Franciscan Square Future Development

Steubenville, Ohio

Franciscan University main entrance

UNIVERSITY BLVD.

existing crosswalk

new parking (63)

(22)

B-2 zoning

30' setback

(19)

(17)

new drive

proposed retail/residential
(21 units)
4-story x 7,250 sf
= 29,000 sf

860'

existing entry

existing parking (10)

new parking (13)

I-1 zoning

I-1 zoning

new parking (16)

50' AEP electric easement

858'

prop. office
4-story x 4,000 sf
= 16,000 sf

statue of St. Francis of Assisi

fountain plaza

new parking (10)

(9) ex.

existing restaurant
5,140 sf

854.5'

existing restaurant
6,550 sf

849'

(6)

(3) ex.

existing drive

(10) ex.

existing parking (67)

852'

(10) ex.

existing hotel
4-story (114 rooms)
+/- 58,366 sf

existing parking (80)

N

0' 50' 100'

FRASPADA COMPANY LIMITED

AMDG ARCHITECTS

previous site plan: March 2, 2022

owner meeting: april 15, 2022

Franciscan Square Future Development

Steubenville, Ohio

Franciscan University main entrance

existing crosswalk

UNIVERSITY BLVD.

30' setback

(22)

new parking (63)

(19)

B-2 zoning

(17)

new drive

15' sewer easement

proposed retail/residential (24 units) 4-story x 7,500 sf = 30,000 sf

860'

existing entry

revised building location in cyan

existing parking (10)

existing restaurant 5,140 sf

854.5'

new parking (13)

I-1 zoning

I-1 zoning

utilities easement

new parking (16)

50' AEP electric easement

858'

prop. office 4-story x 4,000 sf = 16,000 sf

statue of St. Francis of Assisi

fountain plaza

(9) ex.

existing restaurant 6,550 sf

849'

(6)

(3) ex.

existing drive

(10) ex.

existing parking (67)

new parking (10)

852'

(10) ex.

existing hotel 4-story (114 rooms) +/- 58,366 sf

existing parking (80)

N

0' 50' 100'

