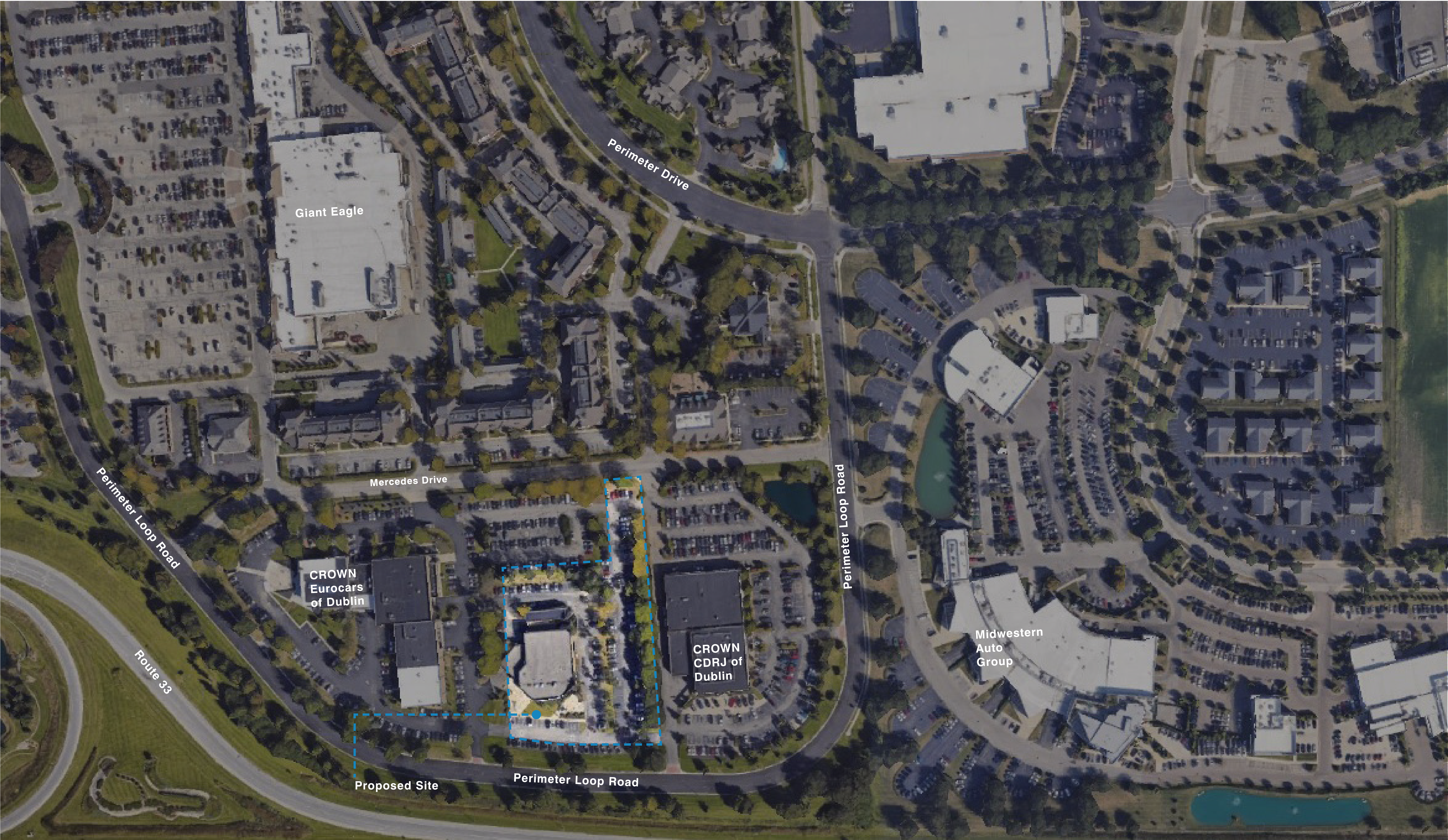


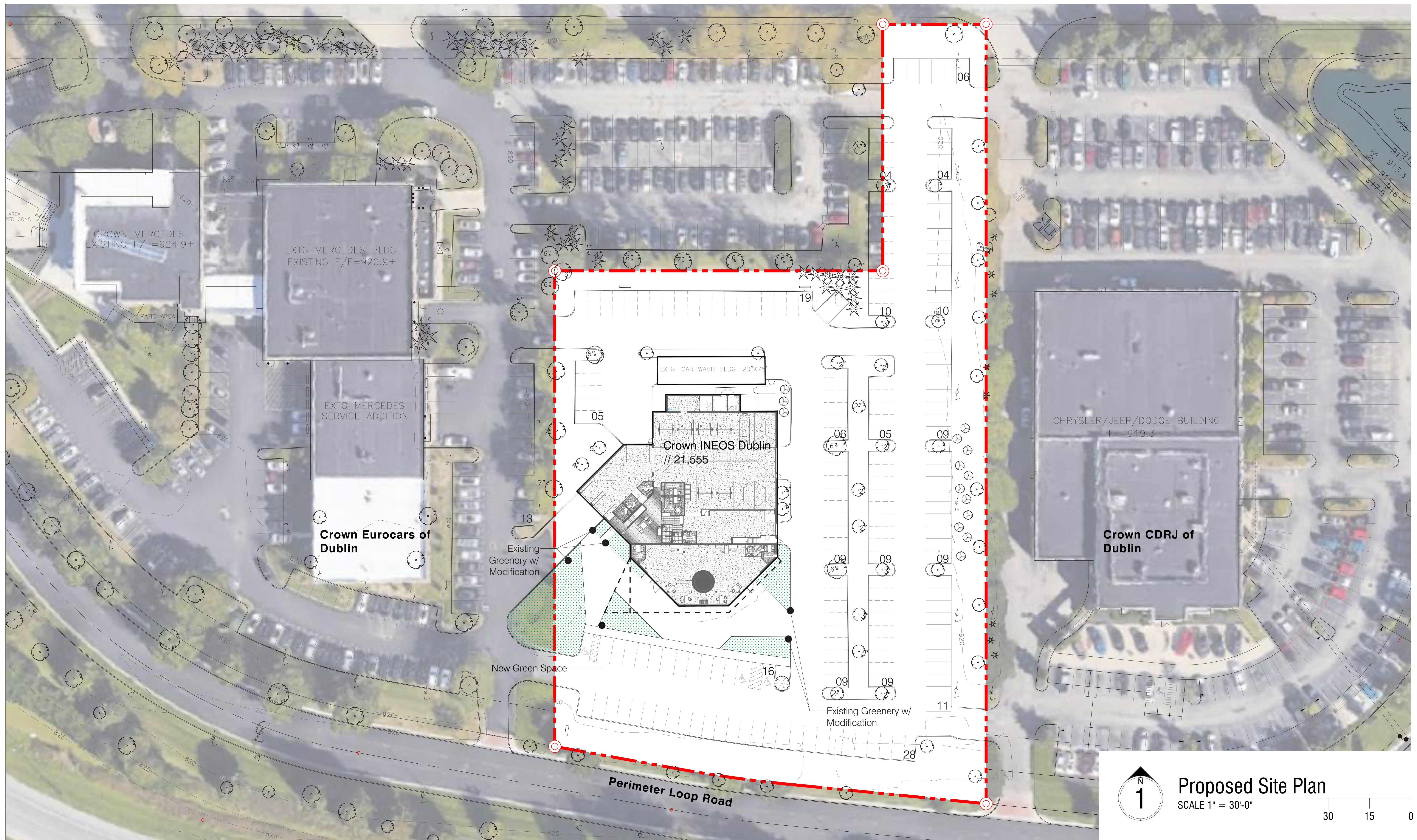


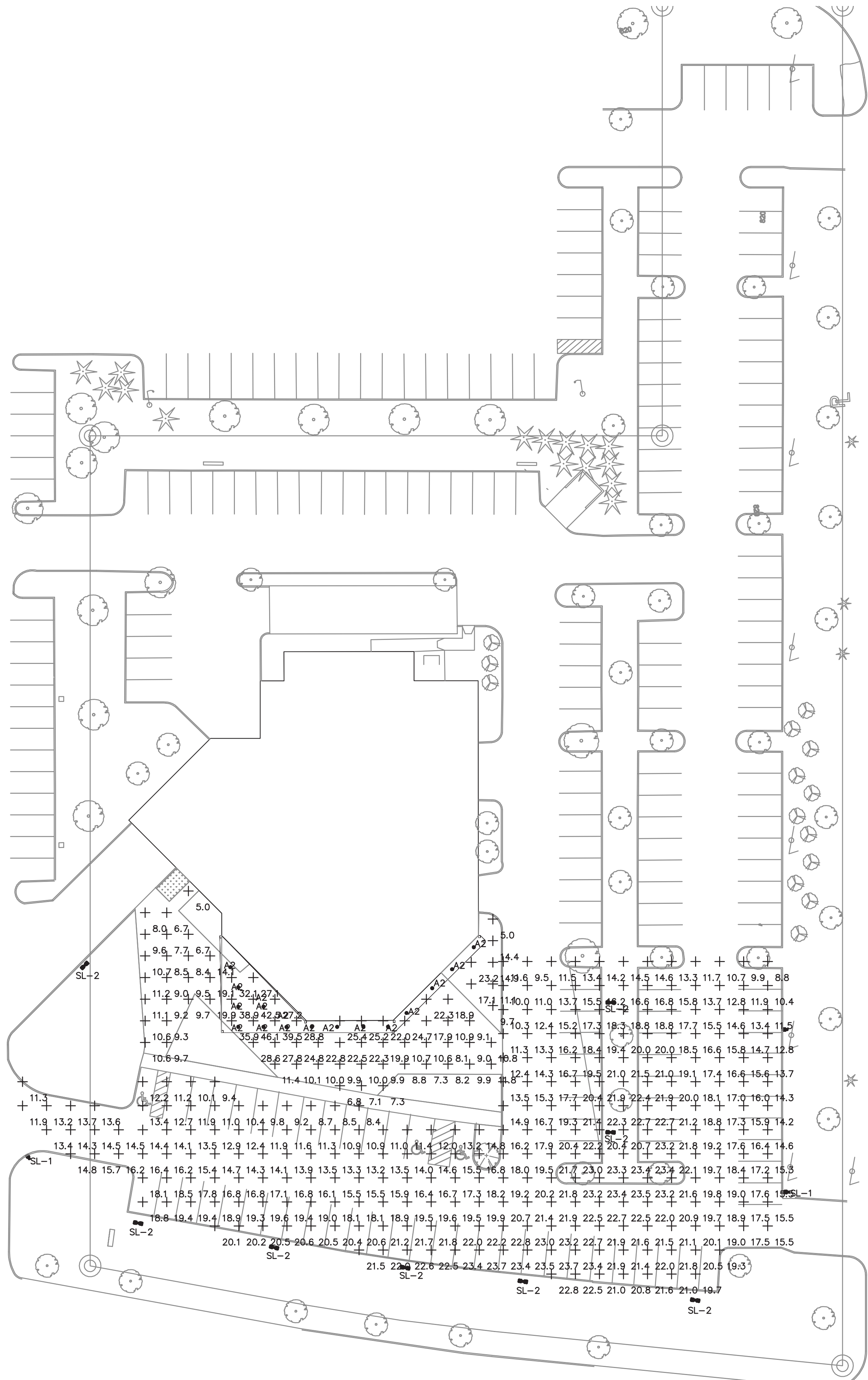
**Crown INEOS -
Amended Final
Development Plan
Submission**

