THE Columbus ARCHITECTURAL STUDIO

Monterey Square Development

January 15, 2026 Revision

Wood Companies
614-298-9663
939 N High Street Suite 206, Columbus, OH 43201
January 15, 2026

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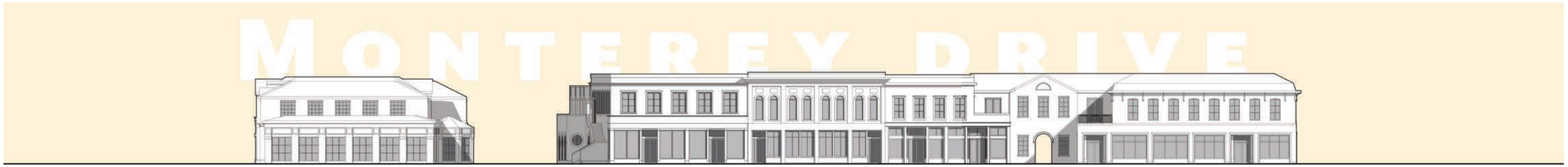
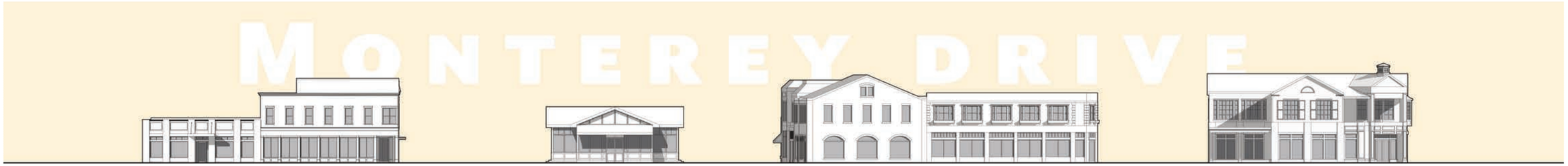


03 MONTEREY DRIVE WEST ELEVATION
Scale:1:20 0 5 10



02 MONTEREY DRIVE EAST ELEVATION
Scale:1:20 0 5 10

01 BRIDGE STREET NORTH ELEVATION
Scale:1:20 0 5 10

01 Site Plan
Scale: 1/64" : 1'

Parking Tabulation

Parking Required	*Parking Ratio*	*Area (SF)*
Shopping Center Parking	5 : 1000	101,800
Office Parking	2.5 : 1000	31,900
Total Spaces Required		**589**
Total Spaces Provided		**461**
Street Parking Spaces		150
Total Garage Spaces		311
Level 1		89
Level 2		117
Level 3		105
Accessible Spaces		12 throughout site

Block Dimensions

	North (FT)	*South (FT)*	*East (FT)*	*West (FT)*	*Perimeter (FT)*
Allowable	300	300	300	300	1,000
Block 1	296	291	561	559	1,707
Block 2	227	227	563	563	1,579

Front Property Line Coverage

	Frontage Street Name	*Street Frontage (FT)*	*Front Facade (FT)*	*Coverage (%)*	*Conforms*
Block 1	Bridge St	296 FT	271 FT	92%	Yes
	Monterey Dr	501 FT	329 FT	66%	No
	** 112 FT of frontage dedicated to public amenity*				
	** 24 FT of frontage dedicated to public drive aisle*				
	SW Street	260 FT	207 FT	71%	No
	** 24 FT of frontage dedicated to public drive aisle*				
Block 2	Bridge St	227 FT	200 FT	88%	Yes
	Monterey Dr	442 FT	311 FT	70%	No
	** 27 FT of frontage dedicated to public amenity*				
	** 24 FT of frontage dedicated to public drive aisle*				

Impervious Coverage

	Area (SF)	*Impervious Area (SF)*	*Impervious (%)*	*Conforms*
Block 1	146,200	114,000	78%	Yes
Block 2	100,100	85,100	85%	Yes

01 **Site Plan**
Scale: 1/64" : 1' 0 8 16 32

Square Footages

Building	*Retail (SF)*	*Office (SF)*
Building A	8,500	8,400
Building B	5,500	5,300
Building C	11,800	10,300
Building D	11,500	
Building E1	11,100	
Building E2	15,000	
Building F	10,800	
Building G	12,300	7,900
Building H	5,500	
Building P	1,400	
Total	**101,800**	**31,900**

Bridge Street District – Open Space Summary Table

Code Reference	*BSD §153.064(C)(2) – Commercial Open Space*
Project Use Type:	*Mixed Use (Retail + Office)*
Residential Uses	*None*
Applicable Standard:	*1 SF of publicly accessible open space per 50 SF of commercial floor area*
Commercial Floor Area (SF)	133,700
Open Space Required (SF)	**2,700**
Total Open Space Provided (SF)	**29,200**
Open	23,400
Retail Alleyway	5,800

BR-1
Brick
White Painted

BR-2
Brick
Red

BR-3
Brick
Cream

BR-4
Brick
Buff

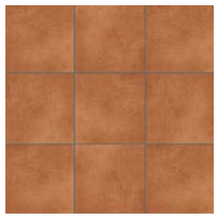
BR-5
Brick
Dark Gray

BR-6
Tan Brick

ST-1
Limestonel

ST-2
Stone Veneer

TL-1
Tile
Terracotta



PL-1
Stuccor
White

PL-2
Stucco
Cream

FC-1
Fiber Cement Siding
White

FC-2
Fiber Cement Panel
Color varies
Refer to PT colors

FC-3
Miscellaneous Fiber Cement Elements
Color varies
Refer to PT colors

WW-1
Aluminum Window Wall System
Finish varies
Refer to PT colors

W-1
Composite Window
Color varies;
Refer to PT colors

R-1
Asphalt Shingle Roof
Charcoal

R-2
Standing Seam Metal Roof
Charcoal

R-3
Copper Roof

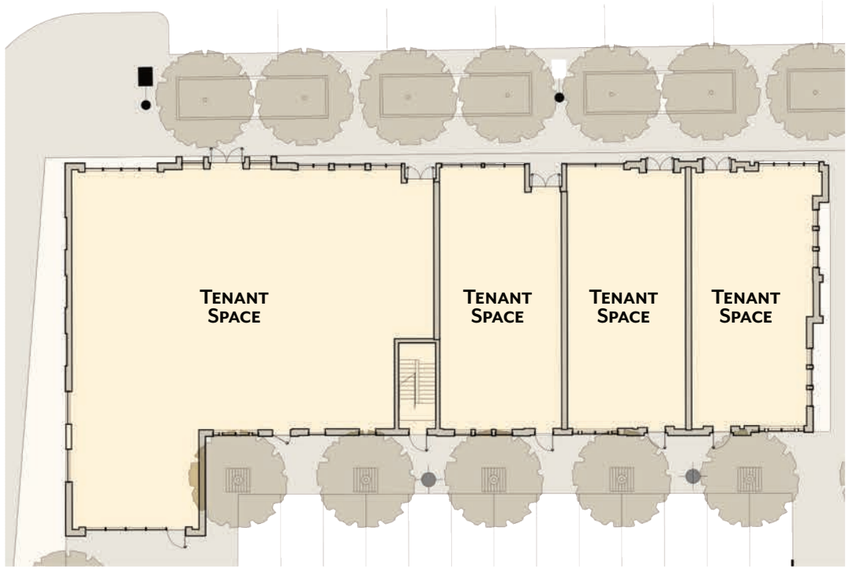
R-4
Wood Shingle Roof

R-5
Clay Tile Roof
Charcoal

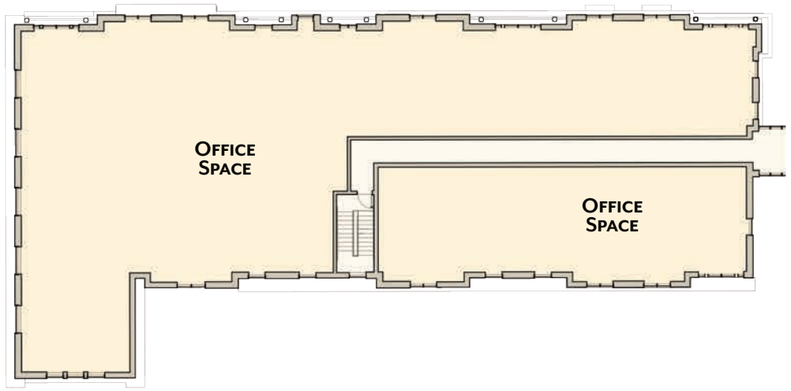
PT-1
Charcoal

PT-2
White

PT-3
Light Gray



01 **Building A - Level 1**
Scale: 1/32" : 1' 0 4 8 16



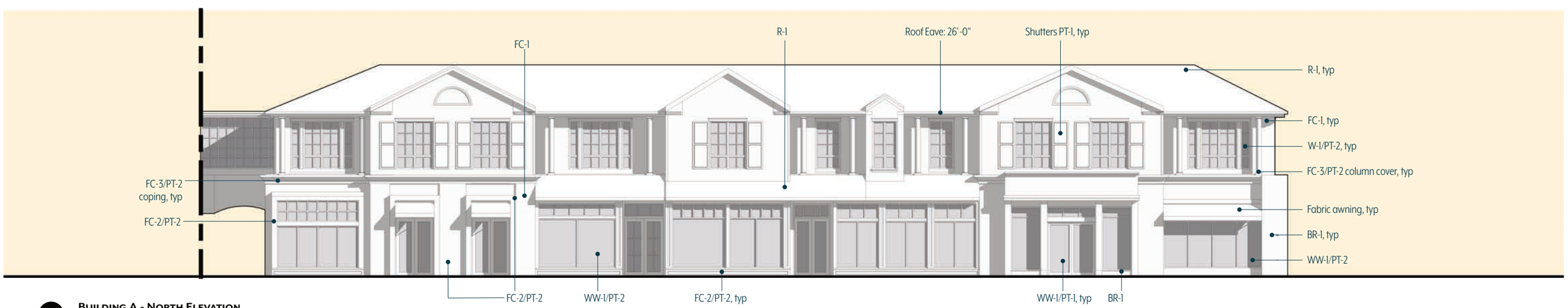
02 **Building A - Level 2**
Scale: 1/32" : 1' 0 4 8 16

Building A Historic Mixed Use: 1st Floor Retail, 2nd Floor Office

	Required	*Provided*	*Compliance*
Heights	Min. 1.5 stories Max 2.5 stories	33'-4"	Yes
Max ground story height	12 ft max	16 ft	Not in Compliance
Max upper story Height	12 ft max	10 ft	Yes
Building Entrance	1 per 40 ft. of façade for buildings over 60 ft. Min.		Yes
Mid-Building Pedestrian way	Required for buildings greater than 150 ft. in length	160 ft	Not in Compliance
Vertical Division	Vertical Increments No greater than 30 ft		Yes
Roof types	Pitched roof; other types permitted with approval	See Elevations	Yes
Proposed Block Length	300 ft	161 ft	Yes

Transparency

Story	*Orientation*	*Glazing / Opening (SF)*	*Wall Area (SF)*	*% Open / Transparent*	*Conform*
Ground	South	530	946	56.0%	Pass
Level 2	South	500	1557	32.1%	Pass
Ground	East	135	466	29.0%	Pass
Level 2	East	90	428	21.0%	Pass
Ground	West	75	471	15.9%	Pass
Level 2	West	225	745	30.2%	Pass
Ground	North	650	966	67.3%	Pass
Level 2	North	540	1577	34.2%	Pass



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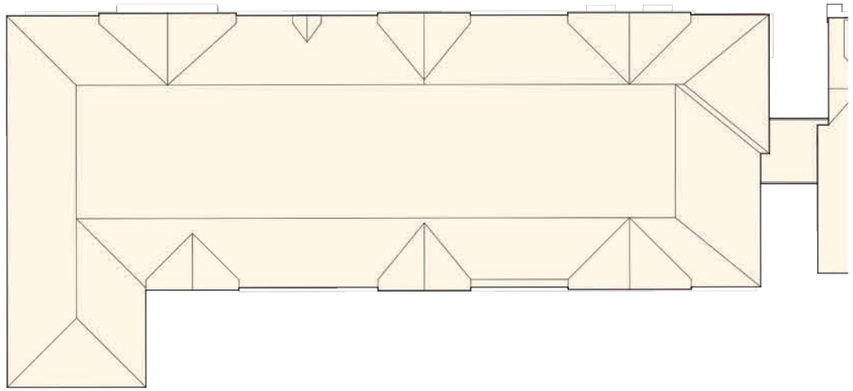

01 **Building A - Roof Plan**
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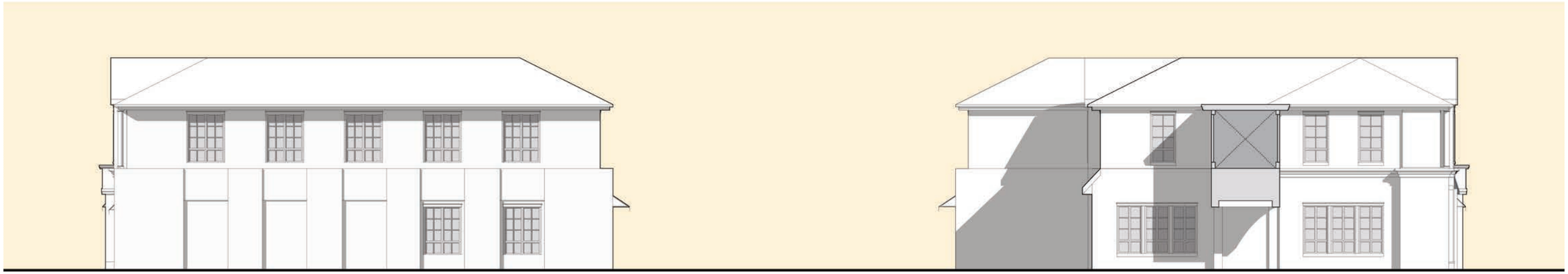

02 **Building A - West Elevation**
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03 **Building A - East Elevation**
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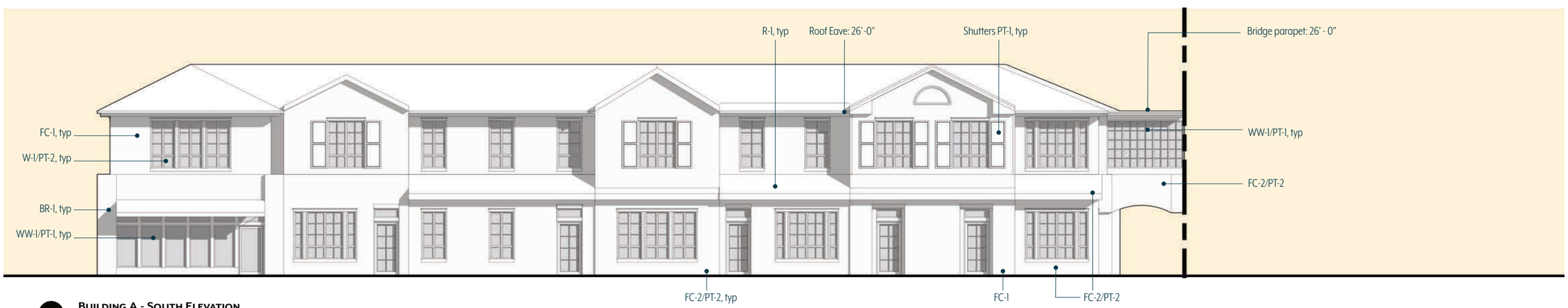
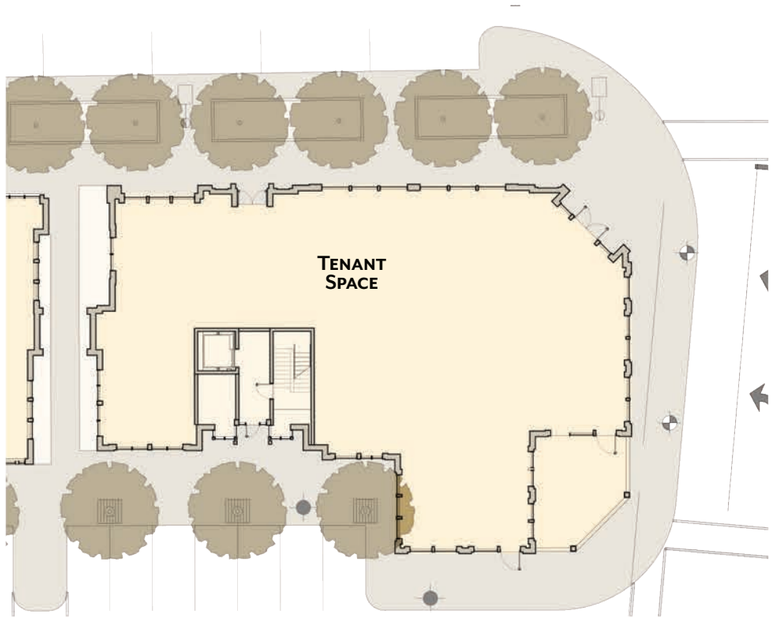


04 **Building A - South Elevation**
Scale: 1/16" : 1' 0 2 4 8



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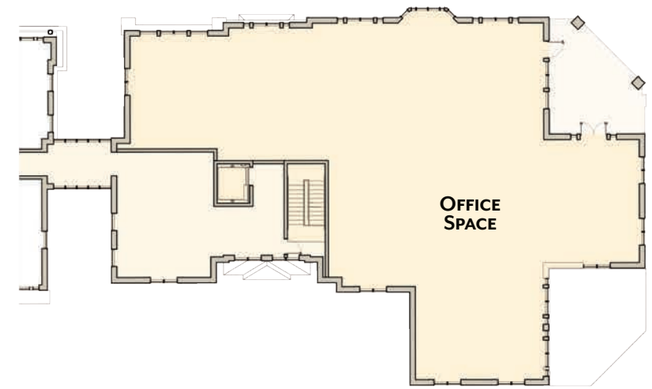
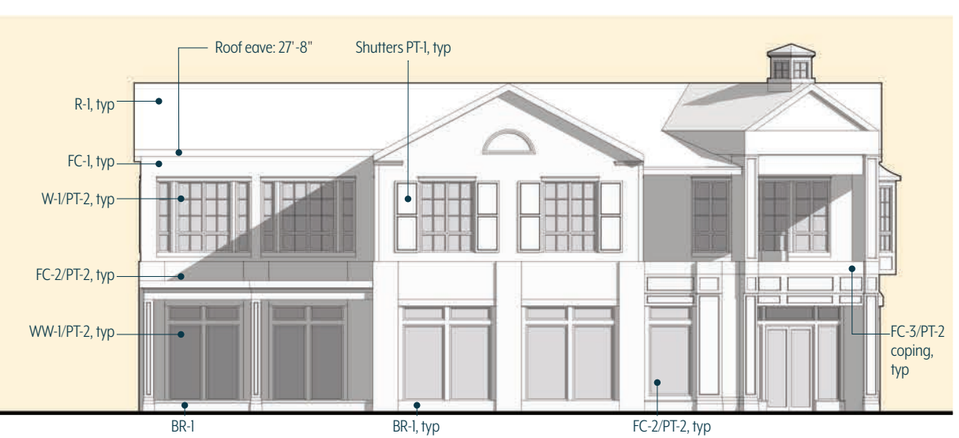


02 **Building B - Level 2**
Scale: 1/32" : 1' 0 4 8 16

03 **Building B - North Elevation**
Scale: 1/16" : 1' 0 2 4 8



04 **Building B - East Elevation**
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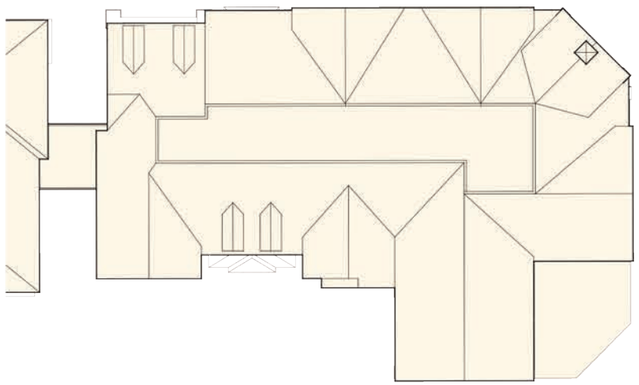


01 **Building B - Roof Plan**
Scale: 1/32" : 1' 0 4 8 16

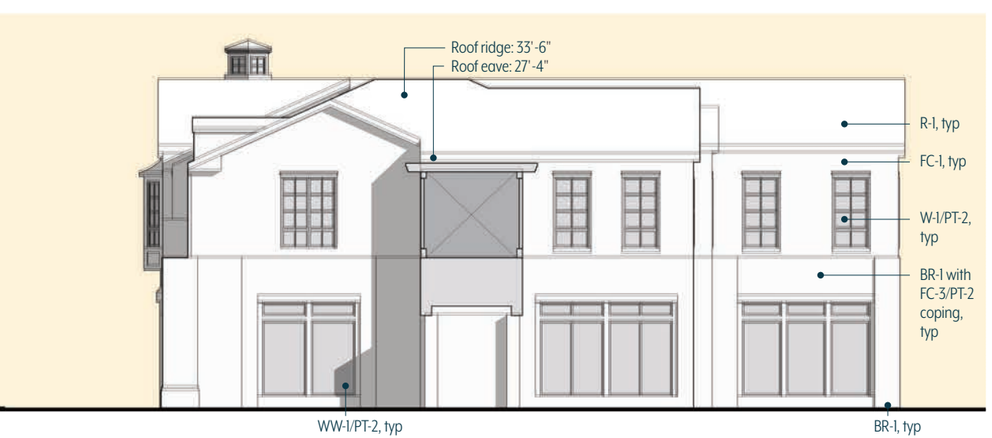
Transparency

Story	*Orientation*	*Glazing / Opening (SF)*	*Wall Area (SF)*	*% Open / Transparent*	*Conform*
Ground	South	350	678	51.6%	Pass
Level 2	South	315	1127	28.0%	Pass
Ground	East	215	383	56.1%	Pass
Level 2	East	350	779	44.9%	Pass
Ground	West	212	467	45.4%	Pass
Level 2	West	165	669	24.7%	Pass
Ground	North	421	698	60.3%	Pass
Level 2	North	485	1099	44.1%	Pass

Building B Historic Mixed Use: 1st Floor Retail, 2nd Floor Office

	Required	*Provided*	*Compliance*
Heights	Min. 1.5 stories Max 2.5 stories	34'-10"	Yes
Max ground story height	12 ft max	16 ft	Not in Compliance
Max upper story Height	12 ft max	12 ft	Yes
Building Entrance	1 per 40 ft. of façade for buildings over 60 ft. Min.		Yes
Mid-Building Pedestrian way	Required for buildings greater than 150 ft. in length	110 ft	Yes
Vertical Divisions	Vertical Increments No greater than 30 ft	North Facade >30 ft	
Roof types	Pitched roof; other types permitted with approval	See Elevations	Yes
Proposed Block Length	300 ft	96'-4"	Yes

