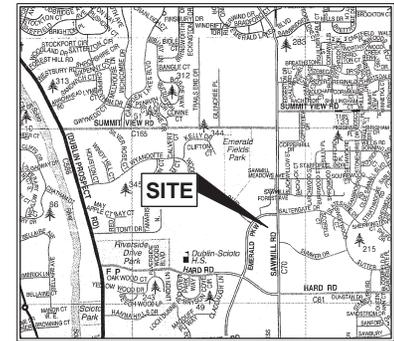


# FINAL DEVELOPMENT PLAN

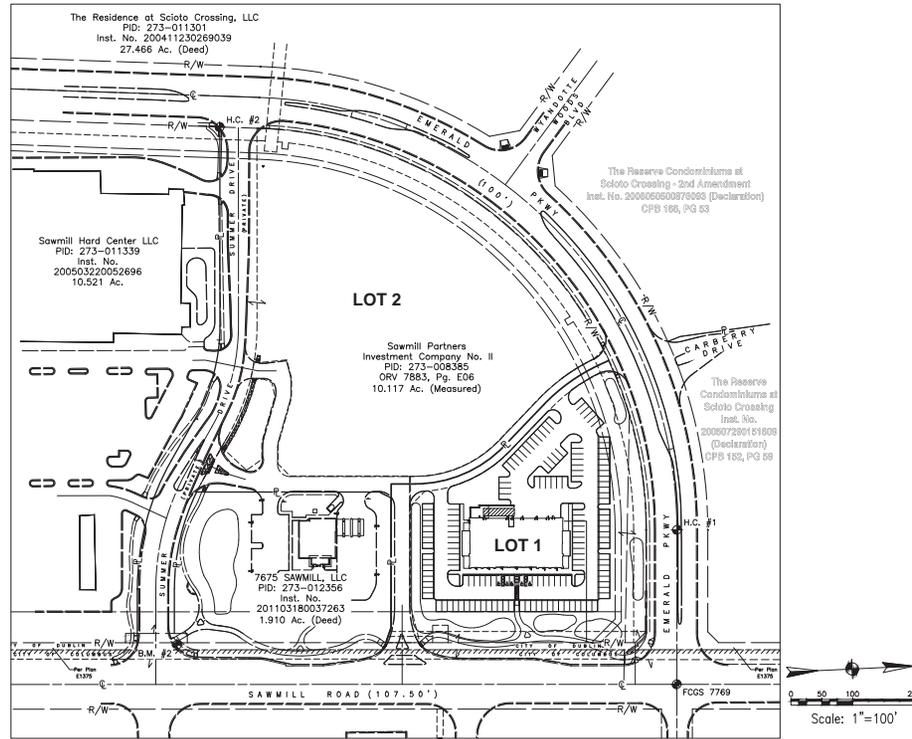
## NORTHSTAR REALTY

### CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

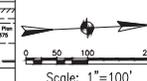
#### 2015



VICINITY MAP  
N.T.S.



INDEX MAP  
Scale: 1"=100'



**SHEET INDEX**

TITLE SHEET	1
GENERAL NOTES	2
SITE IMPROVEMENT/UTILITY PLAN	3
GRADING PLAN	4
EXISTING CONDITIONS	5
DETAILS	6

**SITE DATA TABLE**

**AREA CALCULATIONS:**

PRIVATE DEVELOPMENT AREA: 3.19 ACRES  
 RIGHT-OF-WAY IMPROVEMENTS AREA: 0.11 ACRES  
 TOTAL IMPROVEMENTS AREA: 3.65 ACRES  
 BIKE PATH IMPROVEMENTS: 0.21 ACRES  
 PERCENTAGE PUBLIC DEDICATED OR RIGHT OF WAY: 0.0% (0.00 ACRES)

PUBLIC STREETS: 0.00 ACRE  
 COMMON DRIVEWAYS: 0.40+ ACRES  
 OPEN SPACE (LANDSCAPE & PONDS): 1.22 ACRES  
 DWELLING UNITS: N/A

BUILDING AREA: 12,000 S.F.

**PARKING DATA:**

STANDARD SPACES: 146  
 ACCESSIBLE SPACES: 5  
 TOTAL PARKING SPACES PROVIDED: 151  
 LOADING SPACES PROVIDED:

**REQUIRED PARKING:**

RESTAURANT: 3600 S.F. @ 1/50 = 72  
 PATIO: 1000 S.F. @ 1/50 = 21  
 RETAIL: 7200 S.F. @ 1/150 = 48  
 STORAGE: 1200 S.F. @ 1/200 = 6

TOTAL REQUIRED: 147  
 LOADING SPACES REQUIRED: 1

53,720+ S.F. PAVEMENT ON RETAIL SITE  
 17,200+ S.F. PAVEMENT FOR SHARED DRIVES  
 70,920+ S.F. TOTAL PAVEMENT

PUBLIC IMPROVEMENTS TO SAWMILL ROAD (ACCESS POINT & BIKE PATH) AND A MAJOR SANITARY SEWER EXTENSION ARE PROPOSED AS PART OF THIS DEVELOPMENT PLAN.

CODE REFERENCE: SECTION 153.212 OF DUBLIN CITY CODE

**BENCHMARKS:**

ALL BENCH MARKS AND ELEVATIONS SHOWN UPON THIS PLAN ARE BASED ON THE (NAVD88) NORTH AMERICAN VERTICAL DATUM OF 1988.

B.M. DESIGNATION "FCGS 7769"  
 ALUMINUM CAP IN CONCRETE MONUMENT, AT THE CENTERLINE OF CONSTRUCTION INTERSECTION OF SAWMILL ROAD WITH THE CENTERLINE OF RIGHT OF WAY OF SALTERGATE DRIVE (STA 143+33.10 1987 PLANS), ACCESS THROUGH F.C. ROAD MONUMENT BOX.  
 N 774347.09, E 1803483.61  
 ELEV. 907.53

B.M. # 1  
 CHISELED "X" ON S. SIDE OF METAL SIGNAL POLE @ INTERSECTION OF SAWMILL ROAD AND EMERALD PARKWAY.  
 ELEV. 907.49

B.M. # 2  
 CHISELED "X" ON NW BOLT OF METAL SIGNAL POLE @ NW CORNER OF SAWMILL ROAD AND SUMMER DRIVE.  
 ELEV. 903.16

**HORIZONTAL CONTROL**

H.C. #1  
 SPINDLE FOUND IN THE CENTERLINE OF EMERALD PARKWAY AND LOCATED 250 FEET WEST OF THE CENTERLINE INTERSECTION OF SAWMILL ROAD AND EMERALD PARKWAY.  
 N 774358.54, E 1803234.06

H.C. #2  
 MAG NAIL FOUND AT INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF EMERALD PARKWAY AND THE SOUTHERLY LINE OF SUMMER DRIVE.  
 N 773648.77, E 1802549.40

**BASIS OF BEARING:**

STATE PLANE COORDINATE SYSTEM (NAD 83, OHIO SOUTH ZONE, ADJUSTED 1986), BEING N 02°34'54" E, BETWEEN "FCGS 7772" AND "FCGS 7769" AS PUBLISHED BY THE FRANKLIN COUNTY ENGINEER.



**CONTACT:**  
 880 KING AVENUE  
 COLUMBUS, OHIO 43212  
 (614) 299-2999  
 (614) 299-2992 (Fax)  
 www.EPFERRIS.com



**REVISIONS**

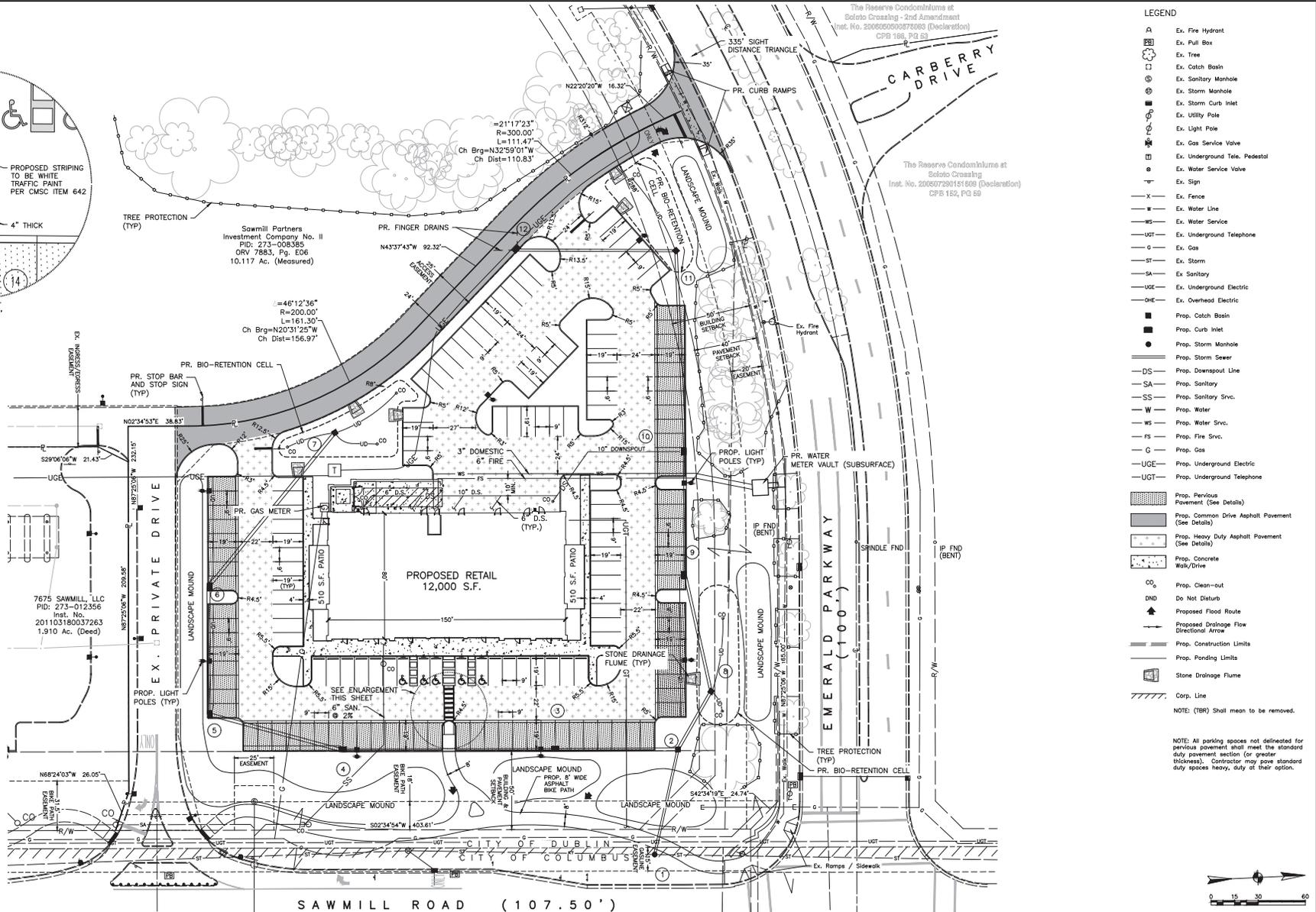
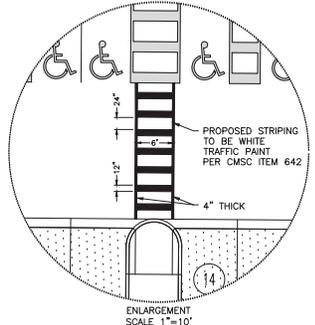
NO.	DATE	DESCRIPTION	BY

SHEET NO.	OF
1	6

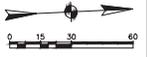
Drawing No. 1081001\_001 (Northstar Realty) Production: Energy/Plan Development (Revised) Sheet No. 04-10-15 2D: Issued by: gpat - Update: 1 - High scale 1"=100'



Drawing: M:\1081\001\_SiteImprovement\Utility\Production Drawings\Site Development Planning Saved on: 04-16-15 07:17. Revised by: spool -C:\Users: 1 -Proj: scale: 1"=107.5'



- LEGEND**
- A Ex. Fire Hydrant
  - Ex. Pull Box
  - Ex. Tree
  - Ex. Catch Basin
  - Ex. Sanitary Manhole
  - Ex. Storm Manhole
  - Ex. Storm Curb Inlet
  - Ex. Utility Pole
  - Ex. Light Pole
  - Ex. Gas Service Valve
  - Ex. Underground Tele. Pedestal
  - Ex. Water Service Valve
  - Ex. Sign
  - X — Ex. Fence
  - W — Ex. Water Line
  - WS — Ex. Water Service
  - UGT — Ex. Underground Telephone
  - G — Ex. Gas
  - ST — Ex. Storm
  - SA — Ex. Sanitary
  - UGE — Ex. Underground Electric
  - OHE — Ex. Overhead Electric
  - Prop. Catch Basin
  - Prop. Curb Inlet
  - Prop. Storm Manhole
  - Prop. Storm Sewer
  - DS — Prop. Downspout Line
  - SA — Prop. Sanitary
  - SS — Prop. Sanitary Svc.
  - W — Prop. Water
  - WS — Prop. Water Svc.
  - FS — Prop. Fire Svc.
  - G — Prop. Gas
  - UGE — Prop. Underground Electric
  - UGT — Prop. Underground Telephone
  - Prop. Pervious Pavement (See Details)
  - Prop. Common Drive Asphalt Pavement (See Details)
  - Prop. Heavy Duty Asphalt Pavement (See Details)
  - Prop. Concrete Walk/Drive
  - Prop. Clean-out
  - DND Do Not Disturb
  - ▲ Proposed Flood Route
  - ▲ Proposed Drainage Flow Directional Arrow
  - Prop. Construction Limits
  - Prop. Paving Limits
  - Stone Drainage Flume
  - Corp. Line
- NOTE: (TBR) Shall mean to be removed.
- NOTE: All parking spaces not delineated for pervious pavement shall meet the standard duty pavement section (or greater thickness). Contractor may pave standard duty spaces heavy, duty, at their option.



REVISIONS	DATE	BY	CHK

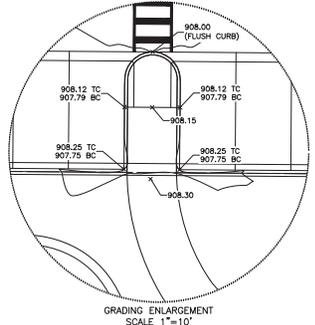
**E. P. FERRIS**  
AND ASSOCIATES  
INC.  
Consulting Civil Engineers and Surveyors

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880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
**FINAL DEVELOPMENT PLAN**  
NORTHSTAR REALTY

JOB NO. 1081.001  
DESIGNED BY: MJO  
DRAWN BY: CLP  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DATE: 04/28/15

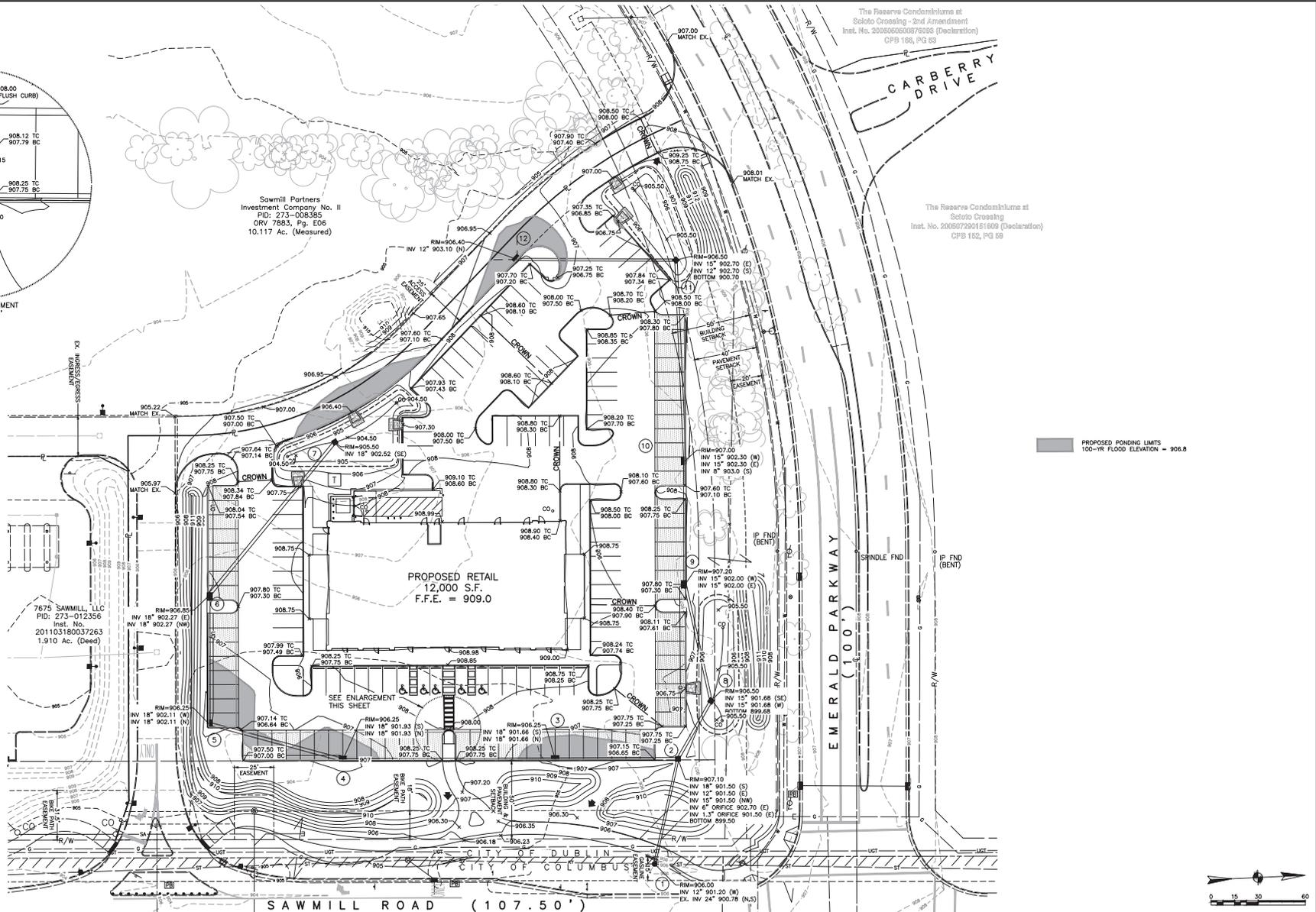
<b>SITE IMPROVEMENT &amp; UTILITY PLAN</b>		SCALE: 1" = 30'
SHEET NO. 3	OF 6	



Sawmill Partners  
Investment Company No. II  
PID: 273-008365  
ORV 7883, Pg. E06  
10.117 Ac. (Measured)

