CITY OF DUBLIN, OHIO
AMENDED FINAL DEVELOPMENT PLAN DOCUMENTS
FOR
MIDWESTERN AUTO GROUP

PROPERTY OWNER

CAR CNI-2 LP
DBA MIDWESTERN AUTO GROUP
6325 PERIMETER LOOP DRIVE
DUBLIN, OHIO 43017
CONTACT: TIMOTHY L. GALLI, CFO
PHONE: 614-889-2571 x4112
FAX: 614-793-7963
EMAIL: TGALLI@MAGCARS.COM

DEVELOPER

MIDWESTERN AUTO GROUP
6325 PERIMETER LOOP DRIVE
DUBLIN, OHIO 43017
CONTACT: TIMOTHY L. GALLI, CFO
PHONE: 614-889-2571 x4112
FAX: 614-793-7963
EMAIL: TGALLI@MAGCARS.COM

ENGINEER

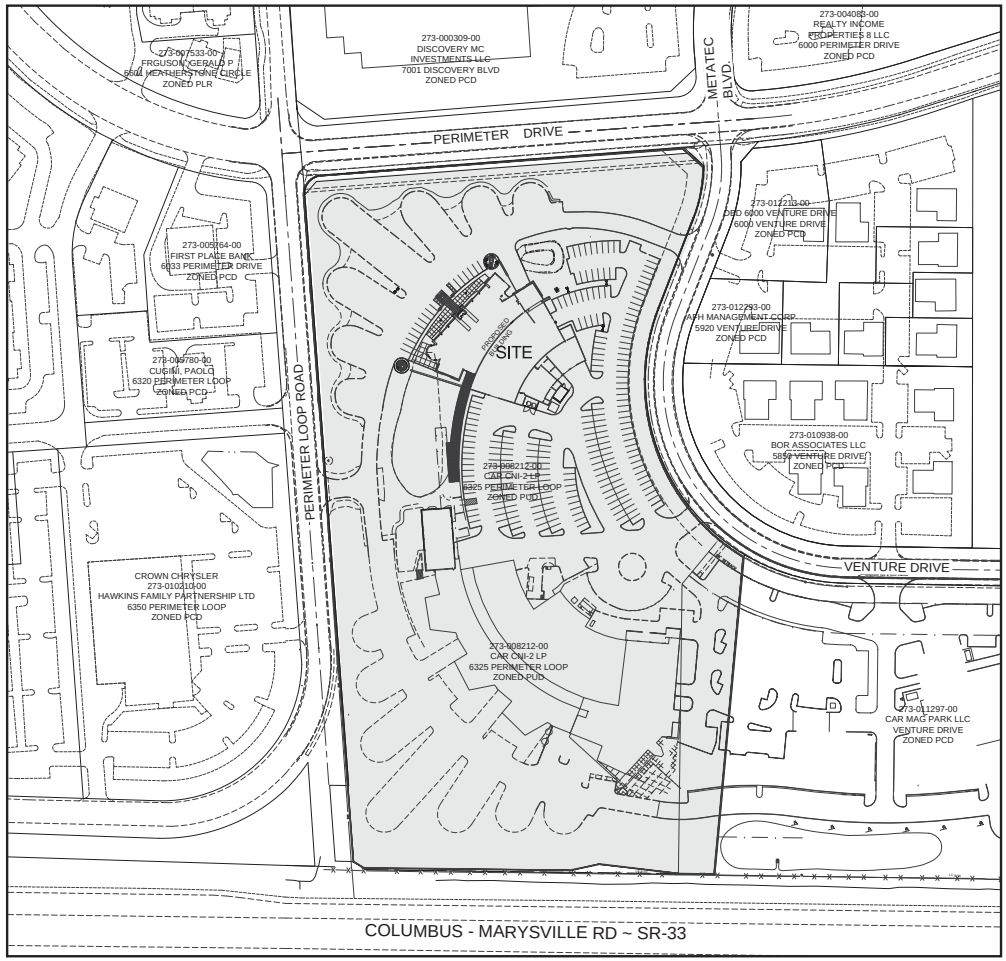
C.F. BIRD & R.J. BULL, INC.
2875 W. DUBLIN-GRANVILLE ROAD
COLUMBUS, OHIO 43235
CONTACT: DAVID M. BRAY, P.E.
PHONE: 614-761-1661 x251
FAX: 614-761-1328
EMAIL: DBRAY@BIRDBULL.COM

ARCHITECT

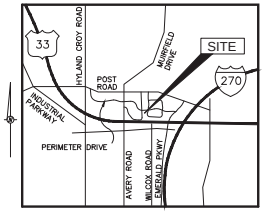
ARCHITECTURAL ALLIANCE
165 NORTH FIFTH STREET
COLUMBUS, OHIO 43215
CONTACT: BRAD PARISH
PHONE: 614-469-7500
EMAIL: BPARISH@ARCHALL.COM

LANDSCAPE ARCHITECT

PLAN-IT STUDIOS, LLC
7792 OLENTANGY RIVER ROAD, SUITE G
COLUMBUS, OH 43235
CONTACT: ANDREW ENGLISH
PHONE: 614-403-1442
EMAIL: AENGLISH@PLANITSTUDIOS.COM



INDEX MAP
SCALE: 1" = 100'



LOCATION MAP
NO SCALE

SHEET INDEX

C1.1	TITLE SHEET
C1.2	REGIONAL CONTEXT MAP
C1.3	VICINITY MAP
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MIDWESTERN AUTO GROUP
LAND ROVER | RANGE ROVER | JAGUAR
6325 PERIMETER LOOP RD

Drawings

Preliminary	01 / 08 / 14
P&Z Submittal	05 / 12 / 14
Amended FD	08 / 29 / 14

Project Number
A13-104

Sheet Title
TITLE SHEET

Sheet Number
C1.1

Bird+Bull
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

ARCHITECTURAL ALLIANCE
165 NORTH FIFTH STREET | COLUMBUS, OHIO 43215
614.469.7500 | FAX 614.469.7505 | WWW.ARCHALL.COM

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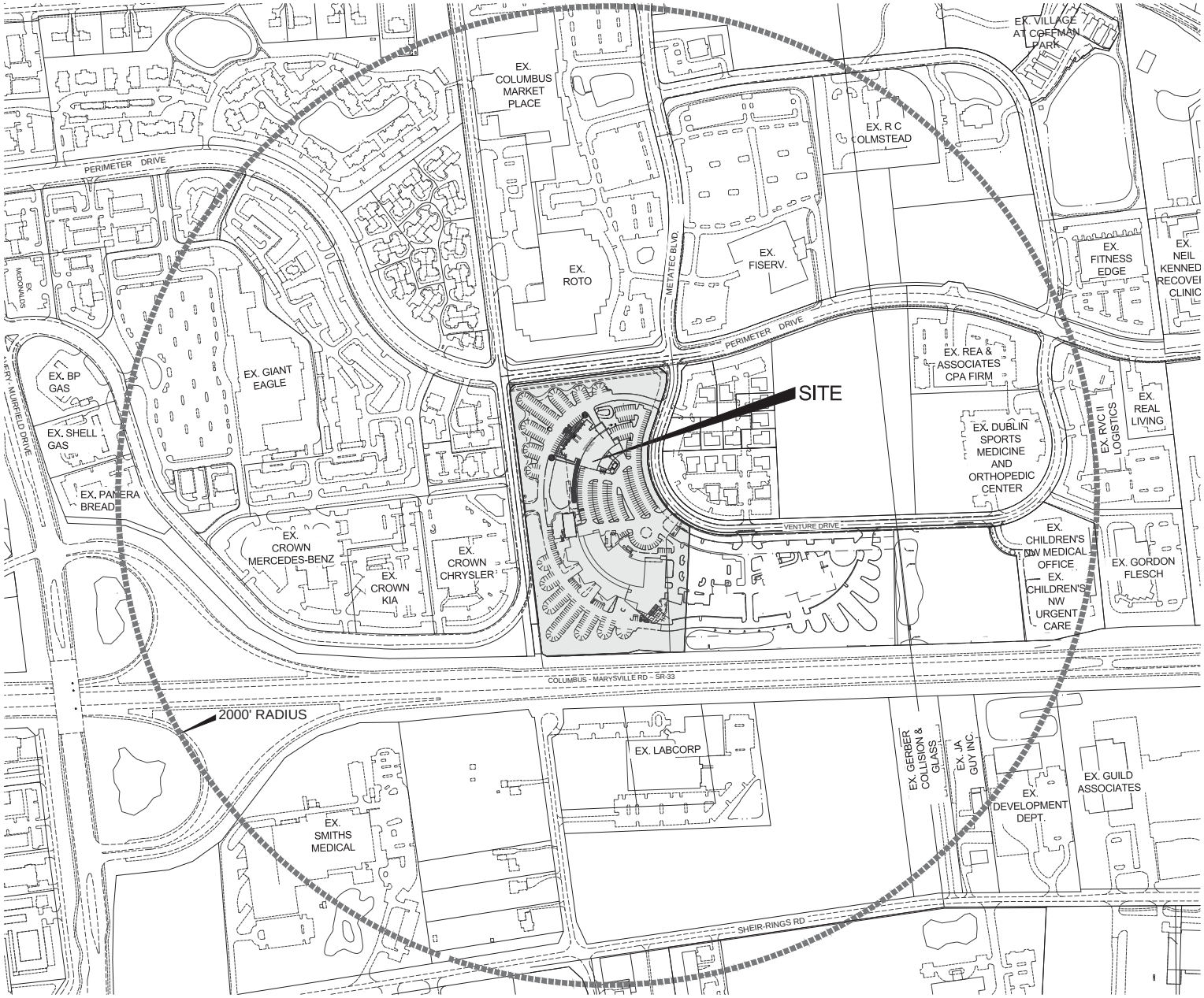

SCALE: 1" = 200'

0 200 400 600

GRAPHIC SCALE

MIDWESTERN AUTO GROUP

LAND ROVER | RANGE ROVER | JAGUAR

6325 PERIMETER LOOP RD

Drawings

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A13-104

Sheet Title

REGIONAL CONTEXT MAP

Sheet Number

C1.2

Bird+Bull Engineers + Surveyors
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

