



**SAWMILL RD.
RETAIL BANKING CENTER
6515 SAWMILL ROAD
DUBLIN, OH 43017**

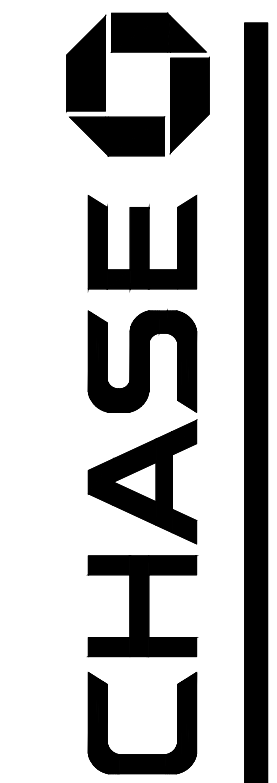
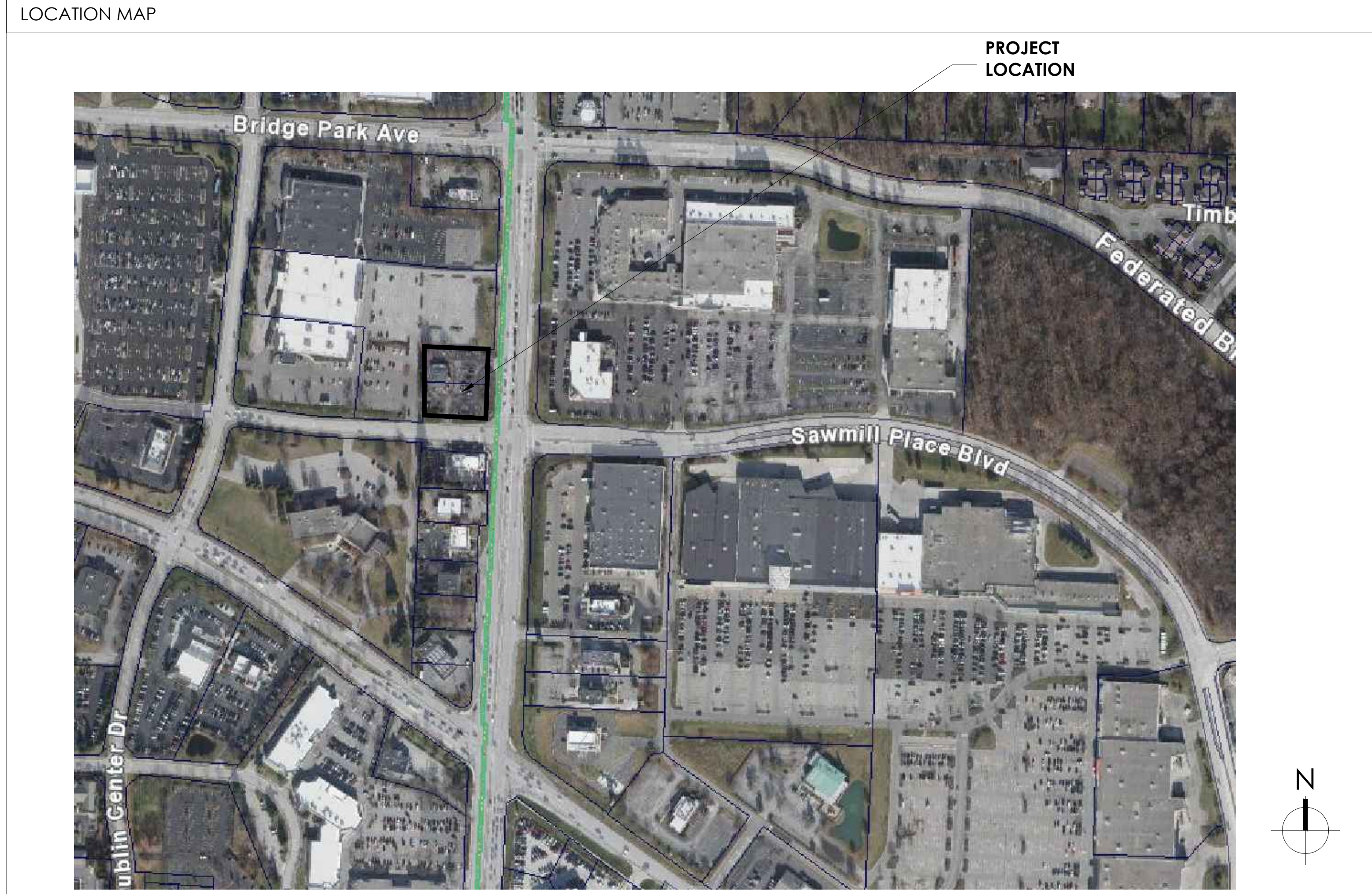
SHEET INDEX

		ISSUE DATES
A0.0	COVER SHEET	●
A0.1	VICINITY MAP	●
A0.2	REGIONAL CNOTEXT MAP	●
A0.3	EXISTING CONDITIONS PLAN	●
ARCHITECTURAL DRAWINGS		
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A1.2	VEHICULAR CIRCULATION PATTERN	●
A1.3	PEDESTRIAN CIRCULATION PATTERN	●
A2.1	FLOOR PLAN	●
A3.1	ARCHITECTURAL ELEVATIONS: SOUTH & EAST	●
A3.2	ARCHITECTURAL ELEVATIONS: NORTH & WEST	●
A3.3	ARCHITECTURAL ELEVATIONS: DRIVE-THRU	●
CIVIL DRAWINGS		
1	ALTA/NSPS LAND TITLE SURVEY	●
2	ALTA/NSPS LAND TITLE SURVEY	●

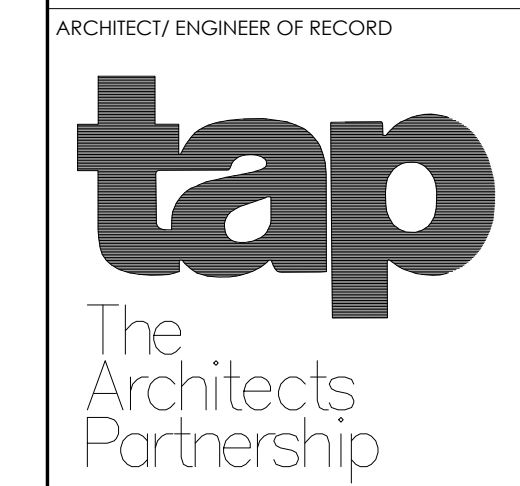
SCOPE OF WORK
NEW SINGLE STORY 4,113 S.F. FREESTANDING BANK BRANCH WITH DRIVE-UP ATM.