MAY 14, 2025



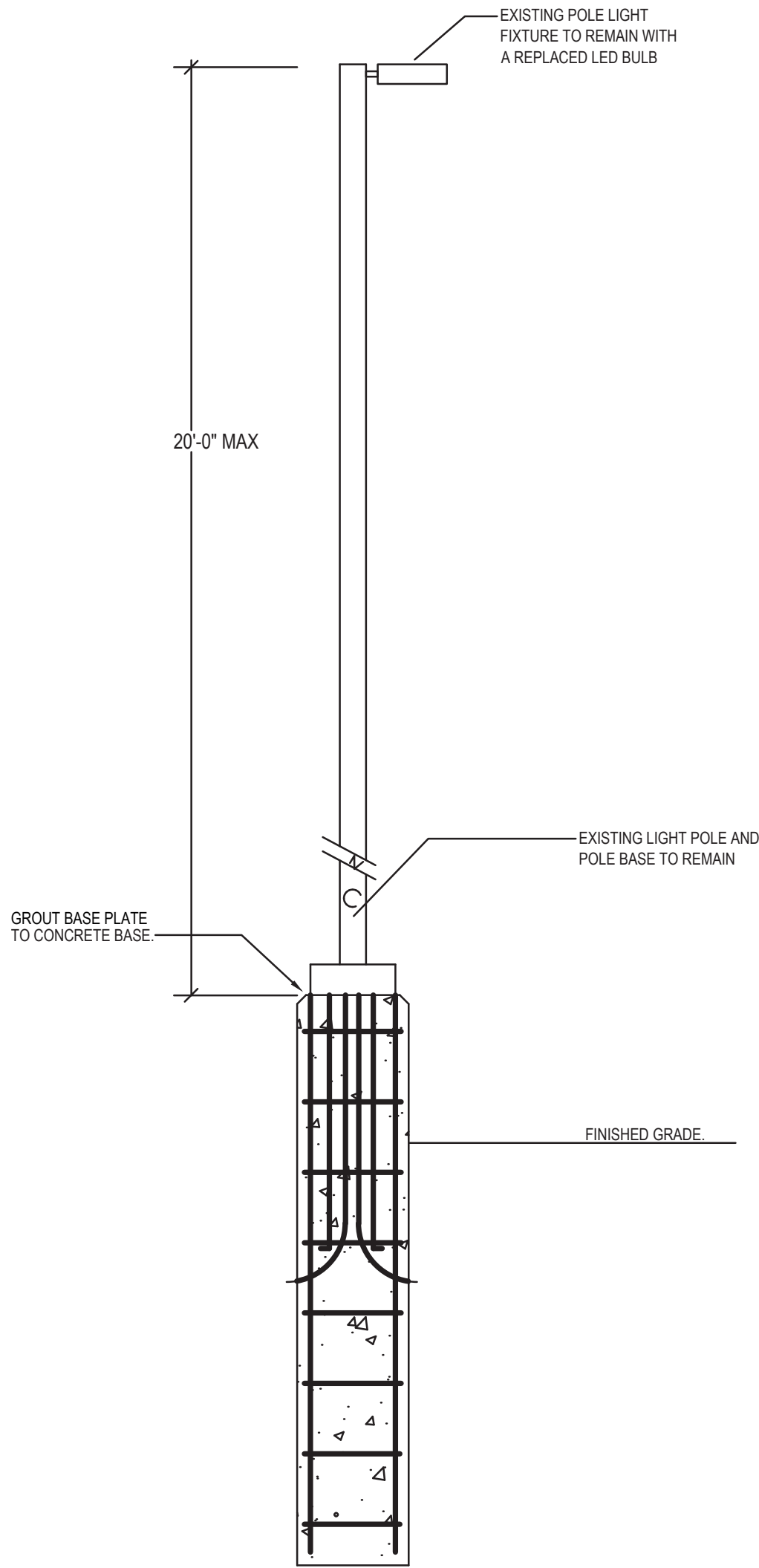




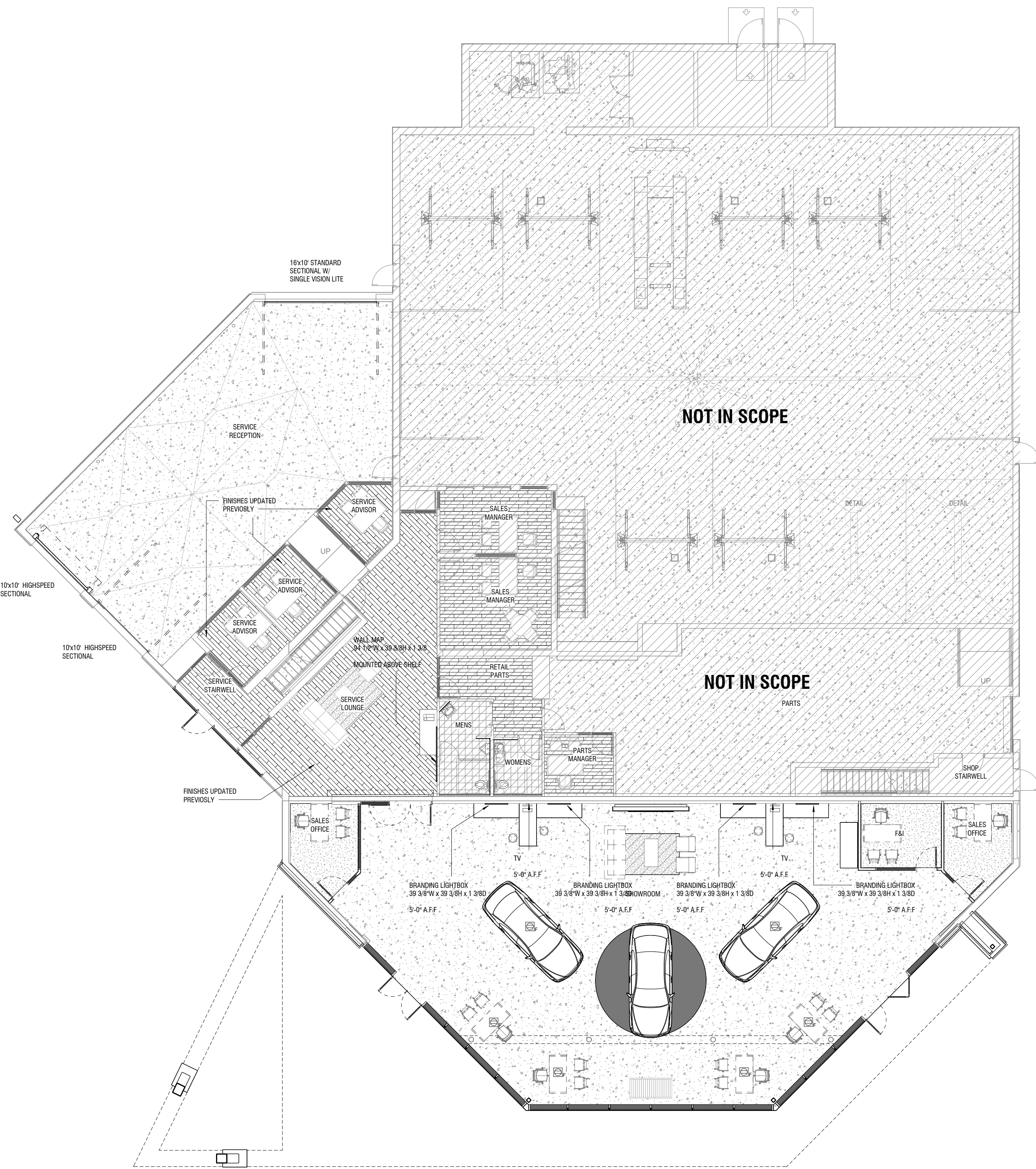
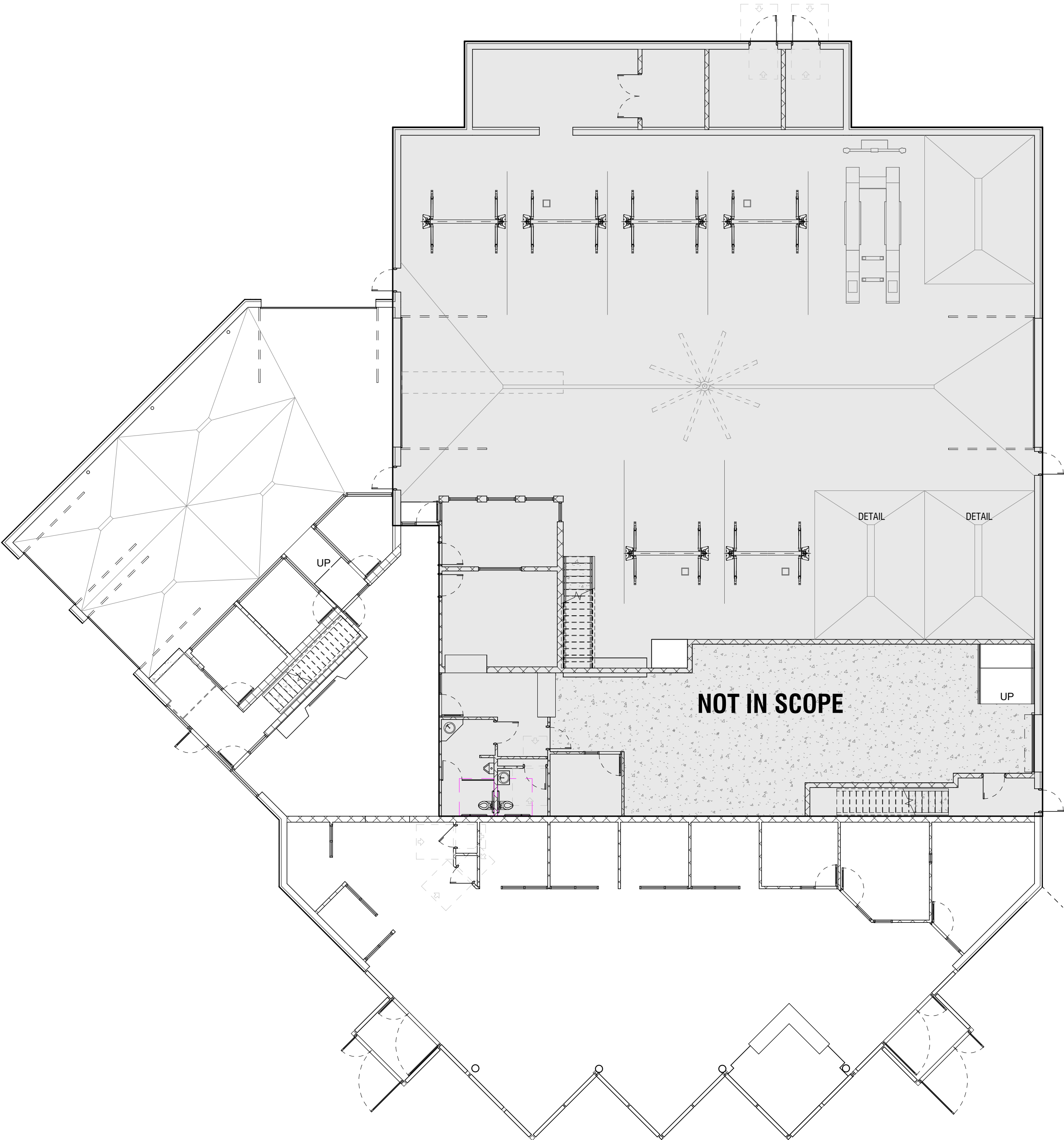


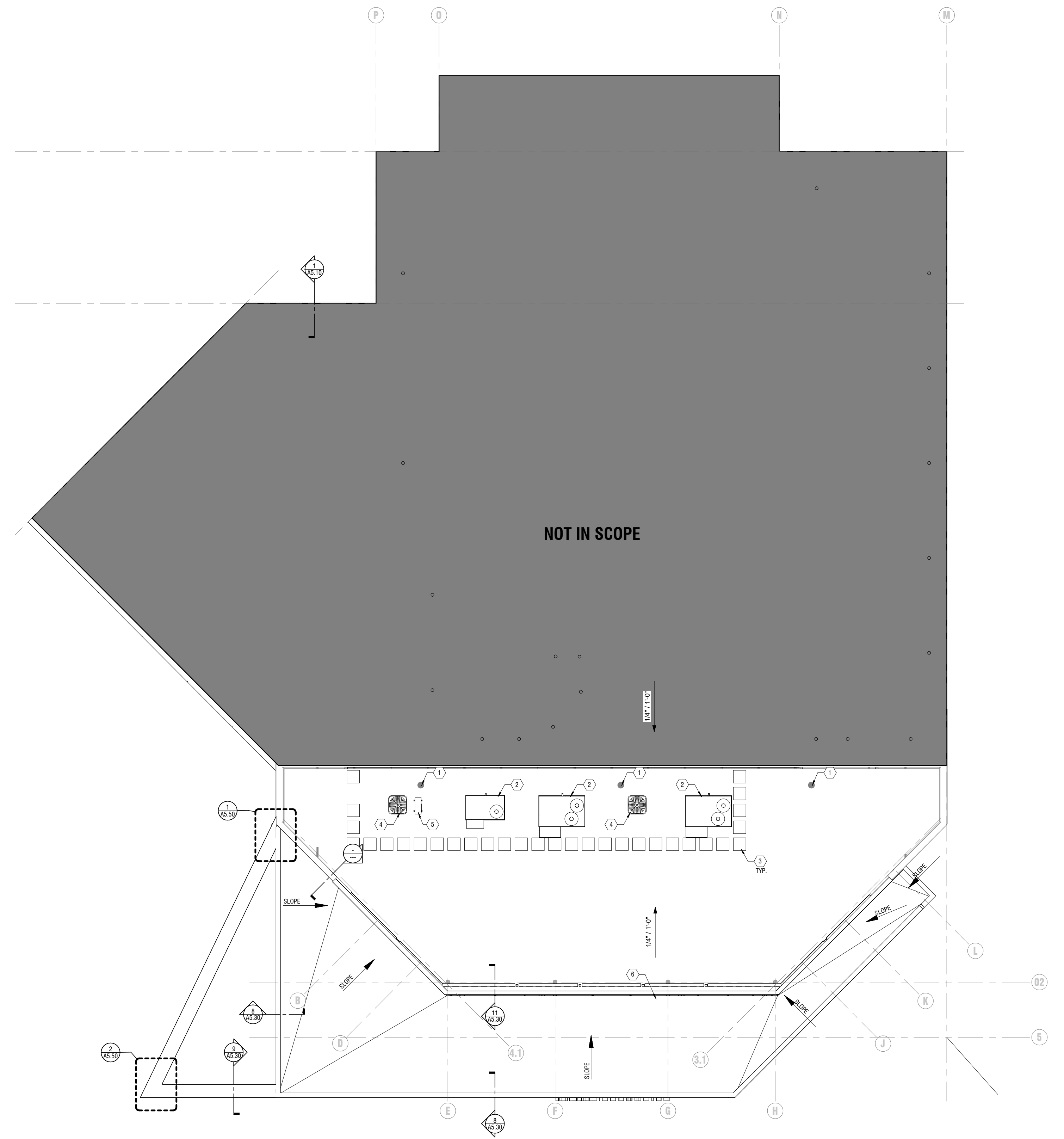
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY LOT		15.9 fc	46.1 fc	5.0 fc	9.2:1	3.2:1
MAIN PARKING	+	17.3 fc	23.7 fc	8.4 fc	2.8:1	2.1:1

