

Ayrshire Farms

Dublin, Ohio

DATE: November 19, 2020

Preliminary Development Plan Submittal

PROJECT NO. 19053

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PREPARED FOR

MC Shier Rings LLC
P.O. Box 3001
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PREPARED BY



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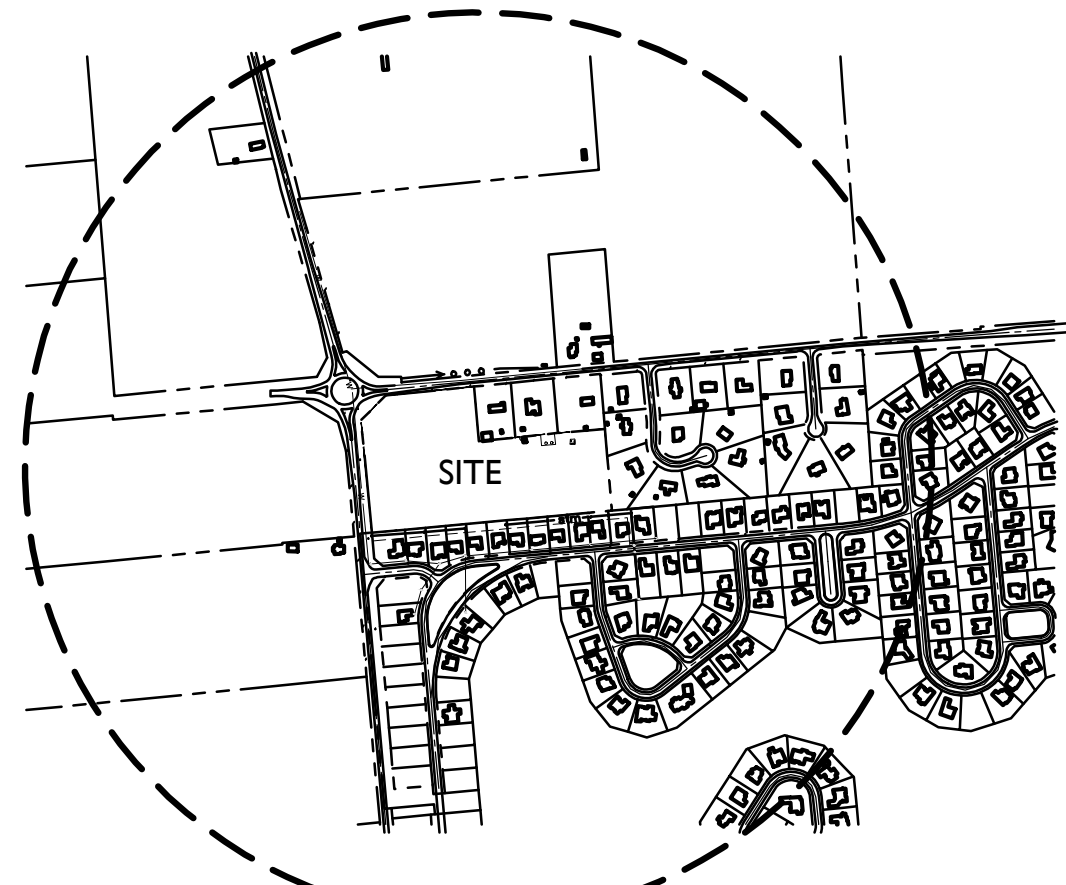
VICINITY MAP



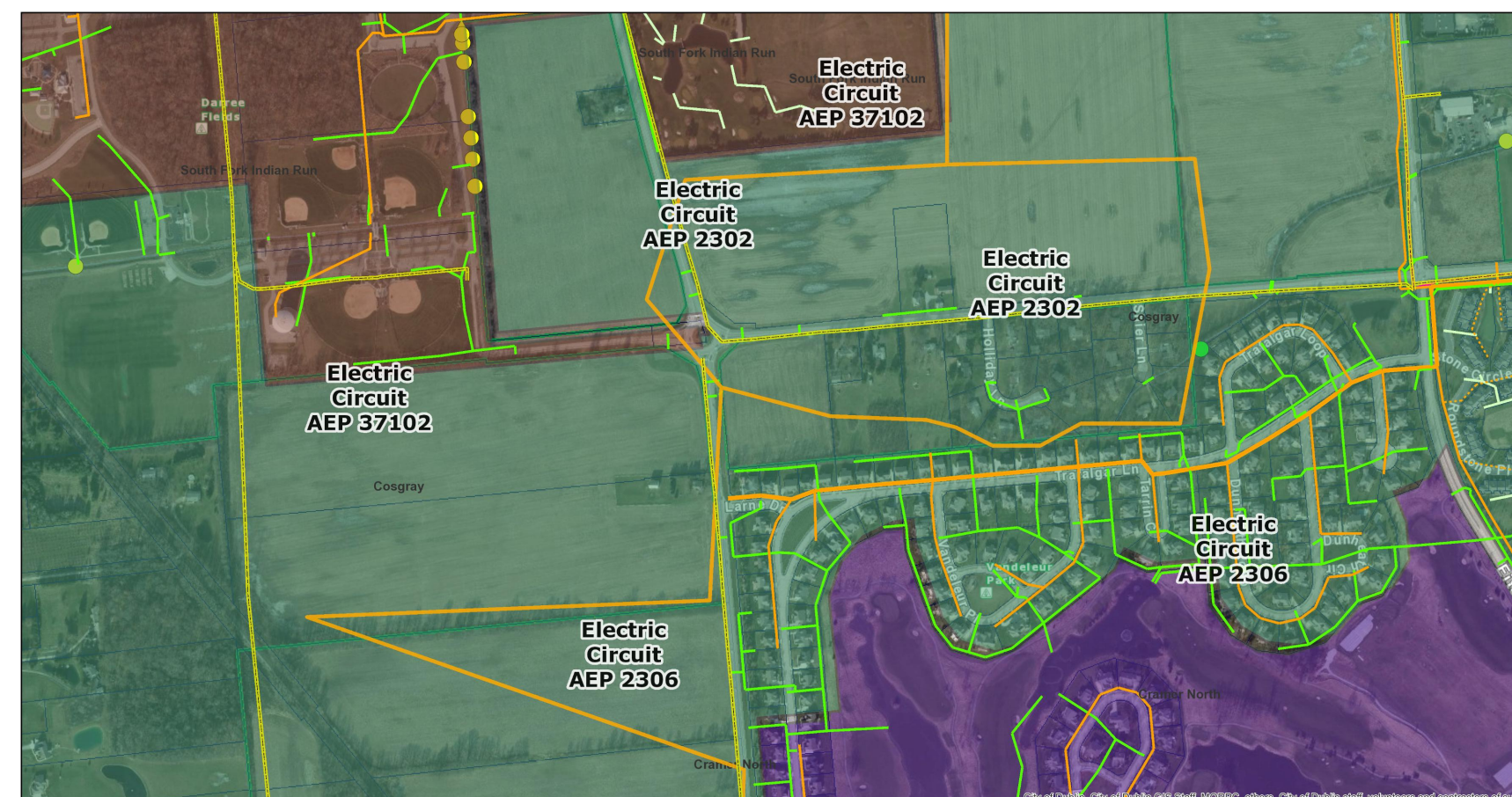
SCALE: 1" = 1000'



20-002-RES



2000' RADIUS



INTERMEDIATE CONTOUR LINE
INDEX CONTOUR LINE

NOTE:
BASE FILES GENERATED FROM
COUNTY AND CITY GIS FILES.

