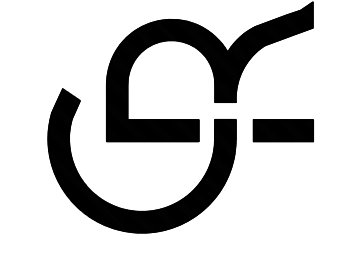


PROPERTY ZONING DATA	
EXISTING ZONING:	B-3 OFFICE / INSTITUTIONAL DISTRICT
PROPOSED ZONING:	PUD PLANNED UNIT DEVELOPMENT DISTRICT
EXISTING RIGHT OF WAY:	45'-0"
PROPOSED RIGHT OF WAY:	50'-0" (PER HILLIARD THROUGHFARE PLAN)
LOT COVERAGE CALCULATIONS:	
PARCEL 050-002428-00:	0.99 ACRES (59,204 S.F.)
PARCEL 050-002401-00:	0.90 ACRES (59,204 S.F.)
TOTAL SITE AREA:	1.89 ACRES (78,408 S.F.)
BUILDING AREA:	1,716 S.F.
PARKING LOT / SIDEWALK AREA:	35,644 S.F.
TOTAL IMPERVIOUS SURFACE AREA:	37,360 S.F.
TOTAL LOT COVERAGE:	47.8%
MAXIMUM ALLOWABLE BUILDING HEIGHT:	45'-0"
PROPOSED BUILDING HEIGHT:	19'-0"
PROPERTY SETBACK INFORMATION:	
REQUIRED BUILDING FRONT YARD:	55'-0"
PROPOSED BUILDING FRONT YARD:	55'-0"
REQUIRED FRONT YARD PARKING:	20'-0"
PROPOSED FRONT YARD PARKING:	20'-0"
REQUIRED BUILDING SIDE YARD:	20'-0"
PROPOSED BUILDING SIDE YARD:	8'-0" / 100'-0"
REQUIRED BUILDING REAR YARD:	30'-0"
PROPOSED BUILDING REAR YARD:	14'-0" / 11'
PARKING CALCULATIONS:	
STANDARD RESTAURANT	1 SPACE / 75 U.F.A. = 23 SPACES REQUIRED
MAXIMUM PARKING SPACES ALLOWED:	26 SPACES
TOTAL PARKING PROVIDED:	92 SPACES
NO BICYCLE PARKING PROVIDED	

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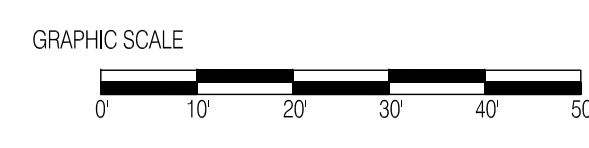
A New Building For
Swensons
 4810 Cemetery Road
 Hilliard, OH

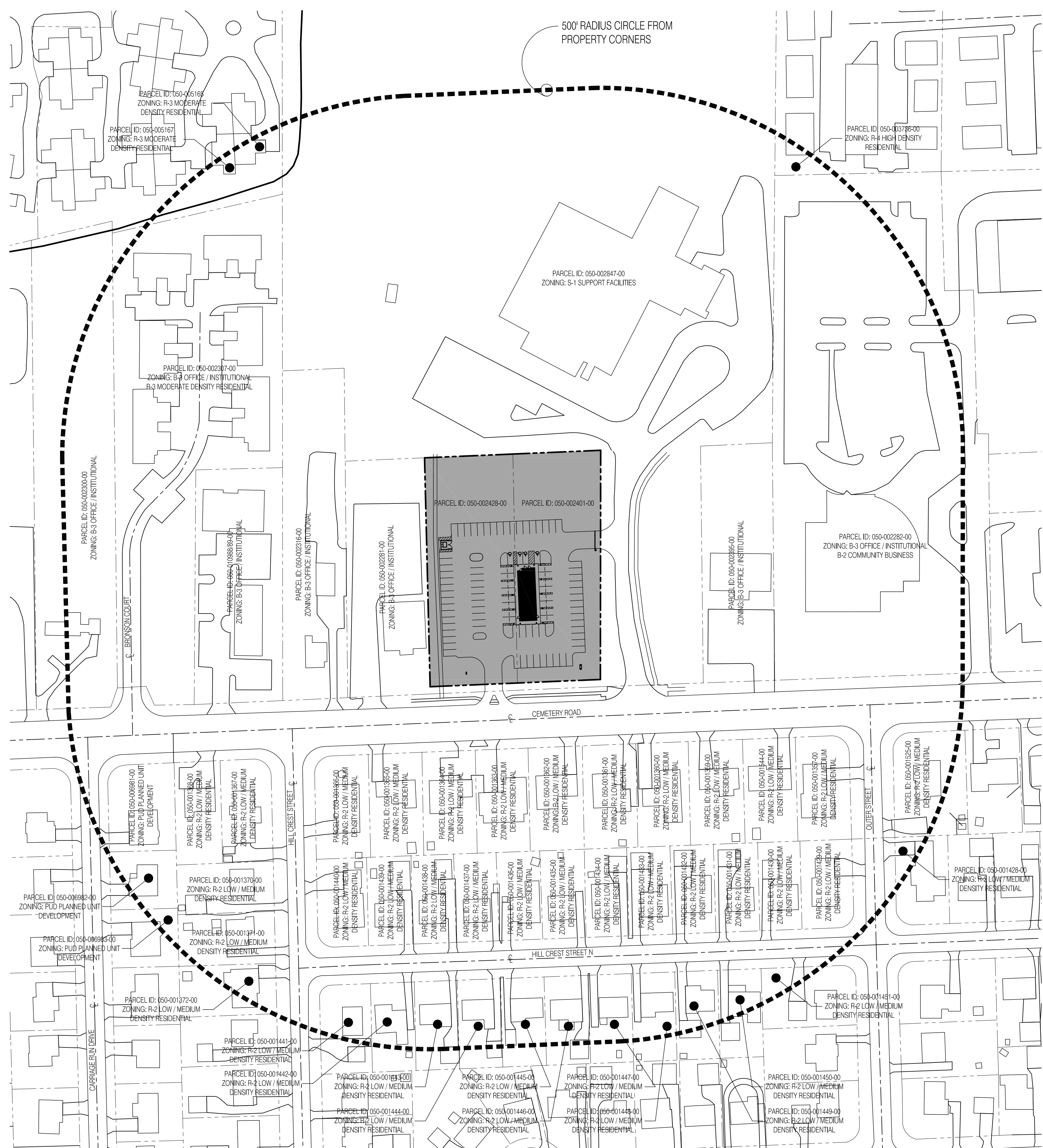
CRA Proj. No.: 18-010
 Drawn by: HCA
 Checked By: AWN
 Date: 6/26/18
 Revisions

