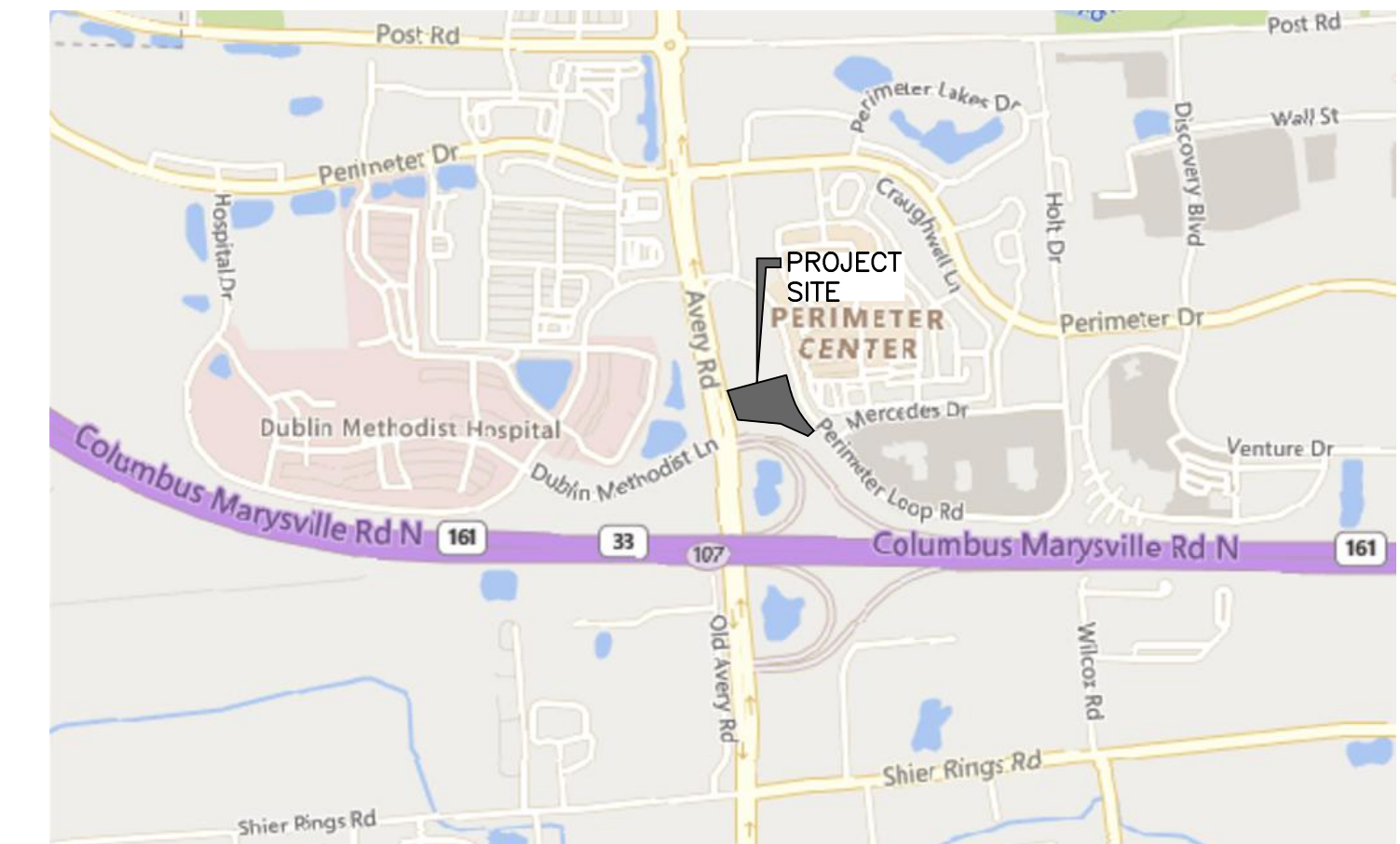


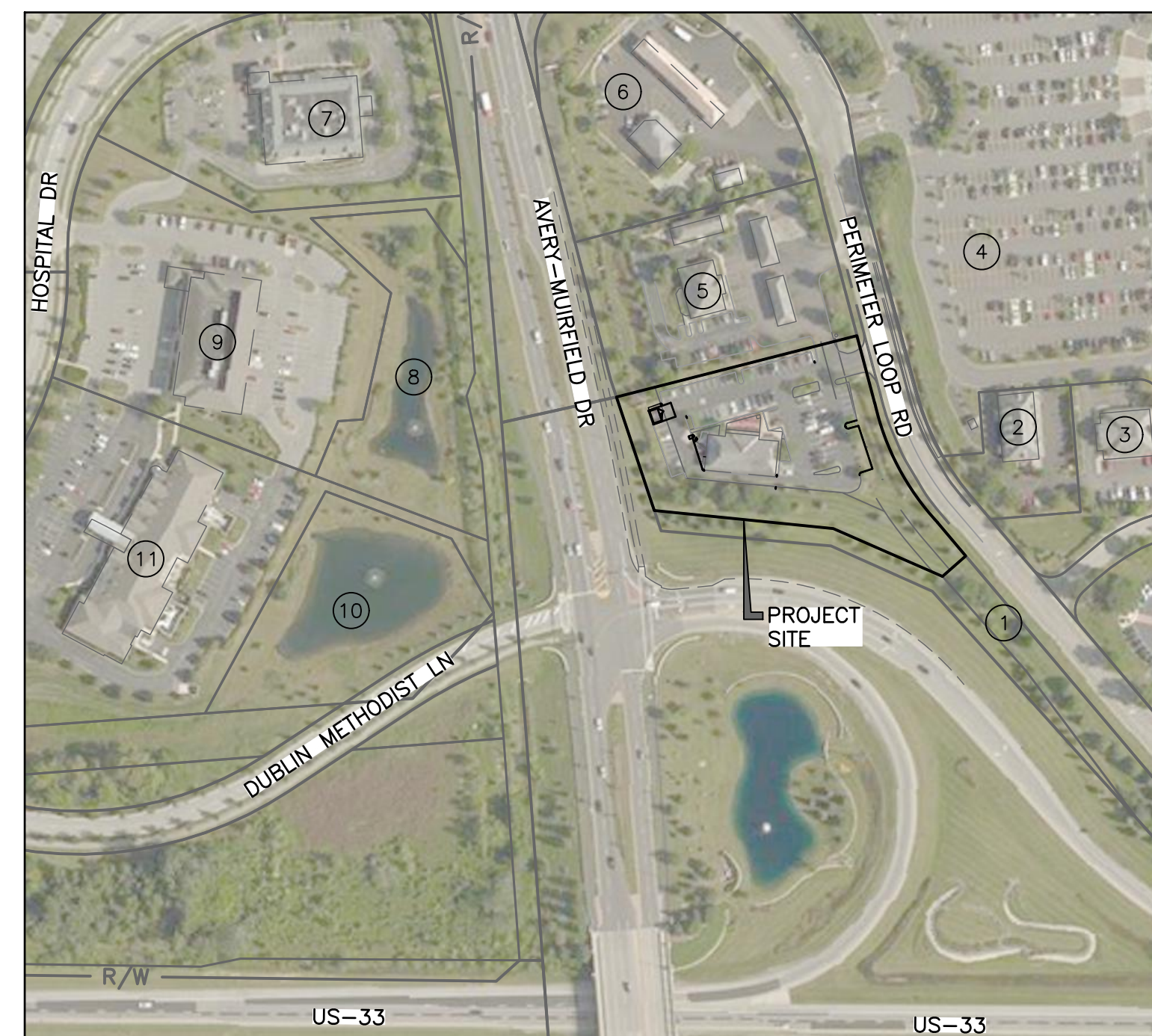
AMENDED FINAL DEVELOPMENT PLAN PANERA BREAD COMPANY

DUBLIN, OHIO
6665 PERIMETER LOOP RD, DUBLIN, OHIO 43017
FRANKLIN COUNTY



LOCATION MAP
SCALE: 1" = 1000'

NEIGHBORING PARCEL INFORMATION		
NO.	PARCEL #	ZONING DISTRICT
1	273005359	PLANNED COMMERCE DISTRICT
2	273007475	PLANNED COMMERCE DISTRICT
3	273008182	PLANNED COMMERCE DISTRICT
4	273007383	PLANNED UNIT DEVELOPMENT DISTRICT
5	273005363	PLANNED COMMERCE DISTRICT
6	273005781	PLANNED COMMERCE DISTRICT
7	273010472	PLANNED COMMERCE DISTRICT
8	273010474	PLANNED UNIT DEVELOPMENT DISTRICT
9	273010471	PLANNED UNIT DEVELOPMENT DISTRICT
10	273010473	PLANNED UNIT DEVELOPMENT DISTRICT
11	273010470	PLANNED UNIT DEVELOPMENT DISTRICT



VICINITY MAP
SCALE: 1" = 200'