UTILITY PROVIDER NOTE:
ELECTRIC SERVICE - AEP
TELEPHONE SERVICE - AT&T
WATER SERVICE - CITY OF DUBLIN
SANITARY SERVICE - CITY OF DUBLIN
NATURAL GAS - COLUMBIA GAS OF OHIO

DRAINAGE NOTE:
THE SITE IS LOCATED IN THE COSGRAY
CREEK WATERSHED AND GENERALLY DRAINS
FROM NORTHWEST AND SOUTHEAST AWAY
FROM THE CENTER OF THE SITE. THE SITE IS
ENTIRELY OUT OF THE 100-YEAR
FLOODPLAIN

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Scale As Noted

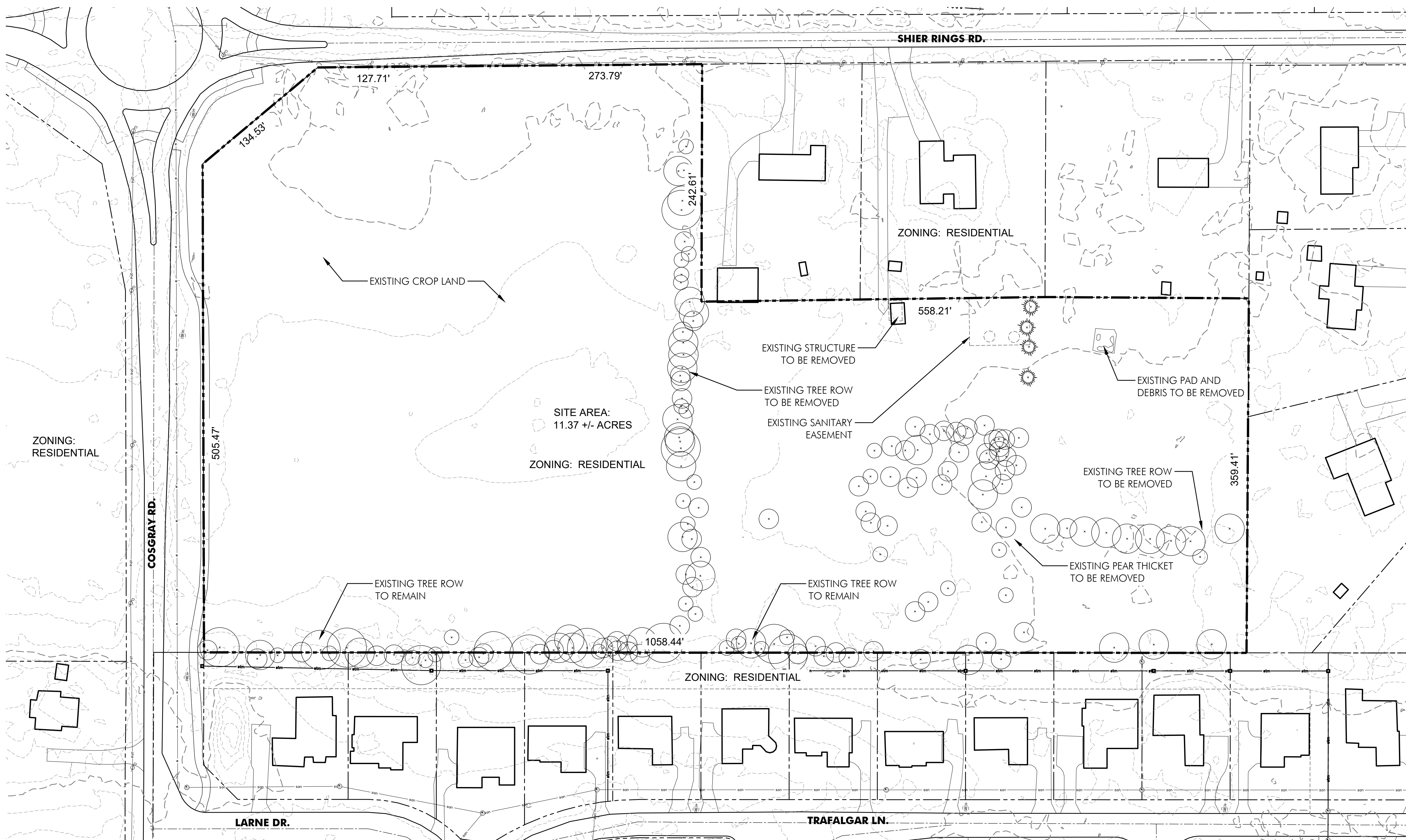
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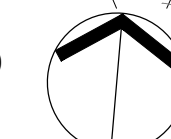
**Existing
Conditions
Plan**

Sheet #

L0.01



Existing Conditions Plan
SCALE: 1" = 60'-0"



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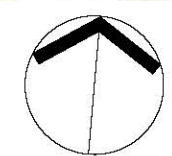
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Sheet Title

Illustrative Site Plan

Sheet #

L0.02



Project Name

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Dublin, Ohio

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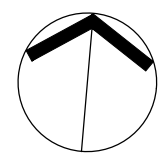
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Sheet Title

Illustrative Site Plan

Sheet #

L0.02





Front Elevation

The Bristol I



Front Elevation

The Bristol II



Rear Elevation

The Bristol I



Rear Elevation

The Bristol II

NOTE:

**ARCHITECTURAL ELEVATIONS ARE CONCEPTUAL ONLY.
FINAL BUILDING ELEVATIONS WILL BE SUPPLIED AS PART
OF INDIVIDUAL HOME OWNER BUILDING PERMIT PROCESS**



