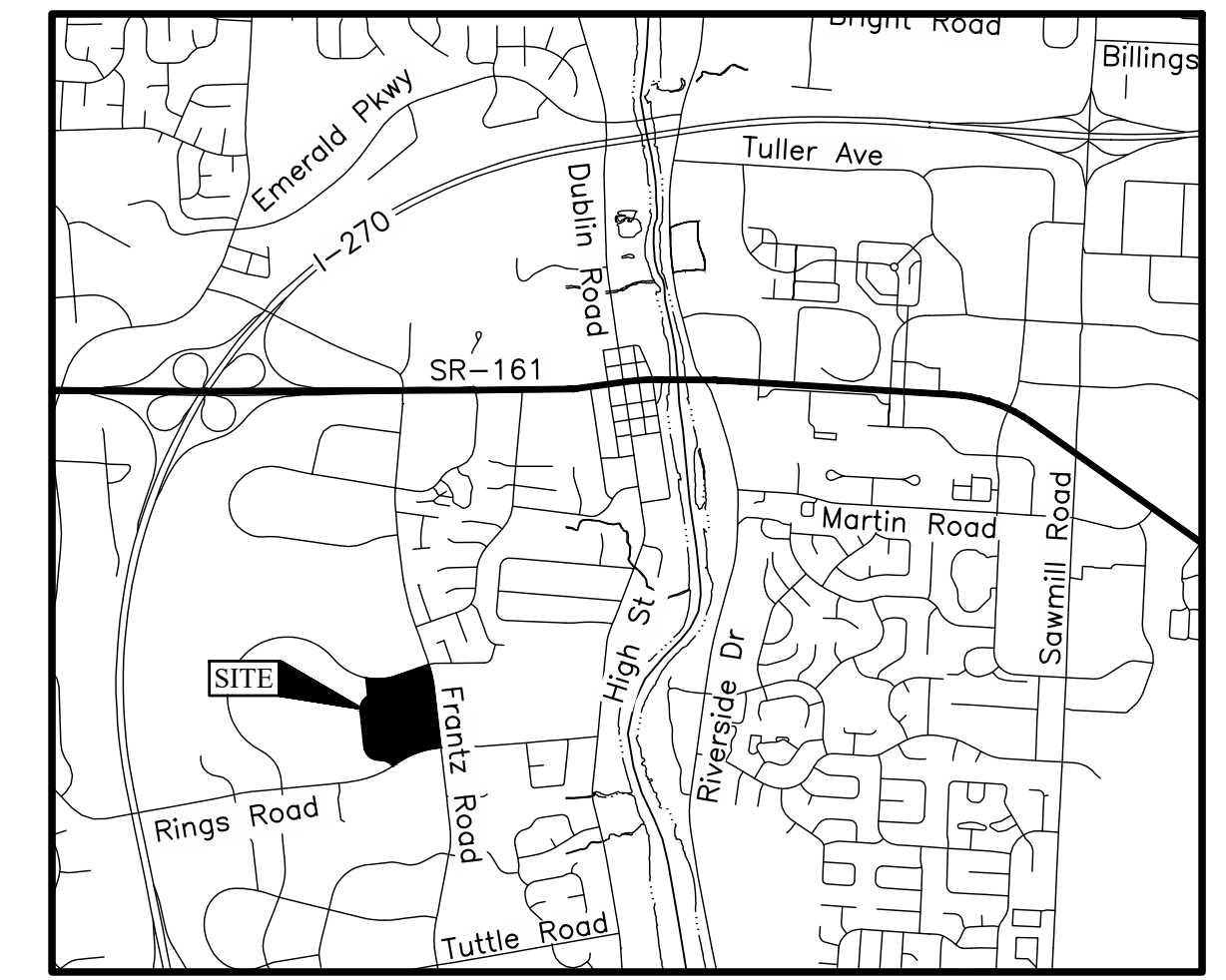
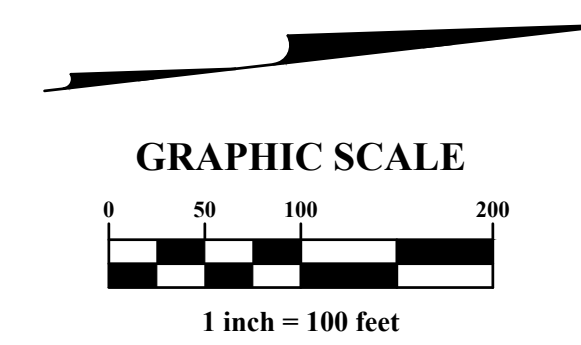


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR THE CORNERS - PARK AND PUBLIC INFRASTRUCTURE 2020



LOCATION MAP
Not to Scale



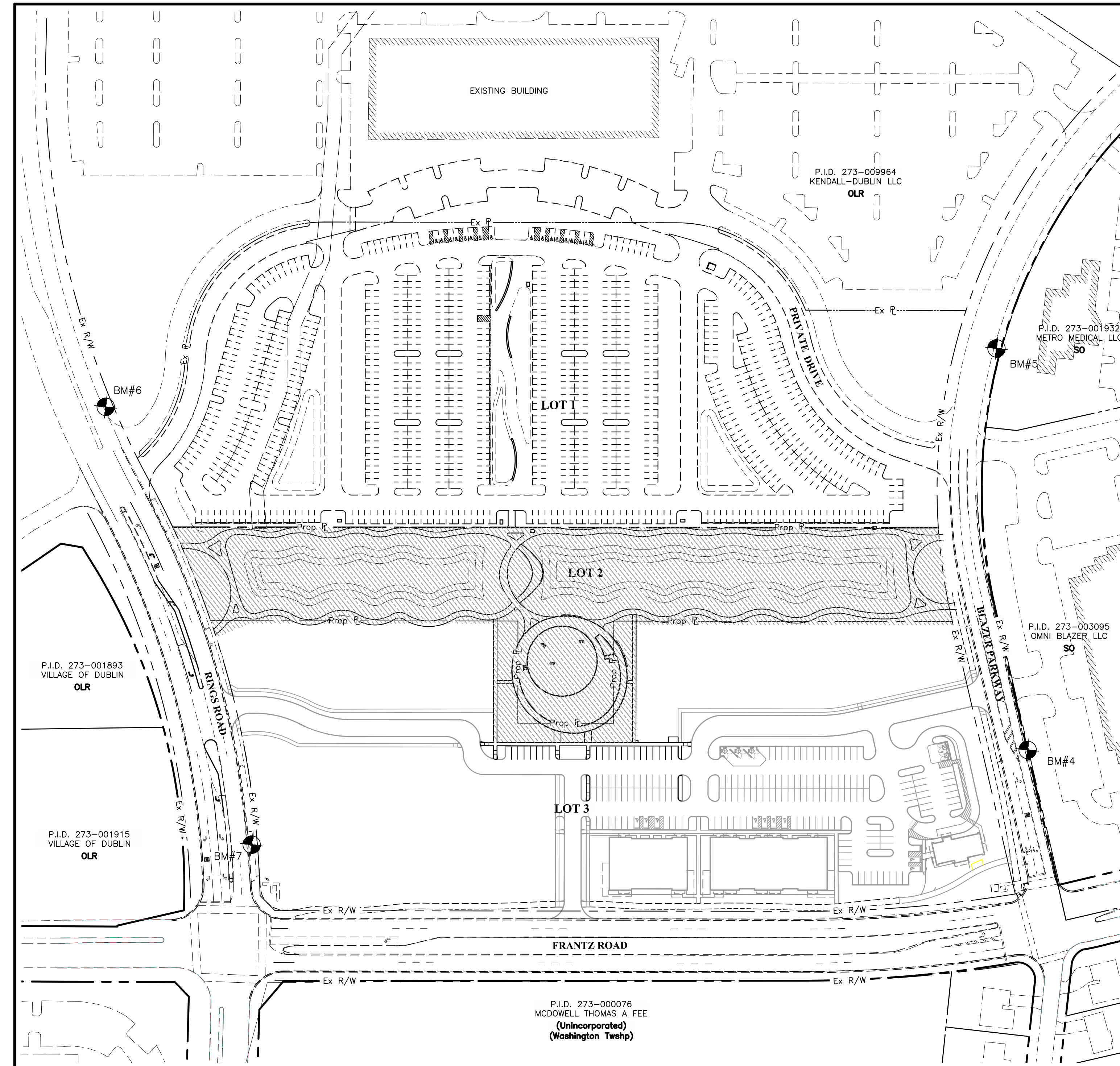
SHEET INDEX

Title Sheet	1
Existing Conditions & Demo Plan	2
Tree Survey	3
Regional Site Map	4
Site Plan	5
Utility Plan	6
Grading Plan	7
Subareas	8
Site Reference Plan	9
Overlook + Loop Layout Plan	10
Ponds Loops Layout Plans	11
Overlook + Loop Materials Plan	12
Tree Re-Placement Plan	13
Overlook + Loop Tree Planting Plan	14
Overlook + Loop Understory Planting Plan	15
Ponds Loops Planting Plans	16
Access Drives Planting Plans	17

BENCH MARKS
(NAVD 1988)

Source BM	Aluminum disk in the southeast wingwall of a culvert on Paul Blazer Parkway, 164 feet south of Rings Road, 52 feet east of the centerline of Paul Blazer Parkway. Elev. = 880.171
BM#4	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Blazer Parkway, being the first hydrant west of Frantz Road. Elev. = 868.58
BM#5	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Blazer Parkway, being the third hydrant west of Frantz Road. Elev. = 872.06
BM#6	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Rings Road, being the third hydrant west of Frantz Road. Elev. = 872.31
BM#7	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Rings Road, being the first hydrant west of Frantz Road. Elev. = 866.58

OWNER	DEVELOPER
City of Dublin 5800 Shier Rings Rd Dublin, OH 43016 Tel: (614) 410-4400	The Daimler Group 1533 Lake Shore Drive Columbus, OH 43204 Tel: (614) 488-4424

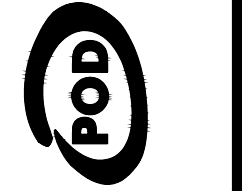


INDEX MAP
Scale: 1" = 100'

SITE DATA

Zoning:	Lot 1: OLR (Office, Laboratory, and Research District)
	Lot 2 and 3: PUD
Total Site Area:	±23.70 Acres
P.I.D. :	273-010749-00
Lot 1 Area:	± 10.23 Acres
Lot 2 Area:	± 3.80 Acres
Lot 3 Area:	± 9.67 Acres

POD Design
100 Northwoods Blvd, Ste A
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5800 New Albany Road, Columbus, OH 43204
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emht.com

Daimler Group
1533 Lake Shore Dr
100, Columbus, OH
43204

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PROJECT NAME
The Corners - Park and Public
Infrastructure
Frantz Road
Dublin, Ohio

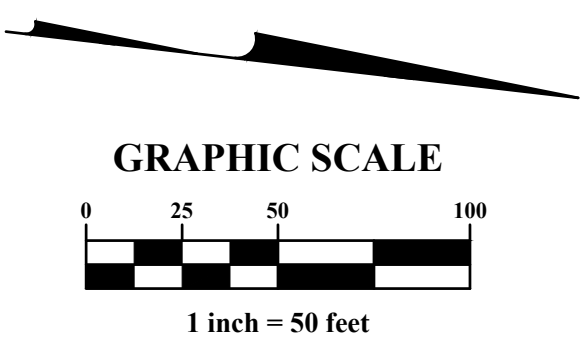
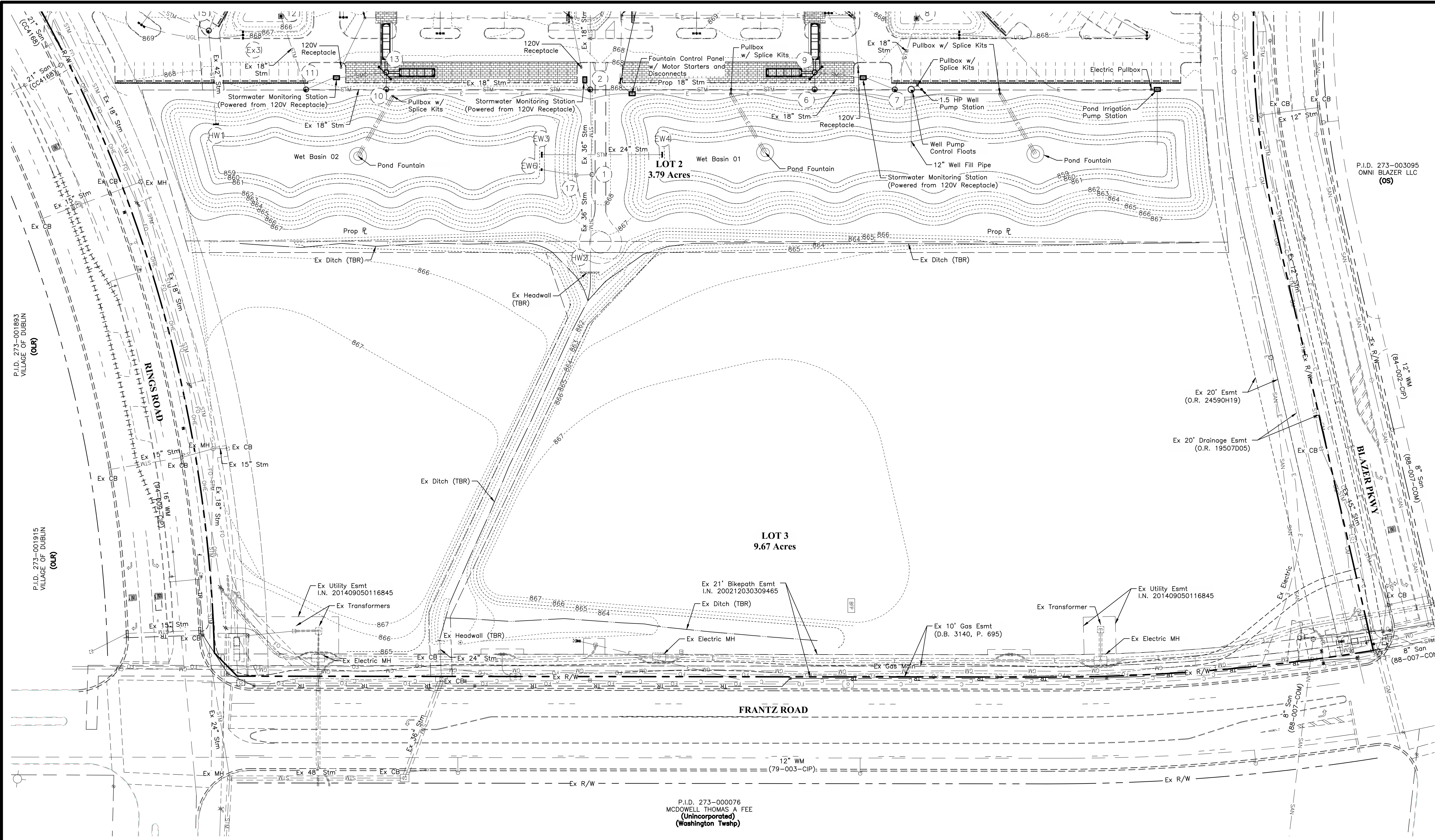
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Project #: 20190873
By: NV/NF
Date:
06/26/2020

