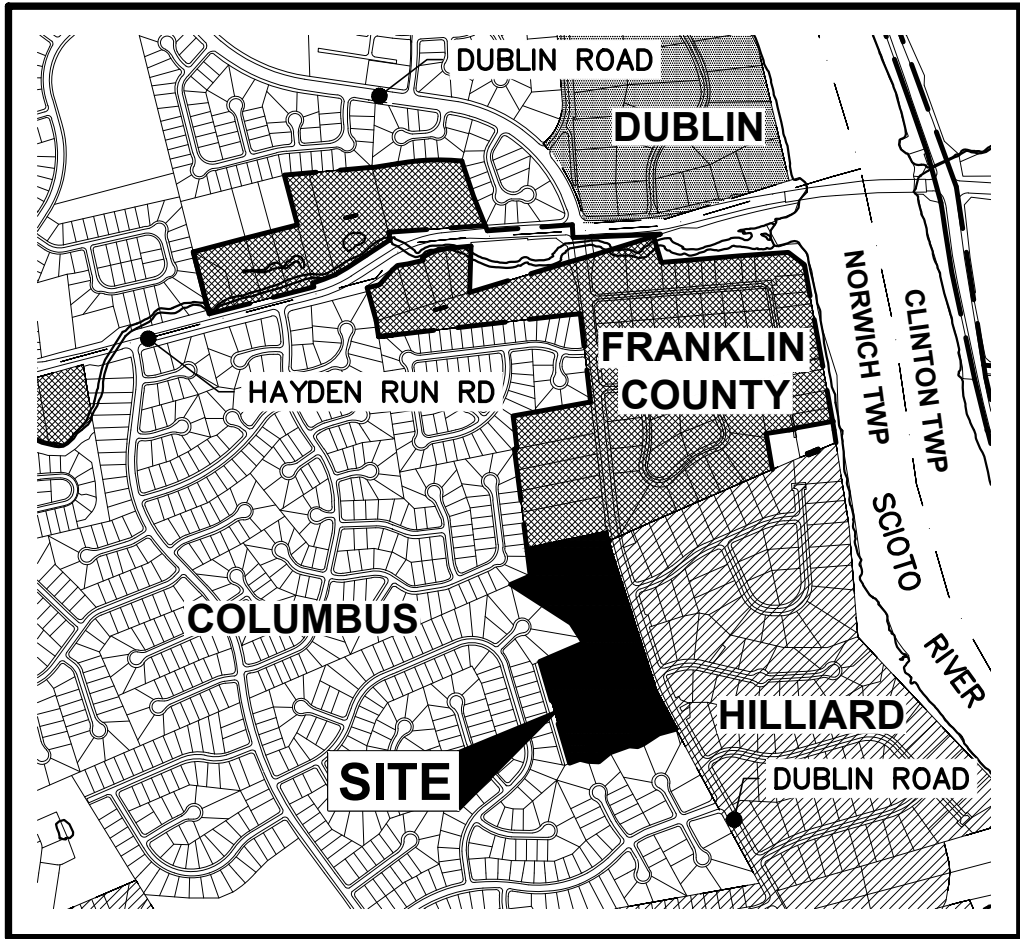
20601-XXXXX  
20345-XXXXX  
WSP#XXXXX  
CC-STORM  
CC-SANITARY  
TBD

THE UNDERSIGNED HEREBY CERTIFIES THAT THE SITE ZONING PLAN MEETS ALL OF THE GENERAL DEVELOPMENT TEXT STANDARDS REFLECTED HEREON.

REGISTERED ENGINEER

NUMBER

FINAL SITE COMPLIANCE PLAN 20345-XXXXX					
DPS IMPROVEMENTS IN THE RIGHT-OF-WAY			NO DPS IMPROVEMENTS IN THE RIGHT-OF-WAY		
DRAWER E #	OR	STORM CC #	OR	R/W PERMIT	OTHER ASSOCIATED PLANS
XXXX-E		CC-STORM		<input type="checkbox"/>	WSP#XXXXX CC-SANITARY



**SITE LOCATION MAP**  
NOT TO SCALE

ENGINEER - APPLICANT  
**ADVANCED CIVIL DESIGN, INC.**  
781 SCIENCE BOULEVARD, SUITE 100  
GAHANNA, OH 43230  
PHONE (614) 428-7750  
FAX (614) 428-7755  
CONTACT: THOMAS M. WARNER, P.E.  
EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COM