FRASPADA COMPANY LIMITED

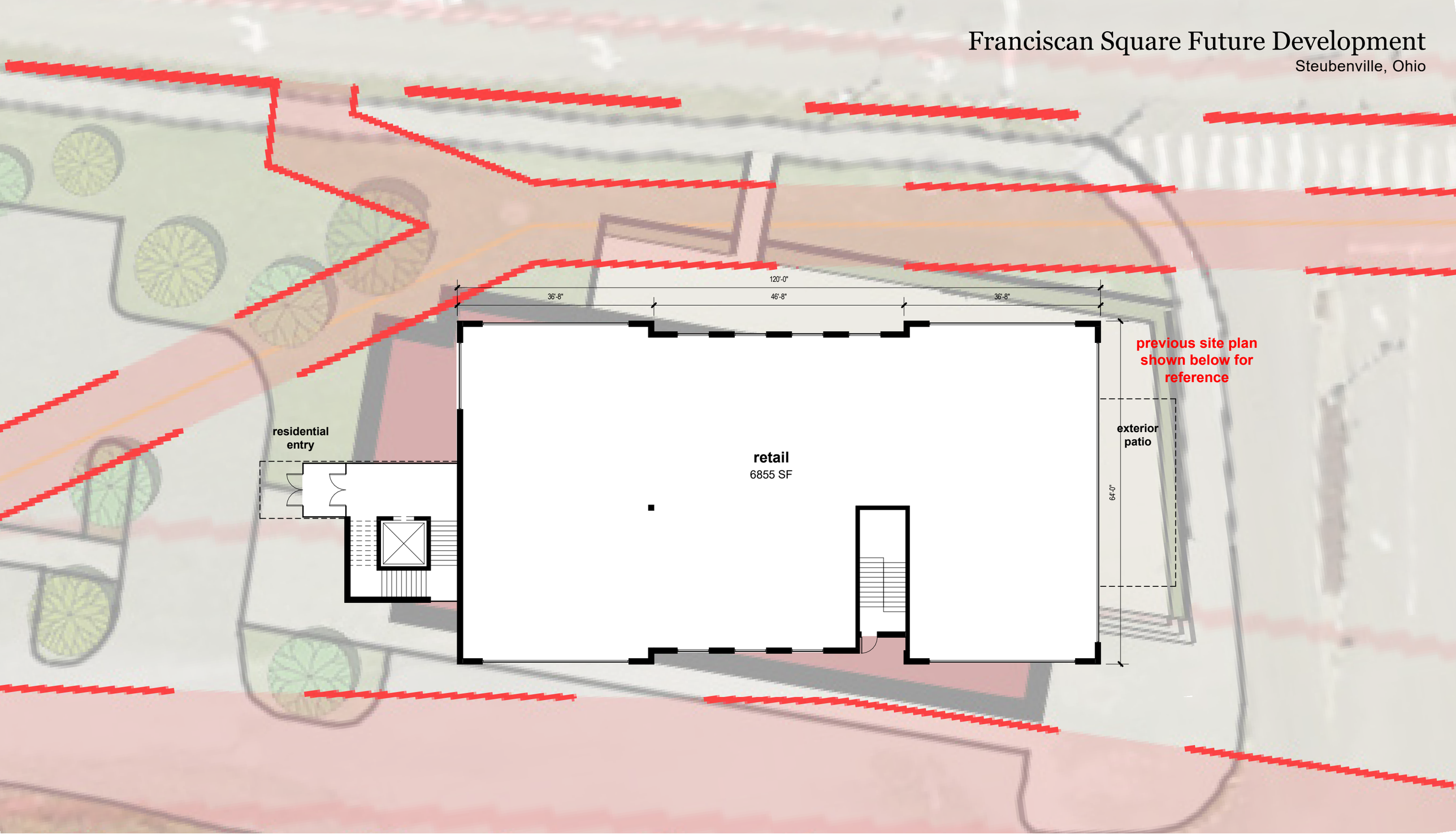
AMDG ARCHITECTS

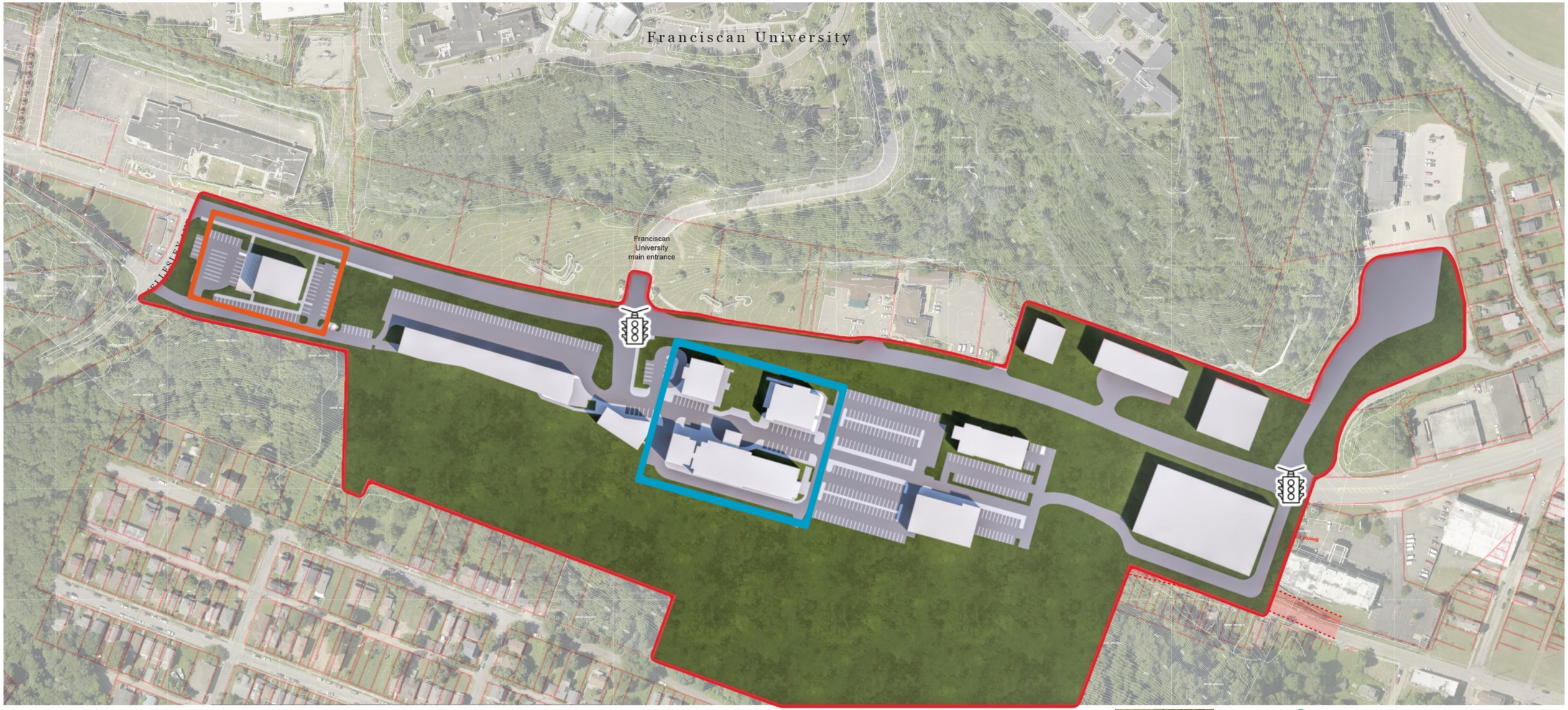
site plan diagram - revised location of retail/residential building

owner meeting: april 15, 2022

previous design concept
March 2, 2022

revised massing design concept
review live model in meeting


120'-0"
36'-8"
46'-8"
36'-8"
residential entry
retail
6855 SF
exterior patio
64'-0"
previous site plan shown below for reference