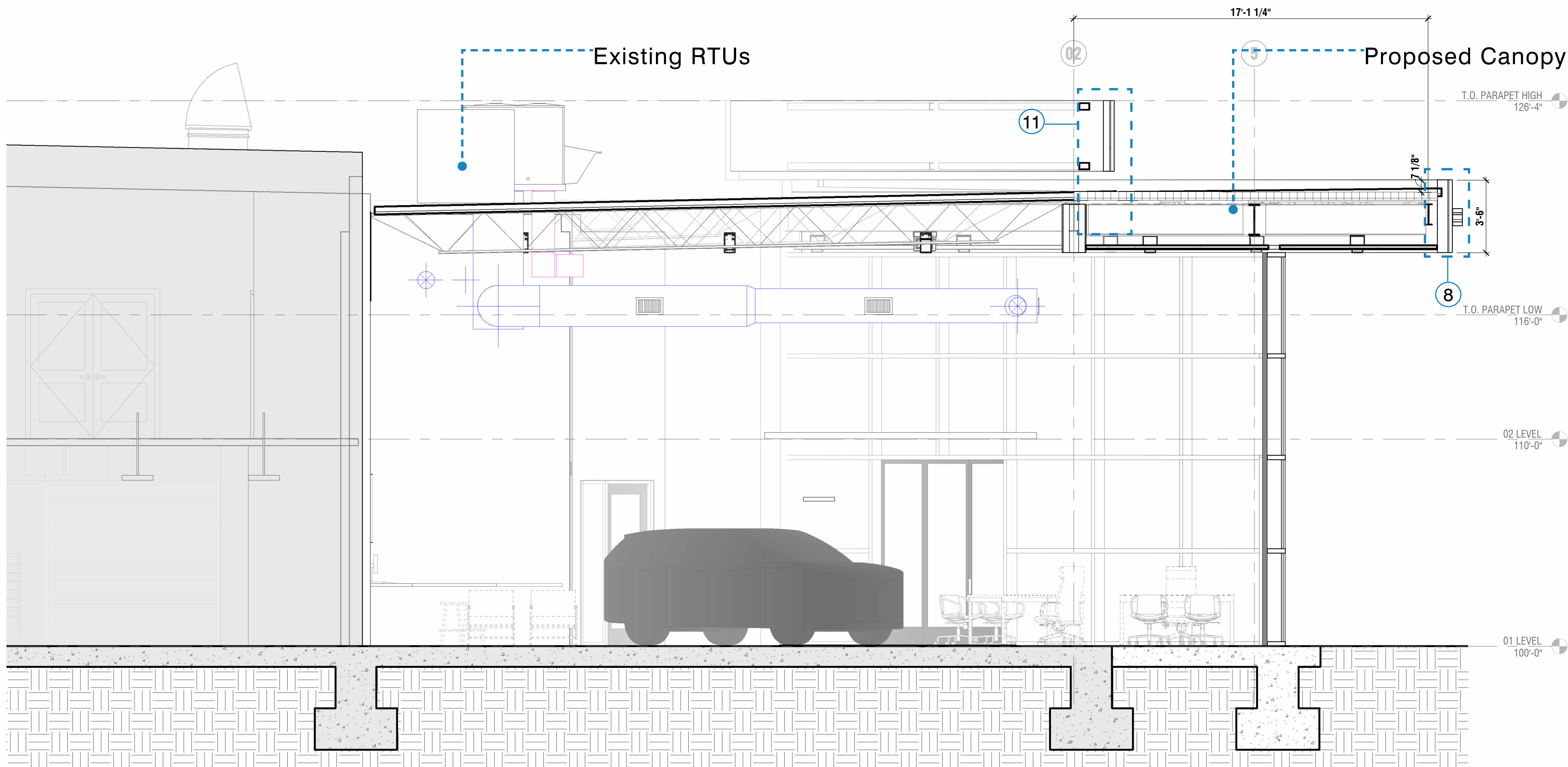
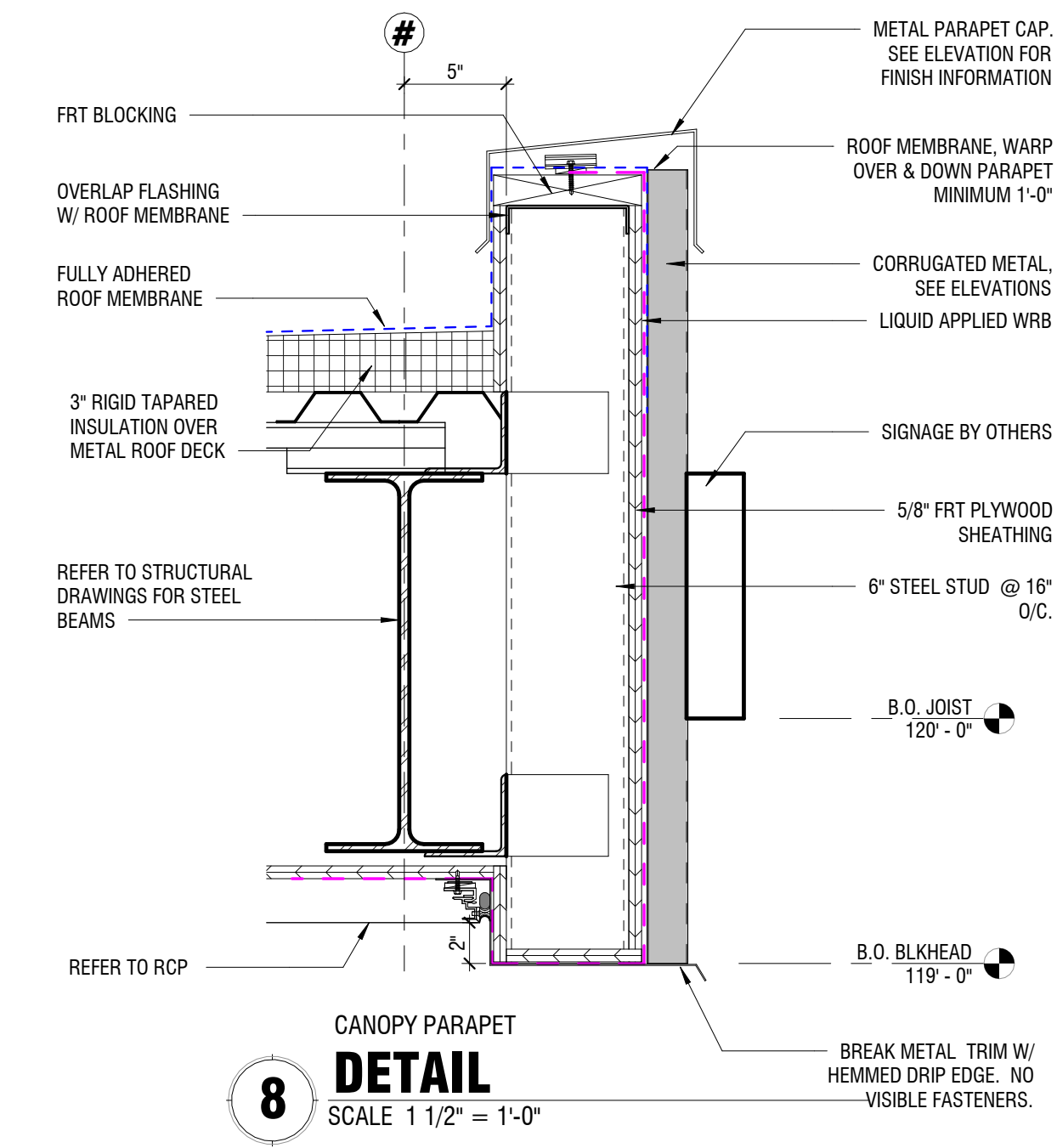
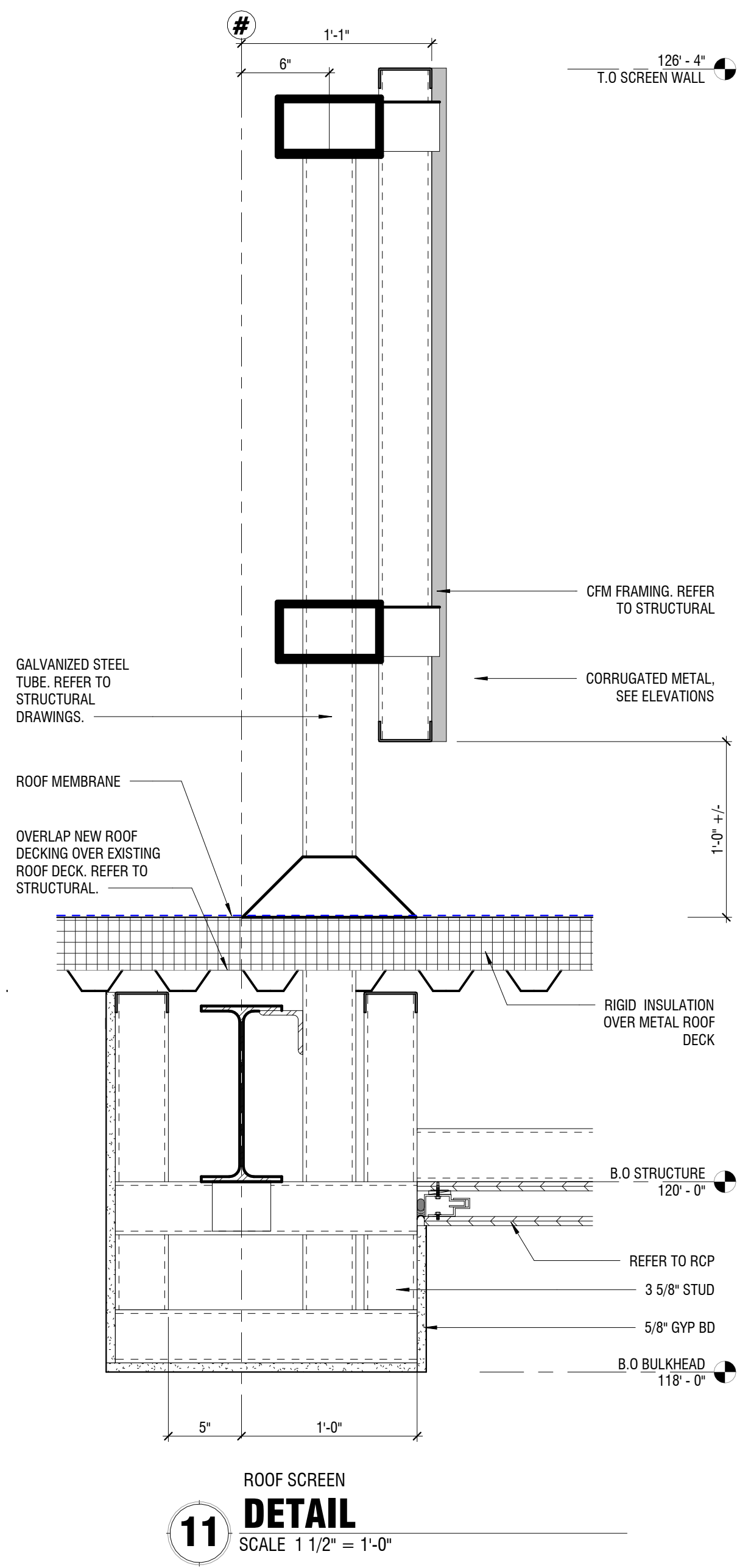
Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	SL-1	3	Lithonia Lighting	RSX4 LED P5 50K R5	RSX Area Luminaire Size 4 P5 Lumen Package 5000K CCT Type R5 Distribution	1	63291	1	483.4963
	SL-2	8	Lithonia Lighting	RSX4 LED P5 50K R5	RSX Area Luminaire Size 4 P5 Lumen Package 5000K CCT Type R5 Distribution	1	63291	1	966.9926
	A	15	Lithonia Lighting	LDN8 27/60 L08AR LSS	8IN LDN, 2700K, 6000LM, CLEAR, SEMI-SPECULAR REFLECTOR	1	5564	1	72.96



