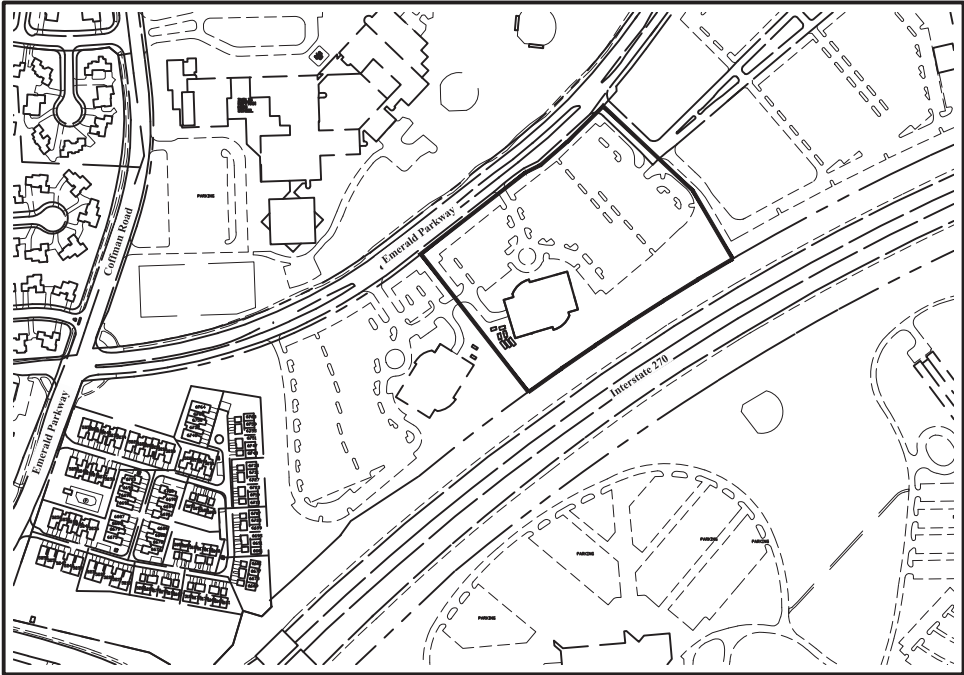


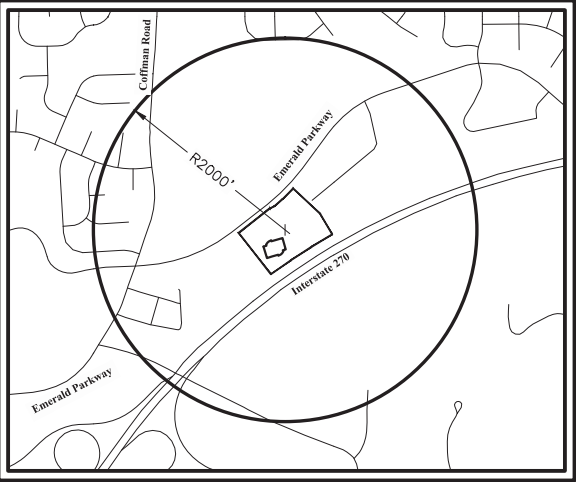
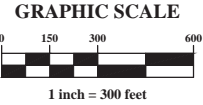
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
AMENDED FINAL DEVELOPMENT PLAN  
FOR  
**5165 EMERALD PARKWAY**  
**SITE IMPROVEMENTS**  
2016

PROJECT ZONING INFORMATION

Address:	5165 Emerald Parkway
Tax Parcel No.:	273-001687
Existing Zoning:	PUD - Planned Unit Development District
Proposed Zoning:	PUD - Planned Unit Development District
Total Site Area:	10.09 Ac



INDEX MAP  
Scale: 1" = 300'



LOCATION MAP  
1" = 1000'

SHEET INDEX

TITLE SHEET	
VICINITY MAP- AERIAL	01
EXISTING CONDITIONS	02
PARKING LOT STRIPING PLAN	03
LANDSCAPE PLAN- SIGNAGE	04

PREPARED BY:



OWNER

970 Highridge Associate, LLC  
C/O robert J. Hess  
Mellon Corporation  
830 Post Road East, Suite 105  
Westport, CT 06880

APPLICANT

970 Highridge Associate, LLC  
C/O NAI Ohio Equities  
Attn: Cornil Hole  
605 S. Front St., Suite 200  
Columbus, OH 43215

ENGINEER/ PLANNER/  
LANDSCAPE ARCHITECT

EMH&T Inc.  
Linda Menerey, PLA  
5500 New Albany Road  
Columbus, OH 43054  
Tel: (614) 775-4500  
lmenerey@emht.com

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CONSTRUCTION

PLAN SET DATE  
JANUARY 15, 2016

970 HIGHRIDGE ASSOCIATE,  
LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
AMENDED FINAL DEVELOPMENT PLAN  
FOR  
**5165 EMERALD PARKWAY**  
**SITE IMPROVEMENTS**  
TITLE SHEET



DATE  
JANUARY 15, 2016

SCALE  
As Noted

JOB NO.  
2015-1748

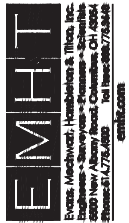


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DATE  
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JOB NO.  
2015-1748

SHEET  
01/04

5165 EMERALD PARKWAY  
SITE IMPROVEMENTS  
VICINITY MAP- AERIAL

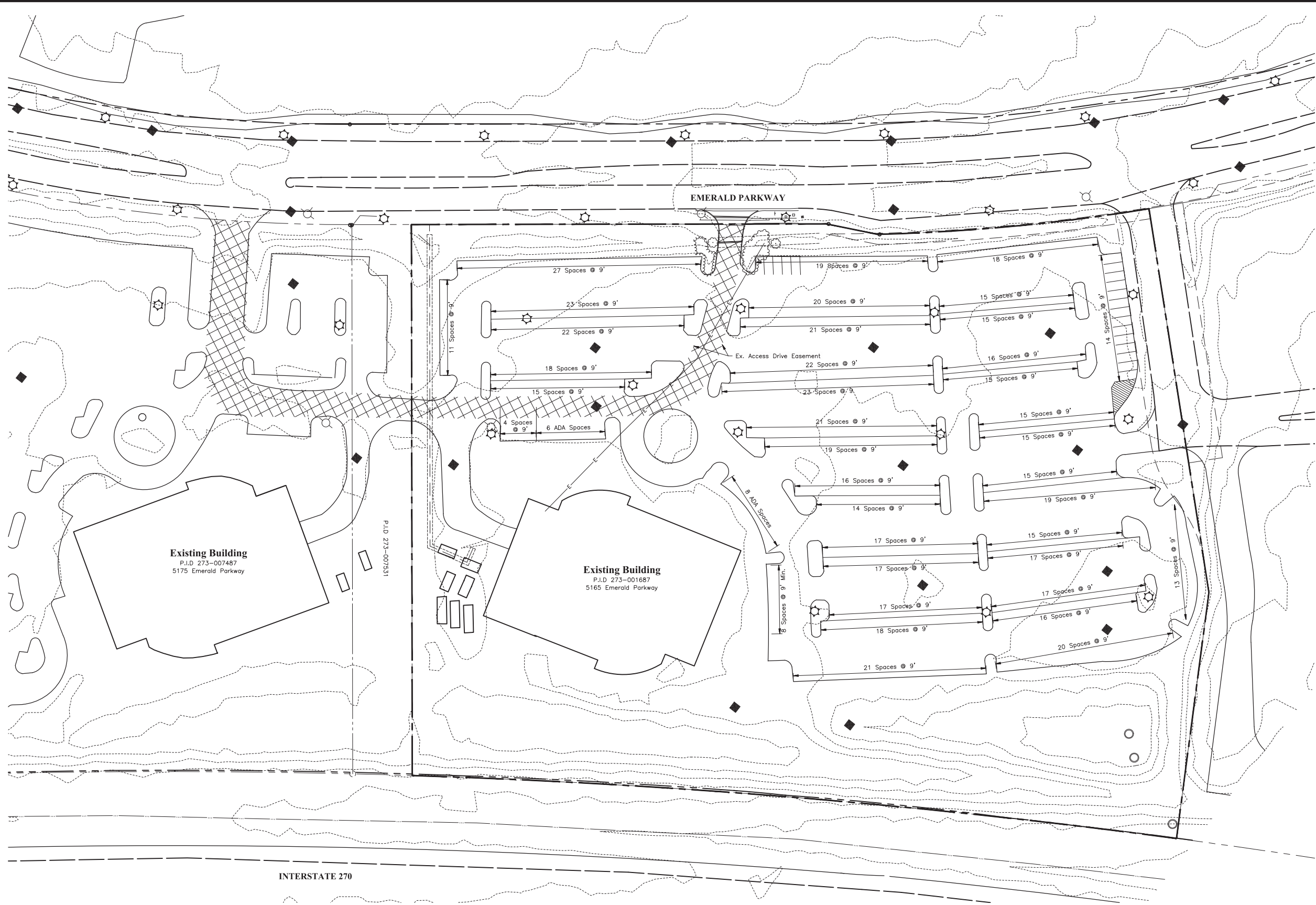
FOR  
AMENDED FINAL DEVELOPMENT PLAN  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