The Reserve Condominiums at  
Solato Crossing - 2nd Amendment  
Inst. No. 2005060500878008 (Declaration)  
CPB 106, PG 53

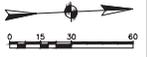
The Reserve Condominiums at  
Solato Crossing  
Inst. No. 200507290151600 (Declaration)  
CPB 152, PG 69



7675 SAWMILL, LLC  
PID: 273-012356  
Inst. No.  
201103180037263  
1.910 Ac. (Deeds)

PROPOSED RETAIL  
12,000 S.F.  
F.F.E. = 909.0

PROPOSED PONDING LIMITS  
100-YR FLOOD ELEVATION = 906.8



Drawing: M:\01001\_1\10101001.dwg Production: Drawings\Print Development: Plotting: Saved on: 04-16-15 07:17:07. Revised by: mjo - Create: 1 - Plot: scale: 1"=100/75

REVISIONS	DATE	BY	CHK

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
**FINAL DEVELOPMENT PLAN**  
NORTHSTAR REALTY

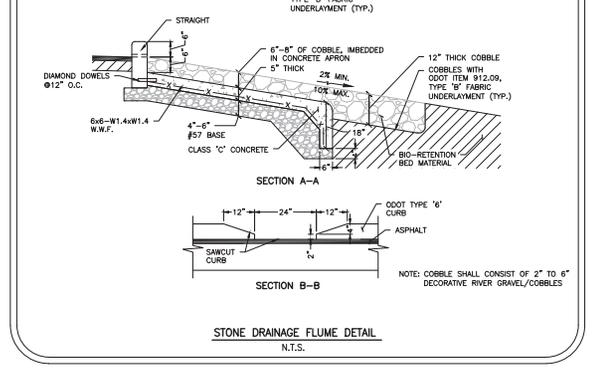
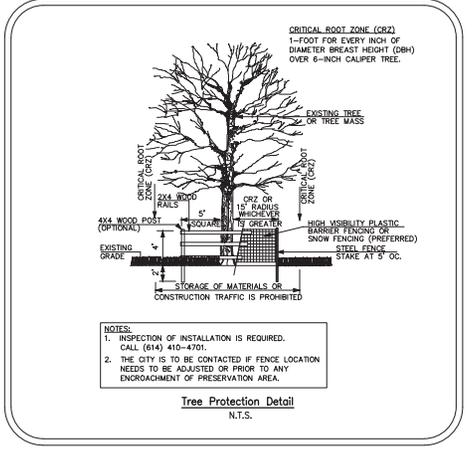
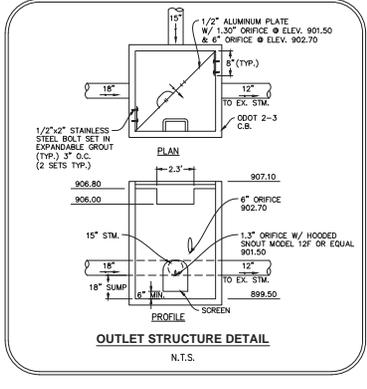
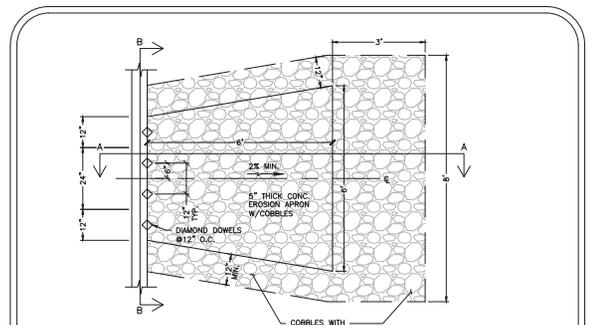
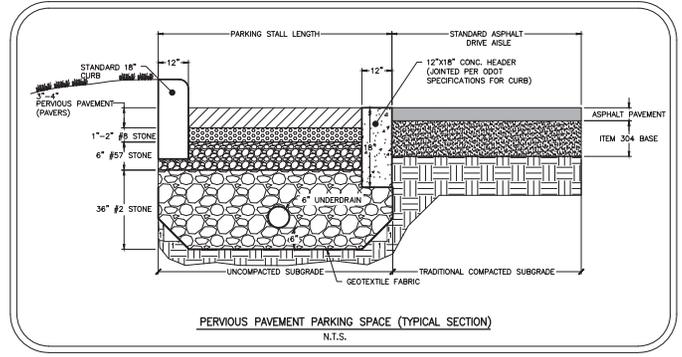
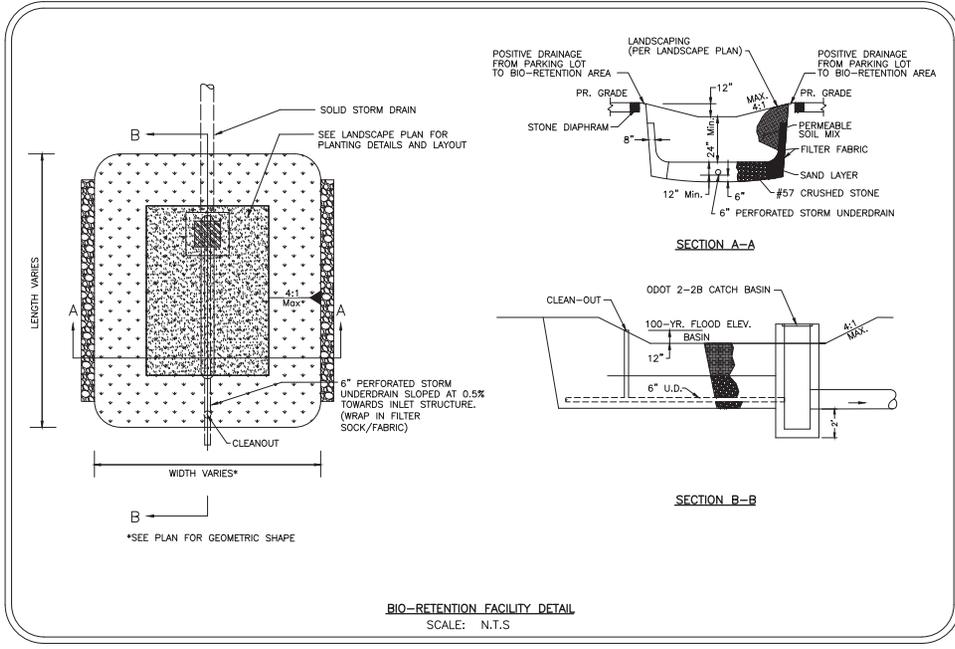
JOB NO. 1081.001  
DESIGNED BY: MJO  
DRAWN BY: CLP  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DATE: 04/28/15

GRADING PLAN

SCALE:	1" = 30'
SHEET NO.	OF
4	6



Drawing: M:\01001\_01\Northstar\01\Production Drawings\Final Development\Plan\01.dwg, 04/16/15 07:10, Revised by: jmo, -C:\scale: 1"=100' scale 1:41 1/2"/75



REVISIONS	DATE	BY	CHK.

**E. P. FERRIS**  
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**CITY OF DUBLIN, FRANKLIN COUNTY, OHIO**  
**FINAL DEVELOPMENT PLAN**  
NORTHSTAR REALTY

**JOB NO.** 1081.001  
**DESIGNED BY:** MJO  
**DRAWN BY:** CLP  
**CHECKED BY:** \_\_\_\_\_  
**APPROVED BY:** \_\_\_\_\_  
**DATE:** 04/28/15

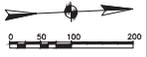
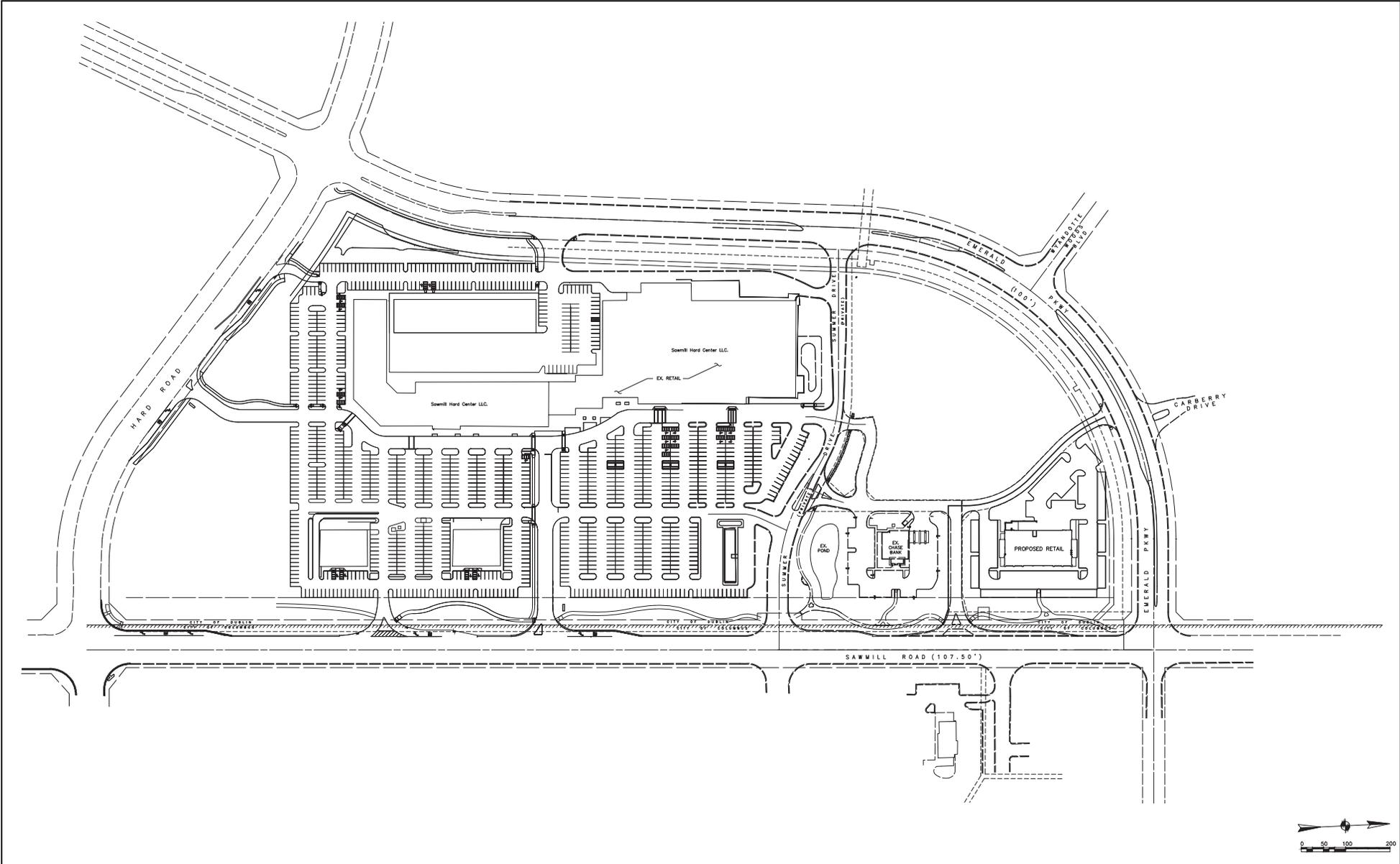
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**DETAILS**

SHEET NO.	OF
6	6



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REVISIONS	DATE	BY	CHK.

**E. P. FERRIS**  
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**ASSOCIATES**  
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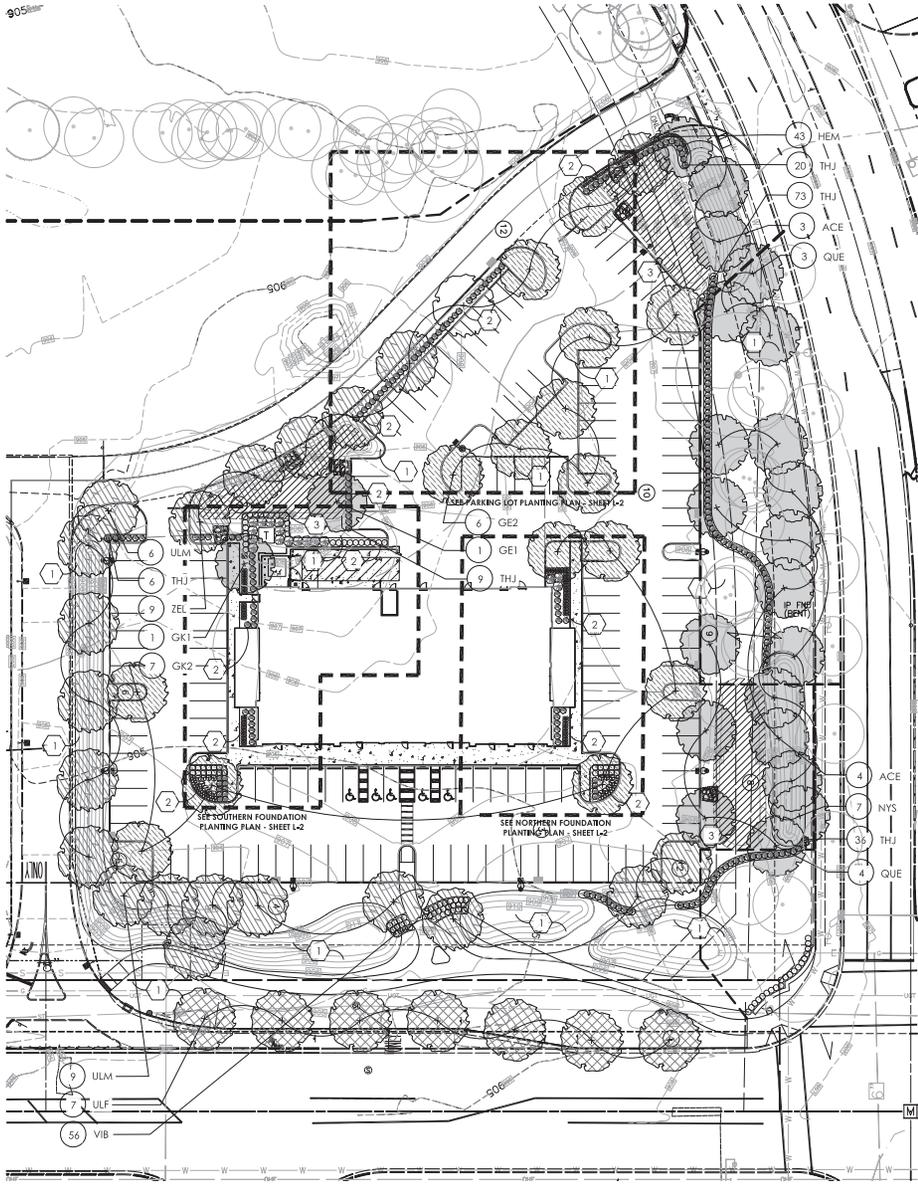
CONTACT:  
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
**FINAL DEVELOPMENT PLAN**  
 NORTHSTAR REALTY

JOB NO.	1081.001
DESIGNED BY:	---
DRAWN BY:	CLP
CHECKED BY:	SWG
APPROVED BY:	---
DATE:	04/28/15

**FINAL DEVELOPMENT PLAN**

SCALE:	
1" = 100'	
SHEET NO.	OF
2	2



**GENERAL PLANTING NOTES:**

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

**CONSTRUCTION NOTES:**

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. CARDO JFNEW ECONOMY PRAIRIE SEED MIX  
- AVAILABLE FROM CARDO-JFNEW 537.586.2412 & JOHN DEERE LANDSCAPES 614.863.4028

**LANDSCAPE CALCULATIONS**

LOT COVERAGE	
- VEHICULAR USE AREA	61,602.24 S.F.
- BUILDING AREA	12,000 S.F.
INTERIOR GREENSPACE REQUIRED	
- 61,602.24 S.F. X 5% = 3,080.11 S.F. REQUIRED	
- 15 MIN. TREES REQUIRED AT 2" MIN. CALIPER INCHES	
GROUND COVERAGE TREE REQUIREMENTS - 1 / 5000 S.F.	
- 73,602.24 S.F. OF PROPOSED TOTAL GROUND COVERAGE	
- 15 MIN. TREES REQUIRED AT 2" MIN. CALIPER INCHES	
VEHICULAR USE AREA REQUIREMENTS	
- REQ - 3.5' HGT MOUND / HEDGE / 1 REQ TREE PER 40' LF REQUIRED	1 PROVIDED
WEST 300 HEDGE / MOUND - 1/40 LF = X TREES	HEDGE & 8 TREES
EAST 300 HEDGE / MOUND - 1/40 LF = X TREES	3.5' HGT. MOUND, HEDGE & 8 TREES
SOUTH 175 HEDGE / MOUND - 1/40 LF = X TREES	3.5' HGT. MOUND & 5 TREES
NORTH 350 HEDGE / MOUND - 1/40 LF = X TREES	3.5' HGT. MOUND, HEDGE & 9 TREES (9 EXISTING)

**PLANT LIST**

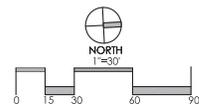
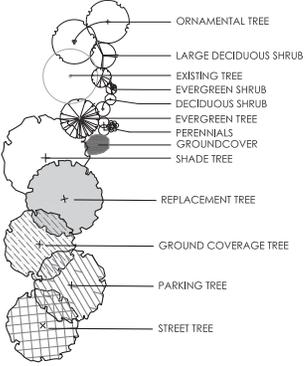
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>TREES</b>						
7	ACE	ACER FREEMANTII 'SIENNA'	SIENNA GLEN MAPLE	3" CAL.	B&B	
1	GE1	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' SKYLINE	SKYLINE HONEY LOCUST	2" CAL.	B&B	
6	GE2	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE' SKYLINE	SKYLINE HONEY LOCUST	2.5" CAL.	B&B	
1	GK1	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL.	B&B	MATCH FORM
7	GK2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL.	B&B	MATCH FORM
7	NYS	NYSSA SYLVATICA	BLACK GUM	3" CAL.	B&B	
7	ULF	ULMUS FRONTIER'	FRONTIER ELM	2" CAL.	B&B	
7	QUE	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	
15	ULM	ULMUS 'MORTON' ACCOLADE	MORTON ELM	2.5" CAL.	B&B	MATCH FORM
9	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5" CAL.	B&B	MATCH FORM
<b>SHRUBS/PERENNIALS</b>						
144	THJ	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	24" HGT.	CONT.	
56	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	24" HGT.	CONT.	
43	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	

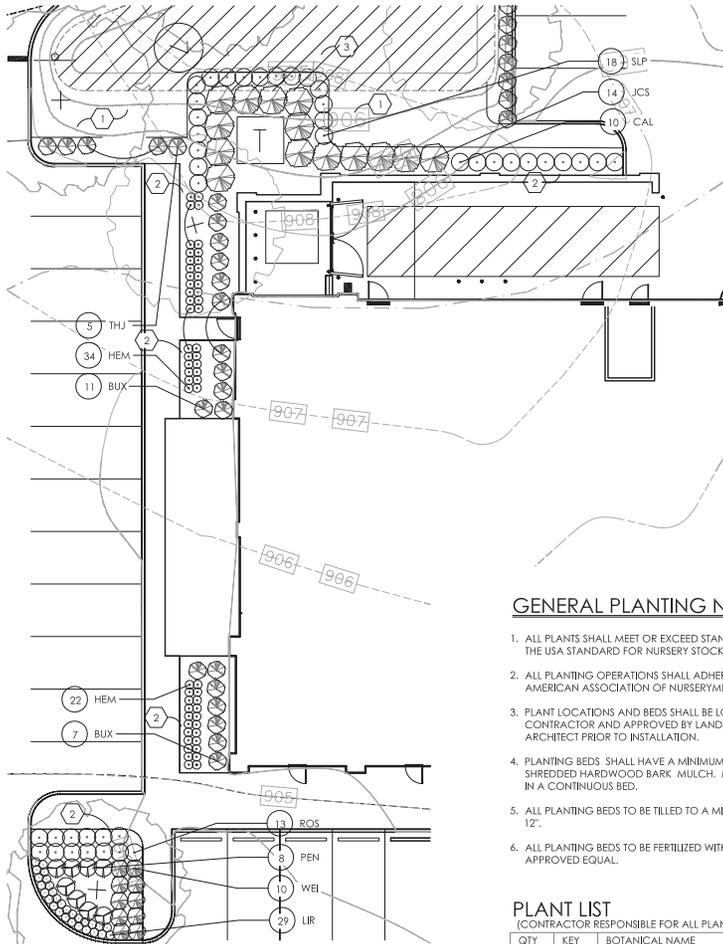
\*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS. STREET TREES INSTALLED PER DUBLIN CODE.