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
SITE SURVEY & DEMOLITION PLAN	2
SITE PLAN	3
TRUCK TURN EXHIBIT	4
GRADING & UTILITY PLAN	5
LANDSCAPE AND TREE PROTECTION PLAN	6

OWNER/APPLICANT
BUNDY BAKING SOLUTIONS
417 EAST WATER STREET
URBANA, OHIO 43078
PHONE: (937) 652-2151
CONTACT: JODI FAGNANI

ENGINEER
ms consultants, inc.
2221 SCHROCK ROAD
COLUMBUS, OHIO 43229
PHONE: (614) 898-7100
CONTACT: BEN SIEMBIDA, P.E.

SURVEYOR
ms consultants, inc.
2221 SCHROCK ROAD
COLUMBUS, OHIO 43229
PHONE: (614) 898-7100
CONTACT: CHAD SNOW

PROJECT CONTROL POINTS

CONTROL PT. #1	CONTROL PT. #2
NORTH: 158,993.018 EAST: 1,784,567.450 ELEV: 922.44'	NORTH: 159,265.110 EAST: 1,784,459.654 ELEV: 920.32'
TBM #1	TBM #2
NORTH: 159,062.733 EAST: 1,784,527.886 ELEV: 924.01'	NORTH: 159,230.780 EAST: 1,784,389.396 ELEV: 922.96'



