

H:\Jobs\2019\089\CADD\Survey\Exhibit\3600 ALTA.dwg 07/06/2019

TITLE DESCRIPTION

Parcel One:

Situated in the City of Dublin, County of Franklin and State of Ohio, described as follows:
All of Reserve A of Dublin City Center Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 69, Page 18, Recorder's Office, Franklin County, Ohio.

Save and Except:

Being a parcel of land lying on the left side of the centerline of a survey made for the Ohio Department of Transportation and recorded in Plat Book _____ Page _____, the records of Franklin County and being located within the following described points in the boundary thereof:

Situated in the City of Dublin, County of Franklin and State of Ohio: Being a part of Quarter Township 3, Township 2 North, Range 19 West, U.S. Military Lands and being a 0.124 acre portion of 8.815 acre tract (Reserve "A") as shown in plat of record for Dublin City Center and recorded in Plat Book 69, Pages 18-20 and as conveyed to Interstate Retirement Assets, Inc. by deed of record in Official Record 28104A01, Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Commencing for reference at a monument box (found) at the intersection of the centerline of S.R. 161 with the centerline of survey and construction Sawmill Road, said point being Station 89+51.29, S.R. 161;

Thence North 54 degrees 12 minutes 41 seconds West, a distance of 5.98 feet along the centerline of S.R. 161 to a point (S.R. 161 Station 89+55.31);

Thence North 54 degrees 24 minutes 50 seconds West, a distance of 286.64 feet, along the centerline of S.R. 161 to a point, (S.R. 161 Station 66+88.67), said point being the Southeasterly corner of a 0.52 acre tract as conveyed to the State of Ohio Parcel 4162-WD;

Thence North 02 degrees 35 minutes 49 seconds East, a distance of 66.76 feet, along the Easterly line of said 0.52 acre tract, to a point (S.R. 161 Station 66+32.31, 56.00 feet left), said point being the Southeasterly corner of the said 8.815 acre tract (Reserve "A"), said point being the Southwesterly corner of 0.943 acre tract (Lots 1 & 2) as conveyed to Emro Marketing Company, a Delaware Corporation by deed of record in Official Record 13340116 Recorder's Office Franklin County, Ohio, said point being in the Northerly right-of-way line of said S.R. 161, and said point being also the True Point of Beginning of the herein described tract of land;

Thence along the Southerly line of the said 8.815 acre tract (Reserve "A"), and also along the Northerly right-of-way line of said S.R. 161 by the following described four (4) courses:

1) North 54 degrees 24 minutes 50 seconds West, a distance of 162.09 feet to a point, (S.R. 161 Station 64+70.35, 56.00 feet left);

2) North 54 degrees 39 minutes 27 seconds West, a distance of 303.76 feet to a point of curvature (S.R. 161 Station 61+66.71, 56.00 feet left);

3) Along the arc of a curve to the left, said curve having a radius of 2,002.50 feet, a delta angle of 07 degrees 36 minutes 40 seconds, the chord of said curve that bears North 58 degrees 27 minutes 47 seconds West, 265.81 feet to a point of tangency (S.R. 161 Station 59+08.14, 56.00 feet left);

4) Along the arc of a curve to the right, said curve having a radius of 35.00 feet, a delta angle of 81 degrees 41 minutes 35 seconds, the chord of said curve that bears North 14 degrees 43 minutes 58 seconds West, 45.78 feet to a point of curvature (S.R. 161 Station 58+78.59, 90.01 feet left), said point being in the Westerly line of the said 8.815 acre tract (Reserve "A"), and said point being in the Easterly right-of-way line of Dublin Center Drive North;

Thence along the Westerly line of the said 8.815 acre tract (Reserve "A"), along the Easterly right-of-way line of said Dublin Center Drive North, and also along the arc of a curve to the left, said curve having a radius of 1,030.00 feet, a delta angle of 00 degrees 41 minutes 08 seconds, the chord of said curve that bears North 25 degrees 46 minutes 16 seconds East, 12.32 feet to a point of curvature, (S.R. 161 Station 58+78.37, 102.33 feet);

Thence crossing the said 8.815 acre tract (Reserve "A") by the following described six courses:

1) Along the arc of a curve to the left, said curve having a radius of 35.00 feet, a delta angle of 87 degrees 35 minutes 42 seconds, the chord of said curve that bears South 18 degrees 22 minutes 10 seconds East, 48.45 feet to a point of curvature, (S.R. 161 Station 59+11.60, 68.50 feet left);

2) Along the arc of a curve to the right, said curve having a radius of 2,015.00 feet, a delta angle of 05 degrees 23 minutes 55 seconds, the chord of said curve that bears South 59 degrees 28 minutes 03 seconds East, 189.79 feet to a point of tangency (S.R. 161 Station 60+95.00 feet left);

3) South 47 degrees 13 minutes 48 seconds East, a distance of 52.27 feet to a point of curvature, (S.R. 161 Station 61+45.00, 80.50 feet left);

4) Along the arc of a curve to the right, said curve having a radius of 2,007.00 feet, a delta angle of 00 degrees 38 minutes 20 seconds, the chord of said curve that bears South 54 degrees 58 minutes 37 seconds East, 22.38 feet to a point of tangency (S.R. 161 Station 61+66.71 feet left);

5) South 54 degrees 39 minutes 27 seconds East, a distance of 303.77 feet to a point (S.R. 161 Station 64+70.22, 60.50 feet left);

6) South 54 degrees 24 minutes 50 seconds East, a distance of 159.17 feet to a point, (S.R. 161 Station 65+29.39, 60.50 feet left), said point being in the Easterly line of the said 8.815 acre tract (Reserve "A"), and said point being also in the Westerly line of the said 0.943 acre tract (Lots 1 & 2);

Thence South 02 degrees 35 minutes 49 seconds West, a distance of 5.37 feet, along the Easterly line of the said 8.815 acre tract (Reserve "A"), and also along the Westerly line of the said 0.943 acre tract (Lots 1 & 2) to the True Point of Beginning, containing 0.124 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

"Bearings were transferred by a field traverse originating on Franklin County Control Monuments "FRANK 73" and "FRANK 173", and are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983."

It is understood the above contains a total of 0.124 of an acre, more or less, including the present road which occupies 0.0000 of an acre, more or less.

The above described area contains 0.124 acre taken from Auditor's Parcel Number 273-9082 and is carried on the Tax Map as 6.815 acres.

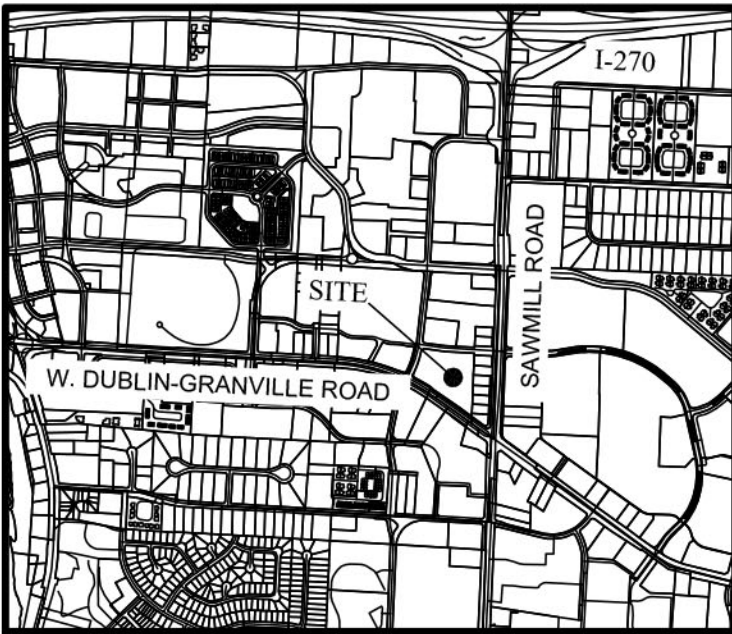
This description is based on a survey of S.R. 161 made by Woolpert, Columbus, Ohio, for the State of Ohio in 1992 under the direction and supervision of Michael J. Purtee, Ohio Registered Surveyor Number 7424.

Said stations being the Stations numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Transportation, Columbus, Ohio. Grantor claims title by instrument(s) of record in Official Record 28104A01, Recorder's Office, Franklin County, Ohio.