02 **Building B - South Elevation**
Scale: 1/16" : 1' 0 2 4 8



03 **Building B - West Elevation**
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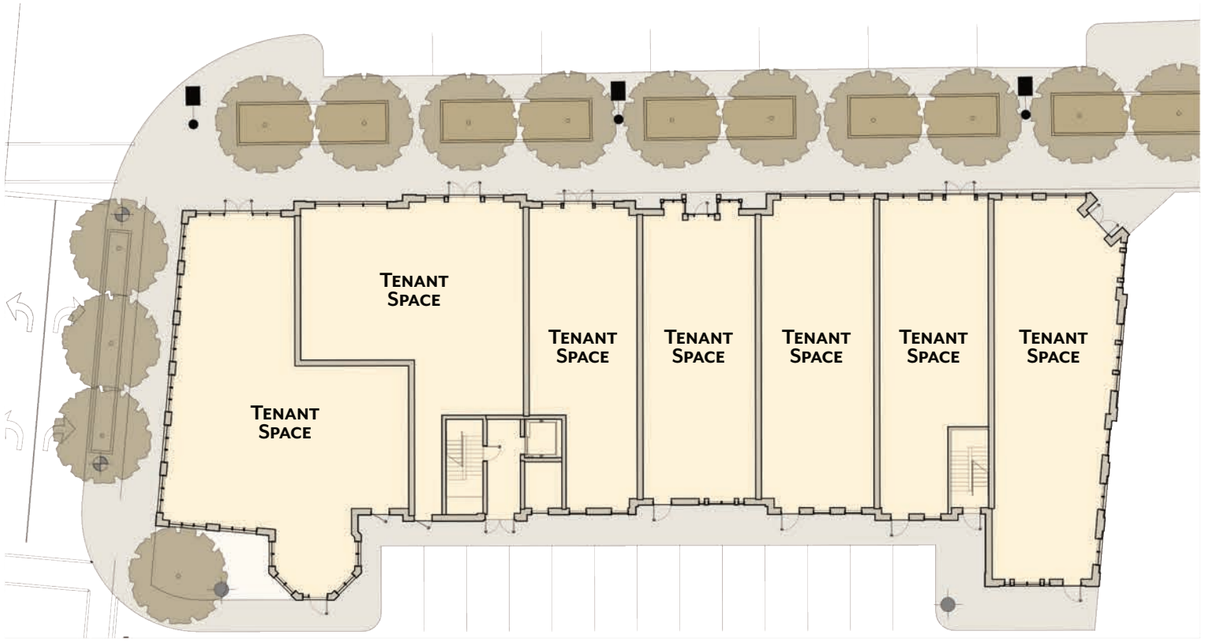
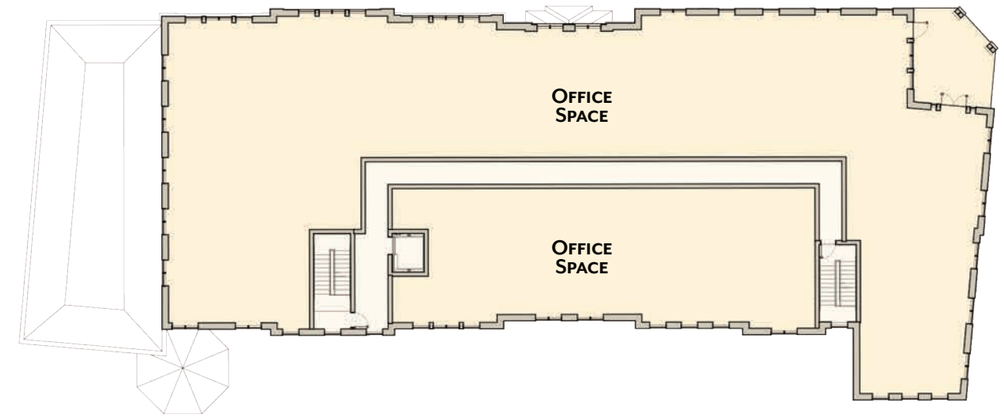
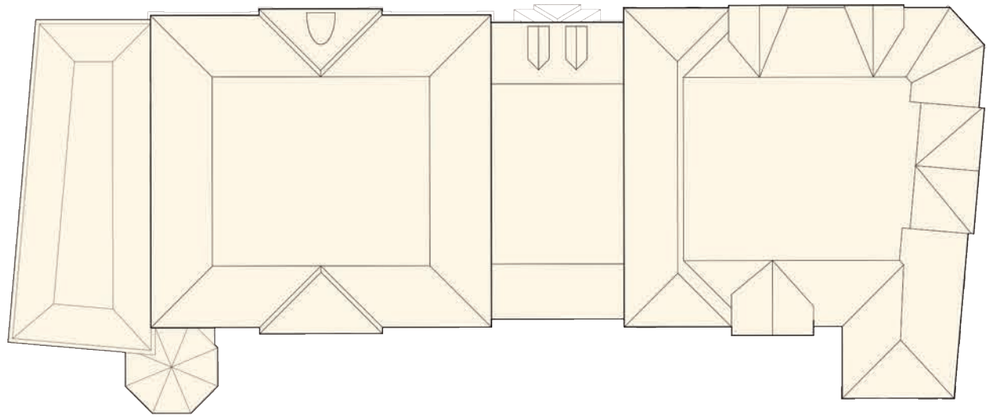


01 Building C - Level 1
Scale: 1/32" : 1' 0 4 8 16



02 Building C - Level 2
Scale: 1/32" : 1' 0 4 8 16

03 Building C - North Elevation
Scale: 1/16" : 1' 0 2 4 8



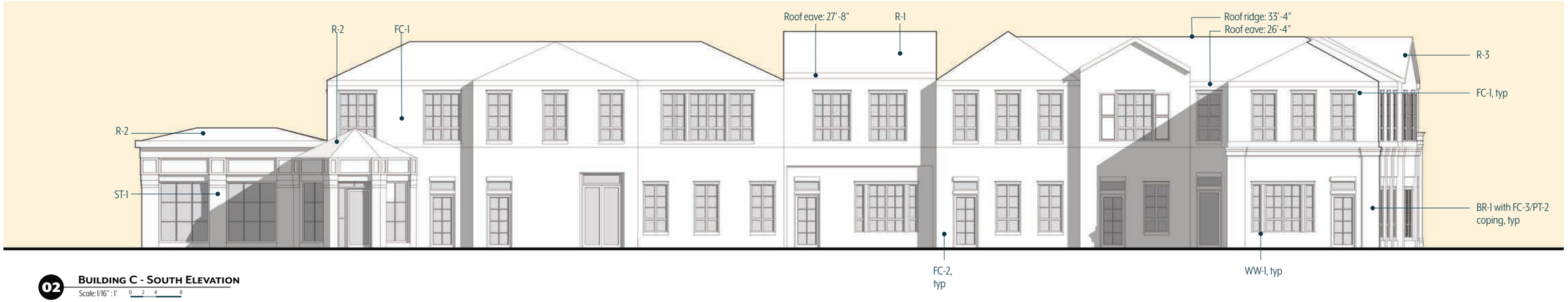
01 **Building C - Roof Plan**
Scale: 1/32" : 1' 0 4 8 16

Transparency

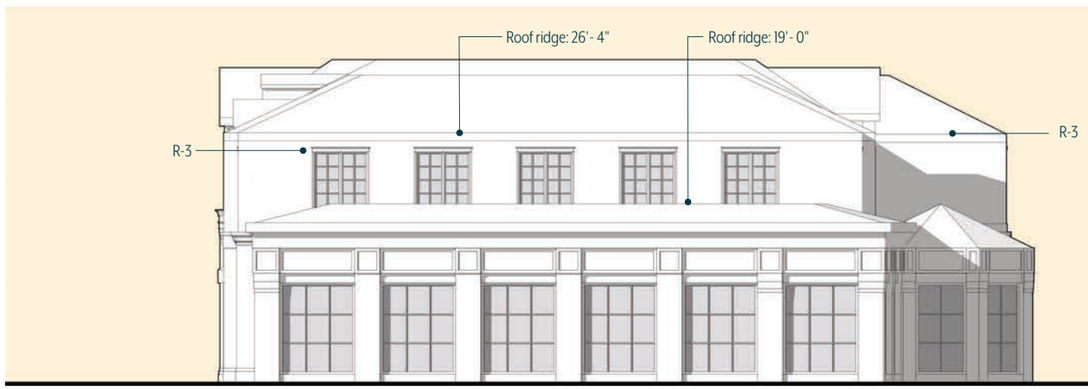
Story	Orientation	Glazing / Opening (SF)	Wall Area (SF)	% Open / Transparent	Conform
Ground	South	629	1207	52.1%	Pass
Level 2	South	640	1738	36.8%	Pass
Ground	East	280	509	55.0%	Pass
Level 2	East	330	848	38.9%	Pass
Ground	West	317	478	66.3%	Pass
Ground	North	795	1199	66.3%	Pass
Level 2	North	657	1805	36.4%	Pass

Building C Historic Mixed Use: 1st Floor Retail, 2nd Floor Office

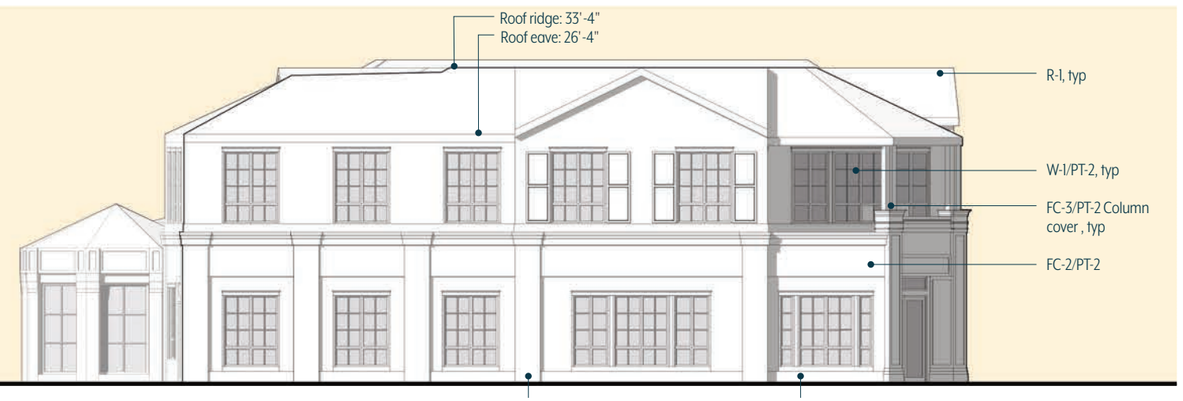
	Required	Provided	Compliance
Heights	Min. 1.5 stories Max 2.5 stories	32'-6"	Yes
Max ground story height	12 ft max	16 ft	Not in Compliance
Max upper story Height	12 ft max	12 ft	Yes
Building Entrance	1 per 40 ft. of façade for buildings over 60 ft. Min.		Yes
Mid-Building Pedestrian way	Required for buildings greater than 150 ft. in length	195' -5"	Not in Compliance
Vertical Divisions	Vertical Increments No greater than 30 ft		Not in Compliance
Roof types	Pitched roof; other types permitted with approval	Pitched Roof	Yes
Proposed Block Length	300 ft	187'-10"	Yes



02 **Building C - South Elevation**
Scale: 1/16" : 1' 0 2 4 8



03 **Building C - West Elevation**
Scale: 1/16" : 1' 0 2 4 8



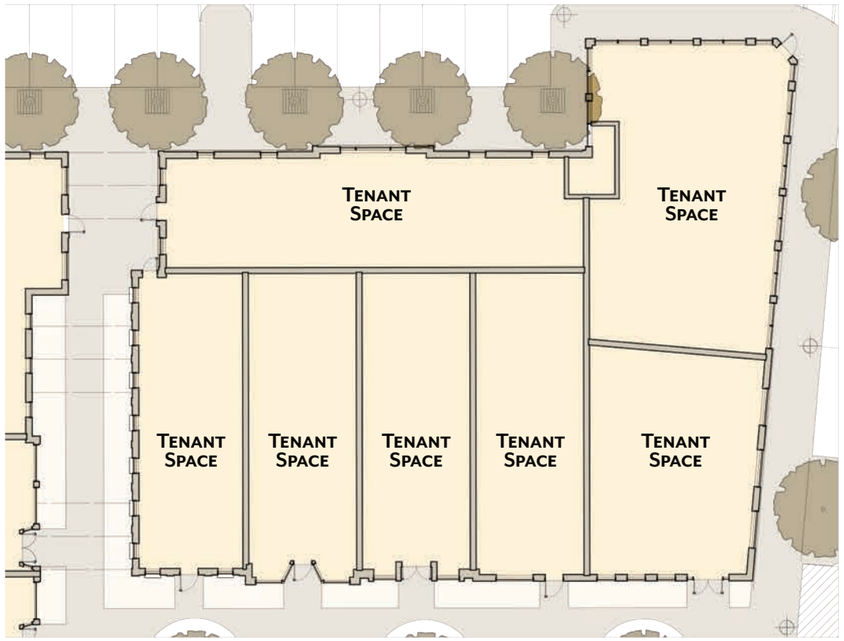
04 **Building C - East Elevation**
Scale: 1/16" : 1' 0 2 4 8

Transparency

Story	Orientation	Glazing / Opening (SF)	Wall Area (SF)	% Open / Transparent	Conform
Ground	South	391	782	50.0%	Pass
Ground	East	429	673	63.7%	Pass
Ground	West-15%	240	676	35.5%	Pass
Ground	North-15%	292	842	34.7%	Pass
Proposed Block Length		300 ft		109'-11"	Conforms

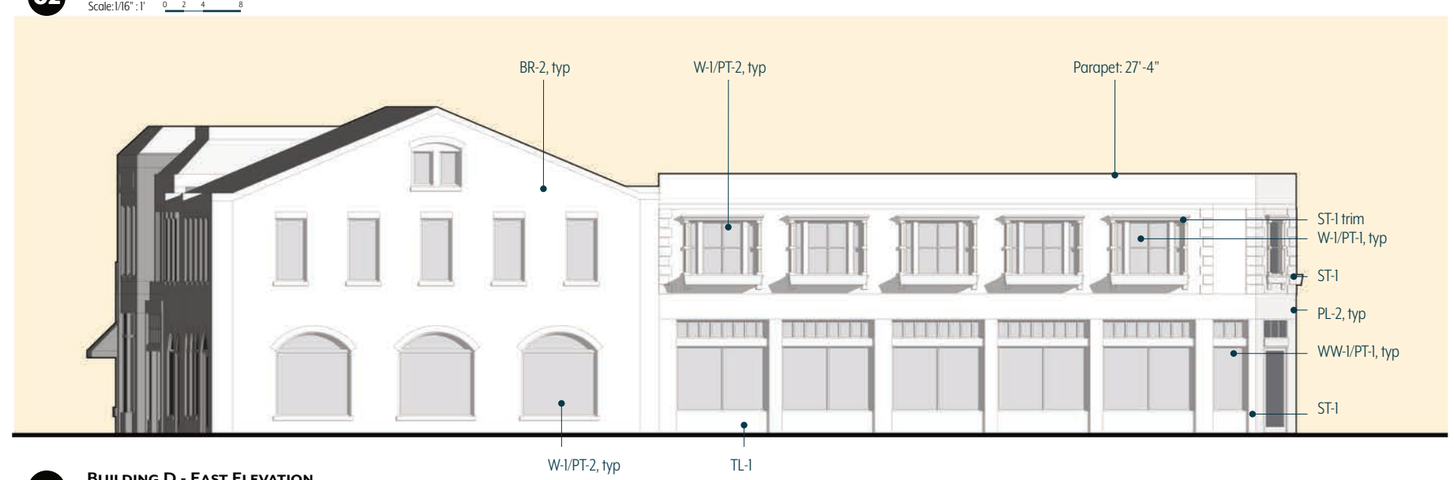
Building D — Historic Mixed Use: Retail

	Required	Provided	Compliance
Heights	Min. 1.5 stories Max 2.5 stories	34'-5"	Yes
Max ground story height	12 ft max	16 ft	Not in Compliance
Max upper story Height	12 ft max	10 ft false story	Yes
Building Entrance	1 per 40 ft. of façade for buildings over 60 ft. Min.		Yes
Mid-Building Pedestrian way	Required for buildings greater than 150 ft. in length	106 ft	Yes
Vertical Divisions	Vertical Increments No greater than 30 ft	South & East Facade >30 ft	Not in Compliance
Roof types	Pitched roof; other types permitted with approval	See Elevations	Approval Need

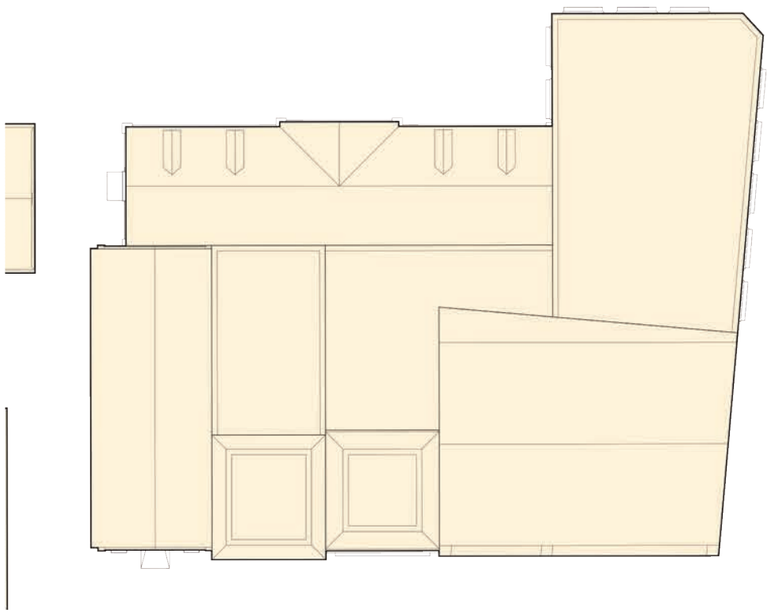


01 Building D - Level 1
Scale: 1/32" : 1' 0 4 8 16

02 Building D - West Elevation
Scale: 1/16" : 1' 0 2 4 8



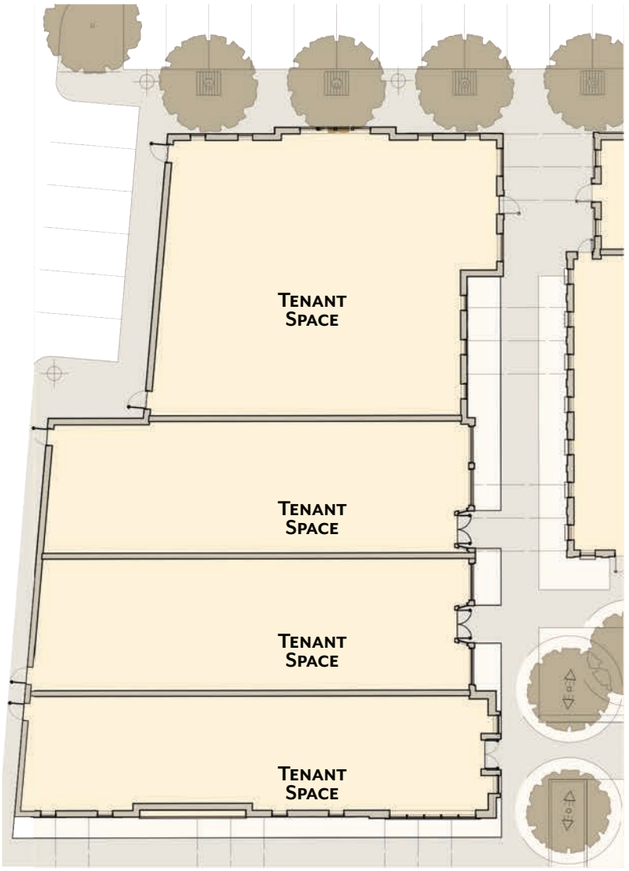
03 Building D - East Elevation
Scale: 1/16" : 1' 0 2 4 8



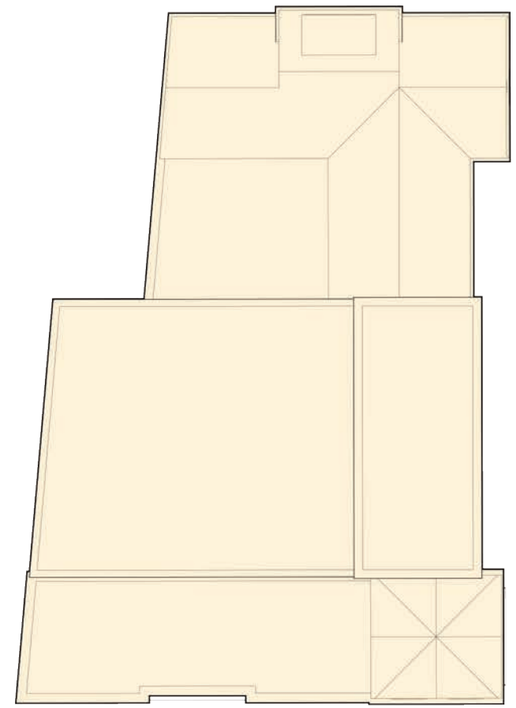
01 **Building D - Roof Plan**
Scale: 1/32" : 1' 0 4 8 16

