



VICINITY MAP

BENCHMARKS

SOURCE - ELEVATIONS WERE ESTABLISHED USING 45 MINUTE STATIC OBSERVATIONS UTILIZING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES. THE GPS DATA WAS SUBMITTED TO THE NATIONAL CENTER FOR EARTH ENGINEERING RESEARCH (NCEER) FOR PROCESSING. THE RAPID-STATIC (GPS-RS) SYSTEM FOR PROCESSING. THE SYSTEM USES THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) TO ESTABLISH THE GEODETIC ELEVATION.

- Site BM 1 - North rim of a storm manhole located at the coordinates below. Shown on base map as "BM #1"
- Site BM 2 - North rim of a storm manhole located at the coordinates below. Shown on base map as "BM #2"
- Site BM 3 - Rim of storm catch basin located at the coordinates below. Shown on base map as "BM #3"

FLOODPLAIN

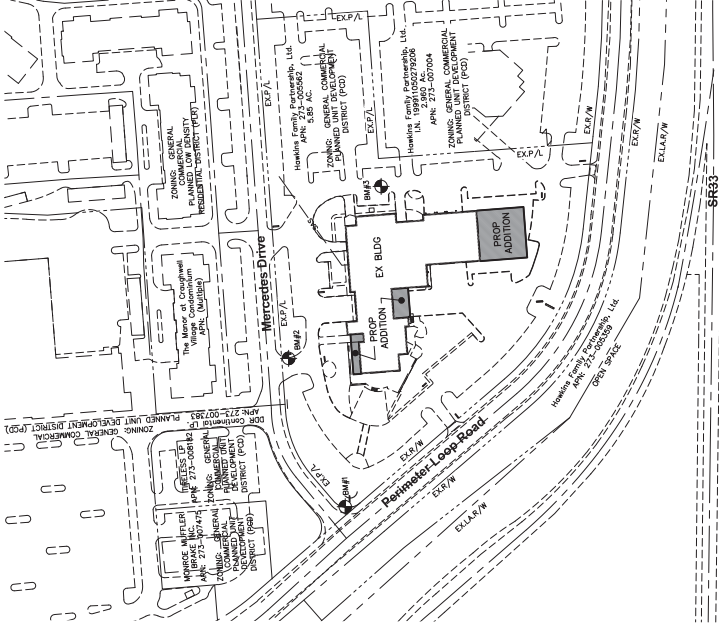
THIS SITE IS LOCATED WITHIN ZONE X.
LOCATED ON FLOOD INSURANCE MAP
FRANKLIN COUNTY, OHIO MAP 30097C01000
EFFECTIVE 6/18/2010

STANDARD CONSTRUCTION DRAWINGS

CITY OF DUBLIN (2014)	CITY OF COLUMBUS
AA-S100	AA-S100
AA-S101	AA-S101
AA-S102	AA-S102
AA-S103	AA-S103
AA-S104	AA-S104
AA-S105	AA-S105
AA-S106	AA-S106
AA-S107	AA-S107
AA-S108	AA-S108
AA-S109	AA-S109
AA-S110	AA-S110
AA-S111	AA-S111
AA-S112	AA-S112
AA-S113	AA-S113
AA-S114	AA-S114
AA-S115	AA-S115



CITY OF DUBLIN, OHIO FINAL DEVELOPMENT PLAN FOR CROWN MERCEDEZ BENZ 2017



OWNER
HAWKINS PARTNERSHIP LTD
6201 34th Avenue
St Petersburg, FL 33714

PLANS PREPARED FOR
HAWKINS PARTNERSHIP LTD
6201 34th Avenue
St Petersburg, FL 33714

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	SITE PLAN
5	UTILITY & GRADING PLAN
6	GRADING DETAILS
7	STORM SEWER PROFILES
8	STORM SEWER CONTROL
9	TRAIL ELEVATION
10	SITE PLANNING PLAN

CITY OF DUBLIN APPROVAL
SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL DEVELOPMENT PLAN AND NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION OR THE TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

CITY ENGINEER, CITY OF DUBLIN, OHIO
PAUL A. HAMMERSMITH, P.E.
DATE _____
DIRECTOR OF LAND USE AND LONG RANGE PLANNING
CITY OF DUBLIN, OHIO
VINCENT A. PAPSICERO, PAOP
DATE _____

PREPARED BY:



