

OWNER/DEVELOPER INFORMATION:

THE WOOD COMPANIES  
939 N HIGH ST, SUITE 206  
COLUMBUS, OHIO 43201  
CONTACT: DEREK BONAR  
PH: (614) 298-9663  
EMAIL: dbonar@woodcompanies.com

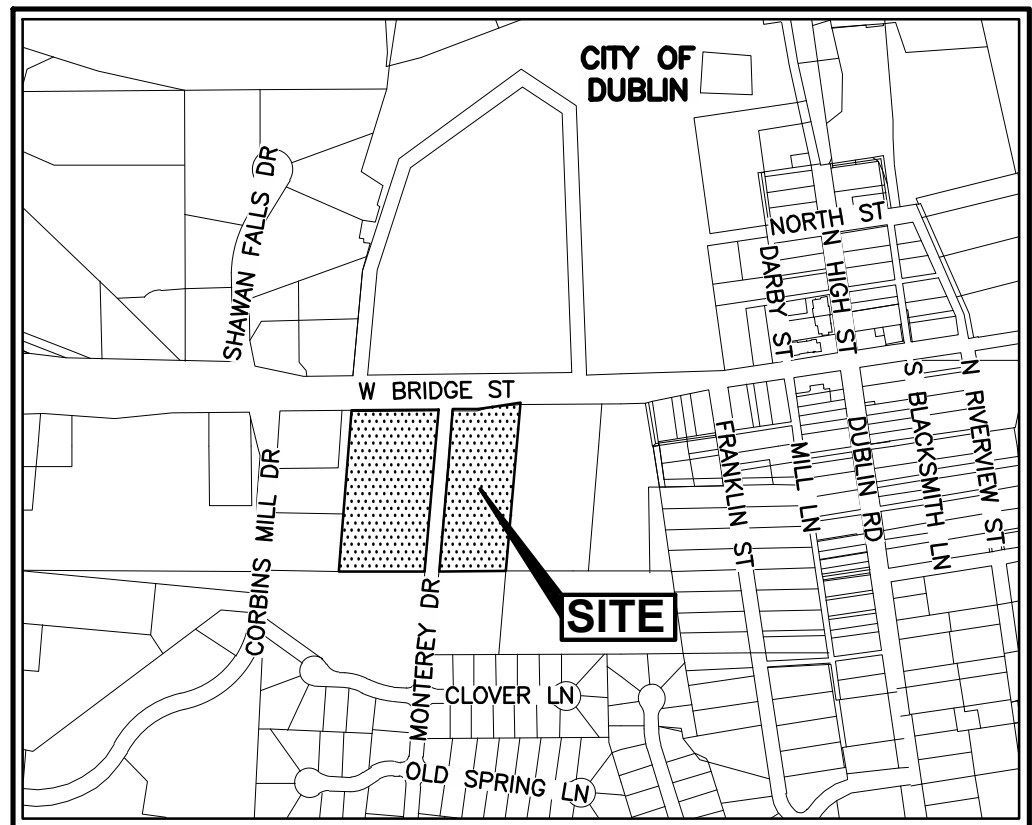
CIVIL ENGINEER INFORMATION:

FERRIS & ASSOCIATES  
2130 QUARRY TRAILS DR., 2ND FLOOR  
COLUMBUS, OHIO 43228  
CONTACT: DUNCAN A. SHREMSHOCK, P.E.  
PH: (614) 299-2999  
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CONTACT: ABBIE STIERS  
PH: (614) 620-1776  
EMAIL: abbie.stiers@cBusArch.com

FINAL DEVELOPMENT PLAN  
MONTEREY VILLAGE  
MONTEREY DRIVE  
CITY OF DUBLIN, OHIO  
25-014-COM  
2026



LOCATION MAP  
NOT TO SCALE

SITE DATA TABLE

| DESCRIPTION                     | AREA | UNIT |
|---------------------------------|------|------|
| TOTAL SITE AREA (PRIVATE)       | 5.81 | AC.  |
| IMPERVIOUS DISTURBED AREA       | 0.98 | AC.  |
| TOTAL DISTURBED AREA (PRIVATE)  | 5.77 | AC.  |
| TOTAL DISTURBED AREA (OFF-SITE) | 0.04 | AC.  |
| TOTAL DISTURBED AREA (R/W)      | 1.30 | AC.  |
| TOTAL DISTURBED AREA            | 6.79 | AC.  |
| PRE-DEVELOPED IMPERVIOUS AREA   | 0.98 | AC.  |
| POST-DEVELOPED IMPERVIOUS AREA  | 5.85 | AC.  |

HORIZONTAL CONTROL

| ID    | NORTHING    | EASTING       | DESCRIPTION                                                                                                                                                         |
|-------|-------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HC #1 | 764,537.002 | 1,795,366.060 | Mag Nail set in the back of a concrete walk being on the east side of Moterey Drive and ±19.9 feet south of the northernmost concrete walk of the graveyard.        |
| HC #2 | 764,971.751 | 1,795,401.540 | Mag Nail set in the west side of a concrete walk the east side of Moterey Drive across the street from the south curb of the south entrance to 201 W Bridge Street. |
| HC #3 | 765,157.062 | 1,795,581.939 | Mag Nail set in the north side of a concrete walk being located south of W Bridge Street and ±64.9 feet west of a telephone located manhole in W Bridge Street.     |
| HC #4 | 765,140.419 | 1,794,998.218 | Mag Nail set in the south side of a concrete walk being located south of W Bridge Street and ±17.7 feet west of the east entrance to 215 W Bridge Street.           |

HORIZONTAL CONTROL IS ESTABLISHED UTILIZING REAL TIME KINEMATIC MEASUREMENTS, BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT, Epoch 2010.00).

BENCHMARKS

| ID.       | ELEVATION | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                 | NORTHING | EASTING   |
|-----------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
| Source BM | 850.41    | FCGS A5: Aluminum disk in the top of a concrete monument on the south side of West Bridge Street (U.S. 33/S.R. 161) in the City of Dublin, 15 feet east of the entrance drive to the Dublin Cemetery, 2 feet north of a stone fence, 2 feet west of a witness post, 1 foot south of a decorative ground plaque, 2 inches below the mulch. Disk is a USC & GS & SS monument. |          |           |
| BM #1     | 853.43    | Chiseled "X" on the arrow bolt of the top flange of a fire hydrant being located on the east side of Moterey Drive in front of 84 Moterey Drive.                                                                                                                                                                                                                            | 764,610  | 1,795,367 |
| BM #2     | 852.48    | Chiseled "X" on the arrow bolt of the top flange of a fire hydrant being located on the east side of Moterey Drive across the street from the south entrance to 201 W Bridge Street.                                                                                                                                                                                        | 764,990  | 1,795,398 |
| BM #3     | 852.79    | Chiseled "X" on the north side of the rim of a storm manhole being located ±14.9 feet south of the south edge of pavement of W Bridge Street and ±147.0 feet east of the east edge of pavement of Moterey Drive.                                                                                                                                                            | 765,149  | 1,795,566 |
| BM #4     | 855.11    | Chiseled square on the southeast corner of a concrete signal pole pad being located ±27.7 feet east of the east entrance drive to 215 W Bridge Street.                                                                                                                                                                                                                      | 765,148  | 1,795,090 |

NOTE: ALL BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK ELEVATIONS WERE ESTABLISHED BY DIFFERENTIAL LEVELING.

THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES. ANY BENCHMARK, PROPERTY CORNER, OR SURVEY MARKER DAMAGED OR DISTURBED BY THE CONTRACTOR SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

| BUILDING SUMMARIES |           |            |           |
|--------------------|-----------|------------|-----------|
| GROSS INTERIOR     | RETAIL    | RESTAURANT | OFFICE    |
| BUILDING 1         | 8,642 SF  | —          | 13,503 SF |
| BUILDING 2         | 6,609 SF  | 5,783 SF   | 9,574 SF  |
| BUILDING 3         | 11,250 SF | 2,761 SF   | —         |
| BUILDING 4         | 7,998 SF  | 1,641 SF   | —         |
| BUILDING 5         | 10,645 SF | 4,609 SF   | —         |
| BUILDING 6         | 9,675 SF  | 3,788 SF   | —         |
| BUILDING 7         | 16,405 SF | 7,444 SF   | 11,567 SF |
| BUILDING 8         | —         | 2,440 SF   | —         |
| QUILT              | 5,000 SF  | —          | —         |
| MISC. RESTROOMS    | 345 SF    | 129 SF     | —         |
| MISC. CIRCULATION  | —         | —          | 3,869 SF  |
| MISC. MEP          | 1,012 SF  | 378 SF     | 460 SF    |
| TOTAL              | 77,581 SF | 28,973 SF  | 38,973 SF |

PARKING CALCULATION

| USE                                               | AREA      | REQUIREMENT PER 1000 SF | CALCULATED |
|---------------------------------------------------|-----------|-------------------------|------------|
| RETAIL                                            | 77,581 SF | 3                       | 232.7      |
| RESTAURANT                                        | 28,973 SF | 10                      | 289.7      |
| OFFICE                                            | 38,973 SF | 2.5                     | 97.4       |
| TOTAL REQUIRED PARKING SPACES FOR SHOPPING CENTER |           |                         | 619.9      |
| SPACES PROVIDED IN GARAGE                         |           |                         | 295        |
| SURFACE SPACES PROVIDED                           |           |                         | 80         |
| SPACES PROVIDED ON STREET                         |           |                         | 44         |
| SPACES PROVIDED IN QUILT LOT                      |           |                         | 57         |
| TOTAL SPACES PROVIDED                             |           |                         | 476        |

REVISIONS

| NO. | DATE | DESCRIPTION | APPROVAL |
|-----|------|-------------|----------|
|     |      |             |          |
|     |      |             |          |
|     |      |             |          |
|     |      |             |          |

**E. P. FERRIS**  
AND  
**ASSOCIATES**

Consulting Civil Engineers and Surveyors

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2ND FLOOR  
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BY

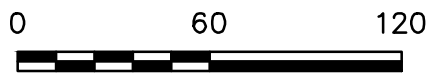
REGISTERED ENGINEER

06/30/26

DATE

INDEX MAP

SCALE: 1" = 60'



SCALE IN FEET

SHEET INDEX

|                                           |       |
|-------------------------------------------|-------|
| TITLE SHEET .....                         | 1     |
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| DETAILED EXISTING CONDITIONS PLAN .....   | 3     |
| SITE STAKING PLAN .....                   | 4     |
| OVERALL SITE UTILITY PLAN .....           | 5     |
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| OVERALL GRADING PLAN .....                | 8     |
| DETAILED GRADING PLAN .....               | 9-10  |
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| FIRE APPARATUS MANEUVERABILITY PLAN ..... | 12    |
| STORM SEWER PROFILES .....                | 13-15 |

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PROJECT# 1315.001



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| SHEET NO. | OF |
|-----------|----|
| 1         | 15 |

06/18/26



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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
  - ⊞ 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
  - CWS— 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

**CODED NOTES**

1 EX. UNDERGROUND ELECTRIC/COMMUNICATION LINE (TBR)

| REVISIONS | BY | DATE |
|-----------|----|------|
|           |    |      |
|           |    |      |
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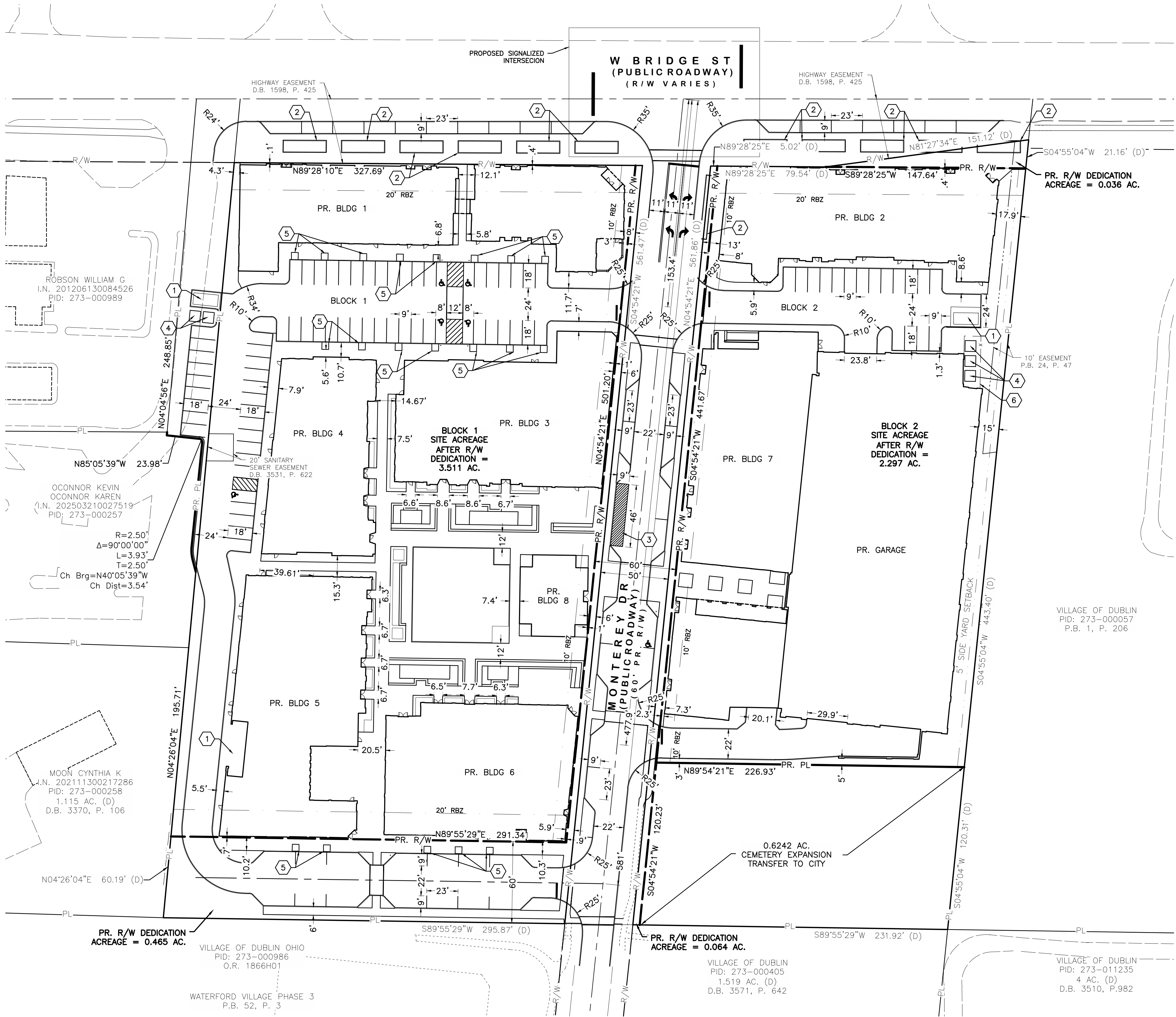
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CITY OF DUBLIN, OHIO  
**MONTEREY VILLAGE**  
MONTEREY DRIVE

|              |           |
|--------------|-----------|
| JOB NO.:     | 1315.001  |
| DESIGNED BY: | SKD       |
| DRAWN BY:    | SKD       |
| CHECKED BY:  | DAS       |
| APPROVED BY: | CLP       |
| DATE:        | 6/16/2026 |