UNDER CONSTRUCTION

PHASE ONE - OPEN

FRANCISCAN SQUARE SITE PLAN

FRASPADA COMPANY LIMITED

Cedar One Realty

FRANCISCAN SQUARE

Control Point #1	Control Point #2
Sta. 6+31.48–234.30' Lt 5/8" Iron Pin Found See Plan For Location N 263457.2340 E 2491606.4430	12+10.12–250.76' Lt. 5/8" Iron Pin Found See Plan For Location N 263344.6780 E 2492195.5990

Bench Mark #1	Bench Mark #2	Bench Mark #3
Sta. 3+12.0–204.3' Lt. R.R. Spike Set In South Face Of Power Pole #166A1–313 See Plan For Location Elev. 894.70	Sta. 12+98–267' Lt.± Chiseled Square On South Edge Of Conc. Light Pole Base See Plan For Location Elev. 824.16	Sta. 22+04.80–243.3' Lt. R.R. Spike Set In South Face Of Power Pole #166A1–170 See Plan For Location Elev. 792.75

Excavation Note:

Strip All Topsoil, Etc From Underneath The Footprint Of All Proposed Structures, Parking Lots, Sidewalks, Etc. Remove Subsoil Or Provide Fill As Required To Meet Proposed Subgrade Elevations. Stockpile Excess Topsoil On–Site As Required For Use In Seeded/Landscaped Areas. Dispose Of Excess Topsoil Off–Site, As Required.

Proofrolling Note:

All Subgrade Areas That Are To Be Covered With Structures, Walks Or Pavement Shall Be Thoroughly Compacted Then Proofrolled With A Fully Loaded Tandem Dump Truck Prior To Placement Of Base Aggregates. Soft And Yielding Areas Shall Be Remediated As Directed By The Geotechnical Testing Consultants.

Compaction Note:

–Areas Of Subgrade Soils And Aggregate Base Beneath Proposed Structures, Walks And Pavements Shall Be Compacted To 95% Of Optimum Dry Density Based Upon The Modified Proctor Test (ASTM D–1557) In Max. 8 Inch Lifts.

–Areas Of Subgrade Soils Outside Of Proposed Structures, Walks And Pavements Shall Be Compacted To 92% Of Optimum Dry Density Based Upon The Modified Proctor Test (ASTM D–1557) In Max. 12 Inch Lifts.

–Earthen Fill Materials Shall Be Within 2% Of Optimum Moisture Content Prior To Compaction.

Seeding Note:

All Disturbed Areas Of The Site That Are Left Exposed (Not Covered With Structures, Pavement, Aggregate, Etc.) Shall Be Permanently Seeded.

Topsoil Note:

Install A Minimum Of 4" Topsoil Over All Areas To Receive Permanent Seeding. Utilize Topsoil From Existing On–Site Stockpiles.

Contaminated Soil Disposal Note:

Any Soils Contaminated By Petroleum Or Chemical Spills During Construction Activities Shall Be Removed And Disposed Of In Accordance With Ohio EPA Regulations.

Ground Cover Note:

All Finished Permanent Seeded Slopes Steeper Than 3:1 Shall Be Seeded With A Mixture As Follows:

- Crown Vetch – 1/2 Lb. Per 1000 Sq. Ft.
- KY31 Tall Fescue – 1 Lb. Per 1000 Sq. FT.
- Annual Ryegrass – 1/4 Lb. Per 1000 Sq. Ft.

Dust Control:

Contractor Shall Provide Dust Control Watering Of The Site As Needed.

N
W E
S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REVISIONS
6–19–2015 Issued For Construction
6–25–2015 Issued For Retaining Wall

DESIGNED BY: J.D.V.
DRAWN BY: G.T.L.
CHECKED BY: J.D.V.
DATE: 4–09–2015
JOB NUMBER: 12–4591
FIELD BOOK:

Grading Plan

Franciscan Square - Phase One
Franciscan University Of Steubenville

Howells & Baird, Inc.
CIVIL ENGINEERS & SURVEYORS
1156 EAST STATE STREET
SALEM, OHIO 44460
PH. (330) 332–4834 FAX. (330) 332–4058

SCALE
1"=60'
SHEET