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Gahanna, Ohio 43230
PH 614-628-7750
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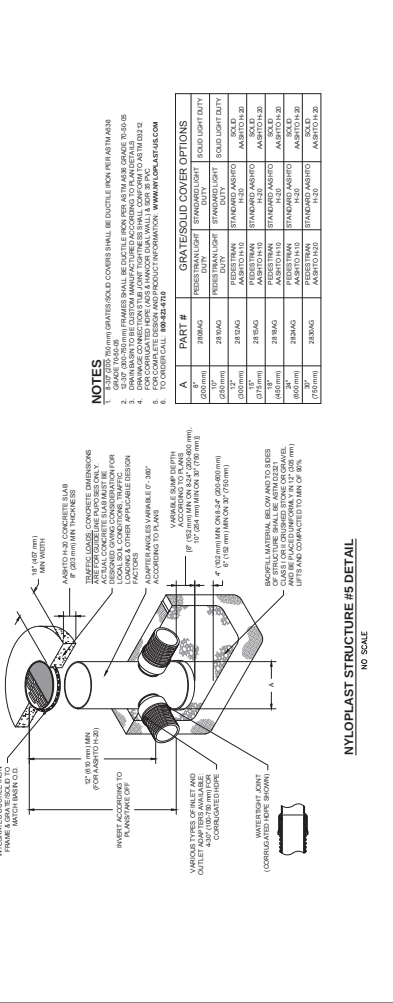
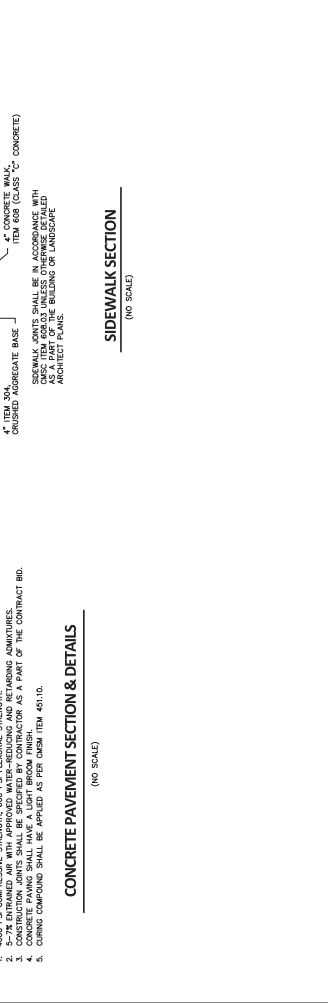
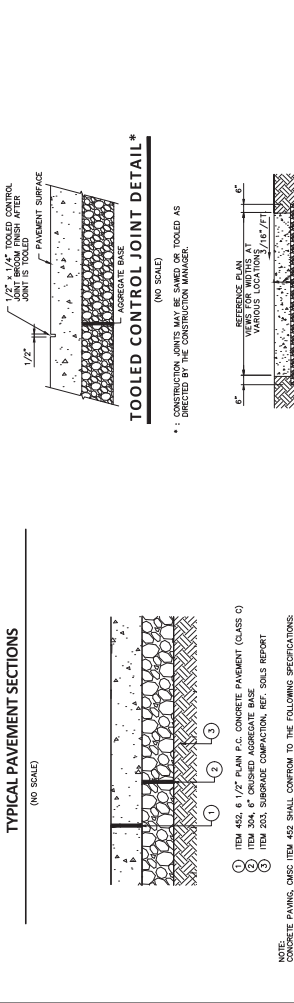
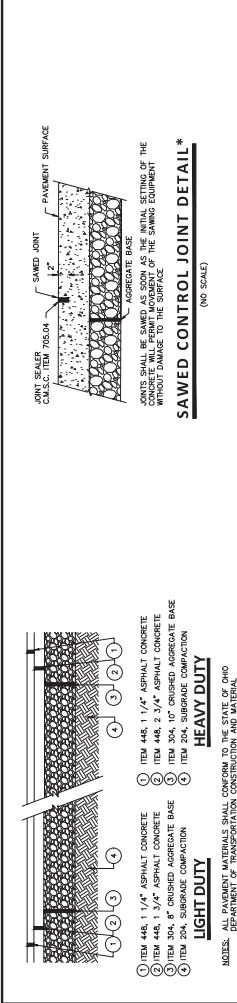
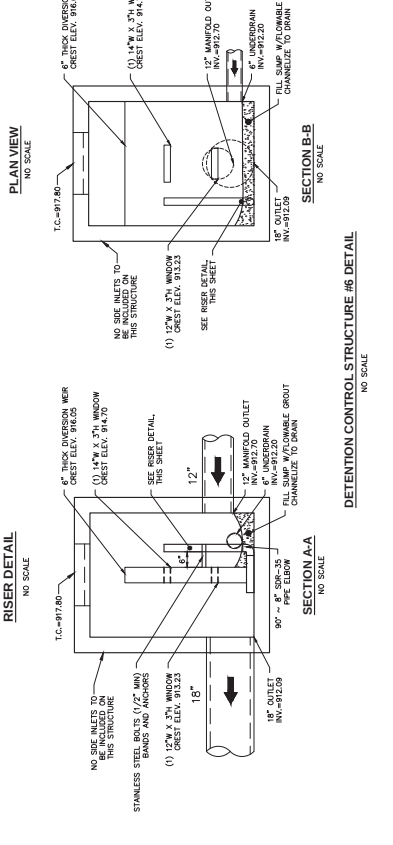