**DETAILED EXISTING CONDITIONS**  
**PLAN**

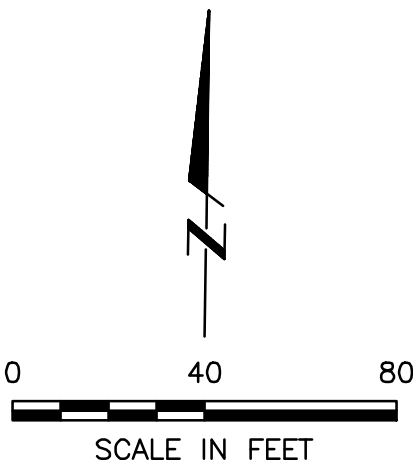
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| SCALE:    | 1" = 40' |
| SHEET NO. | OF       |
| 3         | 15       |



- 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 ENCLOSURE
  - 2 PR. PLANTER BOX (TYP.)
  - 3 PR. LOADING ZONE
  - 4 PR. TRANSFORMER
  - 5 PR. TREE GRATE (TYP.)
  - 6 PR. FENCE

NOTES:  
ALL RADII ARE 4' UNLESS OTHERWISE NOTED. ALL  
RADIUS DIMENSIONS GIVEN ARE MEASURED ALONG  
FACE OF CURB.  
BLOCK 1 LOT COVERAGE: 48%  
BLOCK 2 LOT COVERAGE: 70%



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| REVISIONS | BY | DATE |
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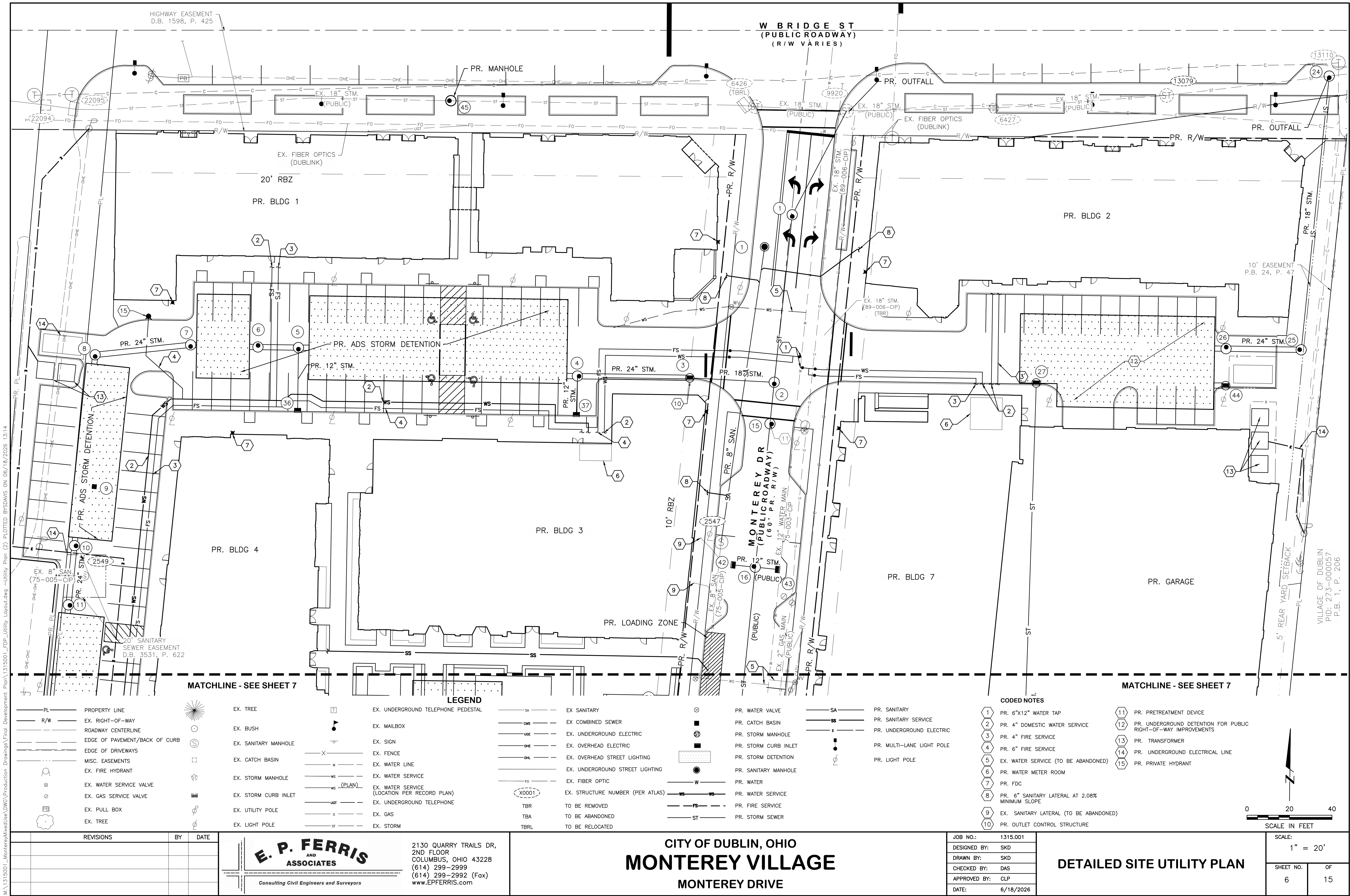
CITY OF DUBLIN, OHIO  
**MONTEREY VILLAGE**  
MONTEREY DRIVE

|              |           |
|--------------|-----------|
| JOB NO.:     | 1315.001  |
| DESIGNED BY: | DAS       |
| DRAWN BY:    | SKD       |
| CHECKED BY:  | CLP       |
| APPROVED BY: | DAS       |
| DATE:        | 6/29/2026 |

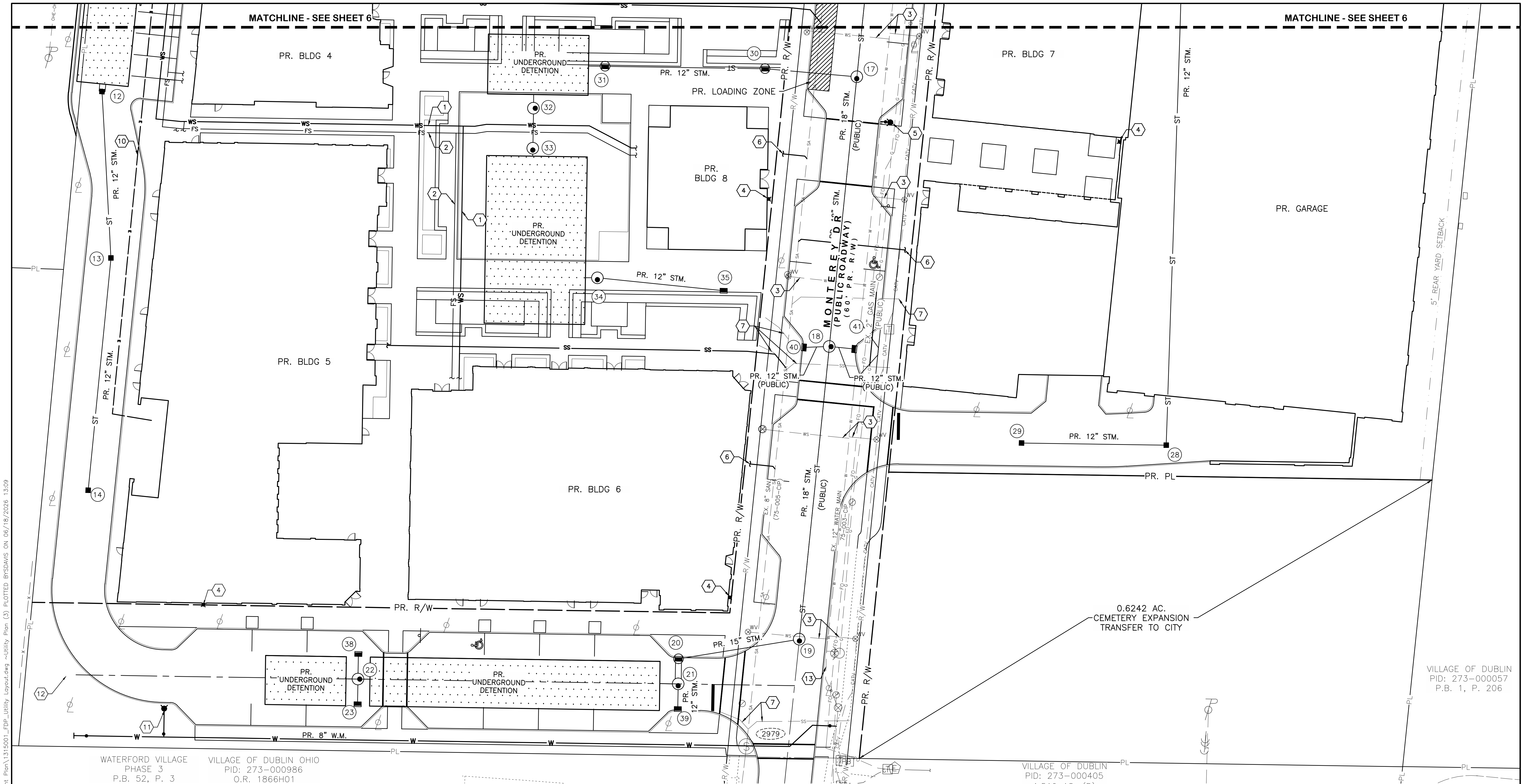
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| SITE STAKING PLAN  |          |
| SCALE:<br>1" = 40' |          |
| SHEET NO.<br>4     | OF<br>15 |



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WATERFORD VILLAGE  
PHASE 3  
P.B. 52, P. 3

VILLAGE OF DUBLIN OHIO  
PID: 273-000986  
O.R. 1866H01

VILLAGE OF DUBLIN  
PID: 273-000405  
1.519 AC. (D)  
D.B. 3571, P. 642

VILLAGE OF DUBLIN  
PID: 273-000057  
P.B. 1, P. 206

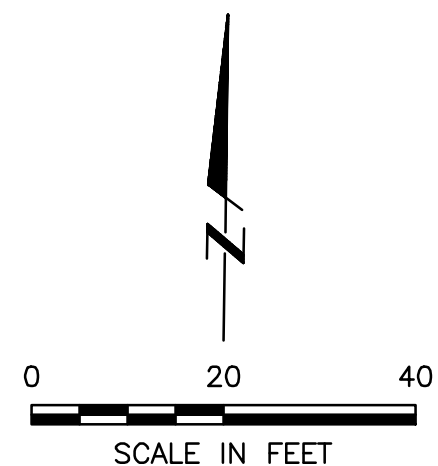
#### LEGEND

|     |                               |   |                      |             |                                              |
|-----|-------------------------------|---|----------------------|-------------|----------------------------------------------|
| PL  | PROPERTY LINE                 | ☼ | EX. TREE             | ☐           | EX. UNDERGROUND TELEPHONE PEDESTAL           |
| R/W | EX. RIGHT-OF-WAY              | ⊙ | EX. BUSH             | ⚡           | EX. MAILBOX                                  |
| —   | ROADWAY CENTERLINE            | ⊙ | EX. SANITARY MANHOLE | —X—         | EX. SIGN                                     |
| —   | EDGE OF PAVEMENT/BACK OF CURB | ⊙ | EX. CATCH BASIN      | —W—         | EX. FENCE                                    |
| —   | EDGE OF DRIVEWAYS             | ⊙ | EX. STORM MANHOLE    | —WS—        | EX. WATER LINE                               |
| —   | MISC. EASEMENTS               | ⊙ | EX. STORM CURB INLET | —WS (PLAN)— | EX. WATER SERVICE                            |
| ⊙   | EX. FIRE HYDRANT              | ⊙ | EX. UTILITY POLE     | —UOT—       | EX. WATER SERVICE (LOCATION PER RECORD PLAN) |
| ⊙   | EX. WATER SERVICE VALVE       | ⊙ | EX. LIGHT POLE       | —ST—        | EX. UNDERGROUND TELEPHONE                    |
| ⊙   | EX. GAS SERVICE VALVE         | ⊙ |                      |             | EX. GAS                                      |
| ⊙   | EX. PULL BOX                  | ⊙ |                      |             | EX. STORM                                    |
| ⊙   | EX. TREE                      | ⊙ |                      |             |                                              |

|       |                                  |   |                      |    |                          |
|-------|----------------------------------|---|----------------------|----|--------------------------|
| SA    | EX. SANITARY                     | ⊙ | PR. WATER VALVE      | SA | PR. SANITARY             |
| CMS   | EX. COMBINED SEWER               | ⊙ | PR. CATCH BASIN      | SS | PR. SANITARY SERVICE     |
| UGE   | EX. UNDERGROUND ELECTRIC         | ⊙ | PR. STORM MANHOLE    | ε  | PR. UNDERGROUND ELECTRIC |
| OHE   | EX. OVERHEAD ELECTRIC            | ⊙ | PR. STORM CURB INLET | ⊙  | PR. LIGHT POLE           |
| OHL   | EX. OVERHEAD STREET LIGHTING     | ⊙ | PR. STORM DETENTION  |    |                          |
| FO    | EX. UNDERGROUND STREET LIGHTING  | ⊙ | PR. SANITARY MANHOLE |    |                          |
| X0001 | EX. FIBER OPTIC                  | ⊙ | PR. WATER            |    |                          |
| TBR   | EX. STRUCTURE NUMBER (PER ATLAS) | ⊙ | PR. WATER SERVICE    |    |                          |
| TBA   | TO BE REMOVED                    | ⊙ | PR. FIRE SERVICE     |    |                          |
| TBR/L | TO BE ABANDONED                  | ⊙ | PR. STORM SEWER      |    |                          |
|       | TO BE RELOCATED                  | ⊙ |                      |    |                          |