Parcel Two:

Situated in the City of Dublin, County of Franklin and State of Ohio, described as follows:
All of Reserve D of Dublin City Center Subdivision, 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.

(Formerly being Lot #3 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).



LOCATION MAP

NO SCALE

SURVEYOR'S NOTES

MISCELLANEOUS NOTES:

As used in this certification, to certify means to state a professional opinion of the conditions regarding those facts or findings which are the subject of the certification and does not constitute a guaranty or warranty, either expressed or implied.

Violations of zoning ordinances, restrictions or other rules and regulations are determined and enforced by the zoning and planning boards of the community in which the property is located.

The boundary lines of the subject property are contiguous to the property lines of its adjoining with no gaps, gores or overlaps and is the same premises surveyed as described in the title commitment, File No. 19-05-171, as further referenced hereon.

The site has direct access to W. Dublin-Granville Road (S.R. 161), Sawmill Road, Bankers Drive, and Dublin Center Drive, all publicly dedicated and/or accepted roadway.

There are indications the site has an irrigation system. Extent and location unknown.

The property is being utilized for commercial purposes.

TABLE A NOTES:

Item 6 - Building setback lines are shown based on the plat of Dublin City Center, P.B. 69, Pgs. 18-20.
Item 16 - at the time of this survey, there was no observed surface evidence of earth moving work, building construction or additions.
Item 17 - at the time of this survey, there was no observed evidence of any recent changes in street right-of-way nor any street or sidewalk construction.
Item 18 - There was no observed delineation of wetlands by a qualified specialist hired by the client. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.

UTILITY NOTE

The location, type and size of utilities and structures indicated on this survey drawing are a compilation of information furnished by the respective utility companies, field markings from locating services provided by the utility companies, and topographic data obtained at the time of our field survey. Utilities not marked in the field are labeled "per plan" on the survey and may be shown from information provided by the respective utility company, and not from an actual construction drawing. The location of facilities marked by an underground locating service are subject to a tolerance zone as specified by the Common Ground Alliance (CGA) Best Practices guidelines. As such, the utility locations indicated are not necessarily complete or correct, since existing utilities may not exist in the locations shown, and other utilities may exist that are not shown.

Field locating services, furnished by the utility companies, do not provide any depth of marked facilities.

Electric pedestals, electric transformers, lighting system and telephone closures may have been found during the field investigation. No field markings or utility drawings were provided to the surveyor depicting underground or overhead facilities that may connect to these services boxes.

SURVEYOR'S NOTES

ZONING:

Property is Currently Zoned BSD-SCN (Bridge Street District, Sawmill Center Neighborhood) per City of Dublin, Planning and Zoning Department. See Zoning Codes for Restrictions not Shown.

FLOOD INFORMATION:

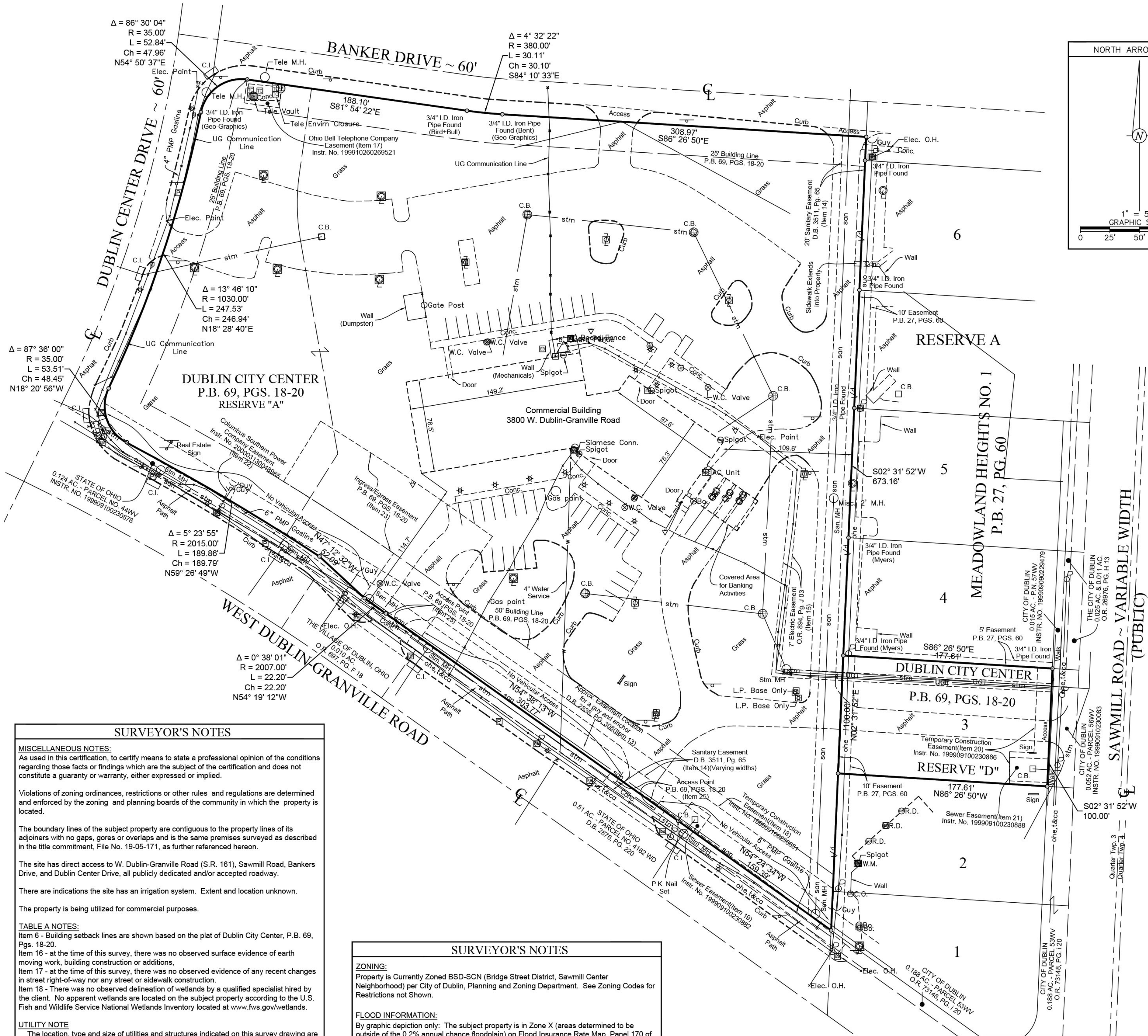
By graphic depiction only: The subject property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 170 of 465, Franklin County, Ohio and Incorporated Areas, Map No. 39049C0151 K (Effective Date: June 17, 2008). No field work specific to determining this zone was performed.

POSSIBLE OBSERVED ENCROACHMENTS:

There is a concrete sidewalk that extends from the property at 6495 Sawmill Road westerly into subject property and connects to a driveway that leads to Bankers Drive.

PARKING TABLE:

Parking stripping is very fading and cannot get and accurate count of parking spaces.



SCHEDULE "B" ITEMS

OLD REPUBLIC NATIONAL TITLE

FILE NO. 19-05171

EFFECTIVE DATE: MAY 24, 2019 AT 8:00 A.M.

Item 11 - D.B. 2025, Pg. 477 defines easements for electric purposes as shown on a very poor copy of a subdivision plat entitled Meadowland Heights No. 2. Said subdivision did not move forward and/or was not recorded in the Recorder's Office of Franklin County. Status of an utilities as note within this document are unknown.

In my opinion, the following document do not apply to subject premises:

Item 12 - D.B. 1938, Pg. 261, and
Item 16 - O.R. 17905, Pg. 17.

The following apply and are as shown:

Item 13 - D.B. 2838, Pg. 308,
Item 14 - D.B. 3511, Pg. 65,
Item 15 - O.R. 984, Pg. 103,
Item 17 - Instrument No. 199910260269521,
Item 18 - Instrument No. 199909100230881, it is believed the work associated with the need for the easement has been completed.
Item 19 - Instrument No. 199909100230882,
Item 20 - Instrument No. 199909100230886, it is believed the work associated with the need for the easement has been completed.
Item 21 - Instrument No. 199909100230889,
Item 22 - Instrument No. 200003130048965,
Item 23 - P.B. 69, Pgs. 18-20,
Item 24 - P.B. 69, Pgs. 18-20 and P.B. 27, Pg. 60,
Item 25 - P.B. 69, Pgs. 18-20 and P.B. 27, Pg. 60.