SHEET TITLE
Title Sheet

SHEET NUMBER
C1

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P.I.D. 273-003095
OMNI BLAZER LLC
(OS)

- LEGEND**
- WM — Water Main
 - DWS — Domestic Water Service
 - STM — Storm Sewer
 - SAN — Sanitary Sewer
 - EDB — Electric Duct Bank
 - CDB — Communication Duct Bank
 - GM — Gas Main
 - GS — Gas Service Line
 - UGL — Underground Lighting
 - Drainage Ditch
 - Storm Inlet
 - Fire Hydrant
 - Street Light
 - Communications Pedestal
 - Manhole
 - Water Valve
 - Transformer
 - Electrical Fixture
 - Traffic Sign
 - Existing Curb To Be Cut To 1" Height
 - Existing Curb To Be Removed
 - Existing Asphalt Path To Be Removed

NOTE:
Site is within Zone X, per Panel 39049C0153K

P.I.D. 273-000076
MCDOWELL THOMAS A FEE
(Unincorporated)
(Washington Twp)

P.I.D. 273-001893
VILLAGE OF DUBLIN
(OUR)

P.I.D. 273-001915
VILLAGE OF DUBLIN
(OUR)

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5000 New Albany Road, Columbus, OH 43204
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PREPARED FOR
Daimler Group
1533 Lake Shore Dr
100, Columbus, OH
43204

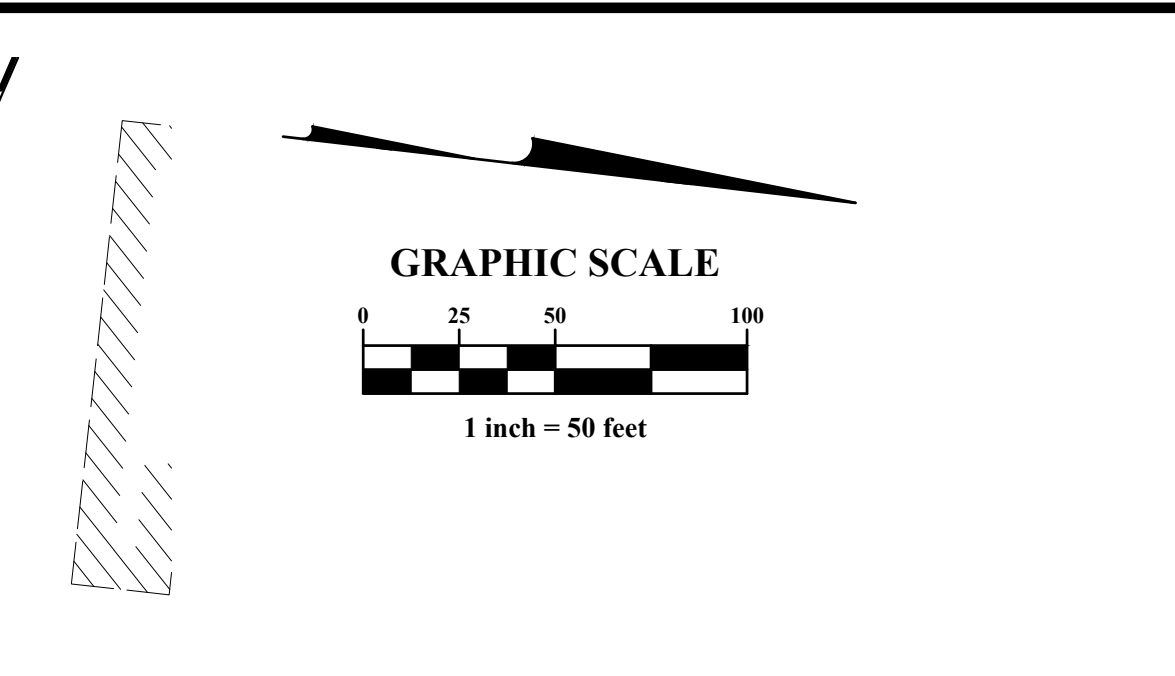
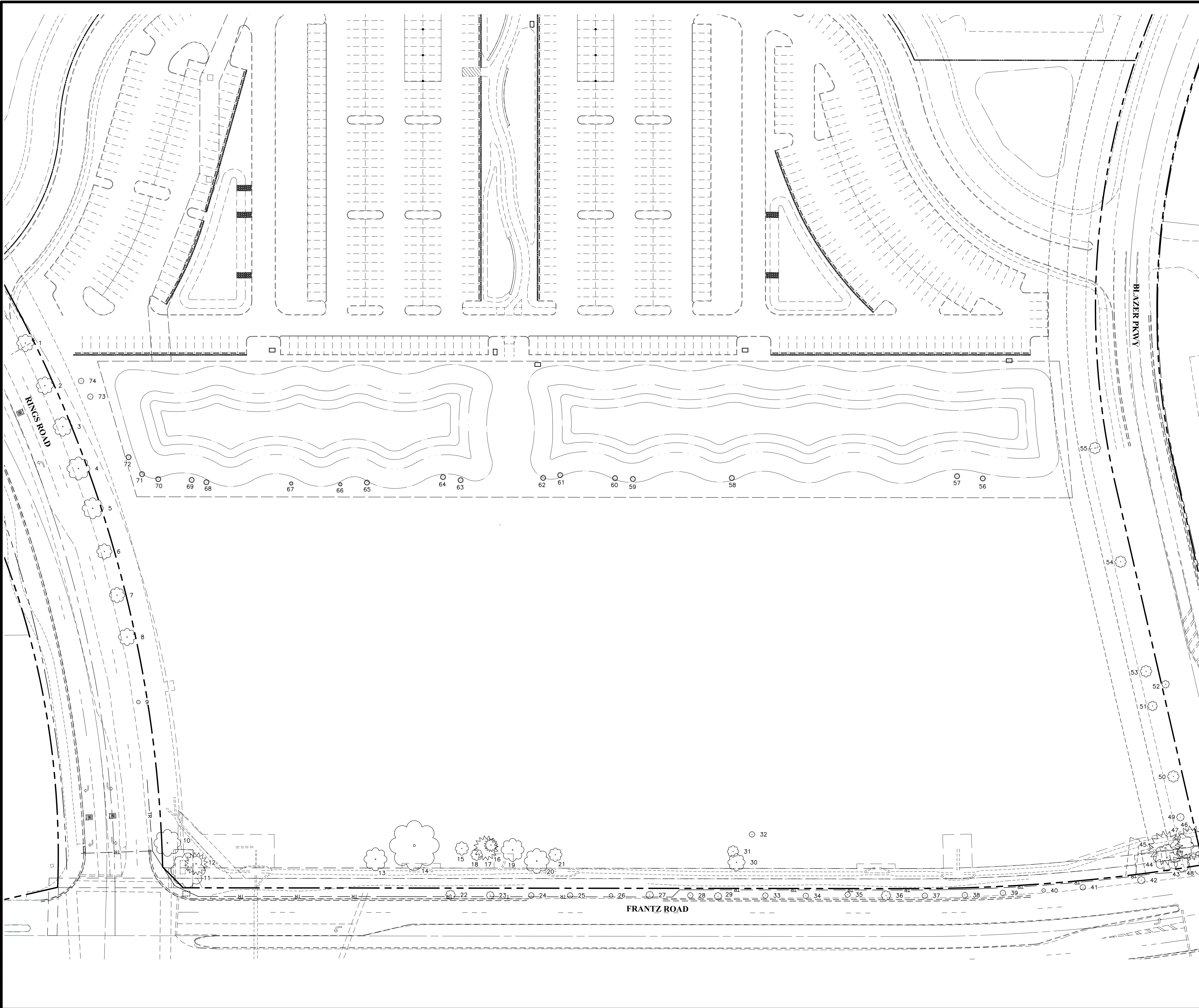
PROJECT NAME
The Corners - Park and Public Infrastructure
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date: 06/26/2020

SHEET TITLE
Existing Conditions & Demo Plan

SHEET NUMBER
C2

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ID	Common Name	Scientific Name	Size (inches)	Trunks	Condition
1	Red Maple	<i>Acer rubrum</i>	9	1	Good
2	Red Maple	<i>Acer rubrum</i>	9	1	Good
3	Red Maple	<i>Acer rubrum</i>	10	1	Good
4	Red Maple	<i>Acer rubrum</i>	12	1	Good
5	Red Maple	<i>Acer rubrum</i>	11	1	Good
6	Red Maple	<i>Acer rubrum</i>	8	1	Good
7	Red Maple	<i>Acer rubrum</i>	8	1	Fair
8	Red Maple	<i>Acer rubrum</i>	9	1	Good
9	Japanese Pagodatre	<i>Sophora japonica</i>	2	1	Good
10	Ornamental Cherry	<i>Prunus spp.</i>	14	1	Good
11	Ornamental Cherry	<i>Prunus spp.</i>	18	1	Good
12	Scotch Pine	<i>Pinus sylvestris</i>	12	1	Poor
13	Sweetgum	<i>Liquidambar styracif</i>	12	1	Good
14	Weeping Willow	<i>Salix babylonica</i>	26	1	Good
15	Ornamental Cherry	<i>Prunus spp.</i>	7	1	Good
16	Scotch Pine	<i>Pinus sylvestris</i>	7	1	Poor
17	Scotch Pine	<i>Pinus sylvestris</i>	13	1	Poor
18	Ornamental Cherry	<i>Prunus spp.</i>	6	1	Fair
19	Sweetgum	<i>Liquidambar styracif</i>	12	1	Good
20	Sweetgum	<i>Liquidambar styracif</i>	13	1	Good
21	Ornamental Cherry	<i>Prunus spp.</i>	7	1	Good
22	Cherry Plum	<i>Prunus cerasifera</i>	5	1	Good
23	Cherry Plum	<i>Prunus cerasifera</i>	4	1	Good
24	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Poor
25	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
26	Cherry Plum	<i>Prunus cerasifera</i>	2	1	Good
27	Cherry Plum	<i>Prunus cerasifera</i>	4	1	Good
28	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
29	Cherry Plum	<i>Prunus cerasifera</i>	4	1	Fair
30	Ornamental Cherry	<i>Prunus spp.</i>	9	1	Good
31	Ornamental Cherry	<i>Prunus spp.</i>	6	1	Good
32	Ornamental Cherry	<i>Prunus spp.</i>	3	1	Good
33	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
34	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
35	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
36	Cherry Plum	<i>Prunus cerasifera</i>	5	1	Good
37	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
38	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
39	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
40	Cherry Plum	<i>Prunus cerasifera</i>	2	1	Good
41	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
42	Cherry Plum	<i>Prunus cerasifera</i>	4	1	Good
43	Ornamental Cherry	<i>Prunus spp.</i>	8	1	Good
44	Ornamental Cherry	<i>Prunus spp.</i>	14	1	Good
45	Scotch Pine	<i>Pinus sylvestris</i>	18	1	Good
46	Scotch Pine	<i>Pinus sylvestris</i>	18	1	Good
47	Ornamental Cherry	<i>Prunus spp.</i>	12	1	Good
48	Ornamental Cherry	<i>Prunus spp.</i>	12	1	Good
49	American Basswood	<i>Tilia americana</i>	4	1	Good
50	American Basswood	<i>Tilia americana</i>	6	1	Good
51	American Basswood	<i>Tilia americana</i>	5	1	Good
52	Ornamental Cherry	<i>Prunus spp.</i>	4,6	2	Fair
53	American Basswood	<i>Tilia americana</i>	6	1	Good
54	American Basswood	<i>Tilia americana</i>	6	1	Good
55	American Basswood	<i>Tilia americana</i>	6	1	Good
56	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
57	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
58	Blue Spruce	<i>Picea pungens</i>	3	1	Poor
59	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
60	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
61	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
62	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
63	Blue Spruce	<i>Picea pungens</i>	3	1	Fair
64	Blue Spruce	<i>Picea pungens</i>	3	1	Poor
65	Balsam Fir	<i>Abies balsamea</i>	3	1	Fair
66	Balsam Fir	<i>Abies balsamea</i>	2	1	Good
67	Balsam Fir	<i>Abies balsamea</i>	2	1	Good
68	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
69	Balsam Fir	<i>Abies balsamea</i>	3	1	Fair
70	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
71	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
72	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
73	Kentucky Coffee Tree	<i>Gymnocladus dioica</i>	3	1	Good
74	Kentucky Coffee Tree	<i>Gymnocladus dioica</i>	3	1	Good