SP.01

site plan

1" = 20'-0"



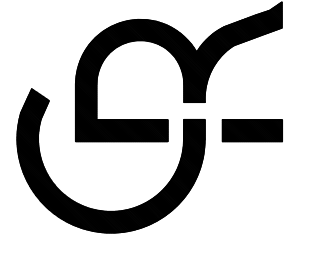


500' RADIUS CIRCLE FROM
PROPERTY CORNERS

vicinity plan

1" = 80'-0"

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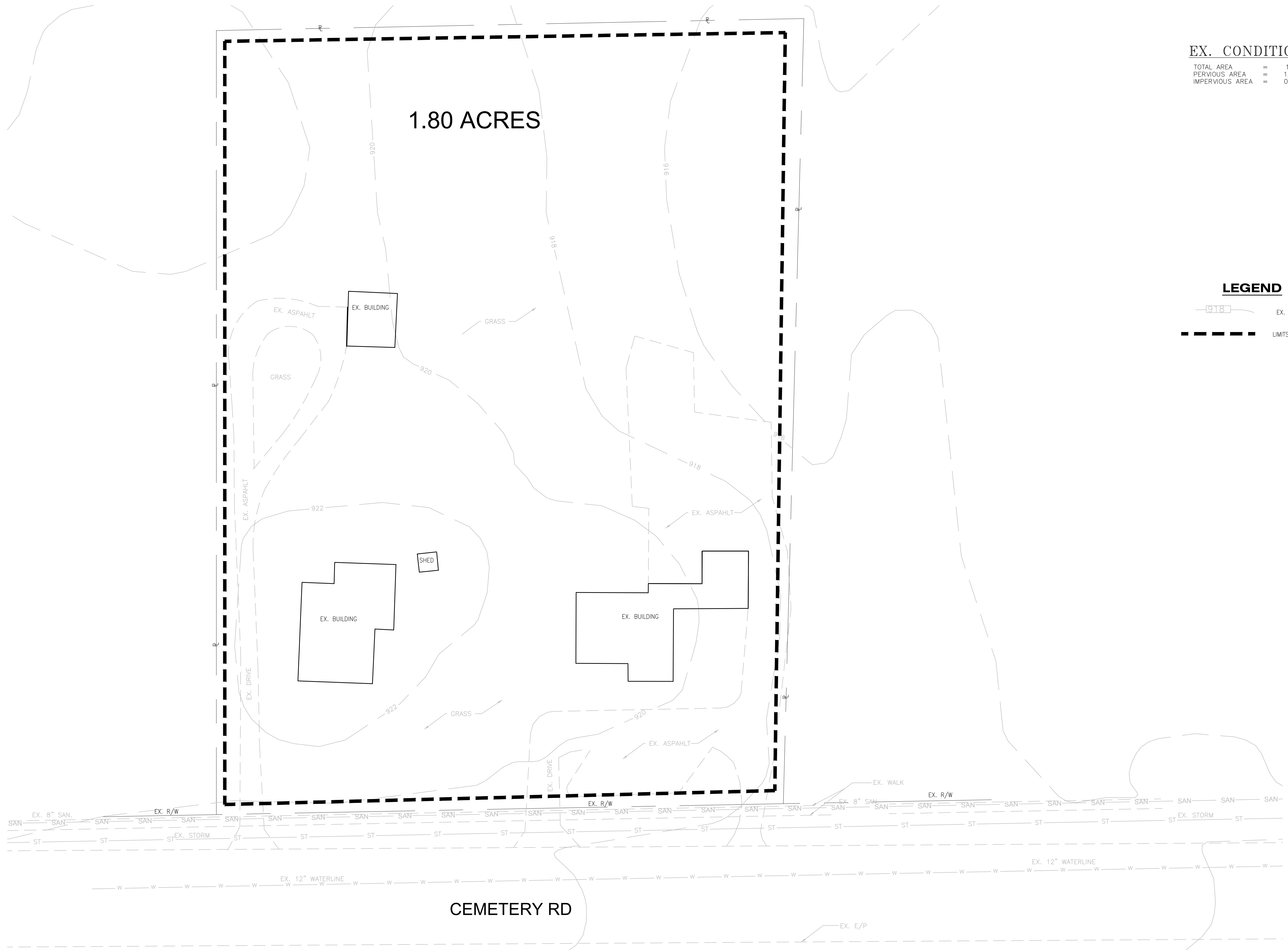