POLE BASE DETAIL
NOT TO SCALE

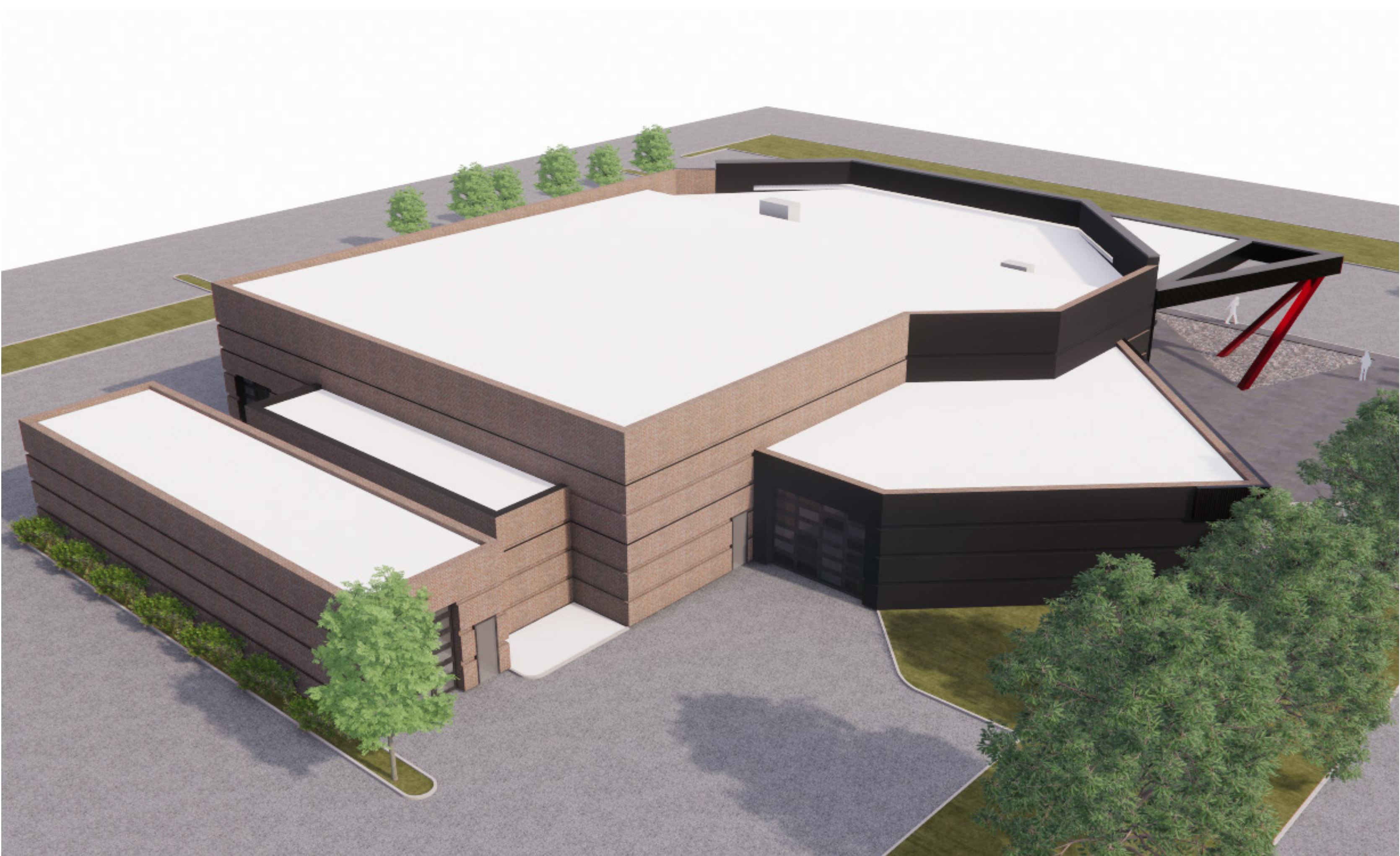




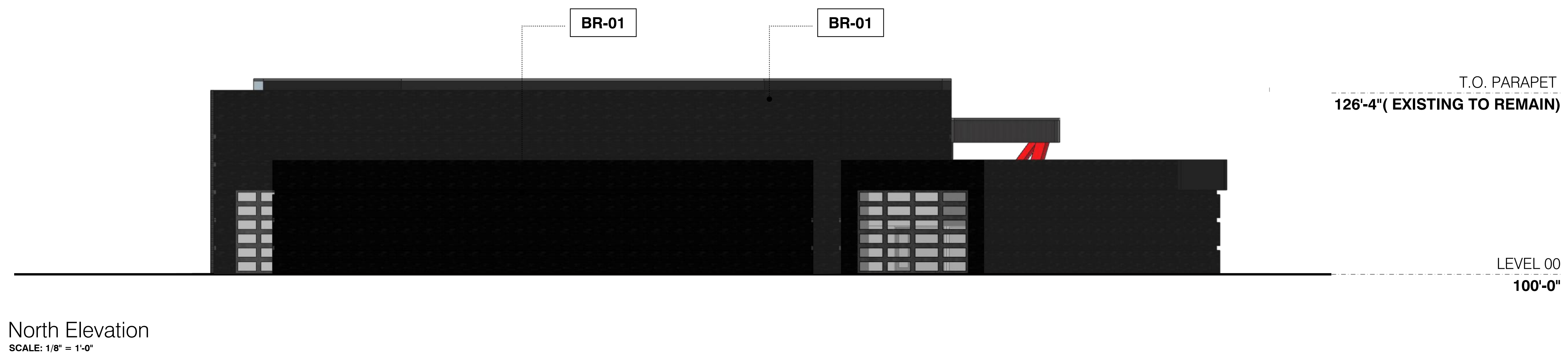
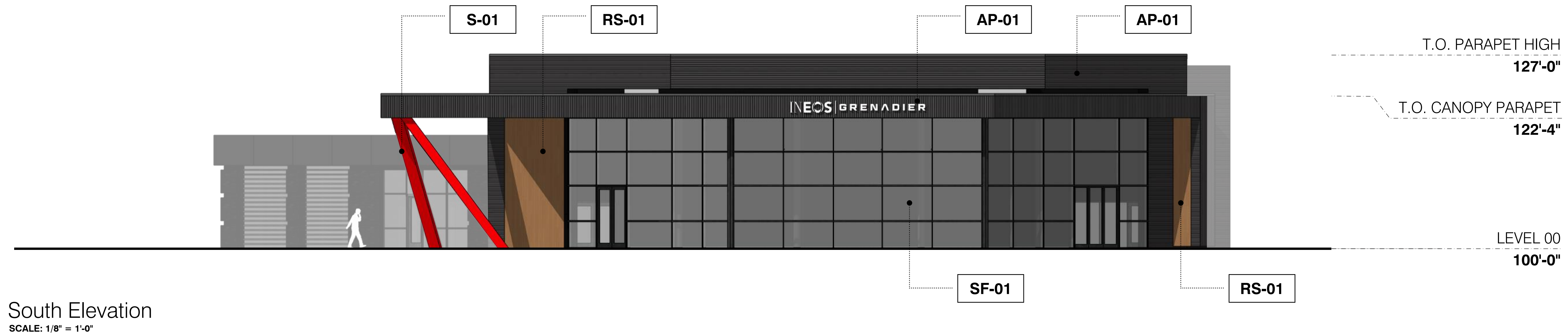




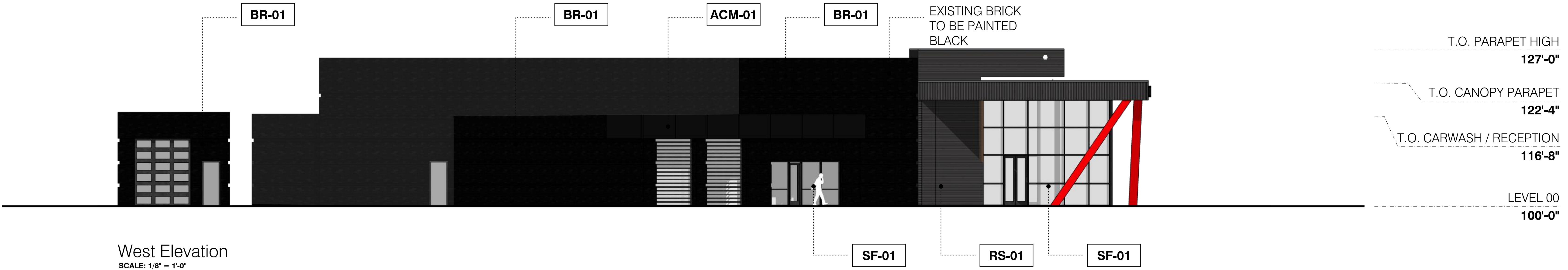
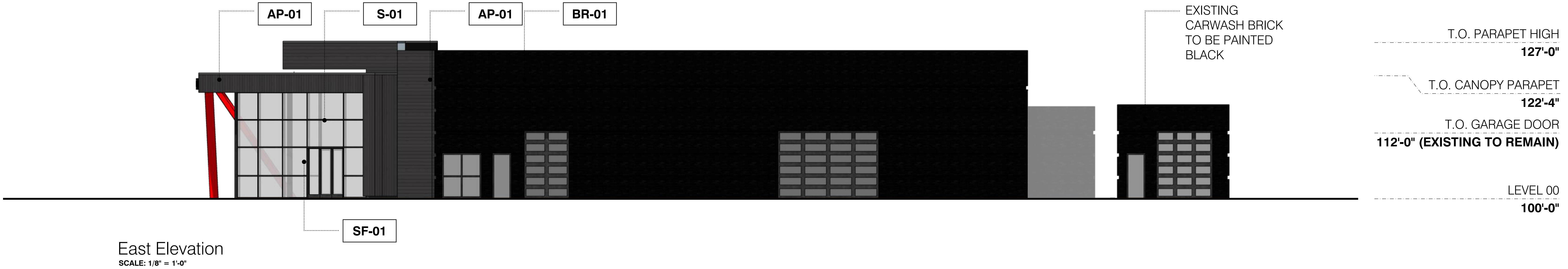




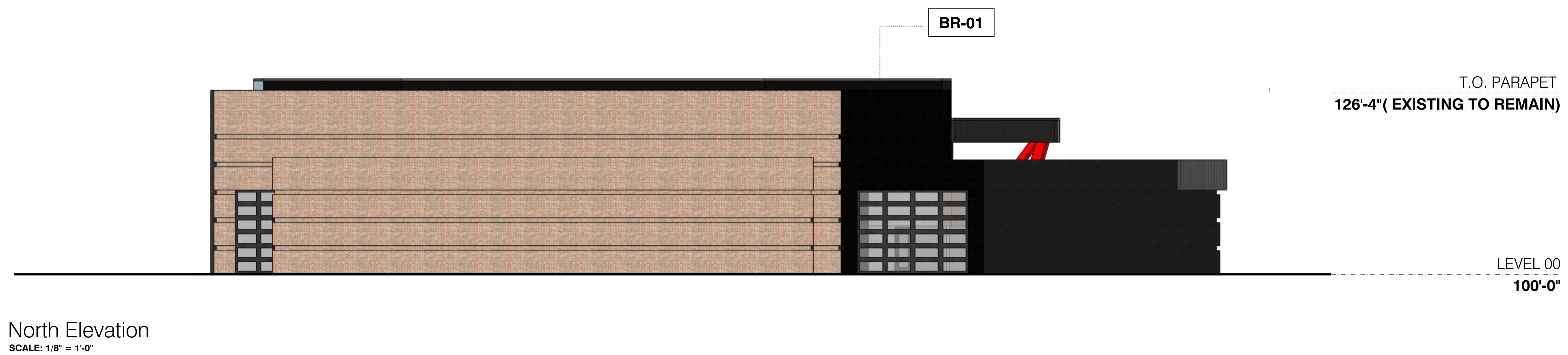
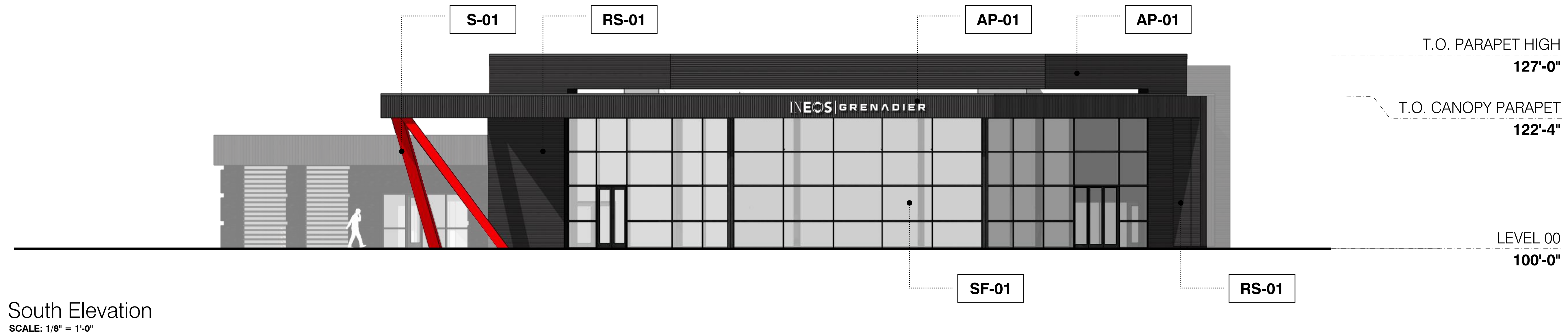
NOTE:
SCOPE IS ONLY THE FACADE OF SHOWROOM
AND FACADE OF RECEPTION. THE REST OF THE
BUILDING TO REMAIN



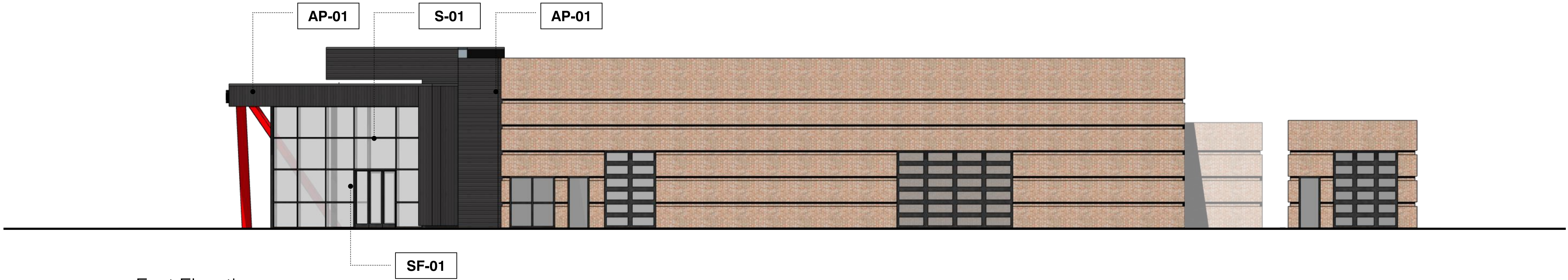
NOTE:
SCOPE IS ONLY THE FACADE OF SHOWROOM
AND FACADE OF RECEPTION. THE REST OF THE
BUILDING TO REMAIN