PROJECT NAME
The Corners - Park and Public Infrastructure
 Frantz Road
 Dublin, Ohio

PROJECT INFO

Project #: 20190873
 By: NV/NF
 Date: 06/26/2020

SHEET TITLE
 Tree Survey

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DAIMLER
Development • Leasing • Construction • Sales

PREPARED FOR

Dairmler Group
 1533 Lake Shore Dr
 # 100, Columbus, OH
 43204

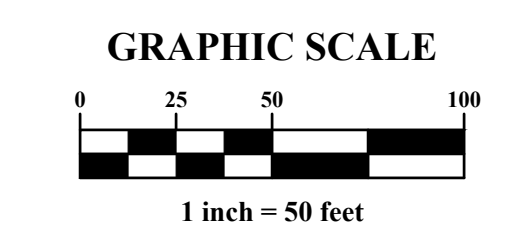
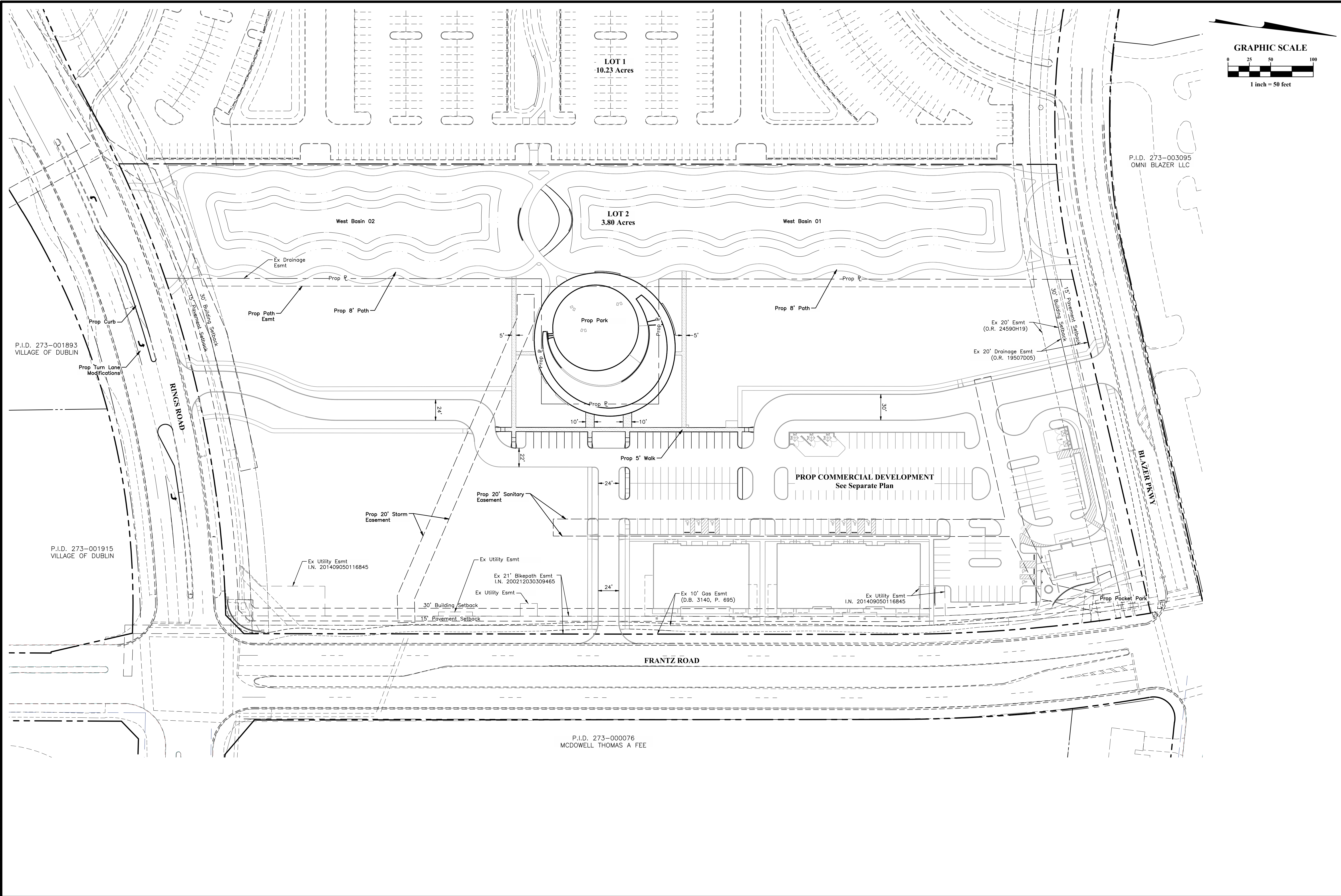
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C3

TEAM
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 5000 New Albany Road, Columbus, OH 43206
 Phone: 614-277-0200
 emht.com

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P.I.D. 273-001915
VILLAGE OF DUBLIN

P.I.D. 273-000076
MCDOWELL THOMAS A FEE

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614.272.0200
emht.com

TEAM

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100, Columbus, OH
43204

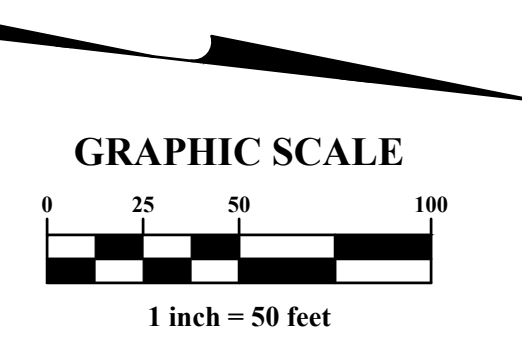
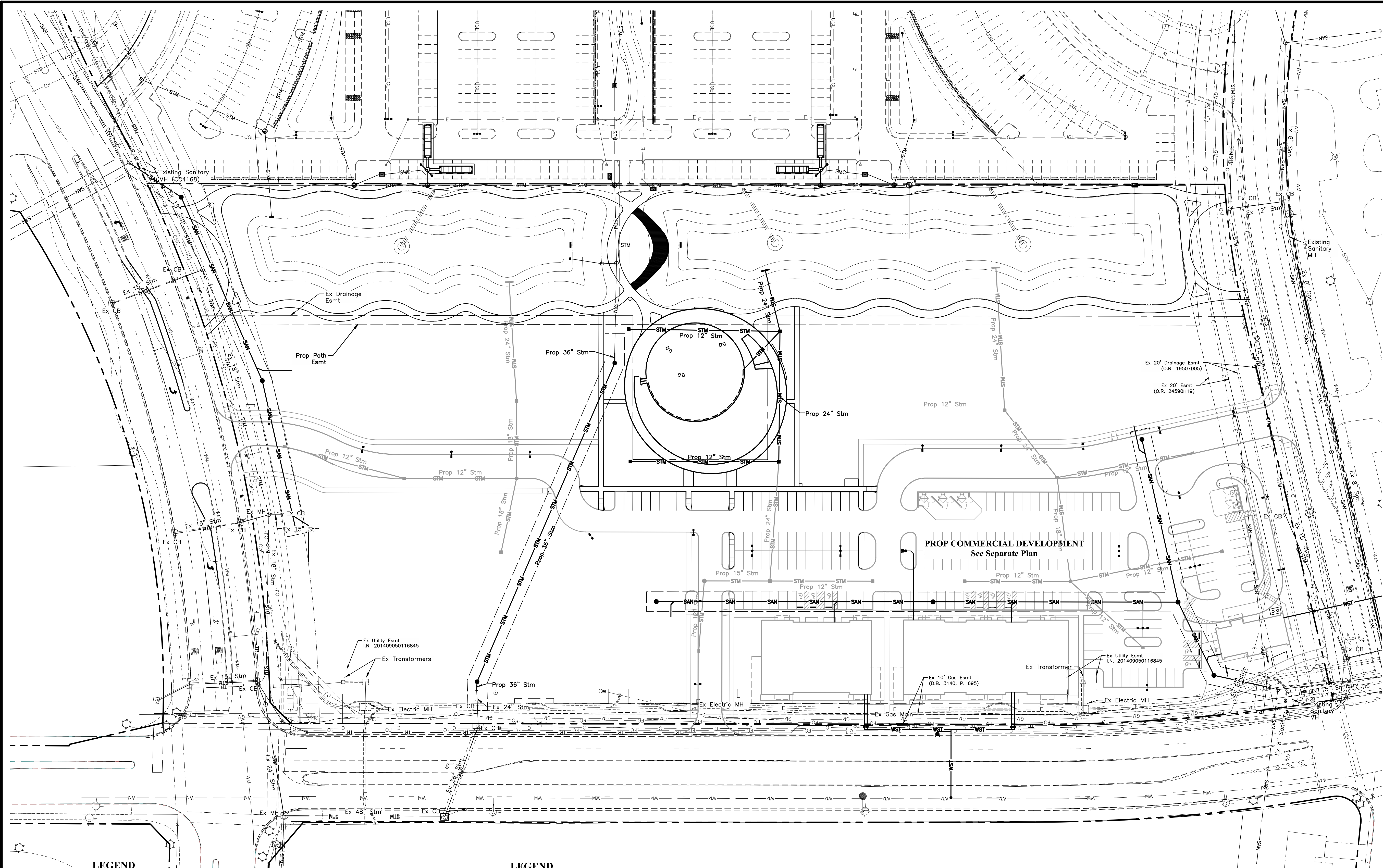
PROJECT NAME
The Corners - Park and Public Infrastructure
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date:
06/26/2020

SHEET TITLE
Site Plan

SHEET NUMBER
C5

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LEGEND
Existing

- | | | | | | |
|-----|-------------------------|---|-------------------------|---|--------------------|
| WM | Water Main | □ | Storm Inlet | ○ | Manhole |
| DWS | Domestic Water Service | ⊕ | Fire Hydrant | ⊙ | Water Valve |
| STM | Storm Sewer | ○ | Street Light | □ | Transformer |
| SAN | Sanitary Sewer | ⊞ | Communications Pedestal | □ | Electrical Fixture |
| EDB | Electric Duct Bank | | | ⊣ | Traffic Sign |
| CDB | Communication Duct Bank | | | | |
| GM | Gas Main | | | | |
| GS | Gas Service Line | | | | |
| UCL | Underground Lighting | | | | |

LEGEND
Proposed

- | | | | |
|-----|--------------------------|---|-----------------|
| WM | Water Main | ● | Clean Out |
| DWS | Domestic Water Service | ■ | Storm Inlet |
| STM | Storm Sewer | ● | Manhole |
| SAN | Sanitary Sewer | — | Headwall |
| SAS | Sanitary Sewer Service | ⊞ | YD = Area Drain |
| EDB | Electric Duct Bank | ⊙ | Water Valve |
| CDB | Communications Duct Bank | ⊙ | Site Light |
| GM | Gas Main | | |
| — | Grade Break | | |