APPLICABLE CODES / ZONING
JURISDICTION: DUBLIN, OHIO
BUILDING CODE: 2017 OHIO BUILDING CODE
ENERGY CODE: OHIO ENERGY CODE 2012 INTERNATIONAL ENERGY CODE 2010 ASHRAE 90.1
ACCESSIBILITY CODE: ICC A117.1-2009
ZONING: CITY OF DUBLIN ZONING ORDINANCE

OWNER & CONSULTANTS	
OWNER: JP MORGAN CHASE BANK, N.A. RETAIL REAL ESTATE CHASE TOWER 10 SOUTH DEARBORN 15TH FLOOR CHICAGO, ILLINOIS 60603 CONTACT: JANE HEALY, 312-325-3320 JANE.HEALY@CHASE.COM	CONSULTING MECHANICAL / PLUMBING / ELECTRICAL ENGINEER: FARIS PLANNING & DESIGN, LLC 242 N. FIFTH STREET COLUMBUS, OH 43215 CONTACT: TODD M. FARIS, 615-487-964
ARCHITECT OF RECORD: THE ARCHITECTS PARTNERSHIP 200 SOUTH MICHIGAN AVENUE SUITE 1020 CHICAGO, ILLINOIS 60604 DESIGN FIRM REGISTRATION NO: 184.000148 - EXPIRES 4.30.2019 ARCHITECT OF RECORD: JOHN HALLERAN LIC. # 001-011376 CONTACT: TIMOTHY MESECK PHONE: 312-583-9800 x44	KIMLEY-HORN 1001 WARRENVILLE ROAD SUITE 350 LISLE, IL 60532 CONTACT: MICHAEL WALKER, P.E., 630-487-3447



**SAWMILL RELO
RETAIL BANKING CENTER
6515 SAWMILL RD.
DUBLIN, OH 43017**



**NOT FOR
CONSTRUCTION**

ISSUE	DATE	DESCRIPTION
	02/20/2020	ISSUE FOR ZONING REVIEW

PROJECT INFORMATION BLOCK	
JOB #	19108
DATE:	02/20/2020
DRAWN BY:	DIR / TAP
CHECKED BY:	JH

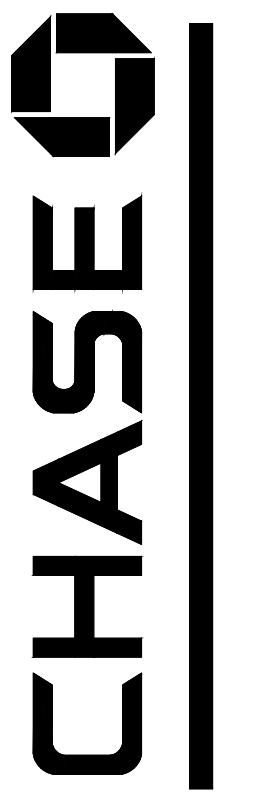
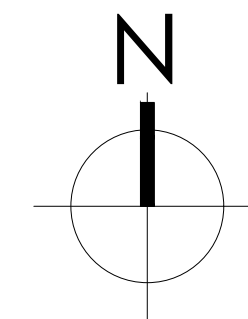
SHEET TITLE
COVER SHEET

SHEET NUMBER
A0.0

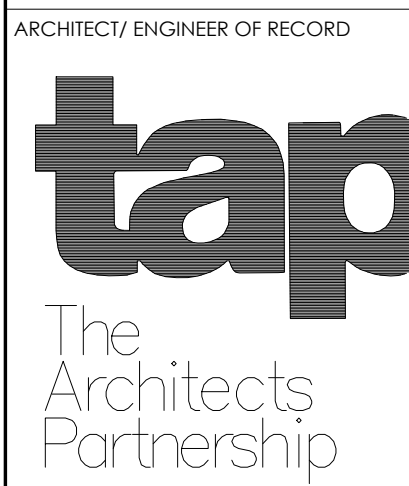


LEGEND:

- SAWMILL ROAD
- BANKER DRIVE
- PROPERTY LINE



SAWMILL RELO
RETAIL BANKING CENTER
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SEAL