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



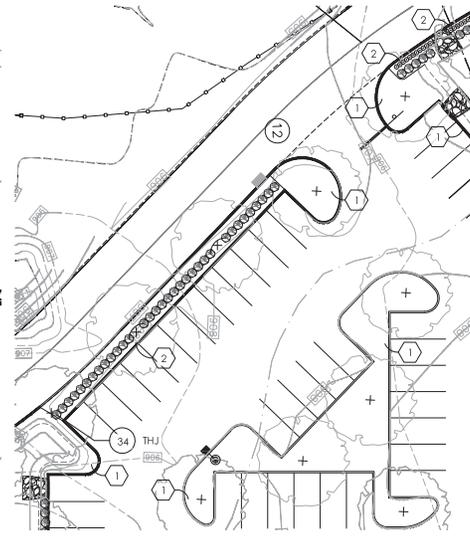
REVISIONS	
<b>OVERALL LANDSCAPE PLAN</b>	
<b>SAWMILL EMERALD RETAIL</b>	
SUB-AREA '5B' - OUTLOT #2	
EMERALD PARKWAY & SAWMILL ROAD, DUBLIN, OH 43016	
<b>FORD &amp; ASSOCIATES</b>	
LANDSCAPE ARCHITECTS COLUMBUS, OH 43227	
<b>Farris Planning &amp; Design</b>	
LAND PLANNING LANDSCAPE ARCHITECTURE 5416 401 243 N. 5th Street Columbus, OH 43215 p (614) 487-1744 www.farrisplanninganddesign.com	
DATE	4/28/15
PROJECT	15026
SHEET	
<b>L-1</b>	



**1 SOUTHERN FOUNDATION PLANTING PLAN**  
SCALE: 1"=10'

**CONSTRUCTION NOTES:**

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.



**2 PARKING LOT PLANTING PLAN**  
SCALE: 1"=20'

**GENERAL PLANTING NOTES:**

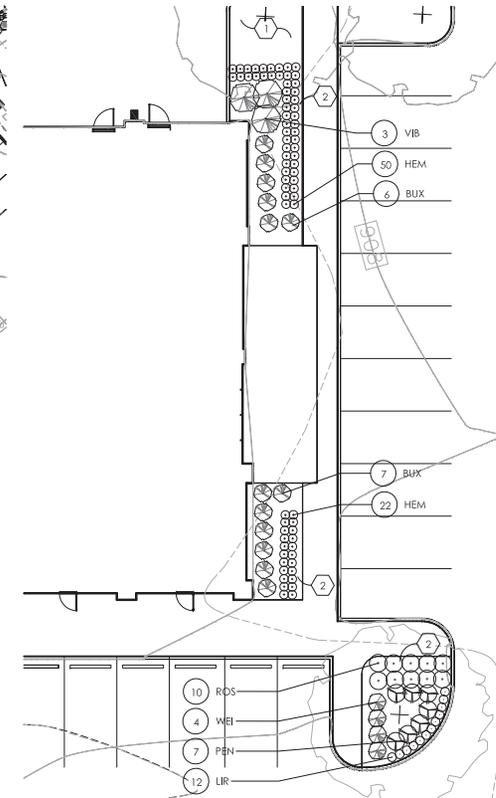
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

**PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
<b>SHRUBS</b>						
31	BUX	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B&B	
14	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	24" HGT.	B&B	
23	ROS	ROSA 'RAZZLE DAZZLE'	RAZZLE DAZZLE ROSE	24" HGT.	B&B	
18	SLP	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT.	B&B	
39	THJ	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	24" HGT.	B&B	
3	VIB	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	24" HGT.	B&B	
14	WEI	WEIGELA FLORIDA 'VERWEIG'	MT MONET WEIGELA	12" HGT.	B&B	
<b>PERENNIALS/ORNAMENTAL GRASSES</b>						
128	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
41	LIR	LIRIOPE MUSCARI 'SILVERLY SUNPROOF'	SILVERLY SUNPROOF LILY TURF	NO. 1	CONT.	
10	CAL	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
15	PEN	PENNISETUM SETACEUM 'SKY ROCKET'	SKY ROCKET FOUNTAIN GRASS	NO. 2	CONT.	

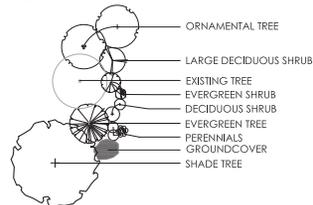
\*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.



**3 NORTHERN FOUNDATION PLANTING PLAN**  
SCALE: 1"=10'

**PLANT KEY TYPICALS**

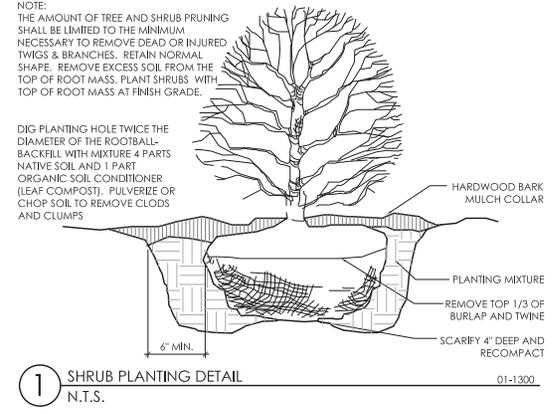
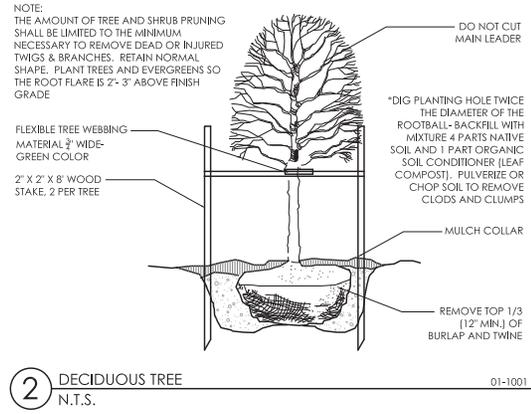
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS	
<b>LANDSCAPE ENLARGEMENTS</b>	
<b>SAWMILL EMERALD RETAIL</b> SUB-AREA '5B' - OUTLOT #2 EMERALD PARKWAY & SAWMILL ROAD, DUBLIN, OH 43016	
<b>FORD &amp; ASSOCIATES</b> 1000 BEECH ST. AVENUE COLUMBUS, OH 43227	
<b>Faris Planning &amp; Design</b> LANDSCAPE ARCHITECTURE 243 N. 5th Street Columbus, OH 43215 SA# 401 www.farisplanninganddesign.com P (614) 487-1544	
DATE	4/28/15
PROJECT	15026
SHEET	
<b>L-2</b>	







REVISIONS	

SITE DETAILS

SAWMILL EMERALD RETAIL  
SUB-AREA '5B' - OUTLOT #2  
EMERALD PARKWAY & SAWMILL ROAD, DUBLIN, OH 43016

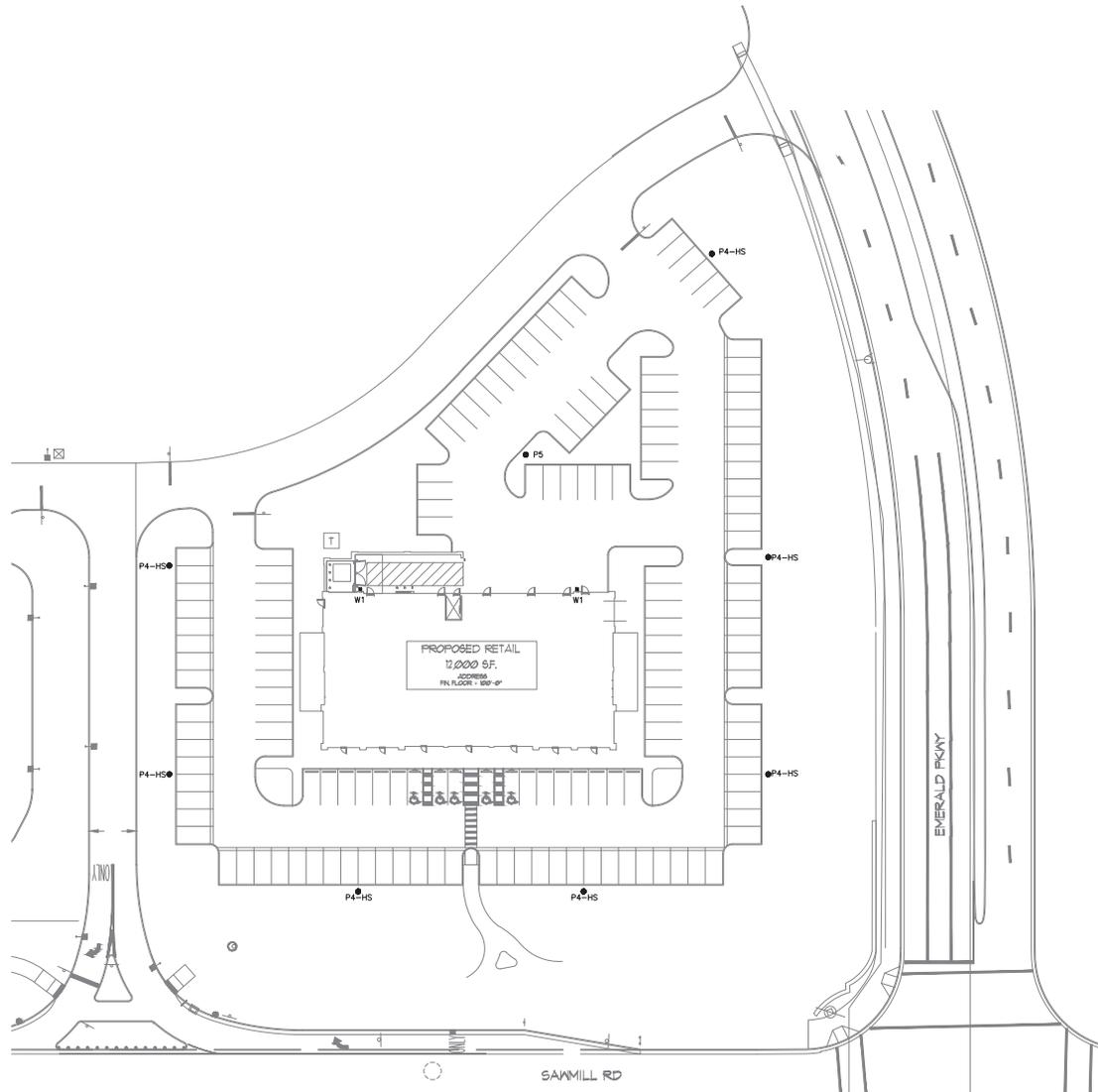
FORD & ASSOCIATES  
1000 BEECH ST AVENUE  
COLUMBUS, OH 43217

**Farris Planning & Design**

LAND PLANNING    LANDSCAPE ARCHITECTURE  
5416 401    Columbus, OH 43215  
243 N. 5th Street    www.farrisplanninganddesign.com  
P (614) 487-1564

DATE	4/28/15
PROJECT	15026
SHEET	

L-5



**SITE LIGHTING PLAN**  
 SCALE: 1" = 30'

REVISIONS

SEAL  
HERE

**MULLER ENGINEERING CO., INC.**  
 101 South 25th Street, Westerville, Ohio 43081  
 614-895-3408 FAX 614-895-3450  
 Web: <http://www.muellereng.com>

SAWMILL EMERALD RETAIL  
 P&Z ZONING SUBMITTAL

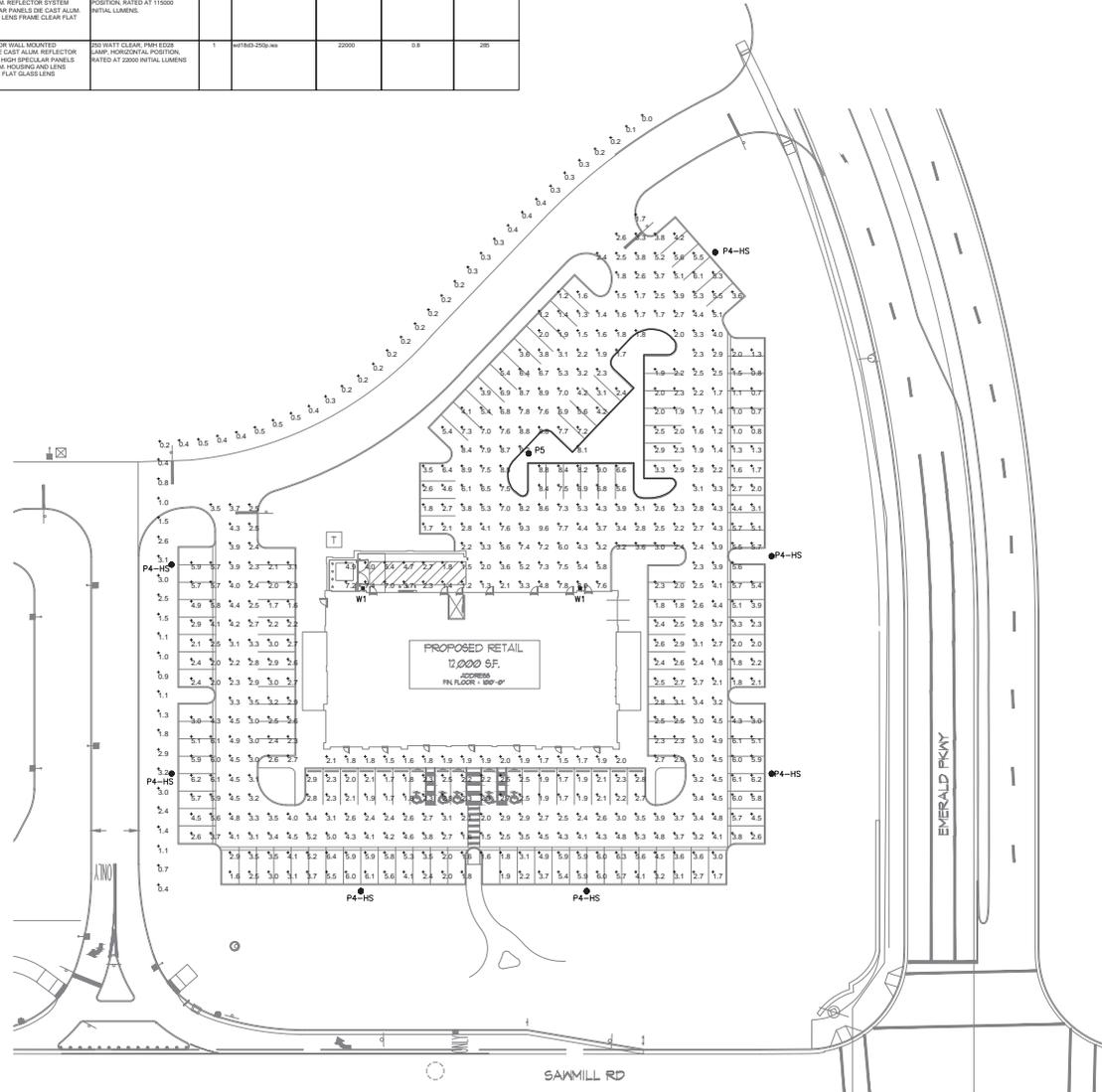
JOB NO.	1403-ZV
DRAWN BY	MEH
SCALE	AS NOTED
DATE	APRIL 28, 2015

SHEET NO.  
**SL1**

\* FLUORIDA 03/27/2015 SAWMILL OUTPOST 1403-ZV 02/27/2015 12:18:56 PM AMK  
 ARCH: M4, Lined 02/16/09, 7.140, Richard L. 186

Symbol	Label	Quantity	Manufacturer	Model Number	Description	Mounting	Number of Lamps	Wattage	Lumens Per Lamp	Light Loss Factor	Height
●	P4-HS	1	NM LIGHTING	AC27471000M-472110	ARCHITECTURAL CURVILINEAR LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS HOUSING SHIELD	2000M-4721 HORIZONTAL POSITION, CLEAR, RATED AT 11000 INITIAL LUMENS	1	42774-11m-ws	11000	0.8	1100
●	P5	1	NM LIGHTING	AC27471000M-B1237	ARCHITECTURAL CURVILINEAR LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS	2000M-B123 VERTICAL BASE-UP POSITION, RATED AT 11000 INITIAL LUMENS	1	42774-11m-ws	11000	0.8	1100
■	W	2	NM LIGHTING	W1183020PM-ED3	WALL DIRECTOR WALL MOUNTED LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH HIGH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS	200 WATT CLEAR, PWR EDGE JAMP, HORIZONTAL POSITION, RATED AT 22000 INITIAL LUMENS	1	W1183-20p-ws	22000	0.8	200