02 **Building D - South Elevation**
Scale: 1/16" : 1' 0 2 4 8

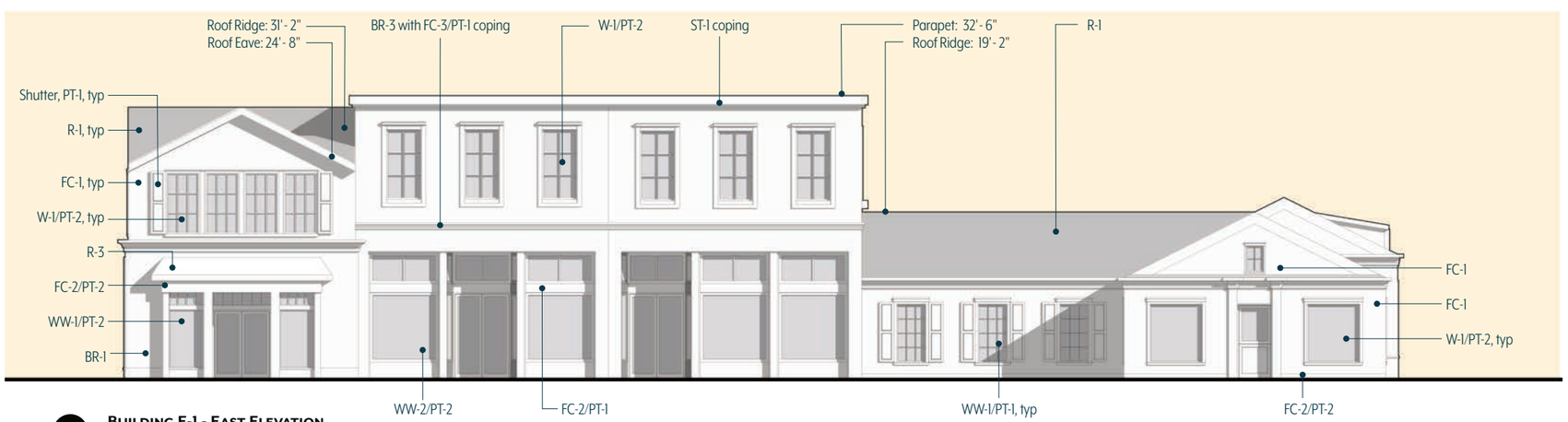
03 **Building D - North Elevation**
Scale: 1/16" : 1' 0 2 4 8



01 **Building E-1 - Level 1**
Scale: 1/32" : 1' 0 4 8 16



02 **Building E-1 - Roof Plan**
Scale: 1/32" : 1' 0 4 8 16



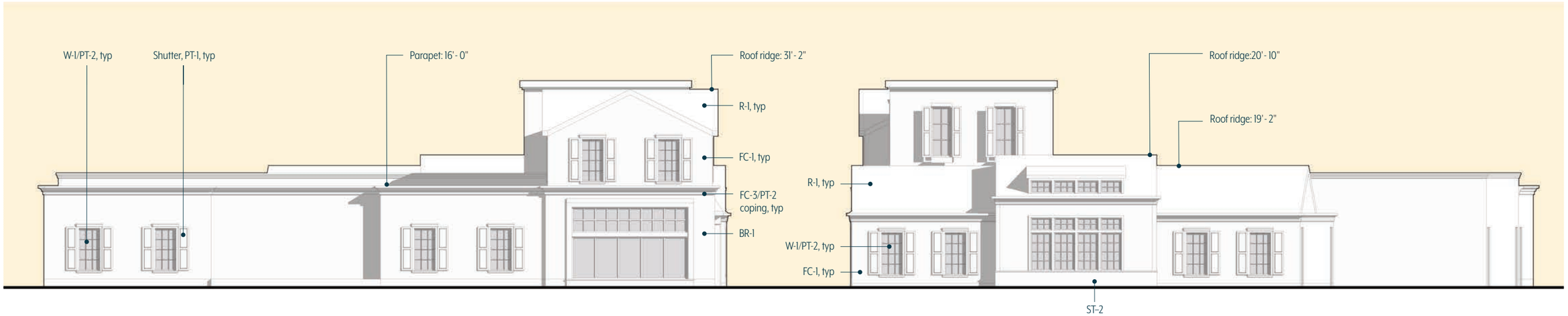
03 **Building E-1 - East Elevation**
Scale: 1/16" : 1' 0 2 4 8

Building E-1 Historic Mixed Use: Retail

	Required	*Provided*	*Compliance*
Heights	Min. 1.5 stories Max 2.5 stories	32'-8"	Yes
Max ground story height	12 ft max	16 ft	Not in Compliance
Max upper story Height	12 ft max	8 ft false story	Yes
Building Entrance	1 per 40 ft. of façade for buildings over 60 ft. Min.		Yes
Mid-Building Pedestrian way	Required for buildings greater than 150 ft. in length	144 ft	Yes
	Vertical Increments No greater than 30 ft	East Facade >30 ft	Not in Compliance
Roof types	Pitched roof; other types permitted with approval	See Elevations	Approval Need
Proposed Block Length	300 ft	145'-1"	Yes

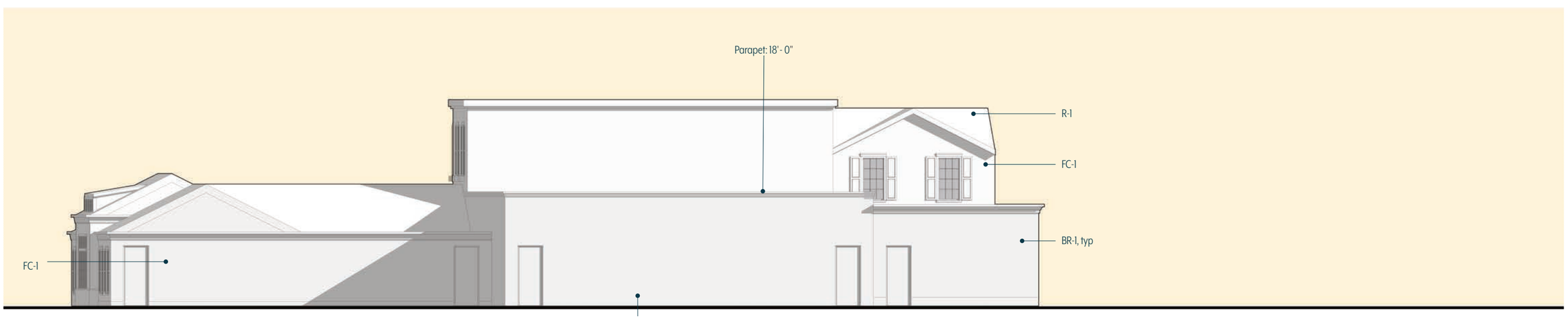
Transparency

Story	*Orientation*	*Glazing / Opening (SF)*	*Wall Area (SF)*	*% Open / Transparent*	*Conform*
Ground	South	181	634	28.5%	Pass
Ground	East	449	875	51.3%	Pass
Ground	West-15%	0	917	0.0%	Waiver
Ground	North-15%	144	645	22.3%	Pass

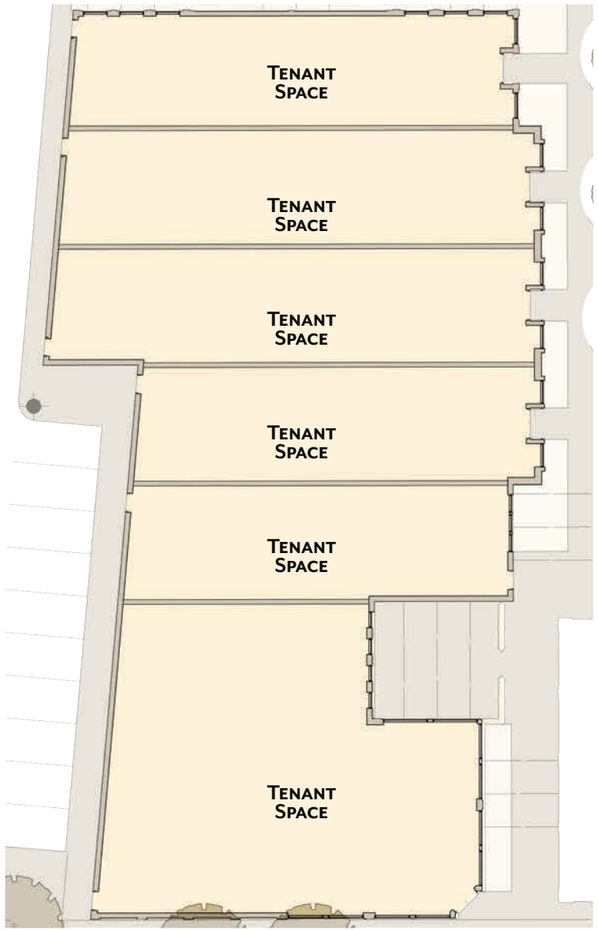


01 **Building E-1 South Elevation**
Scale: 1/16" : 1' 0 2 4 8

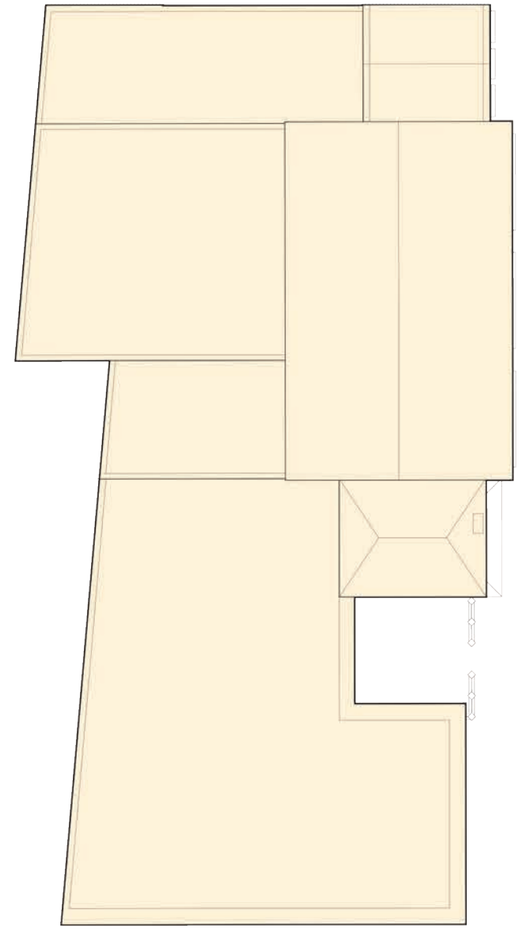
02 **Building E-1 North Elevation**
Scale: 1/16" : 1' 0 2 4 8



03 **Building E-1 - West Elevation**
Scale: 1/16" : 1' 0 2 4 8



01 **Building E-2 - Level 1**
Scale: 1/32" : 1' 0 4 8 16



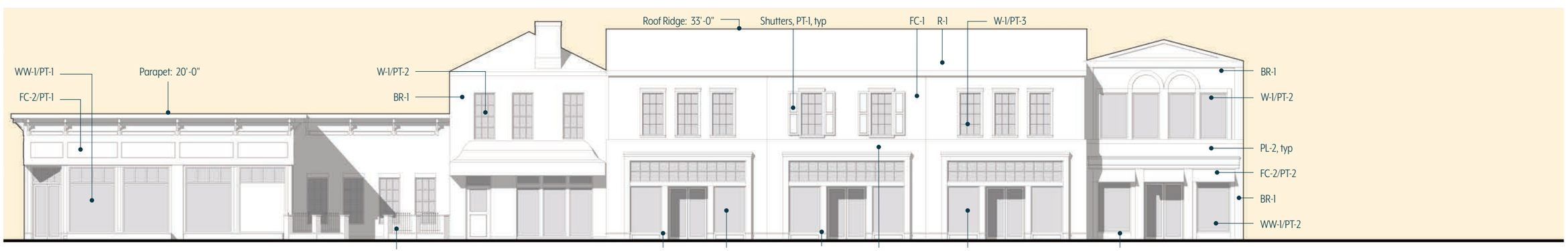
02 **Building E-2 - Roof Plan**
Scale: 1/32" : 1' 0 4 8 16

Building E-2 Historic Mixed Use: Retail

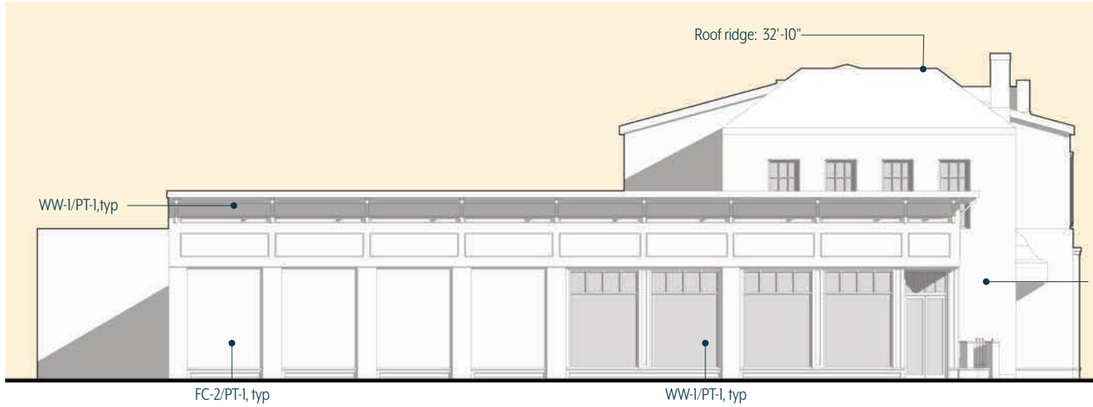
	Required	*Provided*	*Compliance*
Heights	Min. 1.5 stories Max 2.5 stories	34'-0"	Yes
Max ground story height	12 ft max	16 ft	Not in Compliance
Max upper story Height	12 ft max	12 ft false story	Yes
Building Entrance	1 per 40 ft. of façade for buildings over 60 ft. Min.		Yes
Mid-Building Pedestrian way	Required for buildings greater than 150 ft. in length	170' 9"	Not in Compliance
Vertical Divisions	Vertical Increments No greater than 30 ft		Yes
Roof types	Pitched roof; other types permitted with approval	See Elevations	Approval Need
Proposed Block Length	300 ft	172'-1"	Yes

Transparency

Story	*Orientation*	*Glazing / Opening (SF)*	*Wall Area (SF)*	*% Open / Transparent*	*Conform*
Ground	South	187	660	28.3%	Pass
Ground	East	645	1152	56.0%	Pass
Ground	West-15%	0	1144	0.0%	Waiver
Ground	North-15%	162	660	24.5%	Pass

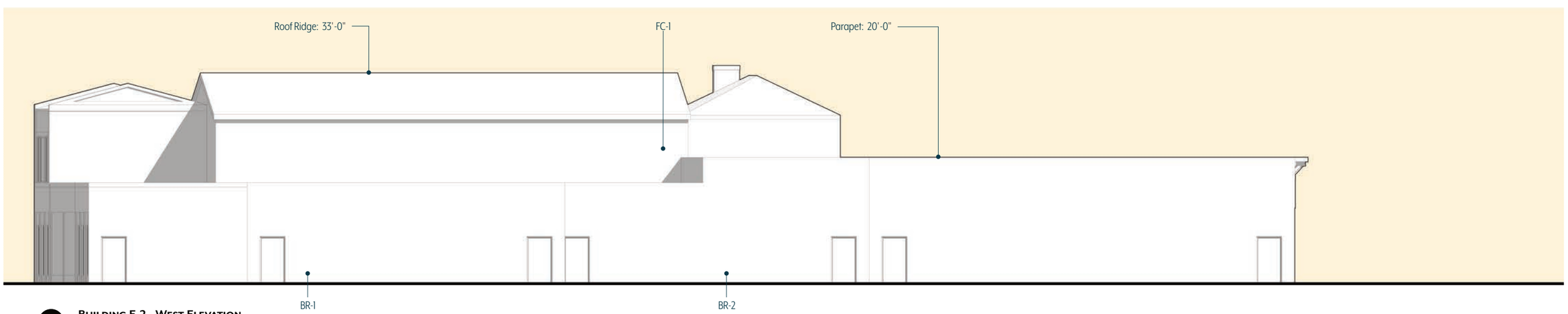


03 **Building E-2 - East Elevation**
Scale: 1/16" : 1' 0 2 4 8



01 **Building E-2 - South Elevation**
Scale: 1/16" : 1' 0 2 4 8

02 **Building E-2 - North Elevation**
Scale: 1/16" : 1' 0 2 4 8



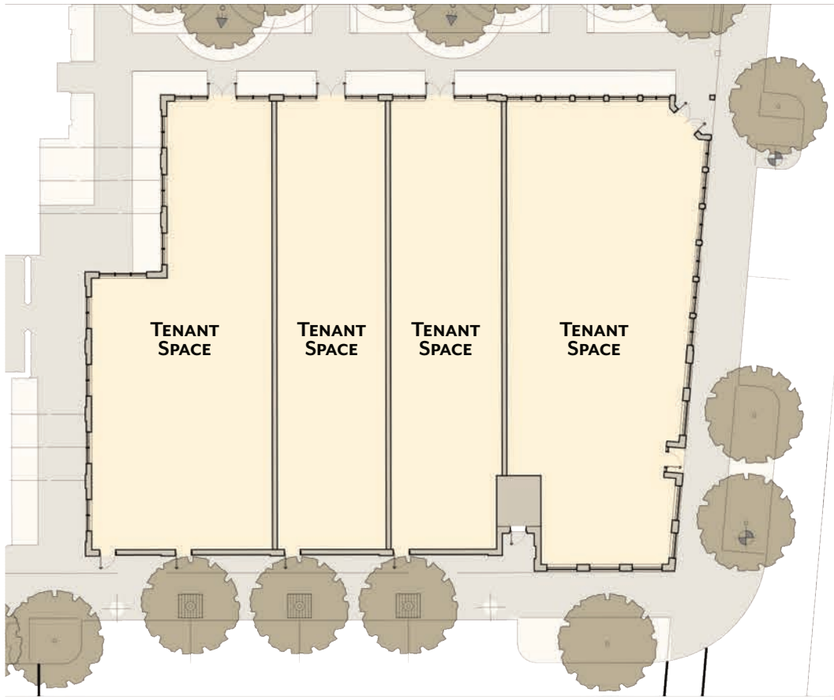
03 **Building E-2 - West Elevation**
Scale: 1/16" : 1' 0 2 4 8

Transparency

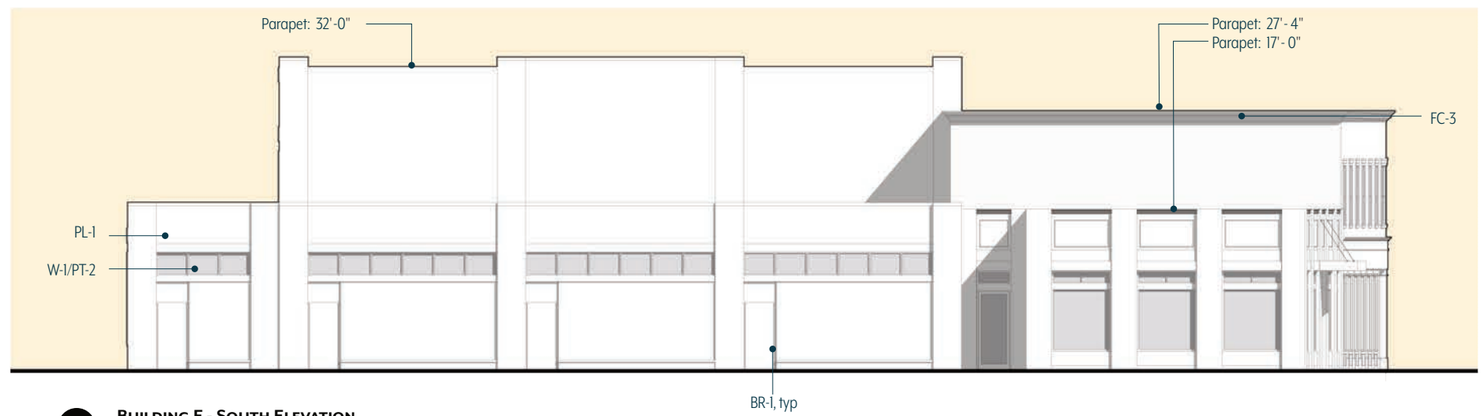
Story	Orientation	Glazing / Opening (SF)	Wall Area (SF)	% Open / Transparent	Conform
Ground	South	346	745	46.4%	Pass
Ground	East	385	605	63.6%	Pass
Ground	West-15%	243	605	40.2%	Pass
Ground	North	543	797	68.1%	Pass

Building F — Historic Mixed Use: Retail

	Required	Provided	Compliance
Heights	Min. 1.5 stories Max 2.5 stories	32'-0"	Yes
Max ground story height	12 ft max	High: 16 ft Low: 14 ft	Not in Compliance
Max upper story Height	12 ft max	10 ft false story	Yes
Building Entrance	1 per 40 ft. of façade for buildings over 60 ft. Min.		Yes
Mid-Building Pedestrian way	Required for buildings greater than 150 ft. in length	133' 9"	Yes
Vertical Divisions	Vertical Increments No greater than 30 ft	West & North >30 ft	Not in Compliance
Roof types	Pitched roof; other types permitted with approval	See Elevations	Approval Need
Proposed Block Length	300 ft	106'-9"	Yes

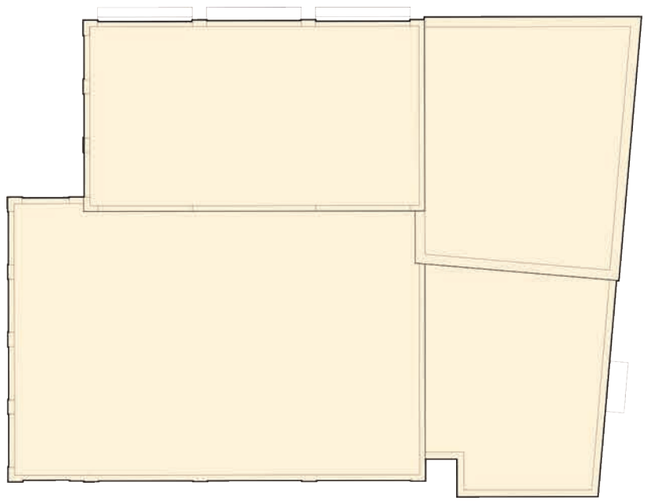


01 Building F - Level 1
Scale: 1/32" : 1'



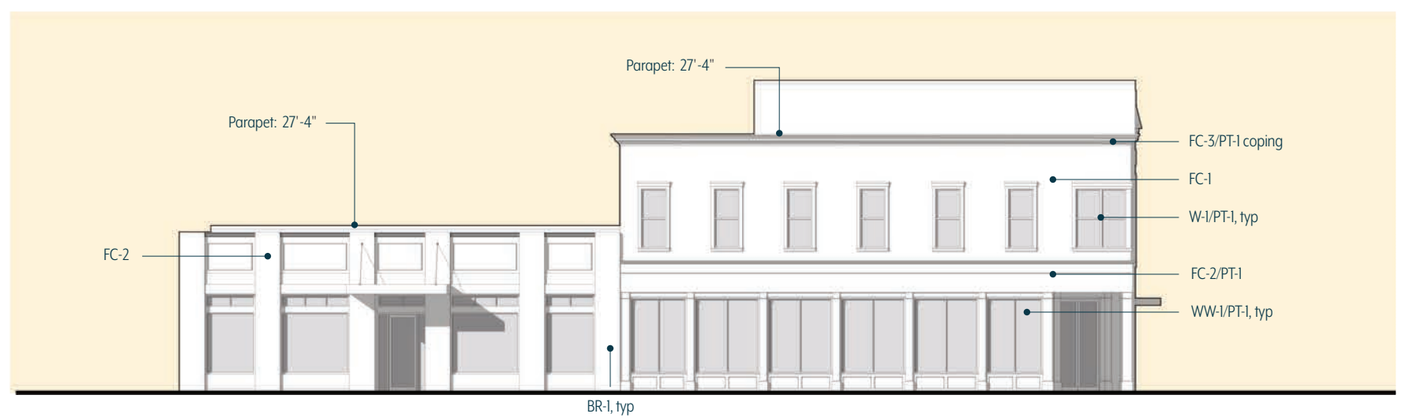
02 Building F - South Elevation
Scale: 1/16" : 1'