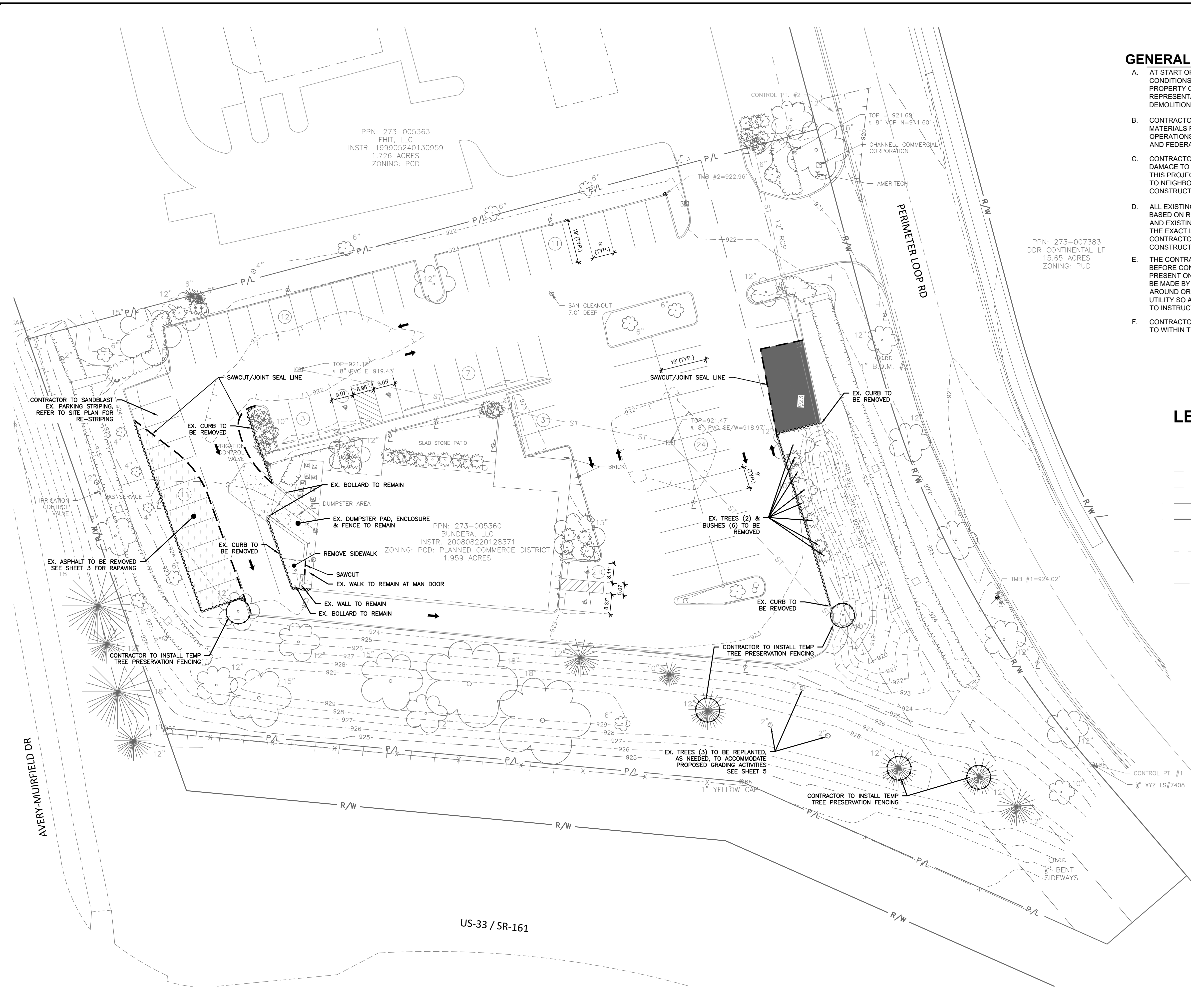
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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
AMENDED FINAL DEVELOPMENT PLAN
PANERA BREAD
6665 PERIMETER LOOP RD
DUBLIN, OH 43017

PROJECT NUMBER:
67-26618-00
SCALE:
AS NOTED
DATE:
9/22/2022
SHEET:
1

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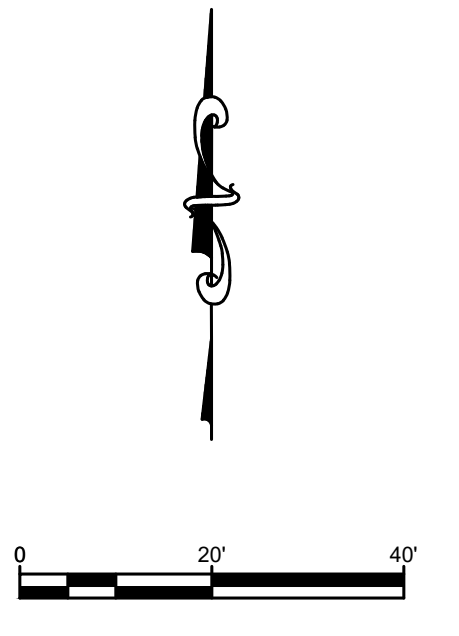
GENERAL NOTES:

- A. AT START OF PROJECT AND PRIOR TO DEMOLITION OF EXISTING CONDITIONS, CONTRACTOR SHALL BE IN CONTACT WITH ADJACENT PROPERTY OWNERS, CITY OF DUBLIN REPRESENTATIVE, UTILITY REPRESENTATIVES AND OWNER REPRESENTATIVE TO COORDINATE DEMOLITION TIMING.
- B. CONTRACTOR TO REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- C. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR DAMAGE TO NEIGHBORING PROPERTIES OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES.
- D. ALL EXISTING UTILITIES ARE SHOWN HEREIN AS REFERENCE ONLY AND ARE BASED ON RECORD OF THE VARIOUS UTILITY COMPANIES, A FIELD SURVEY AND EXISTING PLANS. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF ALL UTILITIES PRIOR TO DEMOLITION ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION.
- E. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATION IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
- F. CONTRACTOR SHALL CONFINE ALL STOCKPILING OF DEMOLITION MATERIALS TO WITHIN THE LIMITS OF THE SUBJECT PROPERTY.