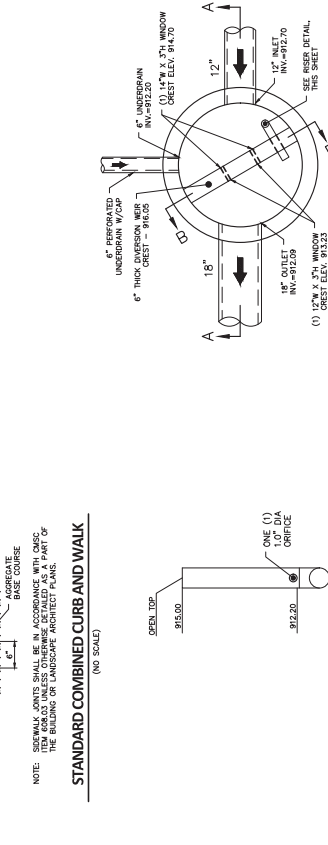
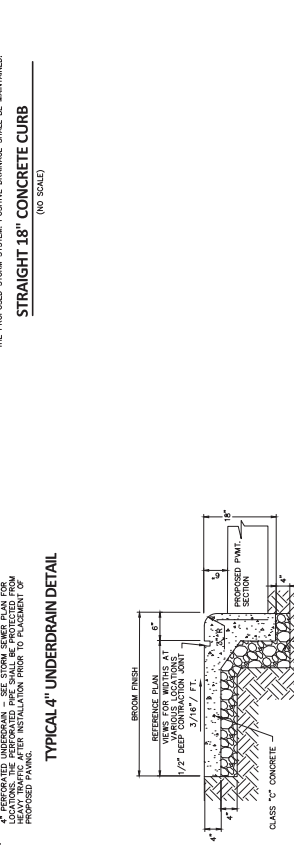
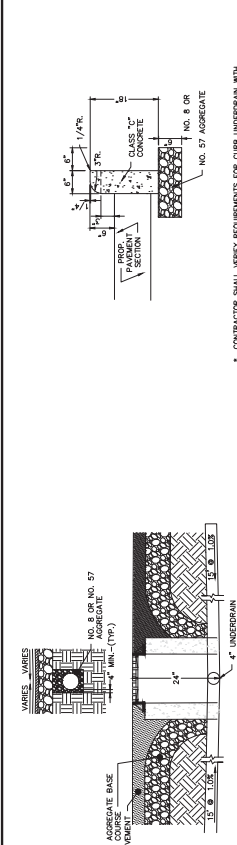
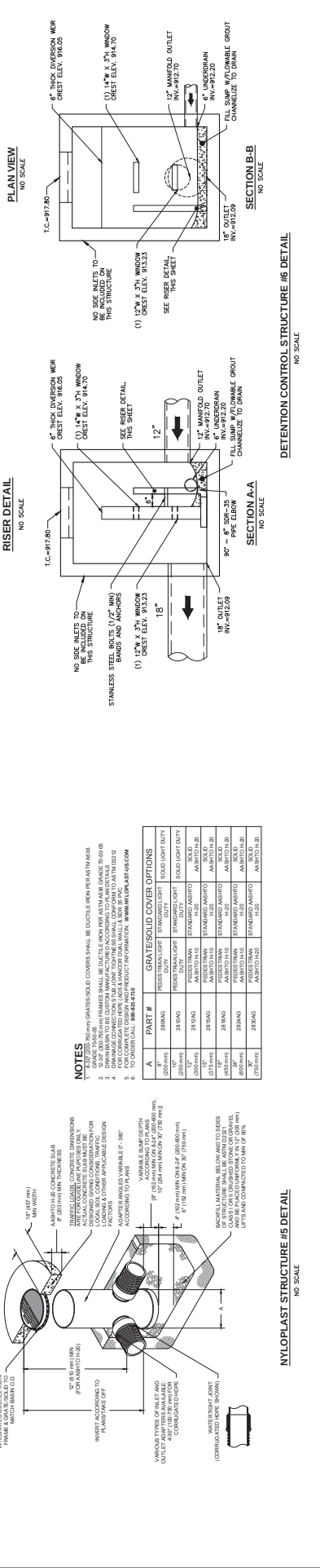
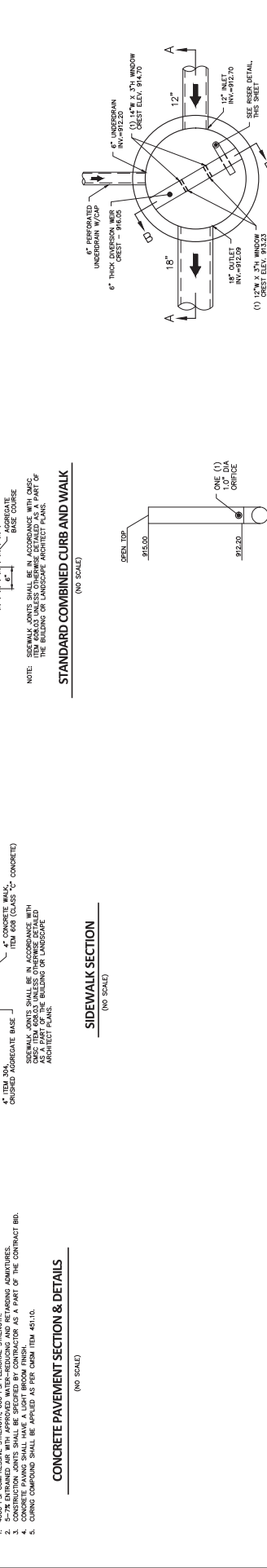
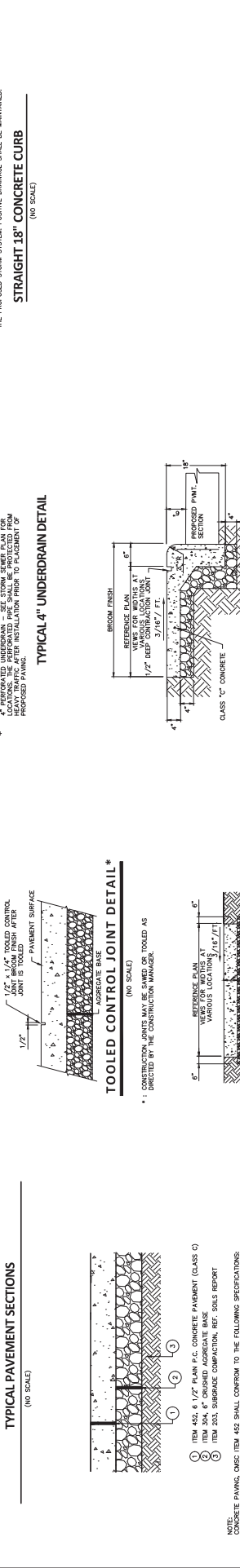
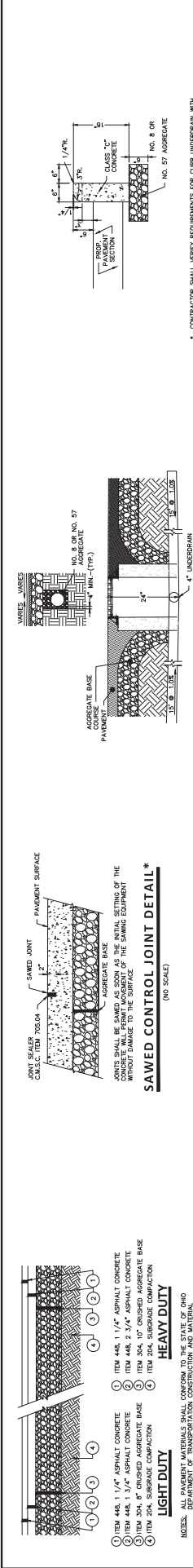
REGISTERED ENGINEER
NUMBER
DATE