03 Building F - North Elevation
Scale: 1/16" : 1'

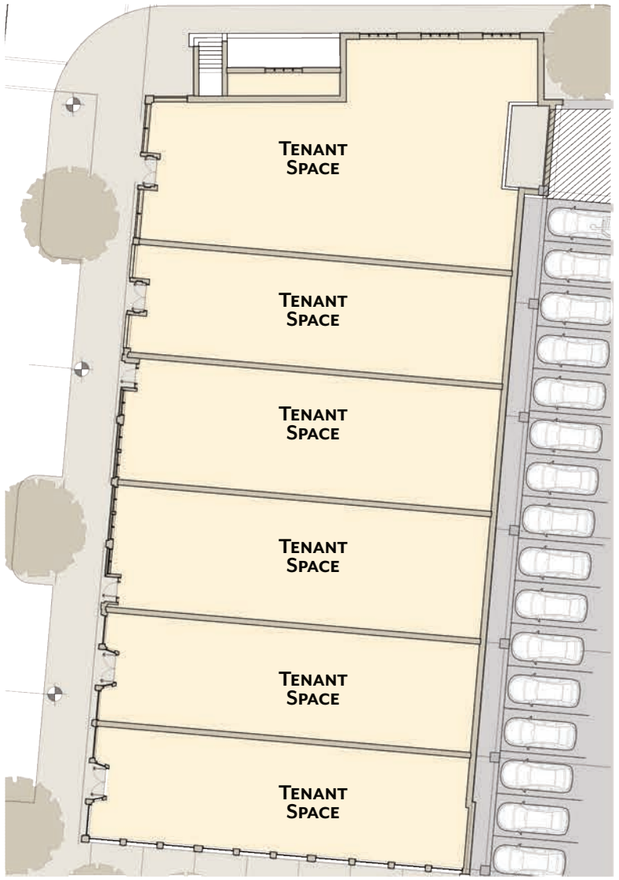


01 **Building F - Roof Plan**
Scale: 1/32" : 1' 0 4 8 16

02 **Building F - West Elevation**
Scale: 1/16" : 1' 0 2 4 8



03 **Building F - East Elevation**
Scale: 1/16" : 1' 0 2 4 8



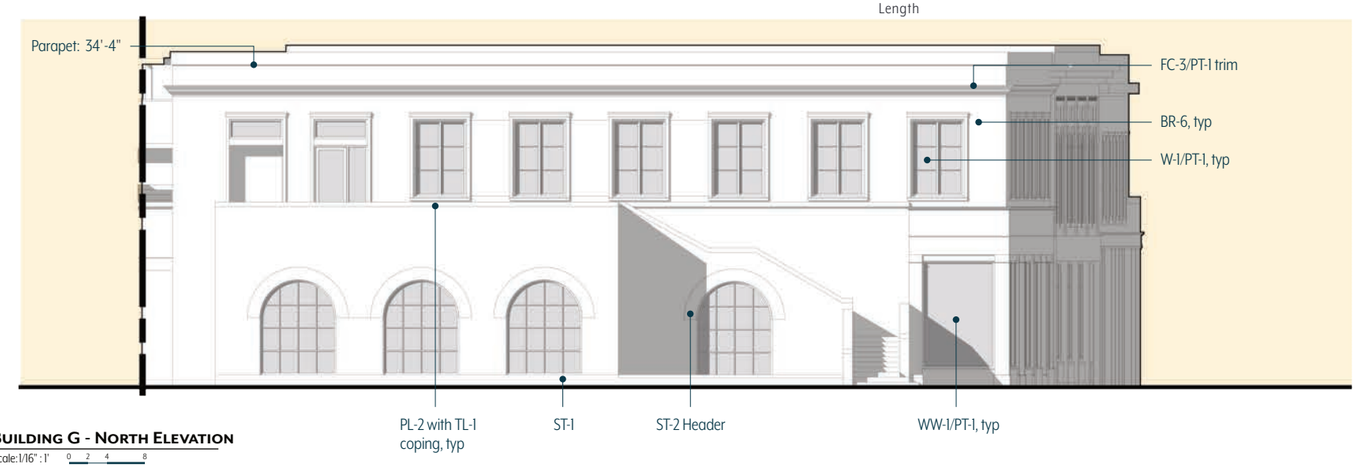
01 **Building G - Level 1**
Scale: 1/32" : 1' 0 4 8 16

Transparency

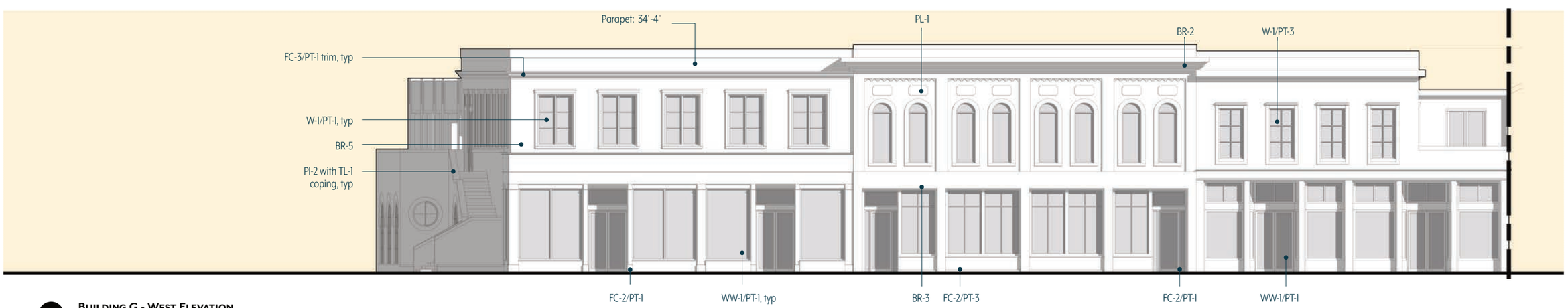
Story	Orientation	Glazing / Opening (SF)	Wall Area (SF)	% Open / Transparent	Conform
Ground	South	280	481	58.2%	Pass
Level 2	South	185	802	23.1%	Pass
Ground	West	635	945	67.2%	Pass
Level 2	West	439	1573	27.9%	Pass
Ground	North	214	530	40.4%	Pass
Level 2	North	213	883	24.1%	Pass

Building G Historic Mixed Use: 1st Floor Retail, 2nd Floor Office

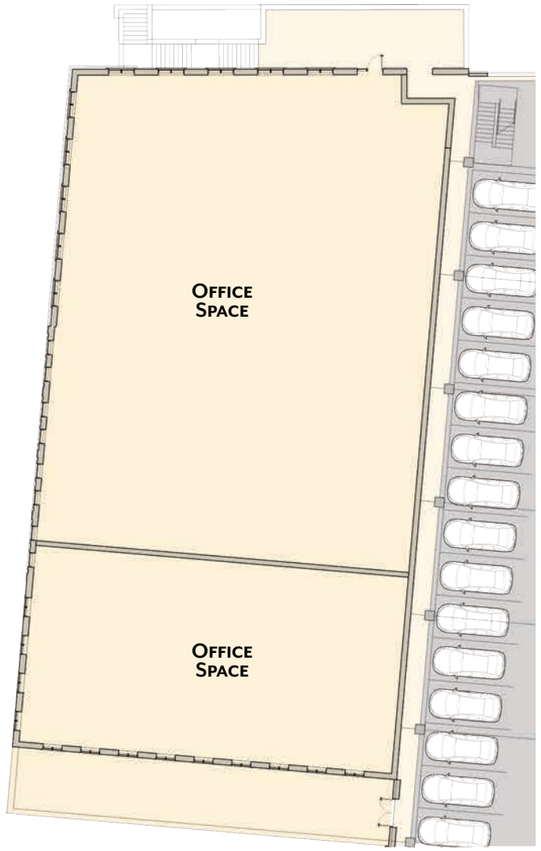
	Required	Provided	Compliance
Heights	Min. 1.5 stories Max 2.5 stories	35'-8"	Yes
Max ground story height	12 ft max	16 ft	Not in Compliance
Max upper story Height	12 ft max	15 ft	Yes
Building Entrance	1 per 40 ft. of façade for buildings over 60 ft. Min.		Yes
Mid-Building Pedestrian way	Required for buildings greater than 150 ft. in length	173 ft	Not in Compliance
Vertical Divisions	Vertical Increments No greater than 30 ft	West Facade >30 ft	
Roof types	Pitched roof; other types permitted with approval	See Elevations	Approval Need
Proposed Block Length	300 ft	146'-2"	Yes



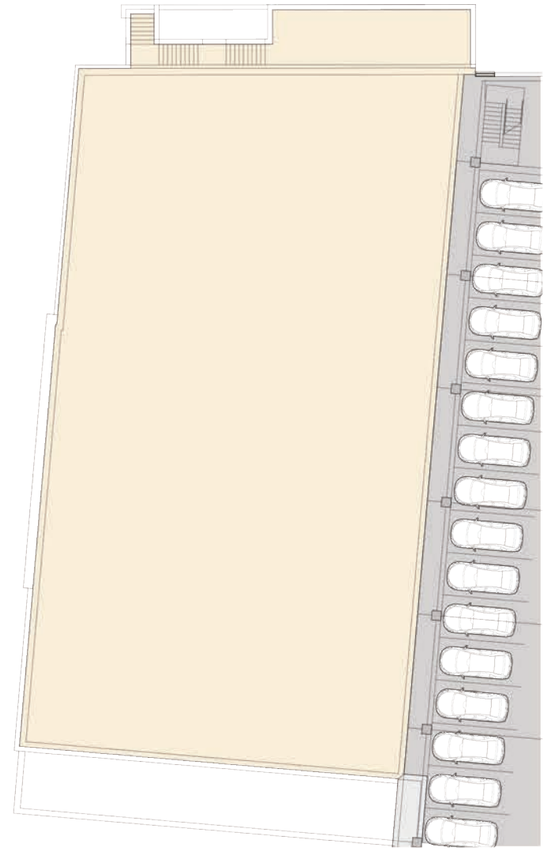
02 **Building G - North Elevation**
Scale: 1/16" : 1' 0 2 4 8



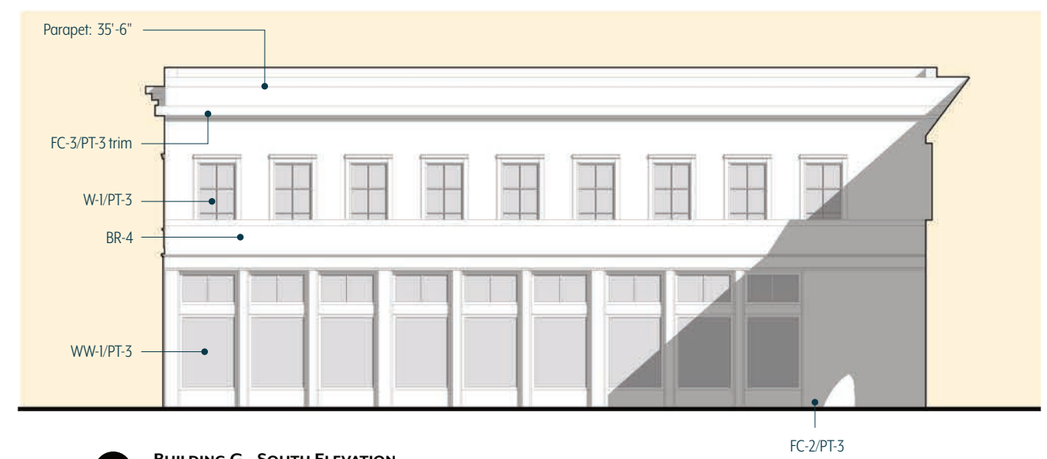
03 **Building G - West Elevation**
Scale: 1/16" : 1' 0 2 4 8



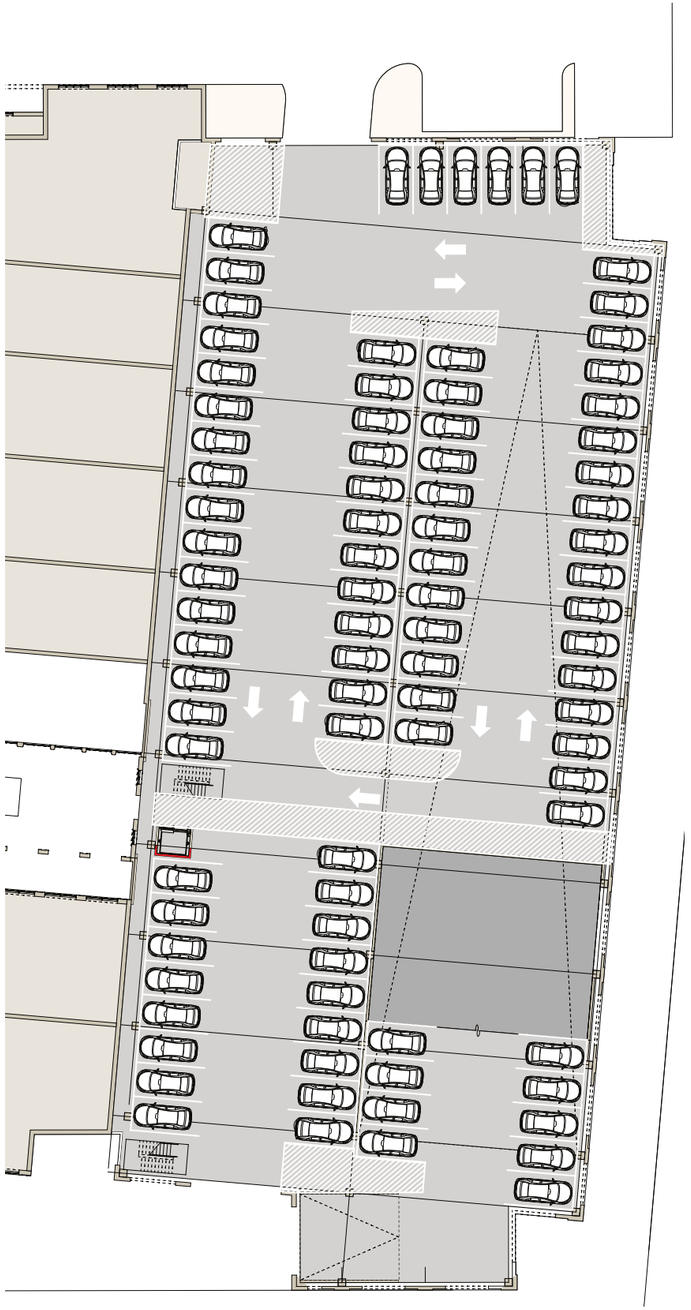
01 **BUILDING G - LEVEL 2**
Scale: 1/32" : 1' 0 4 8 16



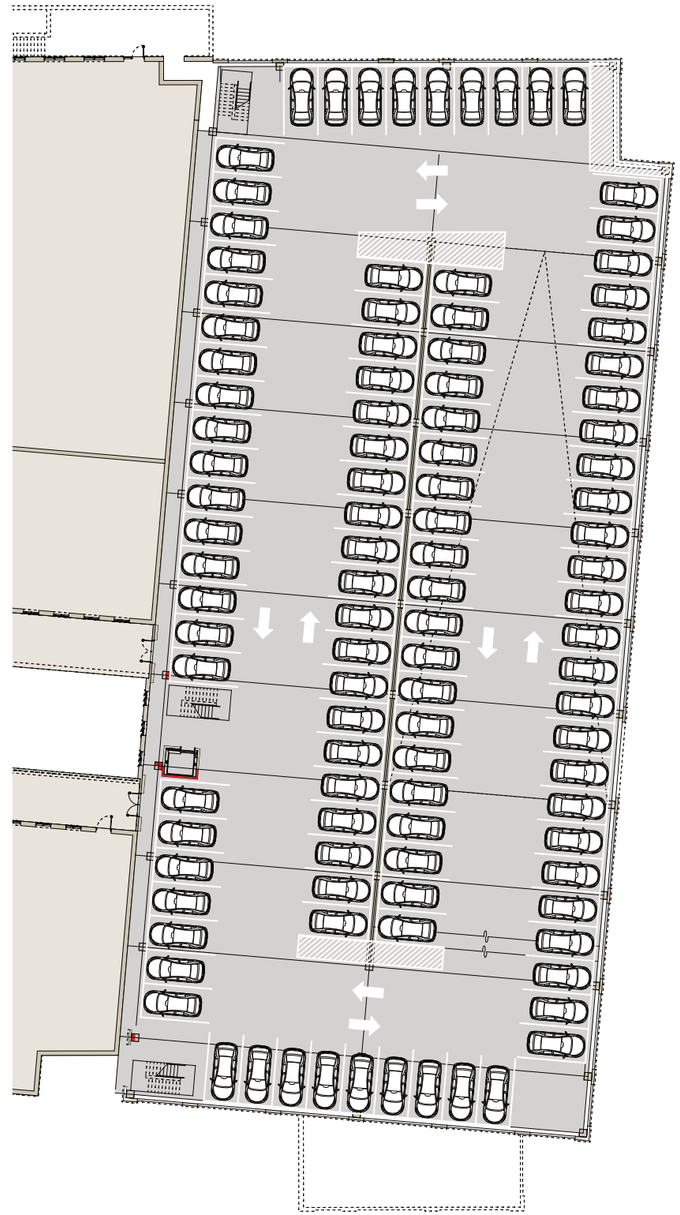
02 **BUILDING G - ROOF PLAN**
Scale: 1/32" : 1' 0 4 8 16



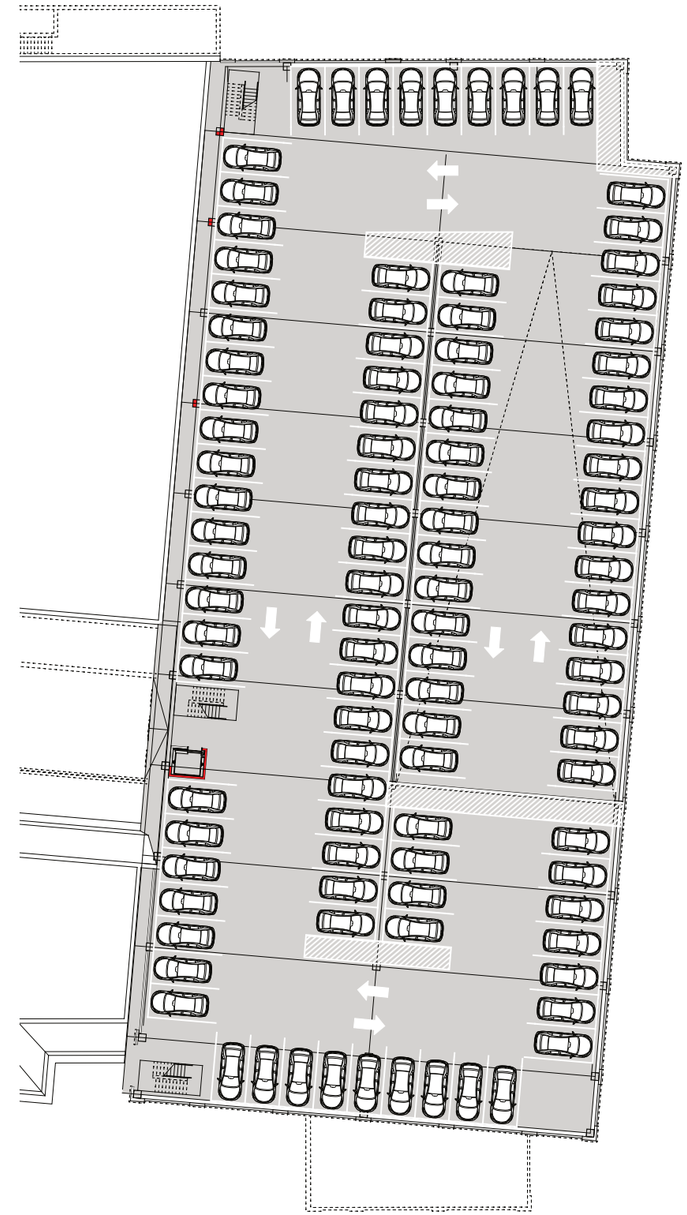
03 **BUILDING G - SOUTH ELEVATION**
Scale: 1/16" : 1' 0 2 4 8



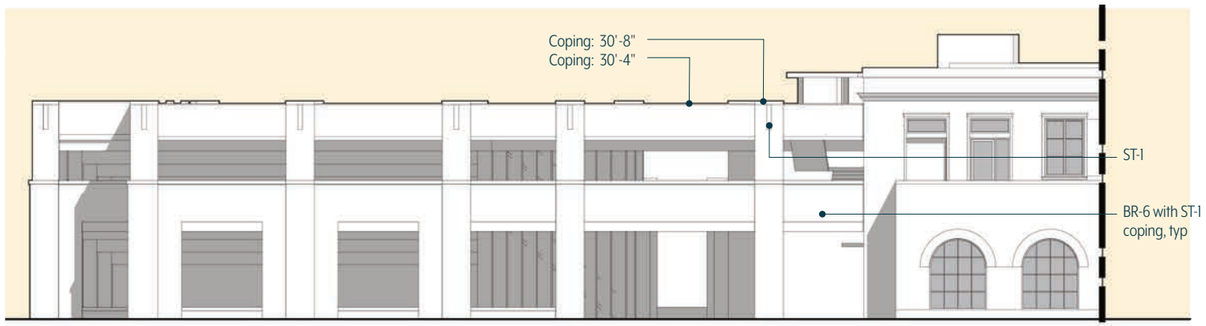
01 **Parking Garage - Level 1**
Scale: 1/32" : 1' 0 4 8 16



01 **Parking Garage - Level 2**
Scale: 1/32" : 1' 0 4 8 16



01 **Parking Garage - Level 3**
Scale: 1/32" : 1' 0 4 8 16



01 **Parking Garage - North Elevation**
Scale: 3/64" : 1'

02 **Parking Garage - South Elevation**
Scale: 3/64" : 1'

03 **Parking Garage - East Elevation**
Scale: 3/64" : 1'