ALTA/NSPS LAND TITLE CERTIFICATION

To: Old Republic National Title
Southern Title of Ohio, Ltd.
State Savings Bank
Dublin 18, LLC, an Ohio limited liability company

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 1,2,3,4,6,(Zoning reference only),7(a),8,9,11,13,14,16, 17 and 18 of Table A thereof.

The field work was completed on June 24, 2019.

Kevin L. Baxter ~ Ohio Surveyor No. 7697

Date:

ALTA LEGEND AND SYMBOLS

EXISTING SYMBOLS LEGEND

Sign	Sign	Cable Television Drop
Street Sign	Street Sign	Cable Television Pedestal
Area Light	Area Light	Gas Valve
Yard Light	Yard Light	Gas Service
Light Pole	Light Pole	Gas Meter
Light Pole W/SQR. BASE	Light Pole W/SQR. BASE	Gas Marker
Electric Guy	Electric Guy	Clean Out
Electric Transformer	Electric Transformer	Catch Basin W/Top of Casting Elev.
Electric Meter	Electric Meter	Curb Inlet W/Top of Casting Elev.
Electric Drop	Electric Drop	Catch Basin W/Under Drain Lines
Electric Pull Box	Electric Pull Box	Storm Manhole W/Top of Casting Elev.
Electric Pedestal	Electric Pedestal	Sanitary Manhole W/Top of Casting Elev.
Electric Outlet	Electric Outlet	Down Spout
Telephone Closure	Telephone Closure	Roof Drain
Telephone Pull Box	Telephone Pull Box	Heating/Cooling Units
Telephone Pedestal	Telephone Pedestal	Bollard
Telephone Pole	Telephone Pole	Wood Post
Utility Pole	Utility Pole	Metal Post
Existing Gas Line	Existing Gas Line	Mail Box
Existing Water Line	Existing Water Line	Flagpole
Existing Underground Electric Line	Existing Underground Electric Line	Existing Gas Line
Existing Overhead Electric Line	Existing Overhead Electric Line	Existing Water Line
Existing Underground Telephone Line	Existing Underground Telephone Line	Existing Underground Electric Line
Existing Overhead Telephone Line	Existing Overhead Telephone Line	Existing Underground Telephone Line
Existing Overhead Cable Television Line	Existing Overhead Cable Television Line	Existing Overhead Telephone Line
Existing Index Contour	Existing Index Contour	Existing Overhead Cable Television Line
Existing Intermediate Contour	Existing Intermediate Contour	Existing Index Contour
Existing Fence Line	Existing Fence Line	Existing Intermediate Contour
Existing Guardrail	Existing Guardrail	Existing Fence Line
3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.	3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped "BIRD & BULL, INC." Unless Otherwise Shown.	Existing Guardrail

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STATE SAVINGS BANK - INSTR. NO. 199907220186611
STATE SAVINGS COMPANY - D.B. 3755, PG. 350

ALTA/NSPS LAND TITLE SURVEY
AT 3800 W. DUBLIN-GRANVILLE ROAD,
CITY OF DUBLIN, FRANKLIN CO., OHIO

7.098 AC. (TOTAL) IN QTR. TWP. 3, T. 2 N., R. 19 W., U.S.M.L.

SCALE: 1" = 50'

DWN: KLB CKD:

JULY 02, 2019

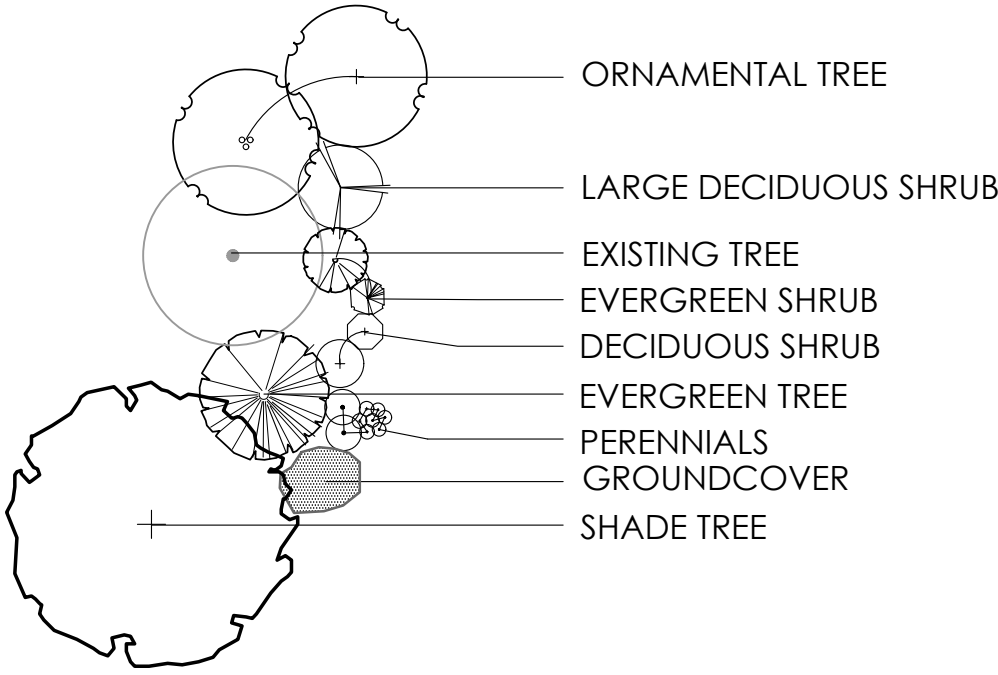
SHEET: L-0

CONSTRUCTION NOTES:

- 1
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2
- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LANDSCAPE REQUIREMENTS

STREET TREES

153.065 (D)(3)	REQUIRED	PROVIDED
THERE SHALL BE TREES PLANTED ALONG PUBLIC STREETS OF THE DEVELOPMENT AT 1 SHADE TREE PER 40' LF	TREES PLANTED ALONG PUBLIC STREETS	EXISTING STREET TREES TO REMAIN ALONG DUBLIN-GRANVILLE RD. 6 TREES ON DUBLIN CENTER DR. 10 TREES ON BANKER DR. 2 TREES ON SAWMILL RD.

VEHICULAR USE AREA

153.065 (D)(5)	REQUIRED	PROVIDED
ALL VEHICULAR USE AREAS WITHIN 20'-40' OF A PUBLIC ROW SHALL HAVE 1 SHADE TREE PER 40 LF, AND 5 SHRUBS PER 25 LF	DUBLIN-GRANVILLE ROAD - 275' LF 7 TREES / 55 SHRUBS DUBLIN CENTER DRIVE - 85' LF 3 TREES / 17 SHRUBS BANKER DRIVE - 71' LF 2 TREES / 15 SHRUBS	7 TREES 76 SHRUBS 3 TREES 30 SHRUBS 2 TREES 19 SHRUBS
A MINIMUM OF 5% OF THE INTERIOR PARKING LOT AREA SHALL BE LANDSCAPED	97,434.82 SF x 5% = 4,871.74 SF	8,872.30 SF (9.1%) LANDSCAPED AREA
1 MEDIUM DECIDUOUS TREE AS DEFINED BY APPENDIX E SHALL BE PLANTED FOR EVERY 12 PARKING SPACES	153 SPACES = 13 TREES	13 TREES

FOUNDATION PLANTING

153.065 (D)(7)	REQUIRED	PROVIDED
1 SHRUB PER 10 LF OF BUILDING FACADE FACING A PUBLIC OR PRIVATE STREET OR AN OPEN SPACE	717 LF = 72 SHRUBS	302 SHRUBS