Front Elevation

The Aberdeen



Rear Elevation

The Aberdeen



Front Elevation

The Carrick



Rear Elevation

The Carrick



Front Elevation

The Redding

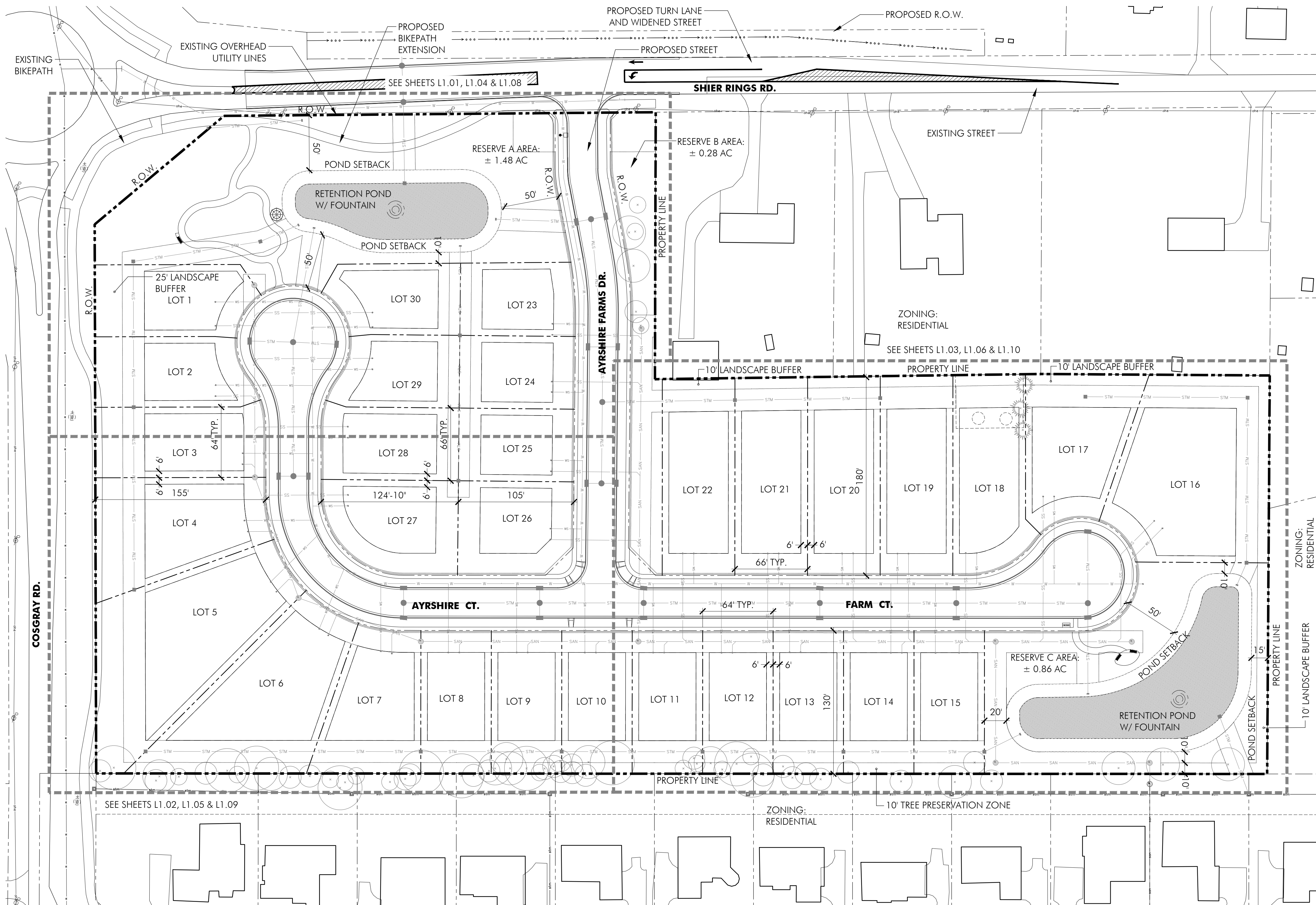


Rear Elevation

The Redding

NOTE:

**ARCHITECTURAL
ELEVATIONS ARE
CONCEPTUAL ONLY.
FINAL BUILDING
ELEVATIONS WILL BE
SUPPLIED AS PART OF
INDIVIDUAL HOME
OWNER BUILDING
PERMIT PROCESS**



LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE

SITE DATA:

| | |
|--|---------------------------------------|
| TOTAL AREA OF SITE | 11.37 AC |
| TOTAL UNITS OVERALL | 30 SINGLE FAMILY HOMES |
| TOTAL GROSS OVERALL DENSITY | +/- 2.63 DU/AC |
| RESERVE AREA A | +/- 1.48 AC |
| RESERVE AREA B | +/- 0.28 AC |
| RESERVE AREA C | +/- 0.86 AC |
| PARKING PROVIDED PER EACH SINGLE FAMILY HOME | MIN. 2 CAR GARAGE + 2 DRIVEWAY SPACES |