#### CODED NOTES

|   |                                                |    |                                 |
|---|------------------------------------------------|----|---------------------------------|
| 1 | PR. 4" DOMESTIC WATER SERVICE                  | 10 | PR. UNDERGROUND ELECTRICAL LINE |
| 2 | PR. 4" FIRE SERVICE                            | 11 | PR. PUBLIC FIRE HYDRANT         |
| 3 | EX. WATER SERVICE (TO BE ABANDONED)            | 12 | PR. 8" PLUG & THRUST BLOCK      |
| 4 | PR. FIRE DEPARTMENT CONNECTION                 | 13 | PR. 8"x12" WATER TAP            |
| 5 | PR. PUBLIC HYDRANT                             |    |                                 |
| 6 | PR. 6" SANITARY LATERAL AT 2.08% MINIMUM SLOPE |    |                                 |
| 7 | EX. SANITARY LATERAL (TO BE ABANDONED)         |    |                                 |
| 8 | PR. PRETREATMENT DEVICE                        |    |                                 |
| 9 | PR. TRANSFORMER                                |    |                                 |



| REVISIONS | BY | DATE |
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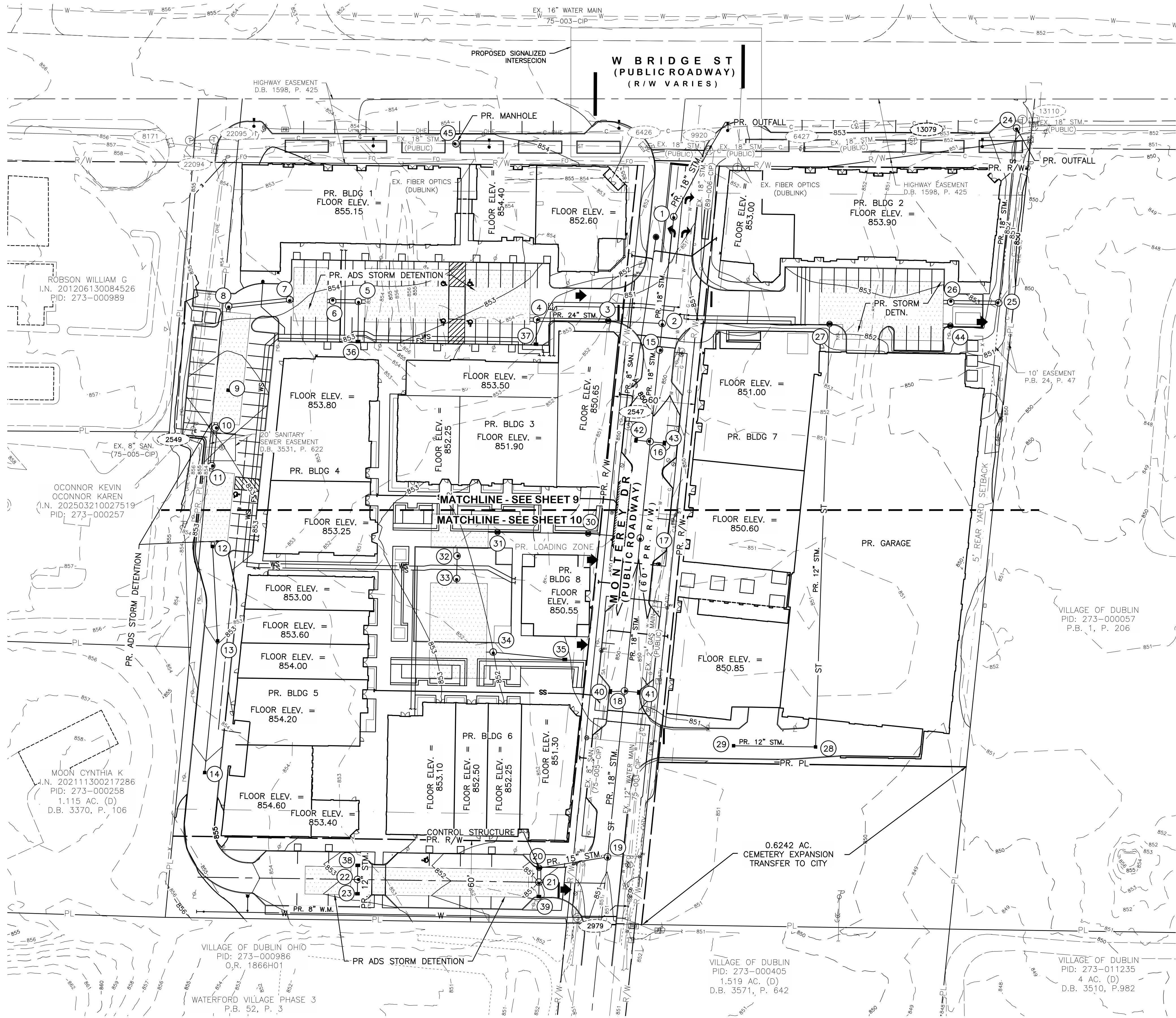
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CITY OF DUBLIN, OHIO  
**MONTEREY VILLAGE**  
MONTEREY DRIVE

|              |           |
|--------------|-----------|
| JOB NO.:     | 1315.001  |
| DESIGNED BY: | SKD       |
| DRAWN BY:    | SKD       |
| CHECKED BY:  | DAS       |
| APPROVED BY: | CLP       |
| DATE:        | 6/18/2026 |

|                            |          |
|----------------------------|----------|
| DETAILED SITE UTILITY PLAN |          |
| SCALE:<br>1" = 20'         |          |
| SHEET NO.<br>7             | OF<br>15 |

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— 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

— — EX. WATER LINE

— — EX. WATER SERVICE

— — EX. WATER SERVICE (LOCATION PER RECORD PLAN)

— — EX. UNDERGROUND TELEPHONE

— — EX. GAS

— — EX. STORM

— — EX. SANITARY

— — EX. COMBINED SEWER

— — EX. UNDERGROUND ELECTRIC

— — EX. OVERHEAD ELECTRIC

— — EX. OVERHEAD STREET LIGHTING

— — EX. UNDERGROUND STREET LIGHTING

— — EX. FIBER OPTIC

— X0001 — EX. STRUCTURE NUMBER (PER ATLAS)

— TBR — TO BE REMOVED

— TBA — TO BE ABANDONED

— TBRL — TO BE RELOCATED

— ⊗ — PR. WATER VALVE

— ■ — PR. CATCH BASIN

— ⊙ — PR. STORM MANHOLE

— ■ — PR. STORM CURB INLET

— ■ — PR. STORM DETENTION

— ● — PR. SANITARY MANHOLE

— W — PR. WATER

— WS — PR. WATER SERVICE

— FS — PR. FIRE SERVICE

— ST — PR. STORM SEWER

— SA — PR. SANITARY

— SS — PR. SANITARY SERVICE

— E — PR. UNDERGROUND ELECTRIC

— FG — FINISHED GROUND

— FF — FINISHED FLOOR

— HP — HIGH POINT

— TC — TOP OF CASTING

— EP — PAVEMENT ELEVATION

— TW — TOP OF WALL

— BW — BOTTOM OF WALL

— 90.00 — SPOT ELEVATION

— 90.00\* — 0" CURB ELEVATION

— ➔ — PROPOSED FLOOD ROUTE

**LEGEND**

**NOTES**

1. ALL SPOT ELEVATIONS AT CURB ARE TOP OF CURB UNLESS OTHERWISE NOTED. SUBTRACT 0.5' FOR PAVEMENT ELEVATIONS.

| REVISIONS | BY | DATE |
|-----------|----|------|
|           |    |      |
|           |    |      |
|           |    |      |
|           |    |      |

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AND  
**ASSOCIATES**

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CITY OF DUBLIN, OHIO

**MONTEREY VILLAGE**

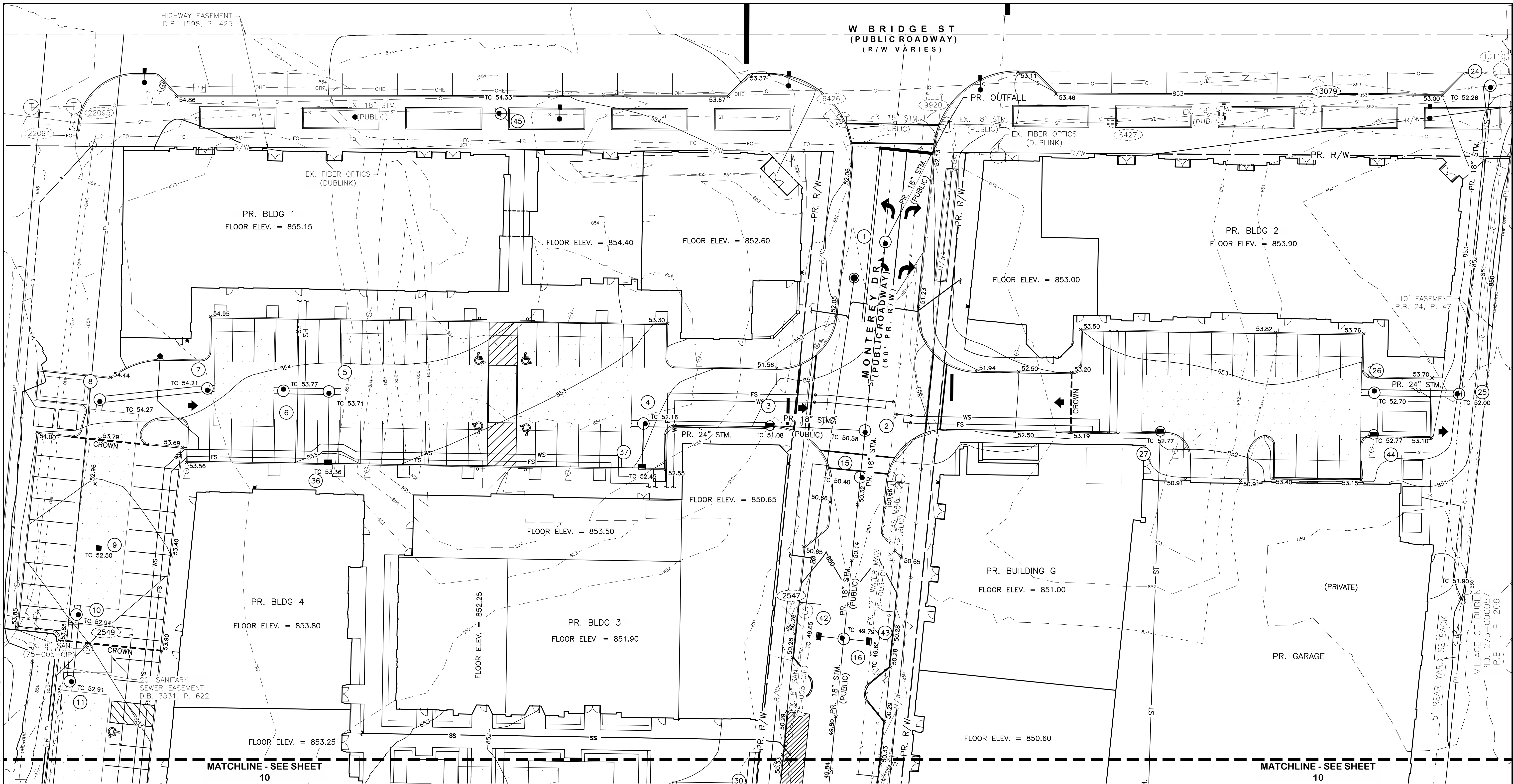
MONTEREY DRIVE

|              |           |
|--------------|-----------|
| JOB NO.:     | 1315.001  |
| DESIGNED BY: | SKD       |
| DRAWN BY:    | SKD       |
| CHECKED BY:  | DAS       |
| APPROVED BY: | CLP       |
| DATE:        | 6/18/2026 |

**OVERALL GRADING PLAN**

|                    |          |
|--------------------|----------|
| SCALE:<br>1" = 40' |          |
| SHEET NO.<br>8     | OF<br>15 |

\\NA\1315001\_Monterey\Drawings\Final Development Plan\1315001\_FDP\_Grading.dwg ~Detailed Grading Plan\_PLOTTED BYSDAVIS ON 06/18/2026 13:09



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

EX. WATER LINE

EX. WATER SERVICE

EX. WATER SERVICE (LOCATION PER RECORD PLAN)