A New Building For
Swensons
4810 Cemetery Road

Hilliard, OH

CRA Proj. No.: 18-010
Drawn by: HCA
Checked By: AWN
Date: 6/26/18
Revisions

SP.02



1.80 ACRES

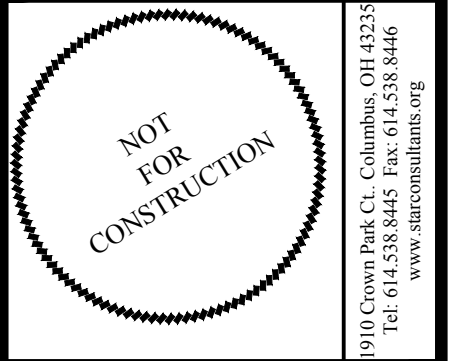
EX. CONDITIONS

TOTAL AREA = 1.80 ACRES
 PERVIOUS AREA = 1.44 ACRES
 IMPERVIOUS AREA = 0.36 ACRES

LEGEND

--- 918 --- EX. CONTOURS
 - - - - - LIMITS OF TRIBUTARY AREA

REV#	DATE	REMARKS

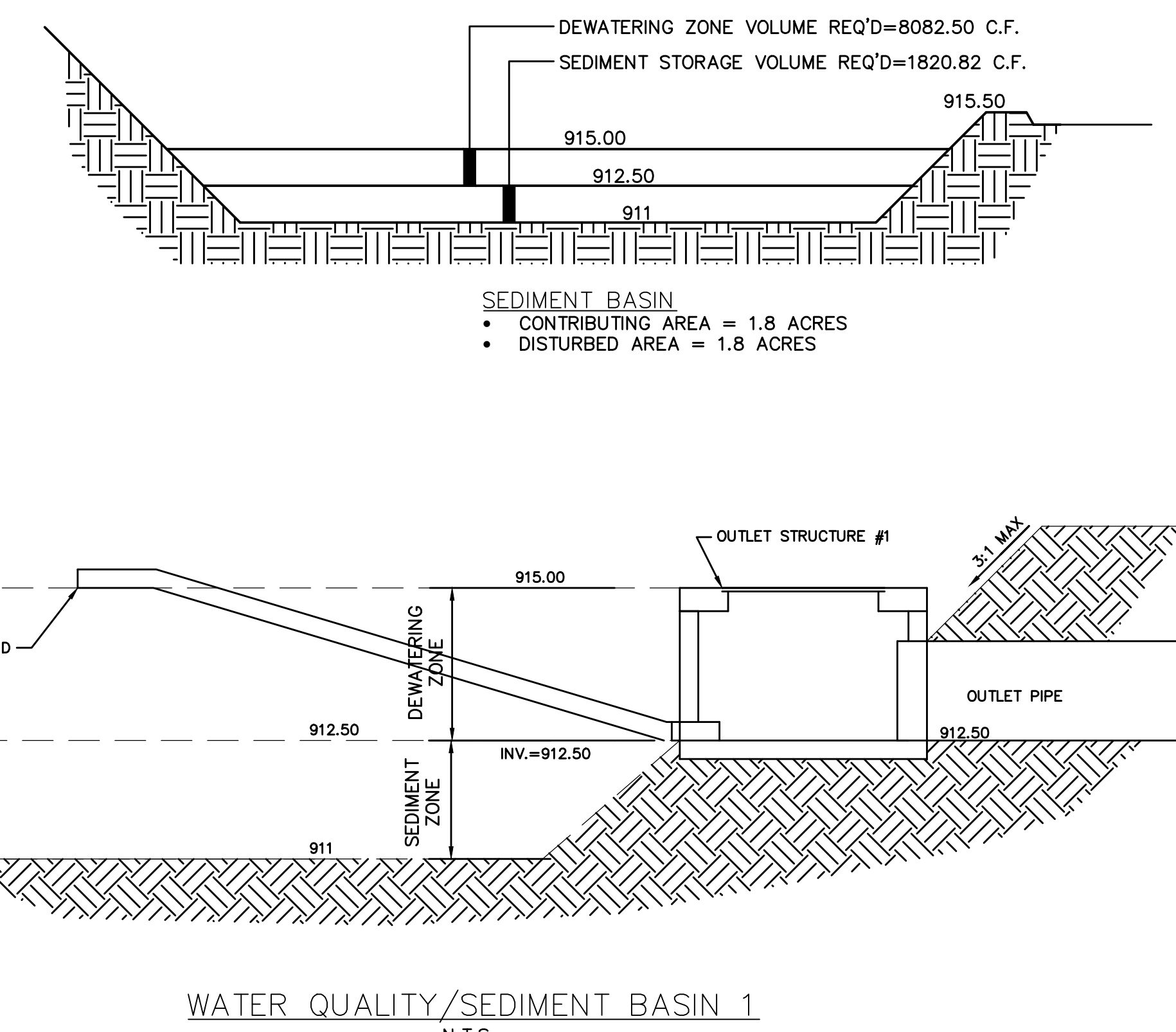
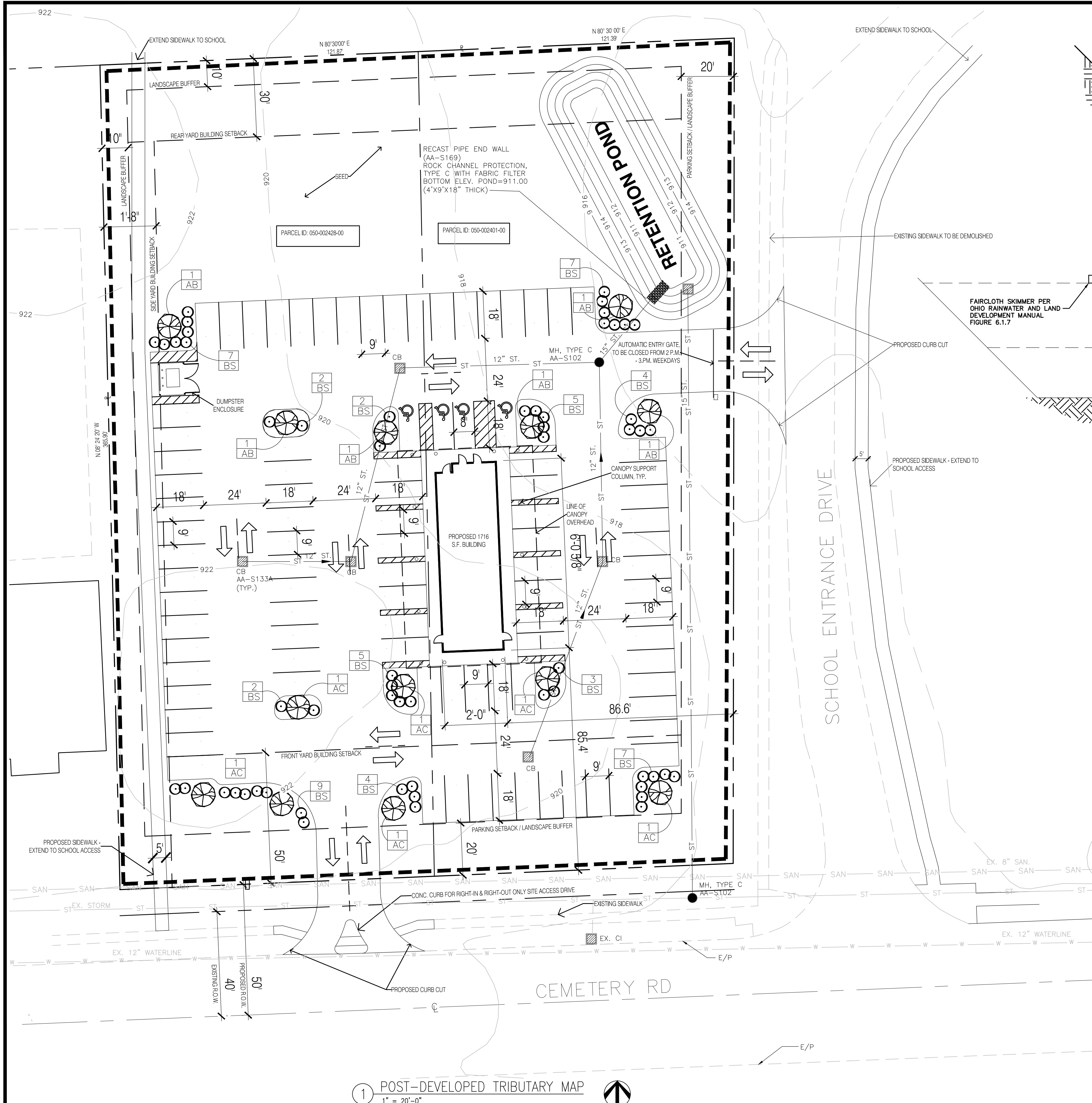