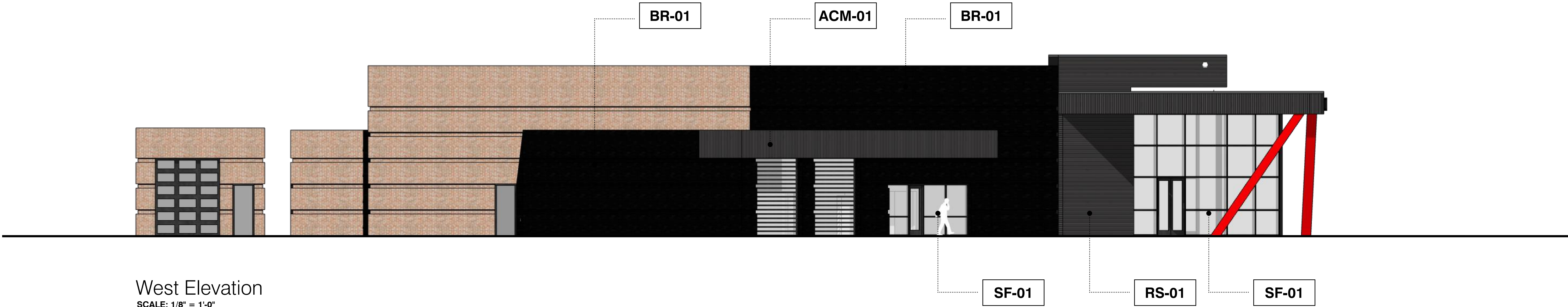
NOTE:
SCOPE IS ONLY THE FACADE OF SHOWROOM
AND FACADE OF RECEPTION. THE REST OF THE
BUILDING TO REMAIN



NOTE:
SCOPE IS ONLY THE FACADE OF SHOWROOM
AND FACADE OF RECEPTION. THE REST OF THE
BUILDING TO REMAIN



East Elevation
SCALE: 1/8" = 1'-0"



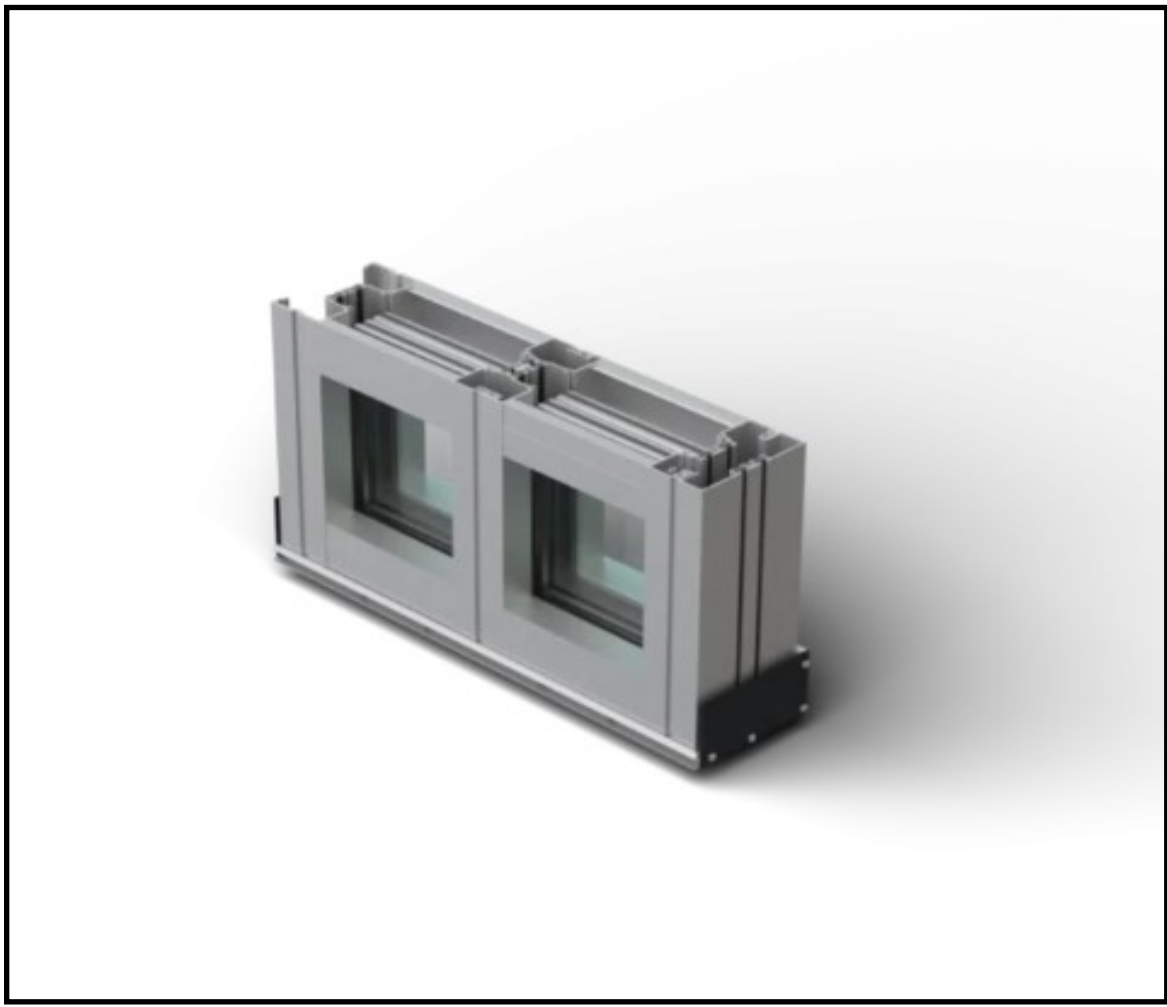
West Elevation
SCALE: 1/8" = 1'-0"



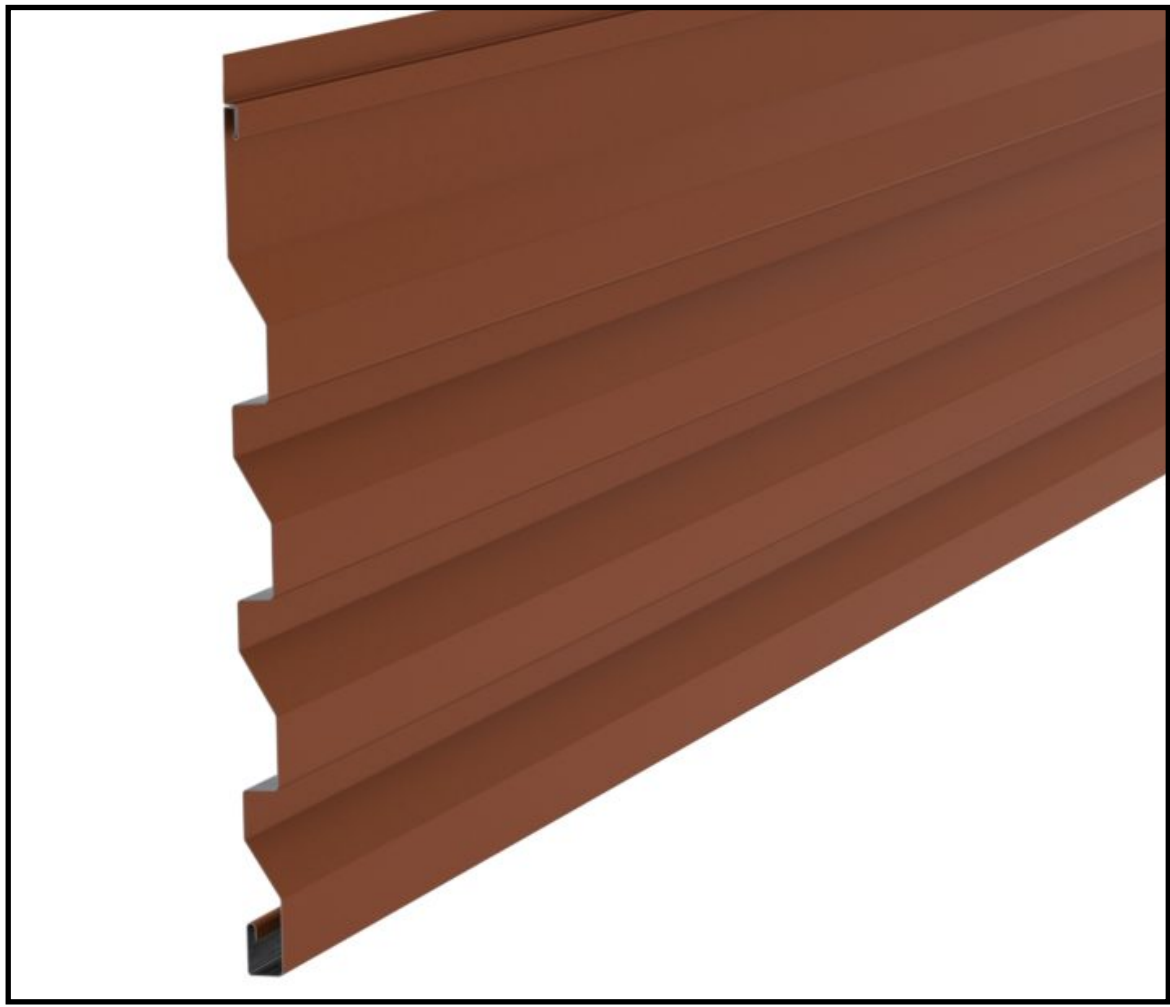
S-01
Material: Painted Structural steel
Manufacturer: TBD
Color: Real Red (SW 6868)



BR 01
Material: Existing Brick
Manufacturer: Existing
Color: Tricorn Black (SW 6258)



SF-01
Material: Trifab Versaglaze 451T
Manufacturer: Kawneer
Color: Black Frame

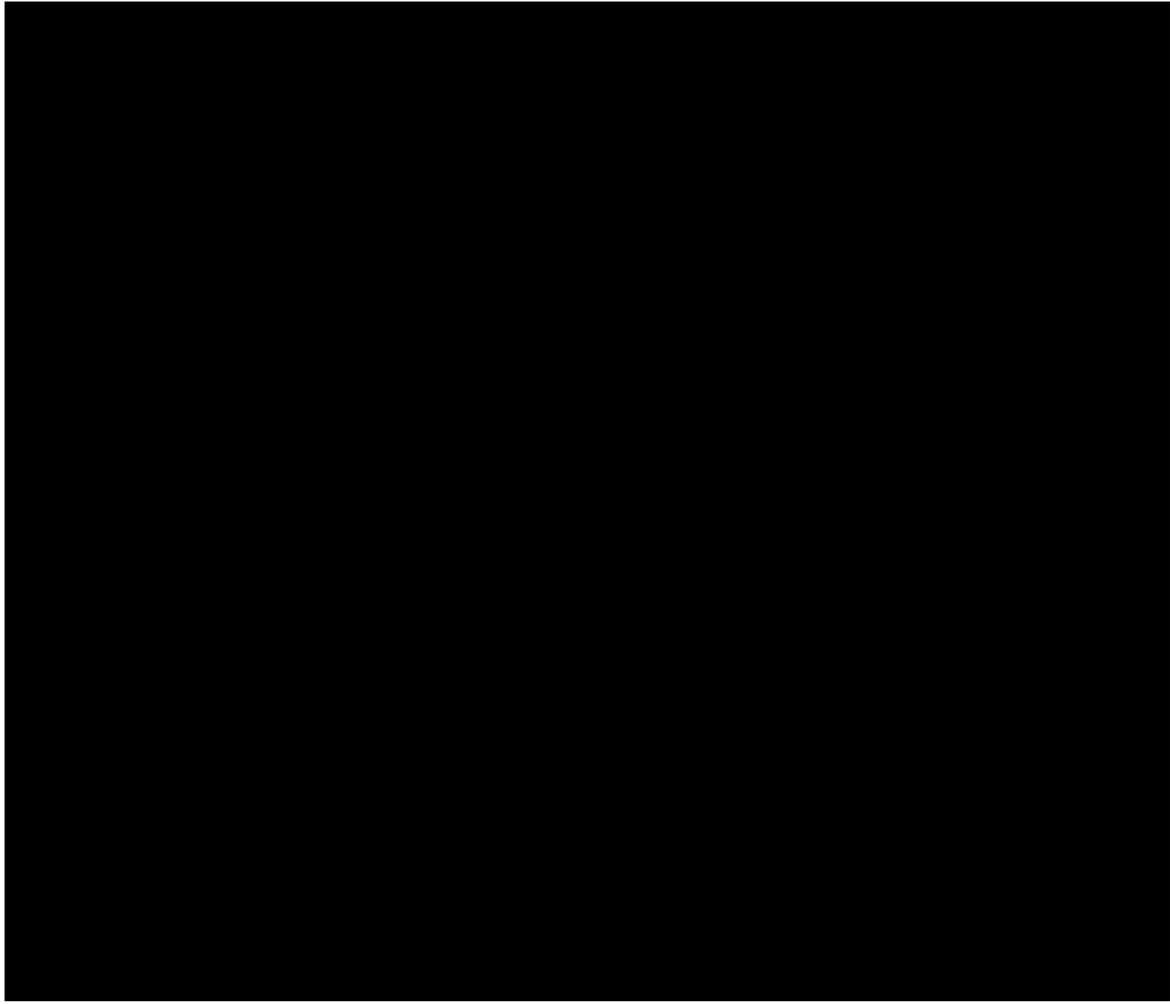


AP 01
Material: Horizontal Wall Panel
Manufacturer: DMI
Color: Matte Black
Type: Horizontally mounted on building

Vertically mounted at canopy



RS-01
Material: Wood like Rainscreen
Manufacturer: Trespa
Style: Meteon
Color: Elegant Oak Satin



ACM-01
Material: Aluminum Composite Material
Manufacturer: Apolic
Color: BLX Black

We have recently completed a project where we painted an existing building black, similar to the building we are proposing to paint in the submission.