Quantity	Symbol	Avg	Max	Min	Max/Min	Avg/Min
02 Office	+	0.97	2.27	0.07	N/A	N/A
Plant Schedule	+	1.97	2.78	1.00	1.41	1.51
Plant Parking Lot	+	0.77	0.67	0.77	13.71	0.31



NORTH  
**SITE LIGHTING PLAN - POINT BY POINT**  
 SCALE: 1" = 30'

REVISIONS

SEAL  
 HERE

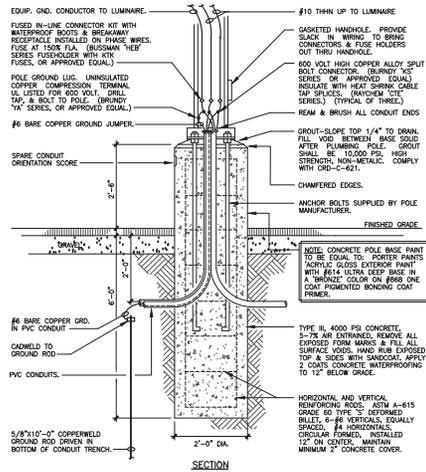
**MULLER ENGINEERING CO. INC.**  
 10000 Sawmill Road, Suite 200  
 Dallas, TX 75243  
 Phone: 214-395-8400  
 Fax: 214-395-8450  
 Web: www.mullereng.com

**SAWMILL EMERALD RETAIL  
 P&Z ZONING SUBMITTAL**

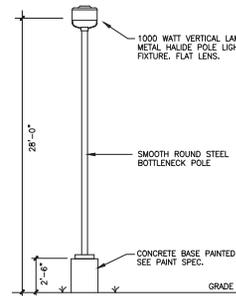
JOB NO. 1403-ZV  
 DRAWN BY MEH  
 SCALE AS NOTED  
 DATE APRIL 28, 2015

SHEET NO.  
**SL1 PXP**

\* FL02141403.ZV:SAWMILL\_OUTLOTS/SL1\_PXP.dwg, 4/23/2015 11:18:07 AM, KVA  
 ARCH: M, Lined (2) 0/0/0, 7.140 Inches, 1.86



**2 POLE FIXTURE TYPE 'P5A' & 'P3A' BASE DETAIL**  
SL2 / NTS



**FIXTURE TYPE 'P4-HS'**  
**FIXTURE TYPE 'P5'**

NOTE: FIXTURE 'P4-HS' - TYPE 4 LIGHT DISTRIBUTION w/ HOUSE SIDE SHIELD  
FIXTURE 'P5' - TYPE 5 LIGHT DISTRIBUTION

**1 POLE FIXTURE ELEVATIONS**  
SL2 / NTS

LIGHTING FIXTURE SCHEDULE	
TYPE	DESCRIPTION
P4-HS	<p>● YOKO MOUNTED ROUND HEAD LIGHT FIXTURE WITH HORIZONTAL 1000 WATT CLEAR PULSE START METAL HALIDE LAMP, FLAT LENS, TYPE 4 LIGHT DISTRIBUTION w/ HOUSE SIDE SHIELD, BRONZE FINISH, ON A 22' ROUND STRAIGHT STEEL POLE, 5"x6" 11ga.</p> <p>MANUFACTURER: KIM 'ACP27' SERIES            HEAD CAT NO: PT-ACP27F-H4-1000PMH-VOLTS-DB            POLE CAT NO: KR22S-5120-PT-DB-BCS            LAMPS: (1) 1000W CLEAR PULSE START MH            BALLAST: HIGH POWER FACTOR            MFG/HGT: POLE/28'            WATTS/VOLTS: 1100/MULTI-TAP</p>
P5	<p>● YOKO MOUNTED ROUND HEAD LIGHT FIXTURE WITH VERTICAL REDUCED ENVELOPE (BT37) 1000 WATT CLEAR PULSE START METAL HALIDE LAMP, FLAT LENS, TYPE 5 LIGHT DISTRIBUTION, BRONZE FINISH, ON A 25' ROUND STRAIGHT STEEL POLE, 5"x6" 11ga.</p> <p>MANUFACTURER: KIM 'ACP27' SERIES            HEAD CAT NO: PT-ACP27F-V5-1000PMH-VOLTS-DB            POLE CAT NO: KR25S-5120-PT-DB-BCS            LAMPS: (1) PHILIPS MH1000/U/BT37            BALLAST: HIGH POWER FACTOR            MFG/HGT: POLE/28'            WATTS/VOLTS: 1100/MULTI-TAP</p>
W1	<p>■ WALL MOUNTED CUTOFF TYPE WALL PACK WITH 250 WATT METAL HALIDE LAMP, TYPE 3 LIGHT DISTRIBUTION, 1'6" MOUNTING HEIGHT, BRONZE FINISH. (SHOWN FOR REFERENCE ONLY)</p> <p>MANUFACTURER: KIM 18" WALL DIRECTOR SERIES            CATALOG NO: WD18D3-DB-250PMH-VOLTS            LAMPS: (1) 250W CLEAR PULSE START MH            BALLAST: HIGH POWER FACTOR            MFG/HGT: WALL/16'            WATTS/VOLTS: 288/MULTI-TAP</p>

REVISIONS

SEAL  
HERE

**MULLER ENGINEERING CO. INC.**  
 10000 13th Street, NW  
 P.O. Box 10000, Seattle, WA 98107  
 (206) 835-8400 FAX (206) 835-8450  
 Web: http://www.mullereng.com

**SAWMILL EMERALD RETAIL  
P&Z ZONING SUBMITTAL**

JOB NO. 1403-ZV

DRAWN BY MEH

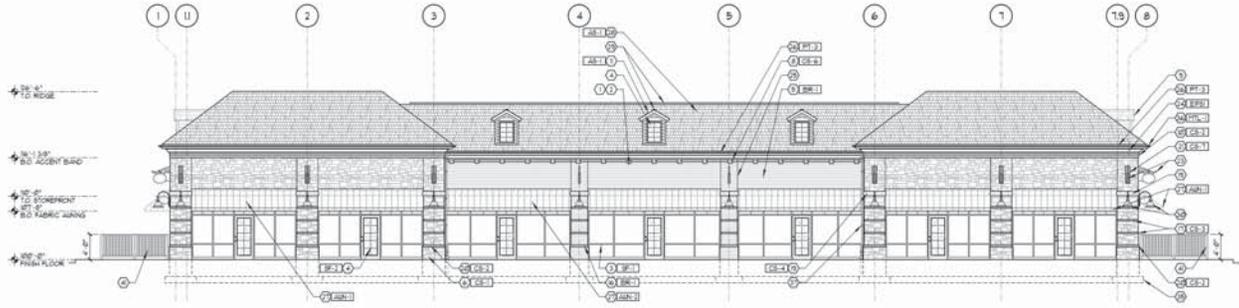
SCALE AS NOTED

DATE APRIL 28, 2015

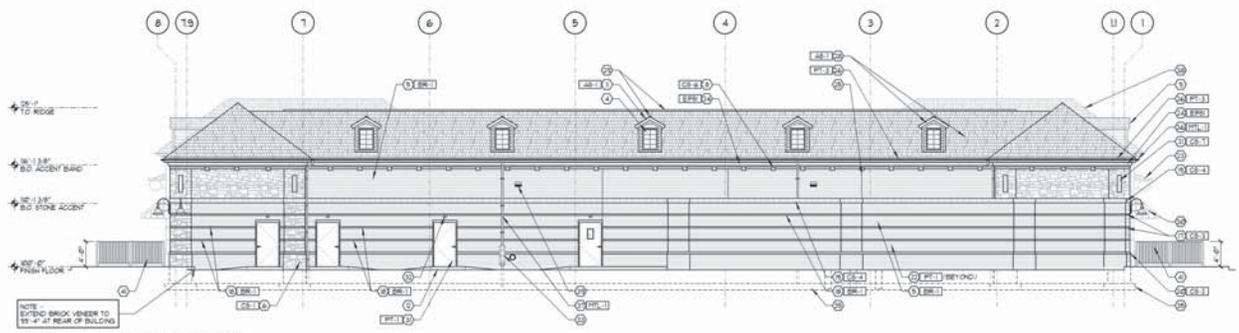
SHEET NO.  
**SL2**

\* 1:10/14/14/14/2V/SAWMILL\_CUTOFFS/SL2.dwg 4/27/2015 11:55:57 AM/1  
 ARCH: M. David D. Brown - JLAB Technical, L.L.C.

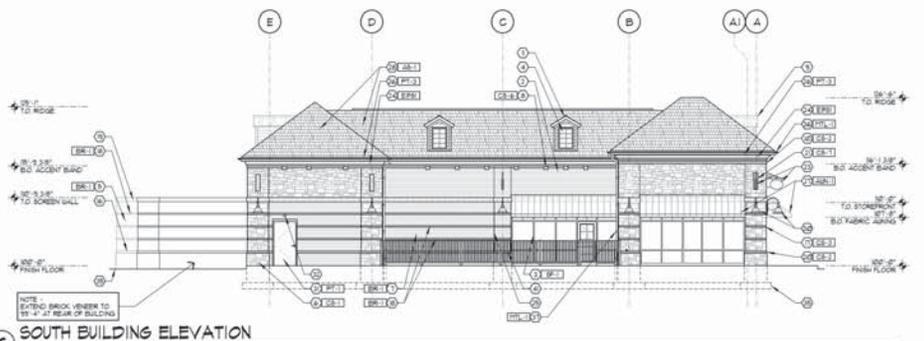




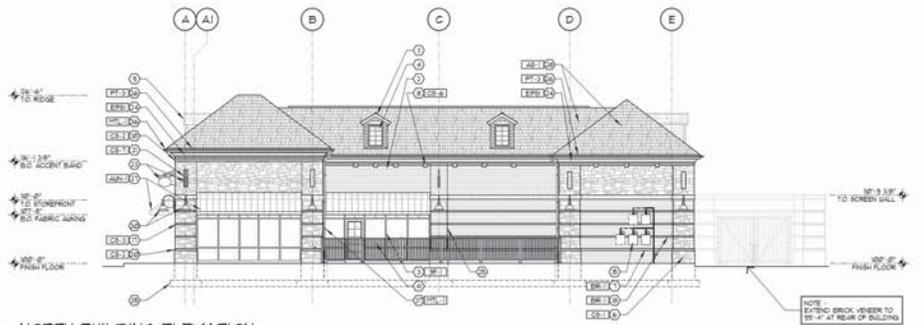
**A EAST BUILDING ELEVATION**  
 SCALE: 1/8" = 1'-0"



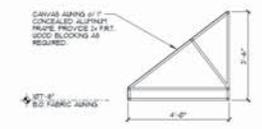
**B WEST BUILDING ELEVATION**  
 SCALE: 1/8" = 1'-0"



**C SOUTH BUILDING ELEVATION**  
 SCALE: 1/8" = 1'-0"



**D NORTH BUILDING ELEVATION**  
 SCALE: 1/8" = 1'-0"



**E CANYAS AWNING DETAIL**  
 SCALE: 1/2" = 1'-0"

### ELEVATION CODED NOTES

1) NOT USED	10) EXT. FROST FREE HOSE BIBB (SEE PLUMBING SHEETS)	20) DIMENSIONAL ASPHALT SHINGLE (AS-1)
2) GC TO PROVIDE 4 1/4" x 8 1/4" PLYWOOD BACKING AT TENANT SIGNAGE AREA (17'-11")	11) 6/8" METAL NET PAINT (17'-11") (SEE PLUMBING SHEETS)	21) CONTINUOUS PREFABRICATED ROOF JOIST WITH DIMENSIONAL ASPHALT SHINGLE CAP (SEE SPECIFICATIONS)
3) KAMBER TRIMAS VS-40T SERIES 2" x 4 1/2" FOR 1/2" INSULATED CLEAR GLASS (18'-11")	12) 4" BRICK ROLOCK COURSE (FILLED 1/2") (BR-1)	22) DECORATIVE WALL MOUNTED LIGHT FIXTURE (SEE ELECTRICAL SHEETS) MOUNT FIXTURE AT 8'-4" TO BOTTOM OF GALL PLATE
4) KAMBER NIBB SERIES COPPERFAL ALUMINUM OUTDRIP WINDOW 2" x 1 1/2" FOR 1/4" PROTECTED GLASS (18'-2")	13) BRICK WEAVER ACCENT COURSE (INCREASED 1/2") (OS-3)	23) INSULATED HOLLOW METAL DOOR AND FRAME (SEE DOOR SCHEDULESHEET 4-A) (17'-11")
5) MANUFACTURED CAST STONE VENEER LAG IN A MANOPI PATTERN (OS-1) (SEE DETAIL C-1-A-1)	14) MANUFACTURED STONE BULLNOSE ACCENT COURSE (3" HIGH) (OS-4)	24) EMERGENCY EXPRESS EXIT LIGHT CENTER ABOVE DOOR (SEE ELECTRICAL SHEETS)
6) MANUFACTURED STONE VENEER (BR-1)	15) 2" x 4" x 1/2" MANUFACTURED STONE ACCENT (FILLED 1/2") (OS-1)	25) 1/4" THICK STEEL PLATE DOWNPOUT GUARD PAINT (17'-11") (SEE DETAIL D-1-A-1)
7) MANUFACTURED STONE ACCENT 8" WIDE x 3 1/4" HIGH (FILLED 1/2") (OS-4)	16) LINE OF CORNER (BEYOND)	26) LINE OF FOUNDATION GALL AND FOOTING (SEE ELECTRICAL SHEETS)
8) DOUBLE 4 1/2" SMOOTH STONE ACCENT COURSE (EACH COURSE FILLED 1/2") (OS-3)	17) 2" x 4" x 1/2" MANUFACTURED STONE ACCENT (FILLED 1/2") (OS-1)	27) 1/2" PREFABRICATED HALF-ROUND OUTER W/ FLANGE BRASS CIRCLE AND CLIP (17'-11") (OS-1)
9) LINE OF CORNER (BEYOND)	18) ELECTRICAL VENEER (EMV) DISCONNECTS & TRANSFORMERS (SEE ELECTRICAL SHEETS) (17'-11")	28) 1/2" PREFABRICATED DECORATIVE METAL DOWNPOUT 3" DIAMETER DOWNPOUT (12 GA) (17'-11") (OS-1)
10) ROOF CORNER w/ PAINTED WOOD TRIM AND ASPHALT ROOF SHINGLES	19) MANUFACTURED STONE VENEER SYSTEM OVER EPS INSULATION SYSTEM WITH 1/2" BRASS CORNER ON ORCA HOLDING EPS (17'-11")	29) LINE OF ROOF BEYOND
11) ASPHALT PAVING RUFFY (SEE DETAIL D-10-10)	20) MASONRY / EPS CONTROL JOINT WITH SEALANT	30) MASONRY / EPS CONTROL JOINT WITH SEALANT (SEE ELECTRICAL SHEETS) POINT AT 11'-0" AFF
12) CONCRETE PILED 6" DIAMETER x 3'-4" IRG STEEL ROLLERED PAINT (17'-11")	21) 1/2" CEDAR FASCIA BOARD OVER 1/2" WOOD BLOSSOM (17'-11") (17'-11")	31) TARI WALL 8" OVERFLOW DRAIN W/ INSECT SCREEN (SEE PLUMBING SHEETS)
	22) FABRIC AWING WITH CONCRETE ALUMINUM FRAME	32) PREFABRICATED METAL 48" HIGH GUARDRAIL AND TOP RAIL WITH DECORATIVE POSTS

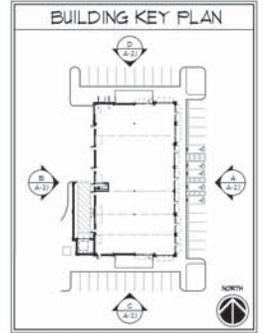
### SYMBOL LEGEND

○	PLAN CODED NOTE TAG (SEE SHEET 2-1 FOR SCHEDULE)
○	ELEVATION CODED NOTE TAG (SEE SHEET 2-2 FOR SCHEDULE)
○	ROOF CODED NOTE TAG (SEE SHEET 2-3 FOR SCHEDULE)
○	PARTITION / WALL TYPE (SEE SHEET 2-4 FOR SCHEDULE)
○	DOOR NUMBER TAG (SEE SHEET 2-5 FOR DOOR SCHEDULE)
○	ROOF CODED NOTE TAG (SEE SHEET 2-3 FOR SCHEDULE)
○	STONEFRONT SYSTEM TAG (SEE SHEET 2-6 FOR STONEFRONT ELEVATIONS)
○	MATERIAL / FINISH TAG (SEE SHEET 2-7 FOR FINISH SCHEDULE)
○	NEW WALL TYPE (SEE WALL / PARTITION LEGEND ON THIS SHEET)
○	WINDOW / STONEFRONT SYSTEM TAG (SEE SHEET 2-8 FOR WINDOW SYSTEM ELEVATIONS)
○	MASONRY CONTROL JOINT AT 30'-0" O.C. MAX (SEE DETAILS 4-B-1 & 4-B-2)
○	MAJOR CONTROL JOINT AT 30'-0" O.C. MAX (SEE DETAIL 4-B-3)