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100, Columbus, OH
43204

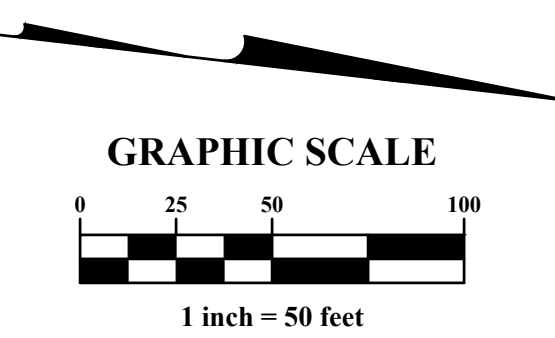
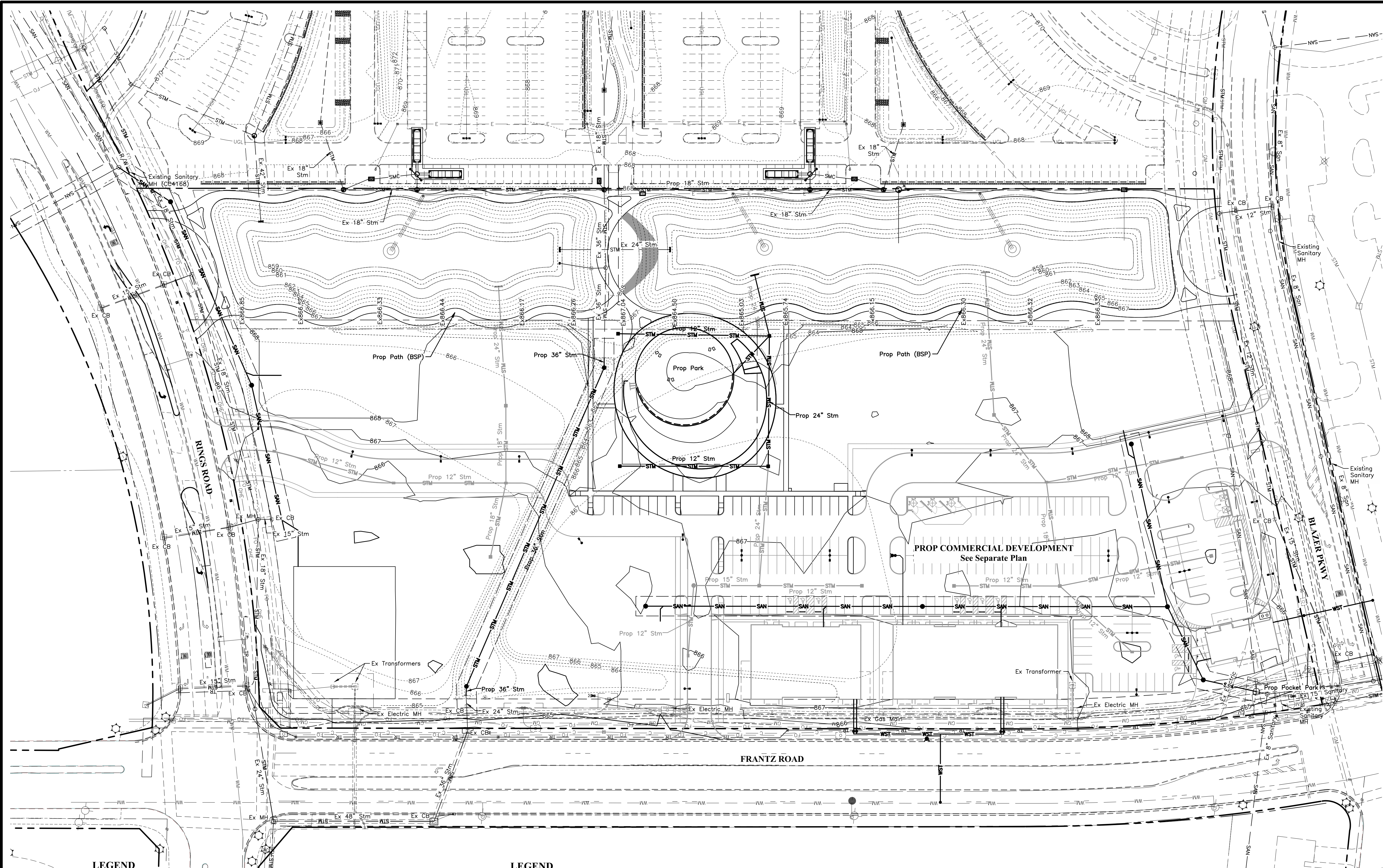
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The Corners - Park and Public Infrastructure
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date:
06/26/2020

SHEET TITLE
Utility Plan

SHEET NUMBER
C6

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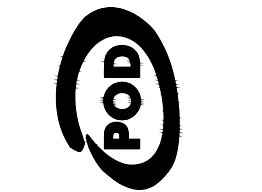
LEGEND Existing

- WM — Water Main
- DWS — Domestic Water Service
- STM — Storm Sewer
- SAN — Sanitary Sewer
- EDB — Electric Duct Bank
- CDB — Communication Duct Bank
- GM — Gas Main
- GS — Gas Service Line
- UOL — Underground Lighting
- Storm Inlet
- ⊕ Fire Hydrant
- Street Light
- Communications Pedestal
- Electrical Fixture
- Traffic Sign
- Manhole
- Water Valve
- Transformer
- Electrical Fixture

LEGEND Proposed

- WM — Water Main
- DWS — Domestic Water Service
- STM — Storm Sewer
- SAN — Sanitary Sewer
- SAS — Sanitary Sewer Service
- EDB — Electric Duct Bank
- CDB — Communications Duct Bank
- GM — Gas Main
- Clean Out
- Storm Inlet
- Manhole
- Headwall
- YD = Area Drain
- Water Valve
- Site Light

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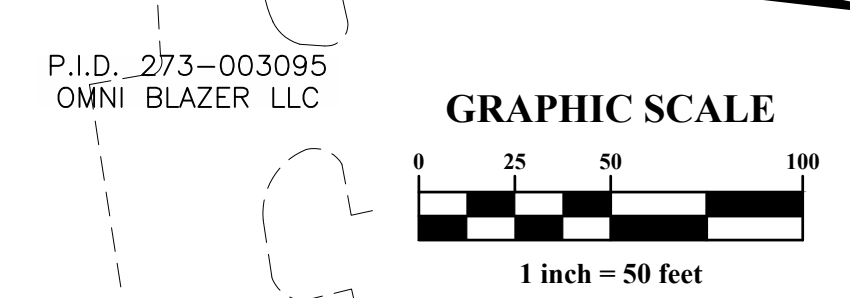
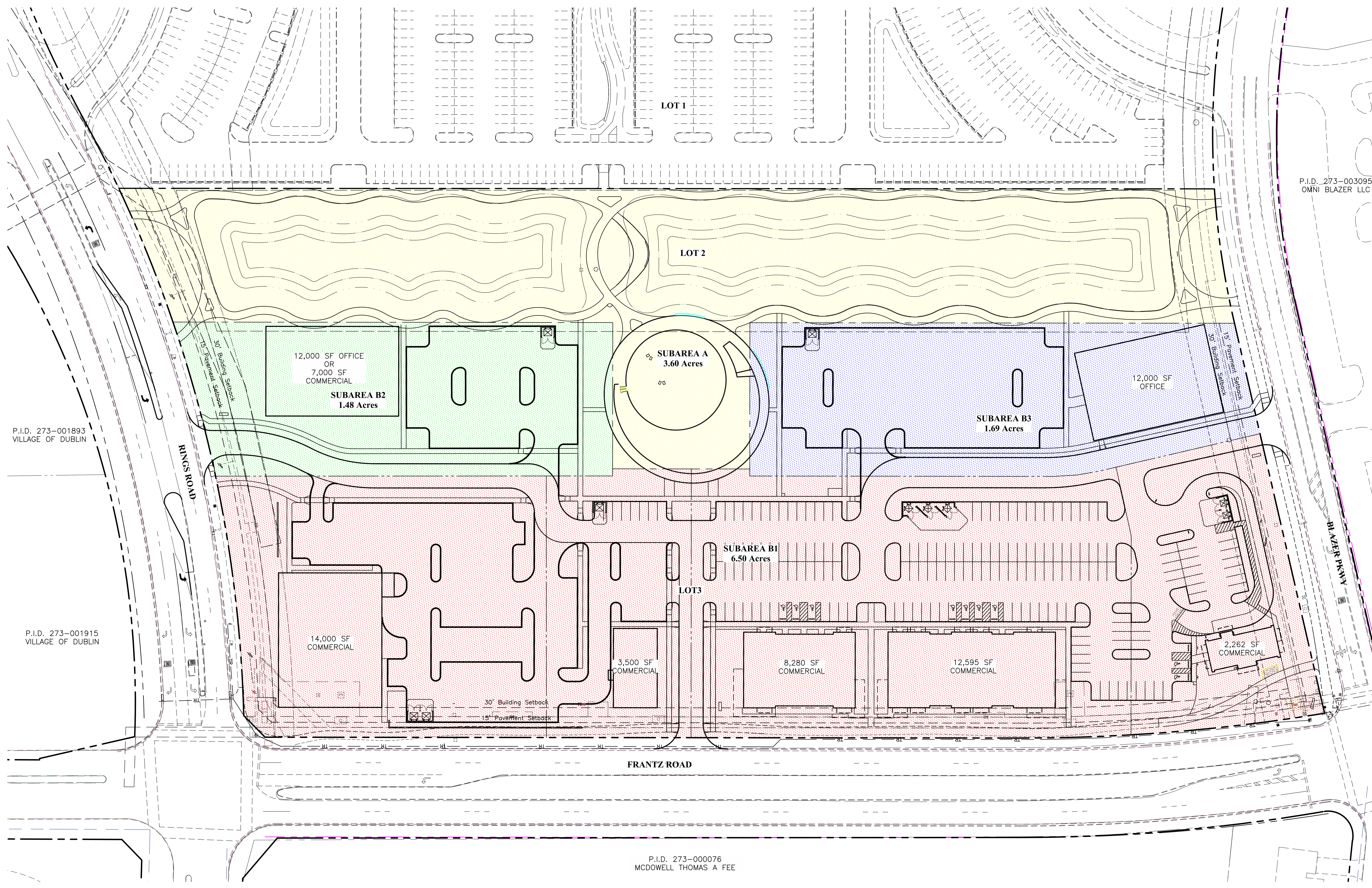
PROJECT NAME
The Corners - Park and Public Infrastructure
 Frantz Road
 Dublin, Ohio

PROJECT INFO
 Project #: 20190873
 By: NV/NF
 Date:
 06/26/2020

SHEET TITLE
 Grading Plan

SHEET NUMBER
C7

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LEGEND

	Subarea A 3.80 Acres
	Subarea B1 6.50 Acres
	Subarea B2 1.48 Acres
	Subarea B3 1.69 Acres

P.I.D. 273-001893
VILLAGE OF DUBLIN

P.I.D. 273-001915
VILLAGE OF DUBLIN

P.I.D. 273-000076
MCDOWELL THOMAS A FEE

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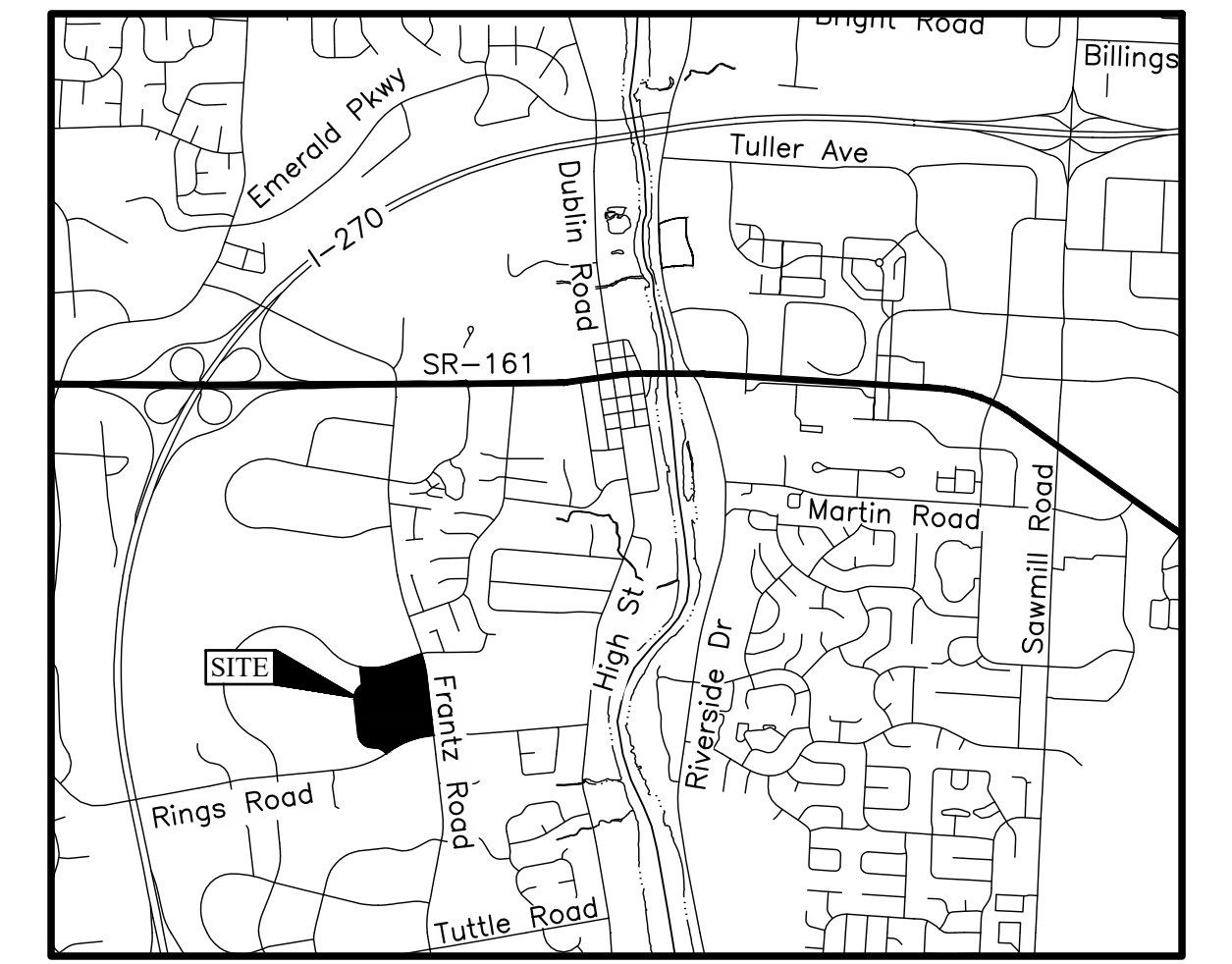
PROJECT NAME
The Corners - Park and Public
Infrastructure
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date: 06/26/2020