DRAWINGS DESIGNED FOR:
ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, CIVIL, CONSTRUCTION DOCUMENTS

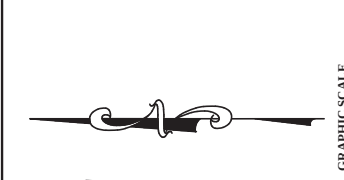
DUBLIN PROJECT NUMBER: XXXXX

Reductions only for essential services.

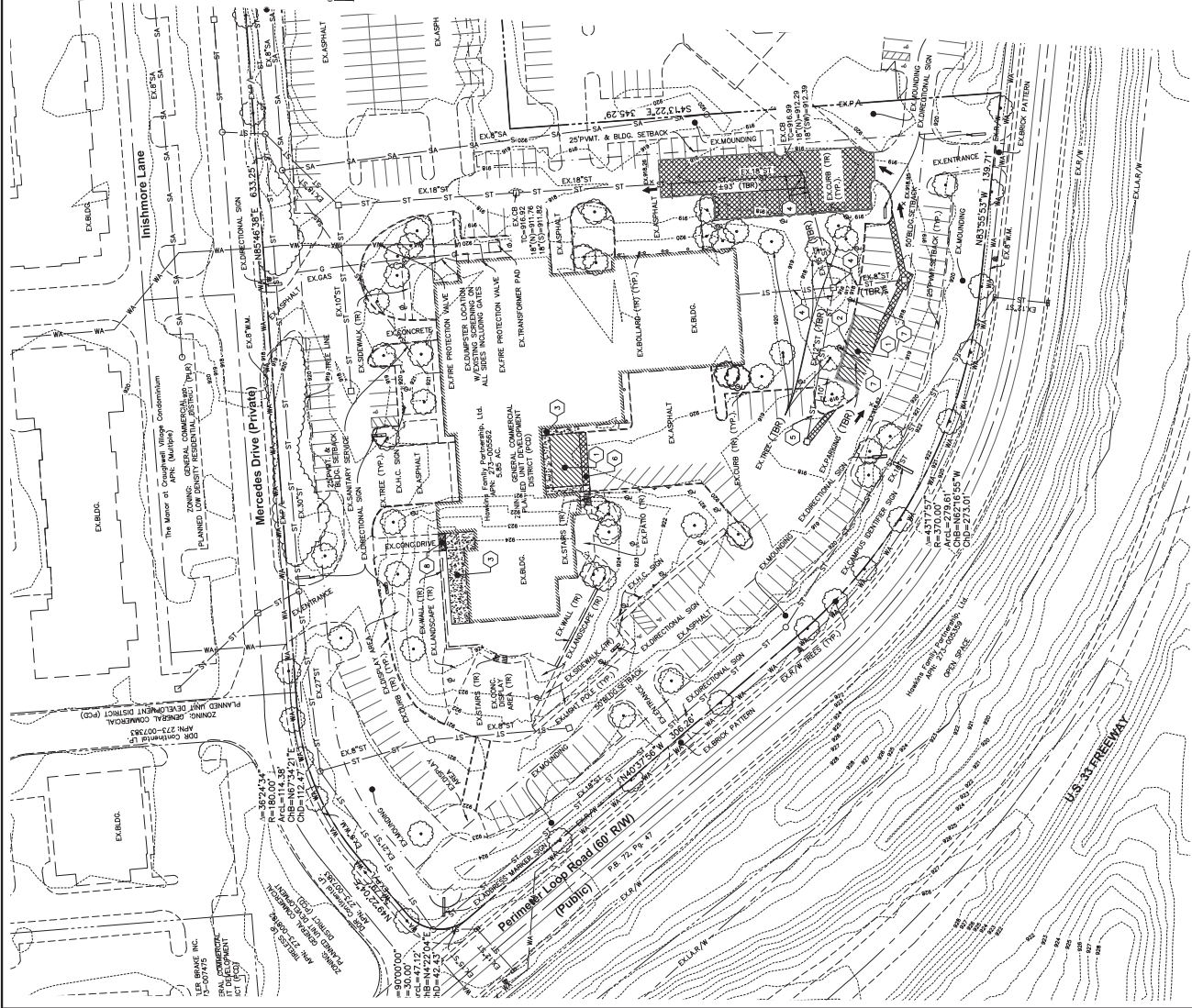
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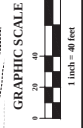
LEGEND	
SA	EXISTING SANITARY SEWER
CB	EXISTING STORM SEWER
ST	EXISTING WATER
WA	EXISTING GAS MAIN
G	EXISTING STREET LIGHT / LIGHT POLE
φ	EXISTING TRANSFORMER
⊗	EXISTING UTILITY POLE
⊙	EXISTING TREES
⊕	EXISTING SIGN POST
---	EXISTING CONTOUR
x	EXISTING PAVEMENT SPOT GRADE
(TBR)	TO BE REMOVED