ARCHITECTURAL ALLIANCE
140 NORTH PARK STREET | COLUMBUS, OHIO 43215
TEL: (614) 221-1 | FAX: (614) 221-1

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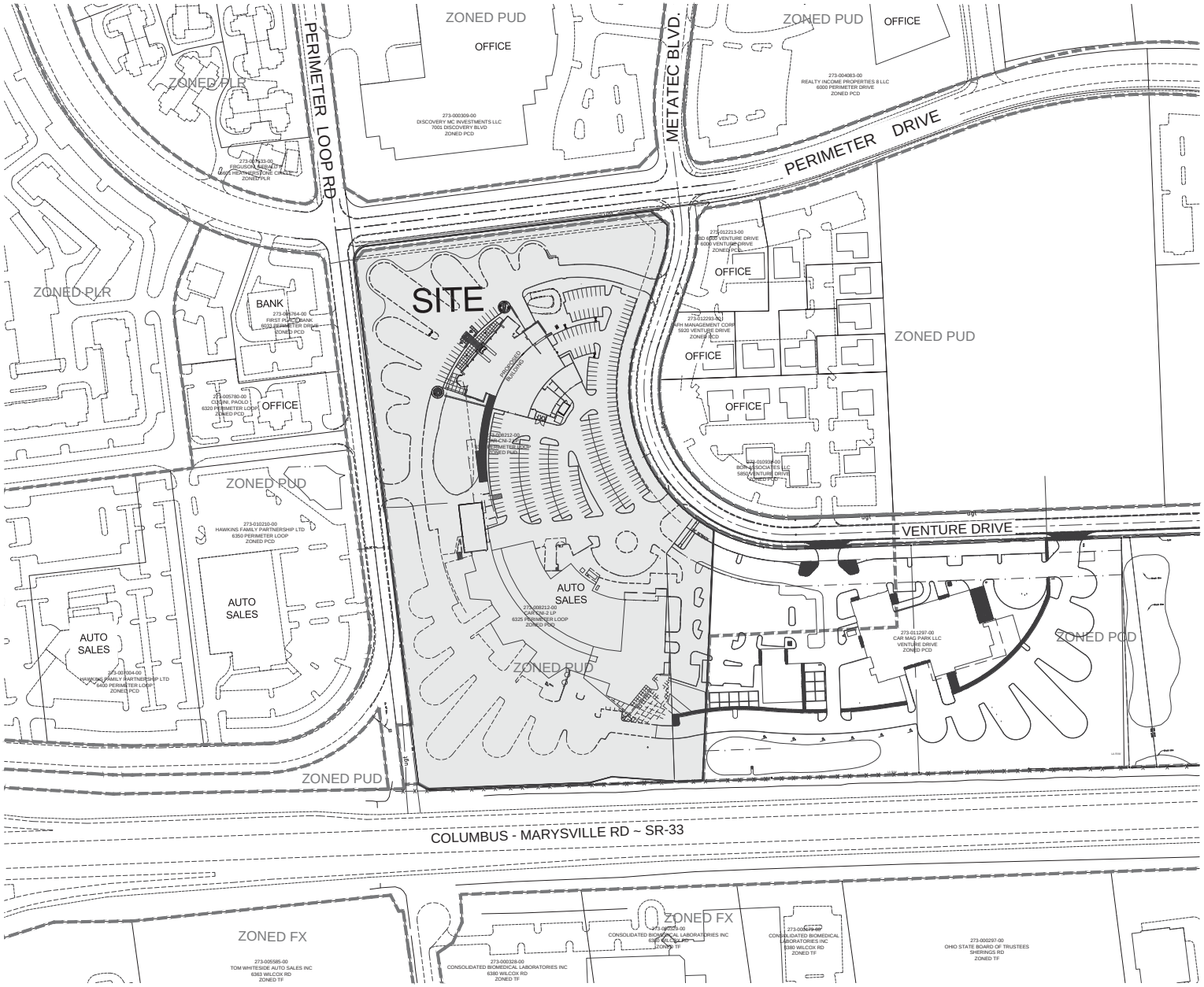

SCALE: 1" = 100'

0 100 200 300

GRAPHIC SCALE

LEGEND

DEVELOPMENT SITE

MIDWESTERN AUTO GROUP

LAND ROVER | RANGE ROVER | JAGUAR

6325 PERIMETER LOOP RD

Drawings

Preliminary	01 / 08 / 14
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Project Number

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Sheet Title

VICINITY MAP

Sheet Number

C1.3

Bird+Bull
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

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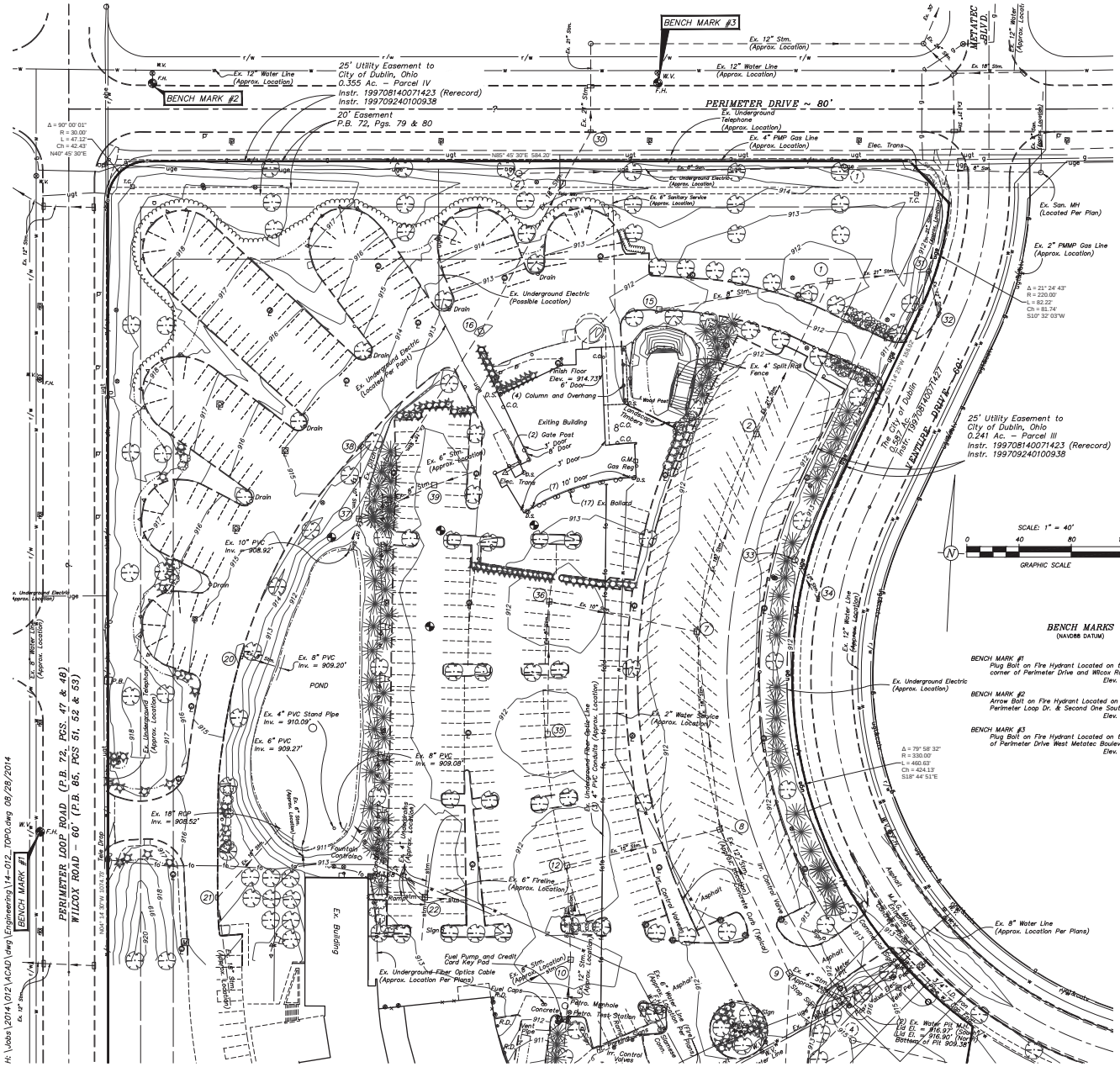

1. Ex. Stm. CB
TC 911.03'
21" RCP E 907.21' (1.02" Res. Plate)
21" RCP SW 907.28'
8" PVC W 907.78'

2. Ex. Stm. CB
TC 911.08'
21" RCP NE 907.53'
18" RCP S 907.53'

3. Ex. Stm. CB
TC 910.96'
18" RCP S 907.96'
18" RCP N 908.01'
10" PVC W 908.11'

4. Ex. Stm. CB
TC 911.04'
15" CPP S 908.43'
18" RCP N 908.33'
15" CPP W

5. Ex. Stm. CB
TC 911.03'
4" PVC E 908.66'
12" CPP S 908.41'
12" CPP NW 908.38'

8. Ex. Stm. CB
TC 911.53'
12" CPP S 908.60'
15" CPP E 908.48'
(6" Res. Plate)

9. Ex. Stm. CB
TC 911.47'
8" PVC SW 909.02'
12" CPP N 908.52'
12" CPP S 908.50'

10. Ex. Stm. MH
TC 911.47'
(Per Plan)

11. Ex. Trench Drain
TC 909.54'
Sealed Shut

14. Ex. Stm. CB
TC 911.53'
8" PVC E 908.31'
(4" Res. Plate)

15. Ex. Stm. CB
TC 911.90'
15" CPP SW 908.45'
18" RCP NE 908.08'
(1.04" Res. Plate)

19. Ex. Stm. Inlet
Top Curb EL. = 914.44'
8" PVC E 910.11'

20. Ex. Stm. Inlet
Top Curb EL. = 915.82'
18" RCP NE 908.67'

21. Ex. Stm. CB
TC 912.27'
4" CPP N,S,E&W 910.52'
8" PVC NW (was not found)
Bottom El. = 909.97'

30. Ex. Stm. Inlet
Top Curb EL. = 911.44'
21" RCP N 906.44'
18" RCP SW 907.00'

31. Ex. Stm. MH
TC 909.68'
21" RCP W 906.13'
21" RCP N 906.08'
12" RCP SE 905.93'
18" RCP SW 906.18'

32. Ex. Stm. Inlet
Top Curb EL. = 908.93'
12" RCP NW 906.19'

33. Ex. Stm. MH
TC 911.35'
12" RCP SE 907.30'
18" RCP NE 906.87'

34. Ex. Stm. Inlet
Top Curb EL. = 910.87'
12" RCP NW 907.37'

35. Ex. Stm. CB
TC 911.49'
8" PVC N 909.09'

36. Ex. Stm. CB
TC 911.66'
10" PVC E 908.66'
(With 5" Res. Plate)
8" PVC S 908.91'

37. Ex. Stm. CB
TC 912.35'
15" CPP NE 910.21'
10" PVC N 909.85'
8" PVC NE 910.02'
10" PVC S 909.70'
Top of Dam Conc. @
Center of CB 910.60'

38. Ex. Stm. Inlet
Top Curb EL. = 914.55'
10" PVC S 910.30'

39. Ex. Stm. CB
TC 912.61'
8" PVC SW 910.11'
6" PVC E 910.25'

40. Ex. Stm. CB
TC 912.34'
8" PVC S 908.89'
8" PVC SW 909.06'
12" CPP N 908.68'

41. Ex. Stm. CB
TC 912.48'
8" PVC N 909.06'

42. Ex. Stm. CB (Round)
TC 916.63'
12" PVC N 910.63'
8" PVC N 910.73'
15" Pipe W 910.03'
Bottom El. = 909.63'

43. Ex. Trench Drain
Top of grate El. 913.31'
12" PVC S 911.26'

1. Ex. San. MH
TC 912.91'
8" PVC E 897.87'
8" PVC W 897.89'

2. Ex. San. MH
TC 913.60'
8" PVC E 899.00'

3. Ex. San. Oil Trap
Lid El. = 913.28'
Top of Water 906.78'

4. Ex. San. MH
TC 915.05'
8" PVC E 899.94'

BENCH MARKS
(NAVD88 DATUM)

BENCH MARK #1
Plug Bolt on Fire Hydrant Located on the Northeast corner of Perimeter Drive and Wilcox Road.
Elev. 915.98'

BENCH MARK #2
Arrow Bolt on Fire Hydrant Located on the West side of Perimeter Loop Dr. & Second One South of Perimeter Dr.
Elev. 918.29'

BENCH MARK #3
Plug Bolt on Fire Hydrant Located on the North Side of Perimeter Drive West Metatec Boulevard.
Elev. 913.45'