APPLICANT - DEVELOPER - CONSTRUCTION MANAGER  
**ROCK RUN DEVELOPER LLC**  
250 E TOWN ST, SUITE 200  
COLUMBUS, OH 43215  
PHONE: 614-344-4800  
CONTACT: SEAN MENTEL  
EMAIL: SEAN@KMFYLAW.COM

**FOR THE DIVISION OF POWER**

THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT DOPS AT 811 OR 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S MATERIAL AND INSTALLATION SPECIFICATIONS (MIS) AND THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMS). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMS MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING STREET LIGHT LOCKOUT/TAGOUT (LOTO) PROCEDURE, MIS-1, COPIES OF WHICH ARE AVAILABLE FROM DOP.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

**FOR THE DIVISION OF FIRE**

FIRE DEPARTMENT CONNECTION (FDC):  
-LOCKING FDC CAPS (KNOX BRAND) ARE REQUIRED.  
-SIGNS REQUIRED ABOVE FDC THAT STATE "FDC", WHAT IT SERVES, AND DESIGN OPERATING PRESSURES.  
EMERGENCY RADIO COVERAGE TESTS MAY BE NEEDED TO SEE IF A REPEATER WILL HAVE TO BE INSTALLED.

THE FIRE DEPARTMENT RAPID KEY ENTRY SYSTEM (KNOX BOX) IS REQUIRED AT THE ENTRANCE OF EACH BUILDING.

CONTACT PLAN REVIEW OFFICE AT 614-645-7641 EXT. 75608 FOR ADDITIONAL INFORMATION.

**FOR THE DIVISION OF REFUSE COLLECTION**

IT IS INTENDED THAT REFUSE SERVICE WILL BE PROVIDED BY TBD FOR THIS DEVELOPMENT.  
TOTAL REQUIRED COMPACTOR CAPACITY = (232 UNITS X 0.5 CU. YDS./UNIT X 0.25) = 29 CU. YDS.  
TOTAL CAPACITY PROVIDED = 30 CU. YDS.

**CITY OF COLUMBUS, OHIO  
PRELIMINARY SITE COMPLIANCE PLAN  
FOR  
DUBLIN ROAD RESIDENTIAL**

ADVANCED CIVIL DESIGN  
ENGINEERS SURVEYORS

PLAN PREPARED BY:

781 Science Boulevard, Suite 100  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 100'  
DATE: 05/09/2023

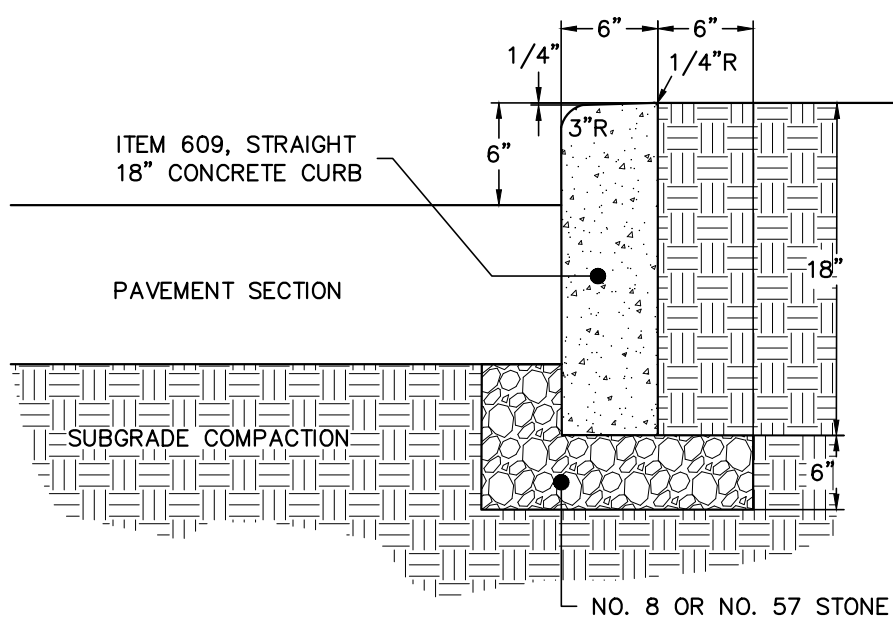
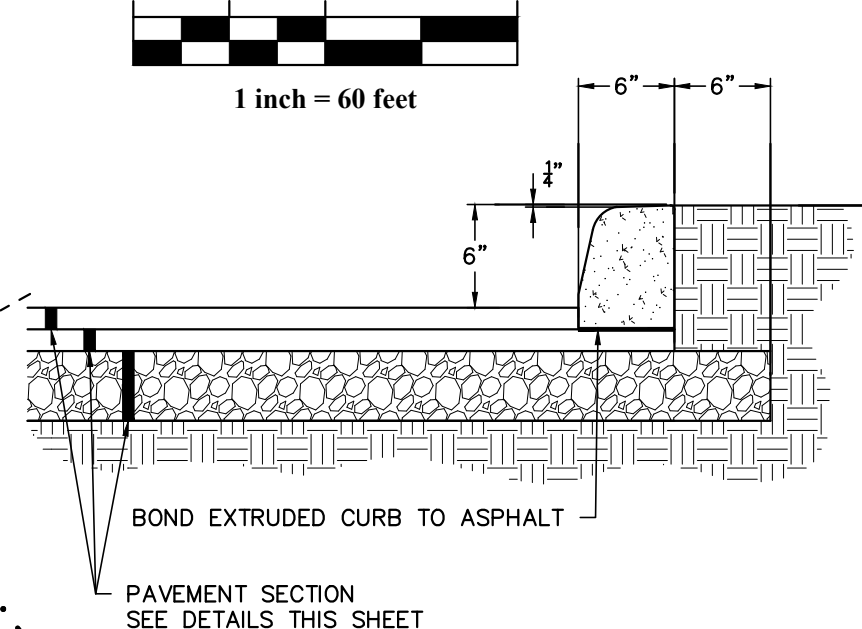
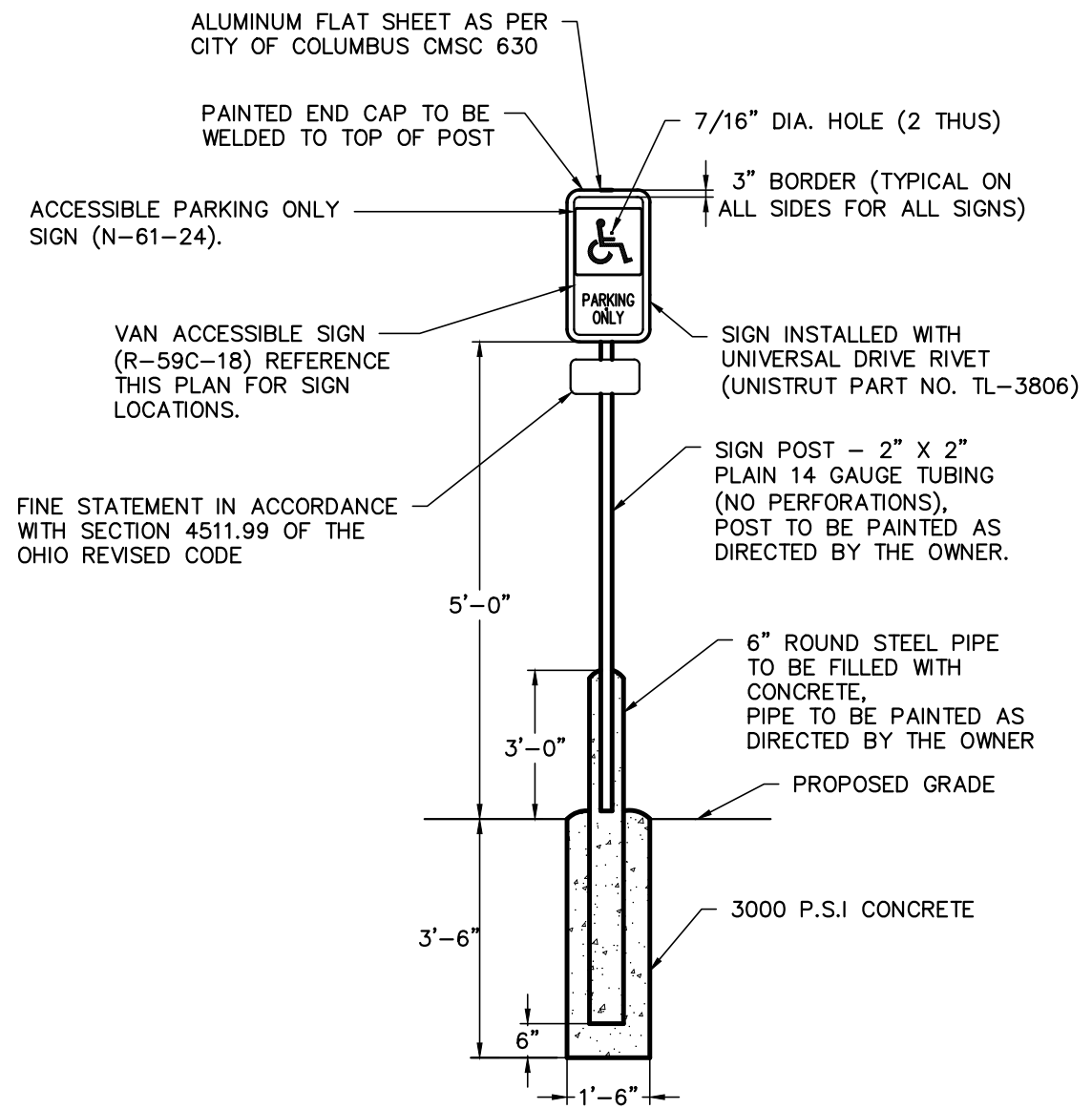
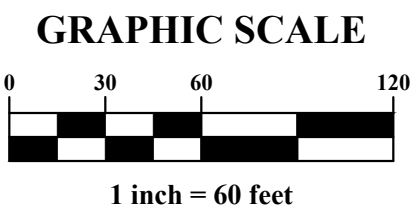
SHEET 1 / 3