LEGEND

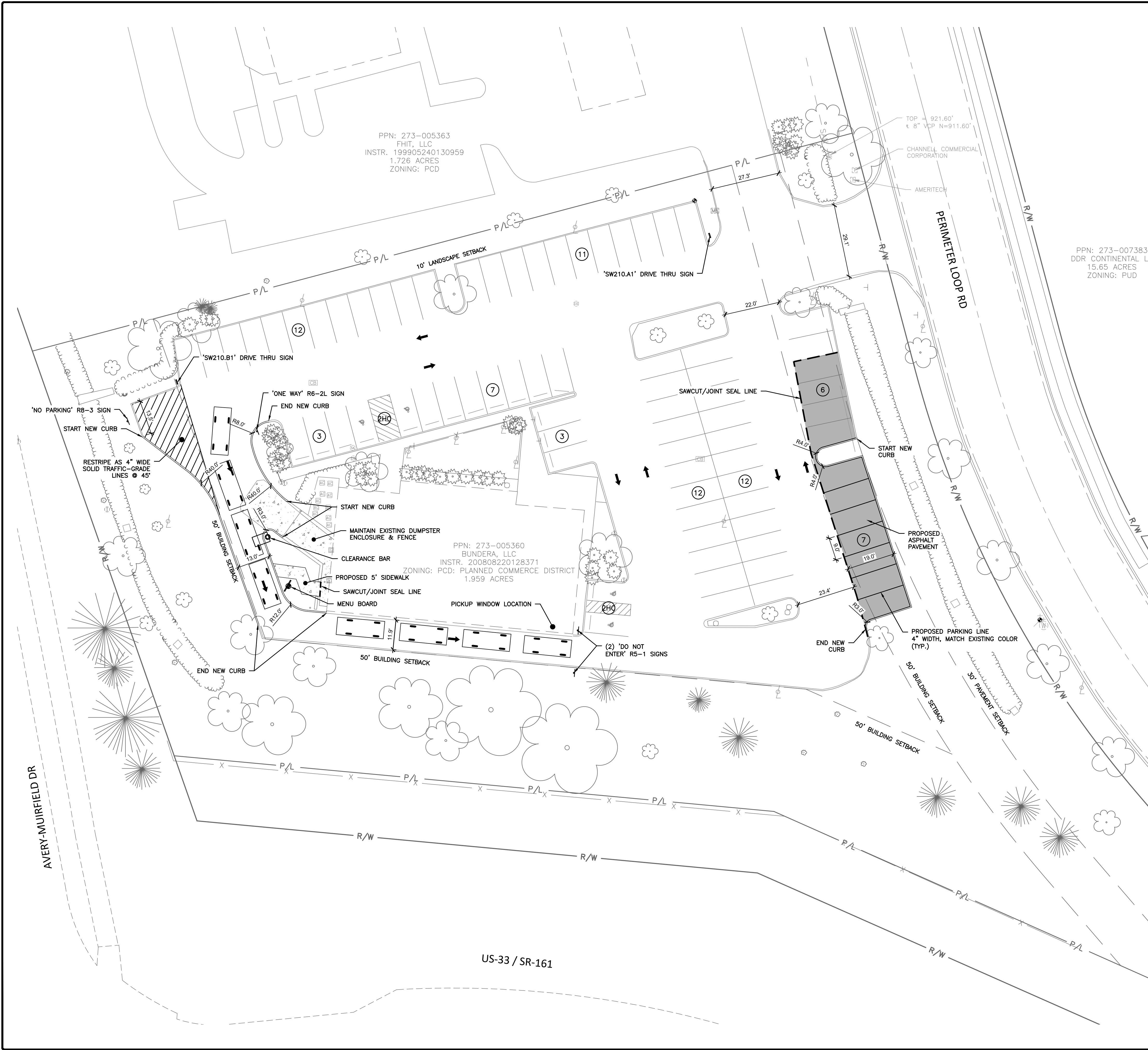
EXISTING	DESCRIPTION
	LIGHT POLE
	GAS LINE
	WATER LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	FIRE HYDRANTS
	SANITARY LINE
	SANITARY STRUCTURE
	STORM LINE
	STORM STRUCTURE

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PPN: 273-005363 FHIT, LLC INSTR. 199905240130959 1.726 ACRES ZONING: PCD	PPN: 273-007383 DDR CONTINENTAL LF 15.65 ACRES ZONING: PUD	PPN: 273-005360 BUNDERA, LLC INSTR. 200808220128371 ZONING: PCD: PLANNED COMMERCE DISTRICT 1.959 ACRES
<p>ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43228-1517 Phone: (614) 898-7100 Fax: (614) 898-7570</p>		
<p>CITY OF DUBLIN, FRANKLIN COUNTY, OHIO AMENDED FINAL DEVELOPMENT PLAN PANERA BREAD 6865 PERIMETER LOOP RD DUBLIN, OH 43017</p> <p>SITE SURVEY & DEMOLITION PLAN</p>		
PROJECT NUMBER: 67-26618-00	SCALE: 1"=20'	DATE: 9/22/2022
SHEET: 2		OF 6

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PPN: 273-005363
FHIT, LLC
INSTR. 199905240130959
1.726 ACRES
ZONING: PCD

PPN: 273-007383
DDR CONTINENTAL LF
15.65 ACRES
ZONING: PUD

PPN: 273-005360
BUNDERA, LLC
INSTR. 200808220128371
ZONING: PCD: PLANNED COMMERCE DISTRICT
1.959 ACRES

GENERAL NOTES:

- A. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- B. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- C. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- E. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- F. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- G. ALL RADII INDICATED ON PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- H. TYPICAL DOT TRAFFIC CONTROL SIGNS (R5-1, R6-2, R8-3) ARE TO BE INSTALLED AT OP GALVANIZED U-CHANNEL SIGN POST. REFER TO SIGNAGE PLANS, PREPARED BY MANDEVILLE SIGN, FOR RESTAURANT SIGNAGE.