TENANT SIGN AREA CENTER - REFER TO SIGN REQUIREMENTS LISTED IN THE DEVELOPMENT TEXT

### EXTERIOR MATERIAL FINISH KEY

MARK	TYPE	NOTES
BRK-1	FIELD BRICK - RUNNING BOND	STANDARD BRICK (SEE BRICK SCHEDULE 4-F-10-10) PORTLAND - BRICKTYPE 40-1
BRK-2	DESIGNBRICK 1.5-2 1/4" x 7.5-9 1/4" x 3.5-5 1/2"	GREENFIELD'S STANDARD BRICK (SEE BRICK SCHEDULE 4-F-10-10) PORTLAND - BRICKTYPE 40-1
ST-1	MANUFACTURED STONE VENEER - FIELD MANOPI 40-01-1 (18'-11") x 3.5-5 1/2"	MANOPI 40-01-1 (18'-11") x 3.5-5 1/2" (SEE DETAIL C-1-A-1) PORTLAND - BRICKTYPE 40-1
ST-2	MANUFACTURED STONE VENEER - ACCENT BARS	ROCK CAST ARCHITECTURAL STONEFRONT SERIES COLOR - SURFSTONE FINISH SMOOTH-FACE (17'-11") (OS-1) PORTLAND - BRICKTYPE 40-1
ST-3	MANUFACTURED STONE VENEER - ACCENT BARS	ROCK CAST ARCHITECTURAL STONEFRONT SERIES COLOR - SURFSTONE FINISH SMOOTH-FACE (17'-11") (OS-1) PORTLAND - BRICKTYPE 40-1
ST-4	MANUFACTURED STONE VENEER - BELL	ROCK CAST ARCHITECTURAL STONEFRONT SERIES COLOR - SURFSTONE FINISH SMOOTH-FACE (17'-11") (OS-1) PORTLAND - BRICKTYPE 40-1
ST-5	MANUFACTURED STONE VENEER - ACCENT BARS	ROCK CAST ARCHITECTURAL STONEFRONT SERIES COLOR - SURFSTONE FINISH SMOOTH-FACE (17'-11") (OS-1) PORTLAND - BRICKTYPE 40-1
ST-6	MANUFACTURED STONE VENEER - ACCENT BARS	ROCK CAST ARCHITECTURAL STONEFRONT SERIES COLOR - SURFSTONE FINISH SMOOTH-FACE (17'-11") (OS-1) PORTLAND - BRICKTYPE 40-1
ST-7	MANUFACTURED STONE VENEER - ACCENT BARS	ROCK CAST ARCHITECTURAL STONEFRONT SERIES COLOR - SURFSTONE FINISH SMOOTH-FACE (17'-11") (OS-1) PORTLAND - BRICKTYPE 40-1
ST-8	ALUMINUM STONEFRONT SYSTEM - CORNER ANCHOR	KAMBER TRIMAS VS-40T SERIES 2" x 4 1/2" FOR 1/2" INSULATED CLEAR GLASS. COLOR TO BE 'ANTIQUE BRONZE'
ST-9	ALUMINUM STONEFRONT SYSTEM - CORNER ANCHOR	KAMBER TRIMAS VS-40T SERIES 2" x 4 1/2" FOR 1/2" INSULATED CLEAR GLASS. COLOR TO BE 'ANTIQUE BRONZE'
ST-10	EXTERIOR INSULATION FINISH SYSTEM (E-1) - CORNER	EMERGENCY EX-101 (18'-11") (SEE ELECTRICAL SHEETS)
ST-11	FABRIC AWING	EMERGENCY EX-101 (18'-11") (SEE ELECTRICAL SHEETS)
ST-12	FABRIC AWING	EMERGENCY EX-101 (18'-11") (SEE ELECTRICAL SHEETS)
ST-13	HALF-ROUND OUTER DOWNPOUTS AND DECORATIVE BRACKETS	COPPER CLAMP (17'-11") (OS-1) (SEE ELECTRICAL SHEETS)
ST-14	PREFABRICATED METAL CORNER DRIP EDGE	DIMENSIONAL METAL 1/2" (17'-11") (OS-1) (SEE ELECTRICAL SHEETS)
ST-15	DIMENSIONAL ASPHALT SHINGLE	ASPHALT SHINGLE (SEE SPECIFICATIONS)
ST-16	HOLLOW METAL DOORS AND FRAMES	EMERGENCY EX-101 (18'-11") (SEE ELECTRICAL SHEETS)
ST-17	STEEL PIPE BOLLARDS	EMERGENCY EX-101 (18'-11") (SEE ELECTRICAL SHEETS)
ST-18	WOOD TRIM	EMERGENCY EX-101 (18'-11") (SEE ELECTRICAL SHEETS)
ST-19	CEDAR STAIN TYPICAL FOR ALL LOCATIONS	EMERGENCY EX-101 (18'-11") (SEE ELECTRICAL SHEETS)



**SAWMILL EMERALD RETAIL - SUB-AREA '5B' - OUTLOT #2**  
 EMERALD PARKWAY & SAWMILL ROAD  
 Dublin, Ohio 43016  
 For NORTHSTAR REALTY  
 150 East Broad Street, Suite 100, Columbus, Ohio 43215

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

DATE	REVISION	SCALE
APRIL 18, 2024		1/8" = 1'-0"

**EXTERIOR BUILDING ELEVATIONS**  
 108 x 1080

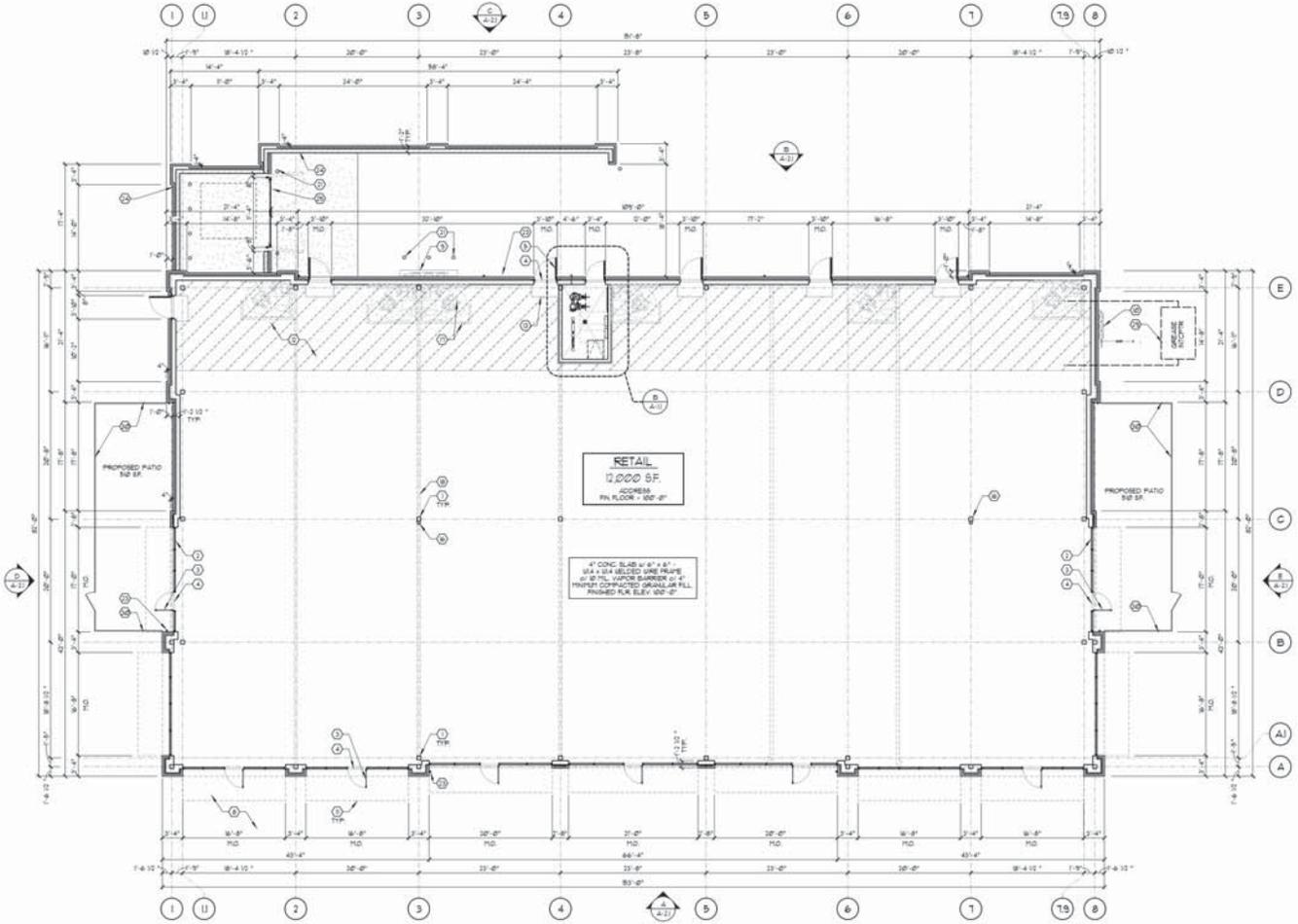
**A-2.1**  
 SUB AREA 5B  
 OUTLOT #2

**SYMBOL LEGEND**

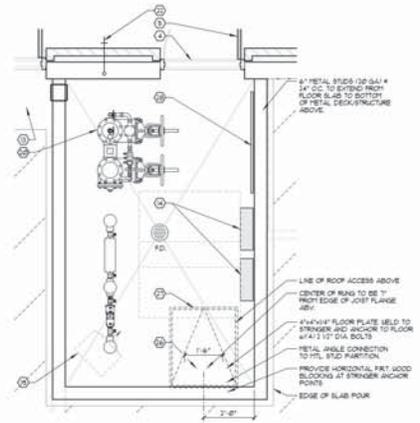
- PLAN CODED NOTE TAG (SEE SHEET A-1 FOR SCHEDULE)
- ELEVATION CODED NOTE TAG (SEE SHEET A-1 FOR SCHEDULE)
- ROOF CODED NOTE TAG (SEE SHEET A-1 FOR SCHEDULE)
- PARTITION / WALL TYPE (SEE SHEET A-1 FOR SCHEDULE)
- DOOR NUMBER TAG (SEE SHEET A-1 FOR DOOR SCHEDULE)
- STOREFRONT ELEVATION TAG (SEE SHEET A-1 FOR STOREFRONT ELEVATIONS)
- MATERIAL / FINISH TAG (SEE SHEET A-1 FOR FINISH SCHEDULE)
- NEW WALL TYPE (SEE SHEET A-1 FOR SCHEDULE)
- ENCL. / STOREFRONT ELEVATION TAG (SEE SHEET A-1 FOR ENCL. / STOREFRONT ELEVATIONS)
- TRANSOM CONTROL JOINT AT 30'-0" O.C. MAX. (SEE DETAILS A-10A-43)
- TRANSOM CONTROL JOINT AT 30'-0" O.C. MAX. (SEE DETAILS A-10A-43)

**CODED PLAN NOTES**

- 1 STRUCTURAL STEEL COLUMN (SEE STRUCTURAL SHEETS)
- 2 1" x 12" ALUMINUM TRUSS OR ART. ALUMINUM STOREFRONT ELEVATION WITH 1/2" INSULATED GLASS (TYPICAL) SEE STOREFRONT ELEVATION ON SHEET A-1
- 3 REPAIR STYLE ALUMINUM STOREFRONT ENTRANCE DOOR WITH 1" INSULATED THERMO-BREAK GLASS SEE STOREFRONT ELEVATIONS ON SHEET A-1
- 4 ALUMINUM THRESHOLD AT ALL EXTERIOR DOORS SET A FULL DEEP OF SLAB-OUT
- 5 INSULATED FLUSH HOLLOW METAL SERVICE DOOR (SEE DOOR-HARDWARE SCHEDULES SHEET A-41)
- 6 CAST STONE SILL OVER STONE BASE KICKSILL AT STOREFRONT
- 7 1/2" HAZARDY CONSTRUCTION CONTROL JOINT w/ BACKER ROD AND SLOPE BRIDGE TYPICAL COLUMN OF BRICKWALL TO BRICK AND STONE TOP FLANK FOR BRICK AND ART. MAX FOR HAZARDY (SEE DETAILS A-10A-43)
- 8 4" CONCRETE SIDEWALK w/ INTERNAL TURN-OUT CURB, SLOPE AWAY FROM FOOT AWAY FROM BUILDING (SEE CIVIL AND LANDSCAPE DETAILS A-10A-43)
- 9 1" MIN. GAS SERVICE AND VETER METS (SEE PLYING SHEETS)
- 10 2" MIN. GAS SERVICE AND VETER METS (SEE PLYING SHEETS)
- 11 LINE OF FABRIC LINING WITH CONCEALED ALUMINUM TRIMME ABOVE
- 12 1/2" x 12" SIDE AREA OF FUTURE 4" CONCRETE SLAB w/ 4" x 4" x 1/4" USA REBAR SELECTED LINE REINFORCING OVER 8" MIN. VIBRUM BARRIER w/ 4" TYPICAL COMPACTED GRANULAR FILL (SMOOTH CONSISTENT FINISH TO MATCH EXISTING FIN FLOOR ELEVATIONS (N/C) TO BE PART OF TENANT IMPROVEMENTS PACKAGE)
- 13 FOUR PORTION OF SLAB THROUGH OPENING AS REQUIRED TO INSTALL HOLLOW METAL DOOR FRAME AND SILL
- 14 ELECTRIC HOUSE PANEL (SEE ELECTRICAL SHEETS)
- 15 LINE OF ROOF FOOTING W/ HVAC UNIT ABOVE (SEE MECHANICAL SHEETS)
- 16 1/2" DIA. VERTICAL ROOF LEADER CONNECT TO STORM LINE. SEE ROOF PLAN FOR LOCATION (SEE PLYING SHEETS) HOLD TRIM TO COLUMN
- 17 DOOR PARTITIONS DOORS DOOR FRAMES WARDROBE TOILET ACCESSORIES AND PLYING FIXTURES BY TENANT (N/C) TO BE PART OF TENANT IMPROVEMENTS PACKAGE BY OTHERS
- 18 LINE OF FUTURE TENANT INTERIOR CEILING PARTITION (N/C)
- 19 ELECTRIC UNIT HEATER ABOVE (SEE ELECTRICAL SHEETS)
- 20 1" DOMESTIC GUTTER SERVICE w/ BACKLOG PREVENTER (SEE PLYING SHEETS)
- 21 CONCRETE FILLED 4" DIA. x 3'-6" DIA. STEEL BOLLARDS (PAINT WHITE TELLUR) (SEE DETAILS A-10A-12)
- 22 MOST PROOF HOSE BIBBS (SEE PLYING SHEETS)
- 23 FRAME ALL PFRING 8' SPACING THE VERTICAL ENVELOPE
- 24 1/2" DIA. PREPARED METAL EQUIPMENT w/ DECONSTRUCTIVE HOISTING STRAPS (MIN. OF 4 SPACED AT 4'-3" O.C.) CONNECT TO STOREY LINE (SEE CIVIL SHEETS FOR CONNECTION) (SEE DETAILS A-10A-13)
- 25 BRICK CLIPPER ENCLOSURE AND SCREEN WALL (BK-1) (SEE SHEET A-10A-11)
- 26 BRICK CLIPPER GATES w/ GALV. STEEL PIPE FRAME PROVIDE STEEL LATCH AND VERT. PIN AT EACH DOOR
- 27 STEEL ROOF ACCESS LADDERS (SEE SECTION A-10A-44)
- 28 ROOF ACCESS LATCH ABOVE (ALONG WITH LADDER LOCATION)
- 29 2" x 8' FRT. FLOOD TELEPHONE BACKER BOARD (SEE ELECTRICAL SHEETS)
- 30 LINE OF FUTURE TENANT GREASE INTERCEPTOR (SEE PLYING SHEETS)
- 31 PREPARED METAL 48" HIGH GUARDRAIL AND TOP RAIL WITH DECORATIVE POSTS



**A BUILDING FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**B ENLARGED FLOOR PLAN**  
 SCALE: 1/2" = 1'-0"

**GENERAL NOTES**

**FEMA ZONE:**  
At the time of platting, Sawmill-Emerald Subdivision Plot is in Zone "X" (Areas determined to be out of the 0.2% chance floodplain.) per FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0152K with effective date of June 17, 2008. No field surveying was performed to determine these zones.

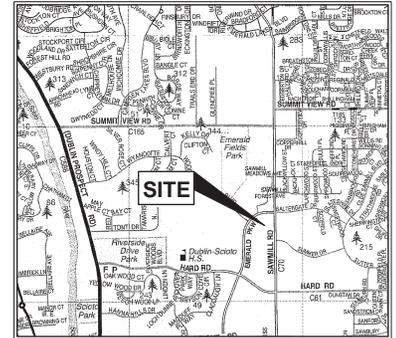
**UTILITY PROVIDERS:**  
Water: City of Columbus  
Sanitary: City of Dublin  
Storm: City of Dublin  
Electric: ASP  
Gas: Columbia Gas  
Telephone: SBC Ameritech

**PRELIMINARY PLAT**  
**SAWMILL-EMERALD SUBDIVISION**  
**SAWMILL ROAD AND EMERALD PARKWAY**

QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19, UNITED STATES MILITARY LANDS  
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

TOTAL AREA 10.117 Ac.

APRIL 28, 2015



**LOCATION MAP**  
N.T.S.

**BENCH MARKS**

All bench marks and elevations shown upon this plan are based on the (NAVD88) North American Vertical Datum of 1988.

Source Bench Mark  
Franklin County Survey Control  
Designation: TCCS 7769  
GPS Observed Elevation = 907.53

BM1  
Chiailed "X" on S. side of metal signal pole @ Intersection of Sawmill Road and Emerald Parkway.  
Elevation = 907.49

BM2  
Chiailed "X" on NW bolt of metal signal pole @ NW corner of Sawmill Road and Summer Drive.  
Elevation = 903.16

**BASIS OF BEARING**

Centerline of Sawmill Road as shown on Roadway Dedication Plat of Emerald Parkway, Wyandotte Woods Boulevard, Sawmill Road and the Vacation of 0.086 Acres of Hard Road in Plat Book 107, Page 11, being South 02° 34' 54" West.