POD design

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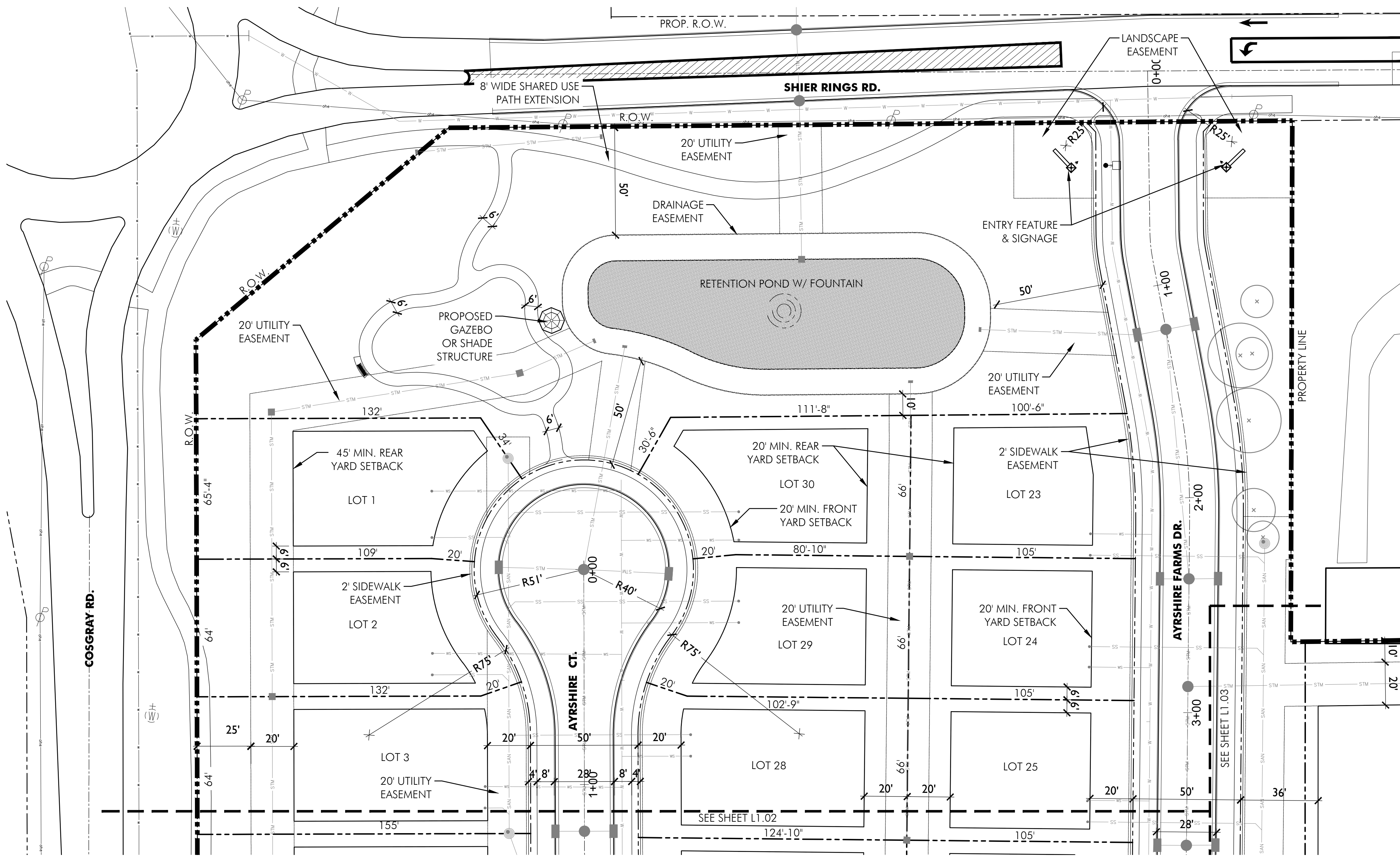
Sheet Title
Preliminary Development Plan

Sheet #
L1.00

Preliminary Development Plan
 SCALE: 1" = 50'-0"

SIGNATURES:

| | |
|---|------------|
| APPLICANT _____ | DATE _____ |
| PLANNING & ZONING COMMISSION SECRETARY, CITY OF DUBLIN, OHIO NAME _____ | DATE _____ |
| PLANNING & ZONING COMMISSION MEETING _____ | ##/##/2020 |
| CITY COUNCIL APPROVAL _____ | DATE _____ |



LEGEND



NOTE: TYPICAL DIMENSIONS ARE TAKEN TO BACK OF CURB PER CITY OF DUBLIN STANDARD DETAILS



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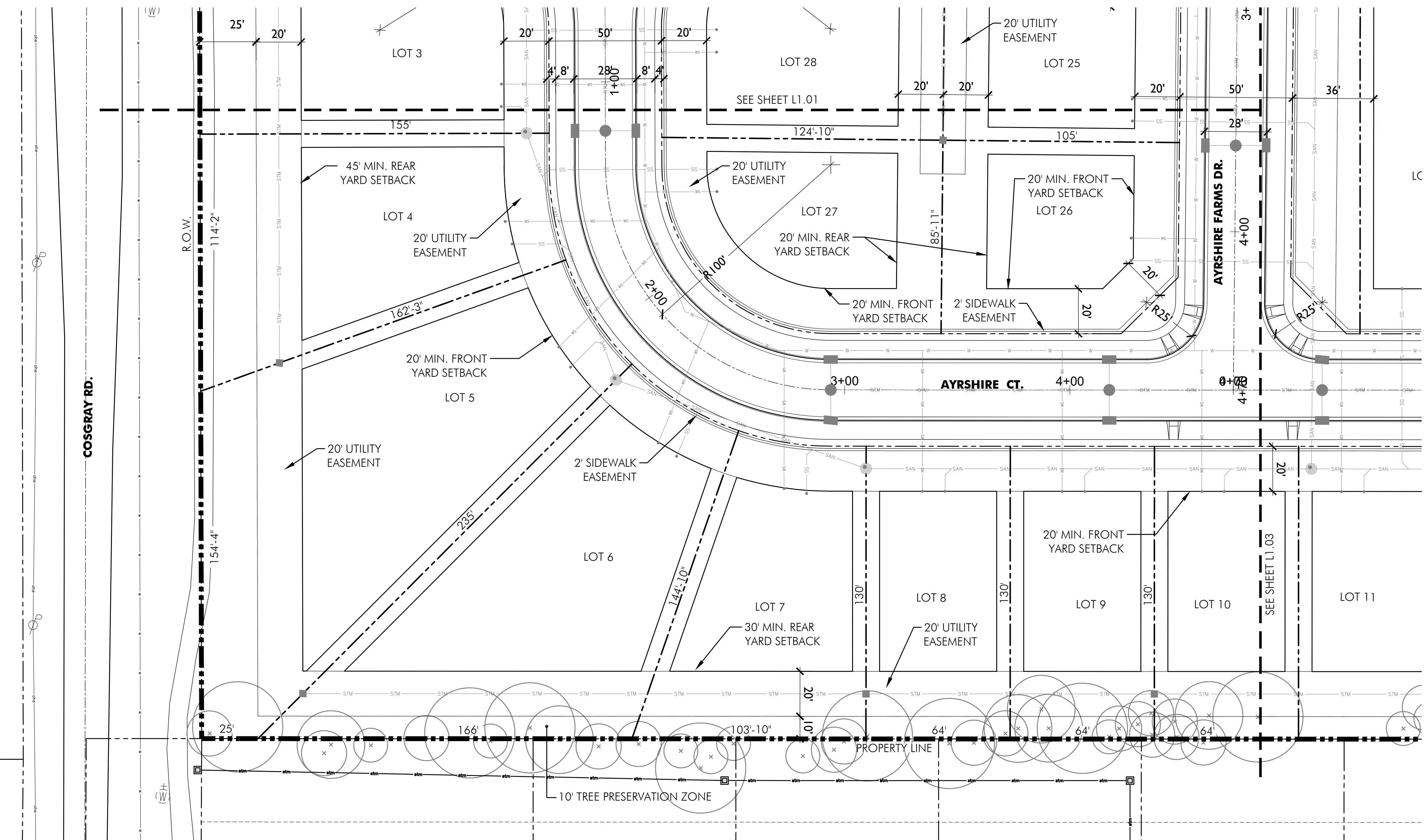
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Sheet Title
Preliminary Development Plan Enlargement NW