LEGEND

EXISTING	DESCRIPTION
	LIGHT POLE
	PROPOSED SIGN
	TRAFFIC ARROW
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SANITARY STRUCTURE
	STORM STRUCTURE
	PROPOSED CONCRETE
	PROPOSED ASPHALT

SITE DATA

PARCEL #	273-005360
SITE AREA	1.959 AC
BUILDING AREA	5,160 SF (6.0% LOT COVERAGE)
PATIO AREA	850 SF
EXISTING LOT COVERAGE (TOTAL IMPERVIOUS AREA)	42,625 SF (49.9%)
PROPOSED LOT COVERAGE (TOTAL IMPERVIOUS AREA)	41,993 SF (49.2%)
NET IMPERVIOUS CHANGE	- 632 SF

PARKING DATA

EXISTING PARKING (TOTAL/HC)	81/4
PROPOSED PARKING (TOTAL/HC)	77/4

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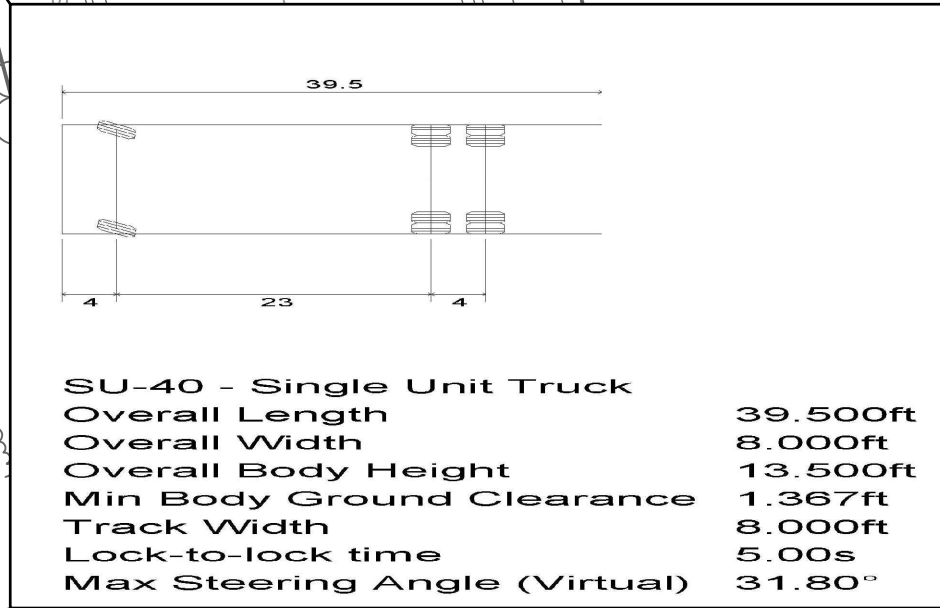
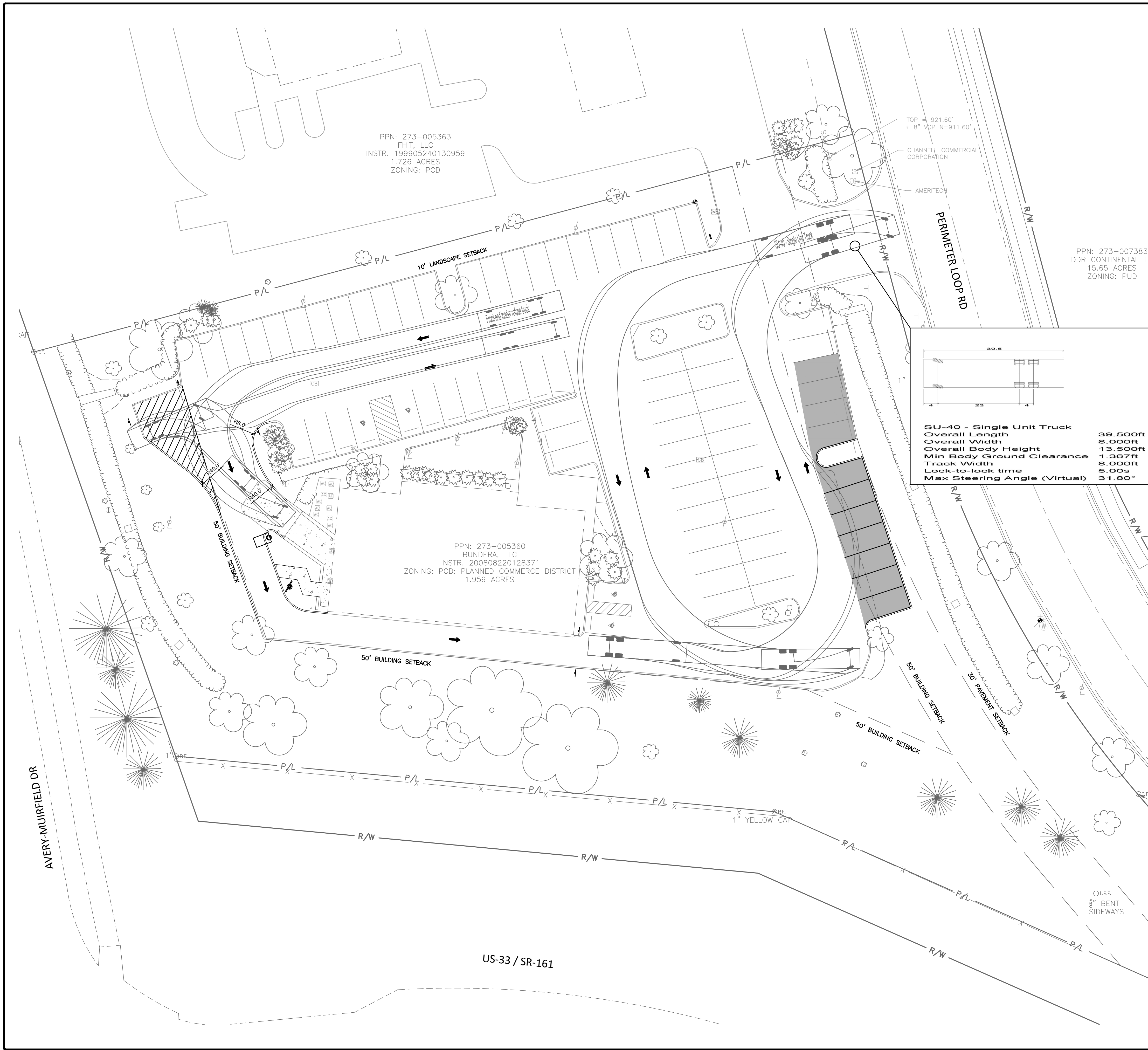
NO.	DESCRIPTION	DATE