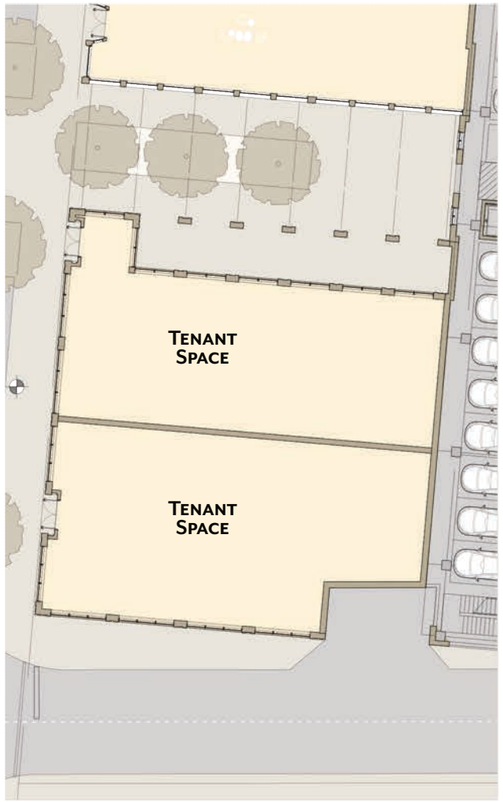
Transparency

Story	*Orientation*	*Glazing / Opening (SF)*	*Wall Area (SF)*	*% Open / Transparent*	*Conform*
Ground	East	1426.67	3210	30.8%	Fail
Upper Level	East	1334	1757	43.2%	Fail
Ground	North	224	1471	13.2%	Fail
Upper Level	North	446	680	39.6%	Fail
Ground	South	224	1535	12.7%	Fail
Upper Level	South	469	704	40.0%	Fail

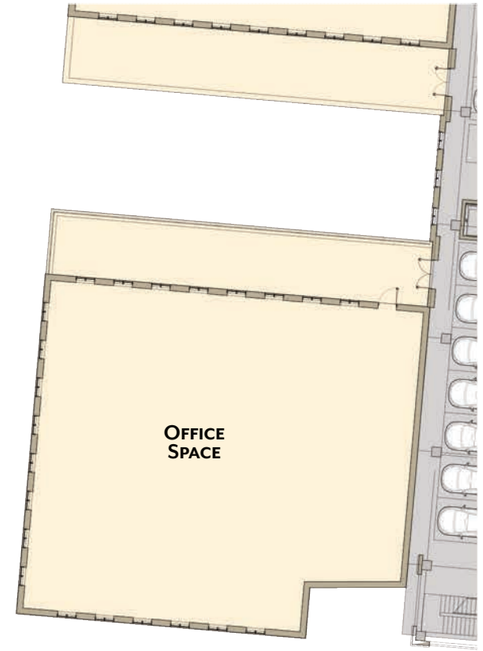
Parking Garage

Parking Structure

	Required	*Provided*	*Compliance*
Heights	Min. 2 stories Max. 5 stories	3 stories	Yes
Max ground story height	Min. 8'6" ft Max. 12 ft	16 ft	Yes
Max upper story Height	Min. 8'6" Max. 12 ft	10' 8"	Yes
Building Entrance			
Mid-Building Pedestrian way			
Vertical Divisions			
Roof types	Pitched roof; other types permitted with approval	Parapet	Yes



01 **Building H - Level 1**
Scale: 1/32" : 1' 0 4 8 16



02 **Building H - Level 2**
Scale: 1/32" : 1' 0 4 8 16

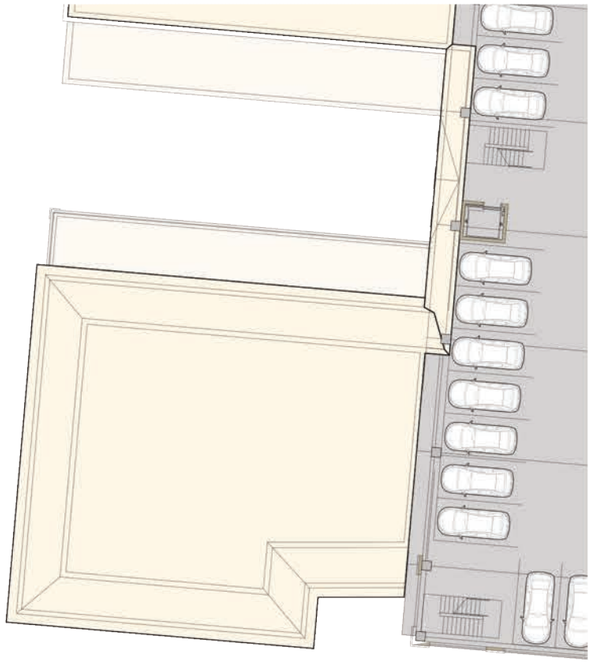
Building H Historic Mixed Use: 1st Floor Retail, 2nd Floor Office

	Required	*Provided*	*Compliance*
Heights	Min. 1.5 stories Max 2.5 stories	35'-6"	Yes
Max ground story height	12 ft max	16 ft	Not in Compliance
Max upper story Height	12 ft max	12 ft	Yes
Building Entrance	1 per 40 ft. of façade for buildings over 60 ft. Min.		Yes
Mid-Building Pedestrian way	Required for buildings greater than 150 ft. in length	99 ft	Yes
Vertical Divisions	Vertical Increments No greater than 30 ft	West Facade >30 ft	
Roof types	Pitched roof; other types permitted with approval	See Elevations	Approval Need
Proposed Block Length	300 ft	87'-9"	

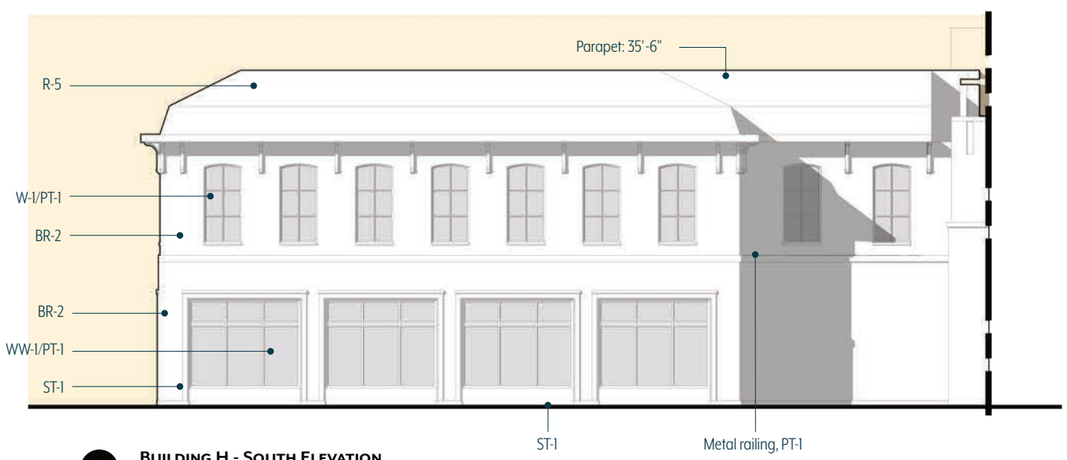
Transparency

Story	*Orientation*	*Glazing / Opening (SF)*	*Wall Area (SF)*	*% Open / Transparent*	*Conform*
Ground	South-15%	247	874	28.3%	Pass
Level 2	South-15%	251	525	47.8%	Pass
Ground	West	354	676	52.4%	Pass
Level 2	West	310	1126	27.5%	Pass
Ground	North	308	482	63.9%	Pass
Level 2	North	250	802	31.2%	Pass

03 **Building H - West Elevation**
Scale: 1/16" : 1' 0 2 4 8

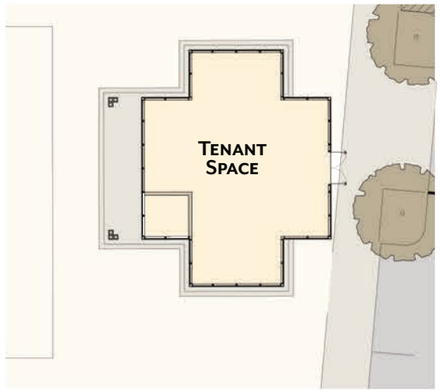


01 **Building H - Roof Plan**
Scale: 1/32" : 1' 0 4 8 16

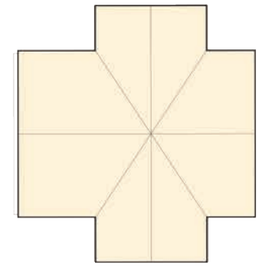


02 **Building H - South Elevation**
Scale: 1/16" : 1' 0 2 4 8

03 **Building H - North Elevation**
Scale: 1/16" : 1' 0 2 4 8



01 **Building P - Level 1**
Scale: 1/32" : 1' 0 4 8 16



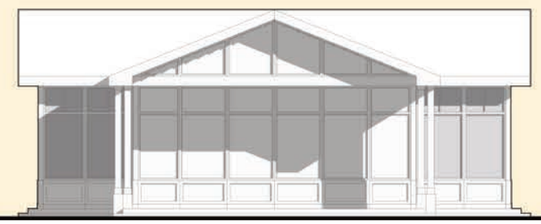
02 **Building P - Roof Plan**
Scale: 1/32" : 1' 0 4 8 16

Transparency

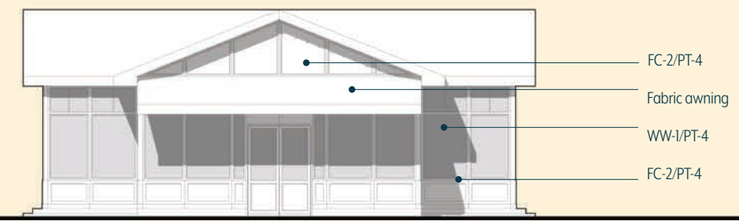
Story	*Orientation*	*Glazing / Opening (SF)*	*Wall Area (SF)*	*% Open / Transparent*	*Conform*
Ground	South	126	240	52.5%	Pass
Ground	East	158	300	52.7%	Pass
Ground	West	53	300	17.7%	Pass
Ground	North	126	240	52.5%	Pass

Building P Historic Mixed Use: Retail

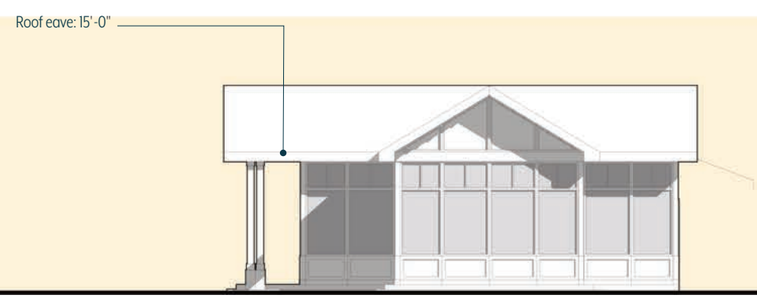
	Required	*Provided*	*Compliance*
Heights	Min. 1.5 stories Max 2.5 stories	22'-0"	Yes
Max ground story height	12 ft max	14 ft	Not in Compliance
Max upper story Height	12 ft max	N/A	
Building Entrance	1 per 40 ft. of façade for buildings over 60 ft. Min.		Yes
Mid-Building Pedestrian way	Required for buildings greater than 150 ft. in length	50 ft	Yes
Vertical Divisions	Vertical Increments No greater than 30 ft		Yes
Roof types	Pitched roof; other types permitted with approval	See Elevations	Yes
Proposed Block Length	300 ft	50'-6"	Yes



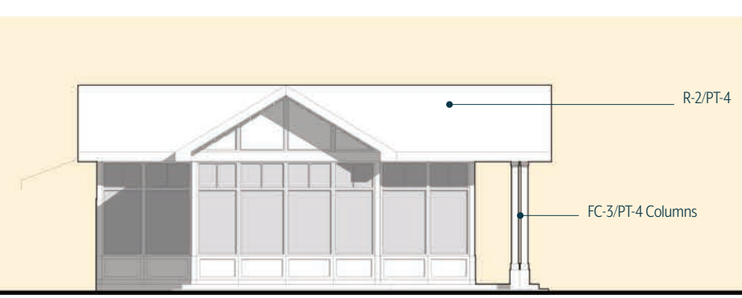
03 **Building P - West Elevation**
Scale: 1/16" : 1' 0 2 4 8



04 **Building P - East Elevation**
Scale: 1/16" : 1' 0 2 4 8



05 **Building P - South Elevation**
Scale: 1/16" : 1' 0 2 4 8



06 **Building P - North Elevation**
Scale: 1/16" : 1' 0 2 4 8

LEGEND

PL	PROPERTY LINE
R/W	EX. RIGHT-OF-WAY
	ROADWAY CENTERLINE
	EDGE OF PAVEMENT/BACK OF CURB
	EDGE OF DRIVEWAYS
	MISC. EASEMENTS
	EX. FIRE HYDRANT
	EX. WATER SERVICE VALVE
	EX. PULL BOX
	EX. TREE
	EX. TREE
	EX. BUSH
	EX. SANITARY MANHOLE
	EX. CATCH BASIN
	EX. STORM MANHOLE
	EX. STORM CURB INLET
	EX. UTILITY POLE
	EX. LIGHT POLE
	EX. UNDERGROUND TELEPHONE PEDESTAL
	EX. MAILBOX
	EX. SIGN
X	EX. FENCE
W	EX. WATER LINE
WS	EX. WATER SERVICE
WS (PLAN)	EX. WATER SERVICE (LOCATION PER RECORD PLAN)
UGT	EX. UNDERGROUND TELEPHONE
G	EX. GAS
ST	EX. STORM
SA	EX SANITARY
CMS	EX COMBINED SEWER
UGE	EX. UNDERGROUND ELECTRIC
OHE	EX. OVERHEAD ELECTRIC
OHL	EX. OVERHEAD STREET LIGHTING
	EX. UNDERGROUND STREET LIGHTING
FO	EX. FIBER OPTIC (DUBLINK)
X0001	EX. STRUCTURE NUMBER (PER ATLAS)
996	EX. MINOR CONTOUR ELEVATION
995	EX. MAJOR CONTOUR ELEVATION
TBR	TO BE REMOVED
TBA	TO BE ABANDONED
TBRL	TO BE RELOCATED

SITE DATA TABLE

DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA (PRIVATE)	6.85	AC.
TOTAL DISTURBED AREA (ON-SITE)	6.85	AC.
PRE-DEVELOPED IMPERVIOUS AREA	0.66	AC.
POST-DEVELOPED IMPERVIOUS AREA	5.70	AC.

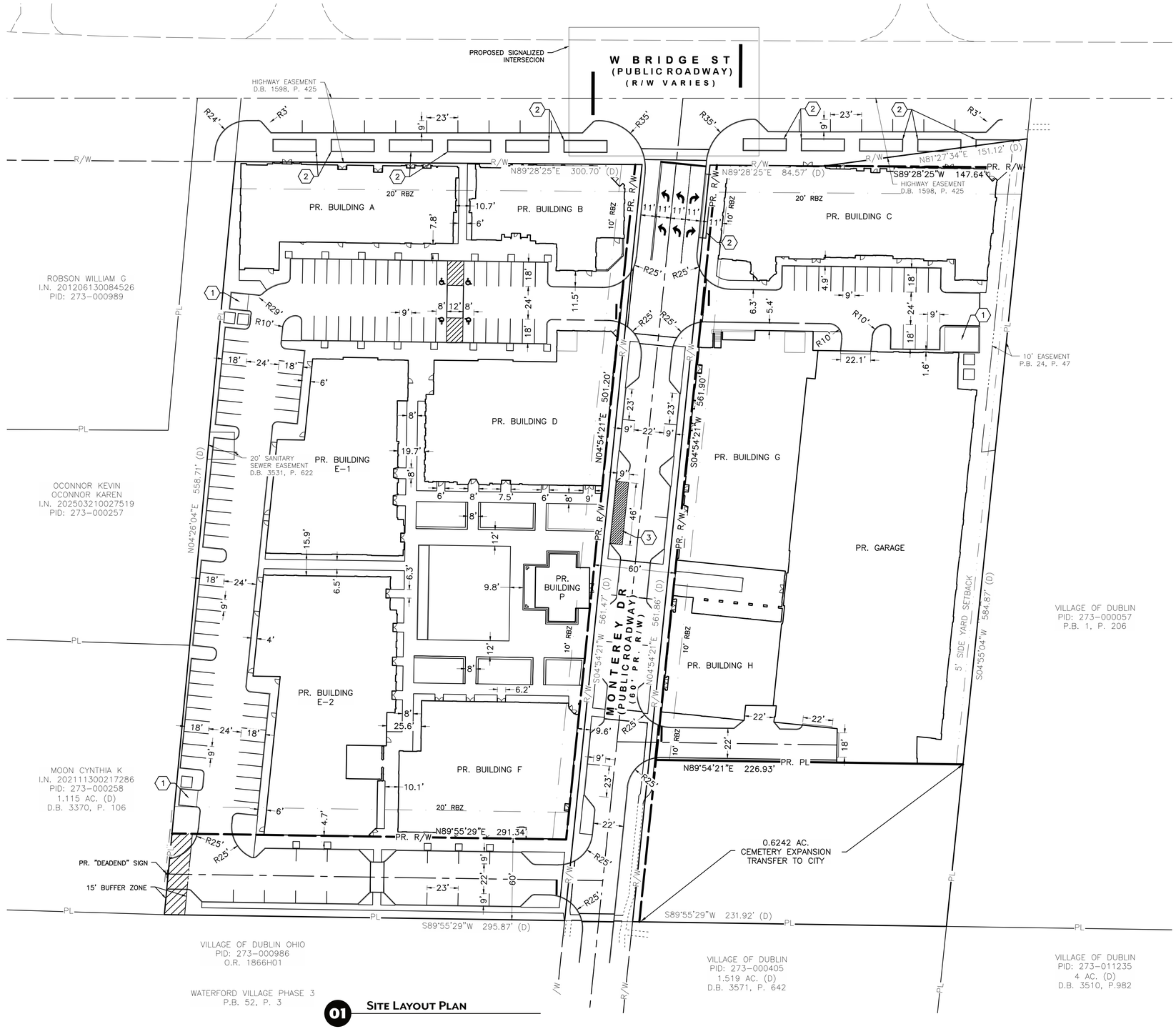
CODED NOTES

1. EX. UNDERGROUND ELECTRIC/COMMUNICATION LINE (TBR)

0 40 80
SCALE IN FEET

01 EXISTING CONDITIONS/DEMOLITION PLAN

ixedUse\DWG\Production Drawings\Preliminary Development Plan\1315601_Existing Conditions.dwg -Existing Conditions PLOTTED BYDSHREMSHOCK ON 01/14/2026 10:24



LEGEND

- PL — PROPERTY LINE
- R/W — EX. RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EDGE OF PAVEMENT/BACK OF CURB
- EDGE OF DRIVEWAYS
- MISC. EASEMENTS
- EX. TREE
- EX. TREE
- EX. BUSH
- EX. MAILBOX
- EX. SIGN
- X — EX. FENCE

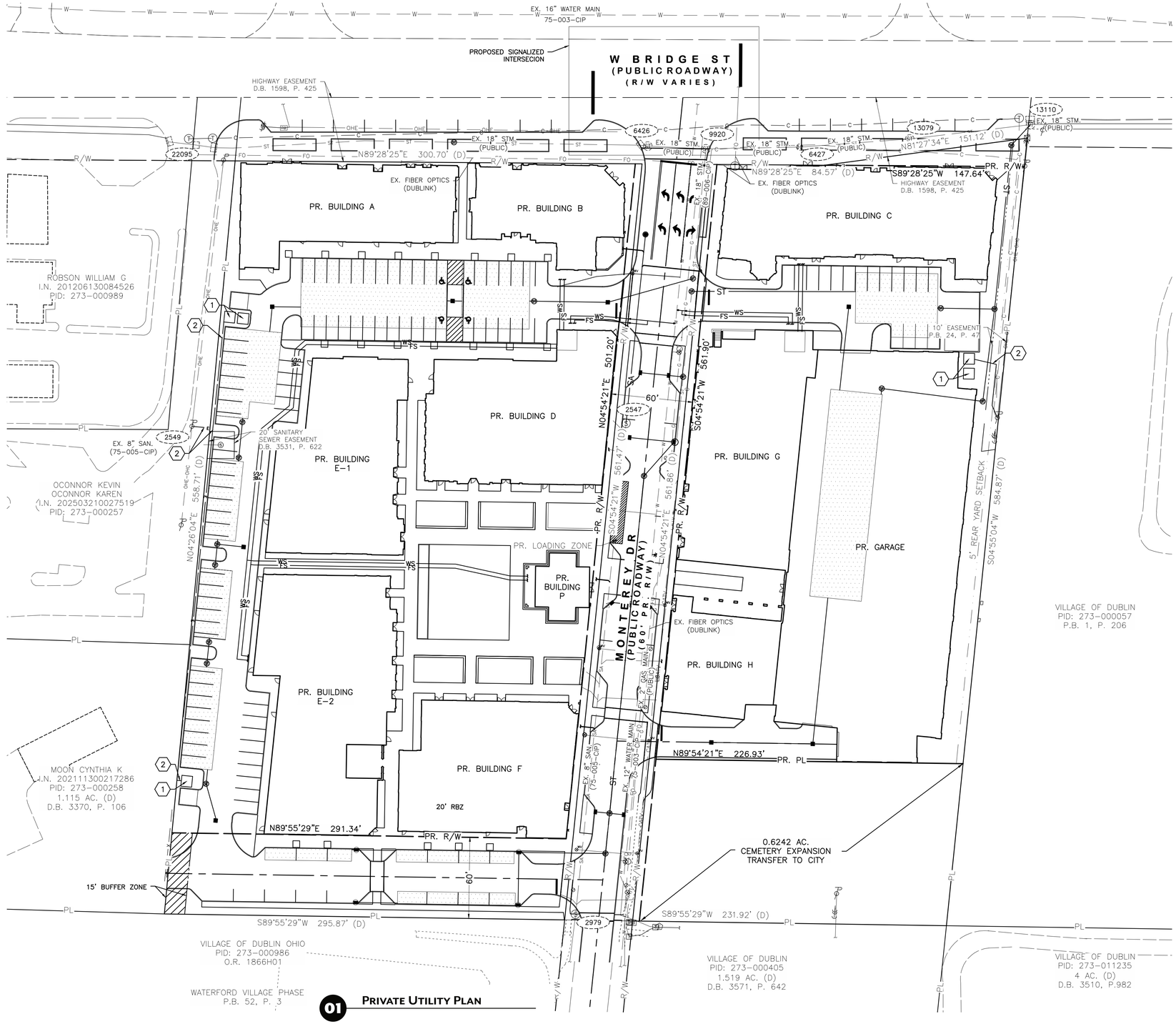
CODED NOTES

1. PR. DUMPSTER
2. PR. PLANTER BOX (TYP.)
3. PR. LOADING ZONE

NOTES:
ALL RADII ARE 4' UNLESS OTHERWISE NOTED. ALL RADIUS DIMENSIONS GIVEN ARE MEASURED ALONG FACE OF CURB.