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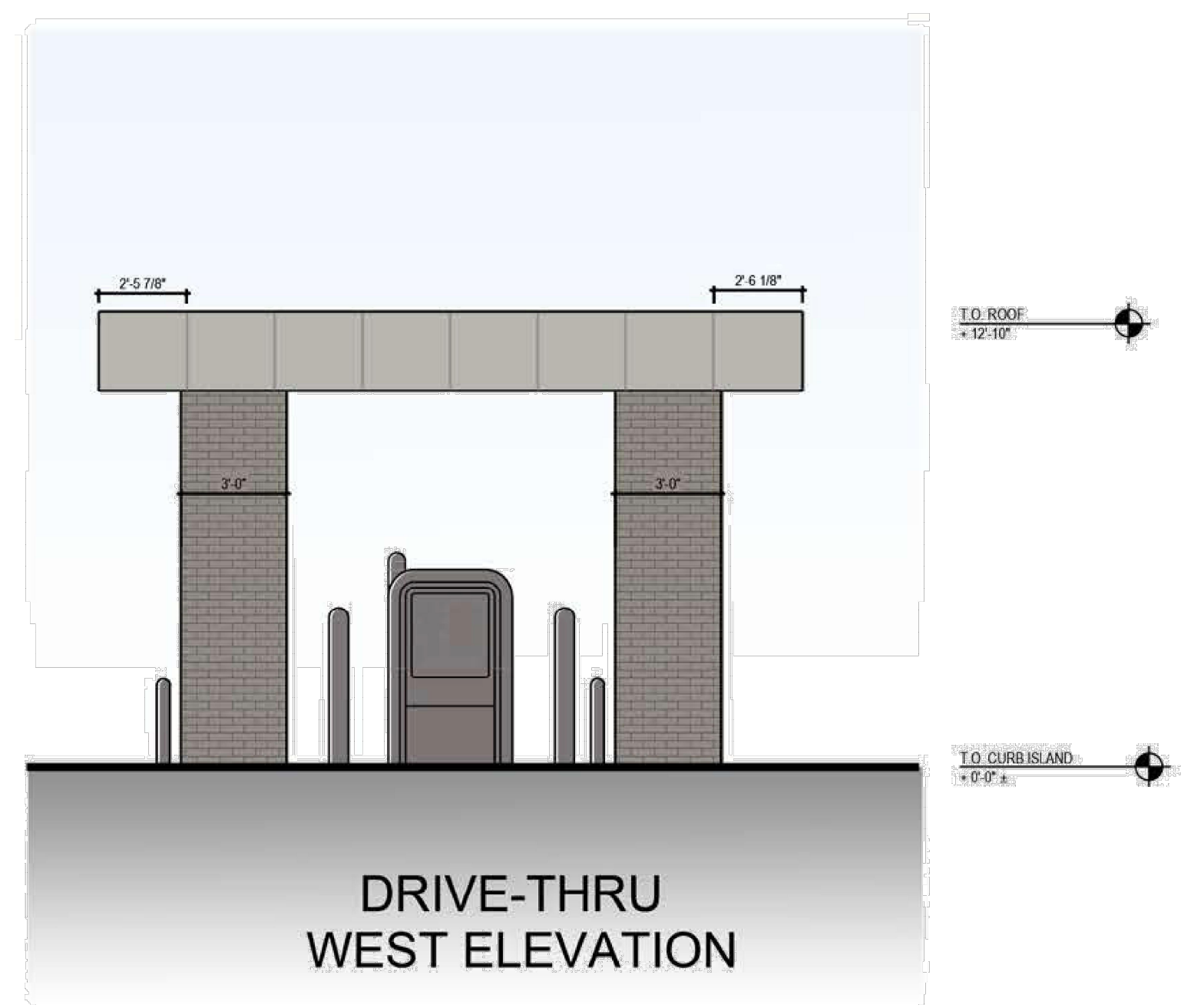
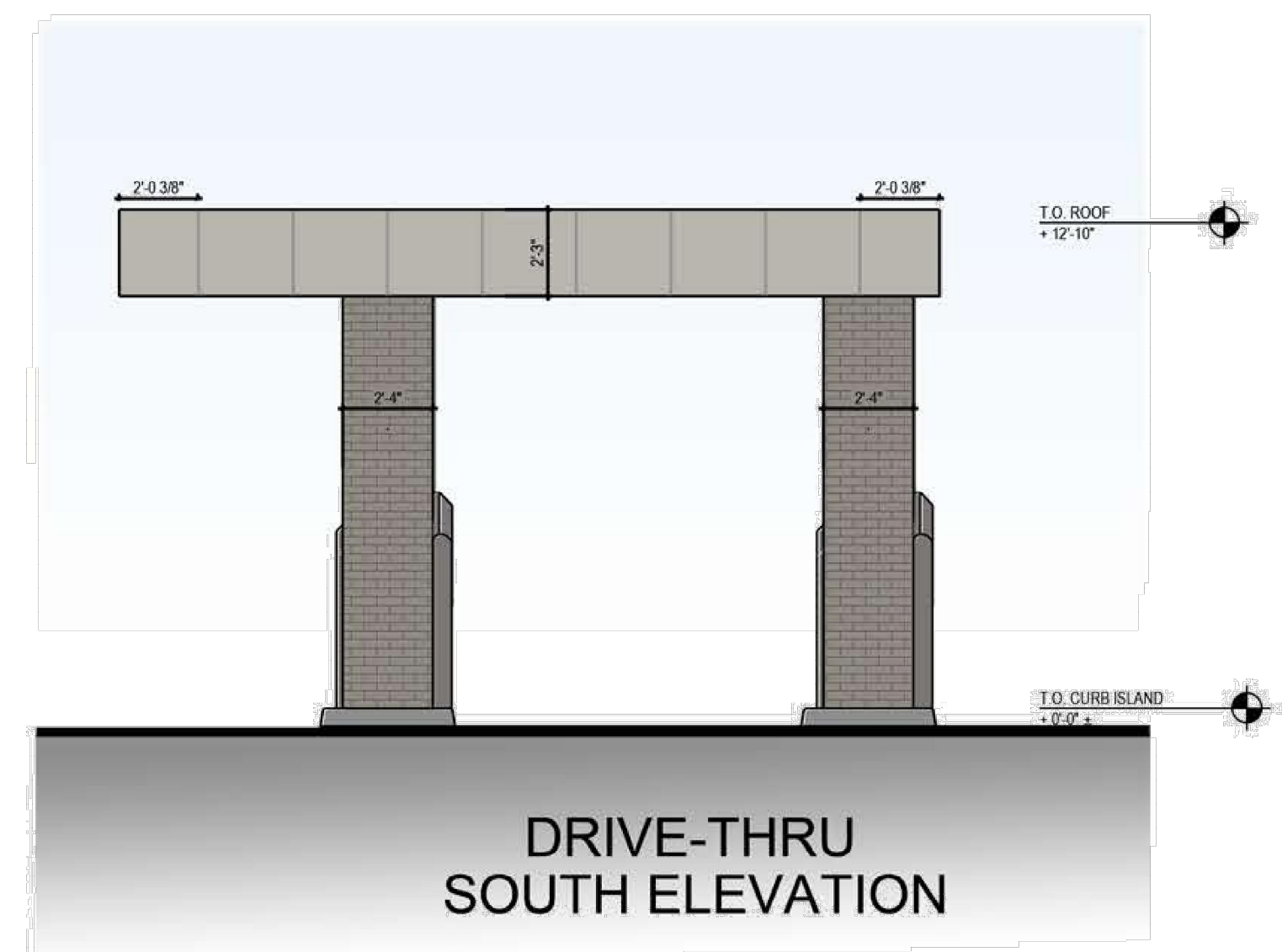
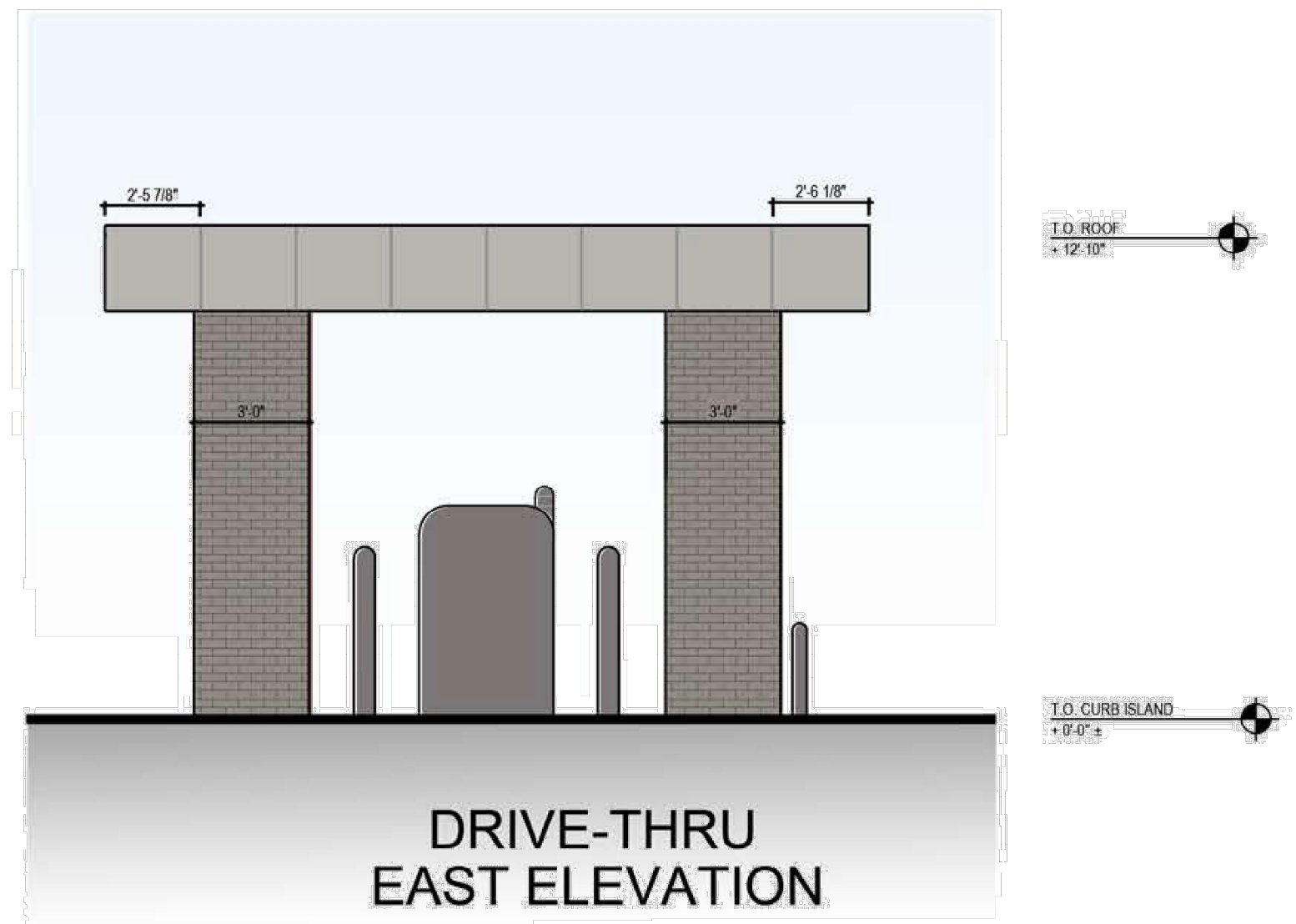