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SWENSONS SITE
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PRE-DEVELOPED TRIBUTARY MAP

PJT #:	
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SHEET
SWPP-1



SITE DATA TABLE:

TOTAL SITE AREA:	1.80 ac
TOTAL DISTURBED AREA:	1.80 ac
PRE-DEVELOPED IMPERVIOUS AREA:	0.36 ac
POST-DEVELOPED IMPERVIOUS AREA:	0.87 ac

TOTAL DEVELOPED ACREAGE

PAVEMENT	= 0.83 ACRES	CN = 98
BUILDINGS	= 0.04 ACRES	CN = 98
GRASS	= 0.93 ACRES	CN = 79

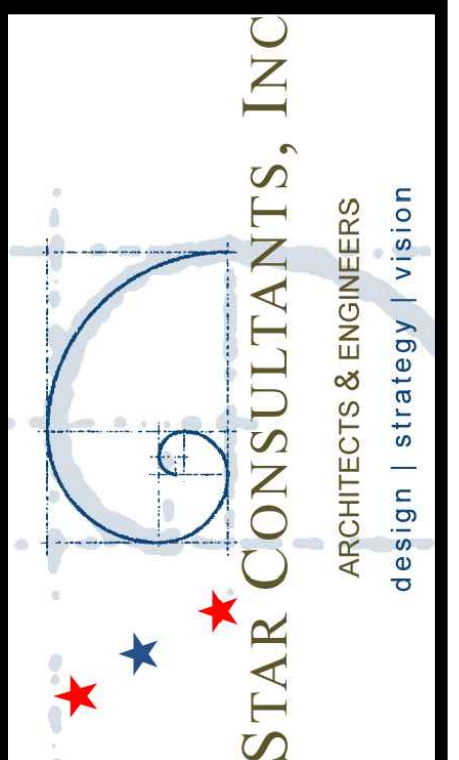
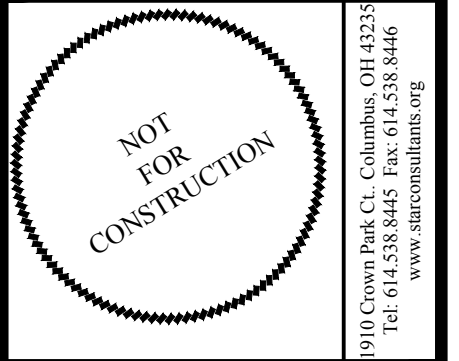
WATER QUALITY AREA DISTRIBUTION
 TOTAL AREAS = 1.80 AC
 POND VOLUME = 9,104.08 CU.FT.
 SEDIMENT STORAGE VOLUME = 1820.82 CU.FT.

LEGEND

	LIMITS OF TRIBUTARY AREA
	SILT FENCE
	CATCH BASIN SEDIMENT FILTER

REVISIONS

REV#	DATE	REMARKS



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POST-DEVELOPED TRIBUTARY MAP

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 DATE: 6/28/2018
 DRN. BY: MS
 DGN. BY: MS
 REV. BY: AMA

SHEET
SWPP-2

1 POST-DEVELOPED TRIBUTARY MAP
 1" = 20'-0"

PLANT LIST

CODE	QTY	UNIT	BOTANICAL NAME	BOTANICAL NAME	SIZE	COND
AB	6	EA	TRIDENT MAPLE	ACER BUERGERIANUM	2" CAL, 6' HT.	B/B
AC	7	EA	HEDGE MAPLE	ACER CAMPESTRE	2" CAL, 6' HT.	B/B
BS	57	EA	COMMON BOXWOOD	BUXUS SEMPERVIRENS	3' HT.	B/B
SEED	3800	SY		SEED MIX PER NOTE 3		