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engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43228-1517
Phone: (614) 898-7100
Fax: (614) 898-7570

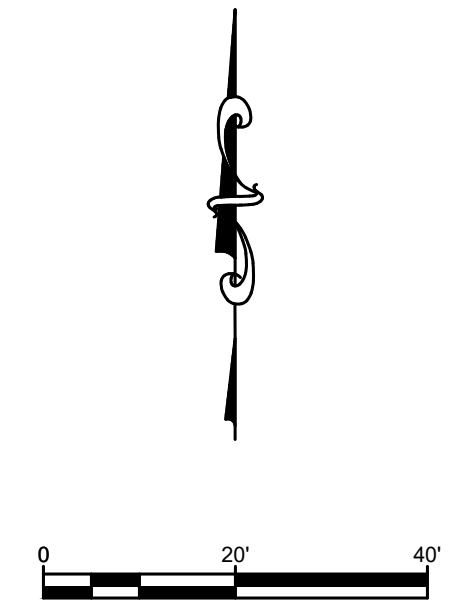
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
AMENDED FINAL DEVELOPMENT PLAN
PANERA BREAD
6865 PERIMETER LOOP RD
DUBLIN, OH 43017

PROJECT NUMBER:
67-26618-00
SCALE:
1"=20'
DATE:
9/22/2022
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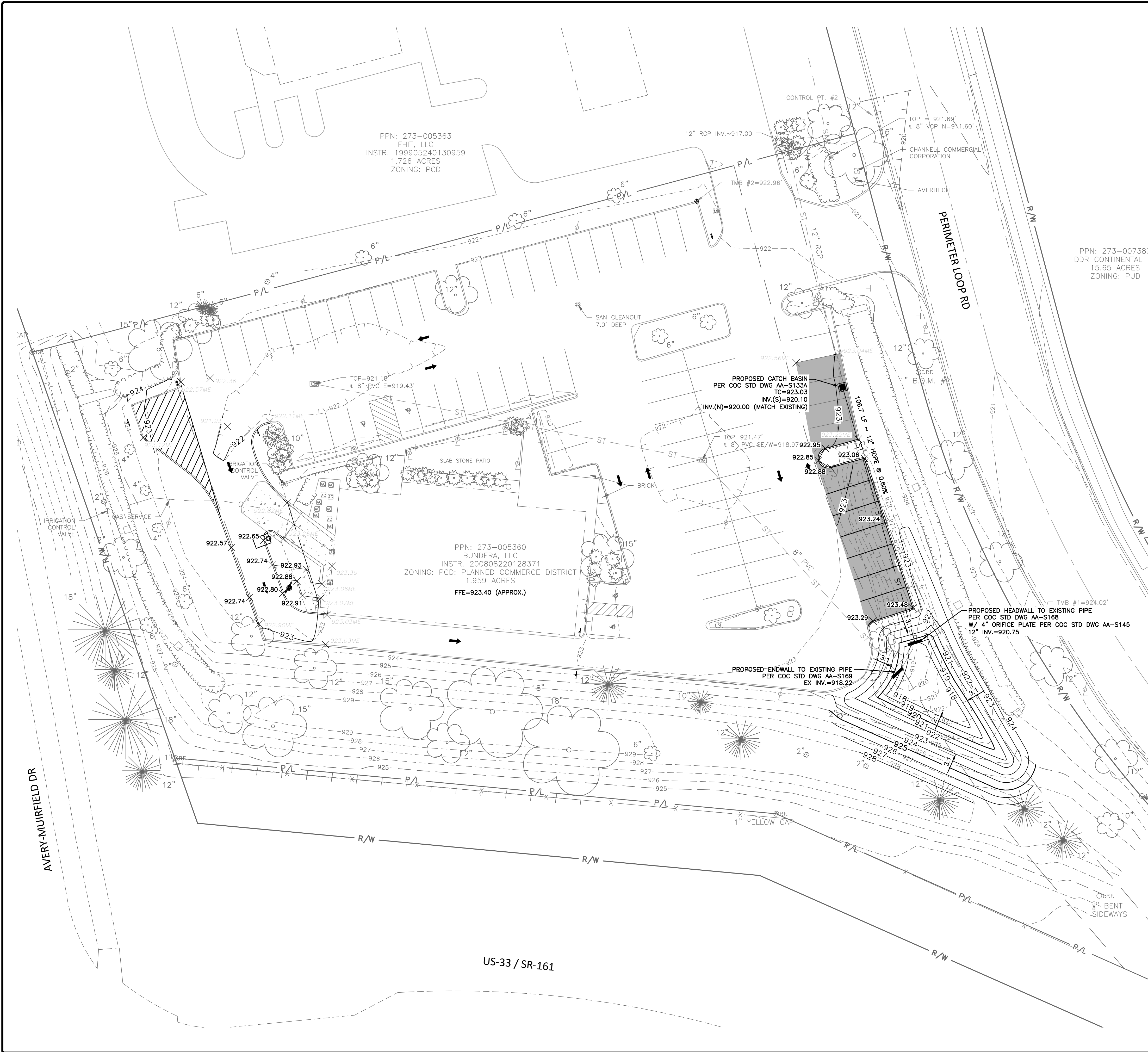