UTILITY SCREENING

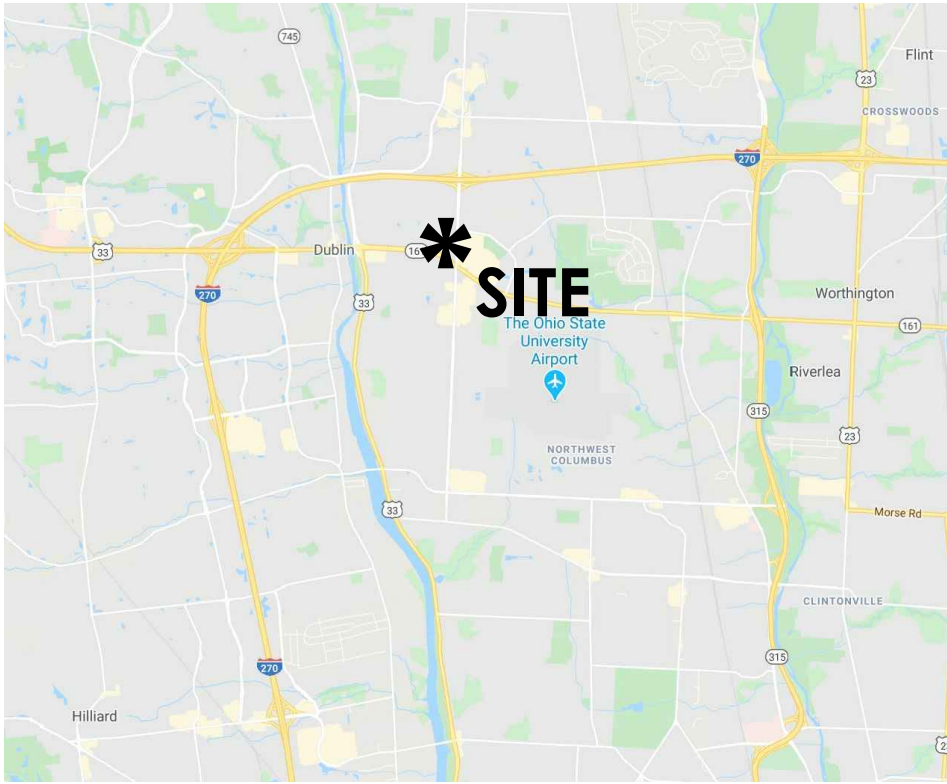
153.065 (E)(3)	REQUIRED	PROVIDED
A WALL, STRUCTURE, OR VEGETATION USED TO SCREEN STORAGE ENCLOSURES - SHOULD BE 1' TALLER THAN THE HEIGHT OF THE ENCLOSURE	WALL, STRUCTURE, OR VEGETATION - 1' TALLER THAN HEIGHT OF THE ENCLOSURE	BRICK WALL AND EVERGREEN SHRUBS

TREE REPLACEMENT

153.146 (A)	REQUIRED	PROVIDED
TOTAL NUMBER OF CALIPER INCHES REMOVED SHALL BE REPLACED INCH FOR INCH WITH TREES AT LEAST 2.5" CAL. OR PAY A FEE IN LIEU OF (1" CAL. = \$150)	BANK PARCEL - 59" CAL. TO BE REPLACED	59" CAL. TO BE REPLACED - SEE SHEET L-5 FOR MORE INFORMATION
	SAWMILL PARCEL - 202" CAL. TO BE REPLACED	202" CAL. TO BE REPLACED - SEE SHEET L-5 FOR MORE INFORMATION

*NOTE - IF TREES FOR ANY CODE REQUIREMENT ARE INSTALLED AT GREATER THAN MINIMUM SIZE (2" CAL.) THEN ADDITIONAL CALIPER INCHES CAN BE COUNTED TOWARDS TREE REPLACEMENT INCHES

VICINITY MAP



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
19	AFC	ACER X FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	5" CAL.	B&B	
7	AMM	ACER MIYABEI 'MORTON'	MIYABE MAPLE	5" CAL.	B&B	
8	AES	AESCULUS x CARNEA 'BRIOTII'	RED HORSE CHESTNUT	5" CAL.	B&B	
8	CAR	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT HORNBEAM	5" CAL.	B&B	
7	CEL	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	2.5" CAL.	B&B	
12	LIQ	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	5" CAL.	B&B	
9	PLA	PLATANUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	5" CAL.	B&B	
6	QUE	QUERCUS ACUTISSIMA	SAWTOOTH OAK	2.5" CAL.	B&B	
3	TIL	TILIA TOMENTOSA	SILVER LINDEN	2.5" CAL.	B&B	
SHRUBS						
14	THW	THUJA OCCIDENTALIS 'HETZ WINTERGREEN'	WINTERGREEN ARBORVITAE	6'-7' HGT.	CONT.	

*NOTE: STREET TREE SPECIES SHALL BE FROM THE APPROVED URBAN STREET TREE LIST FOR DUBLIN, OHIO OR OTHER SPECIES APPROVED BY THE CITY FORESTER - ALL STREET TREES SHALL BE PLANTED AT 2.5" CAL.

REVISIONS

OVERALL LANDSCAPE PLAN

3800 DUBLIN-GRANVILLE RD.

PREPARED FOR
LAWYERS DEVELOPMENT CORP.
470 OLDE WORTHINGTON RD., SUITE 100
WESTERVILLE, OH 43082

Paris Planning & Design

LAND PLANNING

243 N. 5th Street
P (614) 487-1944

LANDSCAPE ARCHITECTURE

Suite 401
Columbus, OH 43215
www.parisplanninganddesign.com

DATE7/10/20

PROJECT18035

SHEET

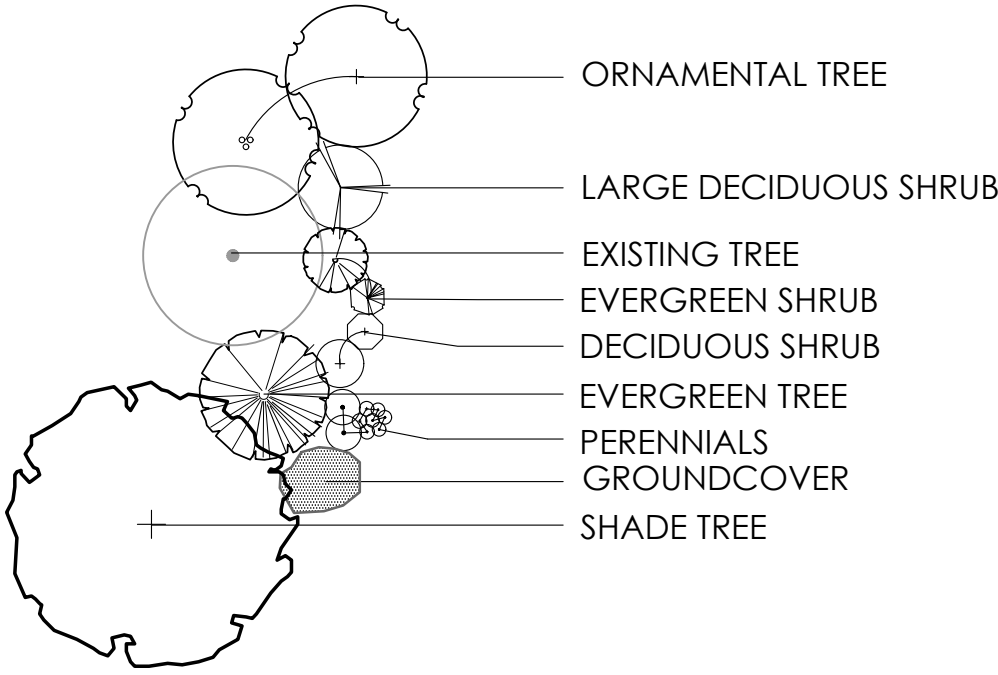
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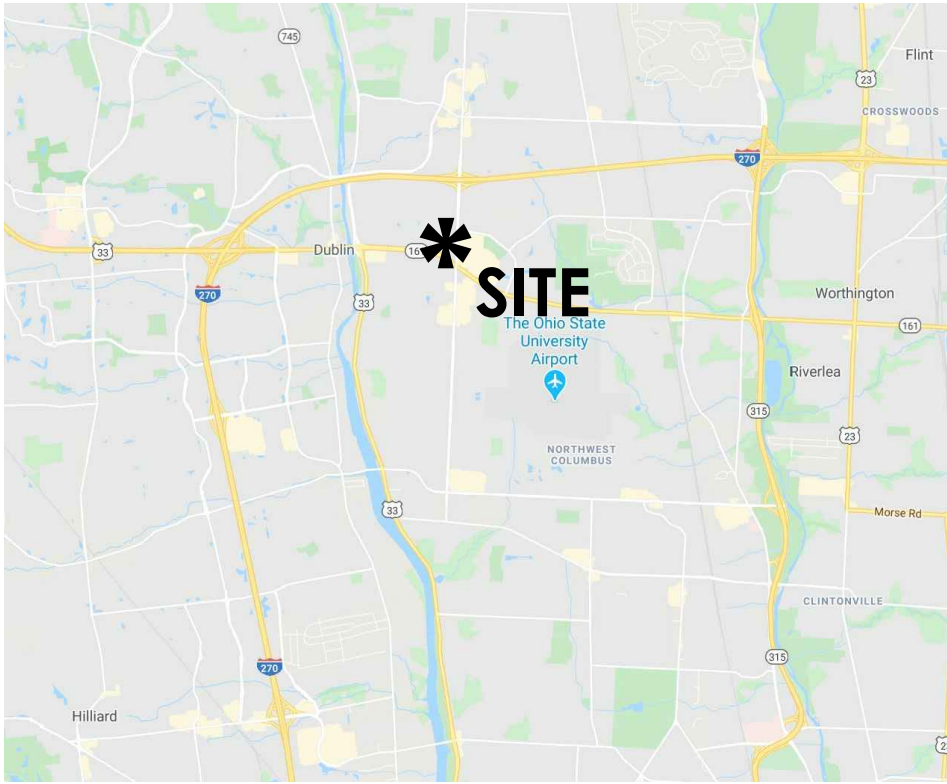
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Paris Planning & Design