Z:\22-0001-1285 DWS PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\PSGP-PR.dwg 2 PROPOSED CONDITIONS May 09, 2023 - 2:07:39pm jpatel

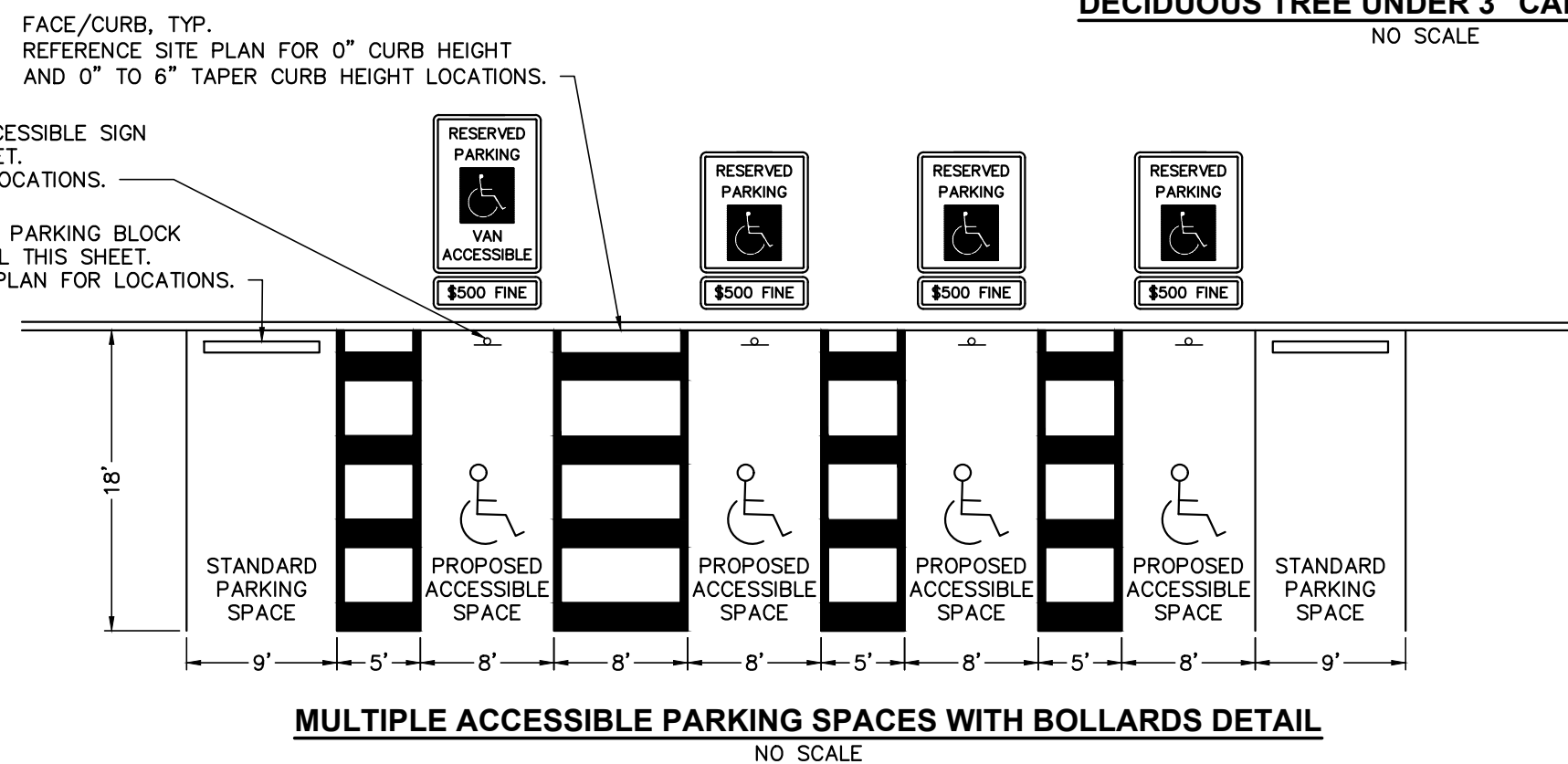
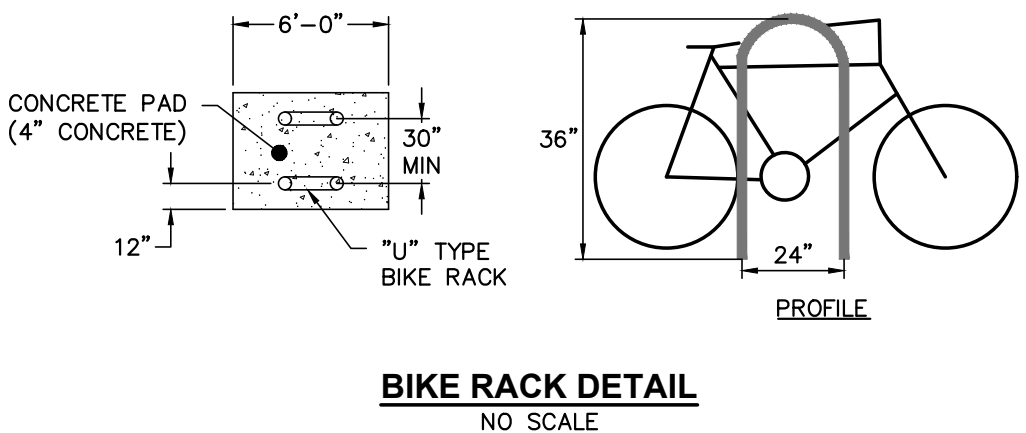
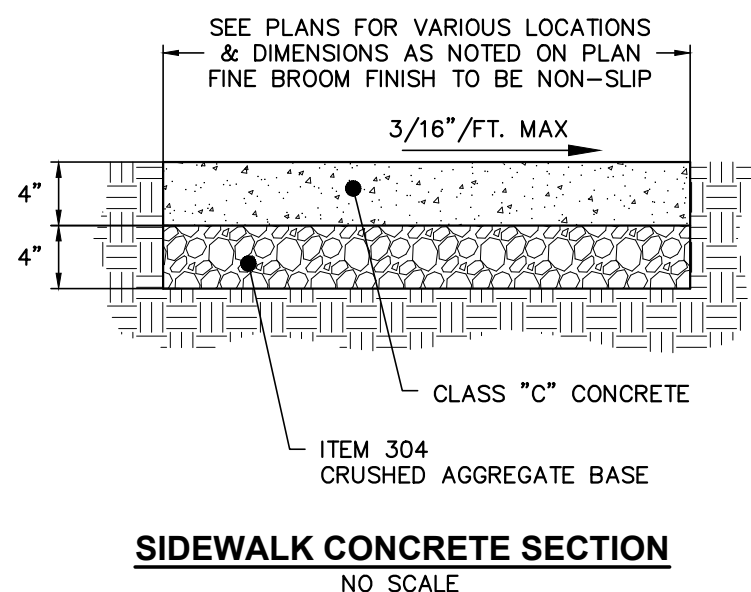
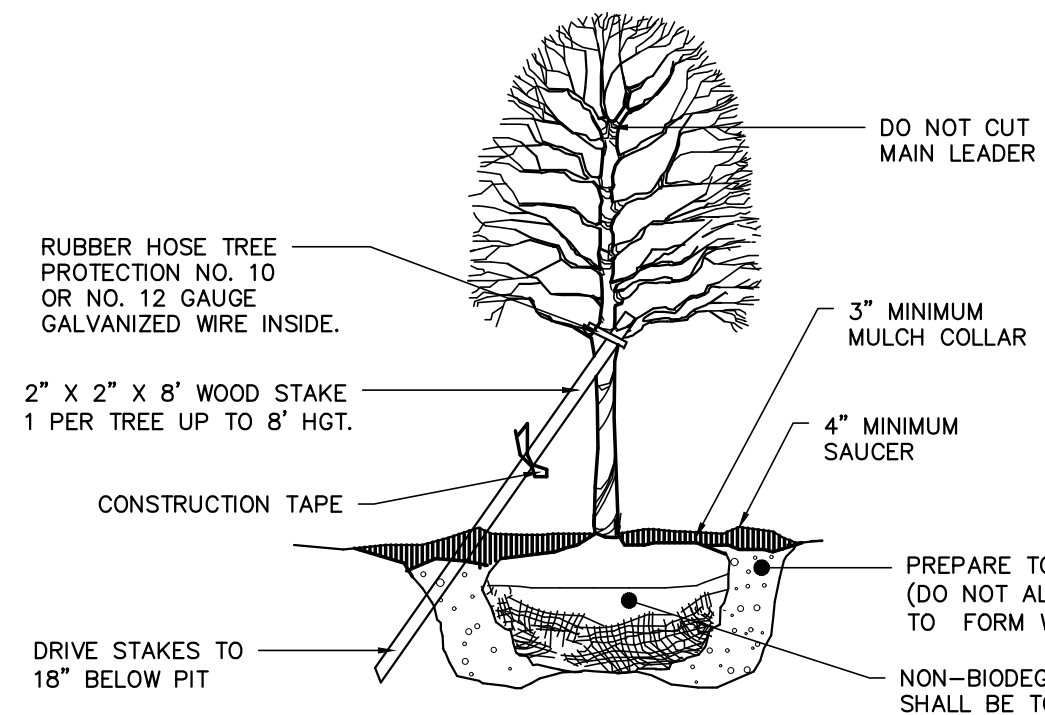