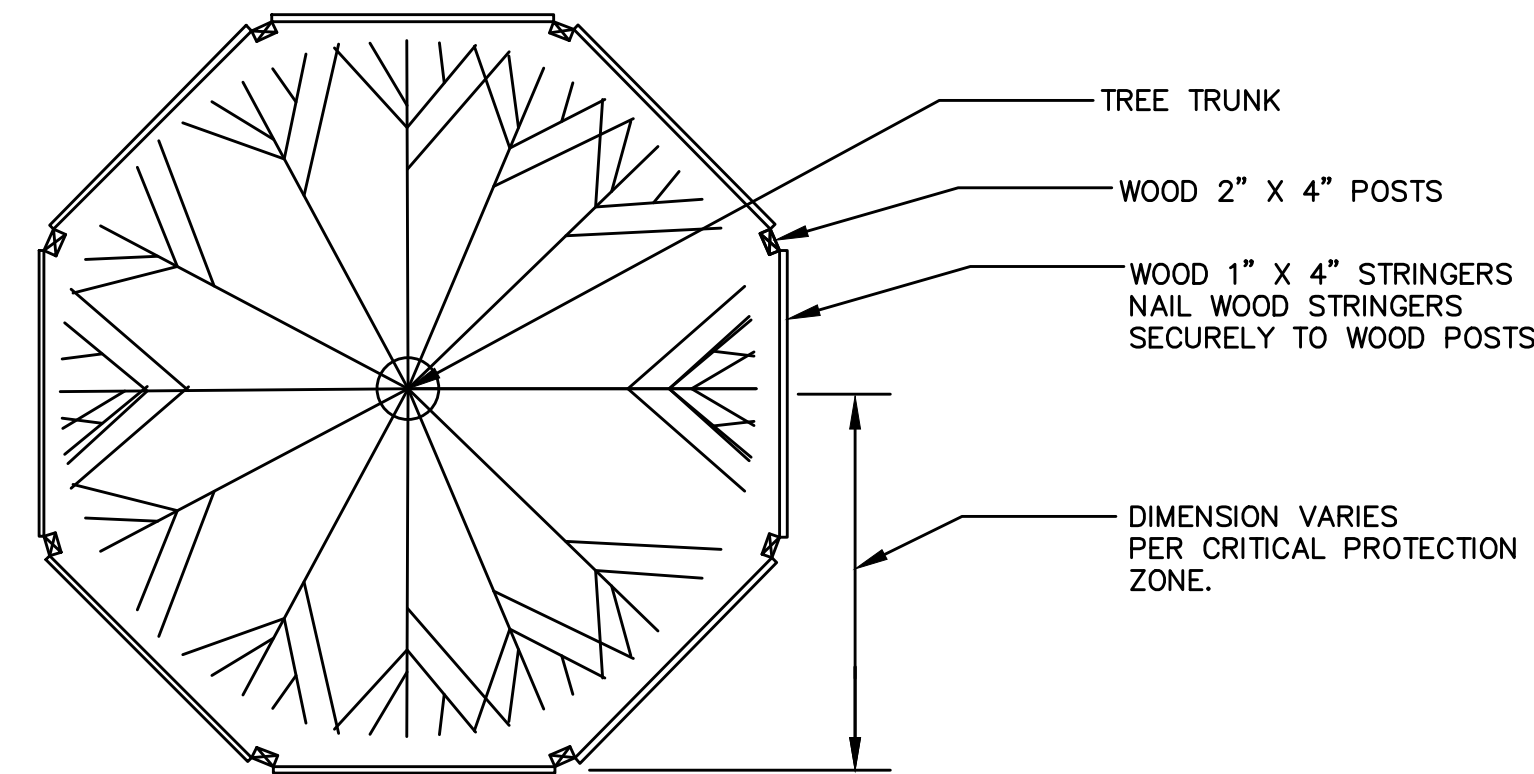
CODE BOX X → QUANTITY
 XX → CODE

PLANTING PLAN CODED NOTES

- SOIL PREP FOR SHRUBS AND TREES: PROVIDE SOIL MIX OF 1 PART PEAT TO 1 PART NATIVE SOIL. FERTILIZE WITH OSMOCOTE 14-14-14 (OR EQUAL) AT THE RATE INDICATED ON THE PACKAGE.
- MULCH TREE AND SHRUB BEDS WITH SHREDDED HARDWOOD MULCH, 2" DEEP.
- SEED AREA W/MIX OF:
 - 29.4% 2nd Millenium Tall Fescue
 - 27.45% Crossfire II Tall Fescue
 - 19.6% Avenger Tall Fescue
 - 14.7% Inferno Tall Fescue
 - 6.9% Brooklawn Kentucky Blue