**ACCESS ESMT. LINE TABLE**

LINE	DISTANCE	BEARING
L1	47.94'	N87°24'55"W
L2	7.50'	N02°34'53"W
L3	92.32'	N43°37'43"W
L4	21.69'	N41°23'33"W
L5	23.31'	S03°45'40"E
L6	92.32'	S43°37'43"E
L7	32.88'	S43°03'07"E

**ACCESS ESMT. CURVE TABLE**

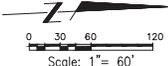
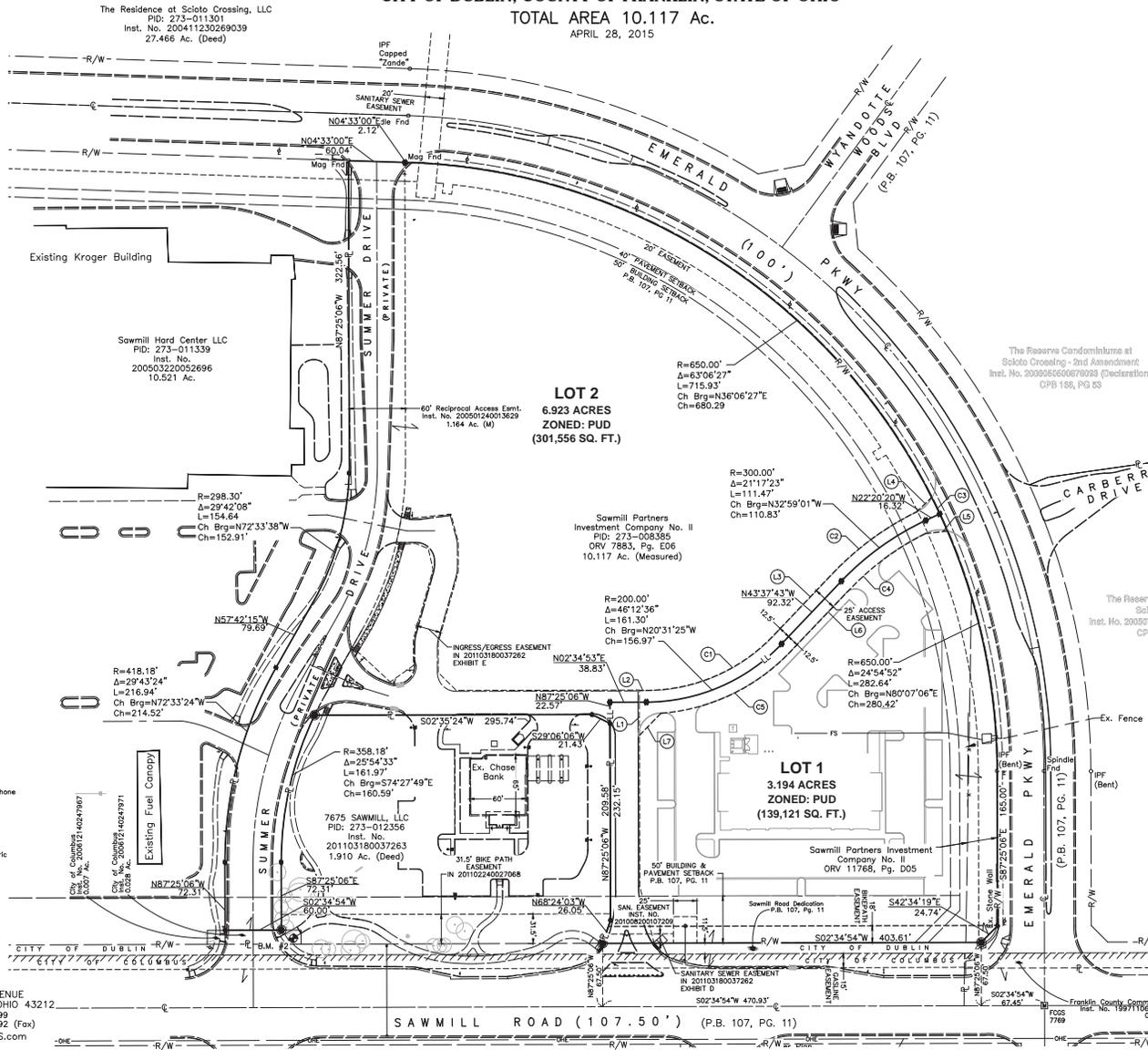
NO.	RADIUS	LENGTH	DELTA (Δ)	CHORD BEARING	CHORD
C1	187.50'	151.22'	46°12'36"	N20°31'25"W	147.16'
C2	312.50'	111.65'	20°28'12"	N33°23'37"W	111.05'
C3	650.00'	39.55'	3°29'09"	N67°40'51"E	39.54'
C4	285.63'	100.75'	20°12'36"	S33°35'24"E	100.23'
C5	212.50'	155.88'	42°01'49"	S22°36'48"E	152.41'

**LEGEND**

- |    |                               |     |                           |
|----|-------------------------------|-----|---------------------------|
| ⊠  | Ex. Fire Hydrant              | ⊠   | Property Line             |
| ⊠  | Ex. Pull Box                  | LL  | Lot Line                  |
| ⊠  | Ex. Tree                      | R/W | Right-of-Way              |
| ⊠  | Ex. Catch Basin               | ○   | Iron Pin Found (PF)       |
| ⊠  | Ex. Sanitary Manhole          | ⊠   | Iron Pin Set              |
| ⊠  | Ex. Storm Manhole             | ⊠   | Mag Nail Set              |
| ⊠  | Ex. Storm Curb Inlet          | (D) | Deed or Plat              |
| ⊠  | Ex. Utility Pole              | (M) | Measured Value            |
| ⊠  | Ex. Light Pole                | ⊠   | Monument Found            |
| ⊠  | Ex. Underground Tel. Pedestal | —   | Ex. Water Line            |
| ⊠  | Ex. Water Service Valve       | —S  | Ex. Water Service         |
| ⊠  | Ex. Sign                      | —UT | Ex. Underground Telephone |
| —X | Ex. Fence                     | —G  | Ex. Gas                   |
| —  | Corp. Line                    | —ST | Ex. Storm                 |
| ⊠  | Center Line                   | —SA | Ex. Sanitary              |
| ⊠  | Permanent Marker              | —UE | Ex. Underground Electric  |
| ⊠  | Existing Easement             | —OE | Ex. Overhead Electric     |
| ⊠  | Proposed Easement             |     |                           |

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC.  
Consulting Civil Engineers and Surveyors

**CONTACT:**  
880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com



# PRELIMINARY PLAT SAWMILL-EMERALD SUBDIVISION

**SAWMILL ROAD AND EMERALD PARKWAY**  
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19, UNITED STATES MILITARY LANDS  
CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

TOTAL AREA 10.117 Ac.  
APRIL 28, 2015

The Residence at Soloto Crossing, LLC  
PID: 273-011301  
Inst. No. 20041230269039  
27.466 Ac. (Deed)

Sawmill Hard Center LLC  
PID: 273-011339  
Inst. No. 200503220052696  
10.521 Ac.

**LOT 2**  
6.923 ACRES  
ZONED: PUD  
(301,556 SQ. FT.)

Sawmill Partners  
Investment Company No. II  
PID: 273-008350  
ORV 7883, Pg. E06  
10.117 Ac. (Measured)

**LOT 1**  
3.194 ACRES ZONED: PUD  
(139,121 SQ. FT.)

The Reserve Condominiums at  
Soloto Crossing - 2nd Amendment  
Inst. No. 200607280181800  
(Declaration)  
CPB 182, PG 39

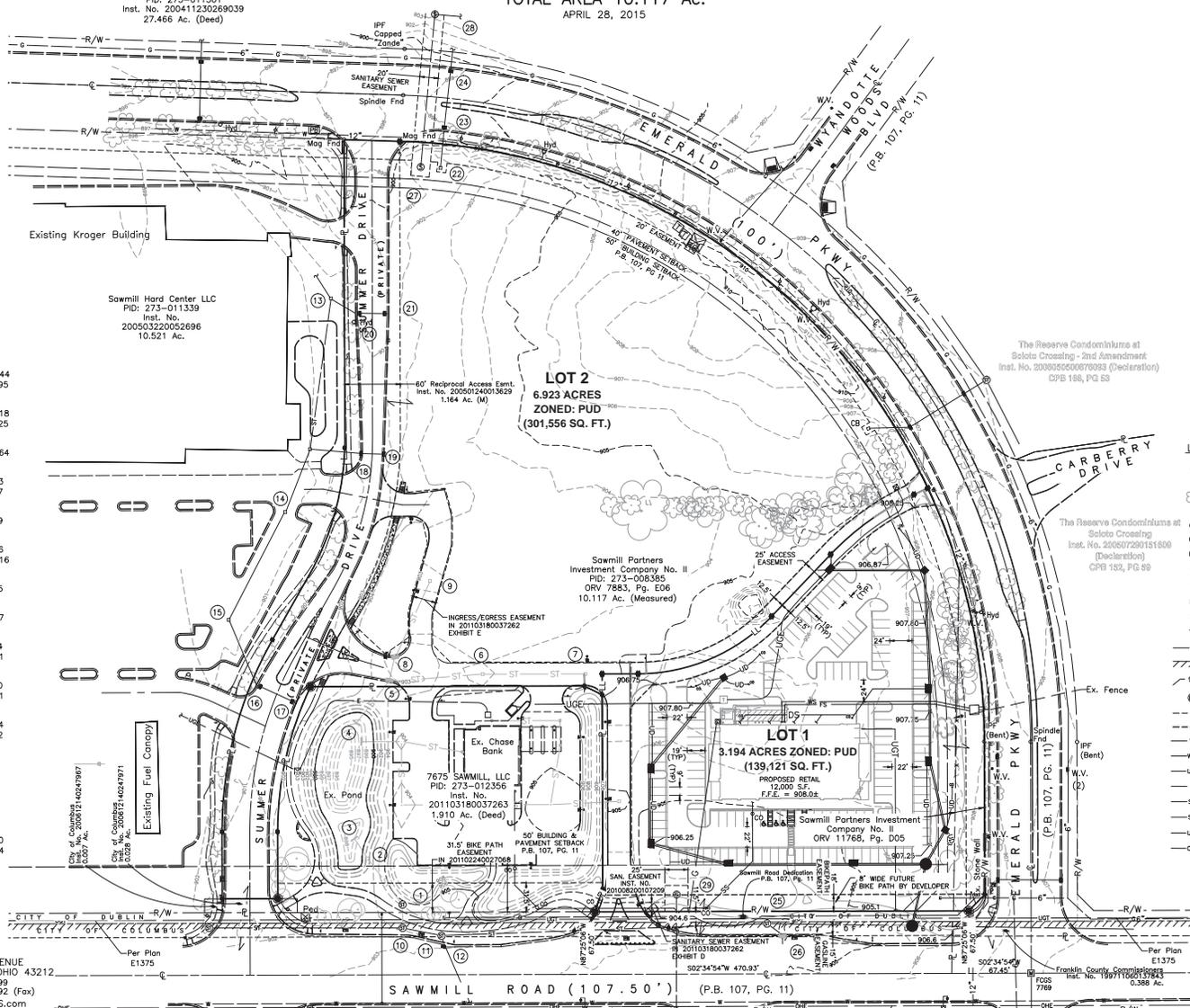
### STORM/SANITARY SEWER SCHEDULE

#### STORM

1	Rim = 904.25 Ex. 18" Inv. E = 899.80 Ex. 12" Inv. SW = 899.75	15	Rim = 900.24 Ex. 30" Inv. NW = 896.44 Ex. 12" Inv. NE = 896.95
2	Rim = 902.50 Ex. 12" Inv. NE = 900.00 Ex. 12" Inv. SW = 897.00	16	Rim = 900.01 Ex. 12" Inv. SW = 897.18 Ex. 12" Inv. NE = 897.25
3	Headwall Ex. 12" Inv. NE = 897.00	17	Rim = 899.89 Ex. 12" Inv. SW = 897.64
4	HEADWALL Ex. 15" Inv. NW = 897.00	18	Rim = 900.35 Ex. 12" Inv. N = 897.63 Ex. 12" Inv. S = 896.27
5	Rim = 903.25 Ex. 15" Inv. SE = 897.55 Ex. 12" Inv. W = 897.80 Ex. 12" Inv. N = 897.80	19	Rim = 900.14 Ex. 12" Inv. N = 897.59
6	Rim = 903.75 Ex. 12" Inv. S = 898.80 Ex. 12" Inv. N = 898.85	20	Rim = 900.91 Ex. 12" Inv. N = 897.36 Ex. 12" Inv. SW = 897.16
7	Rim = 904.00 Ex. 12" Inv. S = 900.00	21	Rim = 901.17 Ex. 12" Inv. S = 897.65
8	Rim = 903.25 Ex. 12" Inv. E = 898.10 Ex. 30" Inv. S = 897.45	22	Rim = 900.26 Ex. 18" Inv. W = 895.07
9	Rim = 902.75 Ex. 12" Inv. N = 898.60	23	Rim = 898.48 Ex. 18" Inv. E = 894.54 Ex. 18" Inv. W = 894.61
10	Rim = 903.09 Ex. 30" Inv. N = 897.55 Ex. 30" Inv. S = 897.45	24	Rim = 898.54 Ex. 18" Inv. E = 894.40 Ex. 18" Inv. W = 894.21
11	Rim = 903.24 Ex. 15" Inv. NE = 898.67 Ex. 24" Inv. N = 898.04 Ex. 30" Inv. S = 897.77	25	Rim = 904.44 Ex. 24" Inv. N = 899.64 Ex. 24" Inv. S = 899.52
12	Rim = 902.71 Ex. 15" Inv. E = 899.26 Ex. 15" Inv. W = 899.22	26	Rim = 904.69
13	Rim = 903.43 Ex. 8" Inv. E = 899.18 Ex. 15" Inv. N = 898.40 Ex. 30" Inv. SW = 895.88	27	Rim = 900.71 Ex. 8" Inv. W = 889.75
14	Rim = 900.40 Ex. 30" Inv. NW = 896.18 Ex. 30" Inv. SE = 896.27	28	Rim = 903.43 Ex. 8" Inv. E = 899.18 Ex. 15" Inv. N = 898.40 Ex. 30" Inv. SW = 895.88
		29	Rim = 905.29 Ex. 8" Inv. E = 891.80

#### SANITARY

27	Rim = 900.71 Ex. 8" Inv. W = 889.75
28	Rim = 903.43 Ex. 8" Inv. E = 899.18 Ex. 15" Inv. N = 898.40 Ex. 30" Inv. SW = 895.88
29	Rim = 905.29 Ex. 8" Inv. E = 891.80



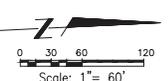
#### LEGEND

A	Ex. Fire Hydrant	⊖	Center Line
LL	Lot Line	—	Property Line
R/W	Right-of-Way	○	Iron Pin Found (IPF)
⊕	Ex. Catch Basin	●	Iron Pin Set
⊙	Ex. Sanitary Manhole	⊙	Mag Nail Set
⊗	Ex. Storm Manhole	(M)	Measured Value
⊘	Ex. Storm Curb Inlet	⊖	Monument Found
⊙	Ex. Utility Pole	⊖	Prop. Curb Basin
⊙	Ex. Light Pole	⊖	Prop. Curb Inlet
⊙	Ex. Underground Tele. Pedestal	⊖	Prop. Storm Manhole
⊙	Ex. Water Service Valve	⊖	Prop. Storm Sewer
⊙	Ex. Sign	⊖	Prop. Downspout Line
X	Ex. Fence	—	Prop. Sanitary
—	Corp. Line	—	Prop. Sanitary Svc.
900.0	Pr. Spot Elevation	—	Prop. Water
●	Permanent Marker	—	Prop. Water Svc.
---	Existing Easement	—	Prop. Gas
---	Proposed Easement	—	Prop. Underground Electric
---	Ex. Water Line	—	Prop. Underground Telephone
---	Ex. Water Service	—	
---	Ex. Underground Telephone		
---	Ex. Gas		
---	Ex. Storm		
---	Ex. Sanitary		
---	Ex. Underground Electric		
---	Ex. Overhead Electric		

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SAWMILL ROAD (107.50') (P.B. 107, PG. 11)



**FINAL PLAT**  
**SAWMILL-EMERALD SUBDIVISION**  
**SAWMILL ROAD AND EMERALD PARKWAY**  
**QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19, UNITED STATES MILITARY LANDS**  
**CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO**  
**TOTAL AREA 10.117 Ac.**  
 APRIL 28, 2015

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Quarter Township 2, Township 2, Range 19, United States Military Lands and being a subdivision of a 8.953 acre portion of an original 75.549 acre tract and 45.032 acre tract as conveyed to Sawmill Partners Investment Company No. II as described in Official Record 7883, Page E06 and Official Record 11768, Page D05, record references to those of the Recorder's Office, Franklin County, Ohio.

The undersigned Sawmill Partners Investment Company No. II being the owners of the land platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "SAWMILL-EMERALD SUBDIVISION" a subdivision of lots numbers 1 through 2, inclusive and do hereby accept this plat of same.

A bike path easement is dedicated to the City of Dublin, where indicated on the plat, for the construction and maintenance of a permanent bike path for recreational use.

An access easement, for ingress and egress, is reserved where indicated on the plat for the benefit of Lot 1, Lot 2 and the 1.910 acre parcel conveyed to 7675 Sawmill LLC in Instrument Number 201103180037263 (Auditor's Parcel No. 273-012356).

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, planning, health, or other lawful rules and regulations, including the applicable off-street parking and loading requirements of the Municipality of Dublin, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In witness where of I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Witness: \_\_\_\_\_ Signed \_\_\_\_\_

STATE OF OHIO SS  
 Before me, a Notary Public in and for the State of Ohio, personally appeared \_\_\_\_\_ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.

In witness where of I have set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

My Commission expires \_\_\_\_\_  
 Notary Public, State of Ohio

MUNICIPALITY OF DUBLIN, OHIO  
 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
 Director of Land Use & Long Range Planning,  
 City of Dublin, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
 City Engineer, City of Dublin, Ohio

Approved by motion, passed by City Council, City of Dublin, Ohio on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, wherein accepted as such for the City of Dublin, Ohio.

Clerk of Council, City of Dublin, Ohio

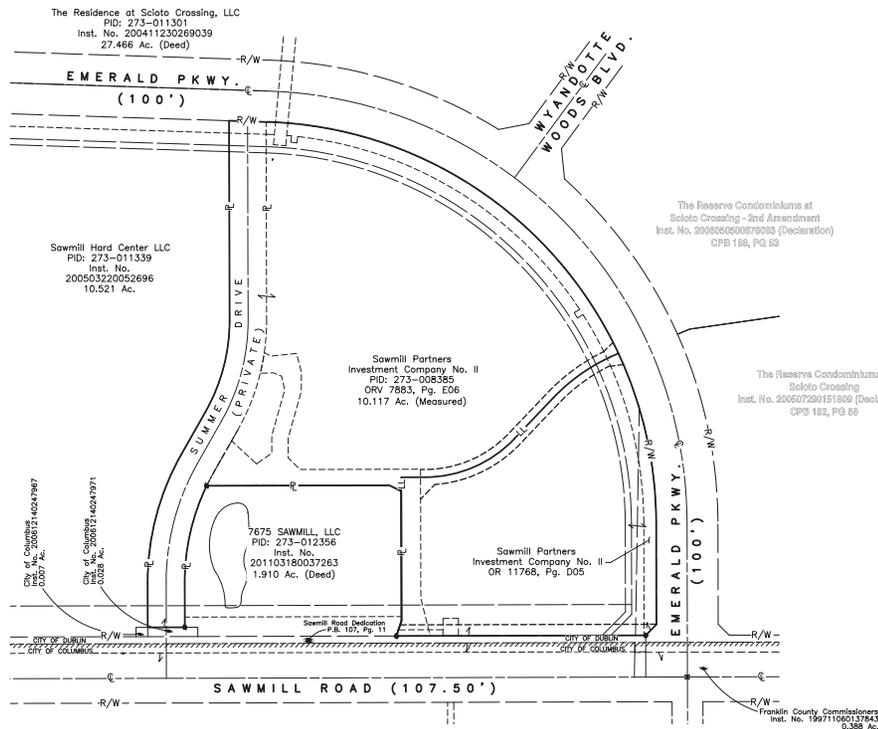
Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2015  
 Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

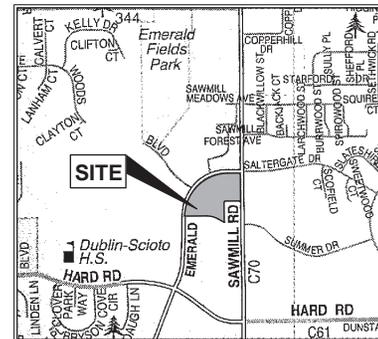
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ M

Fee \_\_\_\_\_ File No. \_\_\_\_\_  
 Recorder, Franklin County, Ohio

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 2015 Plat Book \_\_\_\_\_ Pages \_\_\_\_\_  
 Deputy Recorder, Franklin County, Ohio



BY: Matthew E. Ferris, P.E., P.S.  
 Registered Surveyor No. 8230



**NOTES:**  
 Protective fencing shall be installed as shown on the Tree Preservation Plan during all phases of construction.