- CODED NOTES**
- 1 REMOVE ASPHALT PAVEMENT
 - 2 REMOVE CONCRETE CURB
 - 3 REMOVE CONCRETE PAVEMENT/SIDEWALK
 - 4 REMOVE STORM SEWER STRUCTURE & PIPE
 - 5 ABANDON STORM SEWER IN PLACE TO 10' OUTSIDE PAVEMENT
 - 6 REMOVE AND REPLACE ASPHALT PAVEMENT
 - 7 REMOVE EXISTING LIGHT POLE AND BASE. (SEE ARCHITECTURAL SITE LIGHTING PHOTOMETRIC PLAN)
 - 8 REMOVE AND REPLACE CONCRETE PAVEMENT

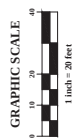
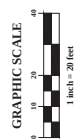


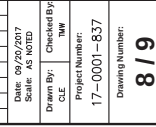
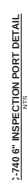
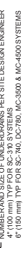
LEGEND	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER
	EXISTING GAS MAIN
	EXISTING STREET LIGHT / LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING UTILITY POLE
	EXISTING TREES
	EXISTING SIGN POST
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING PAVEMENT SPOT GRADE
	PROPOSED PAVEMENT SPOT GRADE
	PROPOSED TOP OF CASTING
	SURFACE FLOW ARROW
	MAJOR FLOOD ROUTING PATH
	TO BE REMOVED
	100-YR DETENTION LIMITS



STORMWATER MANAGEMENT SUMMARY										
DISCHARGE		STORMWATER MANAGEMENT SUMMARY								
STORM EVENT	1	2	5	10	25	50	100	150	200	
ALLOWABLE DISCHARGE (CFS) PER ACRE	0.00	1.00	1.40	1.70	2.20	2.90	3.60	4.30	5.00	
ALLOWABLE (ON-PIED) DISCHARGE (CFS) PER ACRE	0.00	0.90	1.30	1.70	2.20	2.90	3.60	4.30	5.00	
ALLOWABLE (OFF-PIED) DISCHARGE (CFS) PER ACRE	0.00	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	
1.564 ACRES TRIBUTARY AREA (CFS)	0.00	0.90	1.40	2.81	5.54	7.35	9.36	11.37	14.00	
DISCHARGE RATES ARE BASED ON LIMITS FOR RUNOFF DEFINED BY THE CITY OF DUBLIN STORMWATER MASTER PLAN FOR SUB AREA 1300 OF THE SOUTH FORK RAIN RUN WATERSHED										
CRITICAL ZONE: 3-10% EVENT										
POND, PONDING & STORAGE (100-YR STORM EVENT)										
LOCATION	PONDING VOLUMES		PONDING VOLUME		STRUCTURE TOP		PONDING		PONDING AREA	
	AVOID (CFS)		REQUIRED (CFS)		ELEVATION (FT)		DEPTH (FT)		10" DEPTH	
CATCH BASIN #1	1,972	3,008	1,972	917.22	918.21	0.09	2.213	107.08	107.08	107.08
CATCH BASIN #2	3,208	1,695	3,208	917.22	918.21	0.09	2.213	107.08	107.08	107.08
MANHOLE #1	2,205	899	2,205	917.10	917.10	0.03	2.110	4.57	4.57	4.57
MANHOLE #2	1,575	1,575	1,575	917.10	917.10	0.03	2.110	4.57	4.57	4.57
SYSTEM TOTAL	10759	14003	10759	917.10	917.10	0.03	2.110	4.57	4.57	4.57

EXISTING SANITARY SEWER	EXISTING STREET LIGHT / LIGHT POLE	PROPOSED CONTOUR	PROPOSED PAVEMENT SPOT GRADE	EXISTING SIGN POST	EXISTING CONTOUR	PROPOSED PAVEMENT SPOT GRADE	PROPOSED TOP OF CASTING	SURFACE FLOW ARROW	MAJOR FLOOD ROUTING PATH	TO BE REMOVED	100-YR DETENTION LIMITS