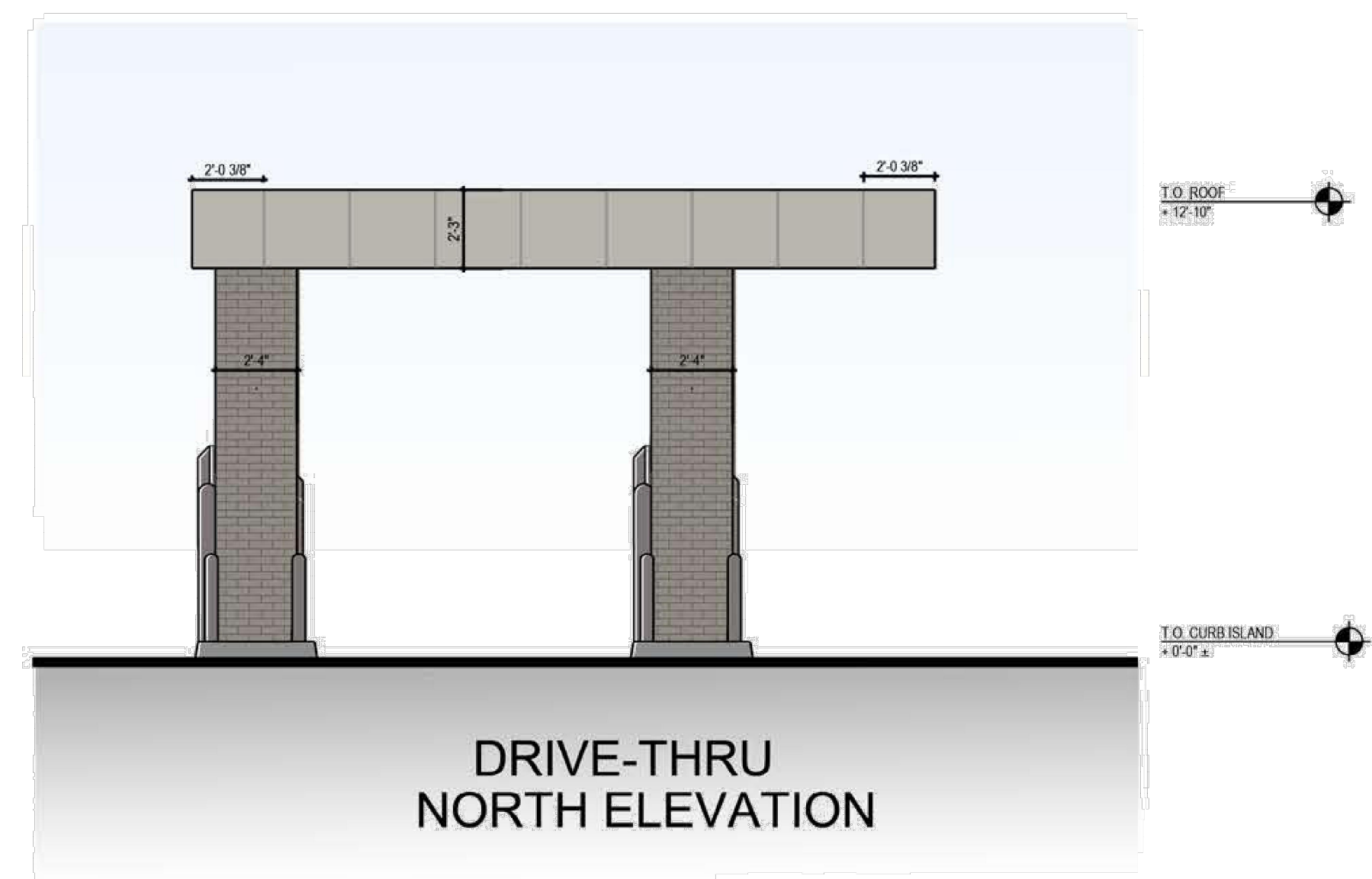
JOB #	19108
DATE	02/20/2020
DRAWN BY:	DIR / TAP
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SHEET TITLE