01 SITE LAYOUT PLAN

xedlise\CWG\Production Drawings\Preliminary Development Plan\131501_Site Layout Plan.dwg -Site Layout Plan PLOTTED BYDSHREWSHOCK ON 01/14/2026 10:24



LEGEND

- PL — PROPERTY LINE
- R/W — EX. RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EDGE OF PAVEMENT/BACK OF CURB
- EDGE OF DRIVEWAYS
- MISC. EASEMENTS
- EX. FIRE HYDRANT
- EX. WATER SERVICE VALVE
- EX. PULL BOX
- EX. TREE
- EX. TREE
- EX. BUSH
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. UNDERGROUND TELEPHONE PEDESTAL
- EX. MAILBOX
- EX. SIGN
- EX. FENCE
- W — EX. WATER LINE
- WS — EX. WATER SERVICE
- WS (PLAN) — EX. WATER SERVICE (LOCATION PER RECORD PLAN)
- UGT — EX. UNDERGROUND TELEPHONE
- G — EX. GAS
- ST — EX. STORM
- SA — EX SANITARY
- CMS — EX COMBINED SEWER
- UGE — EX. UNDERGROUND ELECTRIC
- OHE — EX. OVERHEAD ELECTRIC
- OHL — EX. OVERHEAD STREET LIGHTING
- EX. UNDERGROUND STREET LIGHTING
- FO — EX. FIBER OPTIC
- X0001 — EX. STRUCTURE NUMBER (PER ATLAS)
- TBR — TO BE REMOVED
- TBA — TO BE ABANDONED
- TBRL — TO BE RELOCATED
- PR. STORM DETENTION
- E — PR. UNDERGROUND ELECTRIC

CODED NOTES

1. PR. TRANSFORMER
2. PR. UNDERGROUND ELECTRICAL LINE

01 PRIVATE UTILITY PLAN

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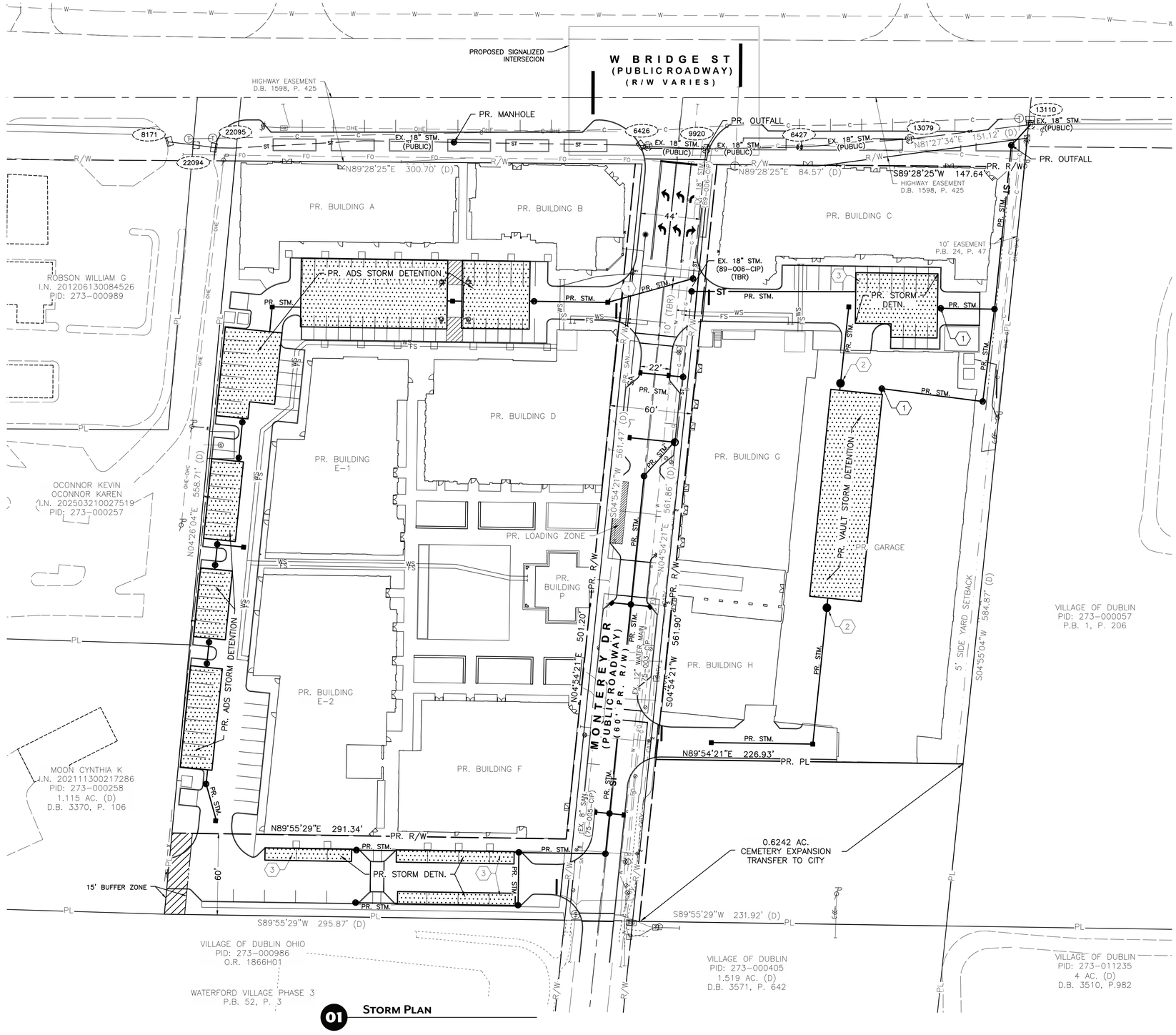

LEGEND

PL	PROPERTY LINE
R/W	EX. RIGHT-OF-WAY
	ROADWAY CENTERLINE
	EDGE OF PAVEMENT/BACK OF CURB
	EDGE OF DRIVEWAYS
	MISC. EASEMENTS
	EX. FIRE HYDRANT
	EX. WATER SERVICE VALVE
PB	EX. PULL BOX
	EX. TREE
	EX. TREE
	EX. BUSH
S	EX. SANITARY MANHOLE
	EX. CATCH BASIN
ST	EX. STORM MANHOLE
	EX. STORM CURB INLET
	EX. UTILITY POLE
	EX. LIGHT POLE
T	EX. UNDERGROUND TELEPHONE PEDESTAL
	EX. MAILBOX
	EX. SIGN
X	EX. FENCE
W	EX. WATER LINE
WS	EX. WATER SERVICE
WS (PLAN)	EX. WATER SERVICE (LOCATION PER RECORD PLAN)
UGT	EX. UNDERGROUND TELEPHONE
G	EX. GAS
ST	EX. STORM
SA	EX SANITARY
CMS	EX COMBINED SEWER
UGE	EX. UNDERGROUND ELECTRIC
OHE	EX. OVERHEAD ELECTRIC
OHL	EX. OVERHEAD STREET LIGHTING
	EX. UNDERGROUND STREET LIGHTING
FO	EX. FIBER OPTIC
X0001	EX. STRUCTURE NUMBER (PER ATLAS)
TBR	TO BE REMOVED
TBA	TO BE ABANDONED
TBRL	TO BE RELOCATED
	PR. CATCH BASIN
ST	PR. STORM MANHOLE
	PR. STORM CURB INLET
ST	PR. STORM SEWER
	PR. STORM DETENTION

CODED NOTES

1. PR. OUTLET CONTROL STRUCTURE
2. PR. PRETREATMENT DEVICE
3. PR. UNDERGROUND DETENTION FOR ADDED R/W IMPERVIOUS AREA

01 STORM PLAN

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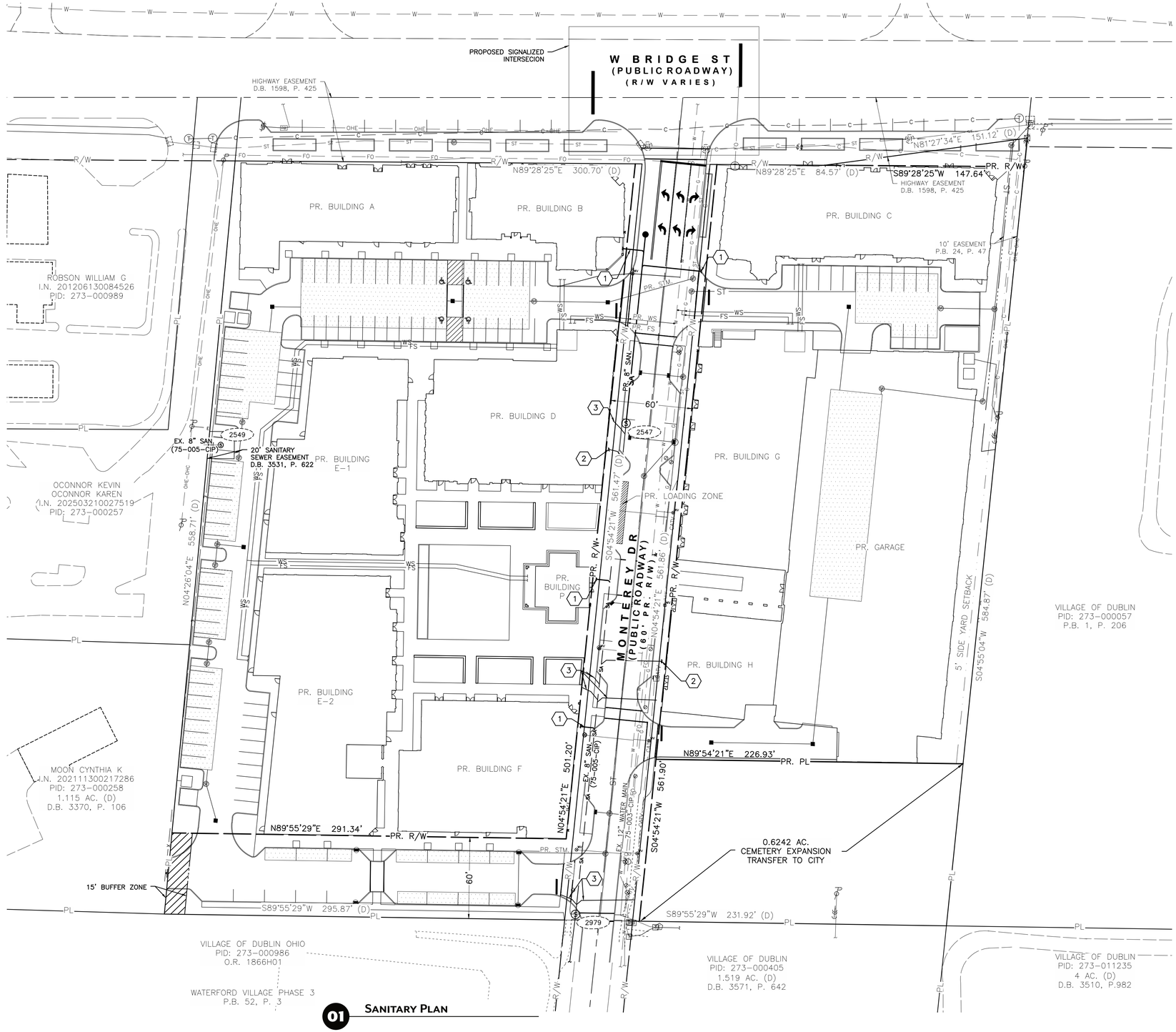

LEGEND

PL	PROPERTY LINE
R/W	EX. RIGHT-OF-WAY
	ROADWAY CENTERLINE
	EDGE OF PAVEMENT/BACK OF CURB
	EDGE OF DRIVEWAYS
	MISC. EASEMENTS
	EX. FIRE HYDRANT
	EX. WATER SERVICE VALVE
PB	EX. PULL BOX
	EX. TREE
	EX. TREE
	EX. BUSH
S	EX. SANITARY MANHOLE
	EX. CATCH BASIN
ST	EX. STORM MANHOLE
	EX. STORM CURB INLET
	EX. UTILITY POLE
	EX. LIGHT POLE
T	EX. UNDERGROUND TELEPHONE PEDESTAL
	EX. MAILBOX
	EX. SIGN
X	EX. FENCE
W	EX. WATER LINE
WS	EX. WATER SERVICE
WS (PLAN)	EX. WATER SERVICE (LOCATION PER RECORD PLAN)
UGT	EX. UNDERGROUND TELEPHONE
G	EX. GAS
ST	EX. STORM
SA	EX SANITARY
CMS	EX COMBINED SEWER
UGE	EX. UNDERGROUND ELECTRIC
OHE	EX. OVERHEAD ELECTRIC
OHL	EX. OVERHEAD STREET LIGHTING
	EX. UNDERGROUND STREET LIGHTING
FO	EX. FIBER OPTIC
X0001	EX. STRUCTURE NUMBER (PER ATLAS)
TBR	TO BE REMOVED
TBA	TO BE ABANDONED
TBRL	TO BE RELOCATED
	PR. STORM DETENTION
	PR. SANITARY MANHOLE
SA	PR. SANITARY
SS	PR. SANITARY SERVICE

CODED NOTES

1. PR. 6" SANITARY LATERAL AT 2.08% MINIMUM SLOPE
2. EX. SANITARY LATERAL (TO REMAIN)
3. EX. SANITARY LATERAL (TO BE ABANDONED)

01 SANITARY PLAN

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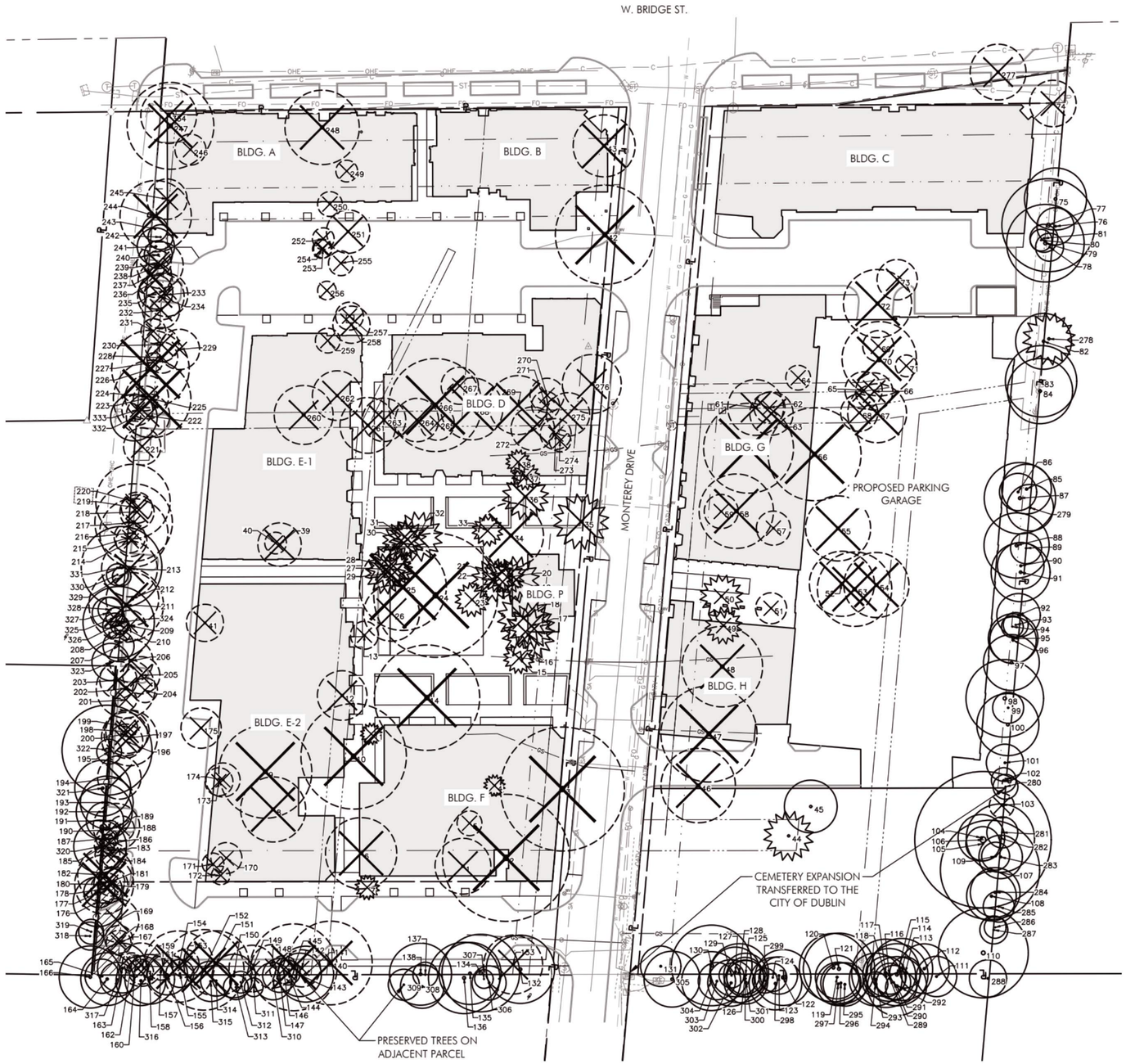


LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING TREE TO REMAIN
- EXISTING TREE & STUMP TO BE REMOVED

Preliminary Tree Preservation Plan

SCALE: 1" = 40'-0"

0 20 40 80

EXISTING TREE LIST

EXEMPT TREES: TREES LISTED BELOW THAT ARE IN POOR CONDITION, OUTSIDE THE PROJECT BOUNDARY (OFFSITE), OR WITHIN AN AREA TO BE OCCUPIED BY A STRUCTURE PURSUANT TO BSD CODE 153.062 ARE NOT CONSIDERED PROTECTED TREES AND ARE THEREFORE EXEMPT FROM TREE REPLACEMENT REQUIREMENTS. A "+" SYMBOL IN THE EXEMPT COLUMN INDICATES TREES THAT ARE NOT INCLUDED IN THE TREE REPLACEMENT CALCULATIONS.