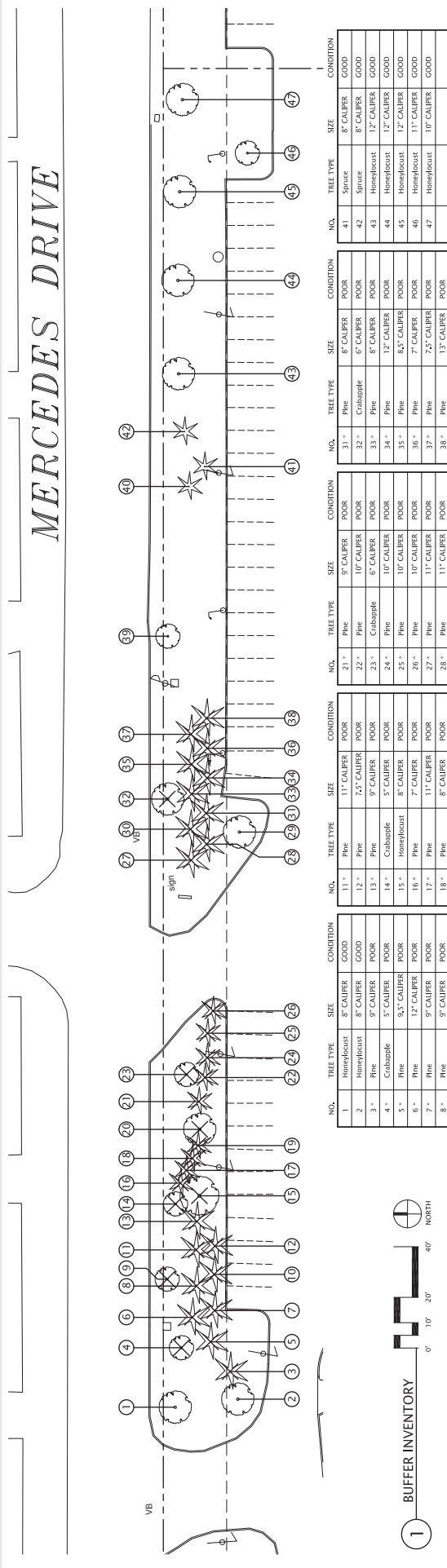
TO VOL THE JET FENCE HILL FIELD

(No Scale)

SEDIMENT FENCE

1 m

6 / 9

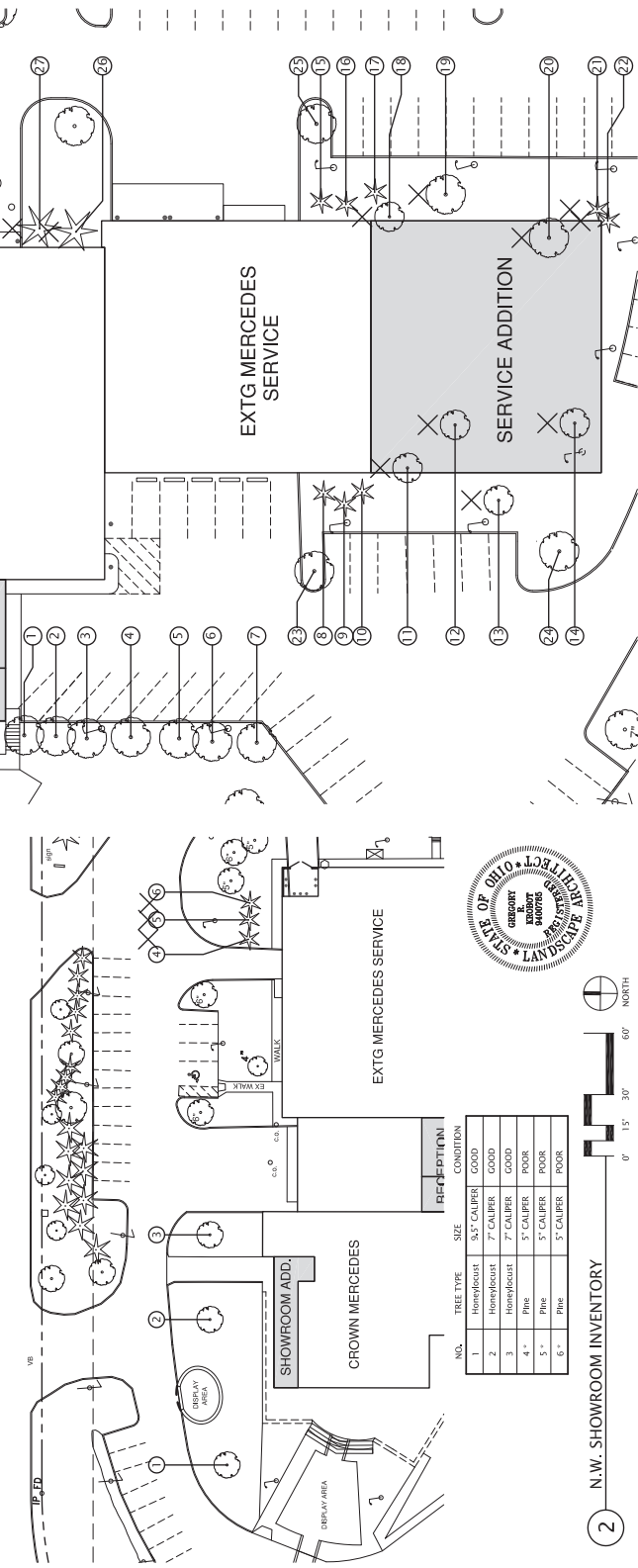


NOTE: TREES DESIGNATED WITH AN ASTERISK ARE TO BE REMOVED.