VICINITY
 MAP

SHEET NUMBER

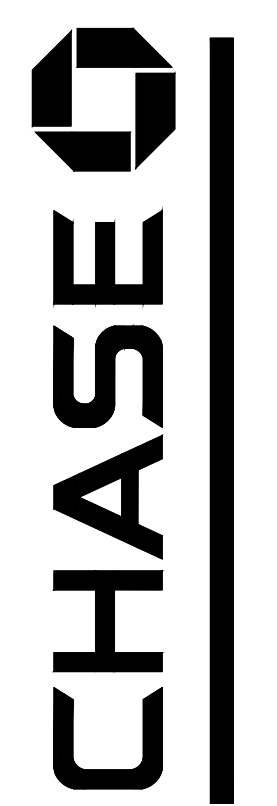
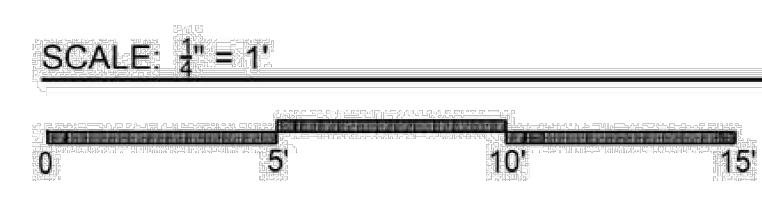
A0.1



MISCELLANEOUS PAINT

METAL CANOPY
COLOR: SILVER "CHASE"

BRICK
COLOR: PLATINUM



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SHEET TITLE

EXTERIOR ELEVATIONS: DRIVE-THRU

SHEET NUMBER

A3.3

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN

6515 SAWMILL ROAD

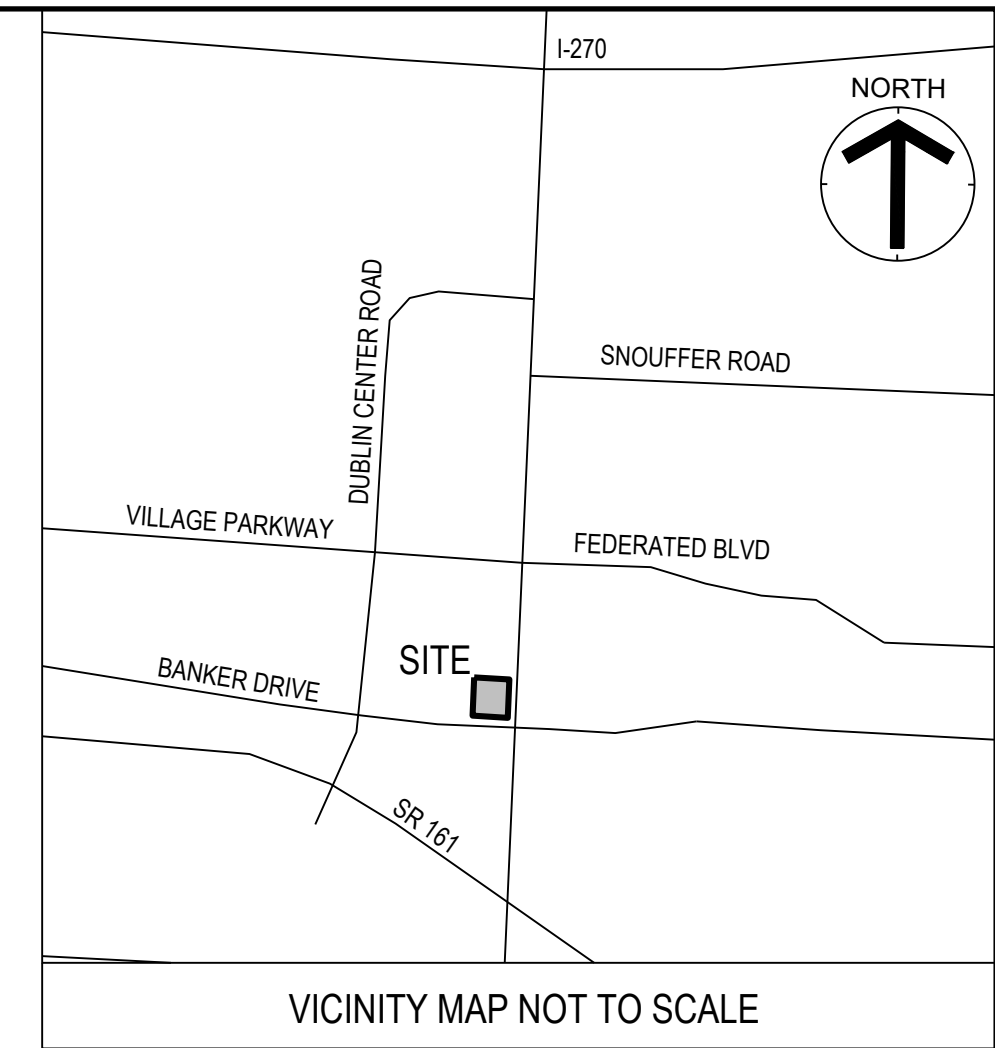


EXHIBIT A - PROPERTY DESCRIPTION:

BASED UPON TITLE COMMITMENT FILE NO: NCS-979517-CHI2, FIRST AMERICAN TITLE INSURANCE COMPANY;EFFECTIVE DATE: SEPTEMBER 19, 2019 AT 6:00 AM

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE TOWNSHIP OF PERRY AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING LOTS NUMBER EIGHT (8) AND NINE (9) OF MEADOWLAND HEIGHTS NO. 1 AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 27, PAGE 60, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, TOGETHER WITH ALL EASEMENTS, PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING.