EX. UNDERGROUND TELEPHONE

EX. GAS

EX. STORM

SA ——— EX. SANITARY

CMS ——— EX. COMBINED SEWER

UGE ——— EX. UNDERGROUND ELECTRIC

OHE ——— EX. OVERHEAD ELECTRIC

OHL ——— EX. OVERHEAD STREET LIGHTING

FG ——— 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. WATER VALVE

■ — PR. CATCH BASIN

⊗ — PR. STORM MANHOLE

⊗ — PR. STORM CURB INLET

⊗ — PR. STORM DETENTION

⊗ — PR. SANITARY MANHOLE

W — PR. WATER

WS — PR. WATER SERVICE

FS — PR. FIRE SERVICE

ST — PR. STORM SEWER

SA ——— PR. SANITARY

SS ——— PR. SANITARY SERVICE

FG — FINISHED GROUND

FF — FINISHED FLOOR

HP — HIGH POINT

TC — TOP OF CASTING

EP — PAVEMENT ELEVATION

TW — TOP OF WALL

BW — BOTTOM OF WALL

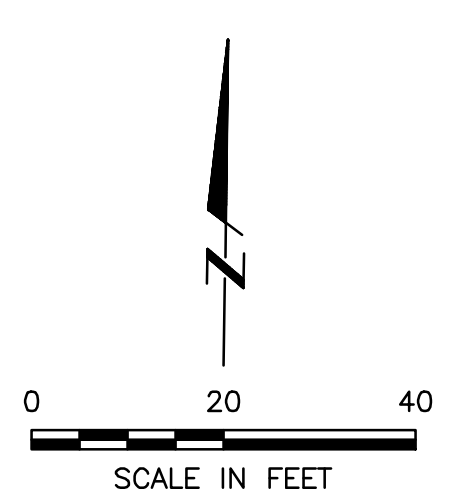
90.00 — SPOT ELEVATION

90.00\* — 0" CURB ELEVATION

➡ — PROPOSED FLOOD ROUTE

NOTES

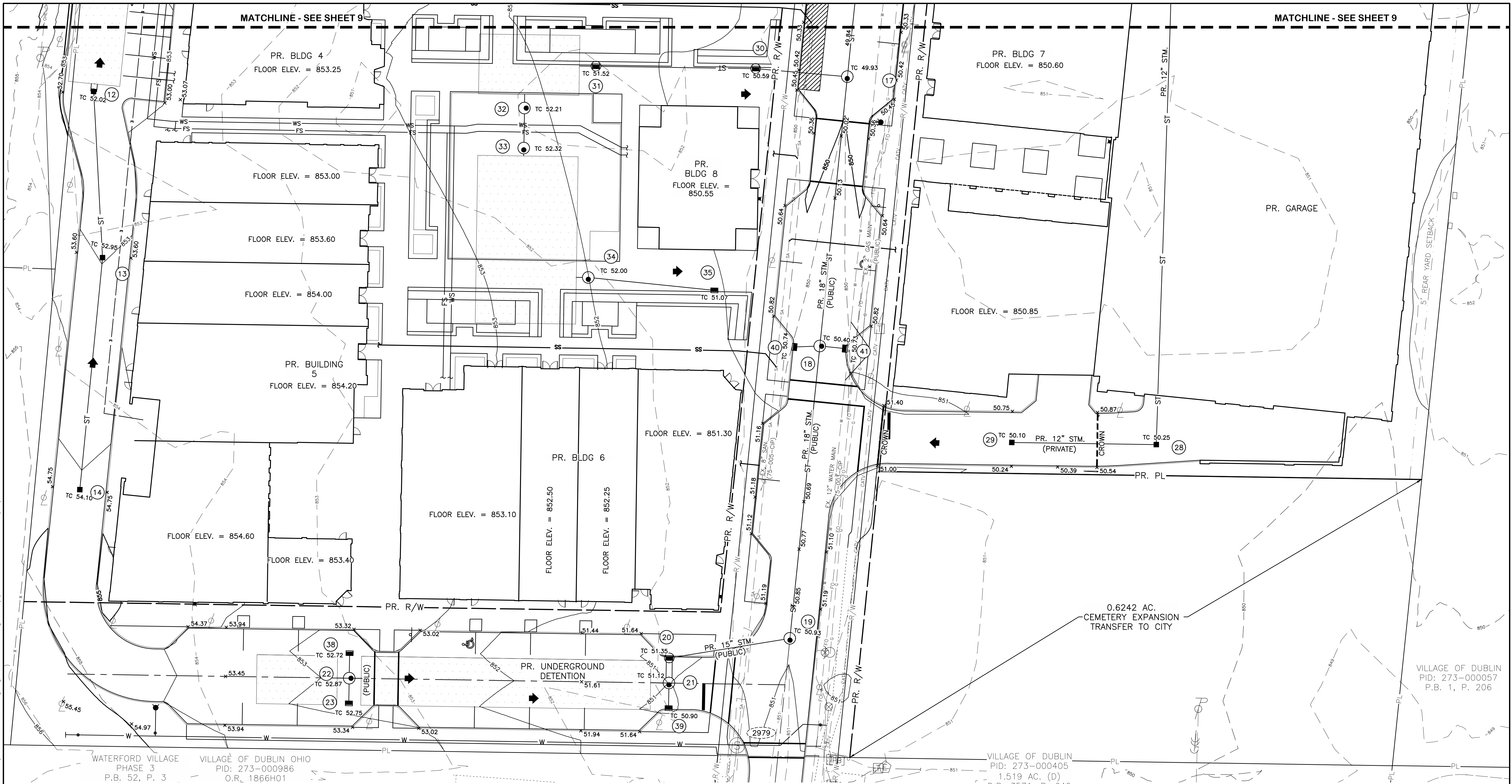
1. ALL SPOT ELEVATIONS AT CURB ARE TOP OF CURB UNLESS OTHERWISE NOTED. SUBTRACT 0.5' FOR PAVEMENT ELEVATIONS.



|                  |  |  |    |                  |                                                                                                                                     |                                                                                                                           |                      |          |  |                   |                       |                    |  |
|------------------|--|--|----|------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------|----------|--|-------------------|-----------------------|--------------------|--|
| REVISIONS        |  |  | BY | DATE             | <div><div><div>E. P. FERRIS</div><div>AND</div><div>ASSOCIATES</div></div><div>Consulting Civil Engineers and Surveyors</div></div> | 2130 QUARRY TRAILS DR,<br>2ND FLOOR<br>COLUMBUS, OHIO 43228<br>(614) 299-2999<br>(614) 299-2992 (Fax)<br>www.EPFERRIS.com | CITY OF DUBLIN, OHIO |          |  | JOB NO.: 1315.001 | DETAILED GRADING PLAN | SCALE:<br>1" = 20' |  |
|                  |  |  |    | DESIGNED BY: SKD |                                                                                                                                     |                                                                                                                           | SHEET NO.<br>9       | OF<br>15 |  |                   |                       |                    |  |
|                  |  |  |    | DRAWN BY: SKD    |                                                                                                                                     |                                                                                                                           |                      |          |  |                   |                       |                    |  |
|                  |  |  |    | CHECKED BY: DAS  |                                                                                                                                     |                                                                                                                           |                      |          |  |                   |                       |                    |  |
|                  |  |  |    | APPROVED BY: CLP |                                                                                                                                     |                                                                                                                           |                      |          |  |                   |                       |                    |  |
|                  |  |  |    | DATE: 6/18/2026  |                                                                                                                                     |                                                                                                                           |                      |          |  |                   |                       |                    |  |
| MONTEREY VILLAGE |  |  |    |                  |                                                                                                                                     |                                                                                                                           |                      |          |  |                   |                       |                    |  |
| MONTEREY DRIVE   |  |  |    |                  |                                                                                                                                     |                                                                                                                           |                      |          |  |                   |                       |                    |  |

E.P. FERRIS & ASSOCIATES

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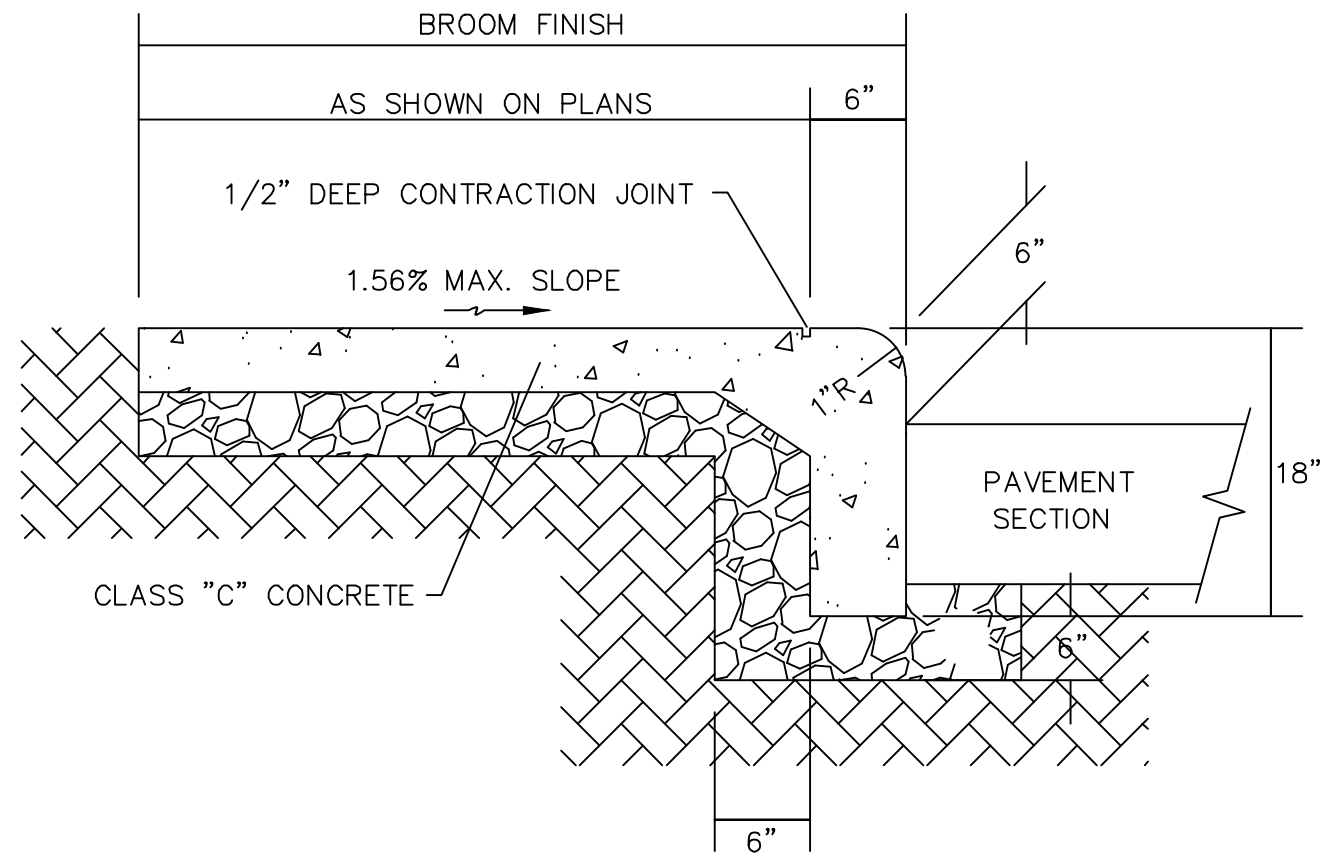


| LEGEND |                               | LEGEND |                                 |
|--------|-------------------------------|--------|---------------------------------|
| PL     | PROPERTY LINE                 | SA     | EX. SANITARY                    |
| R/W    | EX. RIGHT-OF-WAY              | CM     | EX. COMBINED SEWER              |
| —      | ROADWAY CENTERLINE            | UG     | EX. UNDERGROUND ELECTRIC        |
| —      | EDGE OF PAVEMENT/BACK OF CURB | OH     | EX. OVERHEAD ELECTRIC           |
| —      | EDGE OF DRIVEWAYS             | OH     | EX. OVERHEAD STREET LIGHTING    |
| —      | MISC. EASEMENTS               | FG     | EX. UNDERGROUND STREET LIGHTING |
| ⊗      | EX. FIRE HYDRANT              | X0001  | EX. FIBER OPTIC                 |
| ⊗      | EX. WATER SERVICE VALVE       | TBR    | TO BE REMOVED                   |
| ⊗      | EX. PULL BOX                  | TBA    | TO BE ABANDONED                 |
| ⊗      | EX. TREE                      | TBRL   | TO BE RELOCATED                 |
| ⊗      | EX. TREE                      | SA     | EX. SANITARY                    |
| ⊗      | EX. TREE                      | CM     | EX. COMBINED SEWER              |
| ⊗      | EX. TREE                      | UG     | EX. UNDERGROUND ELECTRIC        |
| ⊗      | EX. TREE                      | OH     | EX. OVERHEAD ELECTRIC           |
| ⊗      | EX. TREE                      | OH     | EX. OVERHEAD STREET LIGHTING    |
| ⊗      | EX. TREE                      | FG     | EX. UNDERGROUND STREET LIGHTING |
| ⊗      | EX. TREE                      | X0001  | EX. FIBER OPTIC                 |
| ⊗      | EX. TREE                      | TBR    | TO BE REMOVED                   |
| ⊗      | EX. TREE                      | TBA    | TO BE ABANDONED                 |
| ⊗      | EX. TREE                      | TBRL   | TO BE RELOCATED                 |

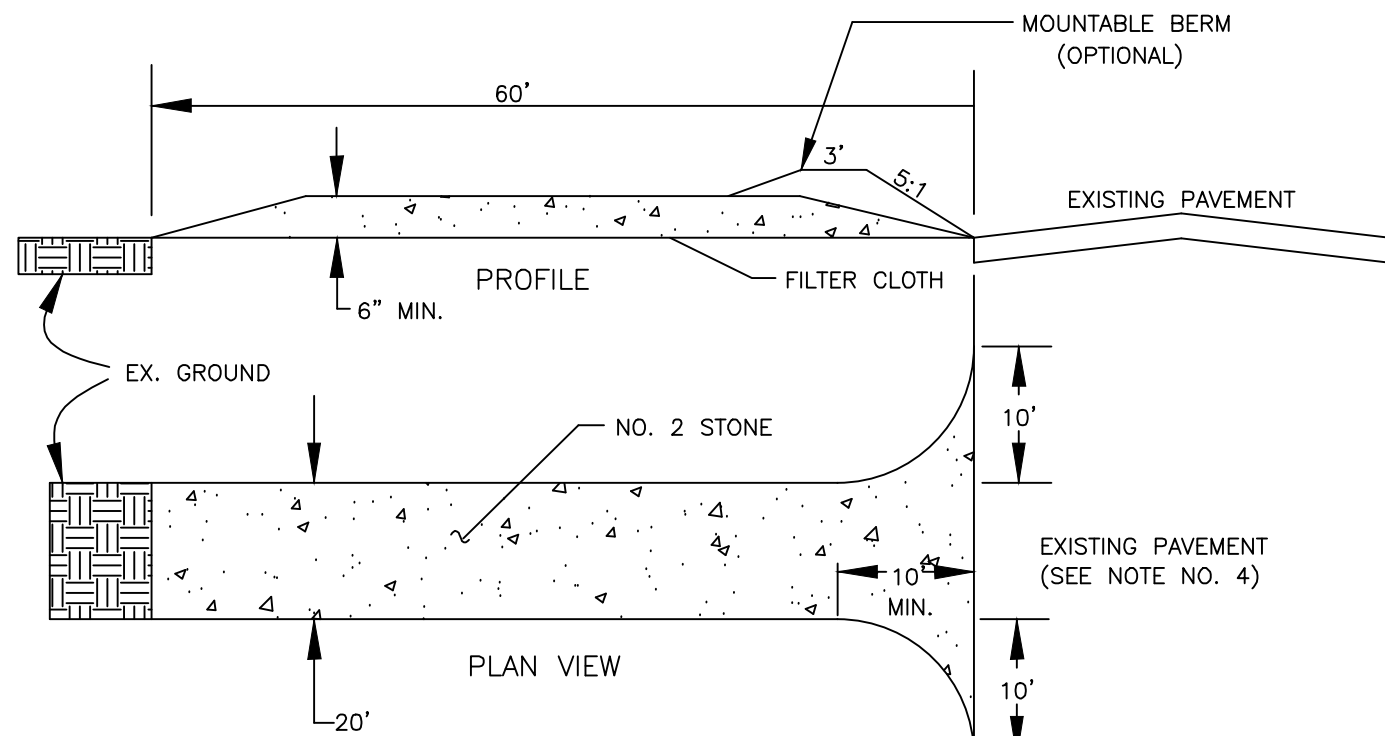
| NOTES                                                                                                         |                   |
|---------------------------------------------------------------------------------------------------------------|-------------------|
| 1. ALL SPOT ELEVATIONS AT CURB ARE TOP OF CURB UNLESS OTHERWISE NOTED. SUBTRACT 0.5' FOR PAVEMENT ELEVATIONS. |                   |
| 90.00*                                                                                                        | 0" CURB ELEVATION |
| PROPOSED FLOOD ROUTE                                                                                          |                   |

|           |    |      |                                                                                                            |                                                                                                                           |                                                                                 |                   |                              |                    |
|-----------|----|------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------|------------------------------|--------------------|
| REVISIONS | BY | DATE | <b>E. P. FERRIS</b><br>AND<br><b>ASSOCIATES</b><br><small>Consulting Civil Engineers and Surveyors</small> | 2130 QUARRY TRAILS DR,<br>2ND FLOOR<br>COLUMBUS, OHIO 43228<br>(614) 299-2999<br>(614) 299-2992 (Fax)<br>www.EPFERRIS.com | <b>CITY OF DUBLIN, OHIO</b><br><b>MONTEREY VILLAGE</b><br><b>MONTEREY DRIVE</b> | JOB NO.: 1315.001 | <b>DETAILED GRADING PLAN</b> | SCALE:<br>1" = 20' |
|           |    |      |                                                                                                            |                                                                                                                           |                                                                                 | DESIGNED BY: SKD  |                              | SHEET NO. OF       |
|           |    |      |                                                                                                            |                                                                                                                           |                                                                                 | DRAWN BY: SKD     |                              | 10 15              |
|           |    |      |                                                                                                            |                                                                                                                           |                                                                                 | CHECKED BY: DAS   |                              |                    |
|           |    |      |                                                                                                            |                                                                                                                           |                                                                                 | APPROVED BY: CLP  |                              |                    |
|           |    |      |                                                                                                            |                                                                                                                           |                                                                                 | DATE: 6/18/2026   |                              |                    |