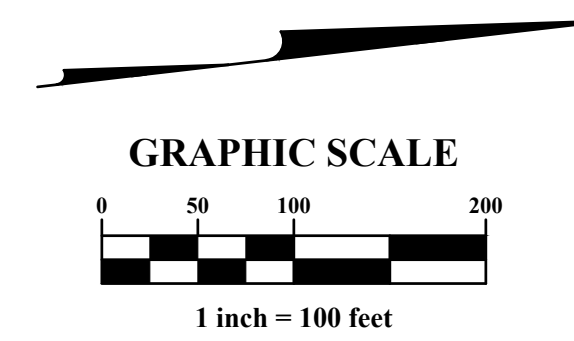
SHEET TITLE
Subareas

SHEET NUMBER
C8

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR **THE CORNERS - PHASE 1 RETAIL** 2020



LOCATION MAP
Not to Scale



SITE DATA

Zoning:

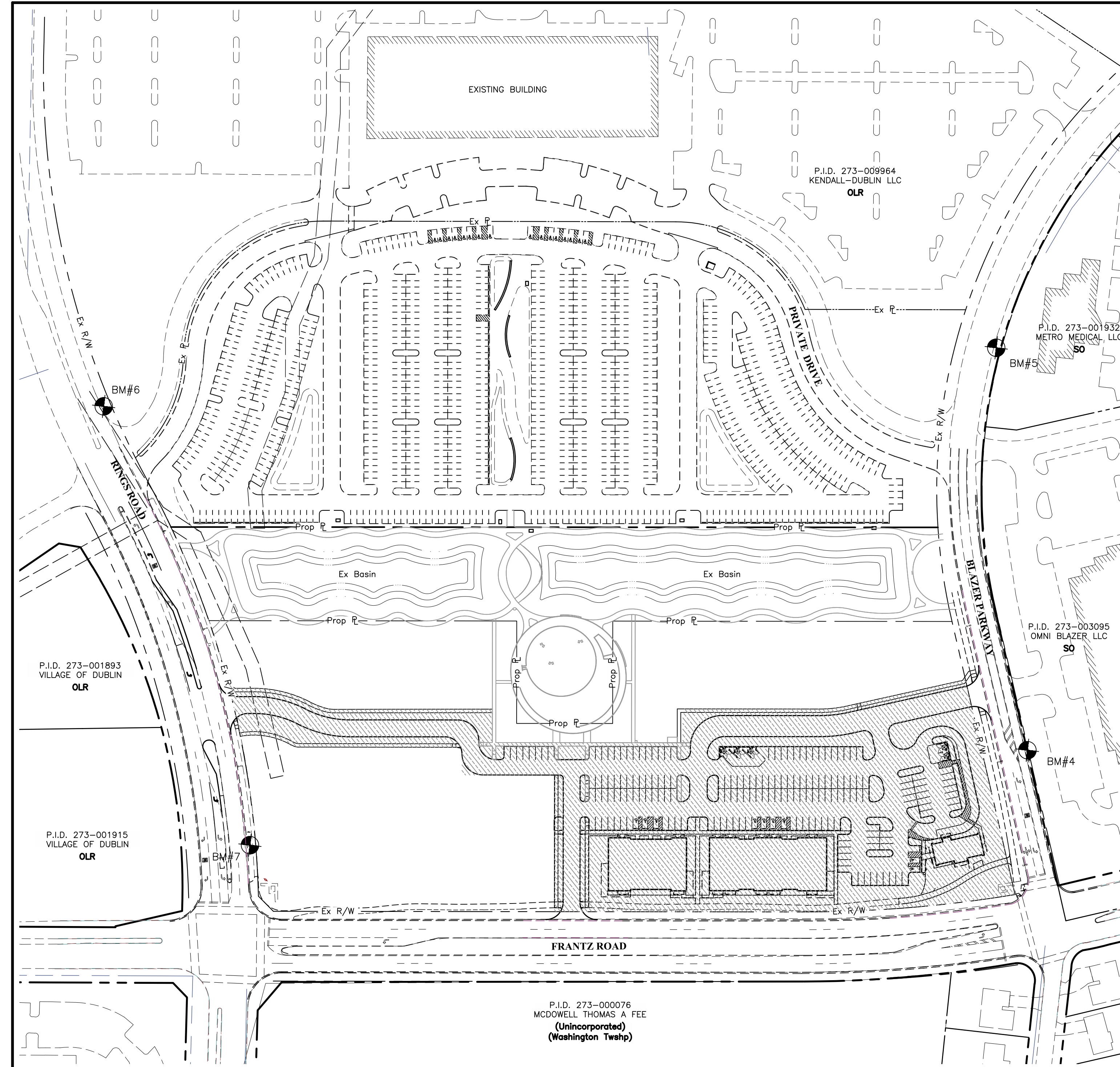
Lot 1: OLR (Office, Laboratory, and Research District)

Lot 2 and 3: PUD

Total Site Area: ±23.70 Acres

P.I.D. : 273-010749-00

Lot 1 Area:	± 10.23 Acres
Lot 2 Area:	± 3.80 Acres
Lot 3 Area:	± 9.67 Acres



INDEX MAP
Scale: 1" = 100'

SHEET INDEX

Title Sheet	1
Existing Conditions & Demo Plan	2
Tree Survey	3
Regional Site Map	4
Site Plan	5
Utility Plan	6
Grading Plan	7
Subareas	8
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Blazer Parkway + Frantz Road Pocket Park Layout Plan	10
Frontage Layout Plan	11
Blazer Parkway + Frantz Road Pocket Park Materials Plan	12
Tree Replacement Plan	13
Blazer Parkway + Frantz Road Pocket Park Planting Plan	14
Frontage Planting Plan	15

BENCH MARKS
(NAVD 1988)

Source BM	Aluminum disk in the southeast wingwall of a culvert on Paul Blazer Parkway, 164 feet south of Rings Road, 52 feet east of the centerline of Paul Blazer Parkway.	Elev. = 880.171
BM#4	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Blazer Parkway, being the first hydrant west of Frantz Road.	Elev. = 868.58
BM#5	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Blazer Parkway, being the third hydrant west of Frantz Road.	Elev. = 872.06
BM#6	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Rings Road, being the third hydrant west of Frantz Road.	Elev. = 872.31
BM#7	Chiseled "X" on the south flange bolt of a fire hydrant located on the north side of Rings Road, being the first hydrant west of Frantz Road.	Elev. = 866.58

OWNER

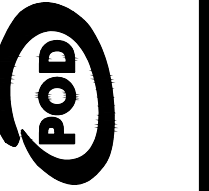
City of Dublin
5800 Shier Rings Rd
Dublin, OH 43016
Tel: (614) 410-4400

DEVELOPER

The Daimler Group
1533 Lake Shore Drive
Columbus, OH 43204
Tel: (614) 488-4424

P.I.D. 273-000076
MCDOWELL THOMAS A FEE
(Unincorporated)
(Washington Twp)

POD Design
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
P 614.255.3399
PODdesign.net



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EMHT
EMERSON ENGINEERING & ARCHITECTURE
5800 New Albany Road, Columbus, OH 43204
EMHT.COM

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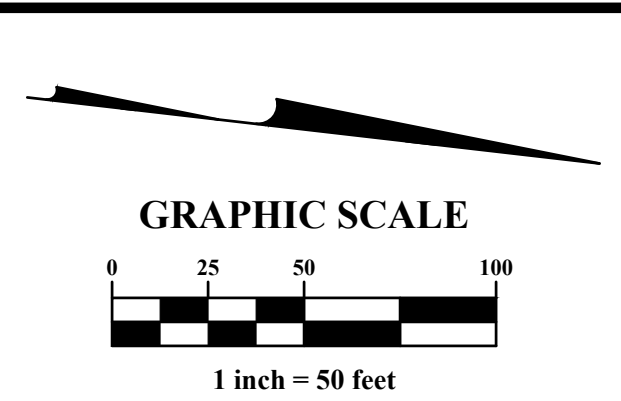
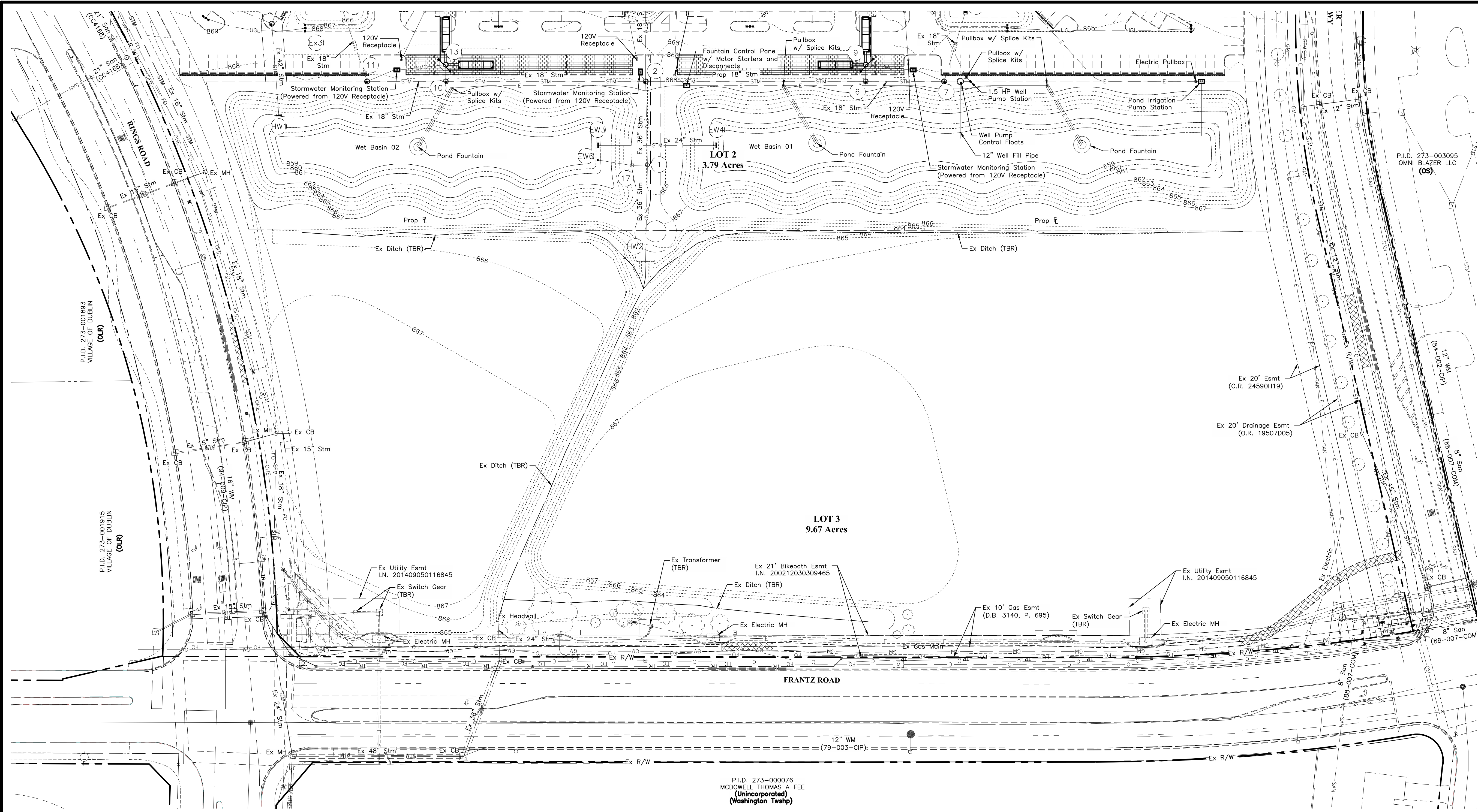
PROJECT NAME
The Corners - Phase 1 Retail
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date:
06/26/2020

SHEET TITLE
Title Sheet

SHEET NUMBER
C1

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LEGEND

---	Existing Curb To Be Cut To 1" Height
---	Path Removal
---	Water Main
---	Domestic Water Service
---	Storm Sewer
---	Sanitary Sewer
---	Electric Duct Bank
---	Communication Duct Bank
---	Gas Main
---	Gas Service Line
---	Underground Lighting
---	Drainage Ditch
⊞	Storm Inlet
⊞	Fire Hydrant
⊞	Street Light
⊞	Communications Pedestal
⊞	Manhole
⊞	Water Valve
⊞	Transformer
⊞	Electrical Fixture
⊞	Traffic Sign