Sheet #
L1.01

Preliminary Development Plan Enlargement NW
SCALE: 1" = 30'-0"





LEGEND



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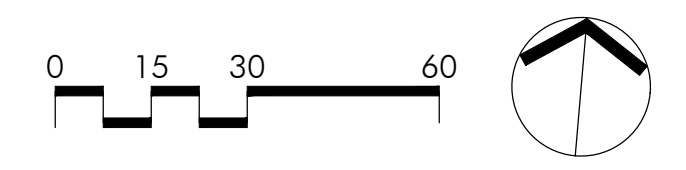
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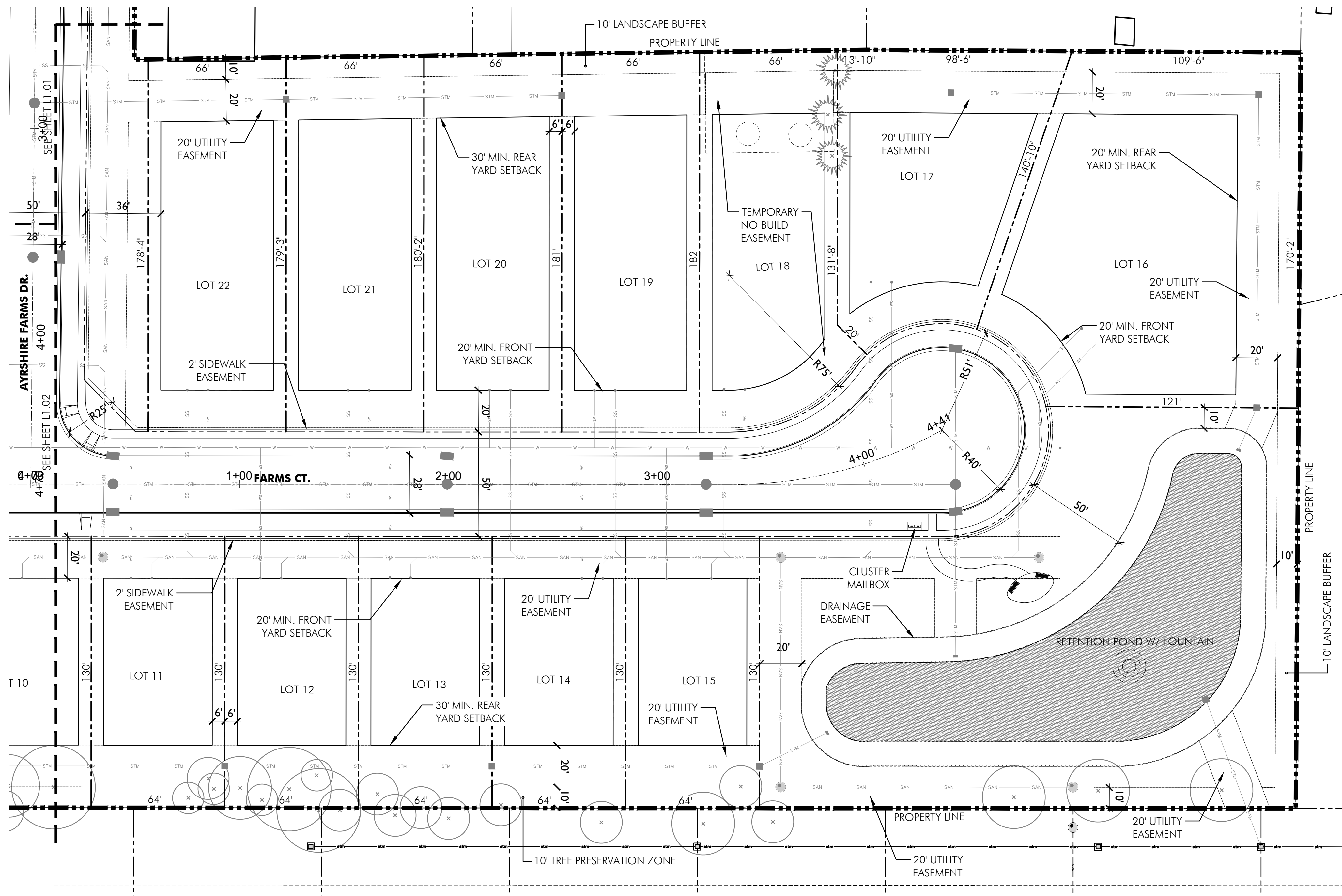
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Sheet Title
Preliminary Development Plan Enlargement SW

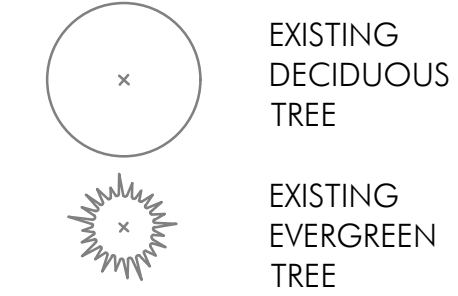
Sheet #
L1.02

Preliminary Development Plan Enlargement SW
SCALE: 1" = 30'-0"