EXISTING SYMBOLS LEGEND

Sign	SIGN
Sign	STREET SIGN
	AREA LIGHT
	YARD LIGHT
	LIGHT POLE
	LIGHT POLE W/SQR. BASE
	LIGHT POLE W/RND. BASE
	ELECTRIC GUY
	ELECTRIC MARKER
E.T.	ELECTRIC TRANSFORMER
E.M.	ELECTRIC METER
E.D.	ELECTRIC DROP
E.P.B	ELECTRIC PULL BOX
E.P.	ELECTRIC PEDESTAL
E.O.	ELECTRIC OUTLET
T.C.	TELEPHONE CLOSURE
T.D.	TELEPHONE DROP
T.B.	TELEPHONE PULL BOX
T.P.	TELEPHONE PEDESTAL
	TELEPHONE POLE
	UTILITY POLE
P.B.	PULL BOX
Traffic P.B.	TRAFFIC PULL BOX
Traffic C.B.	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL
	TRAFFIC POLE
	TRAFFIC POLE W/ WALK
Spr.	SPRINKLER
W.V	WATER VALVE
F.H.	FIRE HYDRANT
W.M.	WATER METER
W.S.	WATER SERVICE
W.C. Valve	WATER CONTROL VALVE
I.C. Valve	IRRIGATION CONTROL VALVE
	MAIL BOX
	FLAGPOLE
C.D.	CABLE TELEVISION DROP
C.P.	CABLE TELEVISION PEDESTAL
G.V.	GAS VALVE
G.S.	GAS SERVICE
G.M.	GAS METER
	GAS MARKER
C.O.	CLEAN OUT
Stm CB TC 708.43	CATCH BASIN W/TOP OF CASTING ELEV.
Stm. Inlet TC 707.28	CURB INLET W/TOP OF CASTING ELEV.
Stm. MH TC 708.43'	STORM MANHOLE W/TOP OF CASTING ELEV.
San. MH TC 708.43	SANITARY MANHOLE W/TOP OF CASTING ELEV.
DS	DOWN SPOUT
RD	ROOF DRAIN
×708.53 G	EXISTING ELEV. @ GUTTER
×708.53	EXISTING GRADE ELEV.
×707.87	SPOT ELEV.
×17.8	PROPOSED ELEV.
Bo	BOLLARD
WP	WOOD POST
MP	METAL POST
g	EXISTING GAS LINE
w	EXISTING WATER LINE
uge	EXISTING UNDERGROUND ELECTRIC LINE
ohe	EXISTING OVERHEAD ELECTRIC LINE
ugt	EXISTING UNDERGROUND TELEPHONE LINE
oht	EXISTING OVERHEAD TELEPHONE LINE
ohcatv	EXISTING OVERHEAD CABLE TELEVISION LINE
ucatv	EXISTING UNDERGROUND CABLE TELEVISION LINE
710	EXISTING INDEX CONTOUR
709	EXISTING INTERMEDIATE CONTOUR
	EXISTING FENCE LINE

NOTE:
The location, type and size of utilities and structures indicated on this survey drawing are a compilation of information furnished by the respective utility companies, field markings from locating services provided by the utility companies, and topographic data obtained at the time of our field survey. Utilities not marked in the field are labeled "per plan" on the survey and may be shown from an atlas map provided by the respective utility company, and not from an actual construction drawing. The location of facilities marked by an underground locating service are subject to a tolerance zone as specified by the Common Ground Alliance (CGA) Best Practices guidelines. The utility location tolerance zone is defined as the width of the facility plus 18" horizontally on either side of the outside edge of the underground facility. As such, the utility locations indicated are not necessarily complete or correct, since existing utilities may not exist in the locations shown, and other utilities may exist that are not shown.

Field locating services furnished by the utility companies do not provide any depth of marked facilities. Therefore, the elevations of underground utilities are unable to be determined, except for storm sewer and sanitary sewer systems, where measurements can be taken at manhole/access structures to verify the flow line (invert) of the pipes.

Electric pedestals, electric transformers, lighting system and telephone closures were found during the field investigation. No field markings or utility drawings were provided to the surveyor depicting underground or overhead facilities that may connect to these services boxes.

Bird+Bull
Engineering & Surveying
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

ARCHITECTURAL ALLIANCE
100 NORTH PARK BLVD., SUITE 200 • COLUMBUS, OHIO 43085
TEL: (614) 888-4567 • FAX: (614) 888-4568

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MIDWESTERN AUTO GROUP
LAND ROVER | RANGE ROVER | JAGUAR
6325 PERIMETER LOOP RD

Drawings	
Preliminary	01 / 06 / 14
P&Z Submittal	05 / 12 / 14
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Project Number
A13-104

Sheet Title
PARTIAL TOPOGRAPHIC SURVEY

Sheet Number
C1.4

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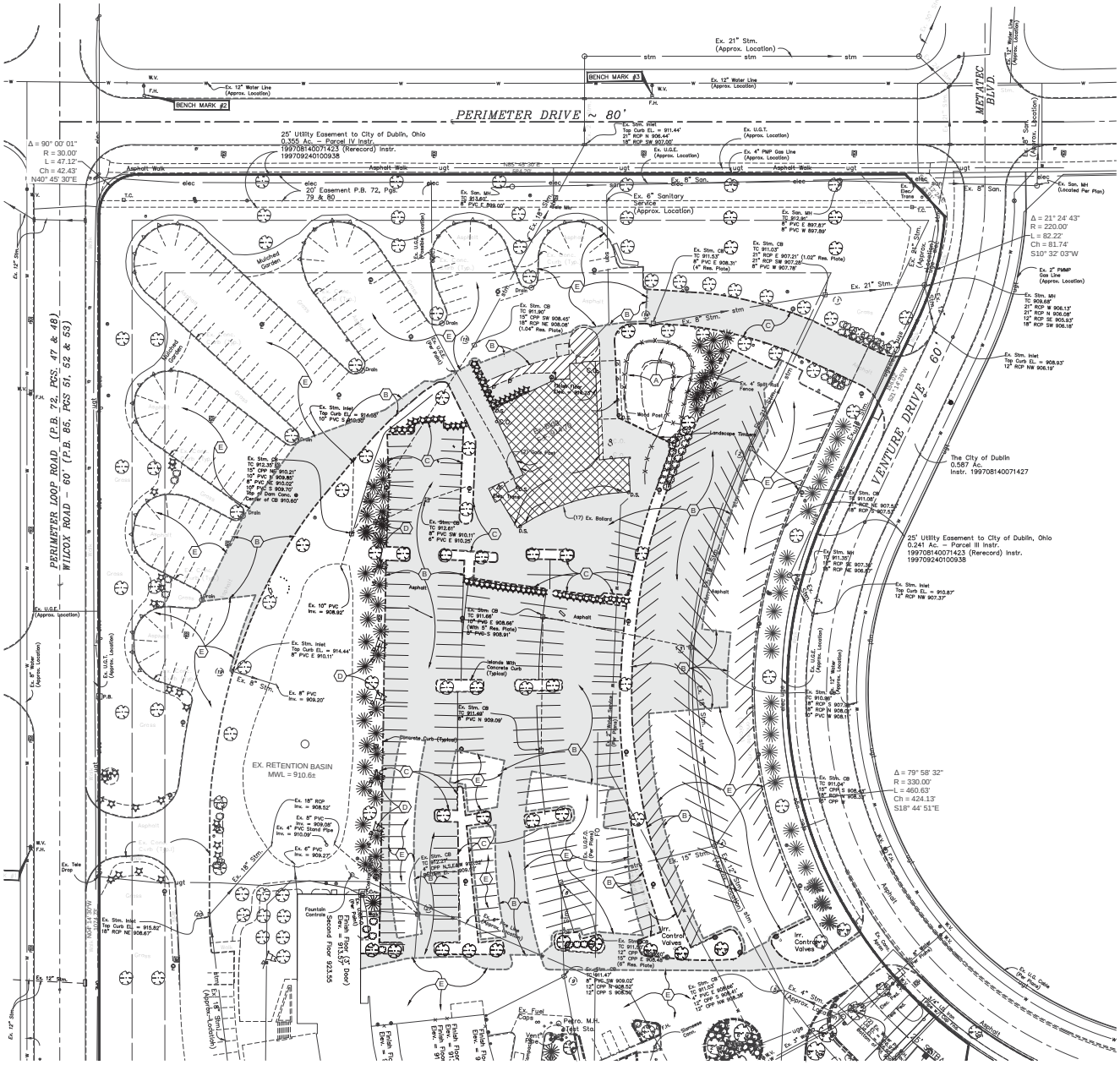
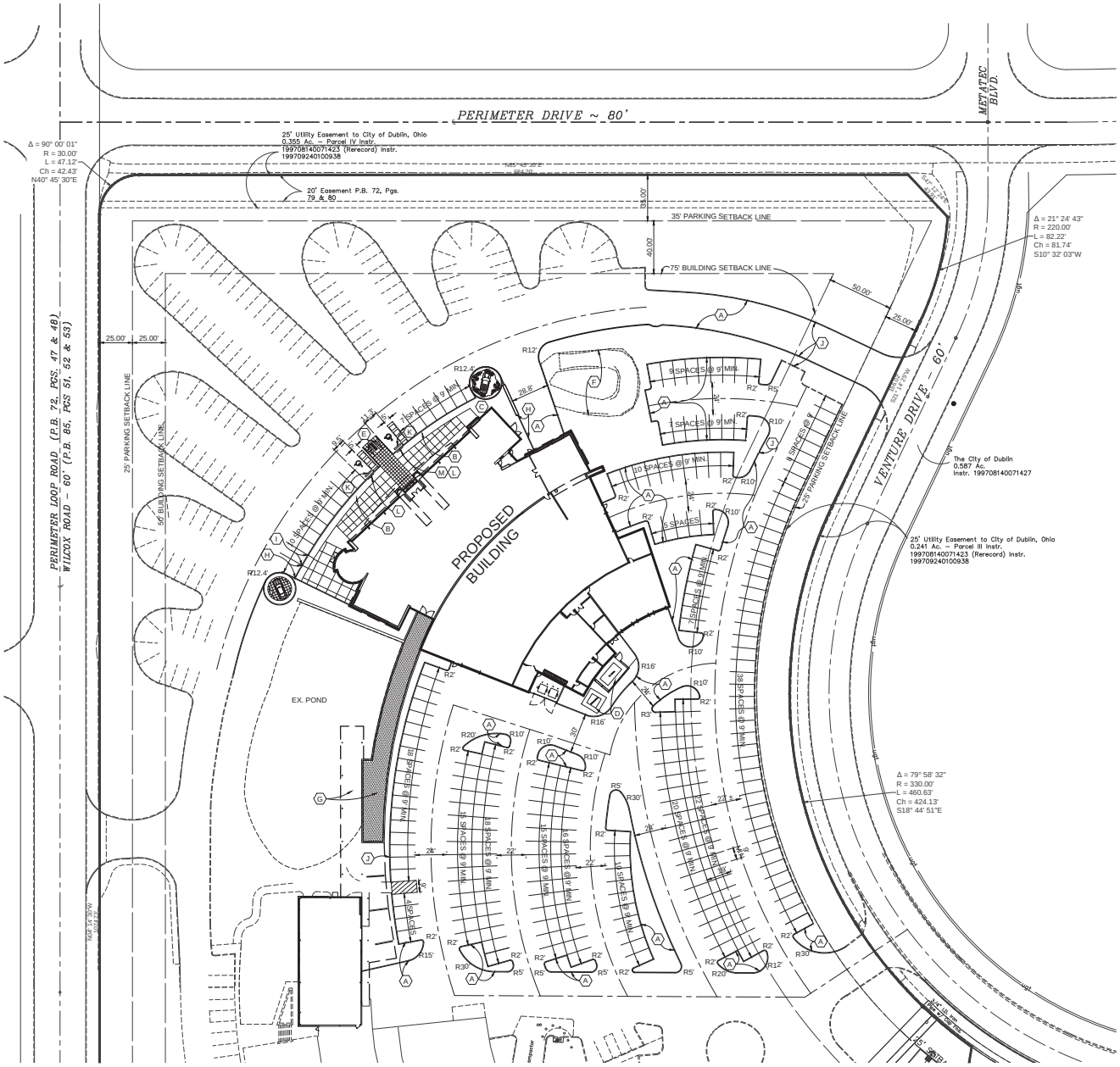