970 HIGHRIDGE ASSOCIATE,  
LLC

REVISIONS		
MARK	DATE	DESCRIPTION

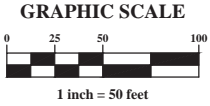


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**SITE STATISTICS**

Total Existing Parking Spaces	662 Spaces
Standard Spaces (9'x19')	648 Spaces
ADA Compliant Spaces Required	12 Spaces
ADA Compliant Spaces Provided	14 Spaces
Building Gross Area	121,955 S.F.
Parking Provided	5.4 Spaces / 1,000 S.F.



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PLAN SET DATE  
JANUARY 15, 2016

REVISIONS		
MARK	DATE	DESCRIPTION

970 HIGHRIDGE ASSOCIATE,  
LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
AMENDED FINAL DEVELOPMENT PLAN  
FOR  
**5165 EMERALD PARKWAY**  
**SITE IMPROVEMENTS**  
EXISTING CONDITIONS

**EMHIT**  
Experts: Mathematicians & Writers, Inc.  
3800 New Albany Road, Columbus, OH 43264  
Phone: 614.778.4000 Fax: 614.778.4000  
emhit.com

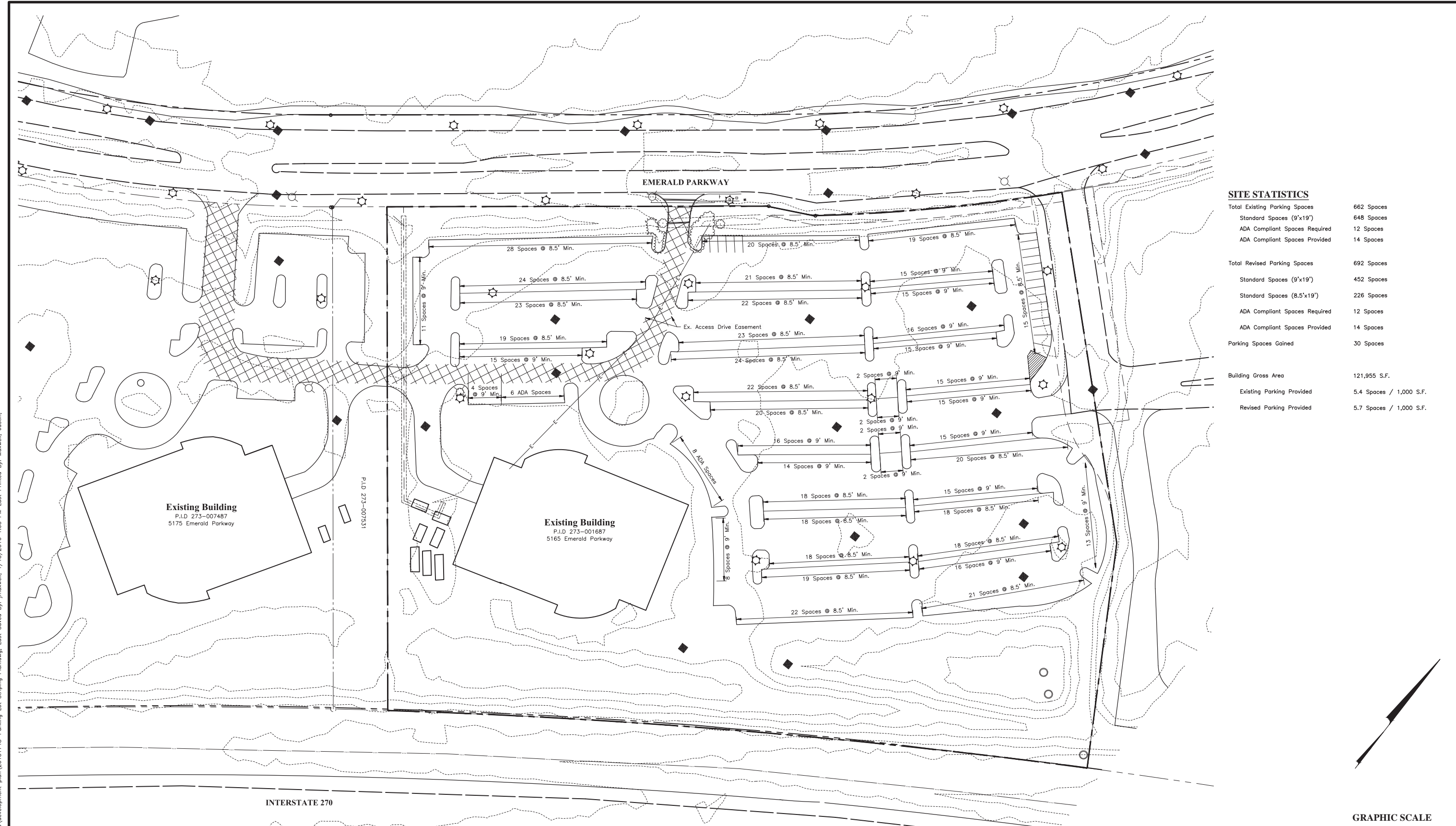
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2015-1748

SHEET  