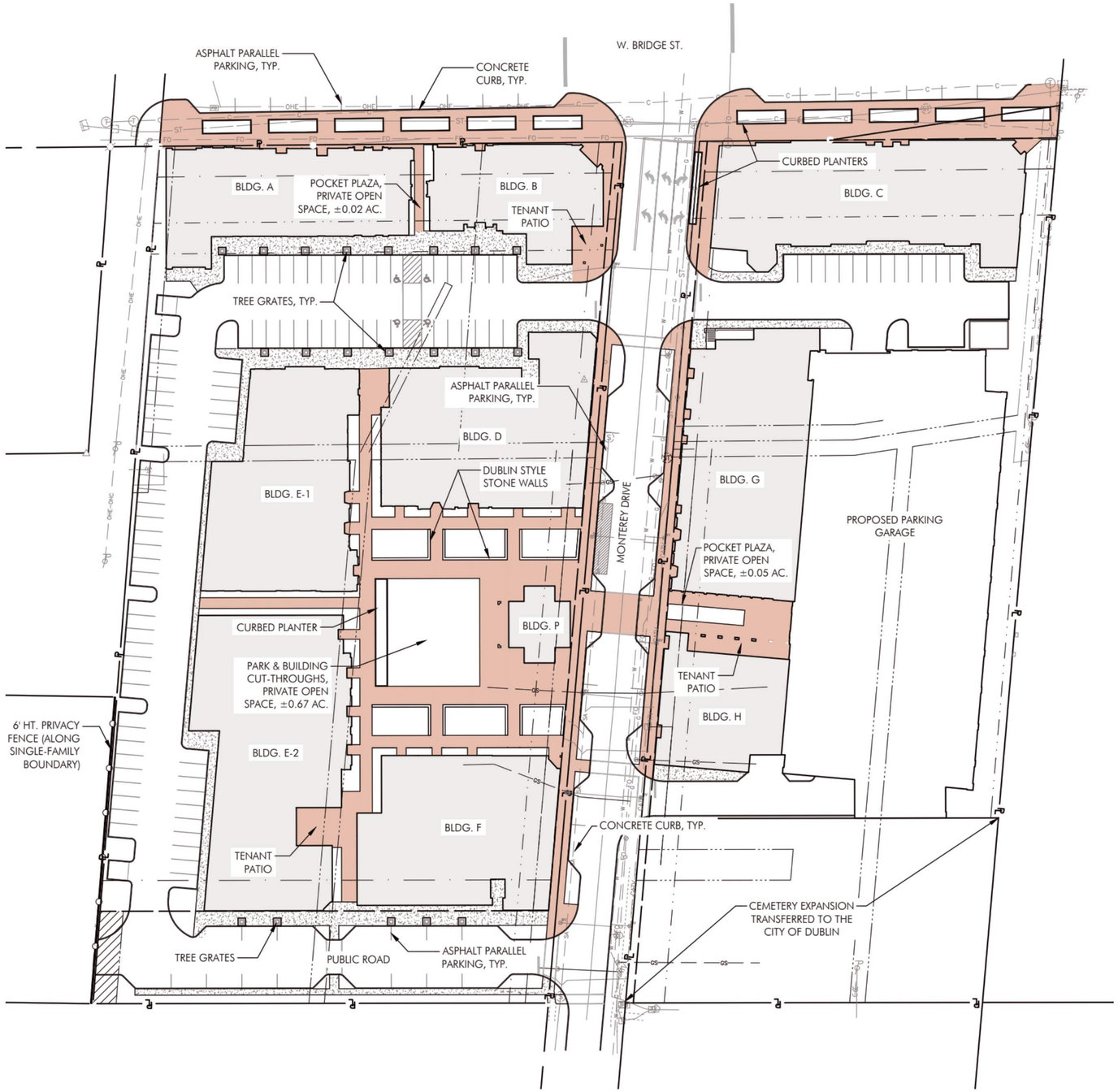
EXEMPT	NO.	COMMON NAME	DBH	CONDITION	STATUS
	1	BLACK CHERRY	18	FAIR	REMOVE
	2	AMERICAN SYCAMORE	41	FAIR	REMOVE
	3	SILVER MAPLE	40	GOOD	REMOVE
	4	ARBORVITAE	13	GOOD	REMOVE
	5	RED MULBERRY	21	GOOD	REMOVE
	6	THORNLESS HONEY LOCUST	59	GOOD	REMOVE
	7	ARBORVITAE	15	GOOD	REMOVE
	8	RED MAPLE	21	GOOD	REMOVE
+	9	RED MAPLE	30	POOR	REMOVE
	10	RED MAPLE	34	GOOD	REMOVE
	11	ARBORVITAE	7	GOOD	REMOVE
	12	HACKBERRY	26	GOOD	REMOVE
+	13	RED MAPLE	9	POOR	REMOVE
	14	THORNLESS HONEY LOCUST	34	GOOD	REMOVE
	15	ARBORVITAE	17	FAIR	REMOVE
	16	EASTERN WHITE PINE	17	GOOD	REMOVE
	17	EASTERN WHITE PINE	15	GOOD	REMOVE
	18	EASTERN WHITE PINE	17	GOOD	REMOVE
	19	EASTERN WHITE PINE	15	GOOD	REMOVE
	20	EASTERN WHITE PINE	11	GOOD	REMOVE
	21	EASTERN WHITE PINE	10	GOOD	REMOVE
	22	EASTERN WHITE PINE	14	GOOD	REMOVE
	23	EASTERN WHITE PINE	11	GOOD	REMOVE
	24	SILVER MAPLE	40	GOOD	REMOVE
	25	RED MAPLE	28	FAIR	REMOVE
	26	RED MAPLE	51	GOOD	REMOVE
	27	EASTERN WHITE PINE	10	GOOD	REMOVE
	28	EASTERN WHITE PINE	14	GOOD	REMOVE
	29	EASTERN WHITE PINE	13	GOOD	REMOVE
	30	EASTERN WHITE PINE	12	GOOD	REMOVE
	31	EASTERN WHITE PINE	12	GOOD	REMOVE
	32	EASTERN WHITE PINE	16	GOOD	REMOVE
	33	EASTERN WHITE PINE	10	GOOD	REMOVE
+	34	GREEN ASH	21	POOR	REMOVE
	35	EASTERN WHITE PINE	18	GOOD	REMOVE
	36	EASTERN WHITE PINE	15	GOOD	REMOVE
+	37	EASTERN WHITE PINE	9	POOR	REMOVE
	38	ARBORVITAE	38	GOOD	REMOVE
	39	HACKBERRY	51	GOOD	REMOVE
	40	BLACK CHERRY	7	GOOD	REMOVE
	41	HACKBERRY	12	GOOD	REMOVE
	42	CHINESE ELM	32	GOOD	REMOVE
	43	CHINESE ELM	49	GOOD	REMOVE
	44	NORWAY SPRUCE	16	GOOD	PRESERVE
	45	BLACK WALNUT	17	GOOD	PRESERVE
	46	BLACK WALNUT	24	GOOD	REMOVE
	47	AMERICAN SYCAMORE	31	GOOD	REMOVE
	48	BLACK WALNUT	41	GOOD	REMOVE
	49	EASTERN WHITE PINE	12	GOOD	REMOVE
	50	EASTERN WHITE PINE	14	GOOD	REMOVE
	51	JAPANESE YEW	48	GOOD	REMOVE
	52	HACKBERRY	21	GOOD	REMOVE
	53	BLACK CHERRY	24	GOOD	REMOVE
	54	HACKBERRY	21	GOOD	REMOVE
	55	RED MULBERRY	41	FAIR	REMOVE
	56	BLACK WALNUT	48	GOOD	REMOVE
	57	BLACK CHERRY	11	GOOD	REMOVE
	58	HACKBERRY	24	GOOD	REMOVE
	59	HACKBERRY	11	GOOD	REMOVE
	60	AMERICAN SYCAMORE	29	GOOD	REMOVE
	61	BLACK WALNUT	18	GOOD	REMOVE
	62	BLACK WALNUT	10	GOOD	REMOVE
+	63	RED MULBERRY	14	POOR	REMOVE
	64	BOX ELDER	8	GOOD	REMOVE
	65	BLACK CHERRY	12	GOOD	REMOVE
+	66	RED MULBERRY	12	POOR	REMOVE
	67	HACKBERRY	19	FAIR	REMOVE
	68	HACKBERRY	12	GOOD	REMOVE
	69	HACKBERRY	10	GOOD	REMOVE
+	70	EASTERN COTTONWOOD	47	POOR	REMOVE
	71	BLACK WALNUT	7	FAIR	REMOVE
	72	RED MULBERRY	41	FAIR	REMOVE
	73	BLACK WALNUT	13	GOOD	REMOVE
	74	BOX ELDER	48	FAIR	REMOVE
	75	HACKBERRY	20	GOOD	PRESERVE
	76	HACKBERRY	12	GOOD	PRESERVE
	77	HACKBERRY	30	GOOD	PRESERVE
	78	HACKBERRY	9	GOOD	PRESERVE
	79	SLIPPERY ELM	25	GOOD	PRESERVE
	80	SLIPPERY ELM	7	GOOD	PRESERVE
	81	SLIPPERY ELM	9	GOOD	PRESERVE
	82	BLACK CHERRY	18	GOOD	PRESERVE
	83	HACKBERRY	23	GOOD	PRESERVE
	84	HACKBERRY	21	GOOD	PRESERVE
	85	SUGAR MAPLE	16	GOOD	PRESERVE
	86	HACKBERRY	12	GOOD	PRESERVE
	87	HACKBERRY	33	GOOD	PRESERVE
	88	SUGAR MAPLE	21	GOOD	PRESERVE
	89	SUGAR MAPLE	10	GOOD	PRESERVE
	90	HACKBERRY	15	GOOD	PRESERVE
	91	HACKBERRY	19	GOOD	PRESERVE
	92	HACKBERRY	14	GOOD	PRESERVE
	93	SUGAR MAPLE	8	GOOD	PRESERVE
	94	SUGAR MAPLE	7	GOOD	PRESERVE
	95	SUGAR MAPLE	16	GOOD	PRESERVE
	96	SUGAR MAPLE	15	GOOD	PRESERVE
	97	BLACK WALNUT	18	GOOD	PRESERVE
	98	BLACK WALNUT	25	GOOD	PRESERVE
	99	HACKBERRY	10	GOOD	PRESERVE
	100	HACKBERRY	20	GOOD	PRESERVE
	101	HACKBERRY	12	GOOD	PRESERVE
	102	BLACK WALNUT	8	GOOD	PRESERVE
+	103	GREEN ASH	8	POOR	REMOVE
	104	HACKBERRY	15	GOOD	PRESERVE
	105	HACKBERRY	11	GOOD	PRESERVE
	106	BLACK WALNUT	44	FAIR	PRESERVE
	107	BLACK WALNUT	32	GOOD	PRESERVE
	108	BLACK WALNUT	29	GOOD	PRESERVE
	109	HACKBERRY	9	GOOD	PRESERVE
	110	BLACK WALNUT	29	GOOD	PRESERVE
	111	HACKBERRY	13	GOOD	PRESERVE
	112	HACKBERRY	16	GOOD	PRESERVE
	113	HACKBERRY	10	GOOD	PRESERVE
	114	HACKBERRY	36	GOOD	PRESERVE
	115	HACKBERRY	20	GOOD	PRESERVE
	116	HACKBERRY	17	GOOD	PRESERVE
	117	HACKBERRY	22	GOOD	PRESERVE
	118	HACKBERRY	13	GOOD	PRESERVE
	119	HACKBERRY	14	GOOD	PRESERVE
	120	HACKBERRY	22	GOOD	PRESERVE
	121	HACKBERRY	23	GOOD	PRESERVE
	122	HACKBERRY	32	GOOD	PRESERVE
	123	HACKBERRY	12	GOOD	PRESERVE
	124	HACKBERRY	9	GOOD	PRESERVE
	125	HACKBERRY	14	GOOD	PRESERVE
	126	HACKBERRY	12	GOOD	PRESERVE
	127	HACKBERRY	16	GOOD	PRESERVE
	128	HACKBERRY	19	GOOD	PRESERVE
	129	HACKBERRY	8	GOOD	PRESERVE
	130	HACKBERRY	26	GOOD	PRESERVE
	131	HACKBERRY	13	GOOD	PRESERVE
	132	HACKBERRY	22	GOOD	PRESERVE
	133	HACKBERRY	19	GOOD	REMOVE
OFFSITE	134	HACKBERRY	25	GOOD	PRESERVE
OFFSITE	135	HACKBERRY	20	GOOD	PRESERVE
OFFSITE	136	HACKBERRY	23	GOOD	PRESERVE
OFFSITE	137	HACKBERRY	8	GOOD	PRESERVE
OFFSITE	138	HACKBERRY	20	FAIR	PRESERVE
	139	*NOT USED*			
	140	BLACK WALNUT	27	GOOD	REMOVE
OFFSITE	141	THORNLESS HONEY LOCUST	18	GOOD	PRESERVE
	142	HACKBERRY	12	GOOD	REMOVE
OFFSITE	143	HACKBERRY	14	GOOD	PRESERVE
	144	HACKBERRY	8	GOOD	REMOVE
	145	THORNLESS HONEY LOCUST	66	GOOD	REMOVE
	146	HACKBERRY	9	GOOD	REMOVE
OFFSITE	147	HACKBERRY	20	GOOD	PRESERVE
	148	HACKBERRY	14	GOOD	REMOVE
	149	HACKBERRY	15	GOOD	REMOVE
OFFSITE	150	HACKBERRY	14	GOOD	PRESERVE
	151	HACKBERRY	21	GOOD	REMOVE
	152	BLACK CHERRY	26	FAIR	REMOVE
+	153	GREEN ASH	9	POOR	REMOVE
+	154	GREEN ASH	23	POOR	REMOVE
	155	HACKBERRY	9	GOOD	PRESERVE
OFFSITE	156	HACKBERRY	13	GOOD	PRESERVE
+	157	GREEN ASH	8	POOR	REMOVE
OFFSITE	158	HACKBERRY	31	GOOD	PRESERVE
	159	HACKBERRY	14	GOOD	REMOVE
	160	HACKBERRY	7	GOOD	REMOVE
	161	CHINKAPIN OAK	8	GOOD	REMOVE
+	162	GREEN ASH	6	POOR	REMOVE
	163	HACKBERRY	16	GOOD	PRESERVE
OFFSITE	164	HACKBERRY	23	GOOD	PRESERVE
	165	HACKBERRY	11	GOOD	PRESERVE
OFFSITE	166	HACKBERRY	20	GOOD	PRESERVE
	167	HACKBERRY	8	GOOD	REMOVE
	168	HACKBERRY	9	GOOD	REMOVE
	169	HACKBERRY	14	GOOD	REMOVE
	170	BLACK WALNUT	10	GOOD	REMOVE
	171	BLACK WALNUT	7	GOOD	REMOVE
	172	RED MULBERRY	6	GOOD	REMOVE
	173	RED MULBERRY	17	FAIR	REMOVE
	174	RED MULBERRY	11	FAIR	REMOVE
	175	HACKBERRY	62	GOOD	REMOVE
	176	HACKBERRY	16	GOOD	PRESERVE
	177	HACKBERRY	10	GOOD	PRESERVE
	178	HACKBERRY	10	GOOD	REMOVE
	179	HACKBERRY	19	GOOD	REMOVE
	180	HACKBERRY	28	GOOD	REMOVE
	181	HACKBERRY	9	GOOD	REMOVE
	182	HACKBERRY	18	GOOD	REMOVE
	183	HACKBERRY	8	GOOD	REMOVE
	184	HACKBERRY	8	GOOD	REMOVE
	185	HACKBERRY	7	GOOD	REMOVE
	186	HACKBERRY	6	FAIR	REMOVE
	187	HACKBERRY	7	GOOD	REMOVE
	188	HACKBERRY	8	GOOD	REMOVE
	189	HACKBERRY	15	GOOD	REMOVE
	190	HACKBERRY	6	GOOD	REMOVE
	191	HACKBERRY	12	GOOD	PRESERVE
	192	HACKBERRY	18	GOOD	PRESERVE
	193	HACKBERRY	57	GOOD	PRESERVE
	194	SUGAR MAPLE	14	GOOD	REMOVE
	195	HACKBERRY	8	GOOD	PRESERVE
+	196	HACKBERRY	11	POOR	REMOVE
	197	HACKBERRY	18	FAIR	REMOVE
	198	HACKBERRY	14	FAIR	REMOVE
	199	HACKBERRY	6	FAIR	REMOVE
	200	HACKBERRY	14	FAIR	REMOVE
	201	HACKBERRY	7	GOOD	REMOVE
	202	HACKBERRY	33	GOOD	REMOVE
	203	HACKBERRY	22	GOOD	REMOVE
+	204	RED MULBERRY	8	POOR	REMOVE
	205	BLACK WALNUT	12	GOOD	REMOVE
	206	HACKBERRY	14	GOOD	REMOVE
OFFSITE	207	HACKBERRY	18	GOOD	PRESERVE
	208	HACKBERRY	14	GOOD	REMOVE
	209	HACKBERRY	10	GOOD	REMOVE
	210	HACKBERRY	6	GOOD	PRESERVE
	211	HACKBERRY	24	GOOD	REMOVE
	212	HACKBERRY	17	GOOD	REMOVE
	213	HACKBERRY	18	GOOD	REMOVE
	214	HACKBERRY	10	GOOD	REMOVE
	215	HACKBERRY	10	GOOD	REMOVE
	216	HACKBERRY	22	GOOD	REMOVE
	217	HACKBERRY	25	GOOD	REMOVE
	218	HACKBERRY	11	GOOD	REMOVE
	219	HACKBERRY	10	GOOD	REMOVE
	220	HACKBERRY	24	GOOD	REMOVE
	221	THORNLESS HONEY LOCUST	12	GOOD	REMOVE
	222	HACKBERRY	14	GOOD	REMOVE
	223	HACKBERRY	8	FAIR	REMOVE
	224	HACKBERRY	14	GOOD	REMOVE
	225	HACKBERRY	25	GOOD	REMOVE
	226	HACKBERRY	25	GOOD	REMOVE
	227	HACKBERRY	6	GOOD	REMOVE
	228	HACKBERRY	10	GOOD	REMOVE
	229	RED MULBERRY	13	GOOD	REMOVE
	230	HACKBERRY	11	GOOD	REMOVE
	231	HACKBERRY	8	FAIR	REMOVE
	232	HACKBERRY	12	GOOD	REMOVE
	233	HACKBERRY	14	GOOD	REMOVE
	234	HACKBERRY	15	GOOD	REMOVE
	235	HACKBERRY	11	FAIR	PRESERVE
	236	HACKBERRY	11	GOOD	REMOVE
	237	HACKBERRY	25	GOOD	REMOVE
	238	HACKBERRY	15	GOOD	REMOVE
	239	HACKBERRY	8	GOOD	REMOVE
	240	HACKBERRY	9	GOOD	PRESERVE
	241	HACKBERRY	12	FAIR	PRESERVE
	242	HACKBERRY	8	GOOD	PRESERVE
	243	HACKBERRY	8	GOOD	PRESERVE
	244	HACKBERRY	23	GOOD	REMOVE
	245	HACKBERRY	13	GOOD	REMOVE
	246	RED MULBERRY	10	GOOD	REMOVE
	247	HACKBERRY	28	GOOD	REMOVE
+	248	GREEN ASH	24	GOOD	REMOVE
	249	WILD CRABAPPLE	19	GOOD	REMOVE
	250	RED MULBERRY	15	FAIR	REMOVE
	251	HACKBERRY	14	GOOD	REMOVE
	252	BLACK WALNUT	7	GOOD	REMOVE
	253	BLACK WALNUT	6	GOOD	REMOVE
	254	AMERICAN ELM	6	GOOD	REMOVE
	255	RED MULBERRY	43	GOOD	REMOVE
	256	RED MULBERRY	12	GOOD	REMOVE
	257	RED MULBERRY	15	GOOD	REMOVE
	258	WILD CRABAPPLE	12	GOOD	REMOVE
	259	BLACK WALNUT	8	GOOD	REMOVE
+	260	RED MULBERRY	116	POOR	REMOVE
	261	HACKBERRY	36	GOOD	REMOVE
	262	BLACK WALNUT	16	GOOD	REMOVE
	263	HACKBERRY	14	FAIR	REMOVE
	264	BLACK CHERRY	26	FAIR	REMOVE
	265	HACKBERRY	11	GOOD	REMOVE
	266	RED MULBERRY	30	FAIR	REMOVE
	267	HACKBERRY	12	GOOD	REMOVE
	268	SUGAR MAPLE	20	FAIR	REMOVE
	269	BLACK WALNUT	37	GOOD	REMOVE
	270	BLACK WALNUT	11	GOOD	REMOVE
	271	HACKBERRY	9	FAIR	REMOVE
	272	HACKBERRY	14	GOOD	REMOVE
	273	HACKBERRY	10	GOOD	REMOVE
	274	HACKBERRY	7	GOOD	REMOVE
+	275	RED MULBERRY	14	POOR	REMOVE
	276	CHINESE ELM	45	GOOD	REMOVE
	277	HACKBERRY	87	GOOD	REMOVE
	278	EASTERN RED CEDAR	17	GOOD	PRESERVE
OFFSITE	279	SUGAR MAPLE	15	GOOD	PRESERVE
OFFSITE	280	HACKBERRY	8	GOOD	PRESERVE
OFFSITE	281	HACKBERRY	10	GOOD	PRESERVE
	282	HACKBERRY	22	GOOD	PRESERVE
OFFSITE	283	HACKBERRY	14	GOOD	PRESERVE
	284	HACKBERRY	16	GOOD	PRESERVE
OFFSITE	285	HACKBERRY	10	GOOD	PRESERVE
OFFSITE	286	HACKBERRY	7	GOOD	PRESERVE
OFFSITE	287	HACKBERRY	9	FAIR	PRESERVE
OFFSITE	288	HACKBERRY	12	GOOD	PRESERVE
OFFSITE	289	HACKBERRY	10	GOOD	PRESERVE
OFFSITE	290	HACKBERRY	11	GOOD	PRESERVE
OFFSITE	291	HACKBERRY	28	GOOD	PRESERVE
OFFSITE	292	HACKBERRY	10	POOR	PRESERVE
OFFSITE	293	HACKBERRY	17	GOOD	PRESERVE
OFFSITE	294	AMERICAN ELM	8	GOOD	PRESERVE
OFFSITE	295	HACKBERRY	14	GOOD	PRESERVE
OFFSITE	296	HACKBERRY	13	GOOD	PRESERVE
OFFSITE	297	HACKBERRY	14	GOOD	PRESERVE
OFFSITE	298	HACKBERRY	17	GOOD	PRESERVE
	299	HACKBERRY	8	GOOD	PRESERVE
OFFSITE	300	HACKBERRY	21	GOOD	PRESERVE
OFFSITE	301	HACKBERRY	14	GOOD	PRESERVE
OFFSITE	302	HACKBERRY	15	GOOD	PRESERVE
OFFSITE	303	HACKBERRY	12	GOOD	PRESERVE
OFFSITE	304	HACKBERRY	19	GOOD	PRESERVE
OFFSITE	305	HACKBERRY	35	GOOD	PRESERVE
OFFSITE	306	HACKBERRY	11	GOOD	PRESERVE
OFFSITE	307	HACKBERRY	6	GOOD	PRESERVE
OFFSITE	308	HACKBERRY	14	GOOD	PRESERVE
OFFSITE	309	RED MULBERRY	10	GOOD	PRESERVE
OFFSITE	310	HACKBERRY	12	GOOD	PRESERVE
OFFSITE	311	HACKBERRY	6	GOOD	PRESERVE
OFFSITE	312	BLACK CHERRY	7	GOOD	PRESERVE
OFFSITE	313	HACKBERRY	8	GOOD	PRESERVE
OFFSITE	314	HACKBERRY	10	FAIR	PRESERVE
OFFSITE	315	HACKBERRY	13	FAIR	PRESERVE
OFFSITE	316	HACKBERRY	22	GOOD	PRESERVE
OFFSITE	317	HACKBERRY	11	GOOD	PRESERVE
OFFSITE	318	HACKBERRY	9	GOOD	PRESERVE
OFFSITE	319	HACKBERRY	8	POOR	PRESERVE
OFFSITE	320	HACKBERRY	17	GOOD	PRESERVE
OFFSITE	321	HACKBERRY	18	FAIR	PRESERVE
OFFSITE	322	HACKBERRY	48	GOOD	PRESERVE
OFFSITE	323	BLACK CHERRY	12	GOOD	PRESERVE
	324	HACKBERRY	23	GOOD	PRESERVE
OFFSITE	325	HACKBERRY	6	GOOD	PRESERVE
OFFSITE	326	HACKBERRY	8	GOOD	PRESERVE
OFFSITE	327	HACKBERRY	10	GOOD	PRESERVE
OFFSITE	328	HACKBERRY	14	GOOD	PRESERVE
OFFSITE	329	HACKBERRY	6	GOOD	PRESERVE
OFFSITE	330	HACKBERRY	7	GOOD	PRESERVE
OFFSITE	331	HACKBERRY	37	GOOD	PRESERVE
OFFSITE	332	HACKBERRY	15	POOR	PRESERVE
+	333	HACKBERRY	10	POOR	REMOVE
	334	HACKBERRY	18	GOOD	REMOVE

TREE REPLACEMENT CALCULATIONS

DUBLIN CODE OF ORDINANACES: CHAPTER 153.146 TREE REPLACEMENTS

TOTAL INCHES REMOVED (W/O EXEMPT): 3250"

TREE REPLACEMENT REQUIRED:
TOTAL INCHES TO BE REPLACED: 3250"



Site Plan

SCALE: 1" = 40'-0"

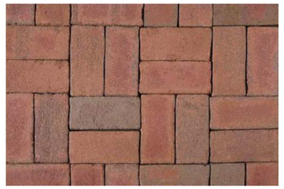
0 20 40 80

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CONCRETE PAVEMENT
- CLAY PAVERS

MATERIALS PALETTE

BUFFWASH CONCRETE



CLAY PAVERS - BELDEN 530

CURBED PLANTERS

5' X 5' TREE GRATES

DUBLIN STYLE STONE WALL

Planting Plan

SCALE: 1" = 40'-0"

0 20 40 80

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- PLANT BED
- LAWN

NOTE

1. SEE SHEET L3.1 FOR PLANT PALETTE
2. ALL CANOPY TREES TO BE A 2.5" CAL. MINIMUM

LANDSCAPE REQUIREMENTS BSD ZONING DATA:

(153.065(D)(7)) FOUNDATION PLANTING

REQUIRED: BUILDING FOUNDATION LANDSCAPING IS REQUIRED ALONG ALL SIDES OF A BUILDING NOT OTHERWISE OCCUPIED BY BUILDING ENTRANCES, SIDEWALK, PARKING, OR LOADING AREAS, OR OTHER SIMILAR AREAS. BUILDING FOUNDATION LANDSCAPING IS NOT REQUIRED FOR PORTIONS OF THE FRONT OR CORNER SIDE BUILDING FAÇADES LOCATED WITHIN 10 FEET OF THE FRONT PROPERTY LINE AND WHERE A STREETSCAPE OR PATIO RBZ TREATMENT IS PROVIDED.