PERIMETER DRIVE ~ 80'
PERIMETER LOOP ROAD (P.B. 72, PGS. 47 & 48)
WILCOX ROAD ~ 60' (P.B. 85, PGS 51, 52 & 53)
VENTURE DRIVE ~ 60'
METATEC BLVD.
EX. RETENTION BASIN
MWL = 910.6±
Asphalt
Asphalt Walk
Mulched Garden
Fountain Controls
Irr. Control Valves
Gazebo
Second Floor 923.55
Finish Floor (1st Floor) Elev. = 913.57
Finish Floor 1st Floor Elev. = 91
Finish Floor 1st Floor Elev. = 9
Ex. Fuel Caps
Ex. Pedro. M.H. Adjst Sta.
Vent Pipe
Ex. Tele Drop
Ex. U.G. Cable (Approx. Location)
Ex. 4" Stm.
Ex. 15" Stm.
Ex. 18" Stm.
Ex. 12" Stm.
Ex. 8" Stm.
Ex. 21" Stm.
Ex. 8" San.
Ex. 6" Sanitary Service (Approx. Location)
Ex. 12" Water Line (Approx. Location)
Ex. 4" PMP Gas Line (Approx. Location)
Ex. 2" PMMP Gas Line (Approx. Location)
Ex. U.G.T. (Approx. Location)
Ex. U.G.E. (Approx. Location)
Ex. U.G.O. (Per Plans)
Ex. 8" Water (Approx. Location)
Ex. 12" Water (Approx. Location)
Ex. Sign
Ex. Bollard
Ex. 4" Split Rail Fence
Ex. Wood Post
Ex. Chain Link Fence
Ex. Dumpster Enclosure
Ex. Sign
Ex. Stm. Inlet Top Curb EL. = 911.44' 24" RCP N 908.44' 18" RCP SW 907.00'
Ex. Stm. CB TC 911.53' 8" PVC E 908.31' (4" Res. Plate)
Ex. Stm. CB TC 911.03' 21" RCP E 907.21' (1.02" Res. Plate) 21" RCP SW 907.28' 8" PVC W 907.78'
Ex. Stm. CB TC 911.80' 15" CPP SW 908.45' 18" RCP NE 908.08' (1.04" Res. Plate)
Ex. Stm. CB TC 912.37' 15" CPP NE 910.21' 10" PVC W 909.80' 8" PVC NE 910.02' 10" PVC S 909.70' Top of Dam Conc. @ Center of CB 910.60'
Ex. Stm. CB TC 912.81' 8" PVC SW 910.11' 6" PVC E 910.25'
Ex. Stm. CB TC 911.66' 8" PVC E 908.66' (With 5" Res. Plate) 8" PVC-S 908.91'
Ex. Stm. CB TC 911.46' 8" PVC N 909.09'
Ex. Stm. CB TC 911.07' 12" RCP N 908.52' 12" RCP S 908.52' 12" CPP W 908.52'
Ex. Stm. CB TC 911.04' 15" CPP S 908.52' 15" CPP E 908.52' (8" Res. Plate)
Ex. Stm. CB TC 911.47' 8" PVC SW 909.02' 12" CPP N 908.52' 12" CPP S 908.52'
Ex. Stm. CB TC 911.00' 8" PVC E 908.66' 12" CPP S 908.66' 12" CPP W 908.66'
Ex. Stm. CB TC 911.30' 12" RCP E 907.35' 12" RCP NE 906.27'
Ex. Stm. CB TC 911.08' 12" RCP SE 907.54' 18" RCP S 907.54'
Ex. Stm. CB TC 910.86' 12" RCP S 907.38' 12" RCP N 908.13' 12" PVC W 908.11'
Ex. Stm. Inlet Top Curb EL. = 910.87' 12" RCP NW 907.37'
Ex. Stm. Inlet Top Curb EL. = 908.93' 12" RCP NW 906.19'
Ex. Stm. MH TC 908.58' 21" RCP N 906.13' 21" RCP W 906.28' 12" RCP SE 905.93' 18" RCP SW 906.18'
Ex. Stm. MH TC 912.38' 8" PVC E 897.87' 8" PVC W 897.89'
Ex. Stm. MH TC 913.60' 8" PVC E 909.00'
Ex. Stm. MH (Located Per Plan)
Ex. Stm. Inlet Top Curb EL. = 914.44' 8" PVC E 910.11'
Ex. Stm. Inlet Top Curb EL. = 914.08' 10" PVC S 909.90'
Ex. Stm. Inlet Top Curb EL. = 915.82' 18" RCP NE 908.67'
Ex. 10" PVC Inv. = 908.92'
Ex. 8" PVC Inv. = 909.20'
Ex. 18" RCP Inv. = 908.52'
Ex. 8" PVC Inv. = 909.08'
Ex. 4" PVC Stand Pipe Inv. = 910.09'
Ex. 6" PVC Inv. = 909.27'
Islands With Concrete Curb (Typical)
Concrete Curb (Typical)
(17) Ex. Bollard
Ex. Tree Protection Fence
Ex. Tree Line
Ex. Trees
Ex. Shrubs
Ex. Grass
Ex. Drain
Ex. Light Pole
Ex. Elec. Trans.
Ex. Sign
Ex. Fire Hydrant
Ex. Water Valve
Ex. Gas Valve
Ex. Gas Meter
Ex. Cleanout
Ex. Telephone Pedestal
Ex. Electric Pedestal
Ex. Cable Pedestal
Ex. Utility Pole
Ex. Light Pole
Ex. Flag Pole
Ex. Mailbox
Ex. Bench
Ex. Trash Receptacle
Ex. Bike Rack
Ex. Tree Grate
Ex. Tree Guard
Ex. Tree Stump
Ex. Shrub
Ex. Grass
Ex. Drain
Ex. Curb
Ex. Edge of Pavement
Ex. Sidewalk
Ex. Asphalt
Ex. Concrete
Ex. Building
Ex. Overhang
Ex. Canopy
Ex. Entrance
Ex. Exit
Ex. Door
Ex. Window
Ex. Stairs
Ex. Ramp
Ex. Handicap Ramp
Ex. Handicap Stall
Ex. Parking Stall
Ex. Parking Space
Ex. Parking Lot
Ex. Curb Cut
Ex. Curb Ramp
Ex. Curb Stop
Ex. Curb Inlet
Ex. Curb Line
Ex. Curb Height
Ex. Curb Radius
Ex. Curb Length
Ex. Curb Type
Ex. Curb Material
Ex. Curb Color
Ex. Curb Condition
Ex. Curb Location
Ex. Curb Number
Ex. Curb Name
Ex. Curb Description
Ex. Curb Notes
Ex. Curb Comments
Ex. Curb Remarks
Ex. Curb Details
Ex. Curb Specifications
Ex. Curb Dimensions
Ex. Curb Measurements
Ex. Curb Area
Ex. Curb Volume
Ex. Curb Weight
Ex. Curb Cost
Ex. Curb Price
Ex. Curb Value
Ex. Curb Quantity
Ex. Curb Unit
Ex. Curb Total
Ex. Curb Summary
Ex. Curb Report
Ex. Curb Schedule
Ex. Curb Plan
Ex. Curb Section
Ex. Curb Detail
Ex. Curb Elevation
Ex. Curb Profile
Ex. Curb Grade
Ex. Curb Slope



SCALE: 1" = 40'

0 40 80 120

GRAPHIC SCALE

CODED NOTES

- (A) STRAIGHT 18" CONCRETE CURB
- (B) COMBINED CONCRETE CURB AND WALK
- (C) CONCRETE WALK
- (D) CONCRETE PAD
- (E) ADA RAMP
- (F) PROPOSED RECONSTRUCTED TEST TRACK (BY OTHERS)
- (G) PROPOSED SKYBRIDGE CONNECTION
- (H) FLUSH CURB CONDITION
- (I) RAMPED WALK
- (J) 2' WIDE CURB CUT FOR DRAINAGE
- (K) PARKING BLOCK
- (L) HANDICAP PARKING SIGN
- (M) PROVIDE A " VAN ACCESSIBLE " SIGN

NOTE:
REFER TO SHEET C1.8, PRELIMINARY SITE PAVEMENT PLAN, AND SHEET C1.9, SITE DETAILS, FOR PAVEMENT, WALK , CURB AND SIGNAGE INFORMATION AND DETAILS.

Bird+Bull
Programs & Services
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
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ARCHITECTURAL ALLIANCE
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PH: 614.221.1100 | FAX: 614.221.1101 | WWW.ARCHALL.COM

Project Number

A13-104

Sheet Title

PRELIMINARY SITE DIMENSION PLAN

Sheet Number

C1.6

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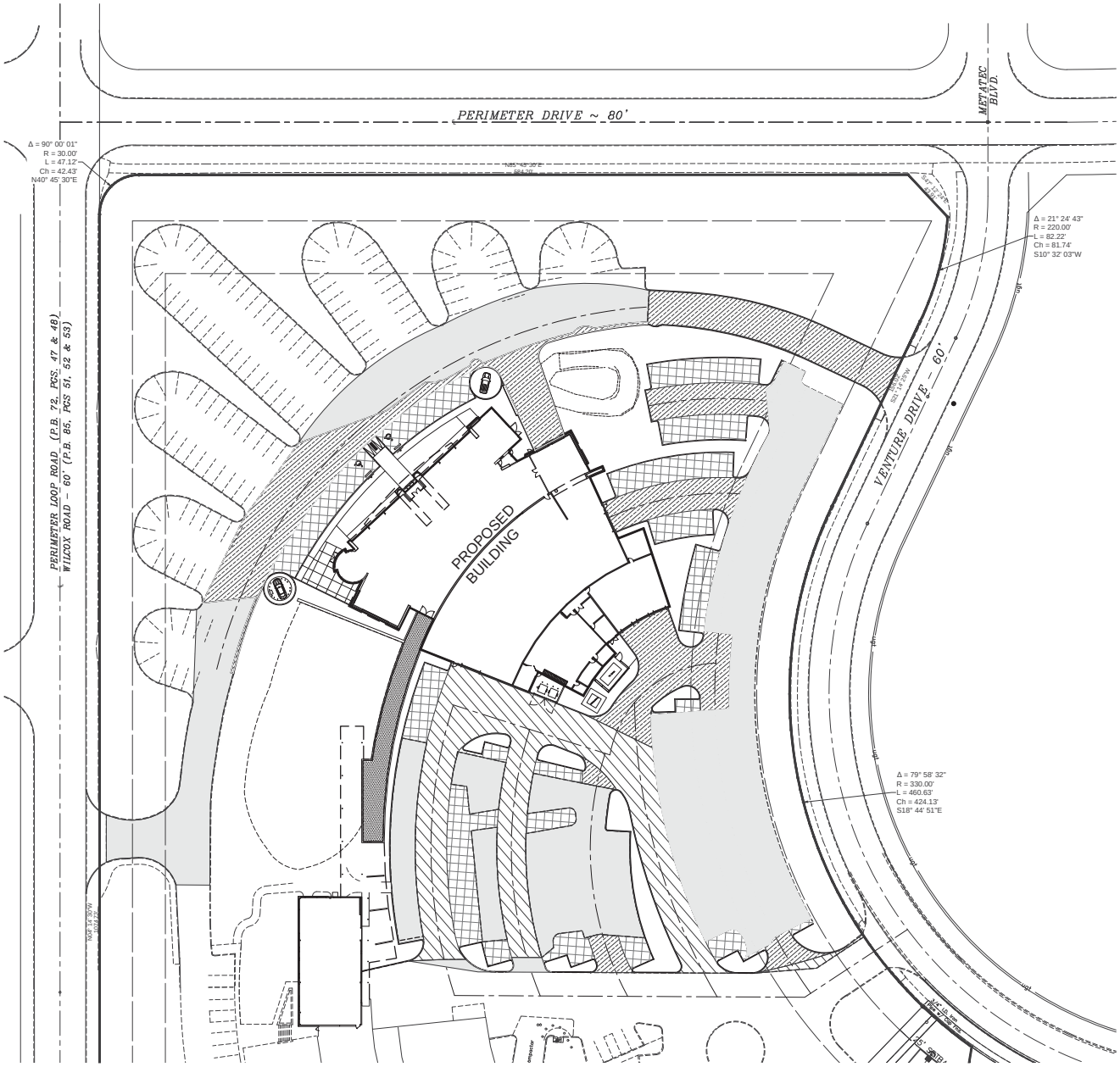

HEAVY DUTY PAVEMENT
MEDIUM DUTY PAVEMENT
LIGHT DUTY PAVEMENT
MILL AND OVERLAY EXISTING PAVEMENT

NOTE:
REFER TO DETAILS ON SHEET C1.8

MAG

MIDWESTERN AUTO GROUP

LAND ROVER | RANGE ROVER | JAGUAR

6325 PERIMETER LOOP RD

Drawings

Preliminary	01 / 08 / 14
P&Z Submittal	05 / 12 / 14
Amended FD	08 / 29 / 14

Project Number
A13-104

Sheet Title
PRELIMINARY SITE PAVEMENT PLAN

Sheet Number
C1.7

Bird+Bull
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.BIRDBULL.COM

ARCHITECTURAL ALLIANCE
105 NORTH FIFTH STREET | COLUMBUS OHIO 43215
P. 614.482.7200 | F. 614.482.8200 | www.archtecture

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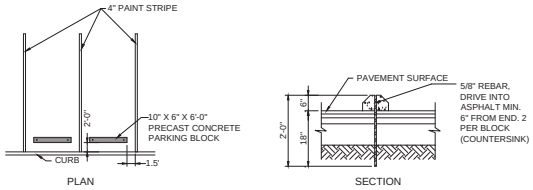
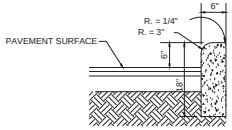


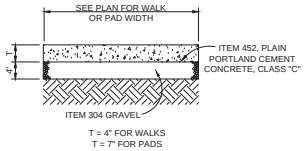
CONCRETE PARKING BLOCK DETAILS

NO SCALE



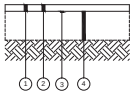
6" X 18" STRAIGHT CONCRETE CURB.