EXISTING TREES TO BE REMOVED TYPICAL

EXISTING TREE LEGEND

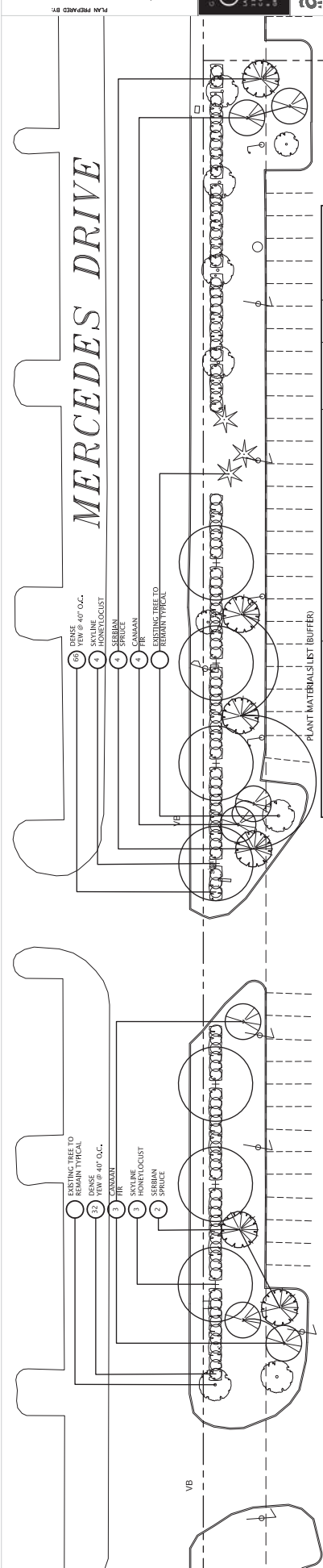
NO.	TREE TYPE	SIZE	CONDITION
1	Cabapple	6" CALIPER	GOOD
2	Cabapple	6" CALIPER	GOOD
3	Cabapple	6" CALIPER	GOOD
4	Cabapple	6" CALIPER	GOOD
5	Cabapple	6" CALIPER	GOOD
6	Cabapple	6" CALIPER	GOOD
7	Cabapple	6" CALIPER	GOOD
8	Cabapple	6" CALIPER	GOOD
9	Cabapple	6" CALIPER	GOOD
10	Cabapple	6" CALIPER	GOOD
11	Cabapple	6" CALIPER	GOOD
12	Cabapple	6" CALIPER	GOOD
13	Cabapple	6" CALIPER	GOOD
14	Cabapple	6" CALIPER	GOOD
15	Cabapple	6" CALIPER	GOOD
16	Cabapple	6" CALIPER	GOOD
17	Cabapple	6" CALIPER	GOOD
18	Cabapple	6" CALIPER	GOOD
19	Cabapple	6" CALIPER	GOOD
20	Cabapple	6" CALIPER	GOOD
21	Cabapple	6" CALIPER	GOOD
22	Cabapple	6" CALIPER	GOOD
23	Cabapple	6" CALIPER	GOOD
24	Cabapple	6" CALIPER	GOOD
25	Cabapple	6" CALIPER	GOOD
26	Cabapple	6" CALIPER	GOOD
27	Cabapple	6" CALIPER	GOOD
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29	Cabapple	6" CALIPER	GOOD
30	Cabapple	6" CALIPER	GOOD
31	Cabapple	6" CALIPER	GOOD
32	Cabapple	6" CALIPER	GOOD
33	Cabapple	6" CALIPER	GOOD
34	Cabapple	6" CALIPER	GOOD
35	Cabapple	6" CALIPER	GOOD
36	Cabapple	6" CALIPER	GOOD
37	Cabapple	6" CALIPER	GOOD
38	Cabapple	6" CALIPER	GOOD
39	Cabapple	6" CALIPER	GOOD
40	Cabapple	6" CALIPER	GOOD
41	Cabapple	6" CALIPER	GOOD
42	Cabapple	6" CALIPER	GOOD
43	Cabapple	6" CALIPER	GOOD
44	Cabapple	6" CALIPER	GOOD
45	Cabapple	6" CALIPER	GOOD
46	Cabapple	6" CALIPER	GOOD
47	Cabapple	6" CALIPER	GOOD