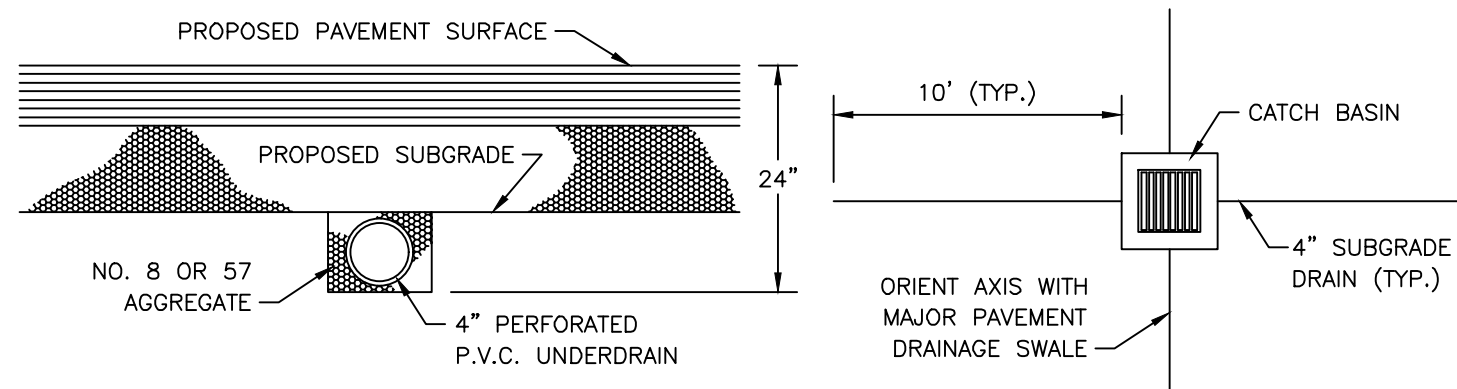
W:\1315001\_Monterey\MixedUse\DWG\Production Drawings\Final Development Plan\1315001\_FDP\_MiscDetails.dwg ~Miscellaneous Details PLOTTED BYSDAVIS ON 06/18/2026 13:09



STANDARD COMBINED CURB AND WALK  
N.T.S.



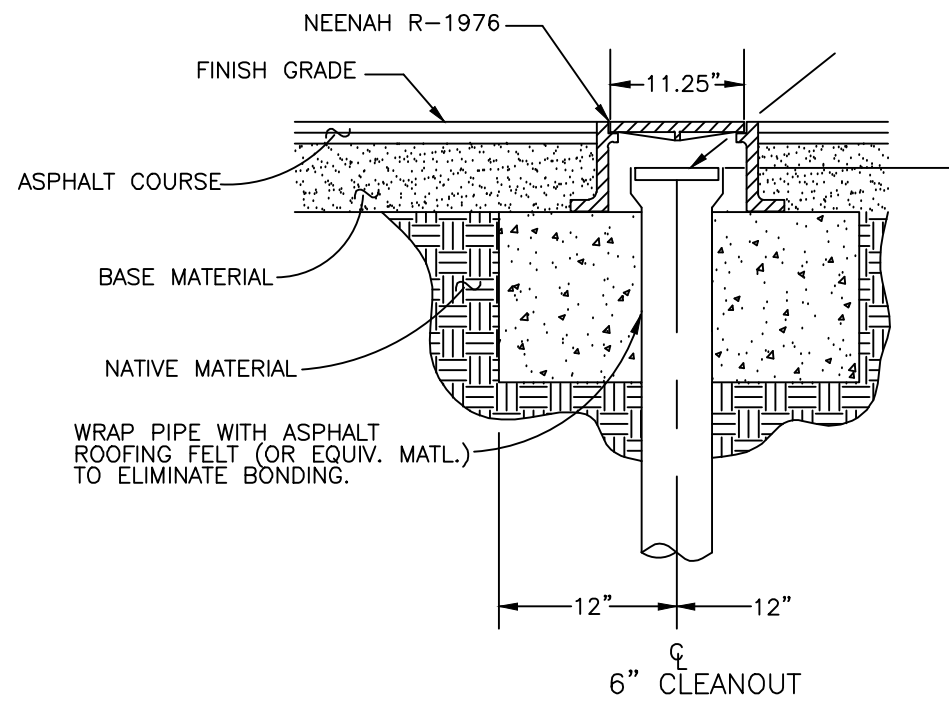
STABILIZED CONSTRUCTION ENTRANCE  
N.T.S.



**TRENCH DETAIL**  
INSTALL SPECIFIED LENGTHS OF 4" PERFORATED P.V.C. UNDERDRAIN AT ALL STRUCTURES WITHIN PAVEMENT AREAS PER THE ABOVE DETAIL. THE UNDERDRAIN IS TO BE INSTALLED AT A 1.00% GRADE TOWARD THE STRUCTURE, WITH THE UPSTREAM END PLUGGED. THE UNDERDRAIN SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AFTER INSTALLATION.

**LAYOUT DETAIL**  
SUBGRADE DRAINS ARE TO BE INSTALLED AT ALL CATCH BASINS OR INLETS LOCATED IN PAVEMENT. THE EXACT CONFIGURATION CAN BE MODIFIED TO FIT WIDTH.

SUBGRADE DRAIN DETAIL  
N.T.S.



CLEANOUT CASTING DETAIL ~ IN PAVEMENT  
N.T.S.

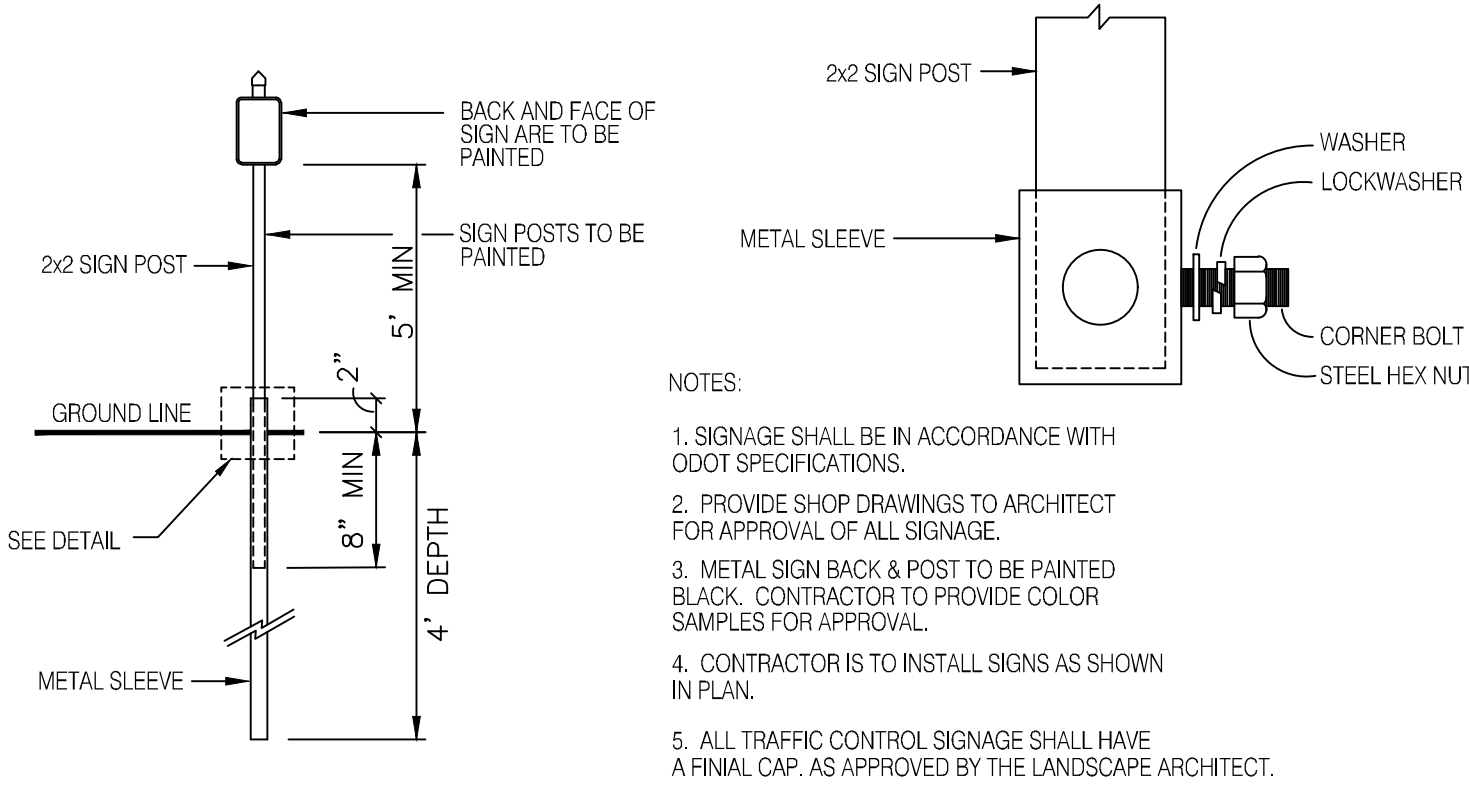
**STANDARD DUTY ASPHALT PAVEMENT BUILD-UP:**  
1.25" ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64-22  
TACK COAT @ 0.08 GAL/SY - ITEM 407  
1.75" ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, (448)  
8" ITEM 304 AGGREGATE BASE  
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

**HEAVY DUTY ASPHALT PAVEMENT BUILD-UP:**  
1.50" ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64-22  
TACK COAT @ 0.08 GAL/SY - ITEM 407  
2.50" ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, (448)  
10" ITEM 304 AGGREGATE BASE  
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

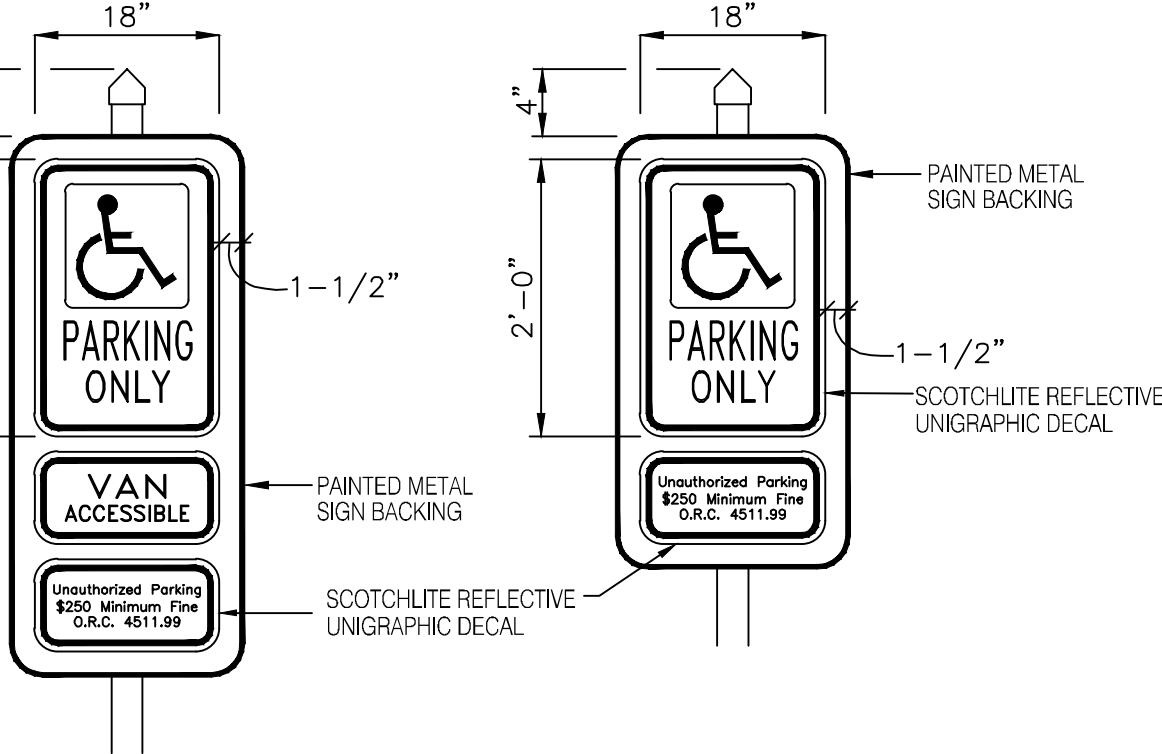
**CONCRETE LOADING/DUMPSTER PAVEMENT BUILD-UP:**  
8" ITEM 452 NON-REINFORCED PORTLAND CEMENT CONCRETE  
(INCLUDE POLY FIBER IN MIX DESIGN PER ASTM C-1116 AT 1.5LB/CY)  
4" ITEM 304 AGGREGATE BASE  
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