NO SCALE



CONCRETE WALK AND PADS

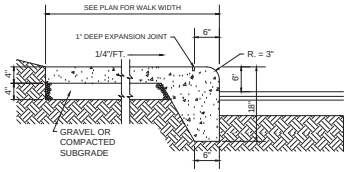
NO SCALE



MILL AND OVERLAY
PAVEMENT SECTION

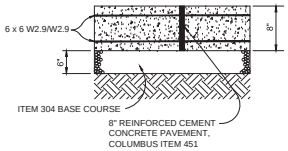
NO SCALE

1. PAVEMENT PLANING TO A 1 1/2" DEPTH, ITEM 254
2. 1 1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 448.
3. TACK COAT (0.15 GALS./S.Y.), ITEM 407
4. EXISTING PAVEMENT



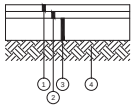
COMBINED CURB AND WALK

NO SCALE



CONCRETE PAVEMENT DETAIL

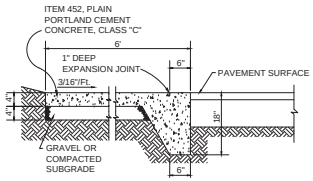
NO SCALE



LIGHT DUTY ASPHALT PAVEMENT SECTION

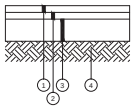
NO SCALE

1. 1 1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 448
2. 1 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 448
3. 8" AGGREGATE BASE, ITEM 304
4. COMPACTED SUBGRADE



FLUSH COMBINED CURB AND WALK

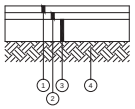
NO SCALE



MEDIUM DUTY ASPHALT PAVEMENT SECTION

NO SCALE

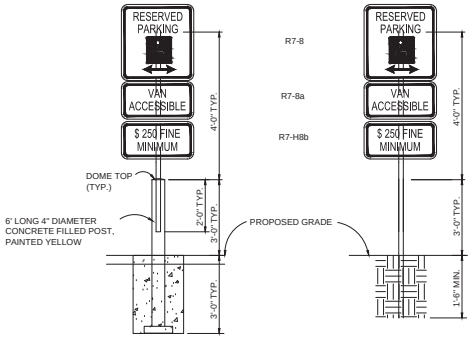
1. 1 1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 448
2. 2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 448
3. 10" AGGREGATE BASE, ITEM 304
4. COMPACTED SUBGRADE



HEAVY DUTY ASPHALT PAVEMENT SECTION

NO SCALE

1. 1 1/2" ASPHALT CONCRETE SURFACE COURSE, ITEM 448
2. 2 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, ITEM 448
3. 12" AGGREGATE BASE, ITEM 304
4. COMPACTED SUBGRADE



INSIDE PAVEMENT AREAS

OUTSIDE PAVEMENT AREAS

STANDARD HANDICAPPED SIGN AND
VAN ACCESSIBLE HANDICAPPED SIGN

NO SCALE

NOTE:
THE VAN ACCESSIBLE SPACES (1) SHALL HAVE THE ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY AS SHOWN IN THE DETAIL. SEE PLAN VIEW FOR VAN SPACE DESIGNATION. FOR STANDARD HANDICAPPED SIGN, PLACE R7-H8B DIRECTLY BENEATH D9-5-24 ON POST.

ADJUST MOUNTING HEIGHTS TO MEET LOCAL CODES

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Bird+Bull
2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
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ARCHITECTURAL ALLIANCE
100 NORTH FIFTH STREET | COLUMBUS OHIO 43215
P: 614.224.7777 | F: 614.224.6511 | www.aacolumbus

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MIDWESTERN AUTO GROUP

LAND ROVER | RANGE ROVER | JAGUAR

6325 PERIMETER LOOP RD

Drawings

Preliminary	01 / 08 / 14
P&Z Submittal	05 / 12 / 14
Amended PD	08 / 29 / 14

Project Number

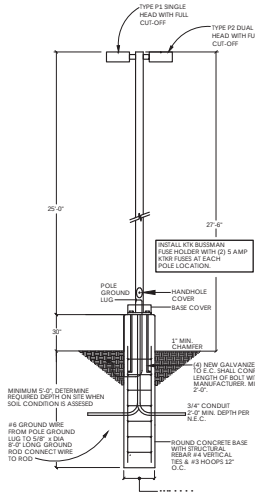
A13-104

Sheet Title

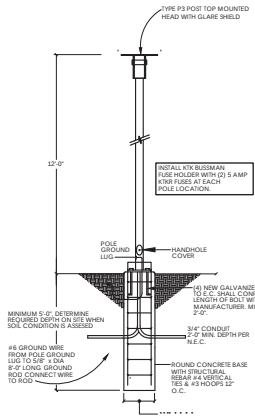
SITE
DETAILS

Sheet Number

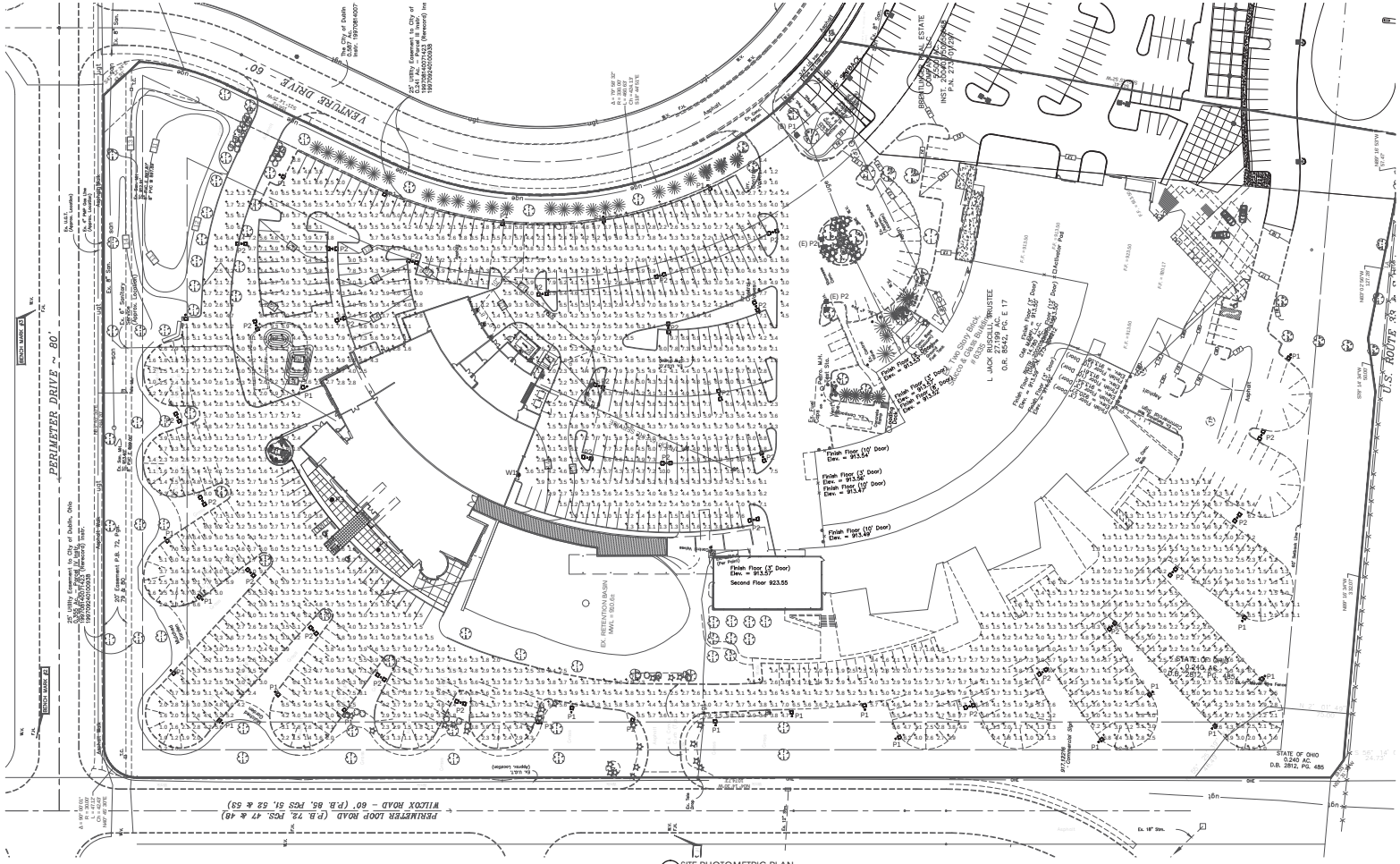
C1.8



B POLE BASE DETAIL FOR P1 AND P2
SCALE: N.T.S.



C POLE BASE DETAIL FOR P3
SCALE: N.T.S.



A SITE PHOTOMETRIC PLAN
SCALE: 1"=50'-0"

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	26			Copy of LUXM_Type_III-DXFOUT	1-P1-266W Plasma	1	Type III short Testa Cutoffhead.ies	23000	0.9	266
	P2	28			Copy of LUXM_Type_III-DXFOUT	1-P1-266W Plasma	1	Type III short Testa Cutoffhead.ies	23000	0.9	576
	W1	1	Lithonia Lighting	DSXW LED 30C 700 50K T4W MVOLT	DSXW LED 30C 700 50K T4W MVOLT	LED	1	DSXW_LED_30C_700_50K_T4M_MVOLT.ies	7527.228	0.9	68
	P3	2	Louis Poulsen Lighting A/S	Kleinslund Maxi 1/1/150MVM/HED-28 mogul WHITE	Kleinlilli Maxi	150W MH PRORATED FROM 250W MH	1	ALB-MAX-PT_1_150W_MH_ED-28 MOGUL_WHT.ies	13500	0.9	150

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
		fc	fc	fc	fc	fc	fc
Parking, Drive, and Display Areas	+	3.6 fc	33.0 fc	1.0 fc	33.0:1	3.6:1	0.1:1

MIDWESTERN AUTO GROUP
LAND ROVER | RANGE ROVER | JAGUAR
6325 PERIMETER LOOP RD

Drawings

☐	Preliminary	01 / 08 / 14
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☐	Amended FD	08 / 29 / 14
☐		

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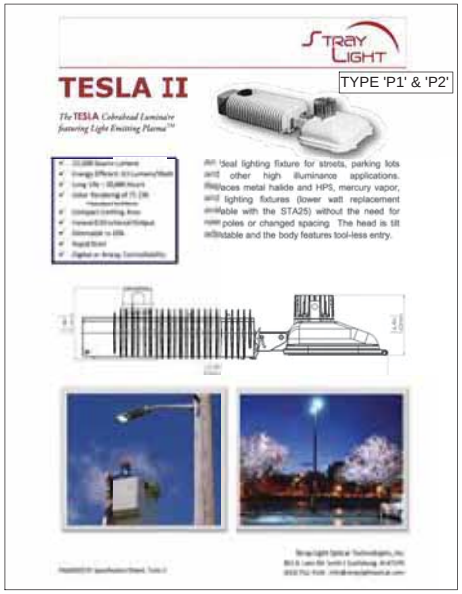
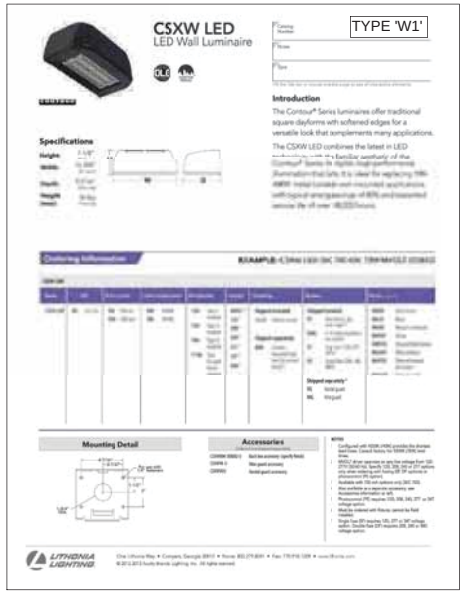
PC ARCHITECTS | PC ENGINEERS | PC MANAGEMENT