Mercedes Benz of Easton Van center (ex Infinity of Easton) was previously a similar color material building. we painted key components tricorn black, and wrapped the rest in ACM. the set of photos to the right are the finished product, highlighted in blue.



We would prep and paint existing brick, to insure proper adhesion to the product face, so paint wont chip or crack over time due to water penetration.

below is a closeup picture of the painted brick on the Mercedes Benz Van center showing finish quality.



AMENDED FINAL DEVELOPMENT PLAN
INEOS
6400 PERIMETER LOOP RD
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
2025

Horizontal Datum
The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said coordinates are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network equipment and software at traverse control points numbered 200 and 201. The grid to ground combined scale factor (1.00002499118056) was applied at [the location of point number 200 (N 765406.922, E 1785298.738) (Fieldwork Completed 02/2025).

Vertical Datum
The elevations shown on this map are based on the North American Vertical Datum of 1988. Said elevations are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network equipment and software and the National Geodetic Survey's GEOID18 model at traverse control points numbered 200 and 201. Elevations from said traverse control points were then transferred by conventional leveling procedures to the permanent benchmarks listed hereon. (Fieldwork Completed 02/2025.

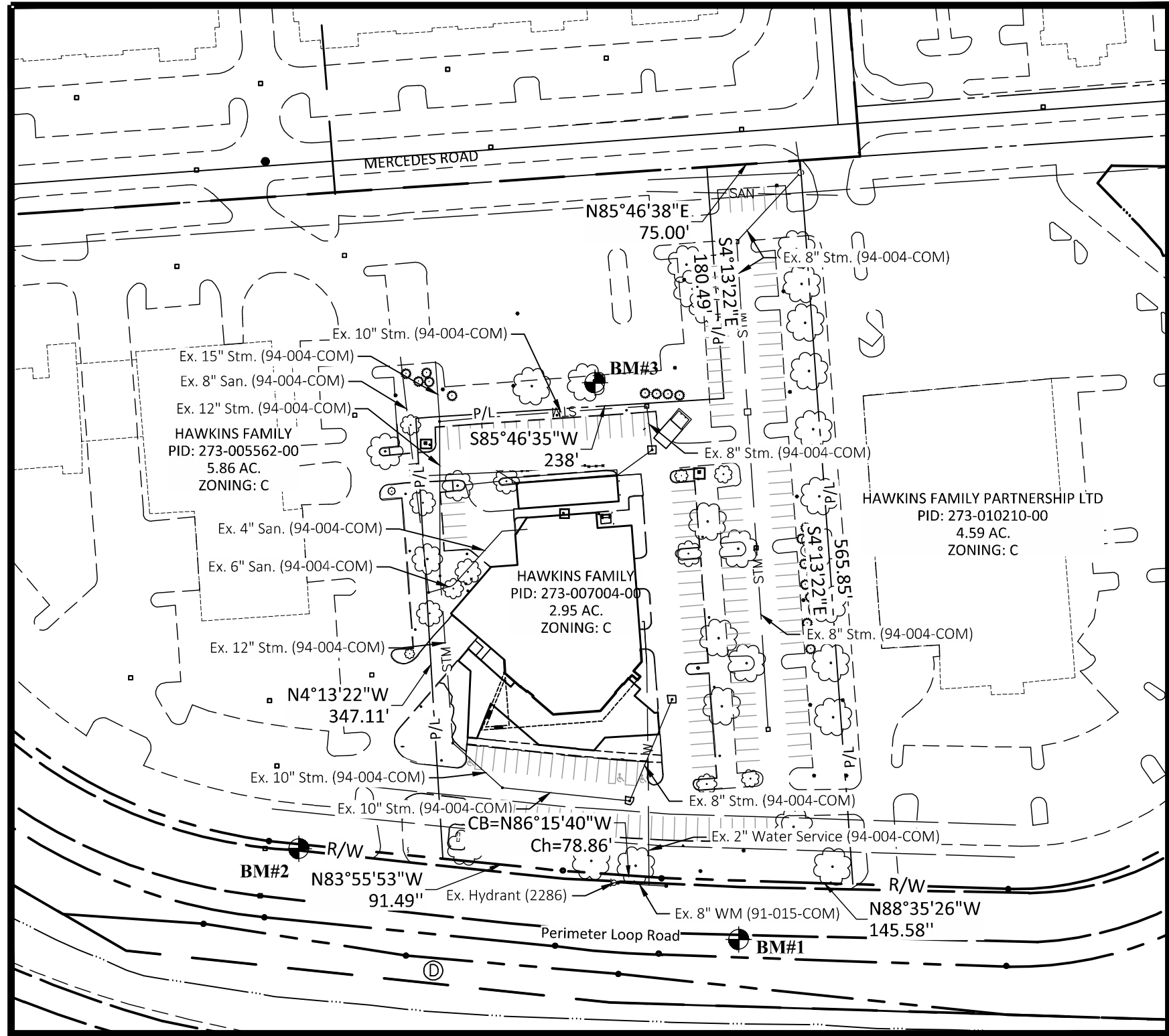
Bench Mark	Elevation	Description
BM#1	919.73	Chiseled square on the northeast corner of a concrete light pole base, located on the south side of Perimeter Loop Road, being west 100 feet of the easterly entrance to Crown Ineos Grenadier of Dublin (6350 Perimeter Loop Drive)
BM#2	920.84	Chiseled "X" on the south flange bolt of a fire hydrant, located on the north side of Perimeter Loop Road, being the first fire hydrant (70 feet) west of the westerly entrance drive to Crown Ineos Grenadier of Dublin (6350 Perimeter Loop Road).
BM#3	920.45	Chiseled "X" on the south flange bolt of a fire hydrant, located on the north side of the building for Crown Ineos Grenadier of Dublin (6350 Perimeter Loop), being north of the parking lot 25 feet.

SITE DATA TABLE	
TOTAL SITE AREA	2.95 ACRES
TOTAL SITE AREA DISTURBED	0.20 ACRES
PRE-DEVELOPED IMPERVIOUS AREA	1.98 ACRES
POST-DEVELOPED IMPERVIOUS AREA	2.00 ACRES
DISTURBED AREA WITHIN R/W	0.00 ACRES
EXISTING LOT COVERAGE	67%
PROPOSED LOT COVERAGE	68%
EXISTING BUILDING LOT COVERAGE	14%
PROPOSED BUILDING LOT COVERAGE	14%
EXISTING/PROPOSED BUILDING HEIGHT	26'-4"
FLOOD INSURANCE RATE MAP NUMBER	39049C0132K
ZONE	X
EFFECTIVE DATE	06/17/2008
BASE FLOOD ELEVATION	916

RELATED PLANS	
FINAL DEVELOPMENT PLANNING NUMBER	N/A
WATER SERVICE PLAN	N/A
PUBLIC ROADWAY PLANS	N/A
PUBLIC WATER PLAN	N/A
PUBLIC SANITARY PLAN	N/A
RELATED PERMITS	
OEPA FACILITY PERMIT NUMBER (NOI)	N/A
SANITARY PTI	N/A
WATER PTI	N/A
SPECIAL FLOOD HAZARD AREA DEVELOPMENT PERMIT	N/A

UTILITY NOTES
CONNECTIONS TO EXISTING PUBLIC INFRASTRUCTURE SHALL BE CORE DRILLED.
CONNECTIONS TO EXISTING UTILITIES REQUIRE CITY OF DUBLIN INSPECTION.

NOTE
PROPERTY BEARING AND DISTANCE IS BASED UPON DEED.



INDEX MAP
SCALE: 1" = 100'

PROPERTY OWNER
HAWKINS FAMILY PARTNERSHIP LTD
6001 34TH ST N
ST. PETERSBURG, FL 33714
(614)799-4666

APPLICANT
VINCE DESTEFANO
ARCHALL ARCHITECTS
49 EAST 3RD AVENUE
COLUMBUS, OH 43201
(614)469-7500
VDESTEFANO@ARCHALL.COM

ENGINEER
MATTHEW STYPULA, PE
EMH&T
5500 NEW ALBANY ROAD
COLUMBUS, OH 43054
(614)775-4369
mstypula@emht.com

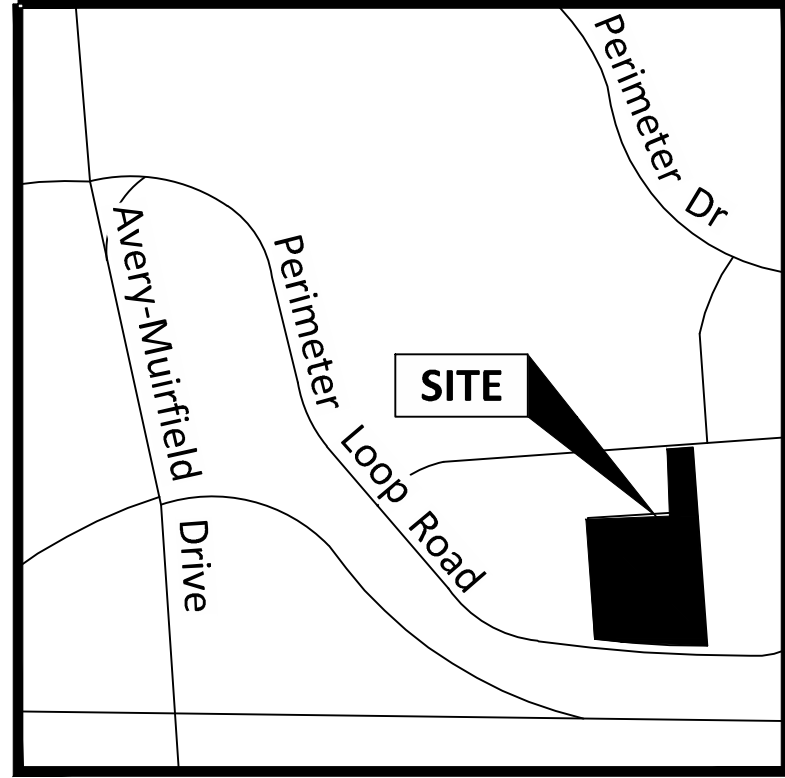
SURVEYOR
JOSH KLEEMEYER, PS
EMH&T
5500 NEW ALBANY ROAD
COLUMBUS, OH 43054
(614)775-4124
jkleemeyer@emht.com

PROJECT DESCRIPTION

BUILDING RENOVATIONS AND MODIFICATION TO THE SHOWROOM. RECONSTRUCTION OF EXISTING PATIO AREA SOUTH OF THE SHOWROOM AND LANDSCAPE IMPROVEMENTS.

STANDARD CONSTRUCTION DRAWINGS SHALL BE IN THE FOLLOWING PRIORITY: CITY OF DUBLIN, CITY OF COLUMBUS, ODOT

STANDARD CONSTRUCTION DRAWINGS					
CITY OF DUBLIN		CITY OF COLUMBUS			ODOT
RD-05					



VICINITY MAP
NOT TO SCALE

SHEET INDEX		
SHEET NUMBER		SHEET NAME
1	C1.0	TITLE SHEET
2	C2.0	EXISTING CONDITIONS
3	C3.0	DEMOLITION PLAN
4	C4.0	STAKING PLAN
5	C5.0	UTILITY PLAN
6	C6.0	GRADING PLAN
7	T1.0	TREE SURVEY
8	L1.0	LANDSCAPE PLAN

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

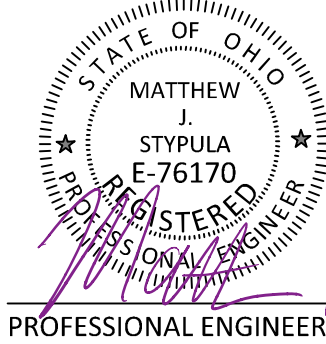
OWNER _____ DATE _____

APPLICANT _____ DATE _____

PLANNING AND ZONING COMMISSION SECRETARY _____ DATE _____

DATE OF COMMISSION APPROVAL _____

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS SET FORTH BY THE CITY OF DUBLIN, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC.