LEGEND



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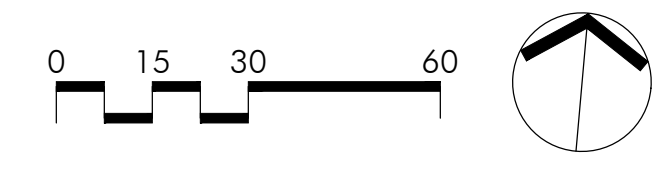
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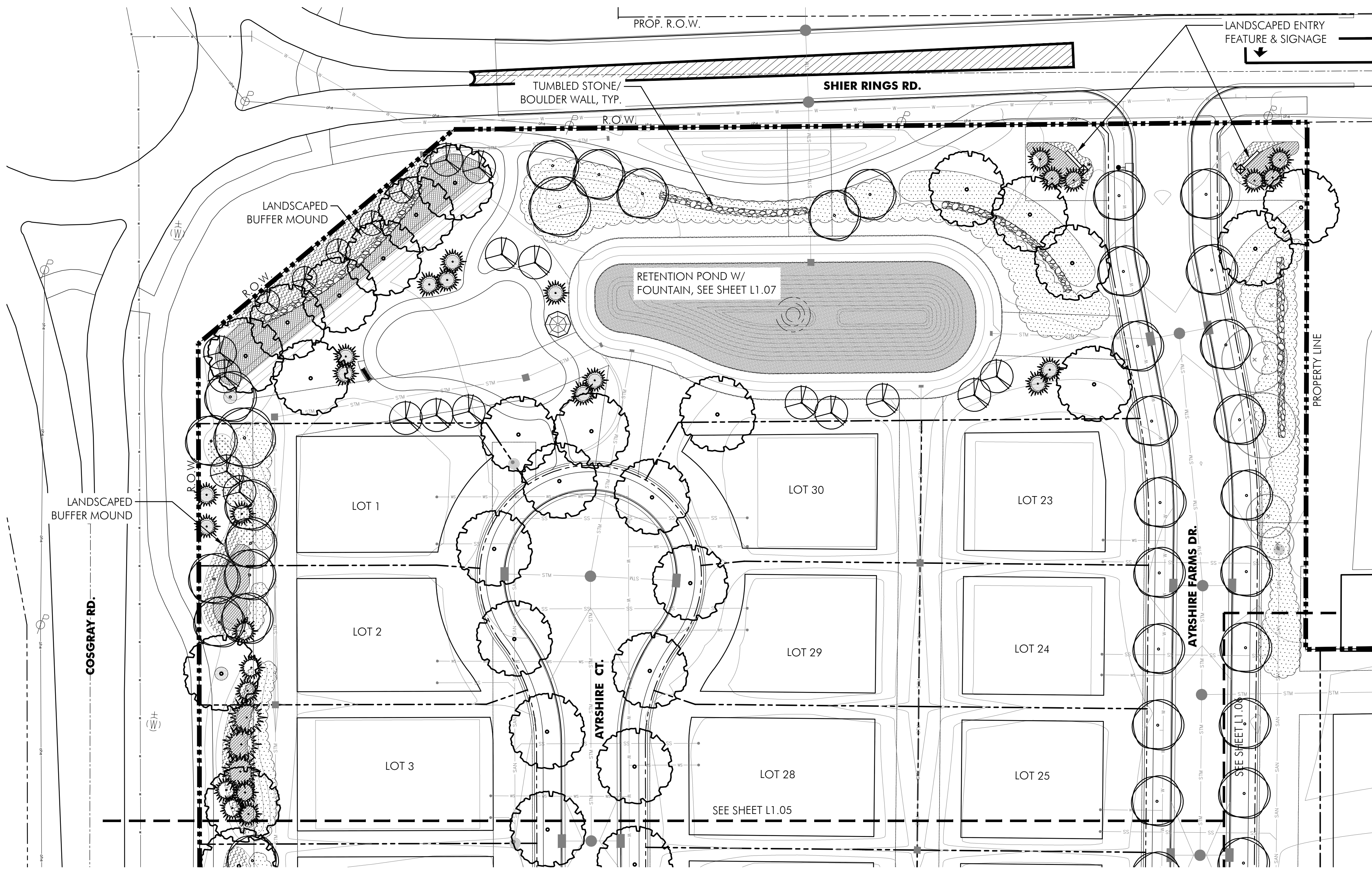
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Preliminary Development Plan Enlargement East
 SCALE: 1" = 30'-0"



Sheet Title
Preliminary Development Plan Enlargement East

Sheet #
L1.03



NOTES:
ALL LOTS WILL COMPLY WITH THE FOLLOWING
MINIMUM LANDSCAPING REQUIREMENTS SECTION
153.133:

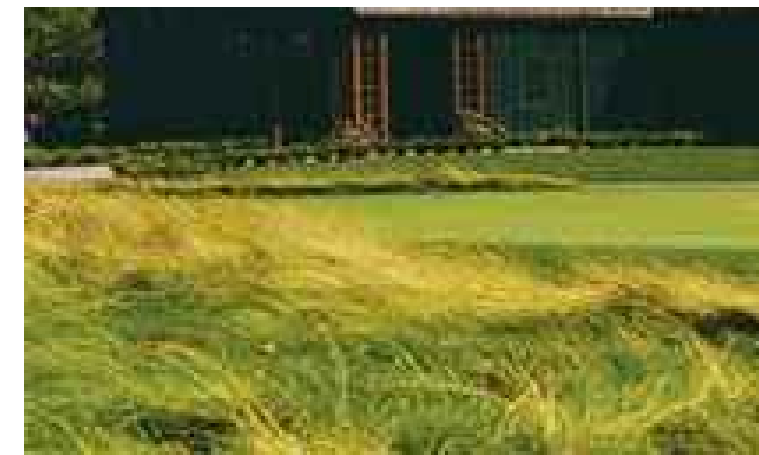
TYPE 1: LOTS UP TO 60' WIDE
1 MEDIUM FRONT YARD TREE PROVIDED

TYPE 2: LOTS 60' TO 91' WIDE
1 LARGE FRONT YARD TREE PROVIDED
1 MEDIUM FRONT YARD TREE PROVIDED

TYPE 3: LOTS 91' WIDE AND UP
2 LARGE FRONT YARD TREE PROVIDED
1 ANY SIZE FRONT YARD TREE PROVIDED



TUMBLER STONE/BOULDER WALL REFERENCE IMAGE



ORNAMENTAL GRASSES REFERENCE IMAGE

LEGEND

- EXISTING DECIDUOUS TREE
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED MEDIUM DECIDUOUS TREE
- PROPOSED SMALL DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED GROUND COVER
- PROPOSED EVERGREEN SHRUBS
- PROPOSED ORNAMENTAL GRASSES