EXCEPTING THEREFROM:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, ALSO BEING IN QUARTER TOWNSHIP 3, TOWNSHIP 2 NORTH, RANGE 19 WEST, AND BEING PART OF LOT 8 AND LOT 9 AS SHOWN AND DELINEATED IN A PLAT OF RECORD OF MEADOWLAND HEIGHTS NO. 1, PLAT BOOK 27, PAGE 60, ALL RECORDS AT THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND SAID 0.073 ACRE PARCEL BEING BOUNDED AND DESCRIBED IN PARTICULAR, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST LINE OF SAWMILL ROAD MARKING THE SOUTHEASTERLY CORNER OF SAID ORIGINAL LOT 8, SAID IRON PIN ALSO MARKING THE NORTHEASTERLY CORNER OF THE RIGHT-OF-WAY LINE OF BANKER DRIVE AS SHOWN AND DELINEATED IN A PLAT OF RECORD OF DUBLIN CITY CENTER IN PLAT BOOK 69, PAGE 18;

THENCE NORTH 86°26'50" WEST, 16.00 FEET WITH THE SOUTH LINE OF SAID ORIGINAL, LOT 8, SAID LINE ALSO BEING THE NORTH LINE OF SAID BANKER DRIVE TO A POINT IN SAID LINE;

THENCE NORTH 2°31'52" EAST, 200.00 FEET OVER AND ACROSS SAID LOT 8 AND LOT 9 WITH A LINE PARALLEL TO AND 16.00 FEET FROM, AS MEASURED AT RIGHT ANGLES, THE WEST LINE OF SAID SAWMILL ROAD, TO A POINT IN THE NORTH LINE OF SAID LOT 9;

THENCE SOUTH 86°26'50" EAST, 16.00 FEET WITH THE NORTH LINE OF SAID ORIGINAL LOT 9 TO A IRON PIN MARKING THE NORTHEAST CORNER OF SAID LOT 9, SAID IRON PIN BEING IN THE WEST LINE OF SAID SAWMILL ROAD;

THENCE SOUTH 2°31'52" WEST, 200.00 FEET WITH THE EAST LINE OF SAID ORIGINAL LOT 9 AND LOT 8, SAID LINE ALSO BEING THE WEST LINE OF SAID SAWMILL ROAD TO THE POINT OF BEGINNING, CONTAINING 0.073 ACRE OF LAND.

THE BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE SAME MERIDIAN AS DUBLIN CITY CENTER IN PLAT BOOK 69, PAGE 18. A PLAT OF SURVEY IS ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

THIS DESCRIPTION AND THE PLAT OF SURVEY WERE PREPARED BY POMEROY AND ASSOCIATES, INC., CONSULTING ENGINEERS AND SURVEYORS, WORTHINGTON, OHIO, FROM AN ACTUAL FIELD SURVEY OF THE PREMISES IN JANUARY 1995, AND FROM AVAILABLE RECORDS, UNDER THE DIRECT SUPERVISION OF CHRIS Y. SCHEERES, OHIO REGISTERED PROFESSIONAL SURVEYOR NUMBER 7385.

SCHEDULE B - SECTION II:

BASED UPON TITLE COMMITMENT FILE NO: NCS-979517-CHI2, FIRST AMERICAN TITLE INSURANCE COMPANY;EFFECTIVE DATE: SEPTEMBER 19, 2019 AT 6:00 AM
ITEMS 1-10 AND 20-25 ARE NOT SURVEY RELATED.

11. EASEMENT(S) DISCLOSED BY DOCUMENT RECORDED FEBRUARY 8, 1927 IN/AS MISC VOLUME 28, PAGE 409 OF FRANKLIN COUNTY RECORDS. **IS NOT LOCATED ON SUBJECT PARCEL**
12. EASEMENT(S) DISCLOSED BY DOCUMENT RECORDED FEBRUARY 8, 1927 IN/AS MISC VOLUME 28, PAGE 411 OF FRANKLIN COUNTY RECORDS. **IS NOT LOCATED ON SUBJECT PARCEL**
13. MATTERS DISCLOSED IN THE PLAT RECORDED ON DECEMBER 27, 1955, IN PLAT BOOK 27, PAGE 60 OF FRANKLIN COUNTY RECORDS. **IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON**
14. MATTERS DISCLOSED IN THE PLAT RECORDED ON SEPTEMBER 30, 1988, IN PLAT BOOK 69, PAGE 18 OF FRANKLIN COUNTY RECORDS. **IS ADJACENT TO SUBJECT PARCEL AS SHOWN HEREON**
15. EASEMENT(S) DISCLOSED BY DOCUMENT RECORDED APRIL 14, 1988 IN/AS OR BOOK 11433, PAGE A13 OF FRANKLIN COUNTY RECORDS. **IS ADJACENT TO SUBJECT PARCEL AS SHOWN HEREON**
16. RIGHT OF WAY AND EASEMENT FROM DAVID L. FILLMORE TO COLUMBUS SOUTHERN POWER COMPANY RECORDED NOVEMBER 08, 1988 IN/AS OR BOOK 12545, PAGE E02 OF FRANKLIN COUNTY RECORDS. **IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON**
17. EASEMENT & RIGHT OF WAY FROM DOGWOOD ENTERPRISES LIMITED PARTNERSHIP TO COLUMBUS SOUTHERN POWER COMPANY RECORDED SEPTEMBER 15, 1995 IN/AS OR BOOK 30033, PAGE E08 OF FRANKLIN COUNTY RECORDS. **IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON**
18. LEASE BY AND BETWEEN DOGWOOD ENTERPRISES LIMITED PARTNERSHIP, LESSOR, AND CHICKEN SPECIALTIES GROUP, INC., LESSEE, DATED DECEMBER 31, 1994, AS EVIDENCED BY A MEMORANDUM OF LEASE FILED FOR RECORD NOVEMBER 22, 1996, IN/AS OR BOOK 33660, PAGE A17 OF FRANKLIN COUNTY RECORDS.