**02/04**

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**SITE STATISTICS**

Total Existing Parking Spaces	662 Spaces
Standard Spaces (9'x19')	648 Spaces
ADA Compliant Spaces Required	12 Spaces
ADA Compliant Spaces Provided	14 Spaces
Total Revised Parking Spaces	692 Spaces
Standard Spaces (9'x19')	452 Spaces
Standard Spaces (8.5'x19')	226 Spaces
ADA Compliant Spaces Required	12 Spaces
ADA Compliant Spaces Provided	14 Spaces
Parking Spaces Gained	30 Spaces
Building Gross Area	121,955 S.F.
Existing Parking Provided	5.4 Spaces / 1,000 S.F.
Revised Parking Provided	5.7 Spaces / 1,000 S.F.

REVISIONS		
MARK	DATE	DESCRIPTION

970 HIGHRIDGE ASSOCIATE, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
AMENDED FINAL DEVELOPMENT PLAN  
FOR  
**5165 EMERALD PARKWAY**  
**SITE IMPROVEMENTS**  
**PARKING LOT STRIPING PLAN**

EMHIT

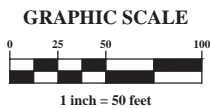
Evans, MacIntyre, Henderson & Thies, Inc.  
3900 New Albany Road, Columbus, OH 43264  
Phone: 614.778.4000 Fax: 614.778.4008  
emhit.com