NOTE:
Site is within Zone X, per Panel 39049C0153K

P.I.D. 273-000076
MCDOWELL THOMAS A FEE
(Unincorporated)
(Washington Twp)

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EMHT
5000 New Albany Road, Columbus, OH 43221
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emht.com

DAIMLER
Daimler Group
1533 Lake Shore Dr
100, Columbus, OH
43204

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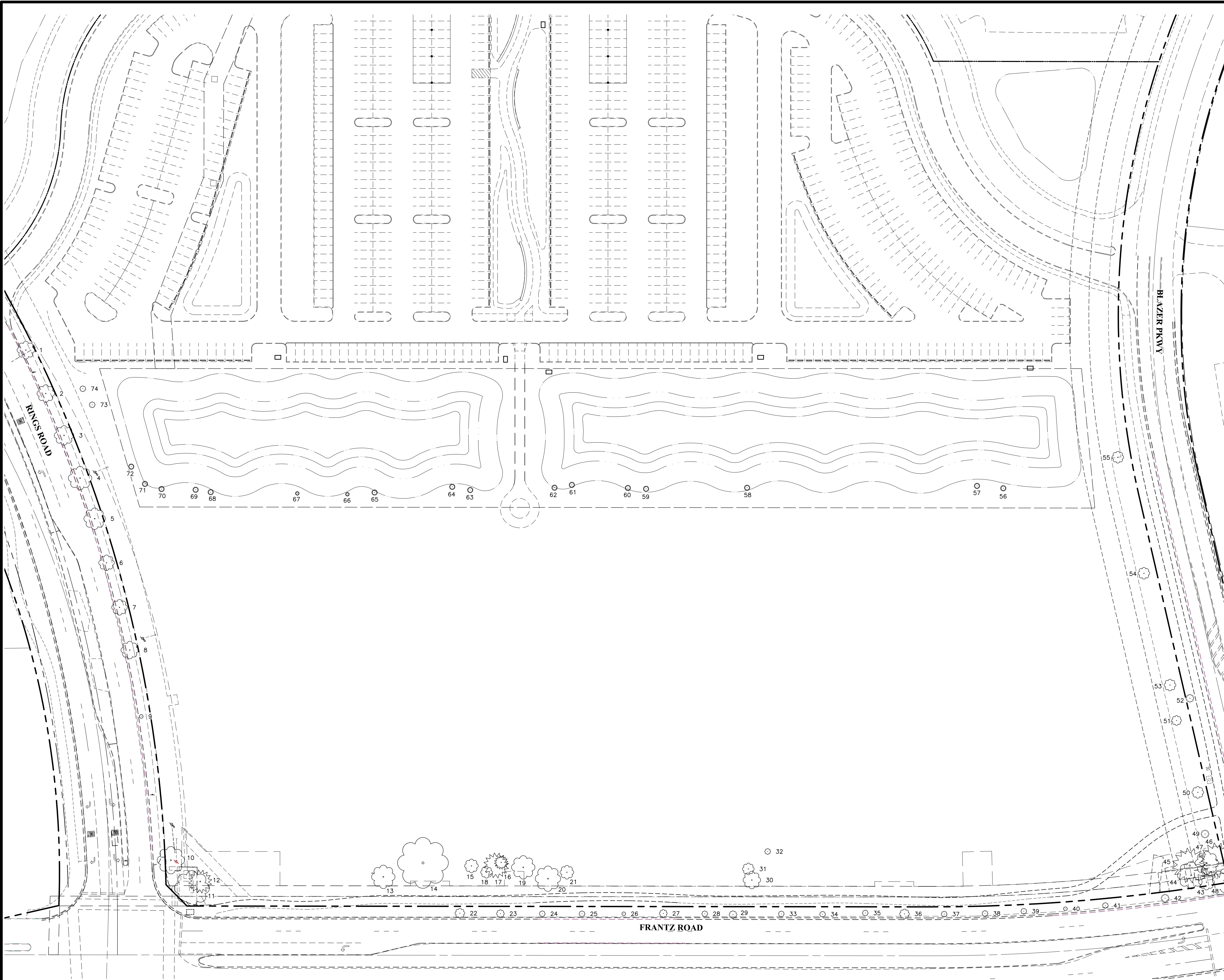
PROJECT NAME
The Corners - Phase 1 Retail
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date: 06/26/2020

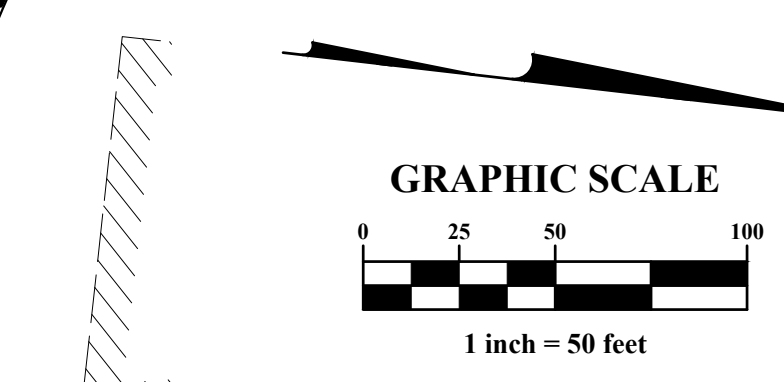
SHEET TITLE
Existing
Conditions &
Demo Plan

SHEET NUMBER
C2

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ID	Common Name	Scientific Name	Size (inches)	Trunks	Condition
1	Red Maple	<i>Acer rubrum</i>	9	1	Good
2	Red Maple	<i>Acer rubrum</i>	9	1	Good
3	Red Maple	<i>Acer rubrum</i>	10	1	Good
4	Red Maple	<i>Acer rubrum</i>	12	1	Good
5	Red Maple	<i>Acer rubrum</i>	11	1	Good
6	Red Maple	<i>Acer rubrum</i>	8	1	Good
7	Red Maple	<i>Acer rubrum</i>	8	1	Fair
8	Red Maple	<i>Acer rubrum</i>	9	1	Good
9	Japanese Pagodatree	<i>Sophora japonica</i>	2	1	Good
10	Ornamental Cherry	<i>Prunus spp.</i>	14	1	Good
11	Ornamental Cherry	<i>Prunus spp.</i>	18	1	Good
12	Scotch Pine	<i>Pinus sylvestris</i>	12	1	Poor
13	Sweetgum	<i>Liquidambar styraciflua</i>	12	1	Good
14	Weeping Willow	<i>Salix babylonica</i>	26	1	Good
15	Ornamental Cherry	<i>Prunus spp.</i>	7	1	Good
16	Scotch Pine	<i>Pinus sylvestris</i>	7	1	Poor
17	Scotch Pine	<i>Pinus sylvestris</i>	13	1	Poor
18	Ornamental Cherry	<i>Prunus spp.</i>	6	1	Fair
19	Sweetgum	<i>Liquidambar styraciflua</i>	12	1	Good
20	Sweetgum	<i>Liquidambar styraciflua</i>	13	1	Good
21	Ornamental Cherry	<i>Prunus spp.</i>	7	1	Good
22	Cherry Plum	<i>Prunus cerasifera</i>	5	1	Good
23	Cherry Plum	<i>Prunus cerasifera</i>	4	1	Good
24	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Poor
25	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
26	Cherry Plum	<i>Prunus cerasifera</i>	2	1	Good
27	Cherry Plum	<i>Prunus cerasifera</i>	4	1	Good
28	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
29	Cherry Plum	<i>Prunus cerasifera</i>	4	1	Fair
30	Ornamental Cherry	<i>Prunus spp.</i>	9	1	Good
31	Ornamental Cherry	<i>Prunus spp.</i>	6	1	Good
32	Ornamental Cherry	<i>Prunus spp.</i>	3	1	Good
33	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
34	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
35	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
36	Cherry Plum	<i>Prunus cerasifera</i>	5	1	Good
37	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
38	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
39	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
40	Cherry Plum	<i>Prunus cerasifera</i>	2	1	Good
41	Cherry Plum	<i>Prunus cerasifera</i>	3	1	Good
42	Cherry Plum	<i>Prunus cerasifera</i>	4	1	Good
43	Ornamental Cherry	<i>Prunus spp.</i>	8	1	Good
44	Ornamental Cherry	<i>Prunus spp.</i>	14	1	Good
45	Scotch Pine	<i>Pinus sylvestris</i>	18	1	Good
46	Scotch Pine	<i>Pinus sylvestris</i>	18	1	Good
47	Ornamental Cherry	<i>Prunus spp.</i>	12	1	Good
48	Ornamental Cherry	<i>Prunus spp.</i>	12	1	Good
49	American Basswood	<i>Tilia americana</i>	4	1	Good
50	American Basswood	<i>Tilia americana</i>	6	1	Good
51	American Basswood	<i>Tilia americana</i>	5	1	Good
52	Ornamental Cherry	<i>Prunus spp.</i>	4,6	2	Fair
53	American Basswood	<i>Tilia americana</i>	6	1	Good
54	American Basswood	<i>Tilia americana</i>	6	1	Good
55	American Basswood	<i>Tilia americana</i>	6	1	Good
56	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
57	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
58	Blue Spruce	<i>Picea pungens</i>	3	1	Poor
59	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
60	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
61	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
62	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
63	Blue Spruce	<i>Picea pungens</i>	3	1	Fair
64	Blue Spruce	<i>Picea pungens</i>	3	1	Poor
65	Balsam Fir	<i>Abies balsamea</i>	3	1	Fair
66	Balsam Fir	<i>Abies balsamea</i>	2	1	Good
67	Balsam Fir	<i>Abies balsamea</i>	2	1	Good
68	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
69	Balsam Fir	<i>Abies balsamea</i>	3	1	Fair
70	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
71	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
72	Balsam Fir	<i>Abies balsamea</i>	3	1	Good
73	Kentucky Coffee Tree	<i>Gymnocladus dioica</i>	3	1	Good
74	Kentucky Coffee Tree	<i>Gymnocladus dioica</i>	3	1	Good



PROJECT INFO
 Project #: 20190873
 By: NV/NF
 Date: 06/26/2020

SHEET TITLE
Tree Survey

SHEET NUMBER
C3

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DAIMLER
 Development • Landmark • Construction • Sales
 Dairler Group
 1533 Lake Shore Dr
 #100, Columbus, OH
 43204

PROJECT NAME
The Corners - Phase 1 Retail
 Frantz Road
 Dublin, Ohio

TEAM

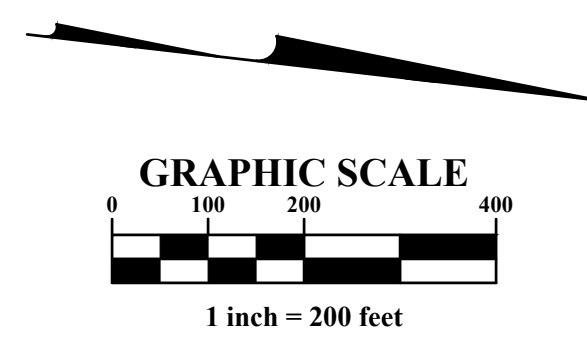
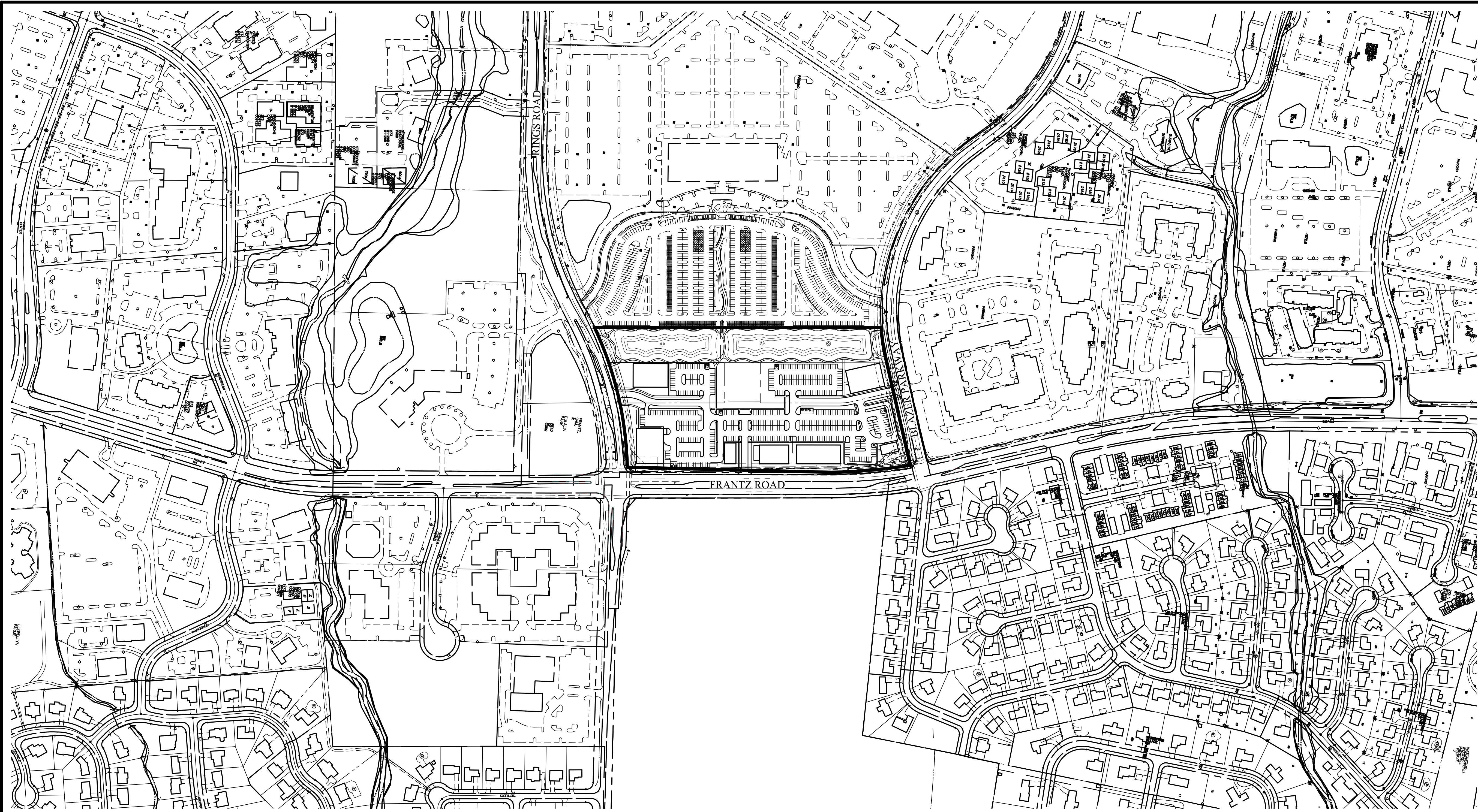
ENGINEERS
 5000 New Albany Road
 Columbus, OH 43204
 (614) 255-3399
 www.emht.com