**FLOOD NOTE:**  
 At the time of platting, Sawmill-Emerald Subdivision Plat is in Zone "X" (Areas determined to be out of the 0.2% chance floodplain.) per FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 38046C012K with effective date of June 17, 2008. No field surveying was performed to determine these zones.

**BASIS OF BEARING:**  
 Centerline of Sawmill Road as shown on Roadway Dedication Plat of Emerald Parkway, Wyandotte Woods Boulevard, Sawmill Road and the Vacation of 0.086 Acres of Hard Road in Plat Book 107, Page 11, being South 02° 34' 54" West.

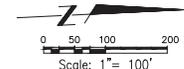
**BENCHMARKS:**  
 All bench marks and elevations shown upon this plan are based on the (NAVD88) North American Vertical Datum of 1988.  
 Source Bench Mark  
 Franklin County Survey Control  
 Designation: "FCOS 2768"  
 \*GPS Observed Elevation = 907.53

Aluminum cap in concrete monument, at the centerline of construction intersection of Sawmill Road with the centerline of right of way of Salltergate Drive (Sta. 143+33.10 1987 plans), access through F.C. Road monument box.  
 BM1 Chiseled "X" on S. side of metal signal pole base @ Intersection of Sawmill Road and Emerald Parkway.  
 Elevation = 907.49  
 BM2 Chiseled "X" on NW ball of metal signal pole @ NW corner of Sawmill Road and Summer Drive.  
 Elevation = 903.16

**CERTIFICATION:**  
 We do hereby certify that we have surveyed the attached premises, prepared the attached plat, and that said plat is correct. All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curves are chord measurements. Monumentation is to be placed upon completion of construction necessary to the improvement of this land and are indicated by the following symbols:

IRON PINS: Where indicated, unless otherwise noted, are to be set and are 5/8" iron pins, thirty inches long, capped "E.P. FERRIS SURVEYOR 8230".  
 PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be 1" by 30" solid iron rods. Pins are to be set to monument the points indicated and are to be set, capped with an aluminum cap stamped "E.P. FERRIS SURVEYOR 8230".

- LEGEND**
- ⊕ Center Line
  - LL Lot Line
  - ⊔ Property Line
  - R/W Right-of-Way
  - Iron Pin Found (IPF)
  - Iron Pin Set
  - ⊙ Mag Nail Set
  - (D) Dead or Plat
  - (M) Measured Value
  - ▭ Monument Found
  - ▭ Corp. Line
  - Permanent Marker
  - - - Existing Easement
  - - - Proposed Easement



**E. P. FERRIS AND ASSOCIATES INC.**  
 CONSULTING CIVIL ENGINEERS AND SURVEYORS  
 CONTACT:  
 880 KING AVENUE  
 COLUMBUS, OHIO 43212  
 (614) 299-2990  
 (614) 299-2992 (Fax)  
 www.EPFERRIS.com

# FINAL PLAT SAWMILL-EMERALD SUBDIVISION

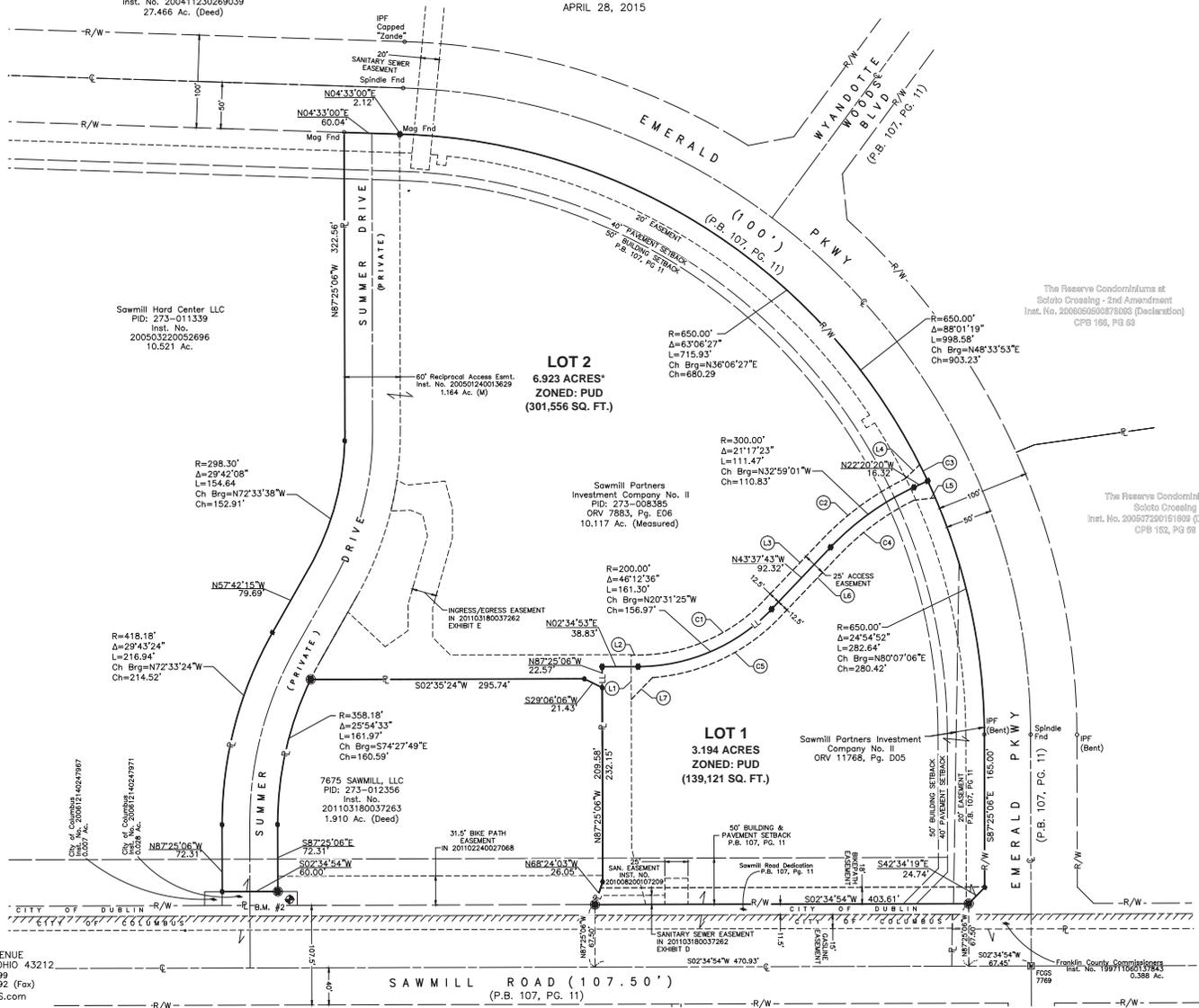
**SAWMILL ROAD AND EMERALD PARKWAY**  
 QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 19, UNITED STATES MILITARY LANDS  
 CITY OF DUBLIN, COUNTY OF FRANKLIN, STATE OF OHIO

TOTAL AREA 10.117 Ac.  
 APRIL 28, 2015

The Residence at Soloto Crossing, LLC  
 PID: 273-011301  
 Inst. No. 20041230269039  
 27.466 Ac. (Deed)

LINE	BEARING	DISTANCE
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L2	N02°34'53"E	7.50'
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C5	155.88'	212.50'	42°01'49"	S22°36'46"E	152.41'



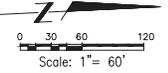
The Reserve Condominiums at Soloto Crossing - 2nd Amendment  
 Inst. No. 200605050878005 (Declaration)  
 CPB 166, PG 63

The Reserve Condominiums at Soloto Crossing  
 Inst. No. 200597280161808 (Declaration)  
 CPB 162, PG 63

\*NOTE: LOT 2 INCLUDES 1.164 ACRES WITHIN SUMMER DRIVE, RESULTING IN A DEVELOPABLE AREA OF 5.759 ACRES.

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 COLUMBUS, OHIO 43212  
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SAWMILL ROAD (107.50')  
 (P.B. 107, PG. 11)



## Conditional Use Statement

A. Describe the property and its intended use.

*The applicant is proposing to develop a small commercial center of approximately 12,000 sq. ft. along with two (2) small patio spaces located one on the north side of the building and the other on the south side. The patios are intended for future restaurant tenants, who are unknown at this time. The patio spaces are approximately 510 sq. ft. in size and will be appropriately fenced with a black 48' high wrought iron or aluminum barrier with a gate. The fencing will match in materials and color on both the north and south side of the building. Additionally, the chairs, tables and umbrellas will match, although the fabric for the umbrella might be different depending on the tenant's selection.*

B. State the necessity or desirability of the proposed use to the neighborhood or community.

*The patios will offer outdoor seating areas in the temperate times of the year. Customers like the opportunity to dine al fresco and the provision of the two (2) patios will further enhance the dining experience for those diners. The patios are in keeping with those tenants have been granted for other similar tenants in the Kroger's Shopping Center and have become desirable venues for the dining experience.*

C. State the relationship of the proposed use to adjacent properties and land uses.

*The patios are located on the north and south sides of the proposed building and as such will face parking areas within the site. The patio on the south will face the ingress and egress drive off Sawmill Road and the drive thru aisle areas of the Chase Bank site on the abutting lot. The patio on the north side of the building will face an internal parking area and the landscaped island located along Emerald Parkway. The distances that the patios sit from surrounding properties will serve to mitigate any impacts on abutting neighbors.*

D. State how the proposed use will relate to the Dublin Community Plan and any other development standards applicable to the property.

*The use for Subarea 5B of the Dublin Northeast Master Plan was adopted by Council and subsequently amended over time since the mid-1990's and as a part of the list of permitted uses within the 5B Subarea restaurants are identified as a permitted activity and therefore the patios requested are a conditional use under the provisions of the Dublin Northeast Master Plan. The developer is providing the required fencing and parking as delineated in the applicable City Codes and further will identify the furniture to be utilized on each patio as a part of the requested conditional use.*

## Conditional Use Review Criteria

1. The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.

*Yes, the two (2) small patios will be in harmony with surrounding uses and in accordance with the adopted general objectives outlined in the Dublin Northwest Area Plan.*

2. The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.

*Yes, the two (2) patios will comply with all the applicable development standards and no variances are requested for the proposed patios.*

3. The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

*Yes, the proposed patios will be in harmony with the existing community and the character of the general area. The location of the new shopping center is located along the Sawmill Road corridor and the intended use is common place within the area.*

4. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

*No, the proposed patio will not have a negative impact on the surrounding areas as the use of patios within the area was established with a number of conditional uses for patio that were reviewed and approved in Subarea 5A of the Kroger Shopping Center.*

5. The area and proposed use(s) will be adequately served by essential public facilities and services as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

*Yes, the two (2) small patios are ancillary to proposed restaurant tenant spaces so all necessary public facilities will be provided for the proposed building with the small patios.*

6. The proposed use will not be detrimental to the economic welfare of the community.

*No, the patio uses will not be detrimental to the economic welfare of the community. They will offer another dining experience to future tenants who visit the new restaurants.*

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions or operations, including but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the use permitted in the base zoning district.

*No, the use of the two (2) patio areas will not be detrimental to any persons, property or the general welfare in the adjoining neighborhoods by creating distractions or other impacts on surrounding properties.*

8. Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.

*Yes, the vehicular approaches to the site were determined previously so the two (2) patio spaces will not impact traffic or pedestrian activities on surrounding drives or roads.*

9. The proposed use will not be detrimental to property values in the immediate vicinity.

*No, the proposed two (2) patios will not be detrimental to the property values in the immediate vicinity as they are small in scale and interior to the lot protected by parked vehicles and landscaping.*

10. The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

*No, the two (2) patios will in no way impede the normal or orderly development and improvement of surrounding properties.*

Northstar Realty  
Conditional Use Application Statement  
Beauty / Barbershop

A. Describe the property and its intended use.

*The applicant is proposing to develop a small commercial center of approximately 12,000 sq. ft. and one of the intended tenants will be a beauty / barbershop. The shop will utilize approximately 1,450 sq. ft. of the proposed tenant space. The shop will have approximately 8 barber chairs and a waiting area that will allow for 20 customers to wait their turn with a stylist. The shop will be open Monday thru Friday from 9 a.m. to 9 p.m., Saturday 9 a.m. to 6 p.m. and Sunday from 10 a.m. to 6 p.m. There will be a maximum of 10 employees in the shop at one time.*

B. State the necessity or desirability of the proposed use to the neighborhood or community.

*The beauty / barbershop will provide a personal service to the citizens of Dublin that will be easily accessible from Emerald Parkway and Sawmill Road. The greater the variety of services available to the community the better the shopping experience for community members.*

C. State the relationship of the proposed use to adjacent properties and land uses.

*The beauty / barbershop will be one of the tenants within the new shopping center and as such will have a presence and identity along the Sawmill Road corridor. The beauty / barbershop will be but one tenant within the center and will mesh with the future tenants within the center as well as those existing use along established within the adjacent properties.*

D. State how the proposed use will relate to the Dublin Community Plan and any other development standards applicable to the property.

*The use for Subarea 5B of the Dublin Northeast Master Plan was adopted by Council and then subsequently amended over time since the plan was adopted in the mid 1990's. The list of uses included personal services identified as a conditional use. One of the identified personal service uses is a beauty / barber shop and therefore this request before the Planning Commission for approval.*

Northstar Realty  
Conditional Use Review Criteria  
Beauty / Barbershop

1. The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.

*Yes, the proposed beauty / barbershop will be in harmony with surrounding uses and in accordance with the adopted general objectives outlined in the Dublin Northwest Area Plan.*

2. The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.

*Yes, the proposed beauty / barbershop will comply with all applicable development standards and the variances are requested with the proposed use.*

3. The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

*Yes, the beauty / barbershop will be in harmony with the existing community and the character of the general area. The location of the new shopping center is located along the Sawmill Road corridor and the beauty / barbershop will be compatible with the other existing uses within the area.*

4. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

*No, the proposed beauty / barbershop will not have a negative impact on the surrounding areas as the proposed tenant is a common place activity is found within these types of shopping centers and the use will not have any detrimental influence on surrounding properties.*

5. The area and proposed use(s) will be adequately served by essential public facilities and services as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

*Yes, the proposed beauty / barbershop will be provided all the necessary public services and facilities as the use has no higher demands than any other tenant located within the shopping center.*

6. The proposed use will not be detrimental to the economic welfare of the community.

*No, the beauty / barbershop use will not be detrimental to the economic welfare of the community. The proposed beauty / barbershop will offer another personal service to the citizens of Dublin.*

## Final Development Plan Statement

- A. Explain the proposed development and how the proposal related to existing development in the vicinity.

*The applicant is proposing to develop a small commercial center of approximately 12,000 sq. ft. with potentially 3 or 4 tenant spaces on a 3.19 acre vacant tract. The center will contain either retail or sit down restaurant tenants per the list of permitted uses found in the Dublin Northeast Master Plan text for Subarea 5B. The applicant will match the architecture and landscaping found in the shopping center to the south to maintain a consistent theme along the Sawmill Road Corridor. The proposed use is also consistent with the established activities to the south of the site and areas to the east.*

- B. State how the proposed final/amended final development plan relates to the Dublin Community Plan and the approved preliminary development plan. If there is a modification from the preliminary development plan, explain the nature and location of the proposed modification.

*The proposal under consideration in this application concurs with the approved rezoning text as Subarea 5B of the Dublin Northeast Master Plan allocates two (2) outparcels along Sawmill Road that can be developed with retail and restaurant uses. The Dublin Community Plan that was adopted in 2007 shows this area as neighborhood office. The PUD adopted for the site provided for the two (2) outlots along Sawmill Road and the remaining acreage was allocated to Suburban Office and Institutional uses so the rear acreage does comply with the recommendations provided for in the Community Plan. However the existing PUD was reviewed and approved by City Council and therefore reflective of the City's accepted use of the property. The proposed development will meet the standards required in the adapted PUD approved by City Council in 2006. The development will meet the requirement for signage, landscaping, screening, parking stormwater detention and the only divergence requested is to reduce the number of loading space from 2 to 1 as only one space is needed for small commercial center to serve the tenants. The architecture will mimic that which was developed and approved for the Kroger Center located directly south of the subject site to create a consistency for façade frontage found along the Sawmill Road frontage.*

- C. Explain how the proposed development meets the review criteria for Final Development Plan approval by the Planning and Zoning Commission (Code Section 153.055(B)).

*See attached statement.*

- D. For an amended final development plan, explain how the proposal is different from the approved final development plan.

*The proposed development does not require an amendment to the plan adopted in 2006 as there was not a plan associated with the approval only the development text.*

- E. Explain how the proposal is consistent or non-consistent with the development text for the Planned District.

*The proposed development is consistent with the adopted development with the only divergence requested is to reduce the number of loading spaces from 2 to 1. The proposed shopping center will utilize architecture that will mimic that which is found at the Kroger Center to the immediate south so that a consistent form of development will be maintained along the Sawmill Road corridor.*

#### Final Development Plan Approval Criteria

1. The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in Section 153.053(E)(4);

*The proposed plan will conform in all pertinent respects to the approved preliminary development plan as the PUD provided development standard and did not have an associated site plan. The proposed development will adhere to the adopted developed standards with the only exception being a requested divergence to the number of loading spaces by reducing the number from 2 to 1.*

2. Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;

*Adequate provision has been made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property as Subarea 5B was thoroughly examined during the final development plan process for the Chase Bank site which was reviewed and approved a few years ago by the Planning Commission. The internal drives and access points were reviewed and approved as was a bike path located along the Sawmill Road frontage to provide pedestrian travel north and south along Sawmill Road. Additionally a bike path will be provided along the Emerald Road frontage that will tie into the bike path system planned along that frontage.*

3. The development has adequate public services and open spaces;

*The proposed development does have access to public services and has the open space required by the adopted development text.*

4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;

*The site is basically an open field with a few small trees located on it. The developer will abide by any tree replacement requirements that might be triggered by the development of the property. Additionally trees and other landscaping will be added to the site per the requirements of the Dublin Zoning Code.*

5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity'

*The proposed development will provide adequate lighting for the site but will do so without spilling or emitting light onto adjacent properties in the general vicinity.*

6. The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development are of an appropriate size, scale, and design in relationship with the principal building site, and surroundings, and are located so as to maintain safe and orderly pedestrian and vehicular circulation;

*A signage plan has been submitted with the final development plan that adheres to the requirement of the Dublin Zoning Code. The building will only utilize wall signage to identify the tenants and forego any ground signage for the site.*

7. The landscape buffer will adequately enhance the principal building and site; maintain existing trees to the extent possible, buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site and climate.