DATE  
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2015-1748

SHEET  
03/04

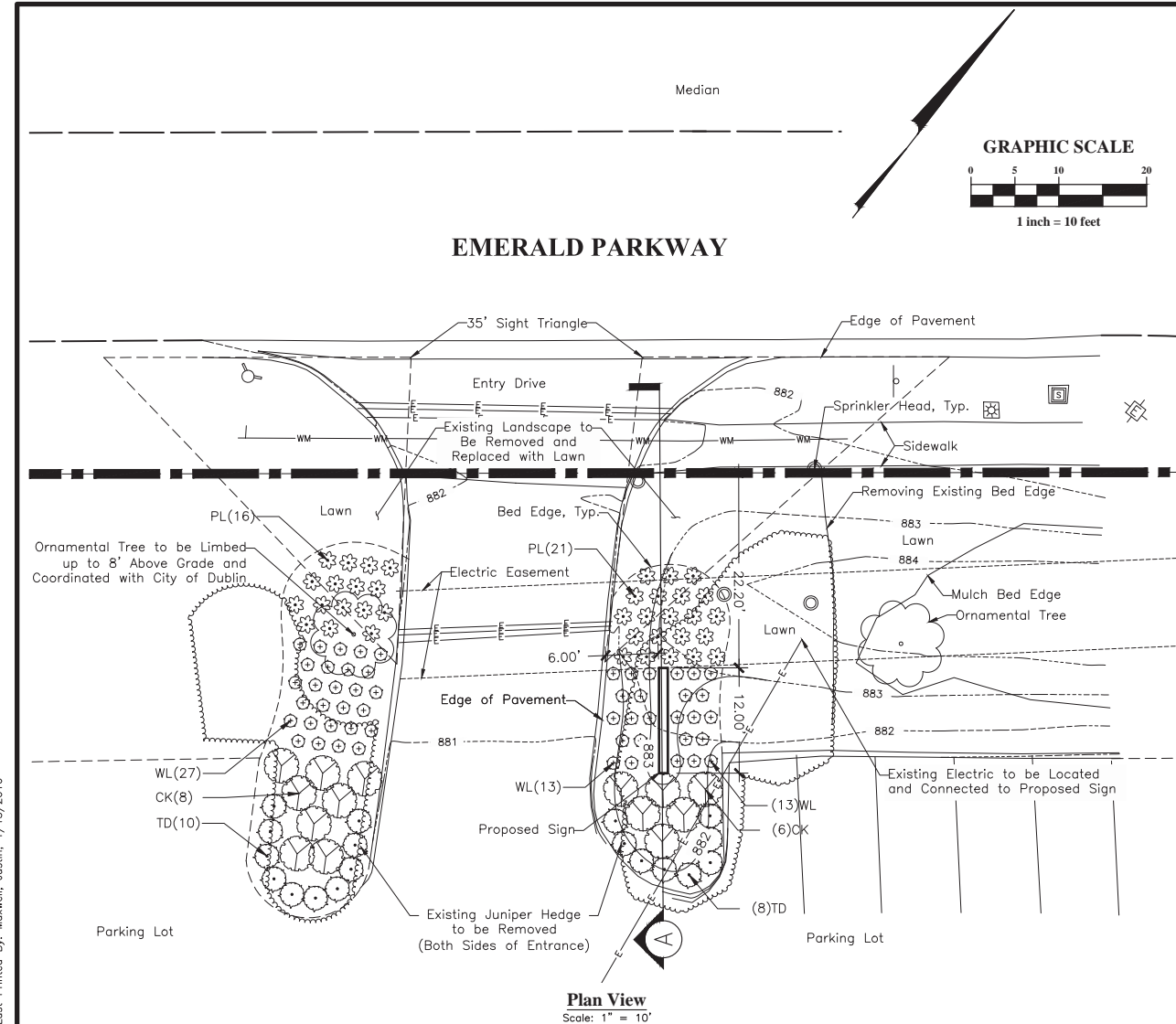


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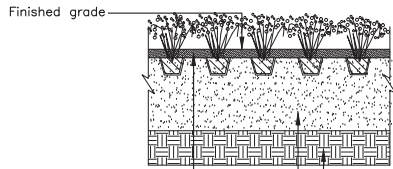
PLAN SET DATE  
JANUARY 15, 2016