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ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43228-1517 Phone: (614) 898-7100 Fax: (614) 898-7570	
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO AMENDED FINAL DEVELOPMENT PLAN PANERA BREAD 8665 PERIMETER LOOP RD DUBLIN, OH 43017	TRUCK TURN EXHIBIT
PROJECT NUMBER: 67-26618-00	SCALE: 1"=20'
DATE: 9/22/2022	SHEET: 4
NO.	DESCRIPTION
DATE	

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- GENERAL NOTES:**
- ALL EXISTING UTILITIES, ARE TAKEN FROM SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON PREMISES SHOWN ON PLAN.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DURING CONSTRUCTION AND ALL DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER OR CITY.
 - ALL CONSTRUCTION METHODS AND MATERIAL MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
 - THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS TO NOT CAUSE DAMAGE.
 - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATION IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
 - PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
 - ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL, HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
 - ALL DIMENSIONS / SPOT ELEVATIONS ARE TO FACE OF CURB AND/OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

- LEGEND:**
- X 980.10 PROPOSED SPOT ELEVATION
 - X BC-980.10 PROPOSED BOTTOM OF CURB ELEVATION
 - X TC-980.10 PROPOSED TOP OF CURB ELEVATION
 - X 980.10 EXISTING SPOT ELEVATION
 - X 980.10ME MATCH EXISTING SPOT ELEVATION

ELEVATION	EXISTING SURFACE AREA (SF)	PROPOSED SURFACE AREA (SF)
918	0	410
918.50	11	516
919	441	622
920	955	875
921	1425	1183
922	1955	1747
923	2373	2535
VOLUME @ STORAGE EL.= 920.75 (CF)	1659	2007
TOTAL VOLUME (CF)	5855	5900

NOTE: EXISTING SURFACE AREAS FROM TOPOGRAPHIC FIELD SURVEY, PERFORMED MAY 2022.

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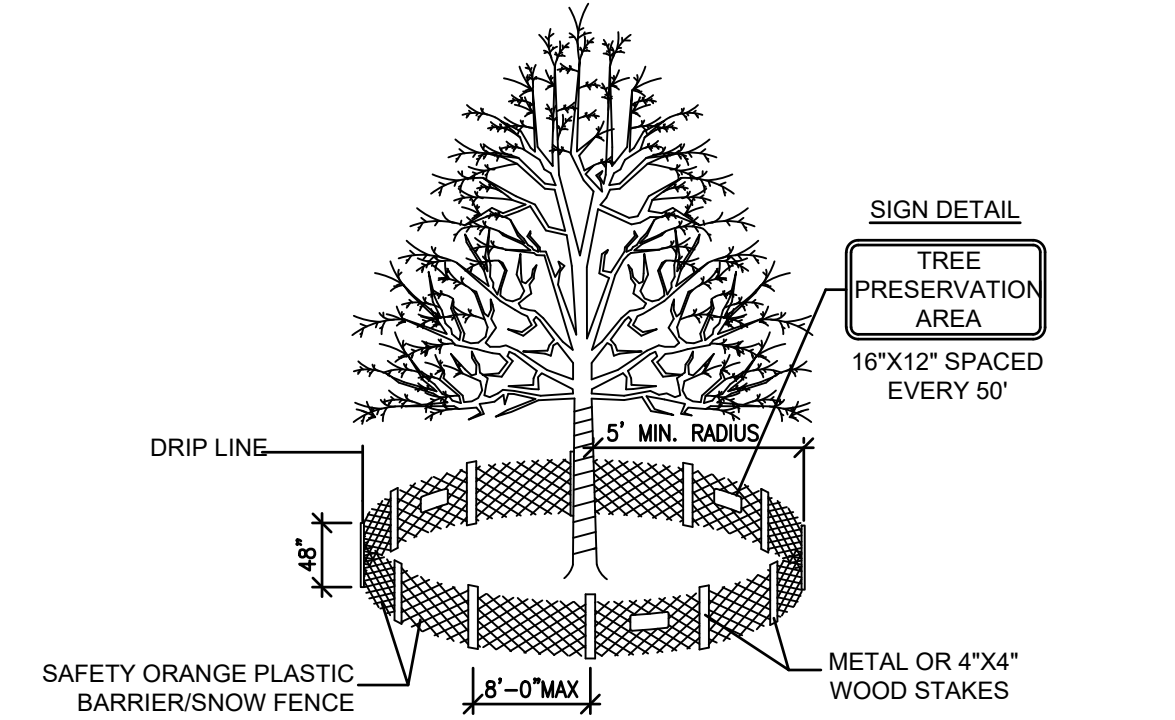
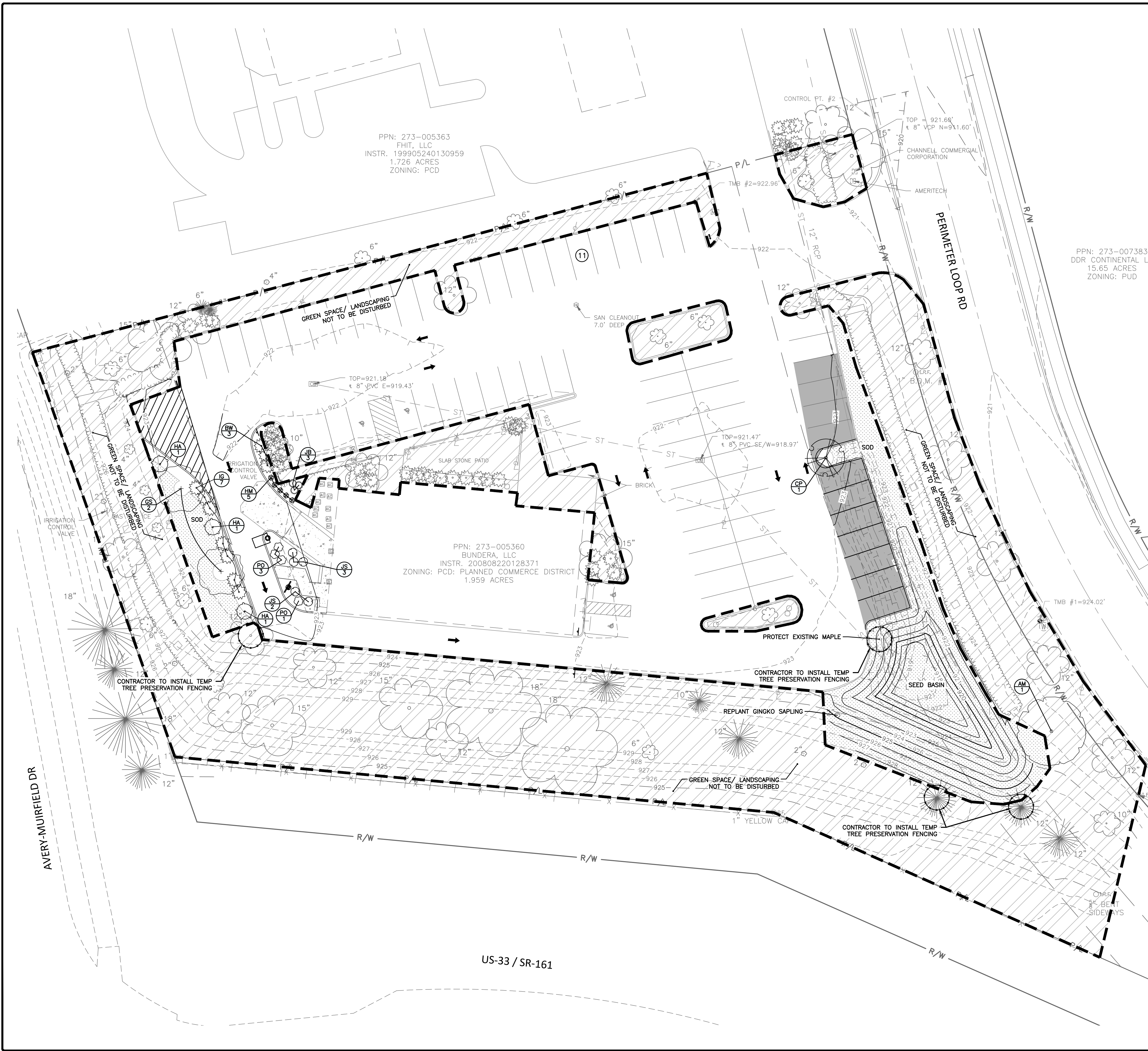
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engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43230-1517
Phone: (614) 988-7100
Fax: (614) 988-7570