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Sheet Title

**Preliminary
Development
Landscape
Plan NW**

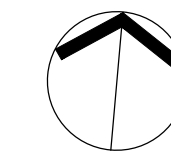
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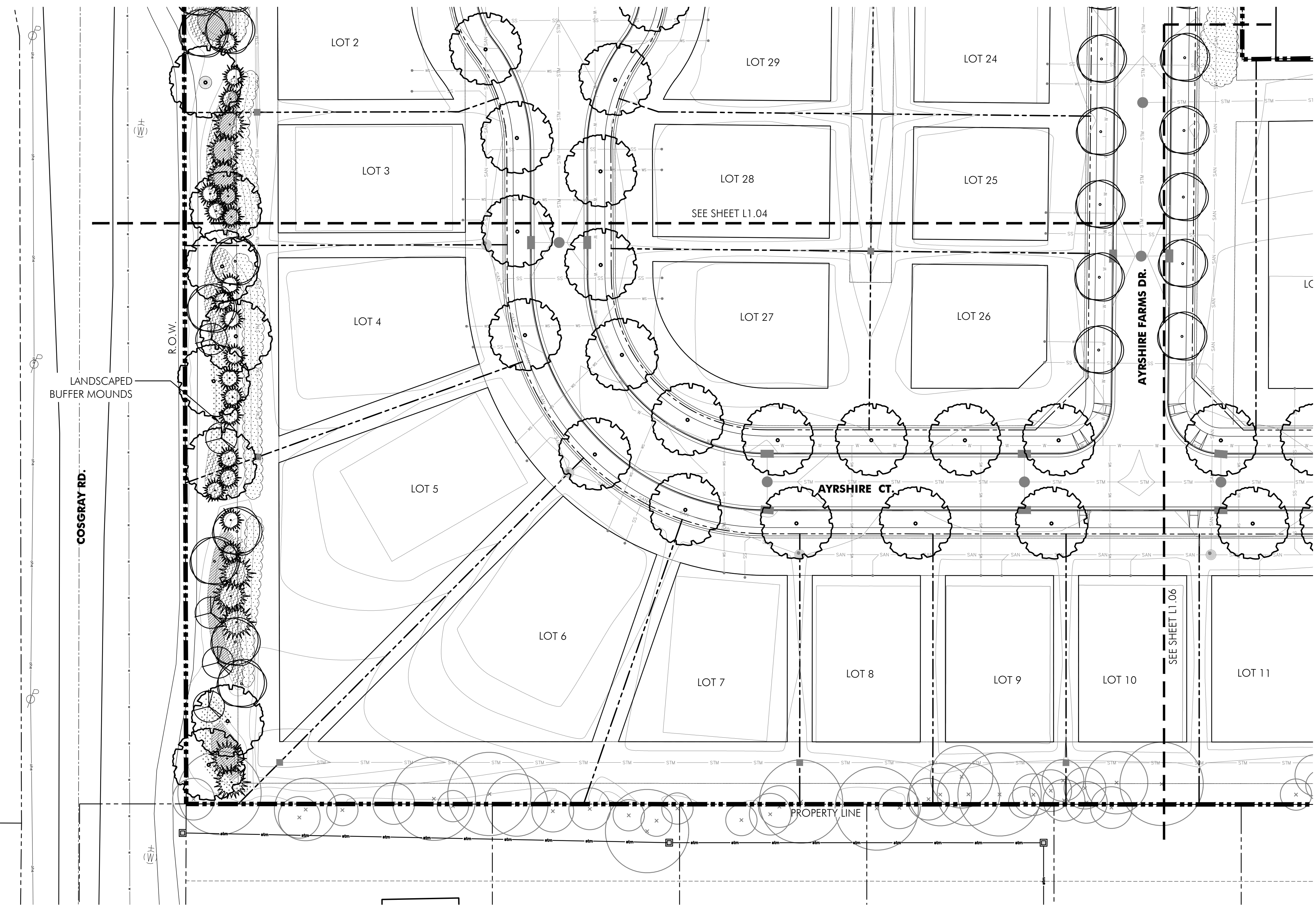
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Preliminary Development Landscape Plan NW

SCALE: 1" = 30'-0"

0 15 30 60






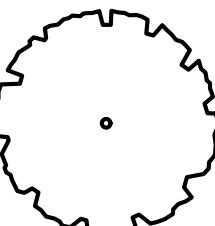
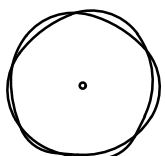

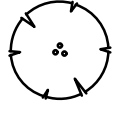
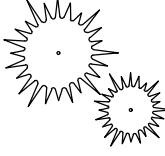
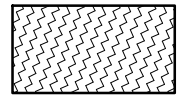
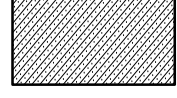
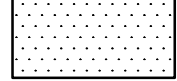
NOTES:
 ALL LOTS WILL COMPLY WITH THE FOLLOWING
 MINIMUM LANDSCAPING REQUIREMENTS SECTION
 153.133:

TYPE 1: LOTS UP TO 60' WIDE
 1 MEDIUM FRONT YARD TREE PROVIDED

TYPE 2: LOTS 60' TO 91' WIDE
 1 LARGE FRONT YARD TREE PROVIDED
 1 MEDIUM FRONT YARD TREE PROVIDED

TYPE 3: LOTS 91' WIDE AND UP
 2 LARGE FRONT YARD TREE PROVIDED
 1 ANY SIZE FRONT YARD TREE PROVIDED

LEGEND

-  EXISTING DECIDUOUS TREE
-  PROPOSED LARGE DECIDUOUS TREE
-  PROPOSED MEDIUM DECIDUOUS TREE
-  PROPOSED SMALL DECIDUOUS TREE
-  PROPOSED ORNAMENTAL TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED GROUND COVER
-  PROPOSED EVERGREEN SHRUBS
-  PROPOSED ORNAMENTAL GRASSES

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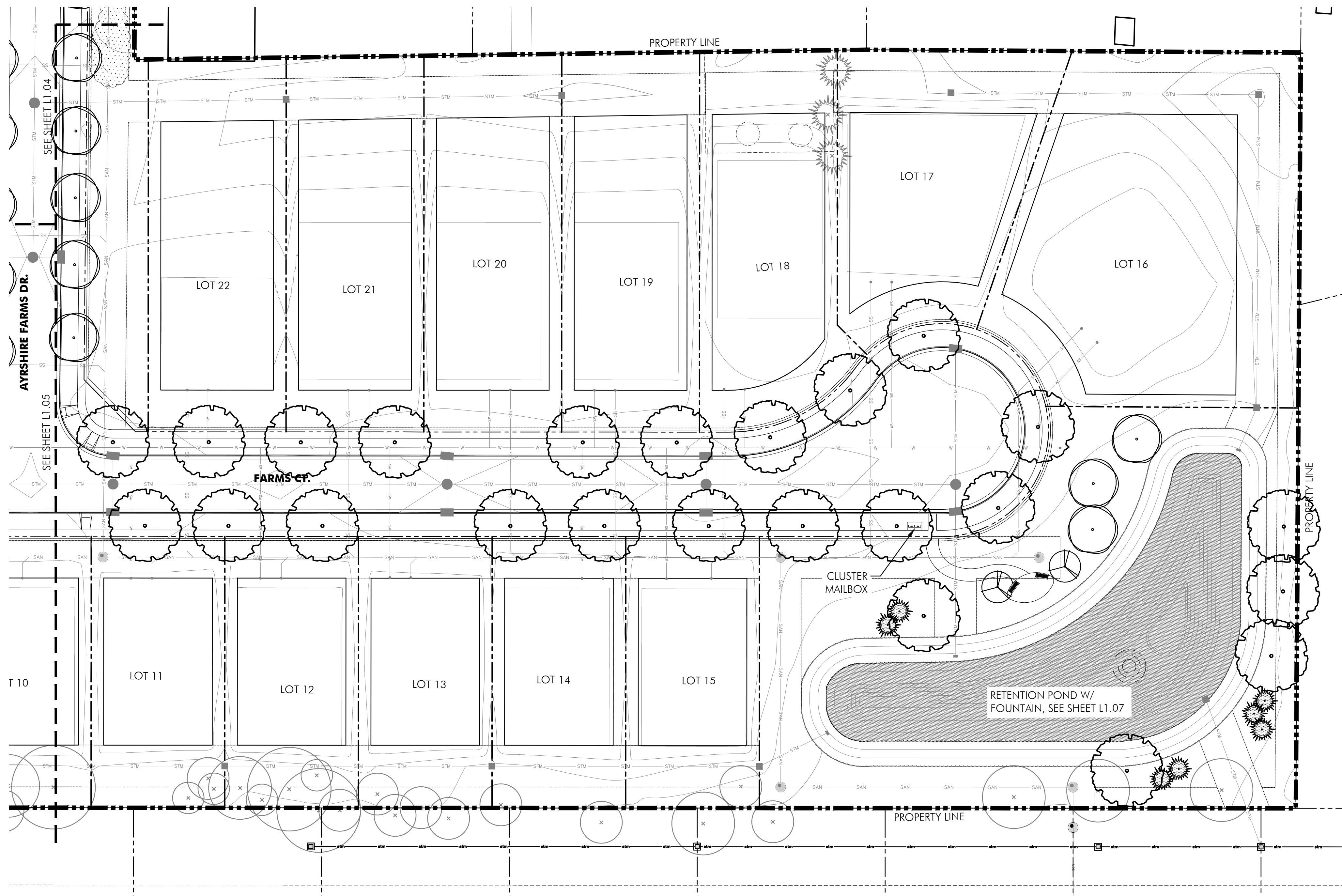
Sheet Title