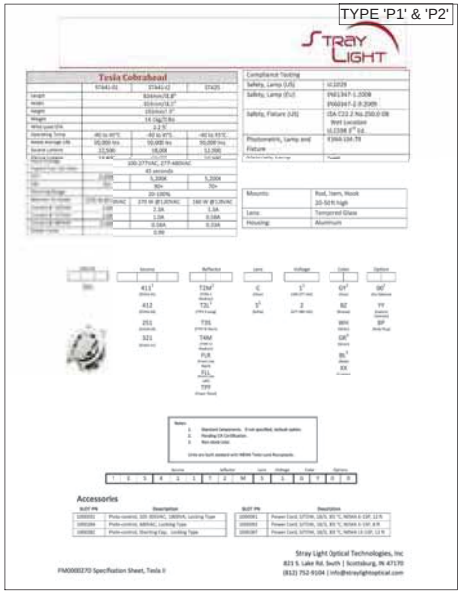
Project Number
A13-104

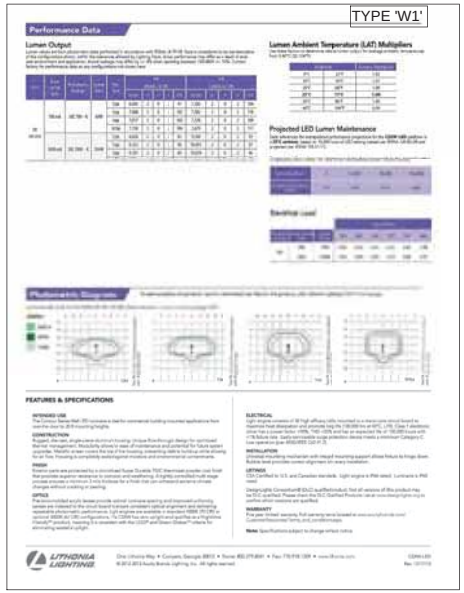
Sheet Title
SITE PHOTOMETRIC PLAN

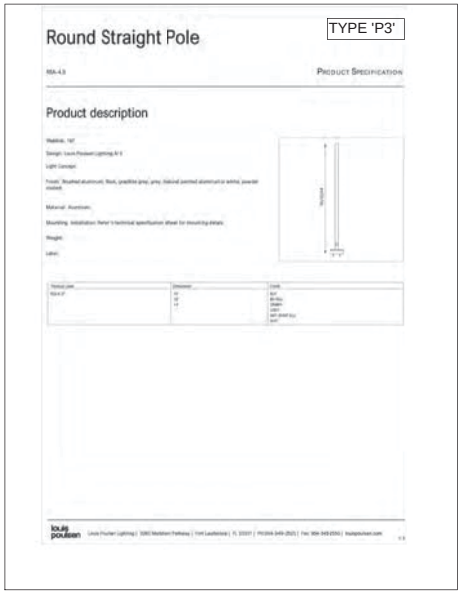
Sheet Number
SE1.0

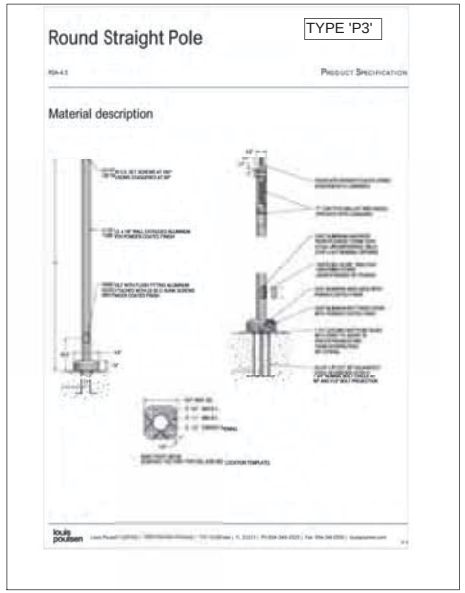












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LAND ROVER | RANGE ROVER | JAGUAR

6325 PERIMETER LOOP RD

Drawings

☐	Preliminary	01 / 08 / 14
☐	F&Z Submittal	05 / 12 / 14
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☐		

ARCHITECTURAL ALLIANCE

Project Number

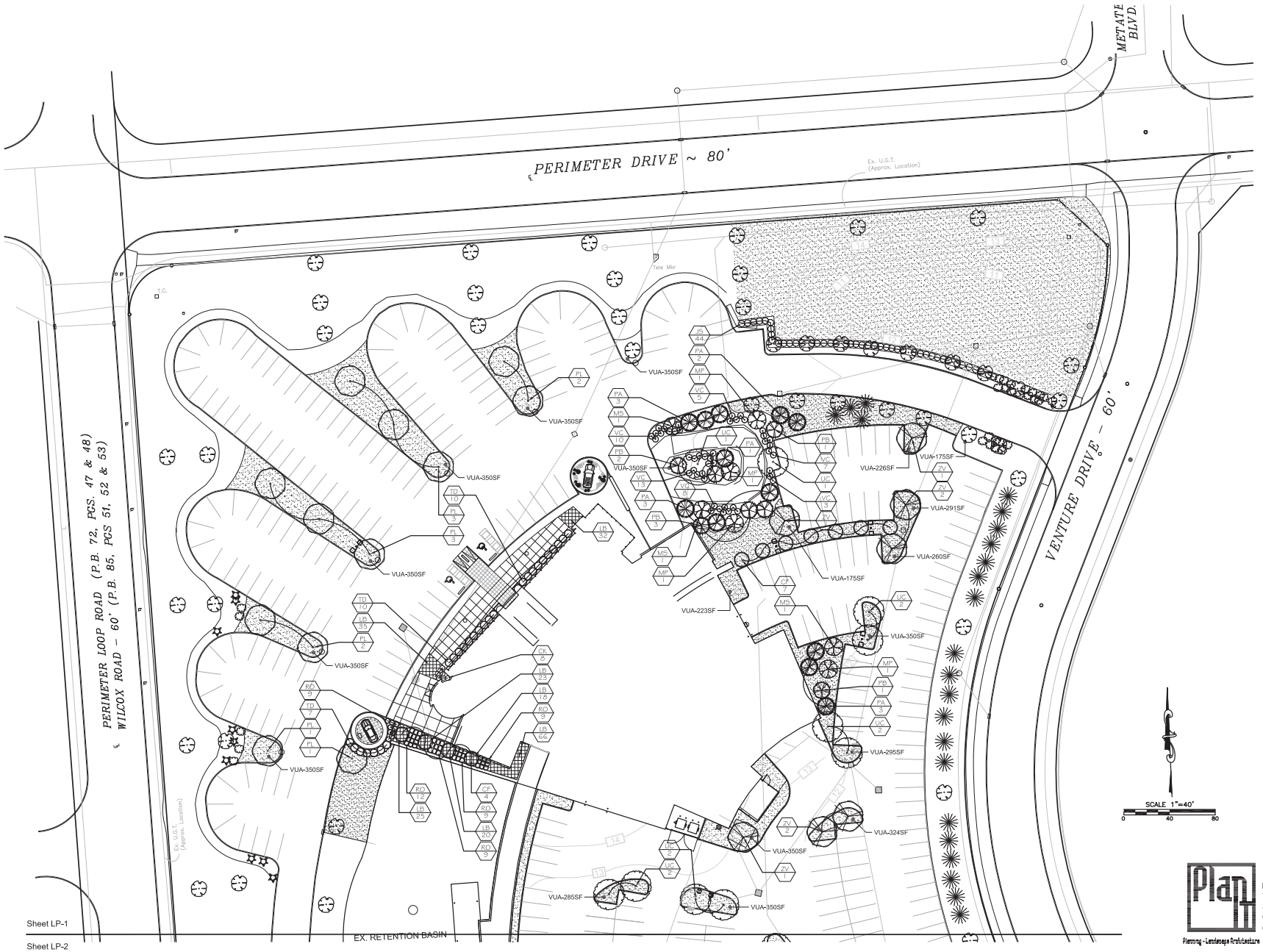
A13-104

Sheet Title

SITE PHOTOMETRIC PLAN

Sheet Number

SE1.1



Sheet LP-1

Sheet LP-2

PLAN-IT STUDIOS, LLC
7792 Olentangy River Road
Suite G
Columbus, OH 43235
(p) 614.403.1442

Planning - Landscape Architecture

MIDWESTERN AUTO GROUP

LAND ROVER | RANGE ROVER | JAGUAR

6325 PERIMETER LOOP RD

STATE OF OHIO
ANDREW J. ENGLISH
1001
REGISTERED LANDSCAPE ARCHITECT

Drawings

Preliminary	01 / 08 / 14
P&Z Submittal	05 / 12 / 14
P&Z Submittal	08 / 28 / 14

ARCHITECTURAL ALLIANCE

Project Number

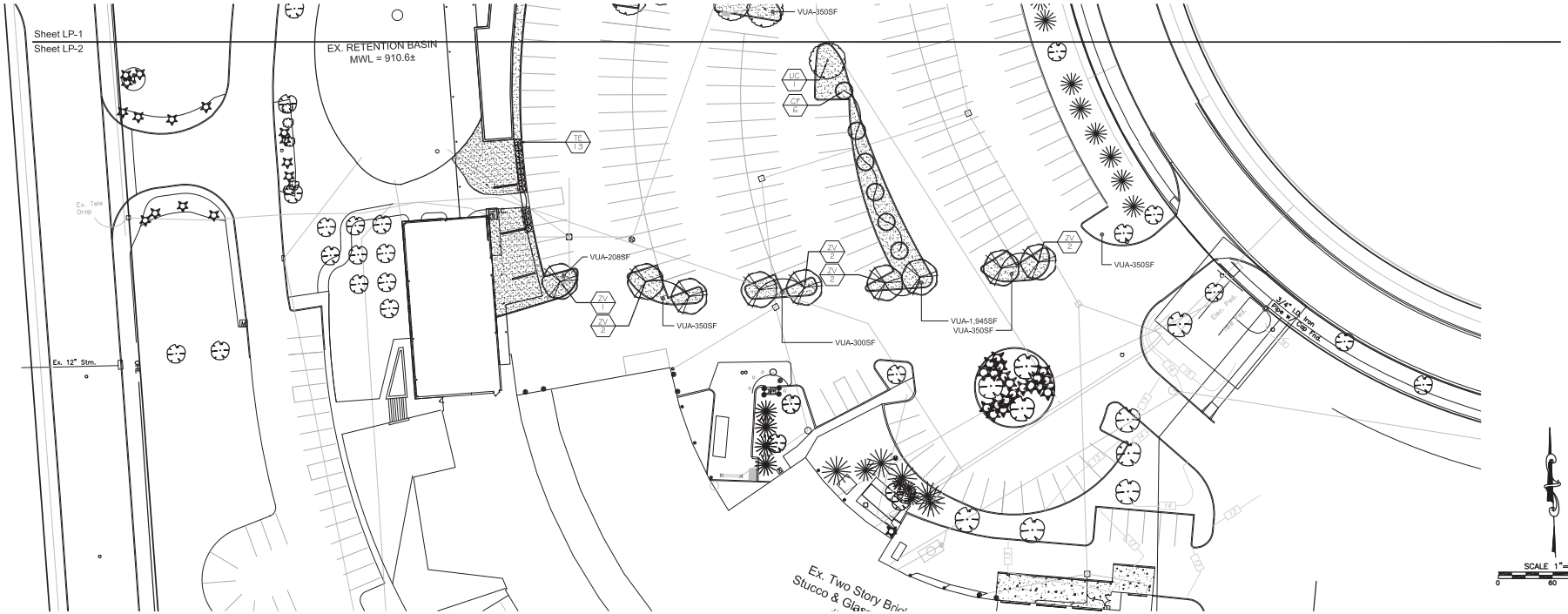
A13-104

Sheet Title

LANDSCAPE PLAN

Sheet Number

LP-1



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
	CF	17	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B & B	2.5"Cal		
	MP	4	Malus x `Prairifire` / Prairifire Crab Apple	B & B	2.5"Cal		
	MS	3	Malus x `Snowdrift` / Snowdrift Crab Apple	B & B	2.5"Cal		
	PA	12	Picea abies / Norway Spruce	B & B		7` HT. MIN.	
	PB	7	Picea pungens glauca / Colorado Blue Spruce	B & B		6`-7` HT.	
	PL	12	Platanus x acerifolia `Liberty` / London Plane Tree	B & B	3"Cal		
	UC	11	Ulmus x `Frontier` / American Elm	B & B	3"Cal		
	ZV	16	Zelkova serrata `Village Green` / Sawleaf Zelkova	B & B	3"Cal		