LAND PLANNING

LANDSCAPE ARCHITECTURE

243 N. 5th Street
P.O. Box 147
Columbus, OH 43215
www.parisplanninganddesign.com

DATE

7/10/20

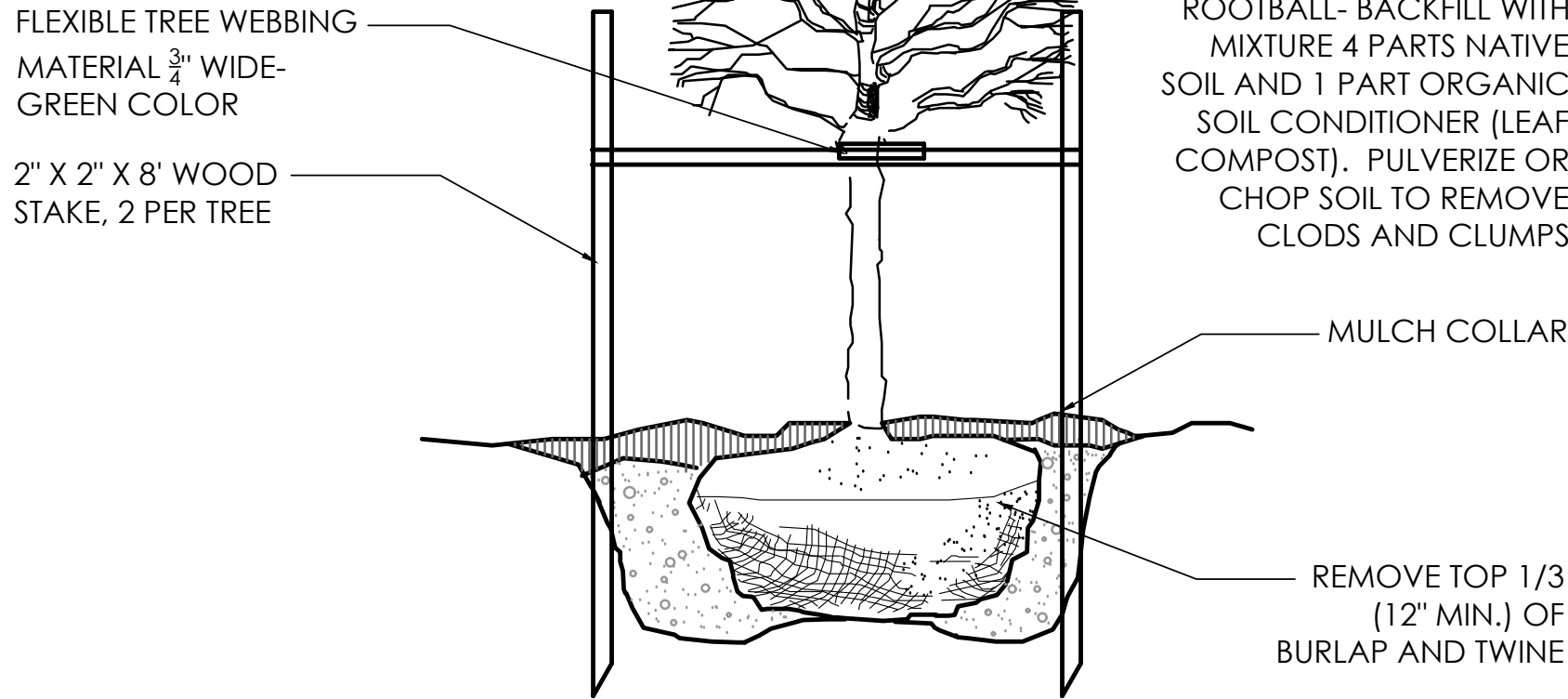
PROJECT

18035

SHEET

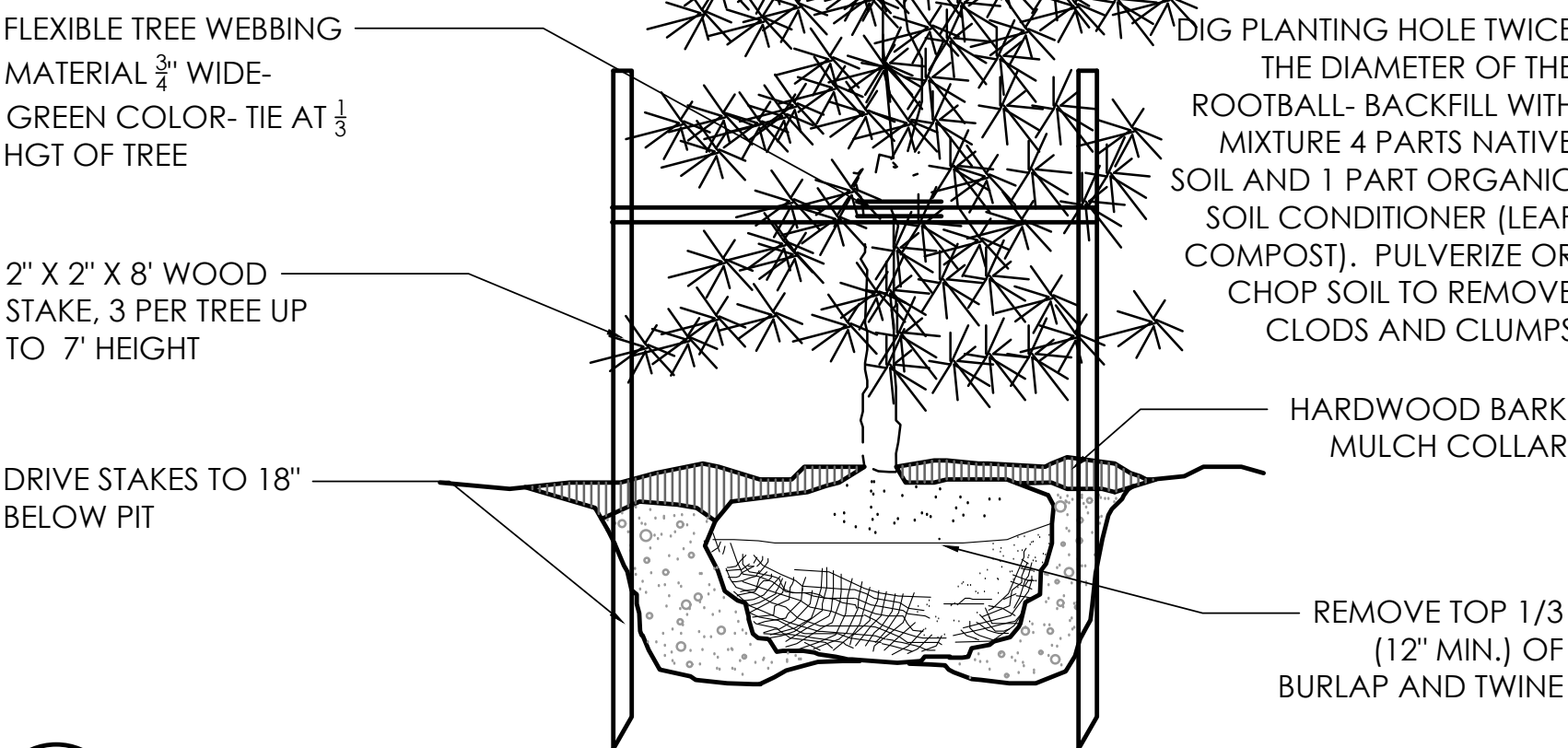
L-1