ASSIGNMENT OF THE CHICKEN SPECIALTIES GROUP, INC. INTEREST IN THE ABOVE LEASE TO BOSTON CHICKEN, INC., FILED FOR RECORD APRIL 18, 1997 IN/AS OR BOOK 34870, PAGE G19 OF FRANKLIN COUNTY RECORDS.

ASSIGNMENT OF THE BOSTON CHICKEN, INC. INTEREST IN THE ABOVE LEASE TO GOLDEN RESTAURANT OPERATIONS, INC., FILED FOR RECORD JUNE 27, 2000 IN/AS INSTRUMENT NO. 200006270126413 OF FRANKLIN COUNTY RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.
SUBJECT PARCEL IS LOCATED WITHIN AREA DESCRIBED
19. AGREEMENT OF RESTRICTIVE COVENANT (RESTRICTION ON LEASEHOLD INTEREST) BY AND BETWEEN BOSTON MARKET CORPORATION, FORMERLY KNOWN AS GOLDEN RESTAURANT OPERATIONS, INC. AND MCDONALD'S CORPORATION AS DISCLOSED BY THE DOCUMENT RECORDED OCTOBER 03, 2007 IN/AS INSTRUMENT NO. 200710030173705 OF FRANKLIN COUNTY RECORDS.
SUBJECT PARCEL IS LOCATED WITHIN AREA DESCRIBED

SURVEYOR NOTES

1. ALL SET PROPERTY CORNERS ARE MARKED WITH 5/8" DIAMETER REBAR WITH A CESO CAP.
2. THIS PROPERTY HAS DIRECT VEHICULAR ACCESS TO SAWMILL ROAD AND BANKER DRIVE, BOTH STREETS ARE DEDICATED PUBLIC RIGHT-OF-WAYS.
3. THERE WAS NO EVIDENCE OF EARTH MOVING ACTIVITIES AT THE TIME OF SURVEY ON THE SUBJECT PROPERTY.
4. THERE WAS NO EVIDENCE OF WETLANDS ON THIS PROPERTY.
5. THERE ARE (2) MARKED HANDICAP PARKING SPACES AND 40 MARKED REGULAR PARKING SPACES ON THIS PROPERTY.
6. THERE IS (1) BUILDING ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
7. THERE WAS NO EVIDENCE OF PARTY WALLS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
8. THERE WAS NO EVIDENCE OF PROPOSED CHANGES TO THE STREET AT THE TIME OF SURVEY.

ZONING INFORMATION

NOT PROVIDED IN THE TITLE COMMITMENT

BASIS OF BEARING

THE BASIS OF BEARING IS BASED ON A BEARING OF SOUTH 02°29'25" WEST FOR A PORTION OF THE WEST RIGHT OF WAY LINE OF SAWMILL AS ESTABLISHED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE

VERTICAL DATUM

ELEVATIONS ARE BASED ON NAVD 88 DATUM AS ESTABLISHED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP (DATED JUNE 17, 2008), THE SUBJECT PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND WITHIN AN AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 39049C0152K.

UTILITY DISCLAIMER:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HERE ON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

TO: (i) FIRST AMERICAN TITLE INSURANCE COMPANY, (ii) ENTITY TO BE DETERMINED:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 9, 2019