**CONCRETE WALK:**  
4" ITEM 499 CLASS "C" PORTLAND CEMENT CONCRETE  
4" ITEM 304 AGGREGATE BASE

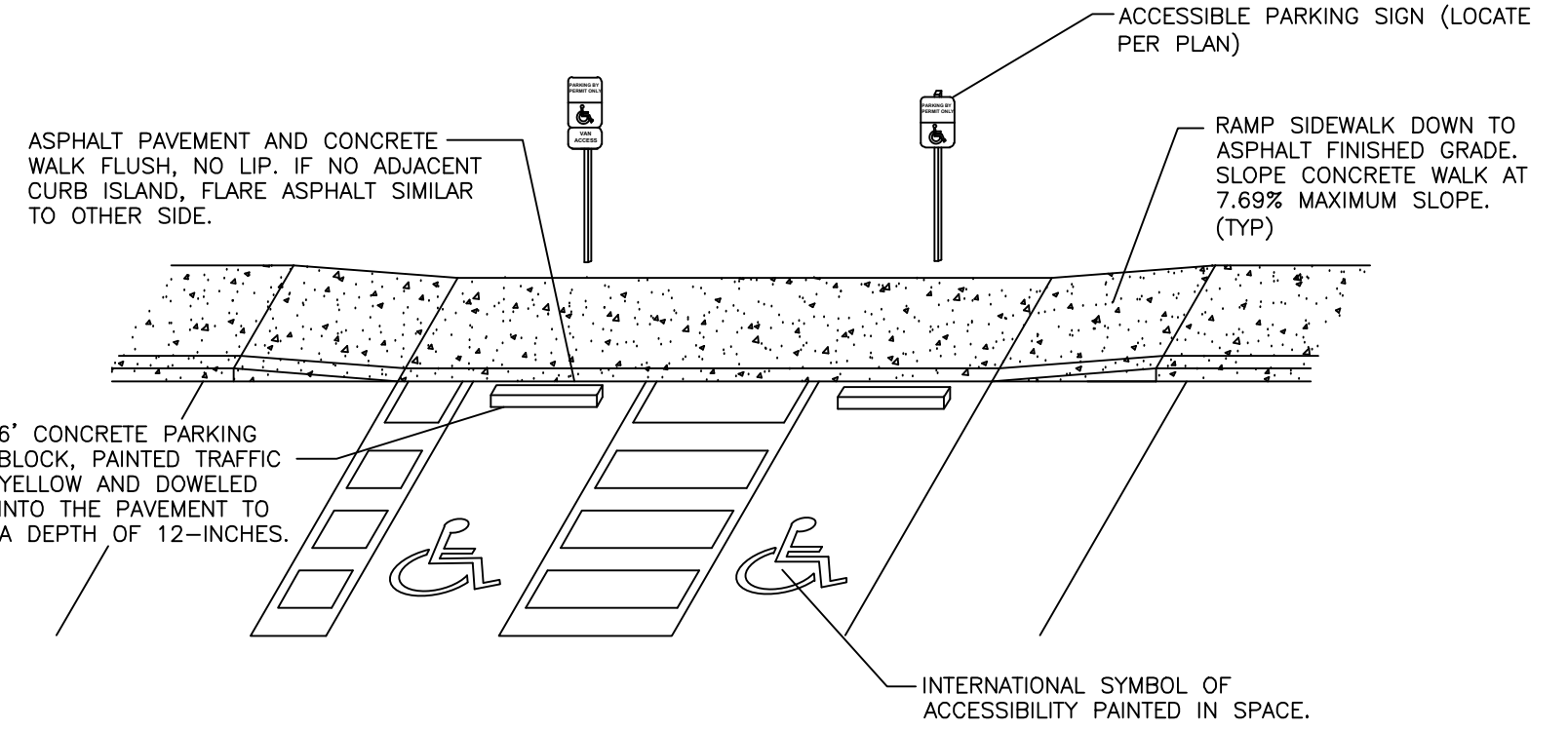
**CONCRETE DRIVE:**  
8" ITEM 499 CLASS "C" PORTLAND CEMENT CONCRETE  
4" ITEM 304 AGGREGATE BASE



- NOTES:
1. SIGNAGE SHALL BE IN ACCORDANCE WITH ODOT SPECIFICATIONS.
  2. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL OF ALL SIGNAGE.
  3. METAL SIGN BACK & POST TO BE PAINTED BLACK. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL.
  4. CONTRACTOR IS TO INSTALL SIGNS AS SHOWN IN PLAN.
  5. ALL TRAFFIC CONTROL SIGNAGE SHALL HAVE A FINAL CAP, AS APPROVED BY THE LANDSCAPE ARCHITECT.

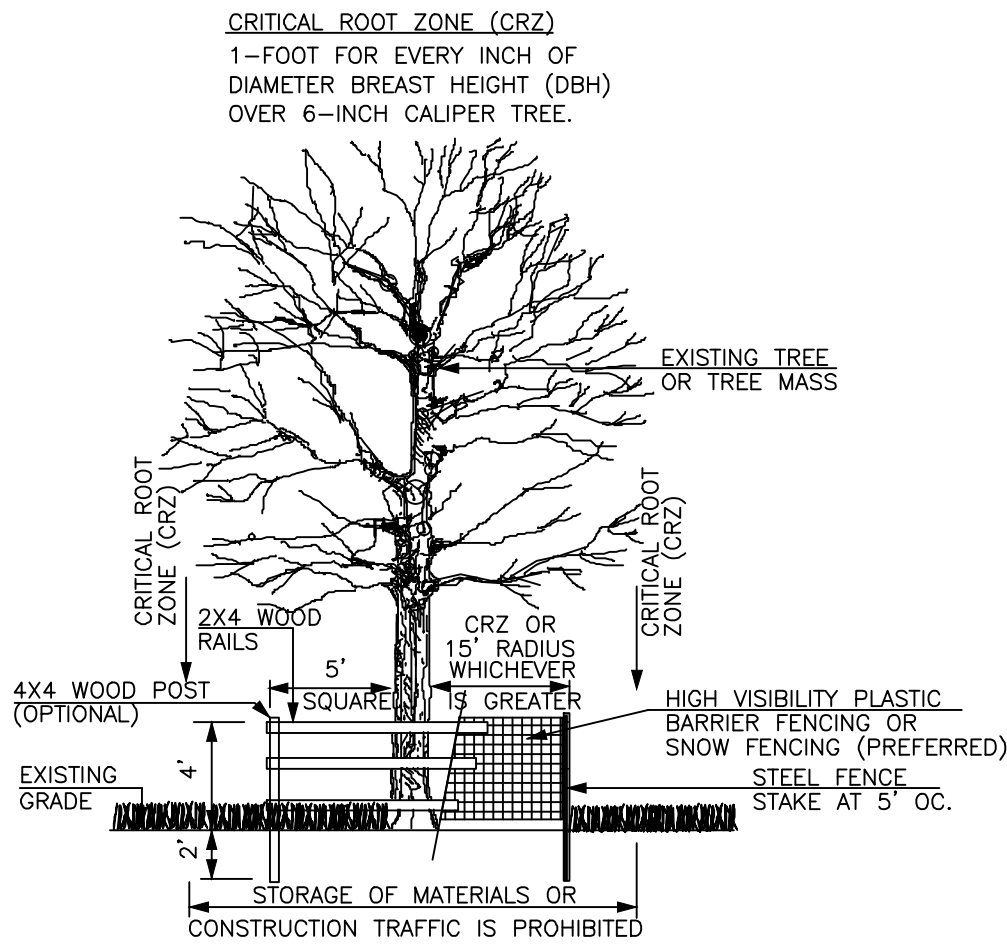


ACCESSIBLE PARKING SIGNAGE DETAIL  
N.T.S.



- NOTES:
- A. ACCESSIBLE SPACE // LOADING AREA: MAXIMUM 1.56% (1:64) SLOPE IN ANY DIRECTION.
  - B. ASPHALT TO CONCRETE BLENDED TRANSITION TO BE COMPLETELY FLUSH, NO LIP. CURBS/WALKS SHALL BE FLUSH WITH LOADING AREA.
  - C. PLACEMENT AND STRIPING SHOWN IN DETAIL IS SCHEMATIC, SEE SITE PLAN FOR CONFIGURATION.
  - D. PASSENGER LOADING AREAS SHALL BE PAINT STRIPED PER THE CITY OF COLUMBUS STANDARDS OR FEDERAL ADAAG REQUIREMENTS, WHICHEVER IS MOST STRINGENT.

ADA PARKING SPACE DETAIL  
N.T.S.



- NOTES:
1. INSPECTION OF INSTALLATION IS REQUIRED. CALL (614) 410-4701.
  2. THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED OR PRIOR TO ANY ENCROACHMENT OF PRESERVATION AREA.

TREE PROTECTION DETAIL  
N.T.S.

| REVISIONS | BY | DATE |
|-----------|----|------|
|           |    |      |
|           |    |      |
|           |    |      |
|           |    |      |



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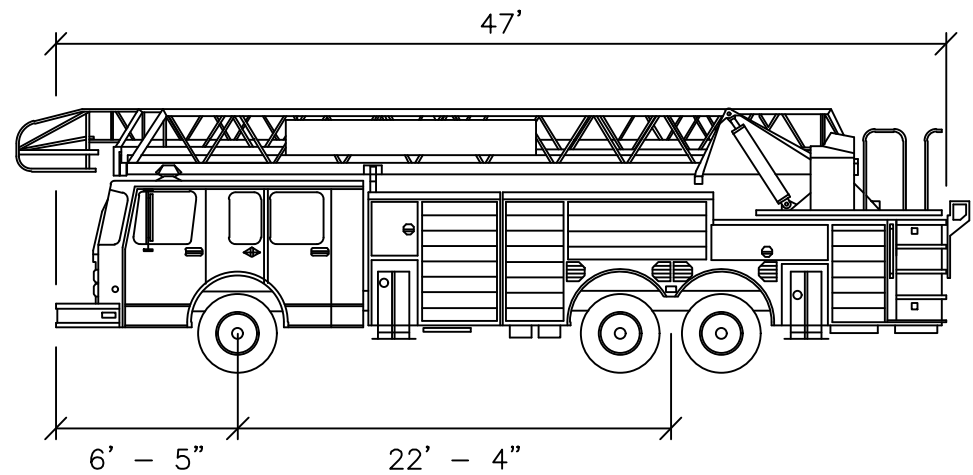
CITY OF DUBLIN, OHIO  
**MONTEREY VILLAGE**  
MONTEREY DRIVE

|              |           |
|--------------|-----------|
| JOB NO.:     | 1315.001  |
| DESIGNED BY: | SKD       |
| DRAWN BY:    | SKD       |
| CHECKED BY:  | DAS       |
| APPROVED BY: | CLP       |
| DATE:        | 6/16/2026 |

MISCELLANEOUS DETAILS

|           |     |
|-----------|-----|
| SCALE:    | N/A |
| SHEET NO. | OF  |
| 11        | 15  |

W:\1315001\_MontereyMixedUse\DWG\Production Drawings\Final Development Plan\1315001\_FDP\_Fire\_Turning.dwg ~Fire Apparatus Maneuverability Plan PLOTTED BYSDAVIS ON 06/18/2026 13:09

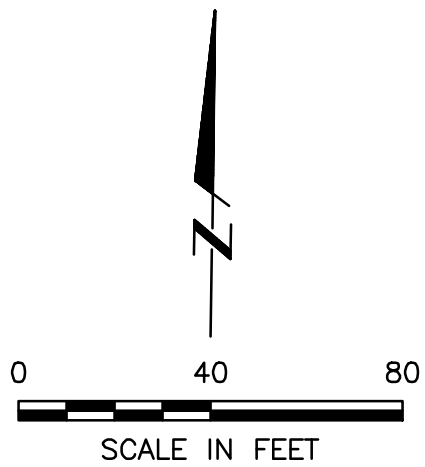


WASHINGTON TOWNSHIP FIRE DEPARTMENT LADDER 91

|                   | 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



| REVISIONS | BY | DATE |
|-----------|----|------|
|           |    |      |
|           |    |      |
|           |    |      |
|           |    |      |

**E. P. FERRIS**  
AND  
**ASSOCIATES**

Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,  
2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

**MONTEREY VILLAGE**

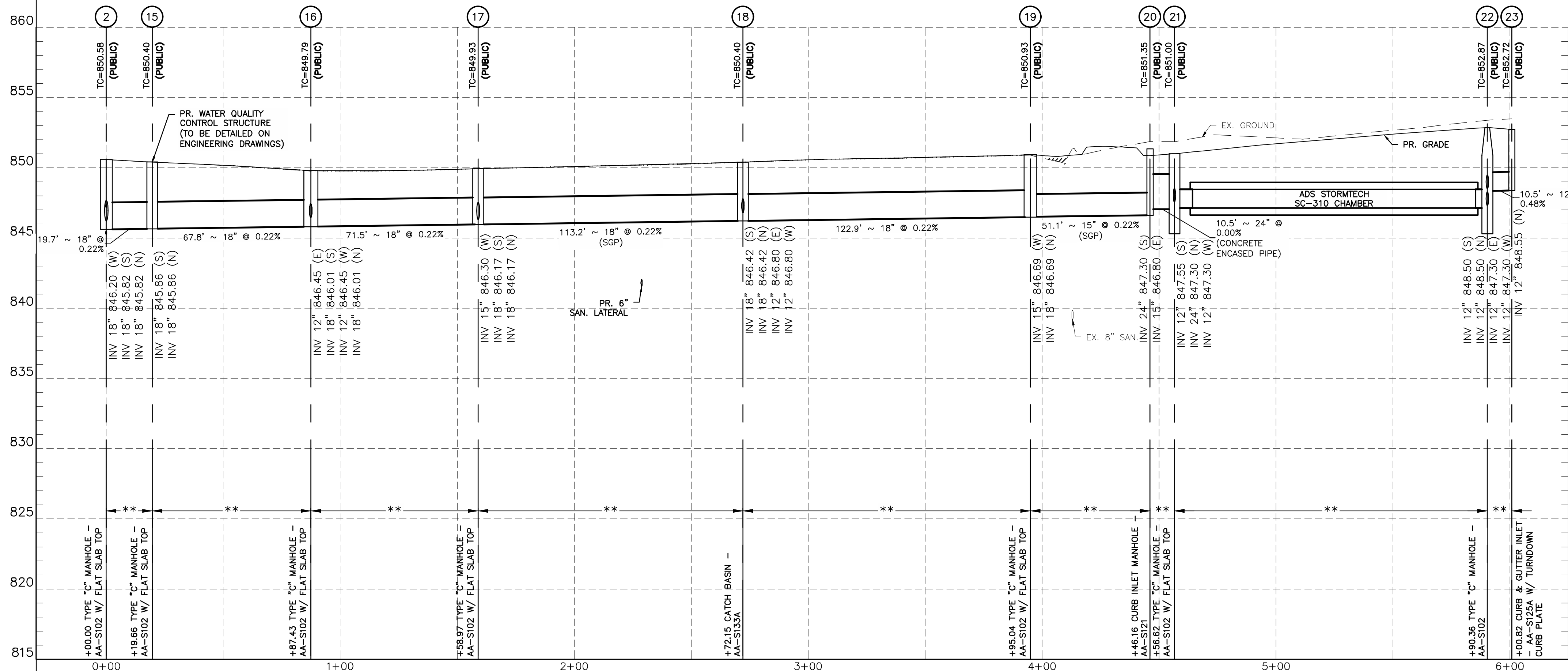
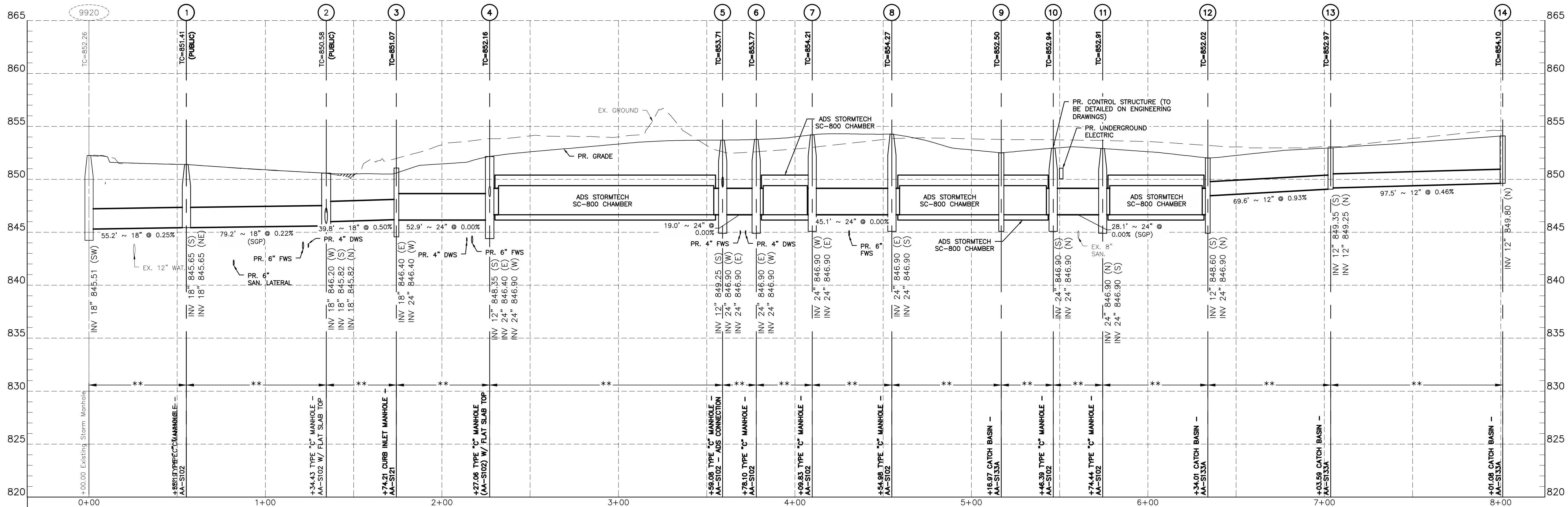
MONTEREY DRIVE

|              |           |
|--------------|-----------|
| JOB NO.:     | 1315.001  |
| DESIGNED BY: | SKD       |
| DRAWN BY:    | SKD       |
| CHECKED BY:  | DAS       |
| APPROVED BY: | CLP       |
| DATE:        | 6/16/2026 |