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS
	CK	8	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	3 gal	
	JS	44	Juniperus x media `Sea Green` / Sea Green Juniper	5 gal	
	RO	48	Rosa shrub `Radrazz` TM / Knock Out Rose	3 gal	
	TD	27	Taxus x media `Densiformis` / Dense Yew	B & B	
	TE	13	Thuja occidentalis `Emerald` / Emerald Arborvitae	B & B	
	VC	46	Viburnum carlesii `Compactum` / Korean Spice Viburnum	24" SP	

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	REMARKS
	LAWN	33,736 sf	Turf Hydroseed / Drought Tolerant Fescue Blend	seed		
	LB	219	Liriope muscari `Big Blue` / Big Blue Lilyturf	1 gal	24" o.c.	

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Suite G
Columbus, OH 43235
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6325 PERIMETER LOOP RD

STATE OF OHIO
ANDREW J. ENGLISH
1001
REGISTERED LANDSCAPE ARCHITECT

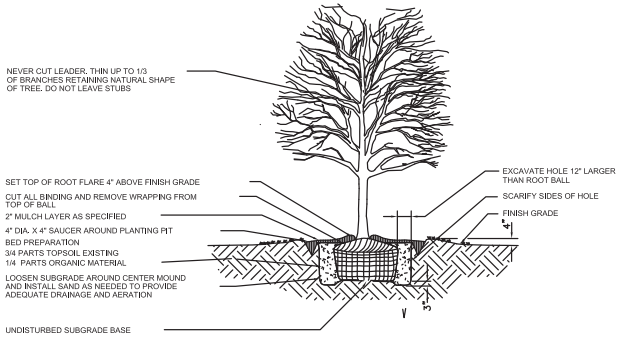
Drawings
- Preliminary 01/08/14
- P&Z Submittal 05/12/14

ARCHITECTURAL ALLIANCE
1100 SCIOTO CORPORATE CENTER | COLUMBUS OHIO 43212
P: 614.481.7500 | F: 614.481.8300 | www.architectural.com

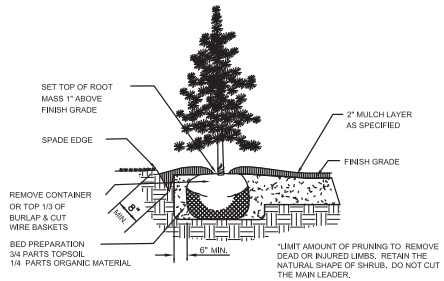
Project Number
A13-104

Sheet Title
LANDSCAPE PLAN

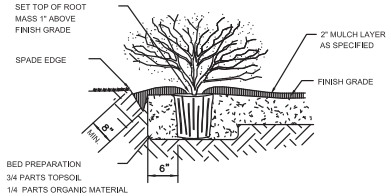
Sheet Number
LP-2



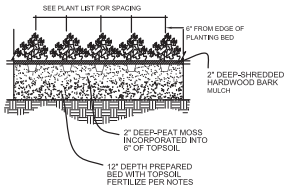
DETAIL
GENERAL TREE PLANTING STAKING



DETAIL
PLANTING FOR EVERGREEN TREE



DETAIL
PLANTING FOR SHRUBS



DETAIL
GROUNDCOVER PLANTING DETAIL

NOTES

1. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS.

2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

3. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

4. ALL SHRUB AND GROUND COVER BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF DOUBLE SHREDDED HARDWOOD MULCH.

5. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.

6. EACH PLANTING TO BE FREE FROM DISEASE, INSECT INFESTATION AND MECHANICAL INJURIES AND, IN ALL RESPECTS, BE READY FOR FIELD PLANTING.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERYMEN STOCK (ANSI-Z60.1-2004) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.

8A. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER. (I.E. NATURES HELPER OR PRO MIX).

8B. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

9. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAT 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

10. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

11. TOPSOIL MIX TO BE 3 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL. (I.E. NATURE'S HELPER OR PRO MIX).

Site Data

Tree Replacement - 354 caliper inches to be replaced -
See Sheet TP-1 for trees to be removed - 224.5 Calipers Provided
(All new trees counted towards trees to be provided)

Property Perimeter Requirement
(See Plant Schedule for plants used to meet requirement)

Required: 1 tree/40 ft. of boundary of vehicular area OFT.4 from Group A, B, or C, plus a 3.5 ft. average height continuous planting, hedge, fence, wall or earth mound.

Provided: Shrub provided along Perimeter Drive and Perimeter Loop already exist. Tree requirement is not applicable as requirement is met with existing trees.

Vehicular Use Area Requirement
(See Plant Schedule for plants used to meet requirement)

Required: 1 tree/40 ft. of boundary of vehicular area OFT.4 from Group A, B, or C, plus a 3.5 ft. average height continuous planting, hedge, fence, wall or earth mound. Trees to be 2.0" caliper in size.

Provided: Evergreen Shrub provided along Perimeter Drive where new detention pound has been added. Tree requirement is not applicable as requirement is met with existing trees.

Interior Landscaping for Vehicular Use Areas:
(See Plant Schedule for plants used to meet requirement)

Landscape Area:

Required: 5 sf of landscape area per 100 sf of vehicular use area
Proposed 155,158 sf of vehicular use area / 100 sf * 5 sf = 7,775 sf

Provided: 9,237 sf of interior landscaping with one tree per island
A minimum of 1 Tree @ 2.0" caliper min has been added to each Parking Island - 19 Total

Tree Planting:

Required: 1 Tree per 5,000 sf of ground coverage. Trees to be 2.0" caliper in size.
Proposed 196,116 sf of Building Coverage and VUA / 5000 sf = 39 Trees

Provided: 39- 2.0" Caliper Trees located on site.

Additional Site Landscaping Requirement

Required: Business Community Use: Landscape areas equal to 2% of the building ground coverage area.
Building sf = 40,600 sf * 2% = 812 sf of landscape areas

Provided: A minimum of 812 sf of Landscape Area has been implemented on the plan.

Street Tree and Public Tree Requirement - Not Applicable

Note: To increase diversity of tree species on the property, up to 33% of the replacements made on site can be evergreen or ornamental trees (no pines). A 7-8' high evergreen tree will count similar to a 2.5" caliper deciduous tree. An 8-10' High evergreen is equal to 3". A landscape design with evergreen trees of varying sizes, from 6-feet to 10-feet, is preferred. Evergreen trees used to satisfy the tree replacement requirement may be used to supplement buffering of service areas, loading areas and service structures. Replacement trees can not be used in place of other trees providing specific landscape requirements.

The Applicant is proposing to use the caliper inches for Perimeter and Interior Tree planting requirement in excess of minimum tree planting requirement to satisfy the Tree Replacement Requirements

PLAN-IT STUDIOS, LLC
7792 Olentangy River Road
Suite G
Columbus, OH 43235
(p) 614.403.1442
Planning - Landscape Architecture

MAG

MIDWESTERN AUTO GROUP
LAND ROVER | RANGE ROVER | JAGUAR
6325 PERIMETER LOOP RD

STATE OF OHIO
ANDREW J. ENGLISH
1001
REGISTERED LANDSCAPE ARCHITECT

Drawings

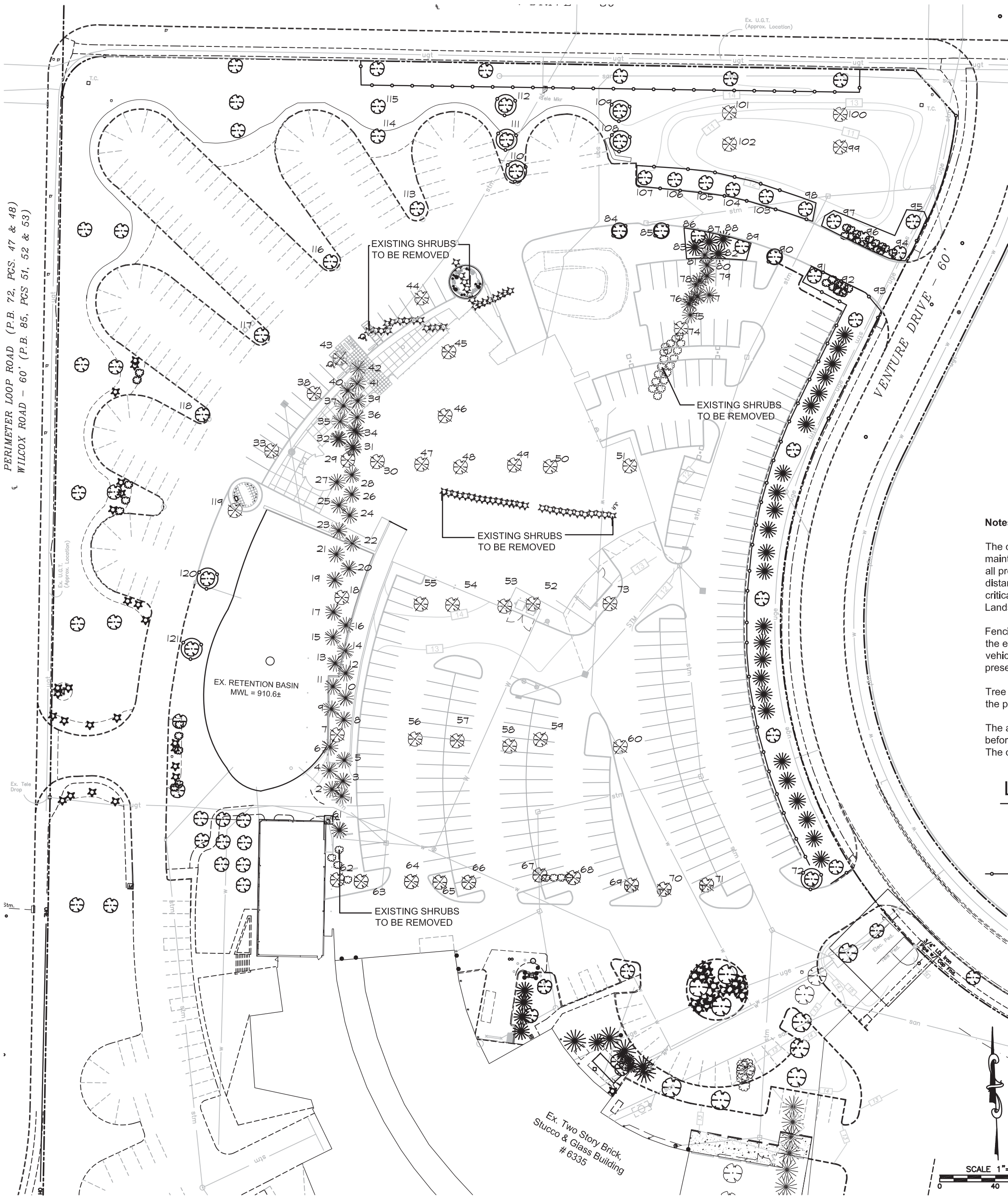
Preliminary	01 / 08 / 14
PBZ Submittal	05 / 12 / 14
PBZ Submittal	06 / 27 / 14