PROPOSED: SEE PLAN FOR FOUNDATION PLANTING

(153.065(D)(5)(c)) INTERIOR LANDSCAPING

REQUIRED: MINIMUM OF 5% OF INTERIOR PARKING SHALL BE LANDSCAPED

38,064 SF OF INTERIOR PARKING X .05 = 1903 SF LANDSCAPED AREA

PROPOSED: 4215 SF OF LANDSCAPE ISLANDS (11%)

(153.065(D)(3)) STREET TREES

BRIDGE STREET:

REQUIRED: 1 TREE/ 40 LINEAR FEET OF STREET FRONTAGE

535 LINEAR FT OF STREET FRONTAGE/40 = 13 TREES

PROPOSED: 22 TREES

MONTEREY DRIVE:

REQUIRED: 1 TREE/ 40 LINEAR FEET OF STREET FRONTAGE
846 LINEAR FT OF STREET FRONTAGE/40 = 21 TREES

PROPOSED: 21 TREES

(APPENDIX A) PROPERTY PERIMETER REQUIREMENTS

REQUIRED: 10' MIN. LANDSCAPE BUFFER, 1 TREE/40 FT OF LINEAR BOUNDARY PLUS 6' HT PLANTING, HEDGE, FENCE, WALL OR EARTH MOUND WHEN ANY RESIDENTIAL ZONE ADJOINS ANY BUSINESS ZONE

(153.065(D)(4)) WEST SINGLE-FAMILY PERIMETER LANDSCAPE BUFFERING

REQUIRED: 10' MIN. LANDSCAPE BUFFER, 1 TREE/40 FT OF LINEAR BOUNDARY PLUS 6' HT PLANTING, HEDGE, FENCE, WALL OR EARTH MOUND WHEN ANY RESIDENTIAL ZONE ADJOINS ANY BUSINESS ZONE

PROPOSED: 6' HT. FENCE, 16 TREE CREDITS

4 TREES >12" TO REMAIN (12 TREE CREDITS)

2 TREES 8"-11.9" TO REMAIN (4 TREE CREDITS)

EAST NON-BSD PERIMETER LANDSCAPE BUFFERING

REQUIRED: 15' MIN. BUFFER

PROPOSED: +/- 18' BUFFER, 108 TREE CREDITS

30 TREES >12" TO REMAIN (90 TREE CREDITS)

8 TREES 8"-11.9" TO REMAIN (16 TREE CREDITS)

2 TREES 6"-7.9" TO REMAIN (2 TREE CREDITS)

(153.065(D)(8) TREE PRESERVATION CREDITS

DBH OF PRESERVED TREE (INCHES)	NUMBERS OF TREES CREDITED
OVER 12"	3
8"-11.9"	2
6"-7.9"	1

STREET TREES

Acer x freemanii

Ginkgo biloba

Gleditsia triacanthos f. inermis

Platanus x acerfolia 'Bloodgood'

Taxodium distichum

Ulmus parvifolia

ADDITIONAL SITE TREES

Gymnocladus dioica 'McKBranched'

Liliodendron tulipifera

Quercus imbricaria

Carpinus betulus

Crataegus virdis 'Winter King'

Magnolia virginiana

Liquidambar styraciflua "Slender Silhouette

SITE SHRUBS

Hydrangea quercifolia 'Ruby Slippers'

Taxus x media 'Densiformis'

Juniperus virginiana 'Grey Owl'

Hydrangea paniculata 'Little Lime'

Ilex glabra 'Shamrock'

Fothergilla gardenii

SITE PERENNIALS, GROUNDCOVERS, VINES

Liriope spicata

Nepeta x faassenii 'Walker's Low'

Schizachyrium scoparium

Hydrangea anomala petiolaris

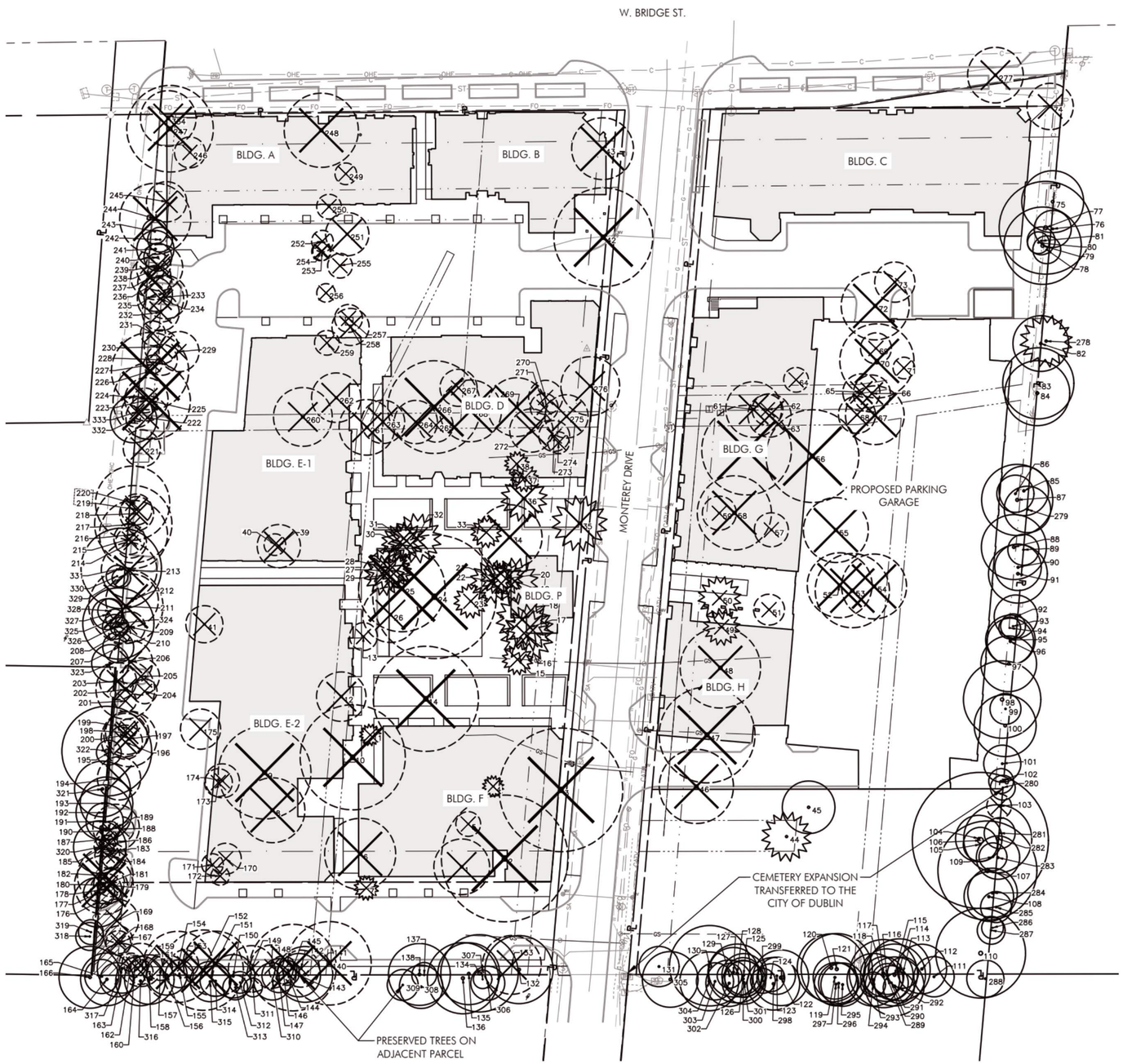
Parthenocissus tricuspidate

Perovskia atriplicifolia 'Little Spire'

Calamagrostis acutiflora

Carex pensylvanica

Hypericum calycinum



Preliminary Tree Preservation Plan

SCALE: 1" = 40'-0"

0 20 40 80

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CATENARY STRING LIGHTS
- BSD STANDARD MULTI-LANE LIGHT POLE
- BSD STANDARD TWO-LANE LIGHT POLE
- SECONDARY LIGHT POLE
- PROPOSED TREE, REFER TO PLANTING PLAN
- TREE UPLIGHTS

MATERIALS PALETTE

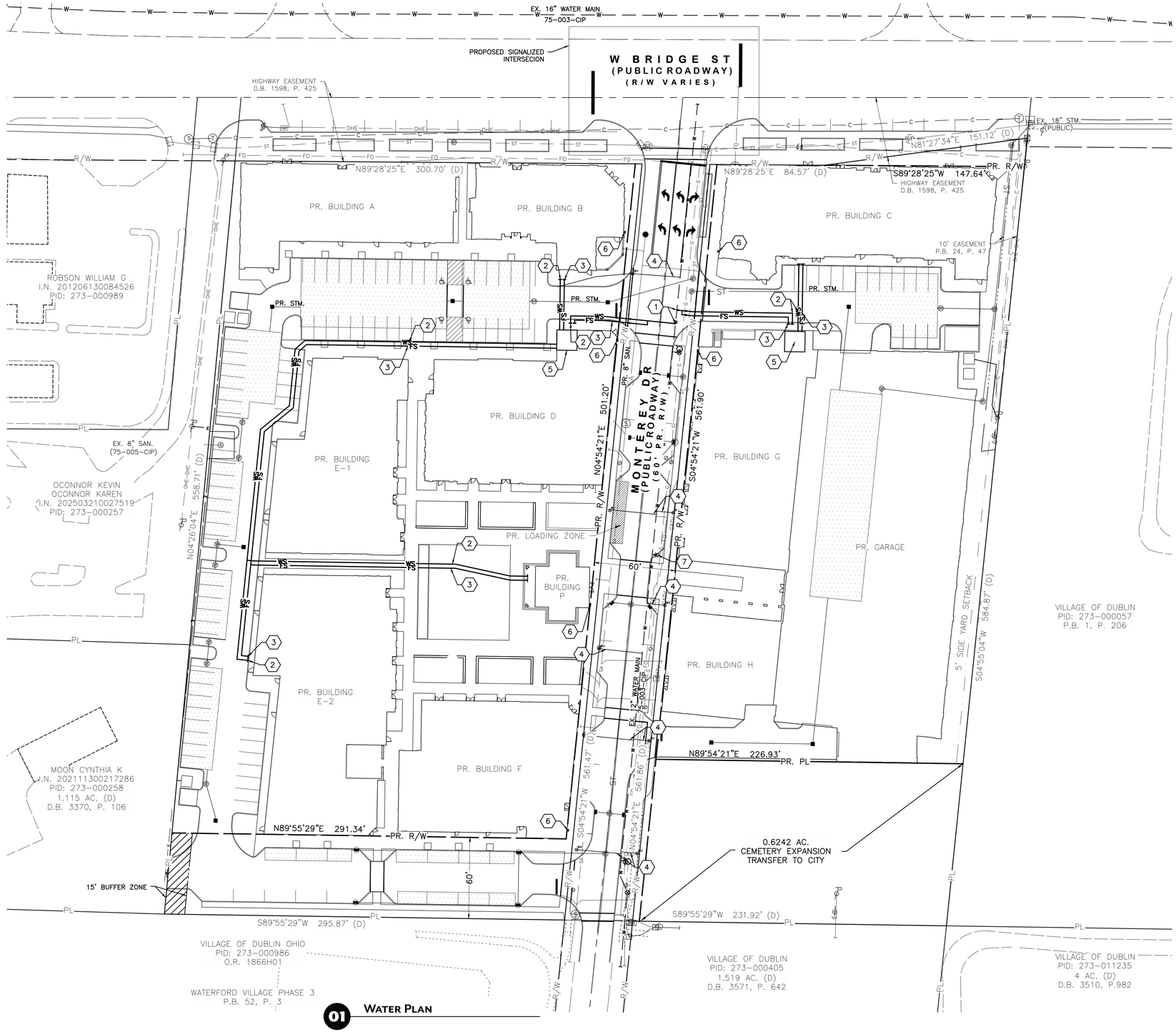
BSD STANDARD MULTI-LANE LIGHT POLE:
CREE ARE-EDG STREET LAMP (VALMONT DAVITS POLE)

BSD STANDARD TWO-LANE LIGHT POLE:
CREE ARE-EDG STREET LAMP (POST TOP)

SECONDARY LIGHT POLE

CATENARY STRING LIGHTS

TREE UPLIGHT



01 **WATER PLAN**

LEGEND

- PL — PROPERTY LINE
- R/W — EX. RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EDGE OF PAVEMENT/BACK OF CURB
- EDGE OF DRIVEWAYS
- MISC. EASEMENTS
- EX. FIRE HYDRANT
- EX. WATER SERVICE VALVE
- EX. PULL BOX
- EX. TREE
- EX. TREE
- EX. BUSH
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. UNDERGROUND TELEPHONE PEDESTAL
- EX. MAILBOX
- EX. SIGN
- X — EX. FENCE
- W — EX. WATER LINE
- WS — EX. WATER SERVICE
- WS (PLAN) — EX. WATER SERVICE (LOCATION PER RECORD PLAN)
- UGT — EX. UNDERGROUND TELEPHONE
- G — EX. GAS
- ST — EX. STORM
- SA — EX SANITARY
- CMS — EX COMBINED SEWER
- UGE — EX. UNDERGROUND ELECTRIC
- OHE — EX. OVERHEAD ELECTRIC
- OHL — EX. OVERHEAD STREET LIGHTING
- EX. UNDERGROUND STREET LIGHTING
- FO — EX. FIBER OPTIC
- PR. STORM DETENTION
- W — PR. WATER
- WS — PR. WATER SERVICE
- PR. FIRE SERVICE
- PR. WATER VALVE

CODED NOTES

1. PR. WATER TAP
2. PR. 4" DOMESTIC WATER SERVICE
3. PR. 4" FIRE SERVICE
4. EX. WATER SERVICE (TO BE ABANDONED)
5. PR. WATER METER ROOM
6. PR. FDC
7. PR. PUBLIC HYDRANT

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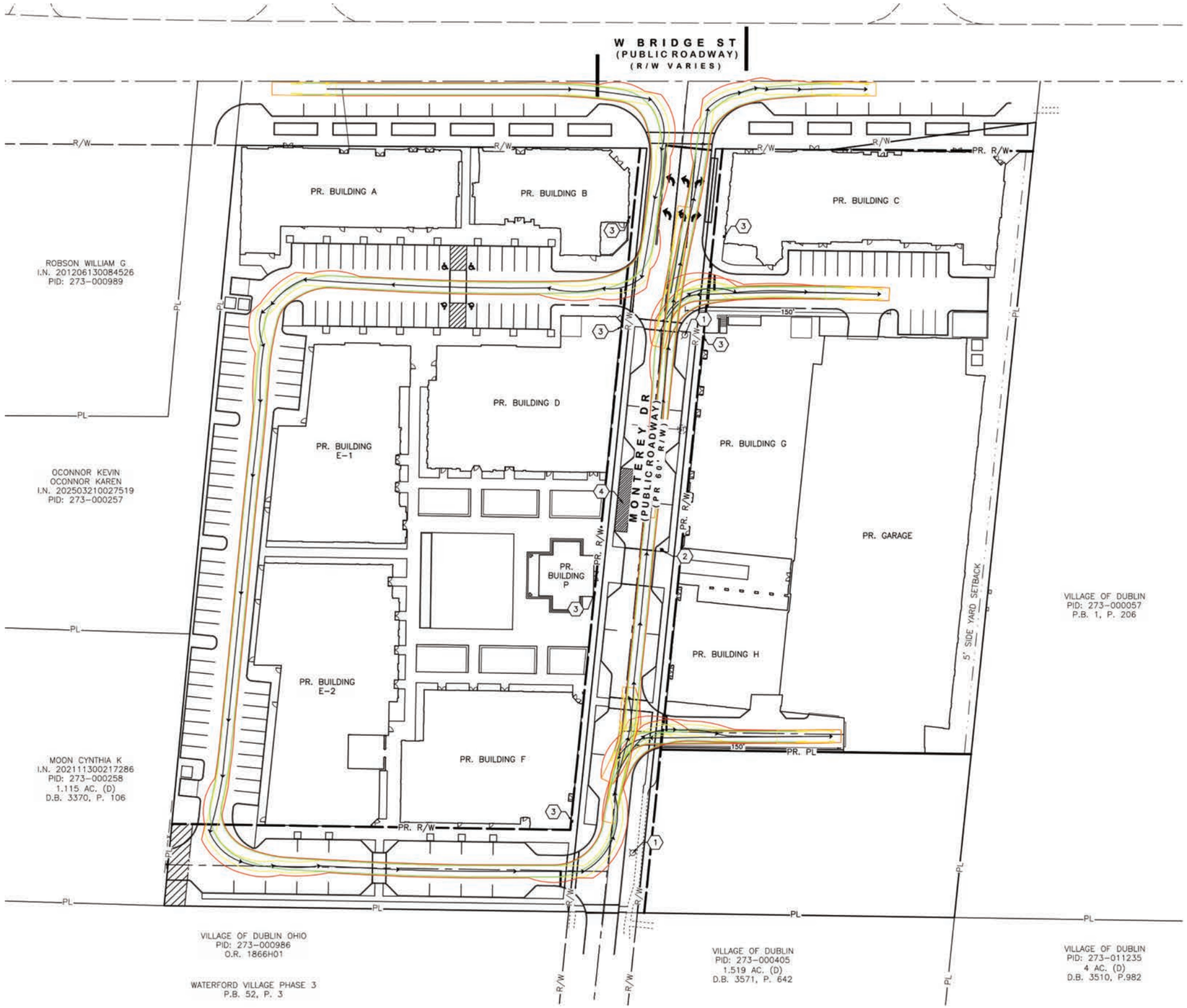
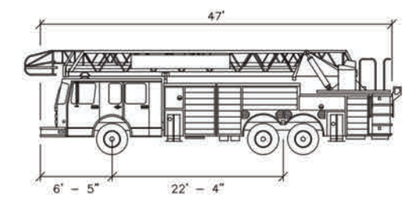




WASHINGTON TOWNSHIP FIRE DEPARTMENT LADDER 91

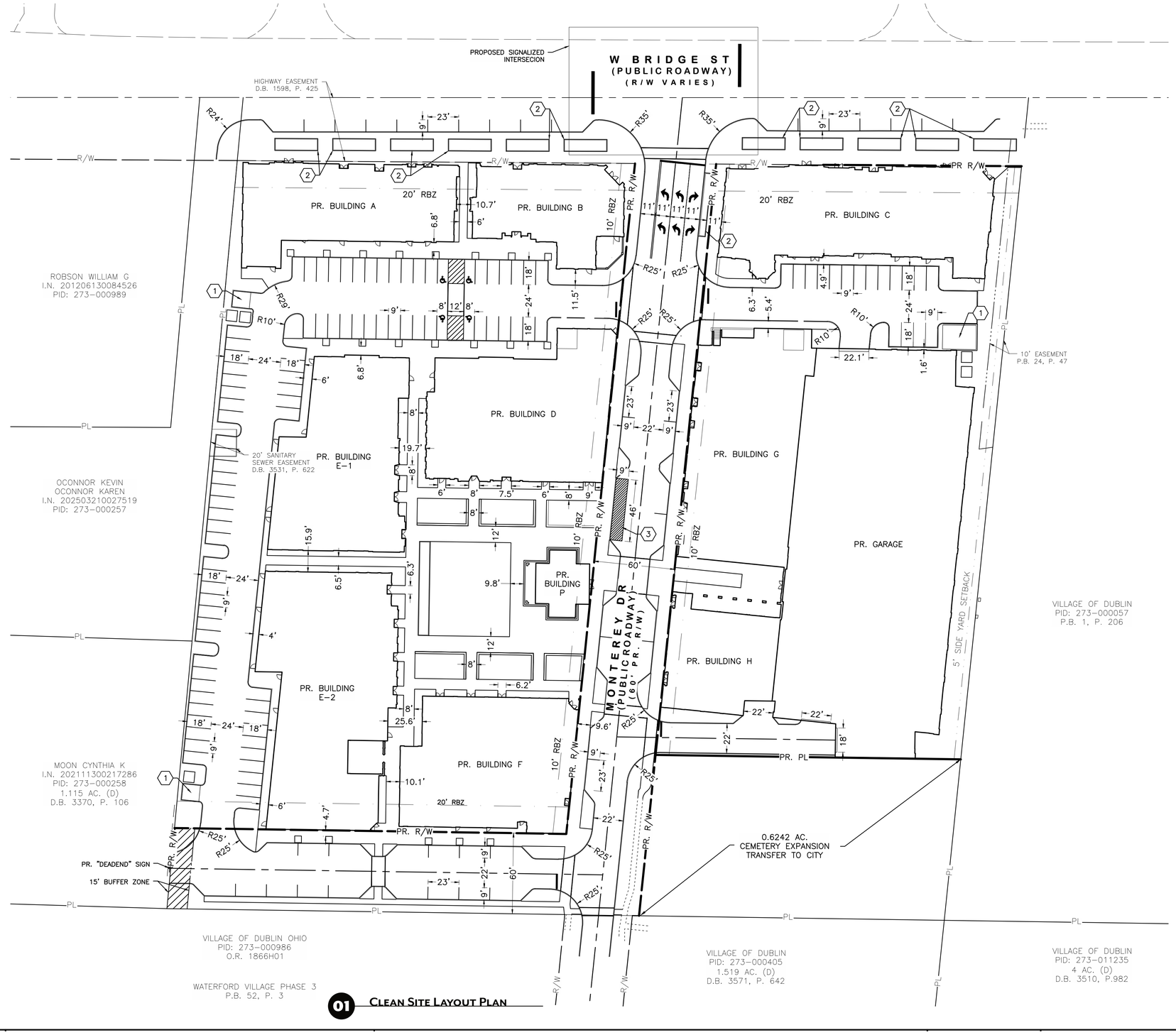
	FEET
WIDTH	9.50
TRACK	8.25
LOCK TO LOCK TIME	6.0
STEERING ANGLE	40.0

CODED NOTES

1. EX. FIRE HYDRANT
2. PR. FIRE HYDRANT
3. PR. FDC
4. PR. LOADING ZONE

0 40 80
SCALE IN FEET

01 FIRE APPARATUS MANEUVERABILITY EXHIBIT



LEGEND

- PL — PROPERTY LINE
- R/W — EX. RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EDGE OF PAVEMENT/BACK OF CURB
- EDGE OF DRIVEWAYS
- MISC. EASEMENTS
- EX. TREE
- EX. TREE
- EX. BUSH
- EX. MAILBOX
- EX. SIGN
- X — EX. FENCE

CODED NOTES

1. PR. DUMPSTER
2. PR. PLANTER BOX (TYP.)
3. PR. LOADING ZONE

NOTES:
ALL RADII ARE 4' UNLESS OTHERWISE NOTED. ALL RADIUS DIMENSIONS GIVEN ARE MEASURED ALONG FACE OF CURB.

01 CLEAN SITE LAYOUT PLAN

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