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE



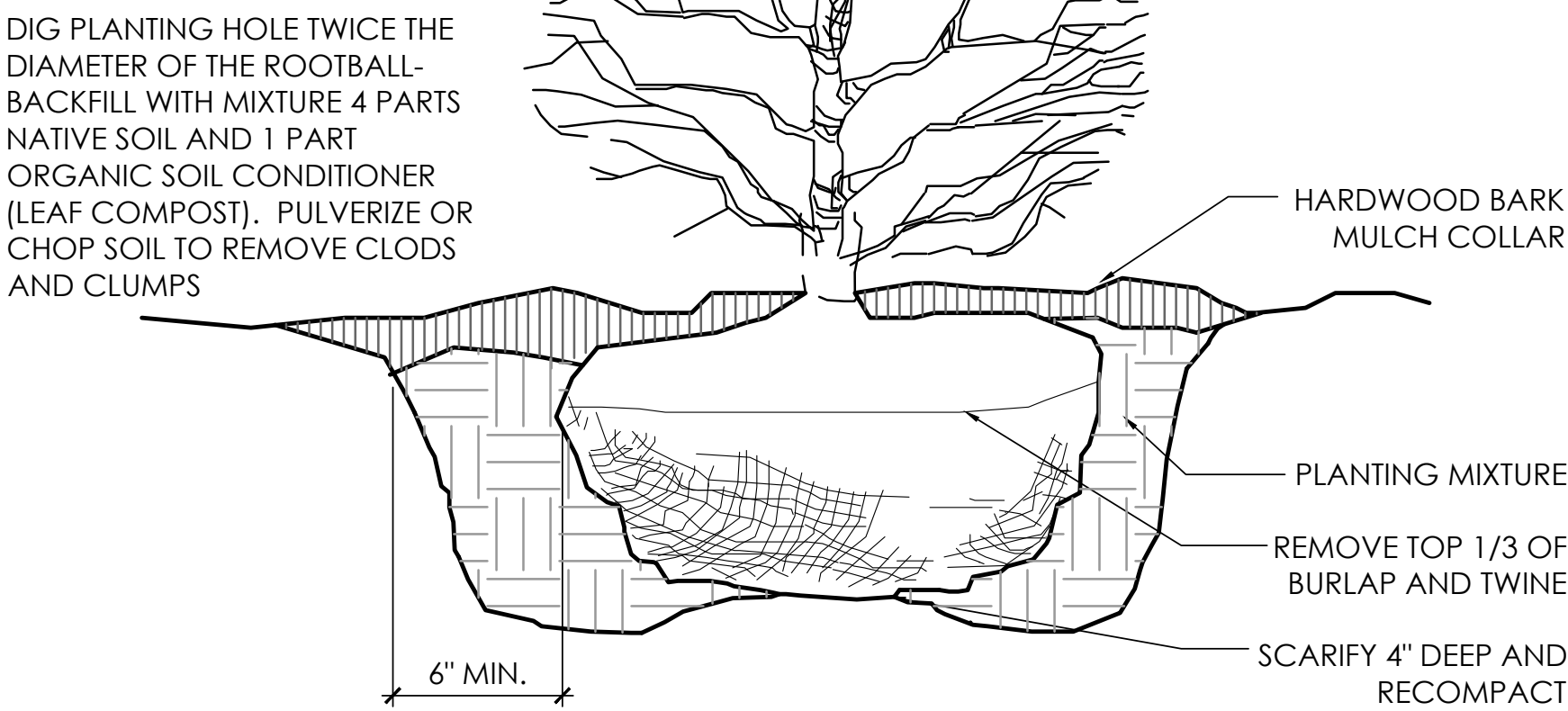
1 DECIDUOUS TREE
N.T.S. 01-1001

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE.



2 EVERGREEN TREE UNDER 7' HGT.
N.T.S. 01-1100

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.