EMHT

ENGINEERS
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 Columbus, Ohio 43235
 p 614.255.3399
 PODdesign.net

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PROJECT INFO
 Project #: 20190873
 By: NV/NF
 Date: 06/26/2020


SHEET TITLE
 Regional Site Map


SHEET NUMBER
C4

PROJECT NAME
The Corners - Phase 1 Retail
 Frantz Road
 Dublin, Ohio

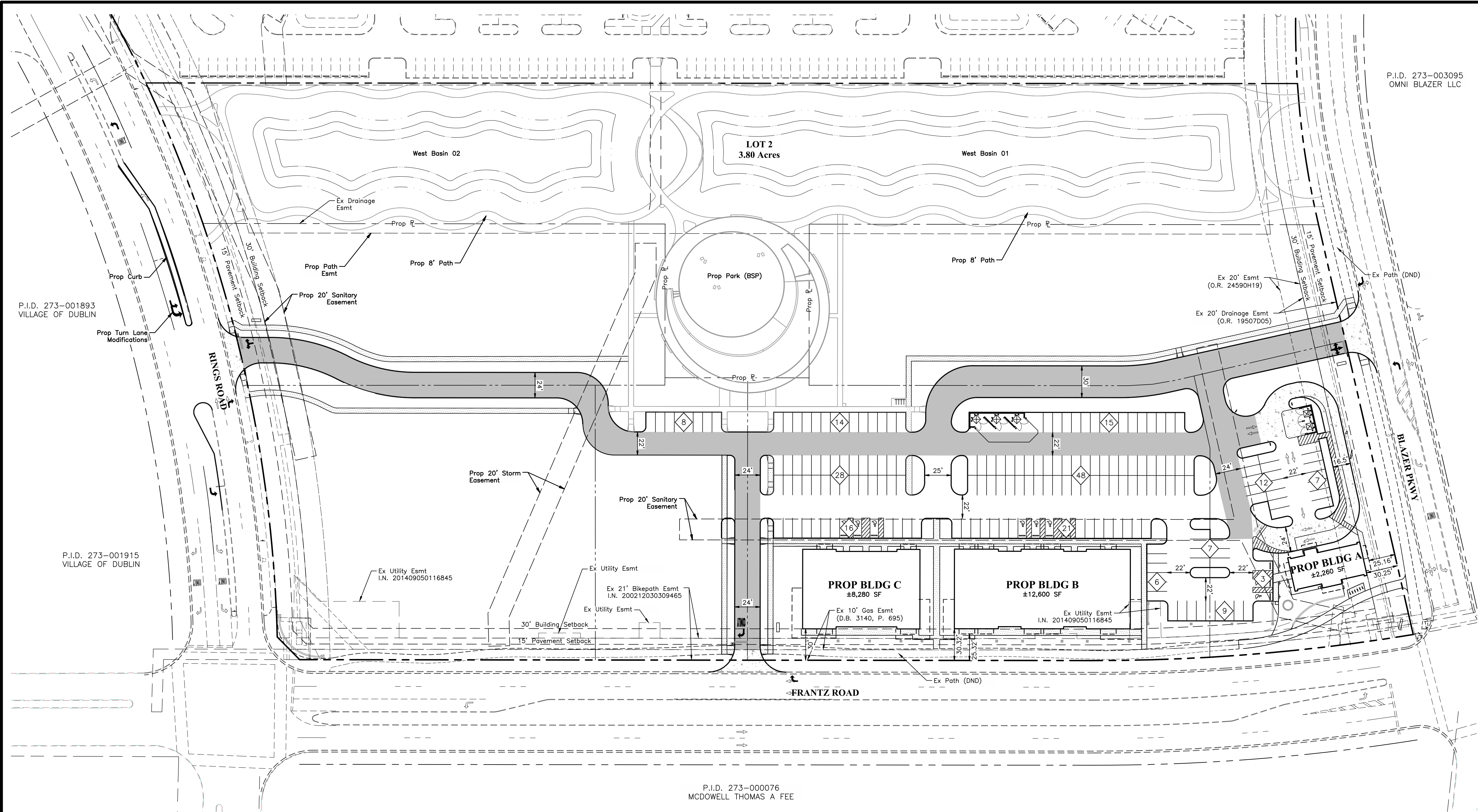
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Development • Leasing • Construction • Sales

Daimler Group
 1533 Lake Shore Dr
 # 100, Columbus, OH
 43204

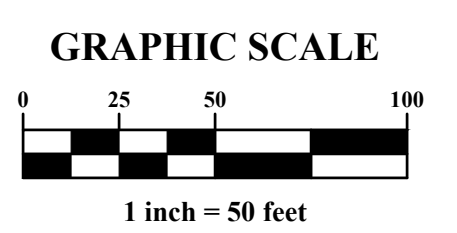
TEAM

EMHT
EMHT ENGINEERING, ARCHITECTURE & PLANNING, INC.
 ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS
 500 New Albany Road, Columbus, OH 43204
 PHONE: 614.277.7500
 WWW.EMHT.COM

- BEAN - ARCHITECTS

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 PODdesign.net

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P.I.D. 273-003095
OMNI BLAZER LLC



P.I.D. 273-001893
VILLAGE OF DUBLIN

P.I.D. 273-001915
VILLAGE OF DUBLIN

P.I.D. 273-000076
MCDOWELL THOMAS A FEE

SITE DATA	
Total Retail.....	23,140 SF
Total Parking Provided.....	194 Spaces
Total Retail Parking Required @ 5/1000 SF.....	116 Spaces

SITE DENSITY	
Total Site.....	421,190 SF (9.67 Ac)
Lot Coverage.....	66.4%

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BEAN-ARCHITECTS

EMHT
EMHT GROUP, INC.
Engineers • Architects • Planners • Scientists
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emht.com

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100, Columbus, OH
43204

DAIMLER
Development • Leasing • Construction • Sales

PROJECT NAME
The Corners - Phase 1 Retail
Frantz Road
Dublin, Ohio

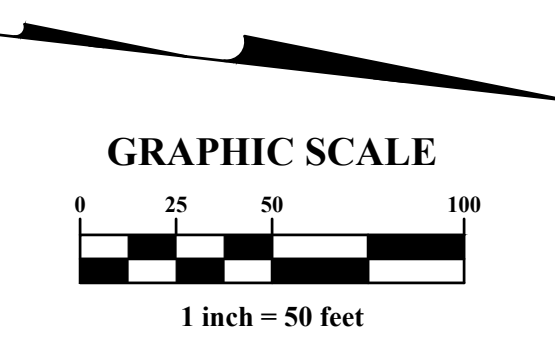
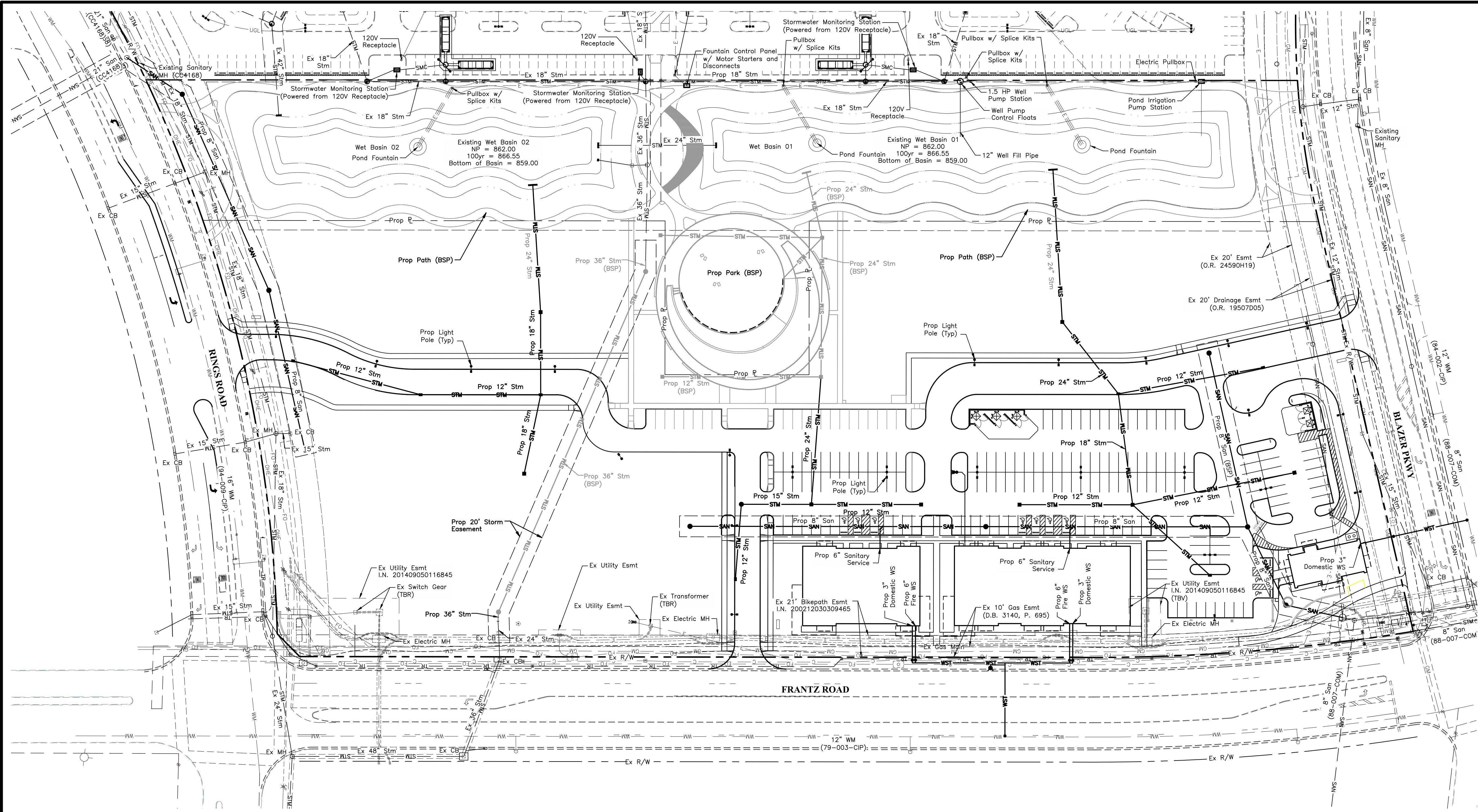
PROJECT INFO
Project #: 20190873
By: NV/NF
Date: 06/26/2020

SHEET TITLE
Site Plan

SHEET NUMBER

C5

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LEGEND

Existing

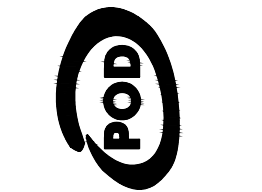
- WM — Water Main
- DWS — Domestic Water Service
- STM — Storm Sewer
- SAN — Sanitary Sewer
- EDB — Electric Duct Bank
- CDB — Communication Duct Bank
- GM — Gas Main
- GS — Gas Service Line
- UGL — Underground Lighting
- Storm Inlet
- ⊕ Fire Hydrant
- Street Light
- ⊠ Communications Pedestal
- Manhole
- ⊙ Water Valve
- ⊠ Transformer
- ⊠ Electrical Fixture
- ⊠ Traffic Sign