<p>CITY OF DUBLIN, FRANKLIN COUNTY, OHIO AMENDED FINAL DEVELOPMENT PLAN PANERA BREAD 6865 PERIMETER LOOP RD DUBLIN, OH 43017</p>	<p>GRADING & UTILITY PLAN</p>
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<p>PROJECT NUMBER: 67-26618-00</p> <p>SCALE: 1"=20'</p> <p>DATE: 9/22/2022</p> <p>SHEET: 5</p>	<p>OF 6</p>
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- NOTES:
- FENCE MATERIAL SHALL BE MADE OF POLYPROPYLENE OR SIMILAR PLASTIC MATERIAL, AND THE COLOR SHALL BE SAFETY ORANGE.
 - THE FENCE MATERIAL SHALL NOT BE LESS THAN 48 INCHES IN HEIGHT.
 - METAL FENCE STAKES OR 4"X4" WOOD POSTS SHALL BE USED TO ERECT THE FENCE. SIGNIFICANT STAKES SHALL BE USED TO ENSURE THAT THE FENCE MATERIAL REMAINS UPRIGHT WITHOUT SAGGING. SPACING BETWEEN WOOD OR METAL STAKES SHALL NOT EXCEED 8 FEET.
 - SIGNS (16"X12") SHALL BE SPACED EVERY 50 FEET ALONG THE FENCE INDICATING THE SITE IS A TREE PRESERVATION AREA.
- TREE PROTECTION FENCE DETAIL
SCALE: N/A

PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES					
2	GS	GLEDITSIA T. I. 'SKYLINE'	SKYLINE HONEYLOCUST	2-2 1/2"	B & B
1	AM	ACER MIYABEI 'MORTON'	'STATE STREET' MAPLE	2"	B & B CLUMP
1	CP	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2"	B & B
SHURBS					
3	JB	JUNIPERUS S. BROADMOOR	BROADMOOR JUNIPER	#3	CONT.
5	JS	JUNIPERUS CHI. 'SEA GREEN'	SEA GREEN JUNIPER	24"	5 GAL.
3	BW	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM BOXWOOD	36"	3 GAL.
3	HA	HYDRANGEA ABORESCENS	ANNABELLE 'SNOWBALL' HYDRANGEA	24"	3 GAL.
7	IG	ILEX G. 'SHAMROCK'	SHAMROCK INKBERRY	18"	#5 CONT.
4	PO	PHYSOCARPUS O. 'SUMMERWINE'	SUMMERWINE NINEBARK	24"	5 GAL.
PERENNIALS					
5	HM	HEMEROCALLIS 'PARDON ME'	'PARDON ME' DAY LILLY	12"	#2 CONT.

- GENERAL NOTES:
- PROVIDE 3" DEPTH HARDWOOD MULCH IN PROPOSED LANDSCAPE BEDS. HAND SPADE EDGES AND ENSURE POSITIVE DRAINAGE IN ALL DIRECTIONS.
 - ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.

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LANDSCAPE AND TREE PROTECTION PLAN

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DATE:
9/22/2022

SHEET:
6

DESCRIPTION

NO.

DATE

OF 6