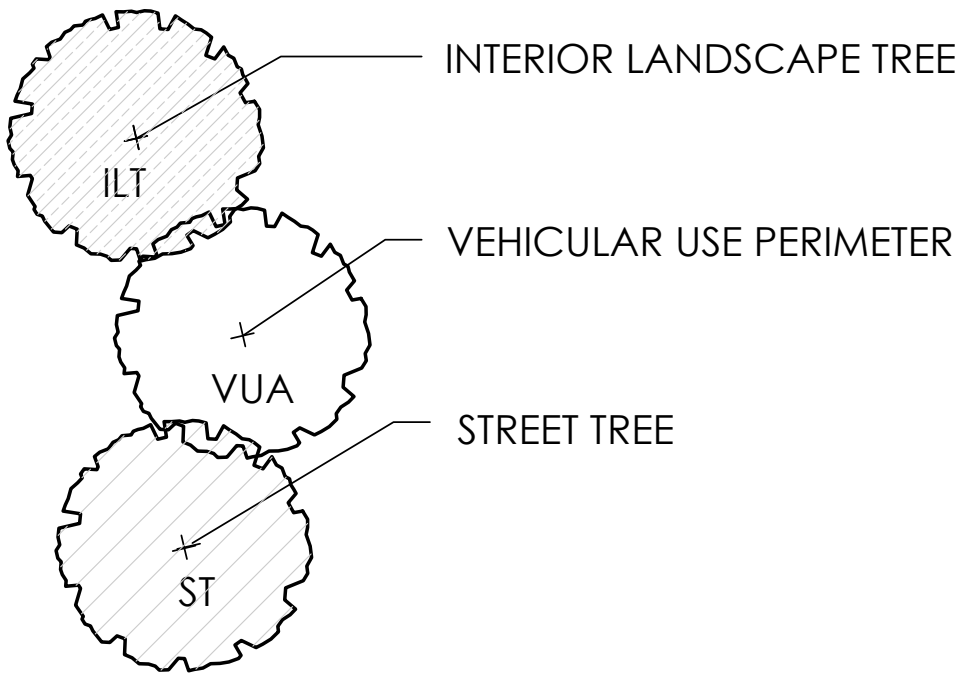


3 SHRUB PLANTING DETAIL
N.T.S. 01-1300

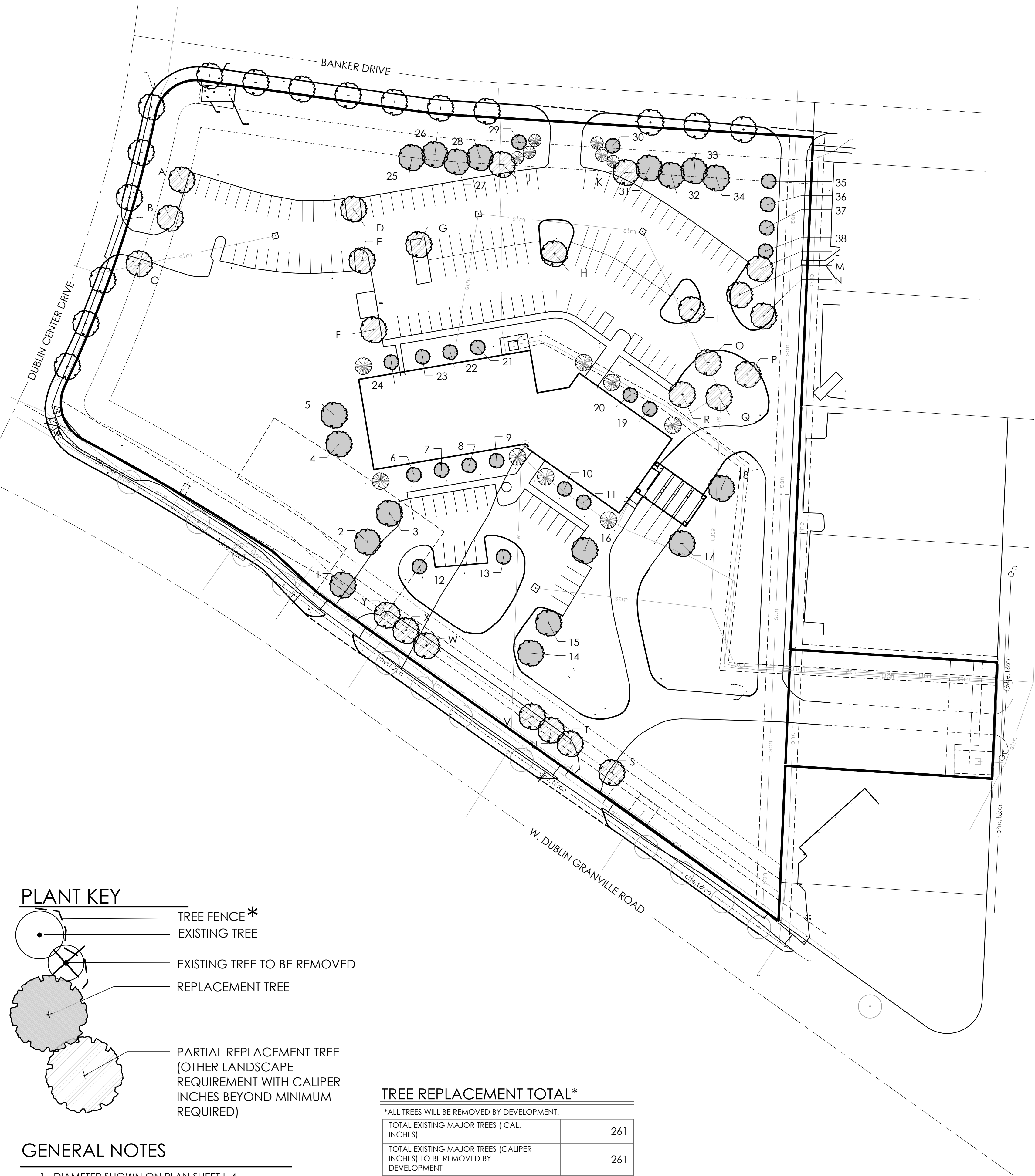


1 TREE REQUIREMENT PLAN
SCALE: 1" = 60'

REQUIRED PLANT KEY



REVISIONS	
LANDSCAPE DETAILS	
3800 DUBLIN-GRANVILLE RD. PREPARED FOR LAWYERS DEVELOPMENT CORP. 470 OLDE WORTHINGTON RD., SUITE 100 WESTERVILLE, OH 43082	
Paris Planning & Design LAND PLANNING 243 N. 5th Street P.O. Box 14 (614) 487-1944 LANDSCAPE ARCHITECTURE Suite 401 Columbus, OH 43215 www.parisplanninganddesign.com	
DATE	7/10/20
PROJECT	18035
SHEET	
L-3	



PLANT KEY

- TREE FENCE*
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- REPLACEMENT TREE
- PARTIAL REPLACEMENT TREE (OTHER LANDSCAPE REQUIREMENT WITH CALIPER INCHES BEYOND MINIMUM REQUIRED)

GENERAL NOTES

- DIAMETER SHOWN ON PLAN SHEET L-4 REPRESENT THE CRITICAL ROOT ZONE (1" RADIUS PER 1" CALIPER OR 15' WHICHEVER IS GREATER).

TREES REMOVED

- 261 CALIPER INCHES OF TREE WHICH ARE REMOVED TO BE REPLACED DUE TO TREE NOT BEING POOR, DEAD, UNDESIRABLE SPECIES, OR NOT ON PREVIOUS DEVELOPMENT PLAN.

TREE REPLACEMENT TOTAL*

*ALL TREES WILL BE REMOVED BY DEVELOPMENT.	
TOTAL EXISTING MAJOR TREES (CAL. INCHES)	261
TOTAL EXISTING MAJOR TREES (CALIPER INCHES) TO BE REMOVED BY DEVELOPMENT	261
TOTAL REPLACEMENT TREES REQUIRED (CAL. INCHES)	261
TOTAL REPLACEMENT TREES PROVIDED (CAL. INCHES)	265
TOTAL REMAINING CAL. INCHES	0

CONTACT THE CITY OF DUBLIN IF THESE TREE SIZES ARE UNAVAILABLE. OUTSTANDING REPLACEMENT INCHES SHALL BE REPLACED WITH A FEE OF \$150 PER INCH PRIOR TO OCCUPANCY

REPLACEMENT TREES (ADDITIONAL CAL OVER REQUIREMENTS)

ID#	COMMON NAME	BOTANICAL NAME	SIZE (OVER REQUIREMENT)	SIZE
A	RED HORSE CHESTNUT	AESCULUS x CARNEA 'BRIOTII'	3" CAL.	5" CAL.
B	RED HORSE CHESTNUT	AESCULUS x CARNEA 'BRIOTII'	3" CAL.	5" CAL.
C	RED HORSE CHESTNUT	AESCULUS x CARNEA 'BRIOTII'	3" CAL.	5" CAL.
D	EXCLAMATION LONDON PLANETREE	PLANTANUS ACERIFOLIA 'MORTON CIRCLE'	3" CAL.	5" CAL.
E	EXCLAMATION LONDON PLANETREE	PLANTANUS ACERIFOLIA 'MORTON CIRCLE'	3" CAL.	5" CAL.
F	EXCLAMATION LONDON PLANETREE	PLANTANUS ACERIFOLIA 'MORTON CIRCLE'	3" CAL.	5" CAL.
G	EXCLAMATION LONDON PLANETREE	PLANTANUS ACERIFOLIA 'MORTON CIRCLE'	3" CAL.	5" CAL.
H	EXCLAMATION LONDON PLANETREE	PLANTANUS ACERIFOLIA 'MORTON CIRCLE'	3" CAL.	5" CAL.
I	EXCLAMATION LONDON PLANETREE	PLANTANUS ACERIFOLIA 'MORTON CIRCLE'	3" CAL.	5" CAL.
J	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	3" CAL.	5" CAL.
K	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	3" CAL.	5" CAL.
L	MIYABE MAPLE	ACER MIYABEI 'MORTON'	3" CAL.	5" CAL.
M	MIYABE MAPLE	ACER MIYABEI 'MORTON'	3" CAL.	5" CAL.
N	MIYABE MAPLE	ACER MIYABEI 'MORTON'	3" CAL.	5" CAL.
O	EXCLAMATION LONDON PLANETREE	PLANTANUS ACERIFOLIA 'MORTON CIRCLE'	3" CAL.	5" CAL.
P	RED HORSE CHESTNUT	AESCULUS x CARNEA 'BRIOTII'	3" CAL.	5" CAL.
Q	RED HORSE CHESTNUT	AESCULUS x CARNEA 'BRIOTII'	3" CAL.	5" CAL.
R	RED HORSE CHESTNUT	AESCULUS x CARNEA 'BRIOTII'	3" CAL.	5" CAL.
S	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	3" CAL.	5" CAL.
T	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	3" CAL.	5" CAL.
U	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	3" CAL.	5" CAL.
V	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	3" CAL.	5" CAL.
W	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	3" CAL.	5" CAL.
X	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	3" CAL.	5" CAL.
Y	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	3" CAL.	5" CAL.
TOTAL				75"