LEGEND

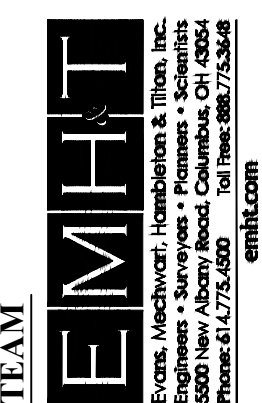
Proposed

- WM — Water Main
- DWS — Domestic Water Service
- STM — Storm Sewer
- SAN — Sanitary Sewer
- SAS — Sanitary Sewer Service
- EDB — Electric Duct Bank
- CDB — Communications Duct Bank
- GM — Gas Main
- Clean Out
- Storm Inlet
- Manhole
- Headwall
- ⊠ YD = Area Drain
- ⊙ Water Valve
- Site Light

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 1533 Lake Shore Dr
 # 100, Columbus, OH
 43204

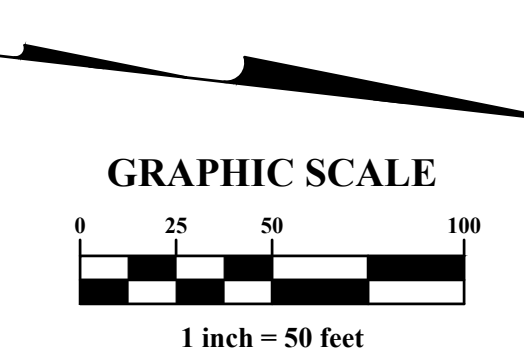
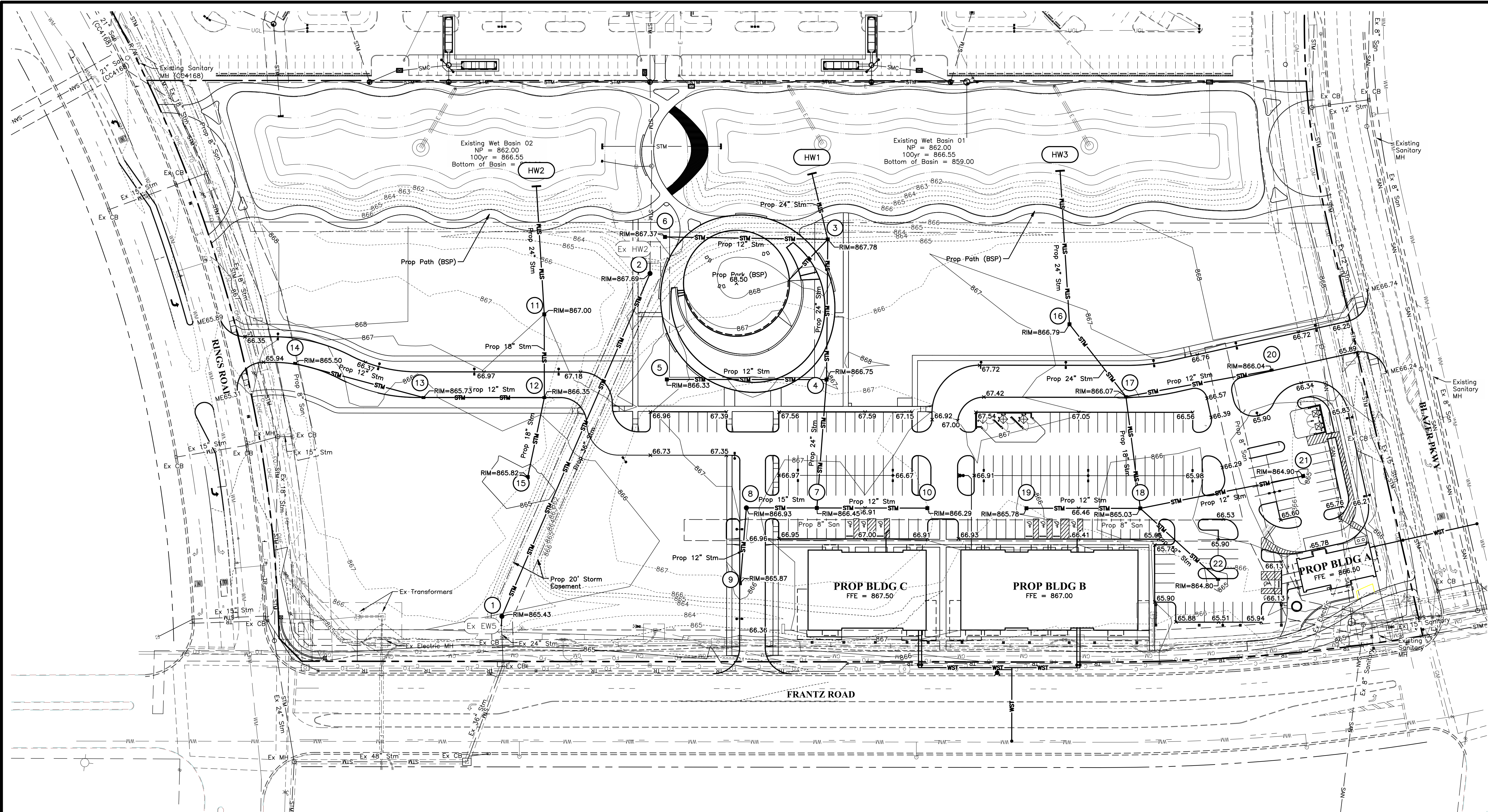
PROJECT NAME
 The Corners - Phase 1 Retail
 Frantz Road
 Dublin, Ohio

PROJECT INFO
 Project #: 20190873
 By: NV/NF
 Date:
 06/26/2020

SHEET TITLE
 Utility Plan

SHEET NUMBER
C6

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LEGEND
Existing

- | | | | | | |
|-----|-------------------------|---|-------------------------|---|--------------------|
| WM | Water Main | □ | Storm Inlet | ○ | Manhole |
| DWS | Domestic Water Service | ⊕ | Fire Hydrant | ⊙ | Water Valve |
| STM | Storm Sewer | ○ | Street Light | □ | Transformer |
| SAN | Sanitary Sewer | □ | Communications Pedestal | □ | Electrical Fixture |
| EDB | Electric Duct Bank | ⚡ | Traffic Sign | | |
| CDB | Communication Duct Bank | | | | |
| GM | Gas Main | | | | |
| GS | Gas Service Line | | | | |
| UCL | Underground Lighting | | | | |

LEGEND
Proposed

- | | | | |
|-----|--------------------------|---|-----------------|
| WM | Water Main | ● | Clean Out |
| DWS | Domestic Water Service | ■ | Storm Inlet |
| STM | Storm Sewer | ● | Manhole |
| SAN | Sanitary Sewer | — | Headwall |
| SAS | Sanitary Sewer Service | ■ | YD = Area Drain |
| EDB | Electric Duct Bank | ⊙ | Water Valve |
| CDB | Communications Duct Bank | ■ | Site Light |
| GM | Gas Main | | |
| | Grade Break | | |

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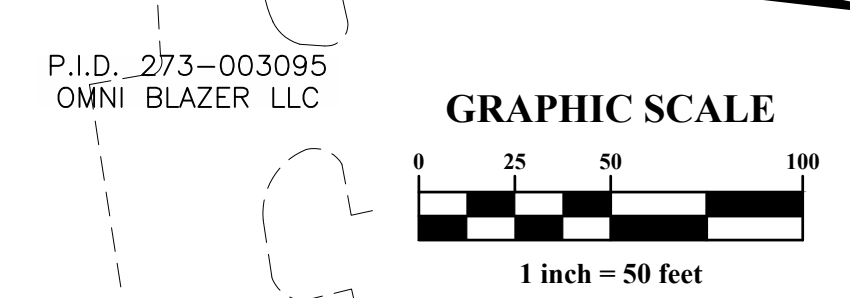
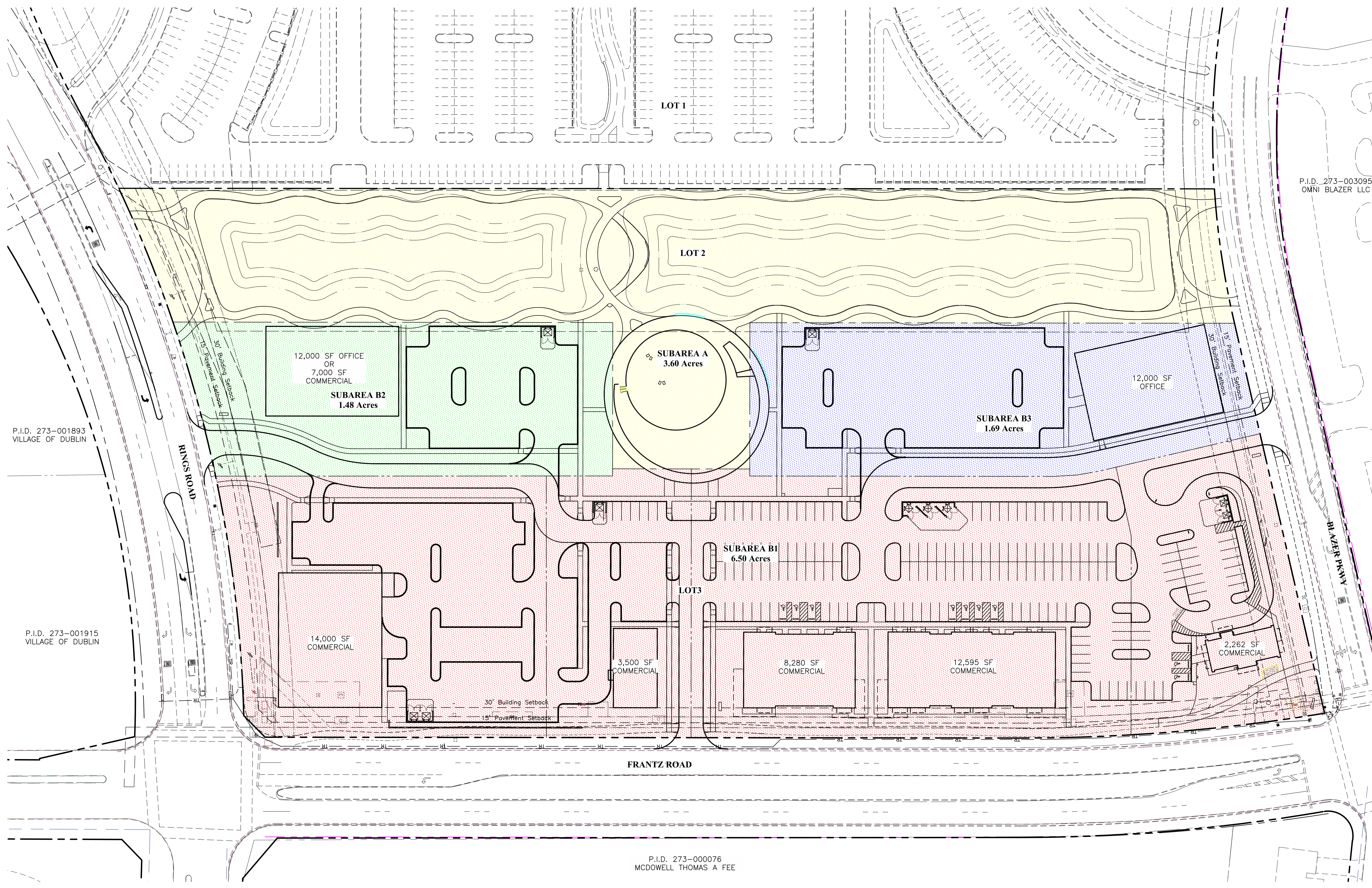
PROJECT NAME
The Corners - Phase 1 Retail
 Frantz Road
 Dublin, Ohio

PROJECT INFO
 Project #: 20190873
 By: NV/NF
 Date:
 06/26/2020

SHEET TITLE
 Grading Plan

SHEET NUMBER
C7

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LEGEND

	Subarea A 3.80 Acres
	Subarea B1 6.50 Acres
	Subarea B2 1.48 Acres
	Subarea B3 1.69 Acres

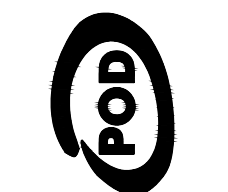
P.I.D. 273-001893
VILLAGE OF DUBLIN

P.I.D. 273-001915
VILLAGE OF DUBLIN

P.I.D. 273-000076
MCDOWELL THOMAS A FEE

P.I.D. 273-003095
OMNI BLAZER LLC

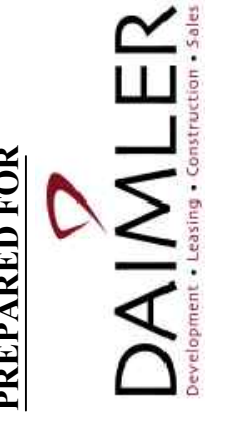
POD Design
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ARCHITECTS



PREPARED FOR
Daimler Group
1533 Lake Shore Dr
100, Columbus, OH
43204



PROJECT NAME
The Corners - Phase 1 Retail
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date: 06/26/2020

SHEET TITLE
Subareas

SHEET NUMBER

C8