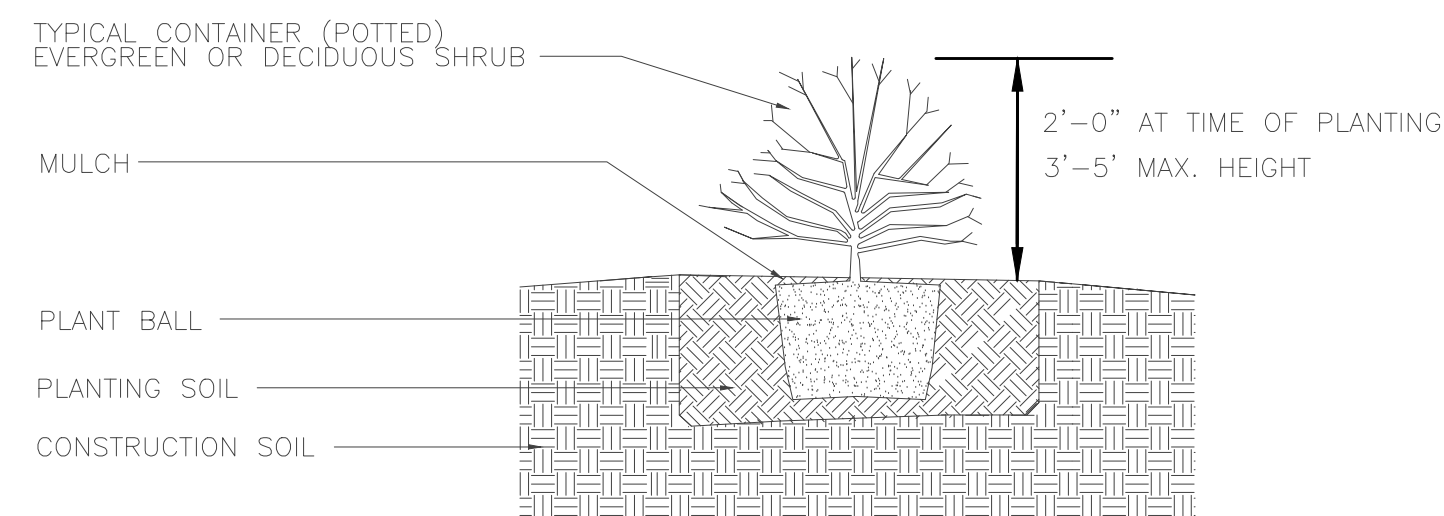
APPLIED AT A RATE OF 7-8 LBS/1000 SF
- SIZES SHOWN ON SITE PLAN ARE AT MATURITY. PLANTED SIZES ARE AS INDICATED IN THE PLANT LIST.

- NOTE:
- FOR GROUPS OF TREES:
 - PLACE THE BARRICADES AT THE DRIPLINE AROUND THE GROUPS PERIMETER.
 - INSTALLATION OF TREE PROTECTION BARRICADES SHALL BE PERFORMED BEFORE ANY SITE DEVELOPMENT ACTIVITY TAKES PLACE.
 - THE TREE PROTECTION BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL ALL SITE DEVELOPMENT ACTIVITIES ARE FULLY COMPLETE.
 - ANY DAMAGE THAT MAY OCCUR TO THE BARRICADES SHALL BE REPAIRED OR REPLACED TO THE ORIGINAL SPECIFICATIONS WITHIN 24 HOURS OF THE DAMAGE OCCURRING.
 - THE AREA WITHIN THE TREE PROTECTION BARRICADES SHALL NOT BE USED FOR THE STORAGE OF ANY MATERIALS, SUPPLIES OR DEBRIS OR THE DISPOSAL OF ANY SOLID, LIQUID OR GASEOUS MATERIALS THAT COULD CAUSE HARM TO THE TREES.
 - ANY TREE SCHEDULED TO REMAIN IF DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY PROVIDING EQUIVALENT MONETARY VALUE TO THE CITY'S TREE FUND.
 - MONETARY TREE VALUE SHALL BE DETERMINED BY USING THE GUIDE FOR PLANT APPRAISAL, PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE OR OTHER SOURCES AS DETERMINED BY THE CITY FORESTER.
 - BARRICADES SHALL PROTECT ALL TREES SCHEDULED TO REMAIN BEFORE AND DURING ALL CONSTRUCTION ACTIVITIES.
 - ANY PROPOSED UNDERGROUND UTILITIES SHALL BE ROUTED AROUND PROTECTED TREES TO THE OUTSIDE OF THE TREE'S DRIPLINE. IF THIS IS NOT FEASIBLE, AS DETERMINED BY THE COUNTY, A SLEEVE MAY BE USED UNDER THE TREE, PROVIDED THAT ALL ACCEPTABLE HORTICULTURAL/ARBORICULTURAL PRACTICES ARE ADHERED TO.
- *TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.



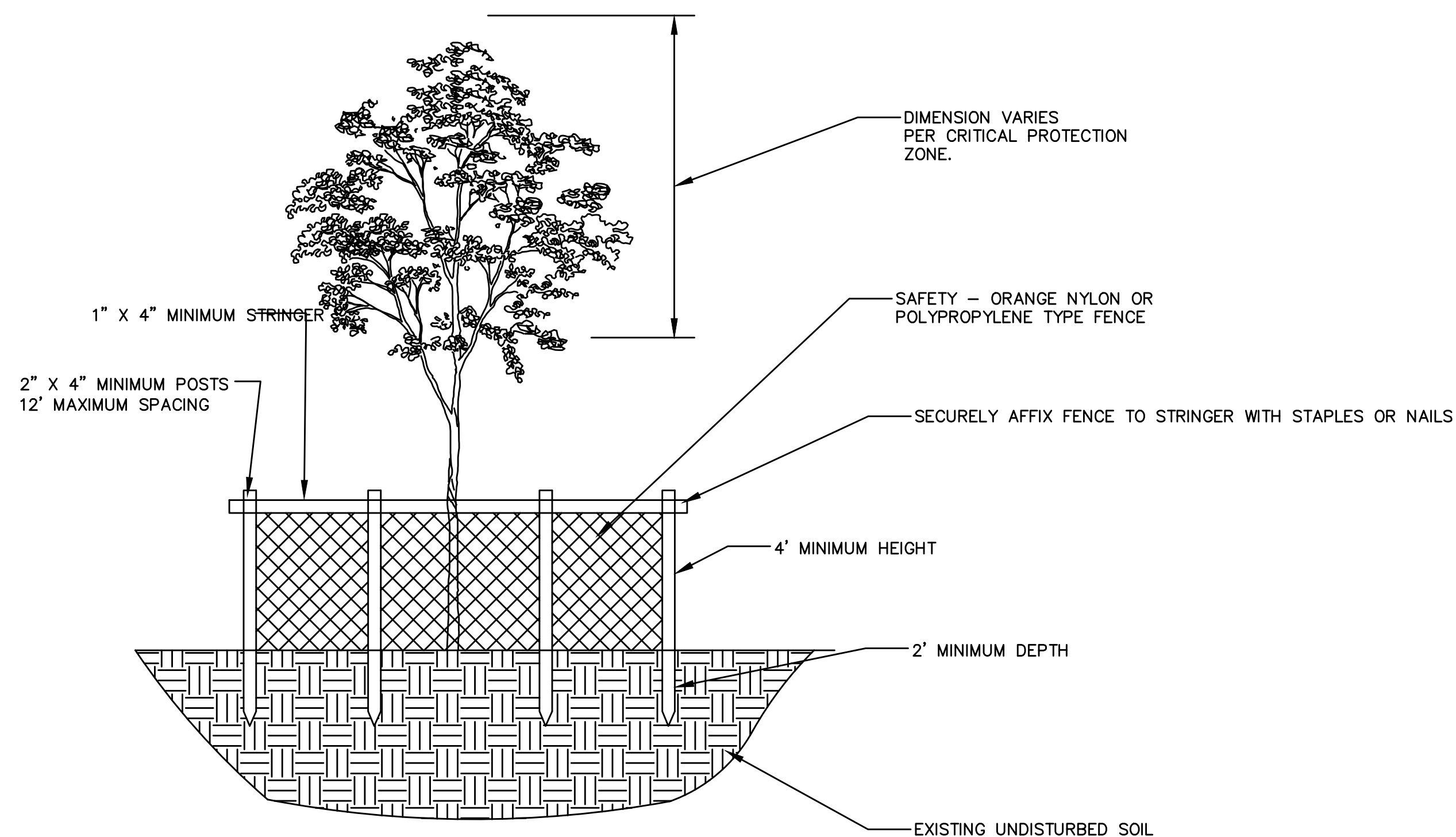
NOTE: FOR GROUPS OF TREES PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY

NOTE: PRUNE SHRUB AS RECOMMENDED BY GROWER ONLY AFTER THE PLANT HAS BEEN WATERED INTO THE PLANTING SOIL



- SPECIFICATIONS:**
- TOPSOIL MIX, SEE SPEC
 - WATER THOROUGHLY AFTER INSTALLATION.
 - EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.

SHRUB DETAIL – POTTED



TREE PROTECTION DETAIL
 N.T.S.

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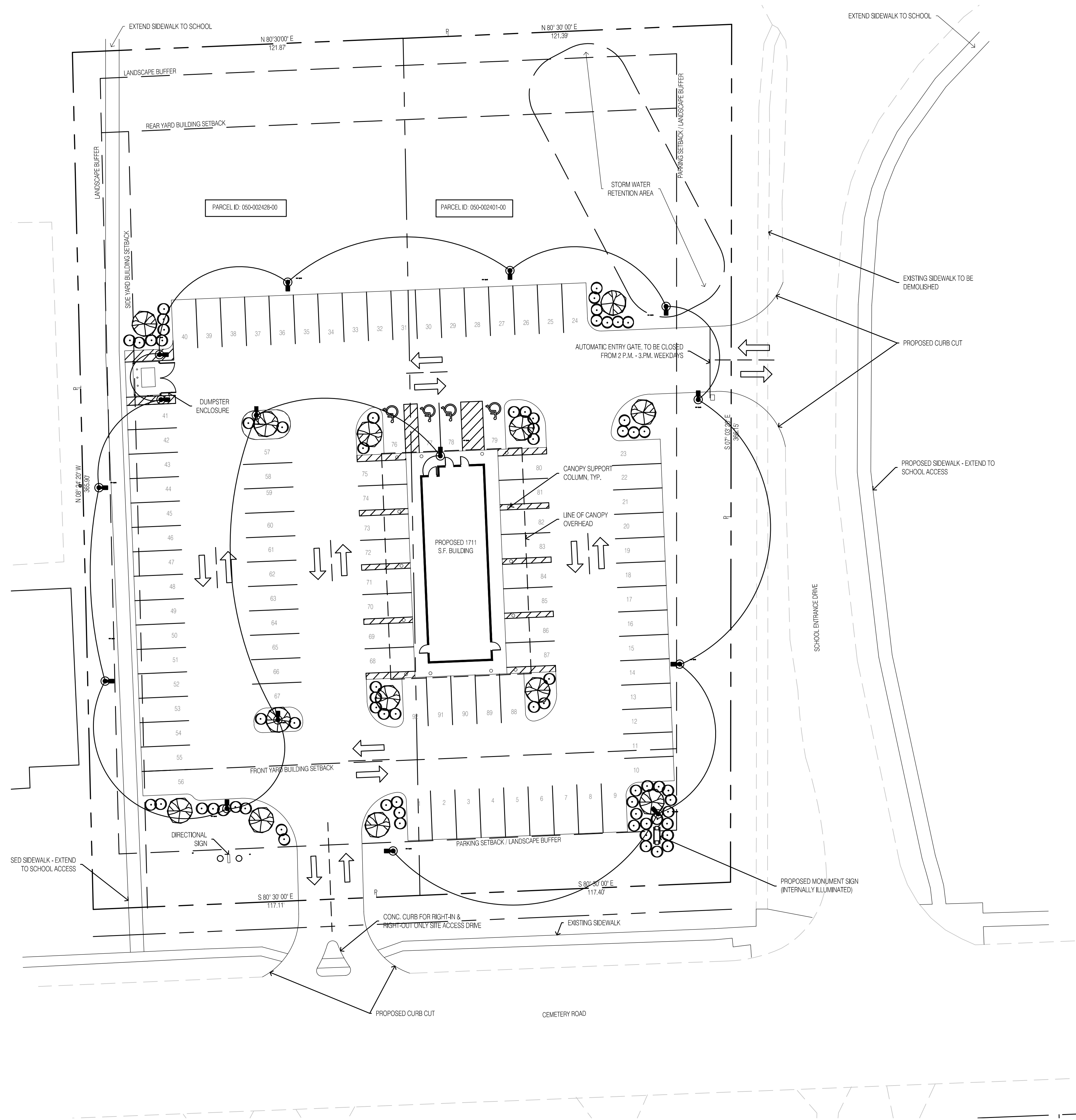
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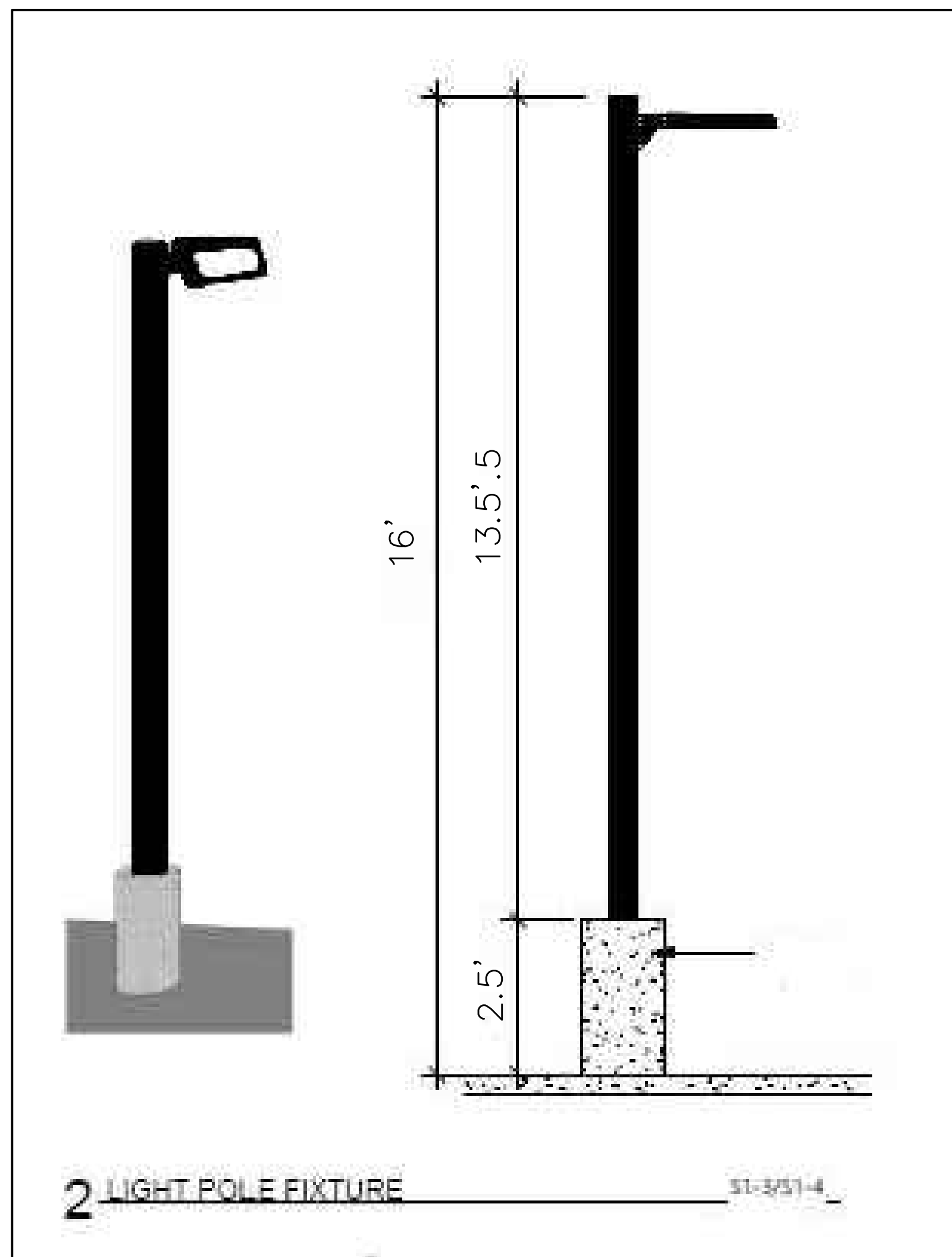
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SHEET
C1.0

NOTES, SECTIONS AND DETAILS