REPLACEMENT TREES

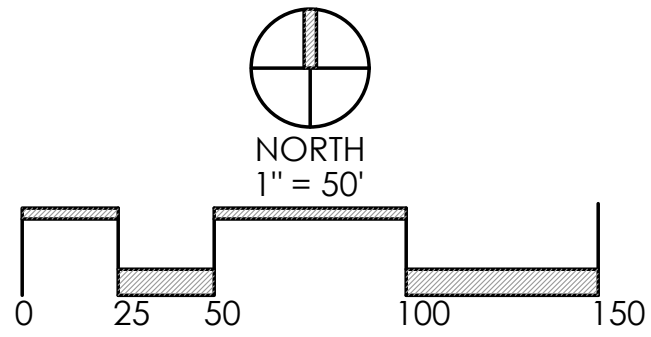
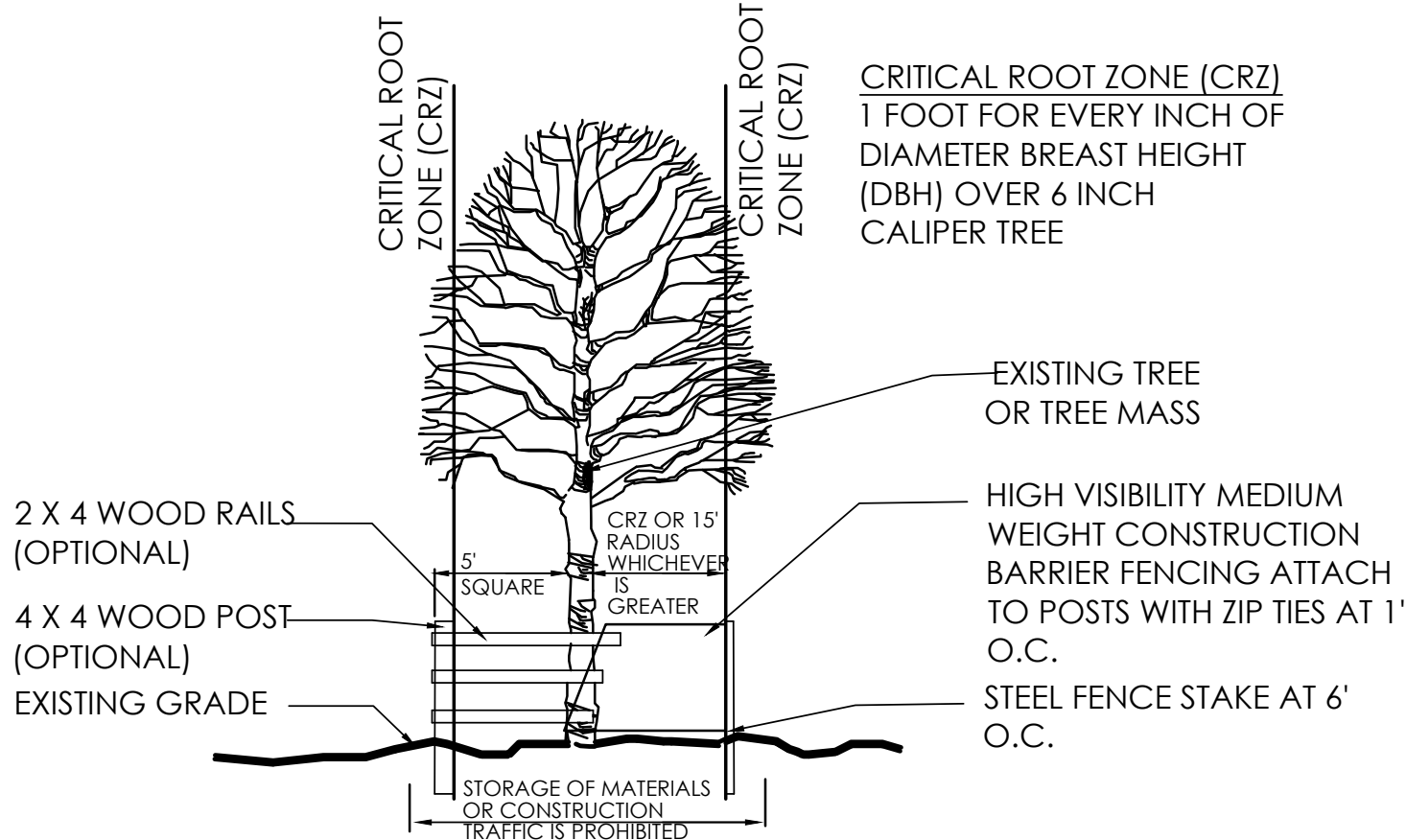
ID#	COMMON NAME	BOTANICAL NAME	SIZE
1	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	5" CAL
2	MIYABE MAPLE	ACER MIYABEI 'MORTON'	5" CAL
3	MIYABE MAPLE	ACER MIYABEI 'MORTON'	5" CAL
4	RED HORSE CHESTNUT	AESCULUS x CARNEA 'BRIOTII'	5" CAL
5	RED HORSE CHESTNUT	AESCULUS x CARNEA 'BRIOTII'	5" CAL
6	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	5" CAL
7	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	5" CAL
8	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	5" CAL
9	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	5" CAL
10	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	5" CAL
11	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	5" CAL
12	UPRIGHT HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	5" CAL
13	UPRIGHT HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	5" CAL
14	MIYABE MAPLE	ACER MIYABEI 'MORTON'	5" CAL
15	MIYABE MAPLE	ACER MIYABEI 'MORTON'	5" CAL
16	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	5" CAL
17	EXCLAMATION LONDON PLANETREE	PLANTANUS ACERIFOLIA 'MORTON CIRCLE'	5" CAL
18	EXCLAMATION LONDON PLANETREE	PLANTANUS ACERIFOLIA 'MORTON CIRCLE'	5" CAL
19	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	5" CAL
20	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	5" CAL
21	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	5" CAL
22	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	5" CAL
23	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	5" CAL
24	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	5" CAL
25	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	5" CAL
26	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	5" CAL
27	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	5" CAL
28	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	5" CAL
29	UPRIGHT HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	5" CAL
30	UPRIGHT HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	5" CAL
31	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	5" CAL
32	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	5" CAL
33	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	5" CAL
34	CELEBRATION MAPLE	ACER x FREEMANII 'CELEBRATION'	5" CAL
35	UPRIGHT HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	5" CAL
36	UPRIGHT HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	5" CAL
37	UPRIGHT HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	5" CAL
38	UPRIGHT HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	5" CAL
TOTAL			190"

TREE PRESERVATION, REMOVAL, REPLACEMENT NOTES

- COORDINATE ANY STREET TREE REMOVAL FOR ACCESS DRIVE WITH PAULA CHOPE, CITY FORESTER, AT 614-410-4701
- ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. ALL TREE REMOVAL, RELOCATION, AND PRESERVATION WORK SHALL BE SUPERVISED WITH THE INPUT OF A CERTIFIED ARBORIST.
- FENCING SHALL BE INSTALLED AROUND ALL TREES TO BE PRESERVED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. ANY CHANGE IN THE PROTECTIVE FENCING MUST BE APPROVED BY THE LANDSCAPE INSPECTOR. OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF PROTECTION FENCING, REFER TO TREE PRESERVATION DETAIL..
- PRESERVED TREES REMAINING ARE TO BE FERTILIZED AND PRUNED (IF NEEDED) TWO YEARS AFTER CONSTRUCTION.
- OWNER SHALL MONITOR HEALTH AND VIGOR OF EXISTING TREES THROUGHOUT THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO NOTIFY A CERTIFIED ARBORIST IF ANY DECLINE IN HEALTHY TREES IS APPARENT. THE ARBORIST SHALL DETERMINE THE REMEDIAL ACTION, IF ANY, TO BE TAKEN.
- ALL EXISTING TREES NOTED AS FAIR TO POOR HEALTH SHALL BE FERTILIZED YEARLY IN THE SPRING USING A HORTICULTURALLY APPROVED METHOD FOR A PERIOD OF THREE YEARS. AFTER THREE YEARS, THE HEALTH SHOULD BE EVALUATED BY A CERTIFIED ARBORIST AND CONTINUING MAINTENANCE RECOMMENDATIONS SHALL BE MADE.
- ANY TREES REMOVED OR DAMAGED IN TREE PRESERVATION AREAS WILL HAVE TO BE REPLACED PER CODE.
- FAILURE TO ABIDE BY THESE TERMS OF THE TREE PRESERVATION, REMOVAL, AND REPLACEMENT PLANS

- NOTES:
- INSPECTION OF INSTALLATION IS REQUIRED CALL (614) 410- 4600
 - THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED OR PRIOR TO ANY ENCROACHEMNT OF PRESERVATION AREA

1 TREE PRESERVATION N.T.S.



REVISIONS

TREE REPLACEMENT PLAN

3800 DUBLIN-GRANVILLE RD.
PREPARED FOR
LAWYERS DEVELOPMENT CORP.
470 OLDE WORTHINGTON RD., SUITE 100
WESTERVILLE, OH 43082

Paris Planning & Design
LAND PLANNING
243 N. 5th Street
P (614) 487-1944
LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
www.parisplanninganddesign.com

DATE 7/10/20

PROJECT 18035

SHEET

L-5