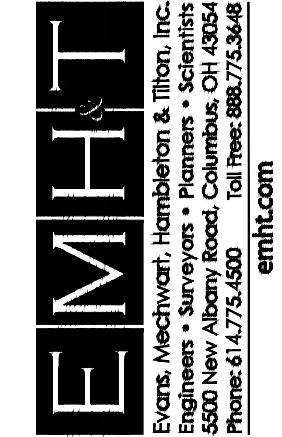


PROFESSIONAL ENGINEER

NO. 76170

DATE

5-9-25



FINAL DEVELOPMENT PLAN
INEOS
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TITLE SHEET
May 9, 2025

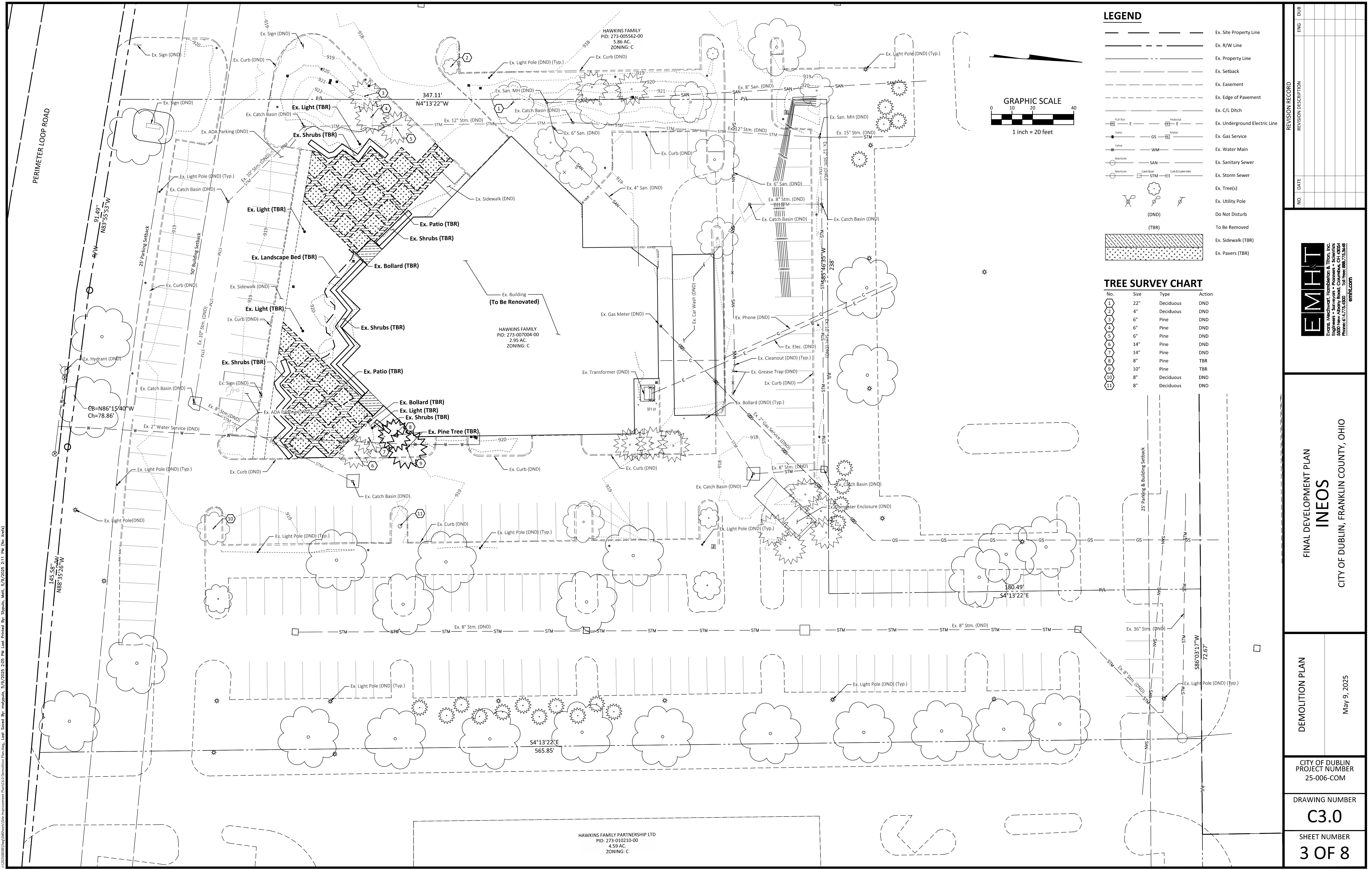
CITY OF DUBLIN
PROJECT NUMBER
25-006-COM

DRAWING NUMBER

C1.0

SHEET NUMBER

1 OF 8



LEGEND

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Underground Electric Line
- Ex. Gas Service
- Ex. Water Main
- Ex. Sanitary Sewer
- Ex. Storm Sewer
- Ex. Tree(s)
- Ex. Utility Pole
- Do Not Disturb
- To Be Removed
- Ex. Sidewalk (TBR)
- Ex. Pavers (TBR)

TREE SURVEY CHART

No.	Size	Type	Action
1	22"	Deciduous	DND
2	4"	Deciduous	DND
3	6"	Pine	DND
4	6"	Pine	DND
5	6"	Pine	DND
6	14"	Pine	DND
7	14"	Pine	DND
8	8"	Pine	TBR
9	10"	Pine	TBR
10	8"	Deciduous	DND
11	8"	Deciduous	DND

REVISION RECORD	
NO.	DATE

EMHT

Survey • Mechanical • Foundation & Other, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone 614.757.5500 Toll Free 888.775.5468
emht.com

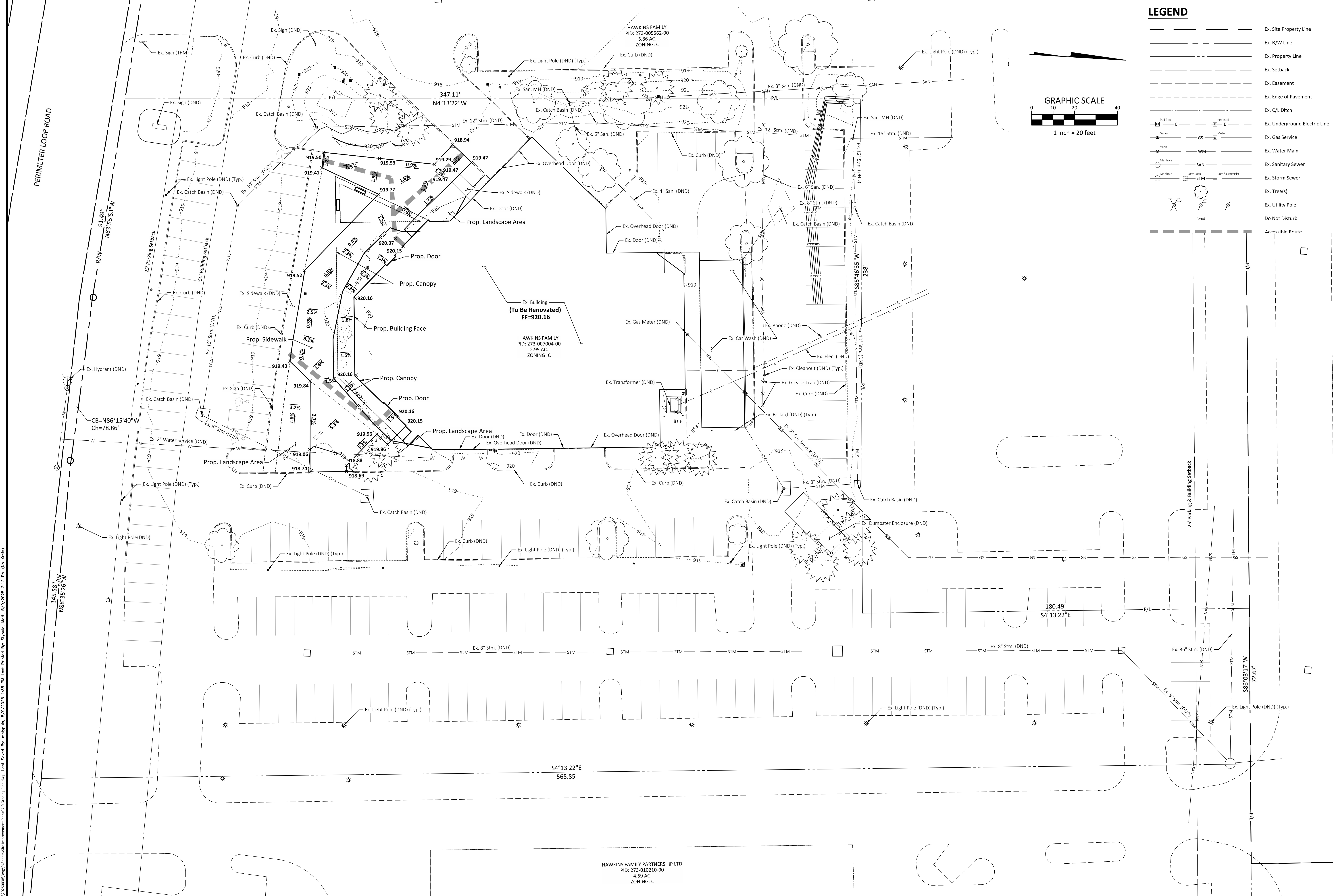
FINAL DEVELOPMENT PLAN
INEOS
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

DEMOLITION PLAN
May 9, 2025

CITY OF DUBLIN
PROJECT NUMBER
25-006-COM

DRAWING NUMBER
C3.0
SHEET NUMBER
3 OF 8

\\02050038\\06\\GIS\\Sheet\\Site Improvement Plan\\C7D Grading Plan.dwg, Last Saved By: maysala, 5/9/2025 1:35 PM Last Printed By: Stypula, Mett, 5/9/2025 2:12 PM (No Xrefs)



LEGEND

- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Underground Electric Line
- Ex. Gas Service
- Ex. Water Main
- Ex. Sanitary Sewer
- Ex. Storm Sewer
- Ex. Tree(s)
- Ex. Utility Pole
- Do Not Disturb

REVISION RECORD	
NO.	DATE

EMHT

Stacy McWhorter - Hamilton & Thomas, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone 614.757.5500 Toll Free 888.775.5648
emht.com

FINAL DEVELOPMENT PLAN
INEOS

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

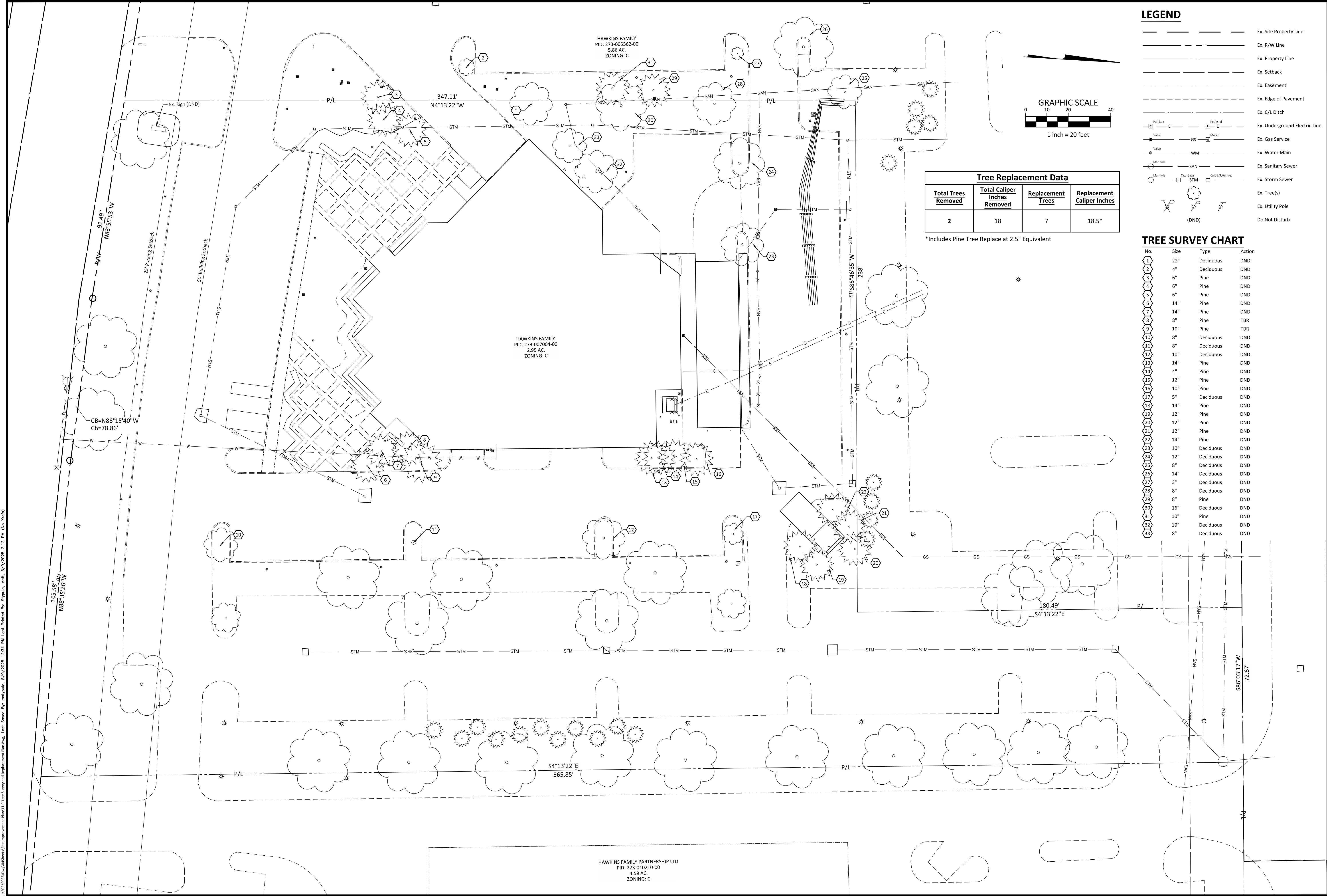
GRADING PLAN
May 9, 2025

CITY OF DUBLIN
PROJECT NUMBER
25-006-COM

DRAWING NUMBER
C6.0

SHEET NUMBER
6 OF 8

\\02050038\\06\\GIS\\Projects\\Site Improvement Plan\\T1.0 Tree Survey and Replacement Plan.dwg, Last Saved By: malyuk, 5/9/2025 12:34 PM, Last Printed By: Stipulic, Matt, 5/9/2025 2:12 PM (No Xrefs)



Tree Replacement Data			
Total Trees Removed	Total Caliper Inches Removed	Replacement Trees	Replacement Caliper Inches
2	18	7	18.5*