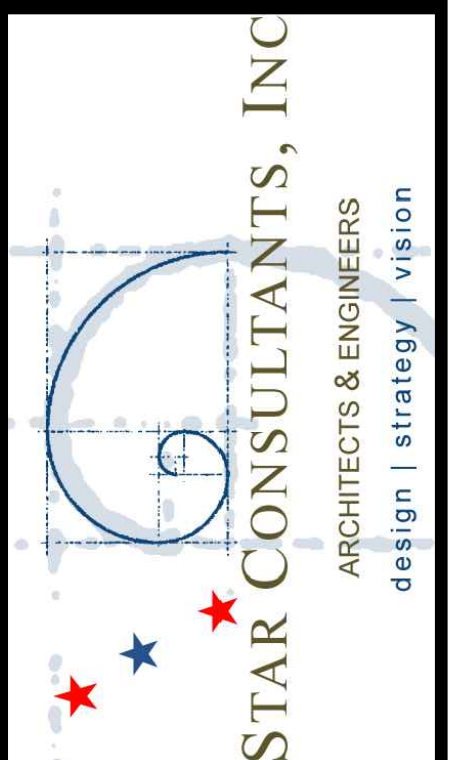
- GENERAL NOTES:
- 1- ALL PARKING LOT POLE FIXTURES ARE TO BE MULTI/UNIVERSAL VOLTAGE 120-277VAC
 - 2- NEMA HORIZONTAL DISTRIBUTION CLASSIFICATION TYPE IS NOT TO CHANGE.
 - 3- NUMBER OF POLES ARE NOT TO INCREASE.
 - 4- ADA LIGHT LEVELS FOR HANDICAP PARKING WILL BE GIVEN IN FINAL DESIGN.
 - 5- B.U.G. (BACKLIGHT, UPLIGHT, & GLARE) WILL BE SPECIFIED IN FINAL DESIGN AND LIGHT TRESSPASS WILL KEPT TO A MINIMUM.



1 POST SITE
1" = 20'-0"

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SITE LIGHTING

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