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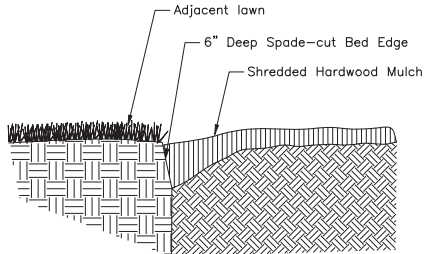


Plan View  
Scale: 1" = 10'



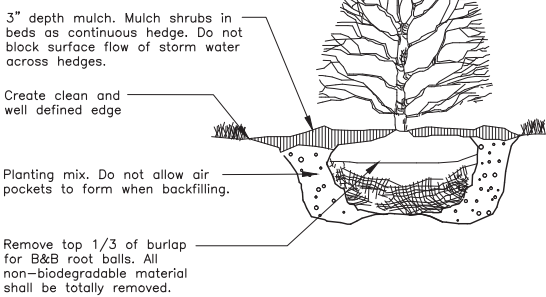
Perennial & Groundcover Planting

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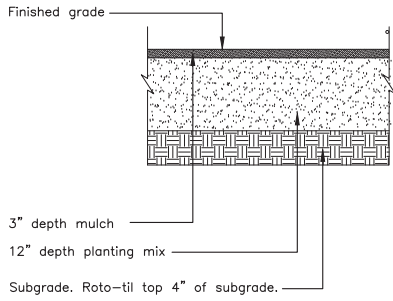
Planting Bed Edge

No Scale



Shrub Planting

No Scale



Planting Area Establishment

No Scale

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TD	18	Taxus x media 'Densiflora'	Dense Yew	24" Ht.	B&B
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
CK	14	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2	Cont.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
WL	53	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	#2	Cont.
PL	37	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#2 Cont.	

GENERAL NOTES

- Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
- All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
- Substitutions shall be permitted with notification and written approval from the Landscape Architect. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
- Confirm location of all utilities and subsurface drain lines prior to plant installation.
- A pre-installation conference shall be conducted prior to planting operations with Owner, Contractor, and Landscape Architect present.
- Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
- Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
- Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
- Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
- Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
- Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
- Bed edge shall be smooth, consistent, hand trenched 6" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
- All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
- Install all plants in accordance with planting details and specifications.
- Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, pH range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class I/IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
- Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing at least 5300 spores per lb (0.45 kg) of vesicular-arbuscular mycorrhizal fungi and 95 million spores per lb (0.45 kg) of ectomycorrhizal fungi, 33 percent hydrogel, and a maximum of 5.5 percent inert material.
- Roto-Til subgrade below Planting Mix to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
- Raised beds, including mulch, shall be no higher than 6 inches above adjacent grade.
- Lawn areas to be backfilled with topsoil to a minimum settled thickness of 6 inches.
- All trees, shrubs, groundcover, and lawns to be fertilized with a commercial grade fertilizer consisting of fast and slow release nitrogen.
- Composition and application rate of fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit test results and amendment recommendations to Landscape Architect. Fertilizer shall be in a dry granular form for lawns and granular or tablet form for plants.
- Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
- Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
- Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
- Lawn seed mix shall proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddieshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns.
- Lawn seed shall not have less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed.

897.25 Max. Sign Height (Permitted by Code 15')

890.4 Sign Height

883.2 Proposed Sign Elevation

883.0

882.25 Ex. Walk Elevation/ Property Line

882.0

881.0

Property Line

Ex. Grade

Prop. Final Grade

Ex. Grade

Prop. Sign Face

Prop. Sign Base

Prop. Final Grade

Ex. Curbs

Sign Elevation A

Scale: 1" = 2'

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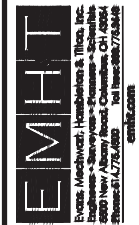
MARK DATE DESCRIPTION

970 HIGHRIDGE ASSOCIATE, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
AMENDED FINAL DEVELOPMENT PLAN  
FOR

5165 EMERALD PARKWAY

SITE IMPROVEMENTS  
LANDSCAPE PLAN- SIGNAGE



DATE

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SCALE

As Noted

JOB NO.

2015-1748

SHEET

04/04