**FIRE APPARATUS**  
**MANEUVERABILITY PLAN**

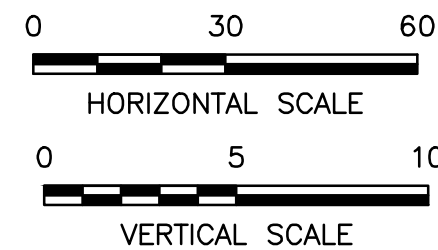
|                    |    |
|--------------------|----|
| SCALE:<br>1" = 40' |    |
| SHEET NO.          | OF |
| 12                 | 15 |

\\A:\1315001\_Monterey\Drawings\DWG\Drawings\1315001\_Pr Storm.dwg - Storm Profiles PLOTTED BYSDAVIS ON 06/18/2026 13:26



NOTES:  
TC REPRESENTS THE TOP OF CASTING ELEVATION OF STORM STRUCTURES. TC AND RIM ELEVATIONS ARE NOT THE SAME FOR CURB INLETS.  
CONTRACTOR TO MAINTAIN 18" MINIMUM VERTICAL CLEARANCE BETWEEN ALL STORM, SANITARY, AND WATER LINES.  
# MAINTAIN 18" MINIMUM VERTICAL CLEARANCE  
\* ITEM 911 COMPACTED BACKFILL  
\*\* ITEM 912 COMPACTED GRANULAR MATERIAL  
SGP CONTRACTOR SHALL INSTALL STORM SEWER (SANITARY GRADE PIPE) WITH WATERTIGHT JOINTS AND TRENCH DAMS WITHIN LIMITS SHOWN. INCLUDE COSTS IN PRICE BID FOR STORM SEWER (SANITARY GRADE PIPE WITH WATER TIGHT JOINTS, ITEM 901).  
ALL FILLS ARE TO BE PLACED A MINIMUM OF 2.5' ABOVE THE PROPOSED STORM SEWER PRIOR TO THE START OF SEWER CONSTRUCTION PER ITEM 203 OF CMSC.

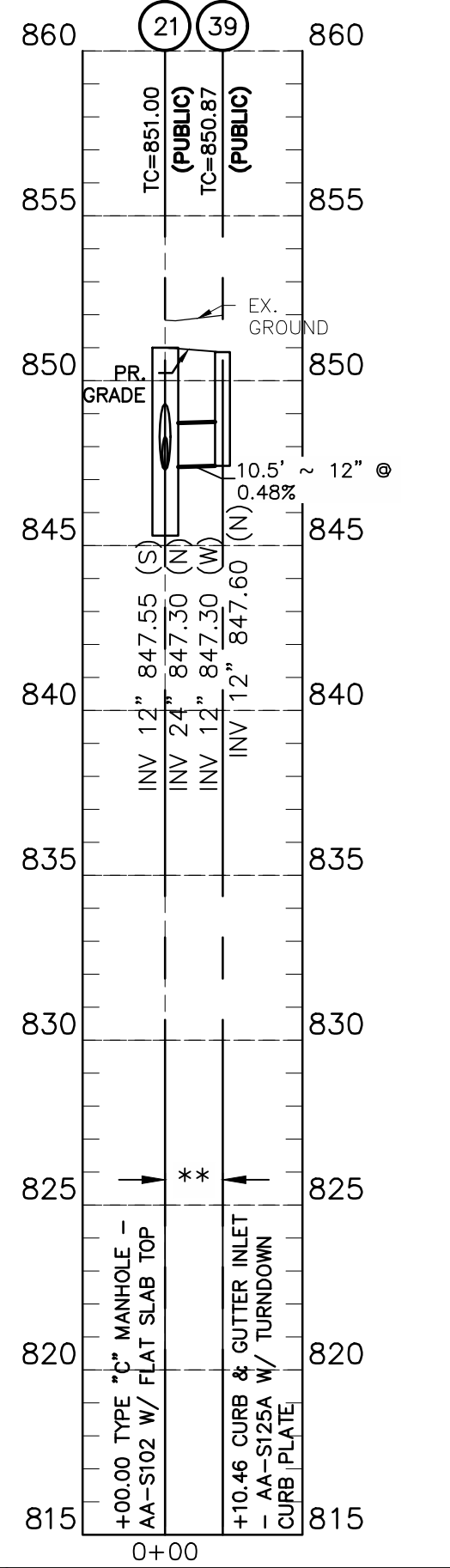
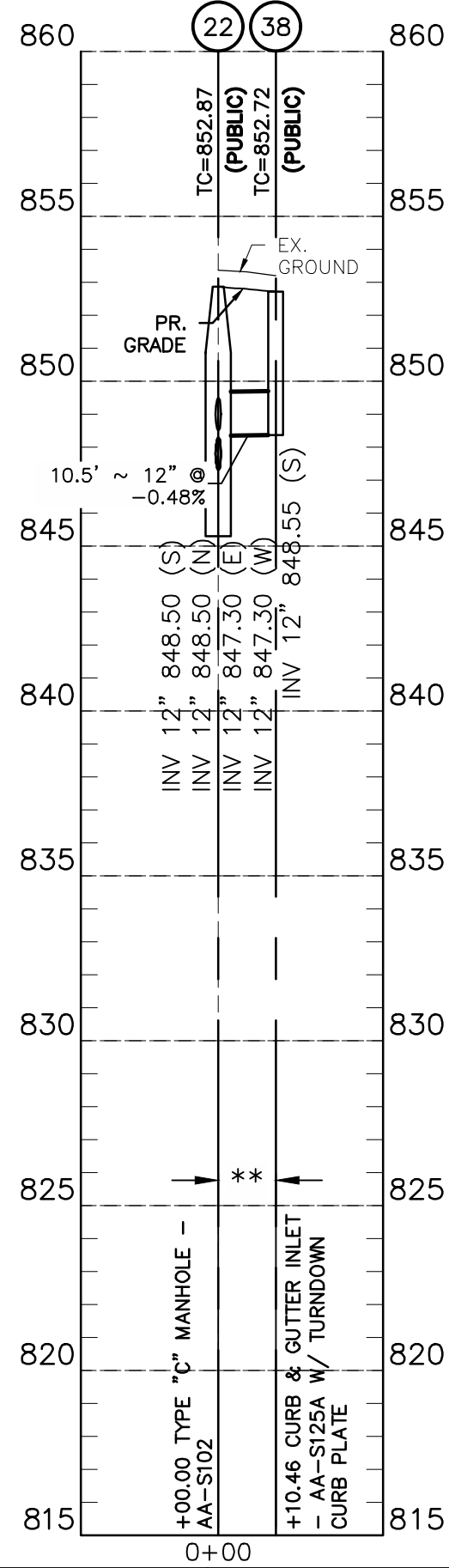
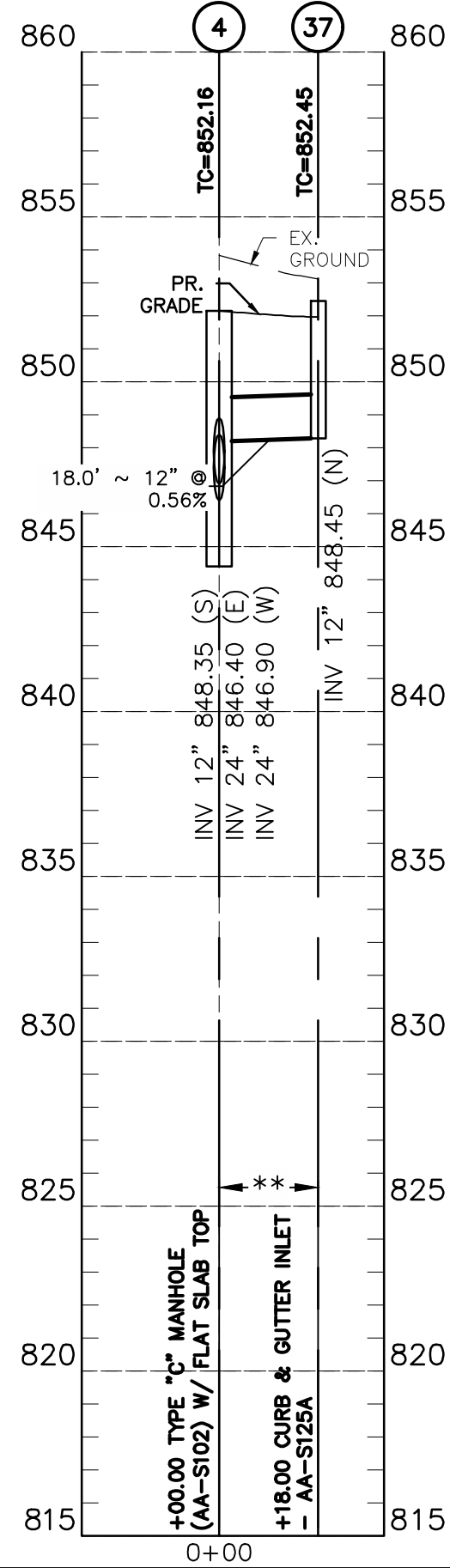
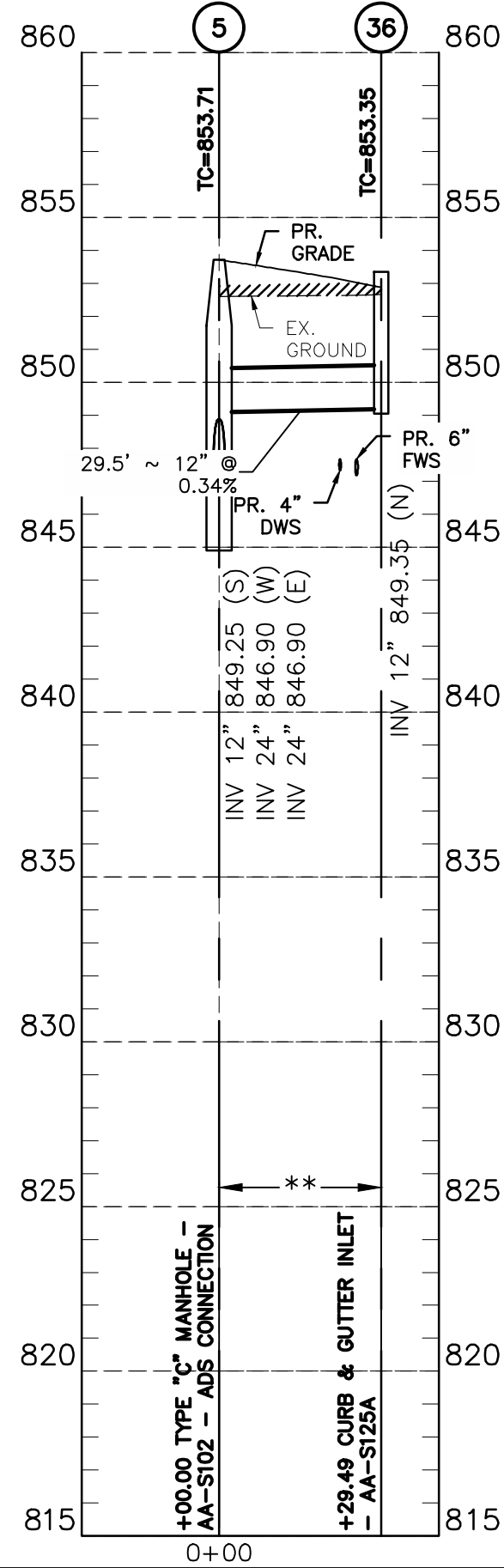
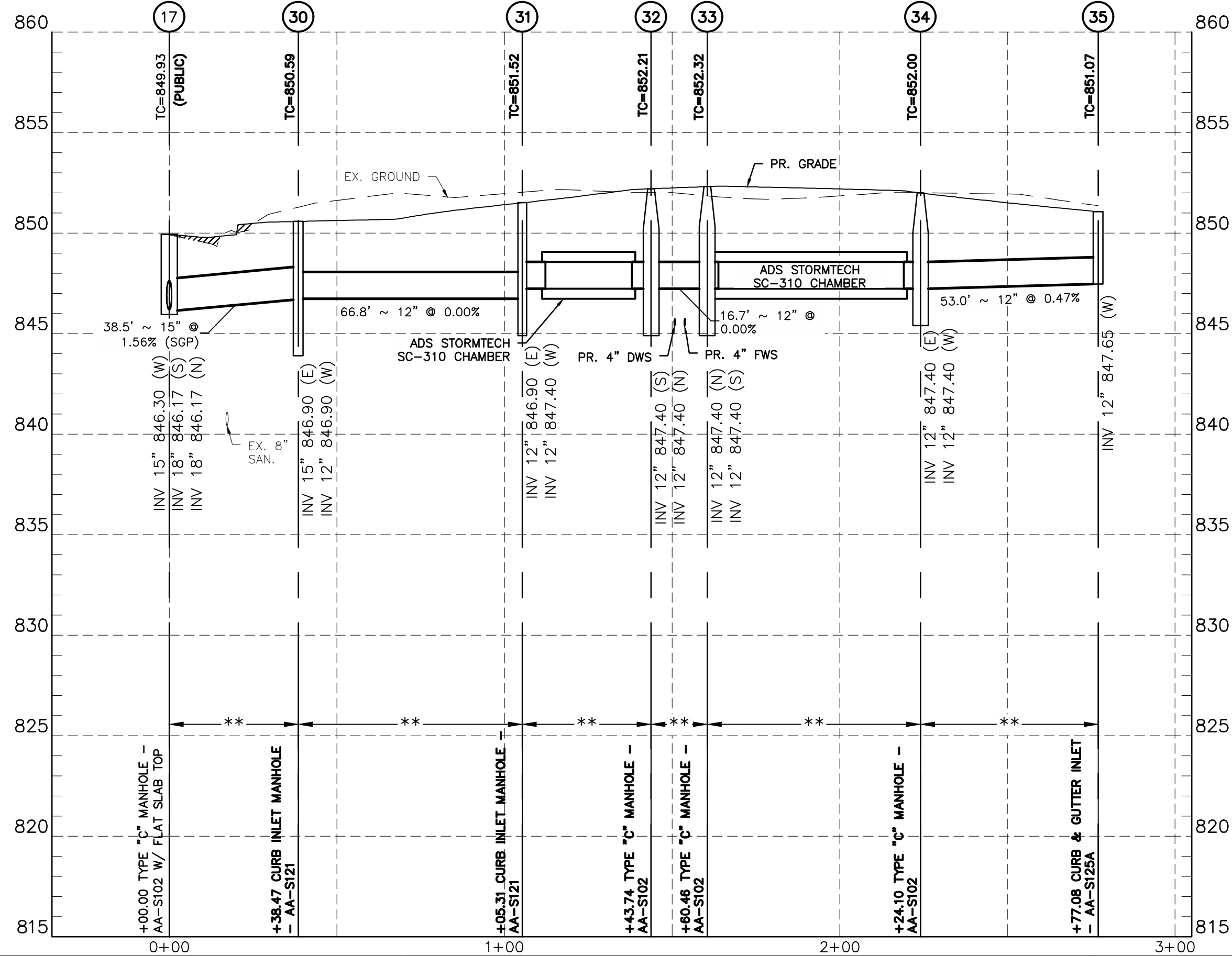
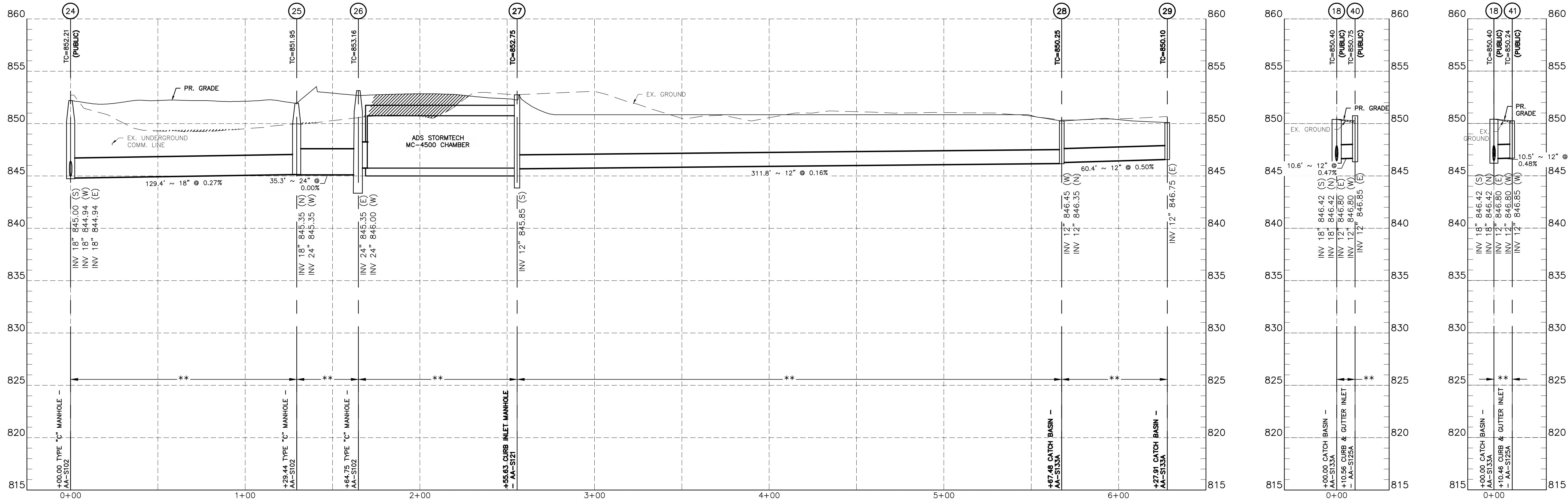
DENOTED THUS:



|           |  |    |      |                                                                                                 |  |                                                                                                                           |  |                                                                                 |  |                                                                                                                 |  |                             |  |                                   |          |
|-----------|--|----|------|-------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------|--|-----------------------------|--|-----------------------------------|----------|
| REVISIONS |  | BY | DATE | <b>E. P. FERRIS</b><br>AND<br><b>ASSOCIATES</b><br><br>Consulting Civil Engineers and Surveyors |  | 2130 QUARRY TRAILS DR,<br>2ND FLOOR<br>COLUMBUS, OHIO 43228<br>(614) 299-2999<br>(614) 299-2992 (Fax)<br>www.EPFERRIS.com |  | <b>CITY OF DUBLIN, OHIO</b><br><b>MONTEREY VILLAGE</b><br><b>MONTEREY DRIVE</b> |  | JOB NO.: 1315.001<br>DESIGNED BY: DAS<br>DRAWN BY: DAS<br>CHECKED BY: CLP<br>APPROVED BY: ---<br>DATE: 06/18/26 |  | <b>STORM SEWER PROFILES</b> |  | SCALE:<br>H: 1" = 30'<br>V: 1"=5' |          |
|           |  |    |      |                                                                                                 |  |                                                                                                                           |  |                                                                                 |  |                                                                                                                 |  |                             |  | SHEET NO.<br>13                   | OF<br>15 |

E.P. FERRIS & ASSOCIATES

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NOTES:  
TC REPRESENTS THE TOP OF CASTING  
ELEVATION OF STORM STRUCTURES. TC AND  
RIM ELEVATIONS ARE NOT THE SAME FOR CURB  
INLETS.

CONTRACTOR TO MAINTAIN 18" MINIMUM  
VERTICAL CLEARANCE BETWEEN ALL STORM,  
SANITARY, AND WATER LINES.

# MAINTAIN 18" MINIMUM VERTICAL  
CLEARANCE

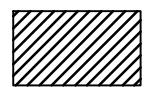
\* ITEM 911 COMPACTED BACKFILL

\*\* ITEM 912 COMPACTED GRANULAR  
MATERIAL

SGP CONTRACTOR SHALL INSTALL STORM  
SEWER (SANITARY GRADE PIPE) WITH  
WATERTIGHT JOINTS AND TRENCH  
DAMS WITHIN LIMITS SHOWN.  
INCLUDE COSTS IN PRICE BID FOR  
STORM SEWER (SANITARY GRADE  
PIPE WITH WATER TIGHT JOINTS, ITEM  
901).

ALL FILLS ARE TO BE PLACED A MINIMUM OF  
2.5' ABOVE THE PROPOSED STORM SEWER  
PRIOR TO THE START OF SEWER CONSTRUCTION  
PER ITEM 203 OF CMSC.

NOTED THUS:



0 30 60  
HORIZONTAL SCALE

0 5 10  
VERTICAL SCALE

| REVISIONS | BY | DATE |
|-----------|----|------|
|           |    |      |
|           |    |      |
|           |    |      |
|           |    |      |

**E. P. FERRIS**  
AND  
**ASSOCIATES**

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(614) 299-2992 (Fax)  
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CITY OF DUBLIN, OHIO  
**MONTEREY VILLAGE**  
MONTEREY DRIVE

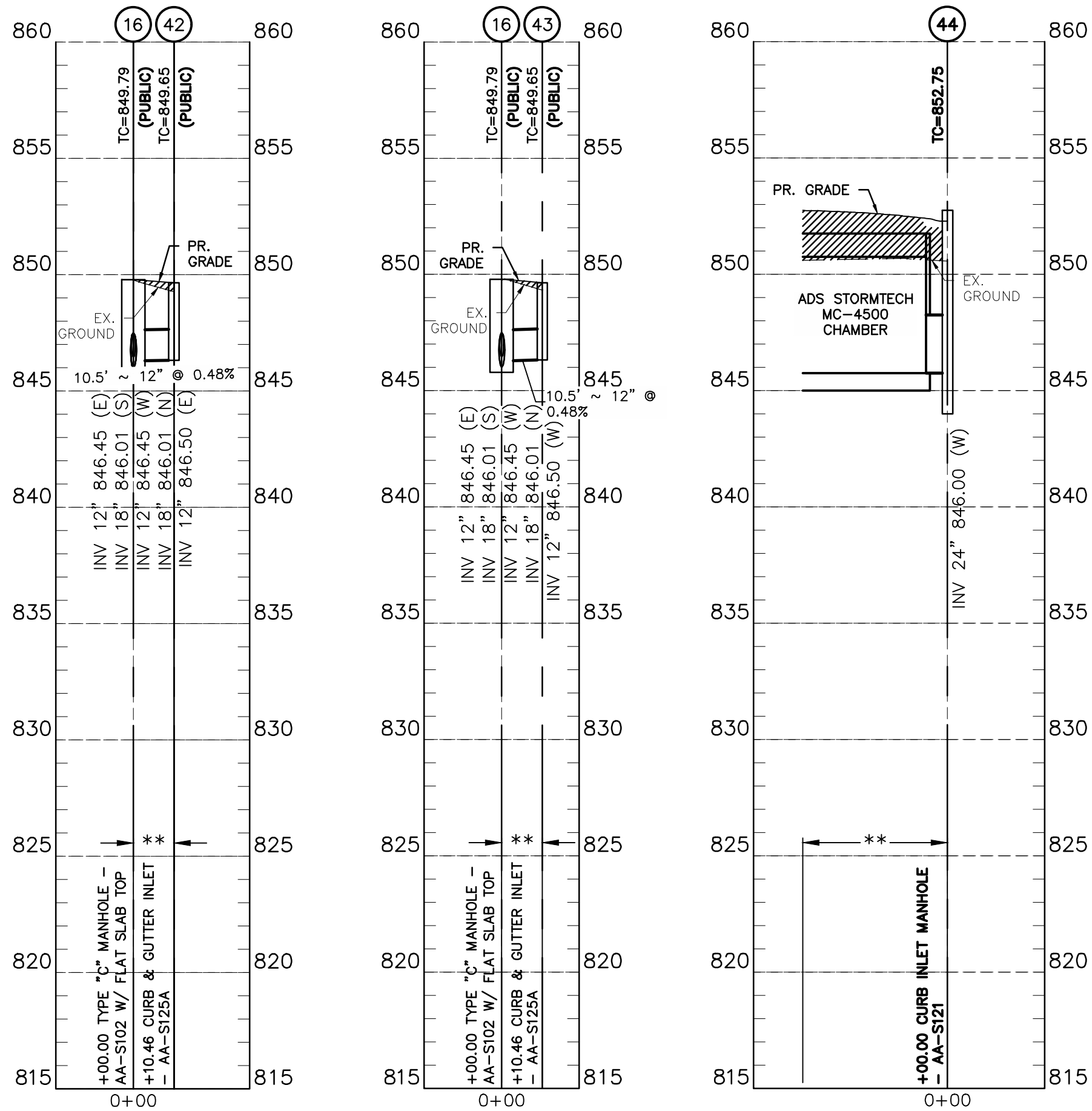
|              |          |
|--------------|----------|
| JOB NO.:     | 1315.001 |
| DESIGNED BY: | DAS      |
| DRAWN BY:    | DAS      |
| CHECKED BY:  | CLP      |
| APPROVED BY: | ---      |
| DATE:        | 06/18/26 |

**STORM SEWER PROFILES**

SCALE:  
H: 1" = 30'  
V: 1"=5'

| SHEET NO. | OF |
|-----------|----|
| 14        | 15 |

W:\1315001\_Monterey\MixedUse\DWG\Data-Ref\1315001\_Pr Storm.dwg ~Storm.dwg ~PLOTED BYSDAVIS ON 06/18/2026 1:30p



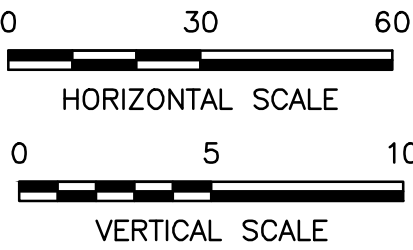
NOTES:  
TC REPRESENTS THE TOP OF CASTING  
ELEVATION OF STORM STRUCTURES. TC AND  
RIM ELEVATIONS ARE NOT THE SAME FOR CURB  
INLETS.

CONTRACTOR TO MAINTAIN 18" MINIMUM  
VERTICAL CLEARANCE BETWEEN ALL STORM,  
SANITARY, AND WATER LINES.

- # MAINTAIN 18" MINIMUM VERTICAL  
CLEARANCE
- \* ITEM 911 COMPACTED BACKFILL
- \*\* ITEM 912 COMPACTED GRANULAR  
MATERIAL
- SGP CONTRACTOR SHALL INSTALL STORM  
SEWER (SANITARY GRADE PIPE) WITH  
WATERTIGHT JOINTS AND TRENCH  
DAMS WITHIN LIMITS SHOWN.  
INCLUDE COSTS IN PRICE BID FOR  
STORM SEWER (SANITARY GRADE  
PIPE WITH WATER TIGHT JOINTS, ITEM  
901).

ALL FILLS ARE TO BE PLACED A MINIMUM OF  
2.5' ABOVE THE PROPOSED STORM SEWER  
PRIOR TO THE START OF SEWER CONSTRUCTION  
PER ITEM 203 OF CMSC.

DENOTED THUS:



| REVISIONS | BY | DATE |
|-----------|----|------|
|           |    |      |
|           |    |      |
|           |    |      |
|           |    |      |



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CITY OF DUBLIN, OHIO  
**MONTEREY VILLAGE**  
MONTEREY DRIVE

|              |          |
|--------------|----------|
| JOB NO.:     | 1315.001 |
| DESIGNED BY: | DAS      |
| DRAWN BY:    | DAS      |
| CHECKED BY:  | CLP      |
| APPROVED BY: | ---      |
| DATE:        | 06/18/26 |

**STORM SEWER PROFILES**

SCALE:  
H: 1" = 30'  
V: 1"=5'

| SHEET NO. | OF |
|-----------|----|
| 15        | 15 |