*A landscaping plan has been submitted with the final development plat that adheres to the requirements of the Dublin Zoning Code. The site is primarily an open field that will be developed with the proposed building, parking, stormwater facilities and the required landscaping as dictated by the provisions of the Dublin Zoning Code.*

8. Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;

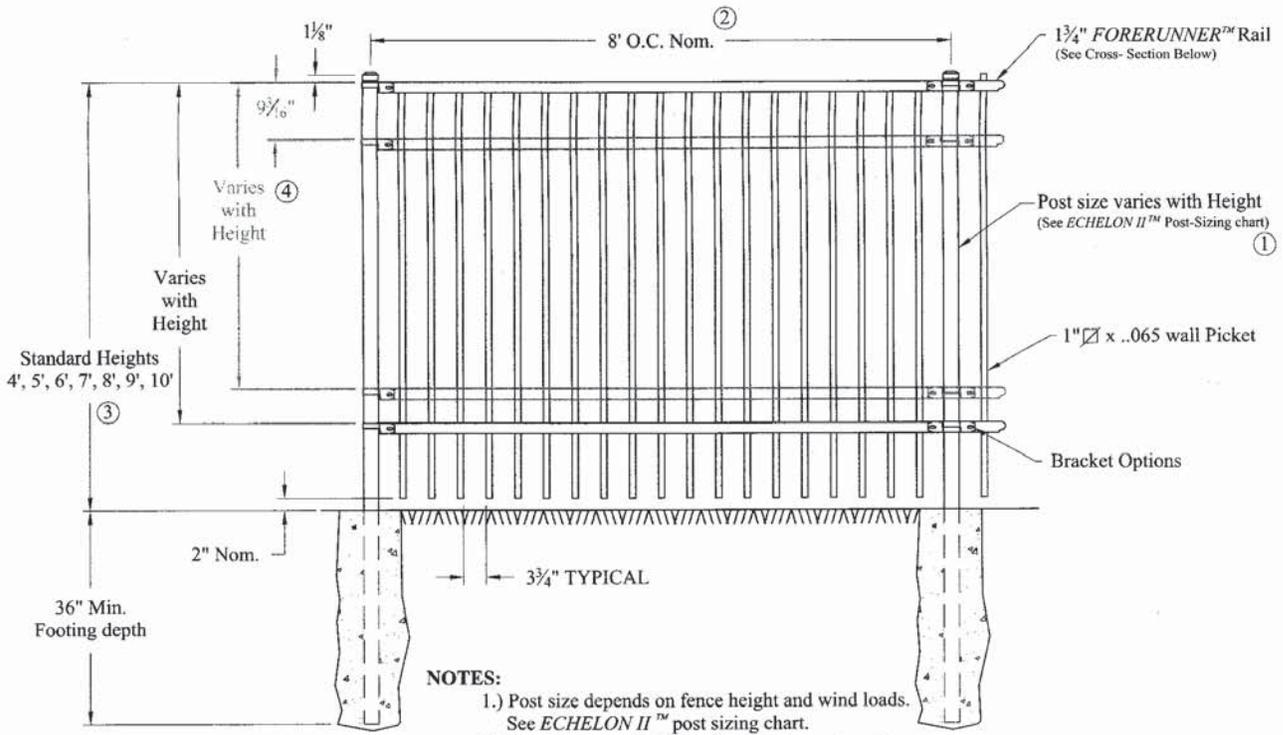
*A stormwater plan has been submitted with the final development plan that meets all applicable requirements of the City of Dublin Engineering Department and those requirements of the OEPA.*

9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and

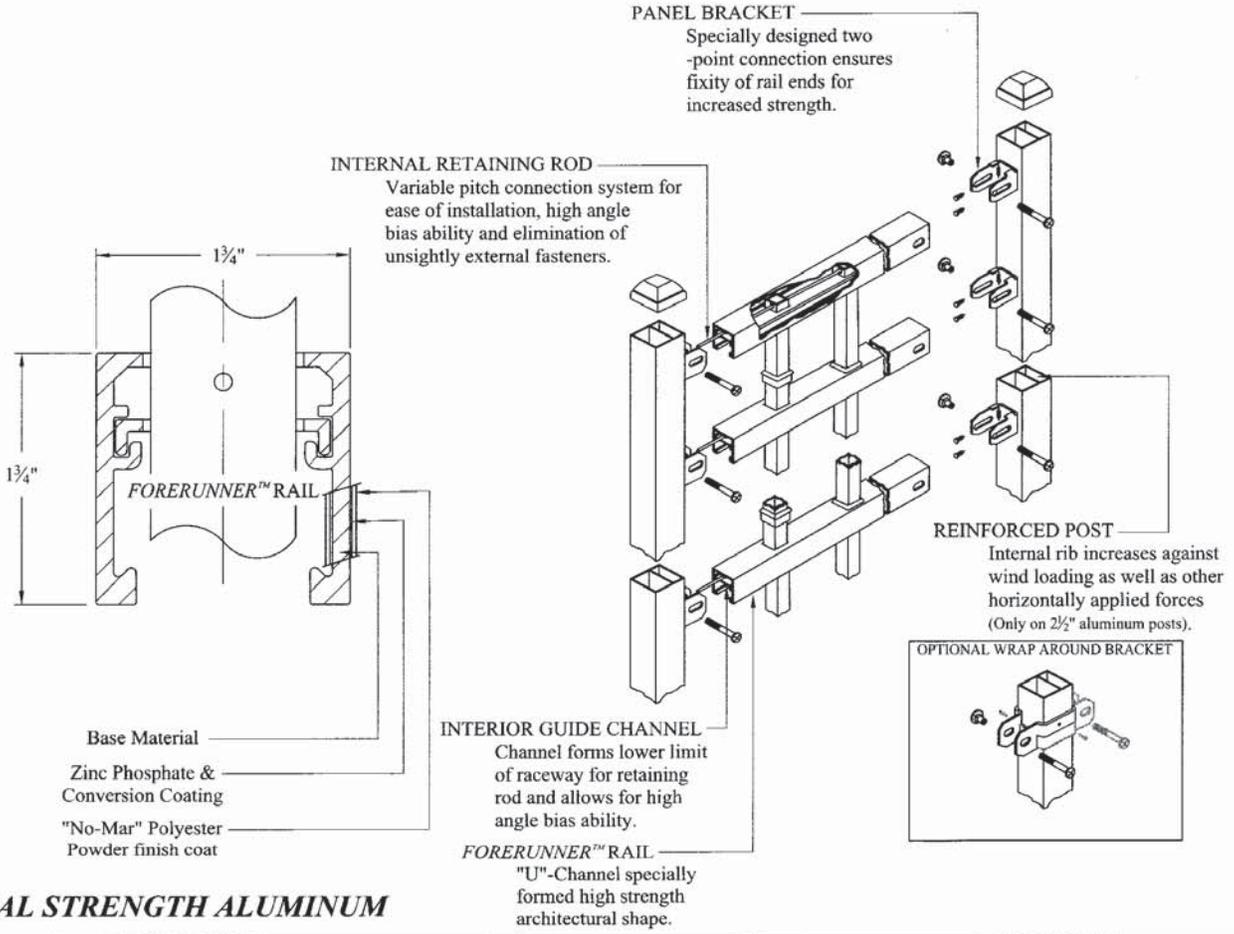
*The development will be done in one phase.*

10. The Commission believes the project to be in compliance with all other local, state and federal laws and regulations.

*The applicant believes that all other local, state and federal laws and regulations have been addressed and complied with.*



- NOTES:**
- 1.) Post size depends on fence height and wind loads. See ECHELON II™ post sizing chart.
  - 2.) Panels also available for 6' on center post spacing
  - 3.) Additional heights available on request. Some heights noted require a third and/or fourth rail.
  - 4.) Third and Fourth rail optional.



**INDUSTRIAL STRENGTH ALUMINUM**

Title: <b>ECHELON II MAJESTIC 2 3/4-RAIL</b>			
DR: RTM	SH. 1 of 1	SCALE: DO NOT SCALE	
CK: MM	Date 6/5/06	REV: a	



1555 N. Mingo  
Tulsa, OK 74116  
1-888-333-3422  
www.ameristarfence.com

Sawmill Road & Emerald Parkway  
Proposed Patio Furniture  
April 28, 2015



Dining Table: 24" x 24" Light Gray Base, Top

MFR: Landscapeforms  
Product: Tables, cantena surface mount



Wind Proof Commercial Umbrella with Black Fabric and Black Pole and Base

MFR: Landscapeforms  
Product: Equinox – plain edge



Stackable Arm Chair, Light Gray

MFR: Landscapeforms  
Product: Verona, with arms, metal grid



Litter, Recycling, & Bench

MFR: Landscapeforms  
Products: Poe (Litter, Recycling)  
Melville (Bench)



**Best of NeoCon Award Winner**

Designed for commercial environments, Equinox features a sturdy aluminum frame and single-piece pole. Nylon-lined center hub makes operation easy; air vent releases gusts of wind. Sunbrella® marine-grade fabric cover is lock-stitched with double seams for added strength.

**Equinox Specifications**

Equinox umbrella frame is extruded aluminum, joined by stainless steel pins at pivot points. Frame and single-piece pole are finished with Landscape Forms' exclusive Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping peeling and fading. Call for a standard color chart.

Sunbrella® marine-grade, 100% solution-dyed fiber is treated for a high degree of fade-resistance, is mildew proof and meets California Technical Bulletin #117 Section E (CS-191-53). All fabric umbrellas are subject to damage from high winds; we recommend lowering Equinox at night and in windy conditions.



**Our Purpose Is To Enrich Outdoor Spaces**

We believe in the power of design and its ability to influence and elevate the quality of public space. High quality products and outstanding customer experience makes us one of the world's premier designers and manufacturers of outdoor commercial furnishings.

**To Specify**

Select Equinox 8-foot umbrella, and powdercoat color for frame and pole. Choose burgundy, oyster or forest green Sunbrella® marine-grade fabric color; specify plain or valanced-edge. Options include silk-screening the valance and optional Sunbrella® colors. Umbrella must be mounted to table support. If used without a table, umbrella stand must be surface mounted.

**Sunbrella® Standard Colors**

From left:  
Forest Green,  
Oyster, Burgundy.  
Optional colors  
may be specified  
for an upcharge



**Surface Mount**

Stand includes two stainless steel bolts to hold the Equinox™ pole in place and must be used when Equinox™ sun shade is not mounted to a Landscape Forms table. Anchoring hardware not included.



plain edge

97" h x 96" dia.



valanced edge

97" h x 96" dia.

[www.landscapeforms.com](http://www.landscapeforms.com)

Visit our website to download presentation quality JPGs, CAD details, color charts.

Equinox™ is designed by Robert Chipman, ASLA.  
Equinox™ umbrella protected by U.S. Patent No. D410,142  
Specifications are subject to change without notice.  
Equinox™ is manufactured in U.S.A.  
Landscape Forms supports the LAF at the Second Century level.  
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Metal is the world's most recycled material and is fully recyclable. Powdercoat finish on metal parts contains no heavy metals, is HAPS-free and has extremely low VOCs. Contact us for more information regarding the recycled content of this product.

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## Concord Data Sheet

### Melville Bench

Shorter back rest engineered for comfort  
Bench is 72" in length  
Backed or backless  
Frame and supports are cast aluminum  
Seat is wood or aluminum extrusion  
LF woods offered include:  
Interior – red oak, maple or jarrah with LF-80  
Exterior – redwood, jarrah, or ipe  
Center or intermediate seat dividers may be specified  
Powdercoat finish  
Freestanding, surface mount or embedded  
Surface mount and embedded option features hidden anchor system  
Emerson ships fully assembled  
Meets ANSI/BIFMA performance standards

### Poe Litter Receptacle

Heavy duty construction (Cast and extruded aluminum)  
Litter base is cast iron for stability  
All units are 34 gallon capacity  
Side opening style may be specified with signage to designate collection of recyclables or waste. Choose slot, 5" diameter or standard opening.  
Black polyethylene liner ships with each unit  
Units feature hinged side door for easy emptying  
With or without lock  
Shipped with freestanding glides  
Surface mount holes provided in base  
Powdercoat finish  
Recycling litter signage is available with standard wording options, available on [landscapeforms.com](http://landscapeforms.com)  
Custom wording available for an upcharge.  
Poe ships fully assembled

### Emerson Bike Rack

Cast aluminum frame  
Cast aluminum cover plate  
Powdercoat finish  
Cover plate conceals anchoring hardware and leveling glide adjustment screws  
Surface mount or embedded  
Attachment method guards against theft  
4 stainless steel leveling glides are preinstalled for easy field adjustment  
Emerson ships fully assembled  
Bike racks must be placed 30" apart, and 24" from wall  
Meets APBP guidelines

All specifications for the Hawthorne and Alcott lights available on separate lighting sell sheets. Visit [landscapeforms.com](http://landscapeforms.com).

To Specify: Visit [landscapeforms.com](http://landscapeforms.com)

### Metal Finishes

All metal parts are finished with Landscape Forms' exclusive Pangard II® polyester powdercoat – a hard, yet flexible, finishing process that resists rusting, chipping, peeling and fading. A wide range of standard, optional and custom colors are available.



backed bench  
19" x 30" x 76"



center arm  
19" x 30" x 76"



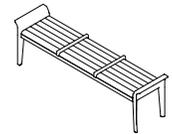
intermediate arms  
19" x 30" x 76"



backless bench  
17" x 22" x 73"



center arm  
17" x 22" x 73"



intermediate arms  
17" x 22" x 73"



side opening  
29" x 44" x 29"



side opening  
5" hole  
29" x 44" x 29"



side opening  
5" slot  
29" x 44" x 29"



top opening  
29" x 39" x 29"



bike rack  
4" x 30" x 20"

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## Our Purpose Is To Enrich Outdoor Spaces

We believe in the power of design and its ability to elevate experience and help create a sense of place in public environments. Our high quality products and outstanding customer service have earned us a reputation as one of the world's premier designers and manufacturers of outdoor commercial furnishings.

## Tables Specifications

### Table Tops

**Catena and Steelhead Metal Tabletops.** Catena and Steelhead tabletops are formed of heavy gauge steel with reinforced steel channels beneath. Catena features a rolled edge and is available in 30", 36" or 42" diameters, in powdercoat or stainless steel metal. Steelhead is available with a solid or perforated metal tabletop framed by a 1-1/2" diameter tube. Steelhead is available in 36" or 42" diameters. Perforated metal top available in 42" diameter only.

**Marneaux® Solid Surface Tabletops.** Marneaux tabletops are made from a 100% acrylic resin solid surface material. It's been a designer-preferred material for countertops because it resists scratching, staining, chipping and cracking. Weather, harsh chemicals, and UV rays have virtually no effect on the "through-body" color or structural integrity. Marneaux is available in 24", 30", 36" or 42" diameter; 30" or 36" square; and 30" x 24" or 30" x 48" rectangle.



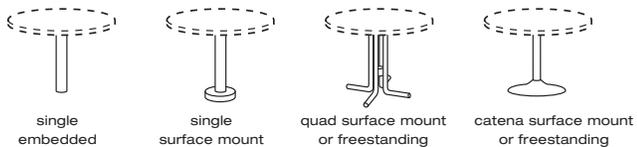
Steelhead  
Solid

Steelhead  
Perforated

Catena

Catena  
Stainless Steel

Marneaux™



single  
embedded

single  
surface mount

quad surface mount  
or freestanding

catena surface mount  
or freestanding

### Supports

Embedded, surface mount or freestanding support options may be specified. Supports are formed of metal. Catena base is formed of cast iron. When umbrella is specified with 24" or 30" round or 30" square table, support must be surface mounted or embedded to safely anchor table. When metal umbrella is specified, all tables must surface mounted.

### Chairs

For more information on Landscape Forms chairs, please call for individual sales sheets.



Catena

Traverse

Traverse  
with arms

Verona

Verona  
with arms

### Finishes

All metal parts are finished with Landscape Forms' Pangard II® polyester powdercoat, a finish that resists rusting, chipping, peeling and fading. A wide range of standard, optional and custom colors are available. Marneaux is available in eleven standard colors as well as custom colors. Call for color samples.

### To Specify:

Select Stainless Steel, Catena, Steelhead (solid or perforated), or Marneaux tabletop style, table shape, size dimensions; select metal table top powdercoat color, or solid surface color. Specify support choice, freestanding or surface mount, support powdercoat color, with or without umbrella hole (umbrella hole can not be retrofitted).

### [www.landscapeforms.com](http://www.landscapeforms.com)

Download product photos, brochures, color charts, SketchUp components, technical information, CAD details, CSI specifications, assembly instructions.

Specifications are subject to change without notice.

Tables and chairs are manufactured in U.S.A.

Location photography: The Arcus Foundation Headquarters, Kalamazoo, MI.

Landscape Forms supports the LAF at the Second Century level.

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Metal is the world's most recycled material and is fully recyclable. Powdercoat finish on metal parts contains no heavy metals, is HAPS-free and has extremely low VOCs. Consult our website for recycled content for this product.



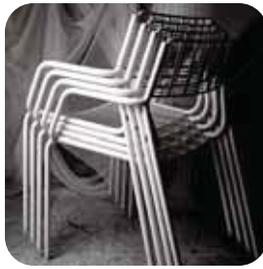
Landscape Forms is proud to specify FSC and Green-e certified paper. This paper meets the Forest Stewardship Council's standards for responsible forest management and is made using certified renewable energy.

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A perfect balance of style and strength, Verona is an excellent chair for interior or exterior use. Sturdy, yet easily moved, this Robert Chipman-designed chair is also stackable for simple, easy storage.



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## Verona™ Specifications

Frame is 3/4" tubular steel. Dimensions are 25" deep, and 30" tall. Width is 20" without arms, 23" with arms. Seat height is 17". Seat insert may be specified in metal grid or perforated metal.



chair



chair with armrests

25" x 20" x 30"

25" x 23" x 30"

d x w x h



Perforated metal seats are securely welded to the frame and all metal parts are finished with Landscape Forms' exclusive Pangard II® polyester powdercoat.



Grid metal seats are securely welded to the frame and all metal parts are finished with Landscape Forms' exclusive Pangard II® polyester powdercoat.

## Finishes

All metal parts are finished with Landscape Forms' propriety Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading. Call for standard color chart.

## To Specify

Select Verona chair with or without armrests. Choose seat inset: metal grid or perforated metal. Choose powdercoat color for metal. Chairs are stackable.

[www.landscapeforms.com](http://www.landscapeforms.com)

Download product photos, brochures, color charts, SketchUp components, Technical information, CAD details, CSI Specifications, Assembly Instructions.

## Verona chairs meet ANSI/BIFMA performance and safety standards.

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