ARCHITECTURAL ALLIANCE
1100 NORTH HIGH STREET | COLUMBUS OHIO 43201
P: 614.421.1000 | F: 614.421.1001 | www.aalinc.com

Project Number
A13-104

Sheet Title
LANDSCAPE DETAILS

Sheet Number
LD-1



Tree Inventory List

Midwestern Auto Group - 06/08/2014

Tree #	DBH (inches)	Type	Condition	Remarks
1	5.5	Spruce	Good	Tree to be Removed - No replacement Value
2	5.0	Spruce	Good	Tree to be Removed - No replacement Value
3	5.0	Spruce	Good	Tree to be Removed - No replacement Value
4	5.5	Spruce	Good	Tree to be Removed - No replacement Value
5	7.0	Spruce	Good	Tree to be Removed - To be Replaced
6	5.0	Spruce	Good	Tree to be Removed - No replacement Value
7	12.0	Willow	Good	Tree to be Removed - To be Replaced
8	6.0	Spruce	Good	Tree to be Removed - To be Replaced
9	5.5	Spruce	Good	Tree to be Removed - No replacement Value
10	7.0	Spruce	Good	Tree to be Removed - To be Replaced
11	5.0	Spruce	Good	Tree to be Removed - No replacement Value
12	6.0	Spruce	Good	Tree to be Removed - To be Replaced
13	6.0	Spruce	Good	Tree to be Removed - To be Replaced
14	6.0	Spruce	Good	Tree to be Removed - To be Replaced
15	5.0	Spruce	Good	Tree to be Removed - No replacement Value
16	6.0	Spruce	Good	Tree to be Removed - To be Replaced
17	5.5	Spruce	Good	Tree to be Removed - No replacement Value
18	12.0	Willow	Good	Tree to be Removed - To be Replaced
19	6.0	Spruce	Good	Tree to be Removed - To be Replaced
20	6.5	Spruce	Good	Tree to be Removed - To be Replaced
21	4.5	Spruce	Good	Tree to be Removed - No replacement Value
22	6.0	Spruce	Good	Tree to be Removed - To be Replaced
23	6.0	Spruce	Good	Tree to be Removed - To be Replaced
24	6.5	Spruce	Good	Tree to be Removed - To be Replaced
25	6.5	Spruce	Good	Tree to be Removed - To be Replaced
26	6.0	Spruce	Good	Tree to be Removed - To be Replaced
27	4.0	Spruce	Good	Tree to be Removed - No replacement Value
28	6.0	Spruce	Good	Tree to be Removed - To be Replaced
29	14.0	Willow	Good	Tree to be Removed - To be Replaced
30	6.0	Oak	Good	Tree to be Removed - To be Replaced
31	6.0	Spruce	Good	Tree to be Removed - To be Replaced
32	7.5	Spruce	Good	Tree to be Removed - To be Replaced
33	6.0	Sycamore	Good	Tree to be Removed - To be Replaced
34	4.5	Spruce	Good	Tree to be Removed - No replacement Value
35	6.5	Spruce	Good	Tree to be Removed - To be Replaced
36	6.0	Spruce	Good	Tree to be Removed - To be Replaced
37	6.0	Spruce	Good	Tree to be Removed - To be Replaced
38	6.5	Sycamore	Good	Tree to be Removed - To be Replaced
39	7.5	Spruce	Good	Tree to be Removed - To be Replaced
40	5.0	Spruce	Good	Tree to be Removed - No replacement Value
41	6.5	Spruce	Good	Tree to be Removed - To be Replaced
42	5.5	Spruce	Good	Tree to be Removed - No replacement Value
43	5.0	Oak	Good	Tree to be Removed - No replacement Value
44	6.0	Oak	Good	Tree to be Removed - To be Replaced
45	5.0	Oak	Good	Tree to be Removed - No replacement Value
46	3.0	Oak	Good	Tree to be Removed - No replacement Value
47	5.5	Oak	Good	Tree to be Removed - No replacement Value
48	6.5	Oak	Good	Tree to be Removed - To be Replaced
49	5.0	Oak	Good	Tree to be Removed - No replacement Value
50	5.5	Oak	Good	Tree to be Removed - No replacement Value
51	6.0	Oak	Good	Tree to be Removed - To be Replaced
52	7.5	Coffee Tree	Fair	Tree to be Removed - To be Replaced
53	5.0	Coffee Tree	Fair	Tree to be Removed - No replacement Value
54	5.5	Coffee Tree	Fair	Tree to be Removed - No replacement Value
55	6.0	Coffee Tree	Fair	Tree to be Removed - To be Replaced
56	7.5	Coffee Tree	Fair	Tree to be Removed - To be Replaced
57	5.0	Coffee Tree	Fair	Tree to be Removed - No replacement Value
58	5.5	Coffee Tree	Fair	Tree to be Removed - No replacement Value
59	5.5	Coffee Tree	Fair	Tree to be Removed - No replacement Value
60	7.0	Coffee Tree	Fair	Tree to be Removed - To be Replaced
61	4.5	Spruce	Good	Tree to be Removed - No replacement Value
62	6.0	Coffee Tree	Good	Tree to be Removed - To be Replaced
63	4.0	Coffee Tree	Fair	Tree to be Removed - No replacement Value
64	6.0	Coffee Tree	Fair	Tree to be Removed - To be Replaced
65	5.5	Coffee Tree	Fair	Tree to be Removed - No replacement Value
66	5.5	Coffee Tree	Fair	Tree to be Removed - No replacement Value
67	7.0	Coffee Tree	Fair	Tree to be Removed - To be Replaced
68	4.5	Coffee Tree	Fair	Tree to be Removed - No replacement Value
69	5.0	Coffee Tree	Fair	Tree to be Removed - No replacement Value
70	5.5	Coffee Tree	Fair	Tree to be Removed - No replacement Value
71	5.5	Coffee Tree	Fair	Tree to be Removed - No replacement Value
72	4.5	Maple	Good	Tree to Remain - To be Protected
73	6.0	Coffee Tree	Fair	Tree to be Removed - To be Replaced
74	6.0	Maple	Good	Tree to be Removed - To be Replaced
75	4.5	Spruce	Good	Tree to be Removed - No replacement Value
76	3.0	Spruce	Good	Tree to be Removed - No replacement Value
77	7.0	Removed		Tree has been removed
78	7.0	Removed		Tree has been removed
79	5.0	Spruce	Good	Tree to be Removed - No replacement Value
80	7.0	Spruce	Good	Tree to be Removed - To be Replaced
81	3.0	Spruce	Good	Tree to be Removed - No replacement Value
82	5.5	Spruce	Good	Tree to Remain - To be Protected
83	4.0	Spruce	Good	Tree to Remain - To be Protected
84	4.0	Oak	Good	Tree to Remain - To be Protected
85	5.0	Oak	Good	Tree to Remain - To be Protected
86	5.0	Oak	Good	Tree to Remain - To be Protected
87	4.0	Spruce	Good	Tree to Remain - To be Protected
88	5.5	Spruce	Good	Tree to Remain - To be Protected
89	6.0	Maple	Good	Tree to Remain - To be Protected
90	7.5	Maple	Good	Tree to Remain - To be Protected
91	6.0	Maple	Good	Tree to Remain - To be Protected
92	8.0	Maple	Good	Tree to Remain - To be Protected
93	6.5	Maple	Good	Tree to Remain - To be Protected
94	9.5	Maple	Good	Tree to Remain - To be Protected
95	11.0	Maple	Good	Tree to Remain - To be Protected
96	6.0	Maple	Good	Tree to Remain - To be Protected
97	8.0	Maple	Good	Tree to Remain - To be Protected
98	7.0	Maple	Good	Tree to Remain - To be Protected
99	11.0	Honeylocust	Good	Tree to be Removed - To be Replaced
100	12.0	Honeylocust	Good	Tree to be Removed - To be Replaced
101	12.0	Honeylocust	Good	Tree to be Removed - To be Replaced
102	8.0	Honeylocust	Good	Tree to be Removed - To be Replaced
103	7.0	Maple	Good	Tree to Remain - To be Protected
104	7.5	Maple	Good	Tree to Remain - To be Protected
105	8.0	Maple	Good	Tree to Remain - To be Protected
106	8.0	Maple	Good	Tree to Remain - To be Protected
107	8.0	Maple	Good	Tree to Remain - To be Protected
108	5.5	Honeylocust	Good	Tree to Remain - To be Protected
109	12.0	Honeylocust	Good	Tree to Remain - To be Protected
110	3.5	Honeylocust	Good	Tree to Remain - To be Protected
111	8.0	Honeylocust	Good	Tree to Remain - To be Protected
112	11.5	Honeylocust	Good	Tree to Remain - To be Protected
113	6.0	Removed		Tree has been removed - To be replaced
114	6.0	Honeylocust	Good	Tree to Remain - To be Protected
115	11.0	Honeylocust	Good	Tree to Remain - To be Protected
116	4.0	Removed		Tree has been removed - To be replaced
117	2.0	Oak	Good	Tree has been removed - To be replaced
118	5.0	Removed		Tree has been removed - To be replaced
119	5.5	Sycamore	Good	Tree has been removed - To be replaced
120	11.0	Sycamore	Good	Tree to Remain - To be Protected
121	8.0	Sycamore	Good	Tree to Remain - To be Protected

Caliper Inches to be Removed: 354 inches

Notes

The owner shall be responsible for the construction, erection, and maintenance of temporary fencing around tree preservation areas so that all protected trees shall be preserved. The fencing shall be located a distance from the trunk that equals, at a minimum, the distance of the critical root zone or 15 feet whichever is greater. Call the City of Dublin Landscape Inspector at 410-4600 for tree fencing inspection.

Fencing shall remain in place and be secured in an upright position during the entireconstruction period to prevent the impingement of construction vehicles, materials, spoils, and equipment into or upon the tree preservation area.

Tree preservation signs must be located along the fencing, Any change in the protective fencing must be approved by the Planning Director.

The approved tree preservation plan shall be available on the building site before work commences and at all times during construction of the project. The owner shall be responsible or notifying all contractors and utilities.

During all phases of of construction, all steps to prevent the destruction or damage toprotected trees shall be taken. No construction activity, movement and/or placement ofequipment, vehicles, materials, or spoils storage shall be permitted within the tree preservation area. No excess soil, additional fill, liquids, of construction debris shall be placed within the critical roots zone of any tree that is to be preserved.

No attachments, including but not limited to ropes, nails, advertising posters, signs, fencesor wires (other than those used for bracing, guying or wrapping) shall be attached to any trees.

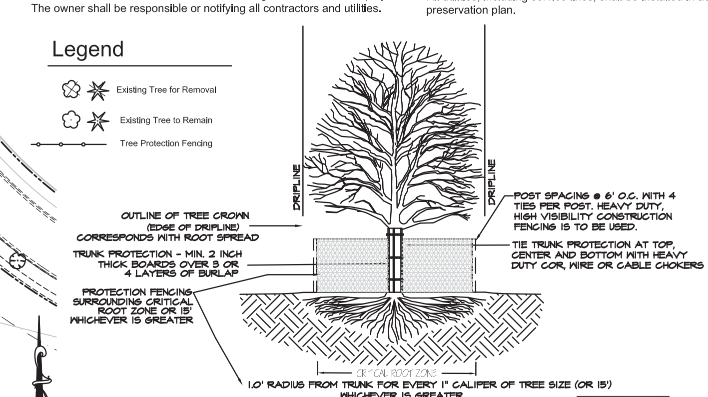
No gaseous liquids or solids substances which are harmful to trees shall be permitted within the tree preservation area.

No fire or heat shall be permitted within the tree preservation area.

All utilities, including service lines, shall be installed in accordance with the tree preservation plan.

Legend

- Existing Tree for Removal
- Existing Tree to Remain
- Tree Protection Fencing



DETAIL ①
EXISTING TREE PROTECTION
N.T.S.

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- Preliminary 01 / 08 / 14
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- P&Z Submittal 08 / 29 / 14

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Sheet Title
REPLACEMENT PLAN

Sheet Number
TP-1