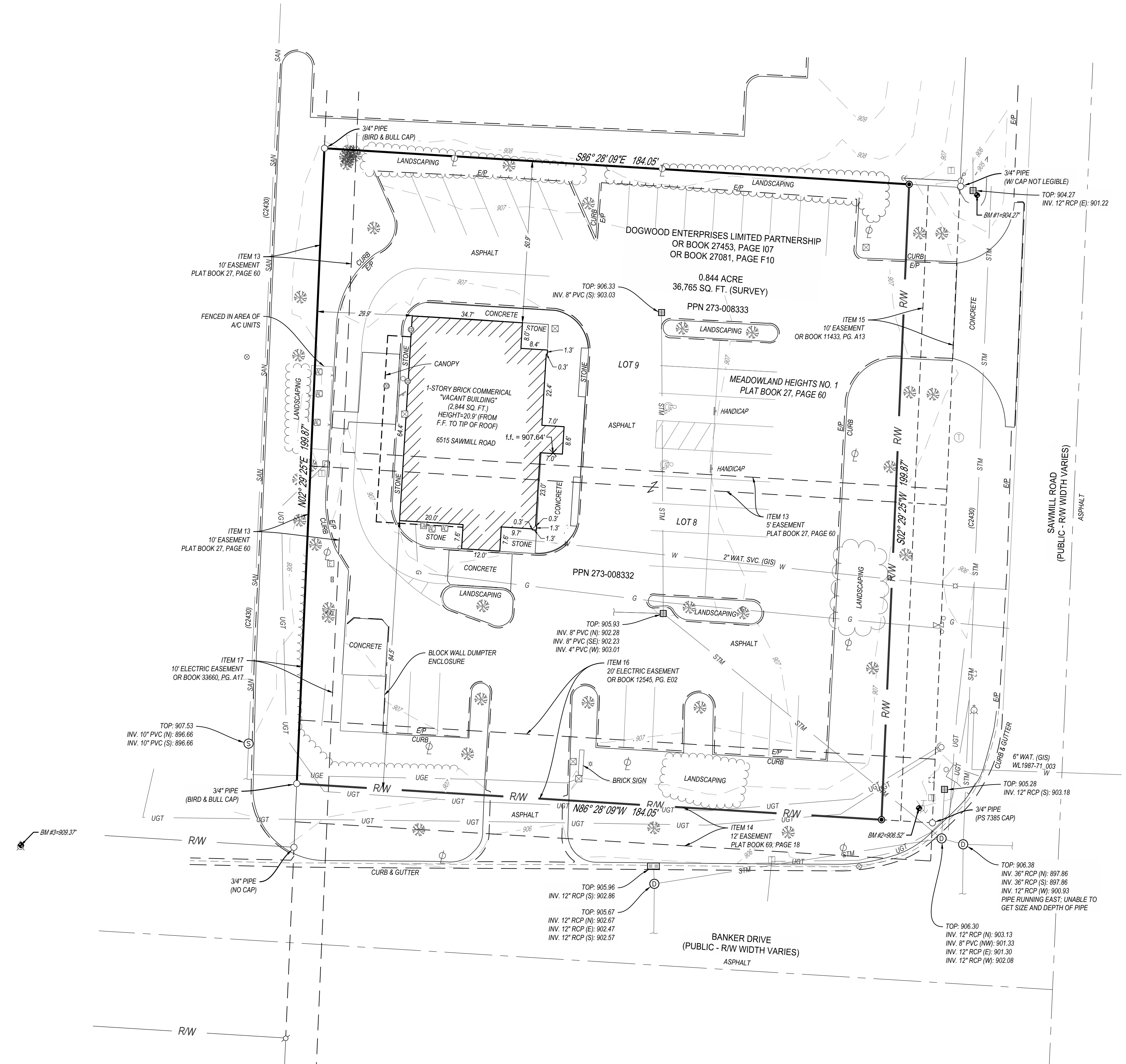
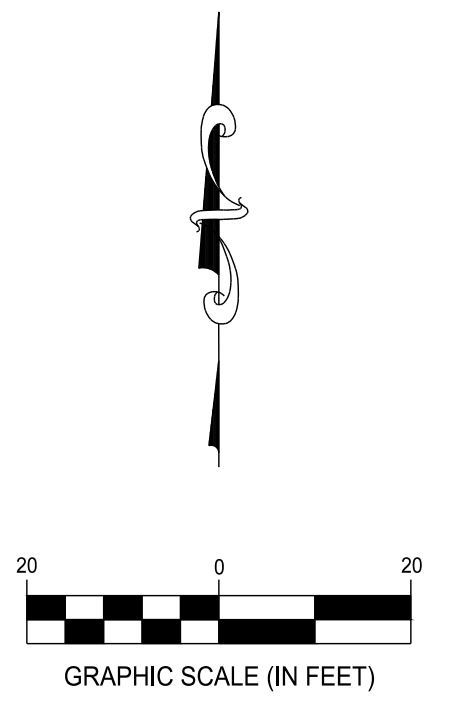
RUSSELL KOENIG, P.S.OHIO PS NO 8358 _____ DATE
2800 CORPORATE EXCHANGE DRIVE, SUITE 160
COLUMBUS, OHIO 43231

ALTA/NSPS LAND TITLE SURVEY			
DOGWOOD ENTERPRISES L P			
6515 SAWMILL ROAD DUBLIN		FRANKLIN COUNTY, OHIO	
SCALE: N/A		DATE: JANUARY 29, 2020	
DESIGN: N/A	 CESO WWW.CESONC.COM	JOB NO.:	757240
DRAWN: JEK		SHEET NO.:	
CHECKED: TW		1 OF 2	

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN

6515 SAWMILL ROAD



LEGEND

	EX. INDEX CONTOUR
	EX. INTERMEDIATE CONTOUR
	SUBJECT BOUNDARY
	EX. RIGHT OF WAY
	EX. PROPERTY LINE
	EX. CENTERLINE
	EX. EDGE OF ASPHALT
	EX. FACE OF CURB
	EX. BACK OF CURB
	EX. STORM SEWER
	EX. GAS LINE
	EX. WATER
	EX. SANITARY SEWER
	EX. UNDERGROUND COMMUNICATIONS
	EX. UNDERGROUND ELECTRIC
	EX. STORM STRUCTURE
	EX. WATER APPURTENANCE
	EX. SANITARY APPURTENANCE
	EX. LIGHT POLE
	EX. AC UNIT
	EX. GAS METER
	EX. MISC. SIGNAGE
	EX. TELEPHONE PEDESTAL
	EX. TRAFFIC CONTROL HANDHOLE
	EX. TREE
	EX. CABLE TV PEDESTAL
	EX. POST OR BOLLARD
	EX. ELECTRIC BOX
	EX. GUY POLE
	EX. ELECTRIC TRANSFORMER
	EX. FLAG POLE
	SET BENCHMARK
	EX. TELEPHONE MANHOLE
	EX. TELEPHONE AND LIGHT POLE
	EX. GAS VALVE

MONUMENT LEGEND

	5/8" REBAR SET WITH YELLOW "CESO" CAP
	IRON PIPE OR REBAR FOUND
	MAG NAIL FOUND

SURVEY NOTES:

HORIZONTAL DATUM: OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83 (2011) AS ESTABLISHED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK

VERTICAL DATUM: NAVD 88; ESTABLISHED BY A SERIES OF GPS OBSERVATIONS USING ODOT VRS NETWORK

- BENCHMARKS (NAVD 88)**
- BM #1**
CHISELED SQUARE ON THE SOUTHEAST CORNER OF A CATCH BASIN, 5 FEET EAST OF THE NORTHEAST CORNER OF PROJECT SITE, 11 FEET WEST OF THE WEST EDGE OF PAVEMENT OF SAWMILL ROAD
ELEV = 904.27'
 - BM #2**
CHISELED "X" ON WEST BOLT AT THE BASE OF A METAL TRAFFIC SIGNAL POLE AT THE NORTHWEST CORNER OF SAWMILL ROAD AND BANKER DRIVE
ELEV = 906.52'
 - BM #3**
CHISELED "X" ON THE NORTHEAST BOLT OF 1st FIRE HYDRANT WEST OF SAWMILL ROAD, 3 FEET NORTH OF NORTH CURB OF BANKER DRIVE
ELEV = 909.37'

ALTA/NSPS LAND TITLE SURVEY	
DOGWOOD ENTERPRISES L P	
6515 SAWMILL ROAD, DUBLIN, FRANKLIN COUNTY, OHIO	
SCALE: 1" = 20'	DATE: JANUARY 29, 2020
DESIGN: N/A	JOB NO.: 757240
DRAWN: JEK	SHEET NO.:
CHECKED: TW	2 OF 2