2 N.W. SHOWROOM INVENTORY

3 SERVICE & RECEPTION INVENTORY



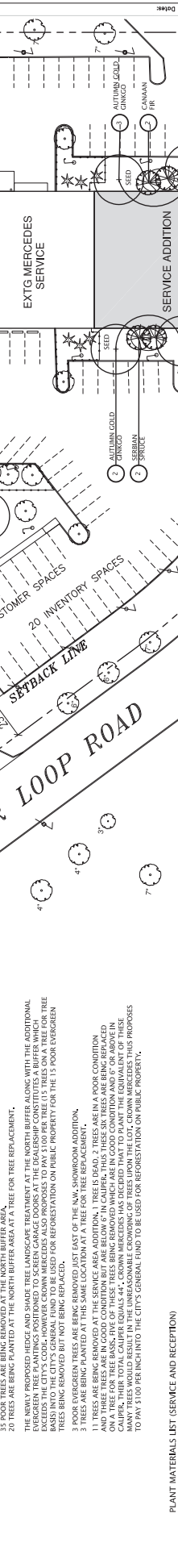


COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ASHES				
CANAM FIR	Abies balsamea 'Canstar'	8' Hgt.	B&B	
SERBIAN SPRUCE	Picea omorica	8' Hgt.	B&B	
SKYLINE HORNED OLOCYST	Gleditsia triacanthos f. 'Inermis Skyline'	2 1/2' Cal.	B&B	
DENSE FERN	Taxus x media 'Densiformis'	2 1/2' Hgt.	B&B	@ 40' O.C.



SITE CODE CONSIDERATIONS

1. 153.13.13.01 TREE PLANTING REQUIREMENTS: THESE SHALL BE A MINIMUM OF ONE TREE FOR EVERY 5,000 S.F. OF GROUND COVERAGE.
RECEPTION AND SERVICE AREAS:
RECEPTION ADDITION: 6,322 S.F.
SERVICE ADDITION: 8,654 S.F.
TOTAL ADDITIONAL TREES REQUIRED: 2
TOTAL ADDITIONAL TREES PROVIDED: 2 (THESE ARE THE TWO HORNBREARS PROPOSED IN THE LAWN WEST OF THE RECEPTION ADDITION.)
2. 153.13.13.02 SITE PLANTING REQUIREMENTS: THESE SHALL BE LANDSCAPED WITH TREES AND SHRUBS TO PROVIDE A MINIMUM OF 2% OF BUILDING GROUND COVERAGE AREA.
TOTAL BUILDING ADDITIONS: 8,322 S.F.
TOTAL BUILDING GROUND COVERAGE AREA: 165 S.F.
(THESE AREAS CONSIST OF THE TWO SERBIAN SPRUCE ON THE WEST SIDE AND TWO CANAM FIRS ON THE EAST SIDE OF THE SERVICE ADDITION.)
3. 153.13.13.03 TREE REPLACEMENTS:
35 POOR TREES ARE BEING REMOVED AT THE NORTH BUFFER AREA.
20 TREES ARE BEING PLANTED AT THE NORTH BUFFER AREA AT A TREE FOR TREE REPLACEMENT.
THE NEWLY PROPOSED HEDGE AND SHADE TREE LANDSCAPE TREATMENT AT THE NORTH BUFFER ALONG WITH THE ADDITIONAL TREES AND SHRUBS TO BE PLANTED AT THE NORTH BUFFER AREA WILL PROVIDE A MINIMUM OF 2% OF BUILDING GROUND COVERAGE AREA.
EXCEEDS THE CITY'S CODE. HOWEVER CROWN MERCEDES ALSO PROPOSES TO PAY \$100 PER TREE (15 TREES ON A TREE FOR TREE BASIS) INTO THE CITY'S GENERAL FUND TO BE USED FOR REFORESTATION ON PUBLIC PROPERTY FOR THE 15 POOR EVERGREEN TREES BEING REMOVED BUT NOT BEING REPLACED.
3 TREES ARE BEING PLANTED AT THIS SAME LOCATION AT A TREE FOR TREE REPLACEMENT.
11 TREES ARE BEING REMOVED AT THE SERVICE AREA ADDITION. 1 TREE IS DEAD. 2 TREES ARE IN A POOR CONDITION AND THREE TREES ARE IN GOOD CONDITION BUT ARE BELOW 6" IN CALIPER. THUS THESE SIX TREES ARE BEING REPLACED WITH TREES OF THE SAME CALIPER. CROWN MERCEDES HAS DECIDED THAT TO PLANT THE EQUIVALENT OF THESE CALIPER, THEIR TOTAL CALIPER EQUALS 44". CROWN MERCEDES HAS DECIDED THAT TO PLANT THE EQUIVALENT OF THESE MANY TREES WOULD RESULT IN THE UNREASONABLE CROWDING OF TREES UPON THE LOT. CROWN MERCEDES THIS PROPOSES TO PAY \$100 PER TREE INTO THE CITY'S GENERAL FUND TO BE USED FOR REFORESTATION ON PUBLIC PROPERTY.



PLANT MATERIALS LIST (SERVICE AND RECEPTION)

COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES				
CANAM FIR	Abies balsamea 'Canstar'	8' Hgt.	B&B	
SERBIAN SPRUCE	Picea omorica	8' Hgt.	B&B	
AUTUMN GOLD GINCO	Ginkgo biloba 'Autumn Gold'	2 1/2' Cal.	B&B	
FRANZ FONTAINE HORNBREAR	Carpinus betulus 'Franz Fontaine'	2 1/2' Cal.	B&B	
TULIP TREE	Liriodendron tulipifera	2 1/2' Cal.	B&B	

2 SERVICE & RECEPTION PLANTING PLAN