- LEGEND**
- PARKING SPACE SHADE TREES
  - SITE TREES
  - HEADLIGHT SCREENING
  - TRAFFIC FLOW ARROW
  - PROPOSED PARKING COUNT



NOTE: TREE AND SHRUB TRIMMING IS LIMITED TO 1/3 OF ANY BRANCH WHEN PRUNING UNLESS BRANCHES ARE DEAD OR INJURED FROM TRANSPLANTING.

TREES, SHRUBS & EVERGREENS ARE TO BE PLANTED AT THE SAME SAME GRADE AS GROWN IN NURSERY.



**CITY OF COLUMBUS, OHIO**  
**PRELIMINARY SITE COMPLIANCE PLAN**  
**FOR**  
**DUBLIN ROAD RESIDENTIAL**

PLAN PREPARED BY:

**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS

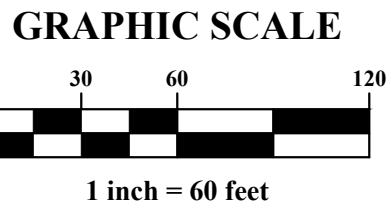
781 Science Boulevard, Suite 100  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 60'  
DATE: 05/09/2023

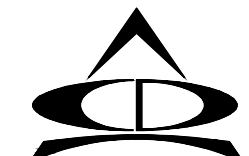
SHEET 2 / 3



Z:\22-0001-1285 DWS PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\PCSP-UT.dwg 3 UTILITY PLAN May 09, 2023 - 2:08:01pm jetchal



CITY OF COLUMBUS, OHIO  
PRELIMINARY SITE COMPLIANCE PLAN  
FOR  
DUBLIN ROAD RESIDENTIAL



ADVANCED  
CIVIL DESIGN  
ENGINEERS SURVEYORS

PLAN PREPARED BY:  
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fax 614.428.7755

SCALE: 1" = 60'  
DATE: 05/09/2023

SHEET 3 / 3