*Includes Pine Tree Replace at 2.5" Equivalent

LEGEND

- Full Box

E

Valve

GS

Valve

WM

Mainline

SAN

Mainline

STM

Hub Box

E

Minor

GS

Minor

WM

Curb & Gutter

SAN

Curb & Gutter

STM
- Ex. Site Property Line
- Ex. R/W Line
- Ex. Property Line
- Ex. Setback
- Ex. Easement
- Ex. Edge of Pavement
- Ex. C/L Ditch
- Ex. Underground Electric Line
- Ex. Gas Service
- Ex. Water Main
- Ex. Sanitary Sewer
- Ex. Storm Sewer
- Ex. Tree(s)
- Ex. Utility Pole
- Do Not Disturb

(DND)

TREE SURVEY CHART

No.	Size	Type	Action
1	22"	Deciduous	DND
2	4"	Deciduous	DND
3	6"	Pine	DND
4	6"	Pine	DND
5	6"	Pine	DND
6	14"	Pine	DND
7	14"	Pine	DND
8	8"	Pine	TBR
9	10"	Pine	TBR
10	8"	Deciduous	DND
11	8"	Deciduous	DND
12	10"	Deciduous	DND
13	14"	Pine	DND
14	4"	Pine	DND
15	12"	Pine	DND
16	10"	Pine	DND
17	5"	Deciduous	DND
18	14"	Pine	DND
19	12"	Pine	DND
20	12"	Pine	DND
21	12"	Pine	DND
22	14"	Pine	DND
23	10"	Deciduous	DND
24	12"	Deciduous	DND
25	8"	Deciduous	DND
26	14"	Deciduous	DND
27	3"	Deciduous	DND
28	8"	Deciduous	DND
29	8"	Pine	DND
30	16"	Deciduous	DND
31	10"	Pine	DND
32	10"	Deciduous	DND
33	8"	Deciduous	DND

EMH

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Engineers • Surveyors • Planners • Scientists
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Phone 614.752.5500 | Cell 614.887.7536
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FINAL DEVELOPMENT PLAN
INEOS
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TREE SURVEY

May 9, 2025

CITY OF DUBLIN
PROJECT NUMBER
25-006-COM

DRAWING NUMBER

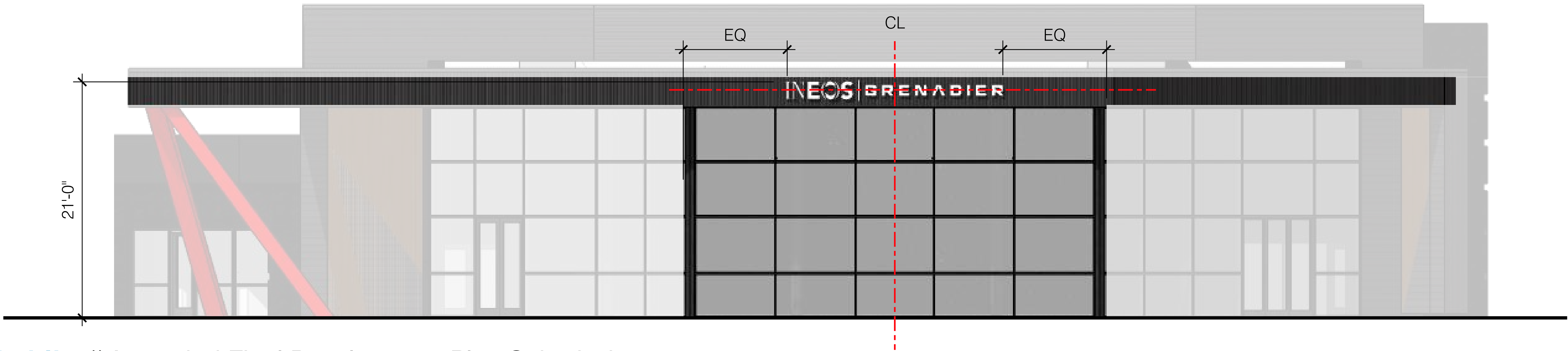
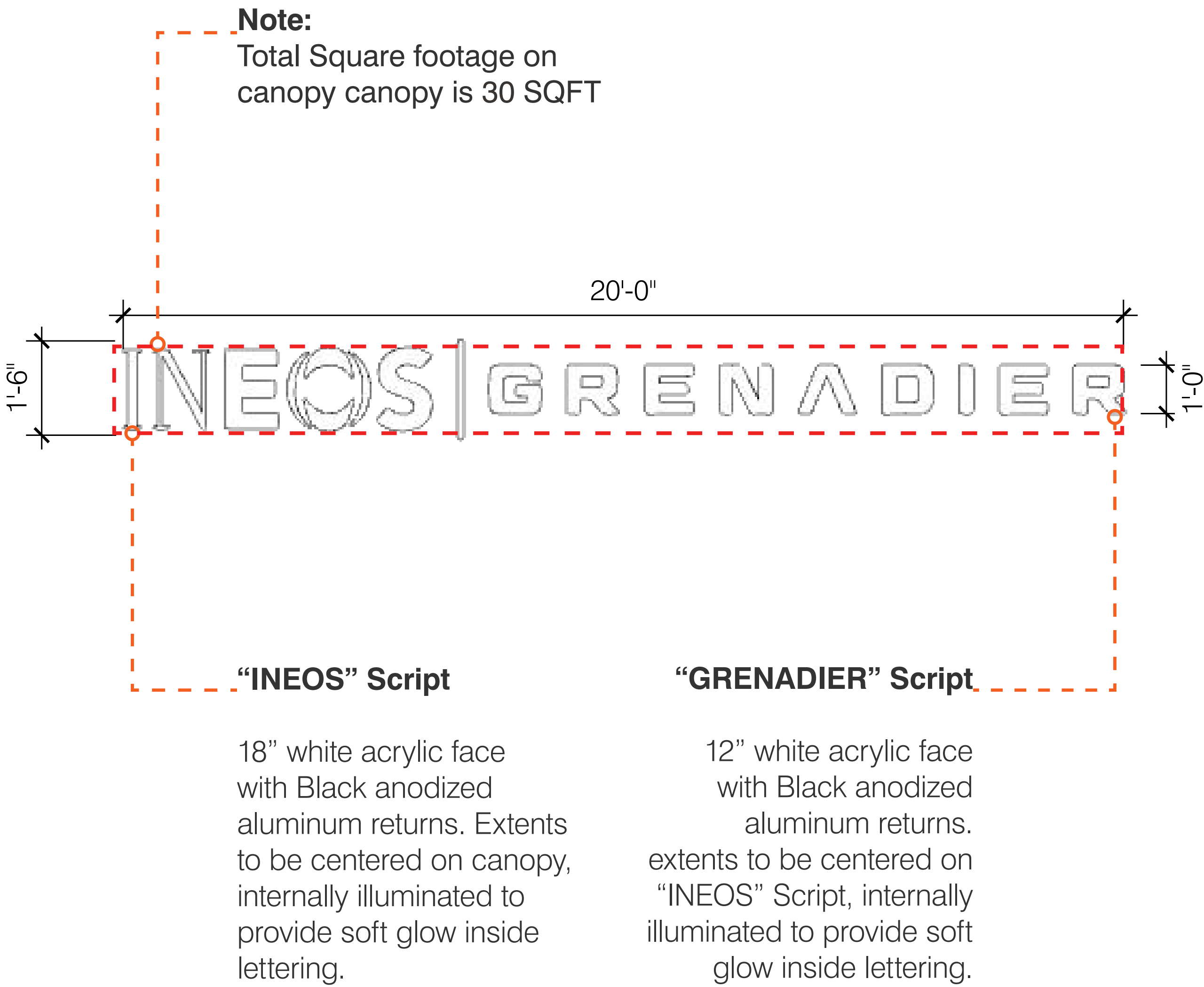
T1.0

SHEET NUMBER

7 OF 8

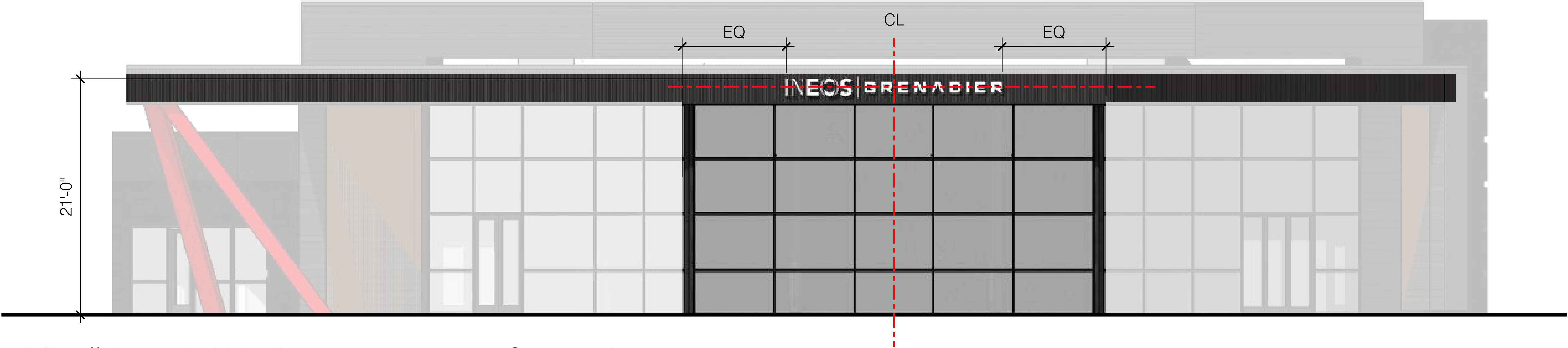
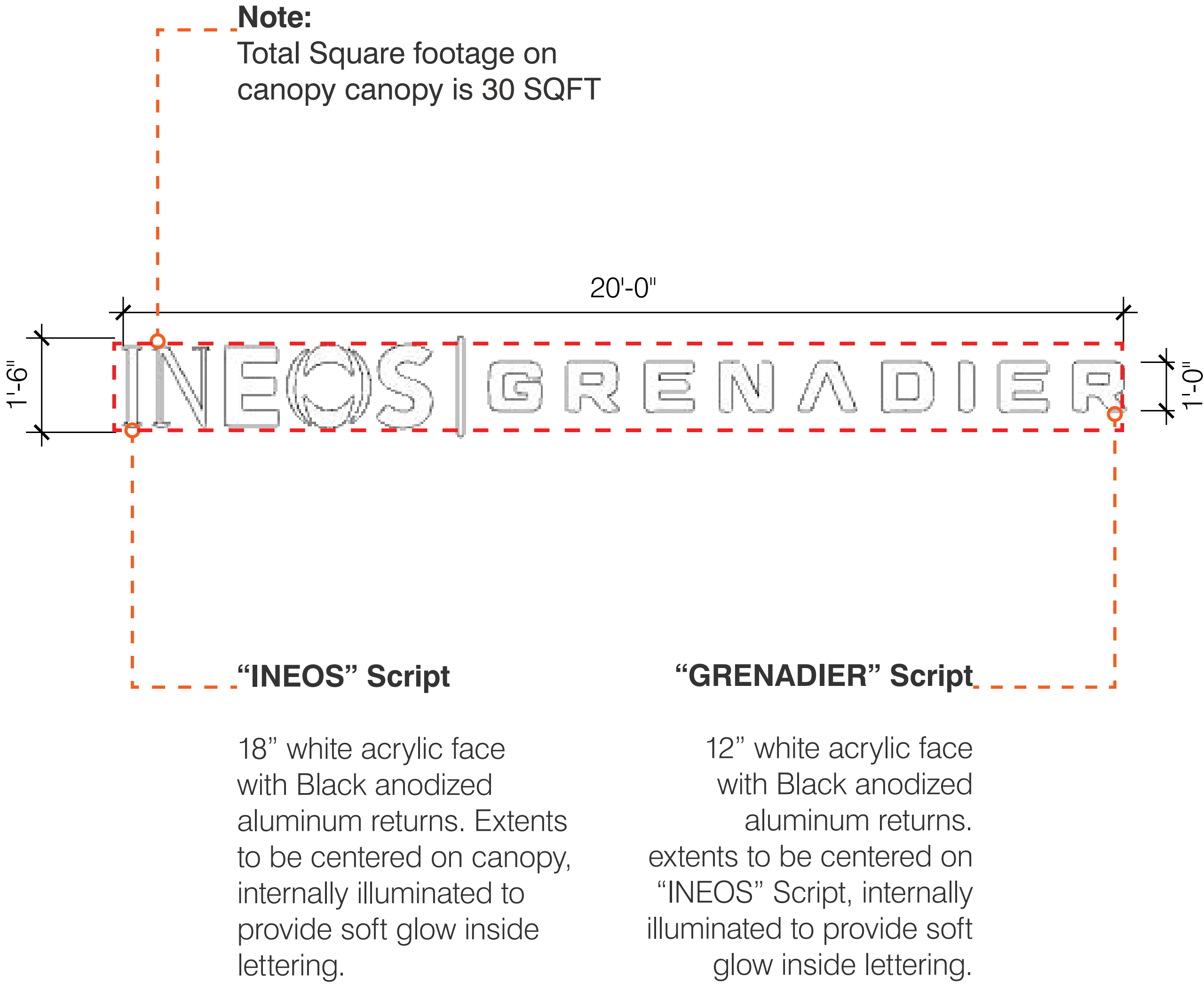


Daytime Render
Scale: NTS





Nighttime Render
Scale: NTS



The photos on the right are examples of other INEOS projects that have been completed around the U.S with a similar color palette as the one we are proposing.



KO INEOS - Framingham, Massachusetts



Price Family INEOS - San Rafael, California



Sewell INEOS - San Antonio, Texas