**Preliminary
 Development
 Landscape
 Plan SW**

Sheet #

L1.05

Preliminary Development Landscape Plan SW
 SCALE: 1" = 30'-0"



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TYPE 3: LOTS 91' WIDE AND UP
 2 LARGE FRONT YARD TREE PROVIDED
 1 ANY SIZE FRONT YARD TREE PROVIDED

- LEGEND**
- EXISTING DECIDUOUS TREE
 - EXISTING EVERGREEN TREE
 - PROPOSED LARGE DECIDUOUS TREE
 - PROPOSED MEDIUM DECIDUOUS TREE
 - PROPOSED SMALL DECIDUOUS TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED GROUND COVER
 - PROPOSED EVERGREEN SHRUBS
 - PROPOSED ORNAMENTAL GRASSES



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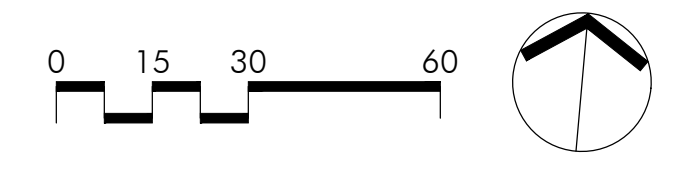
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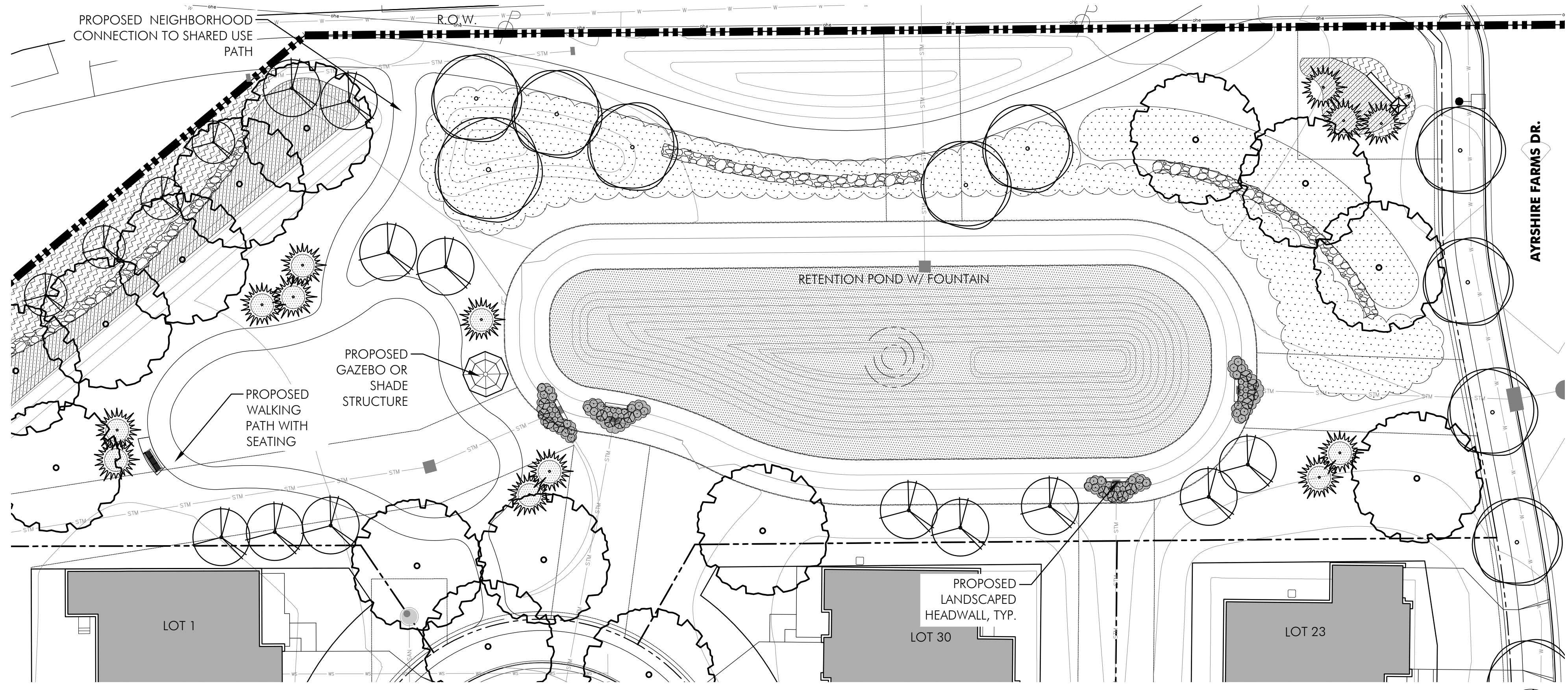
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Preliminary Development Landscape Plan East
 SCALE: 1" = 30'-0"

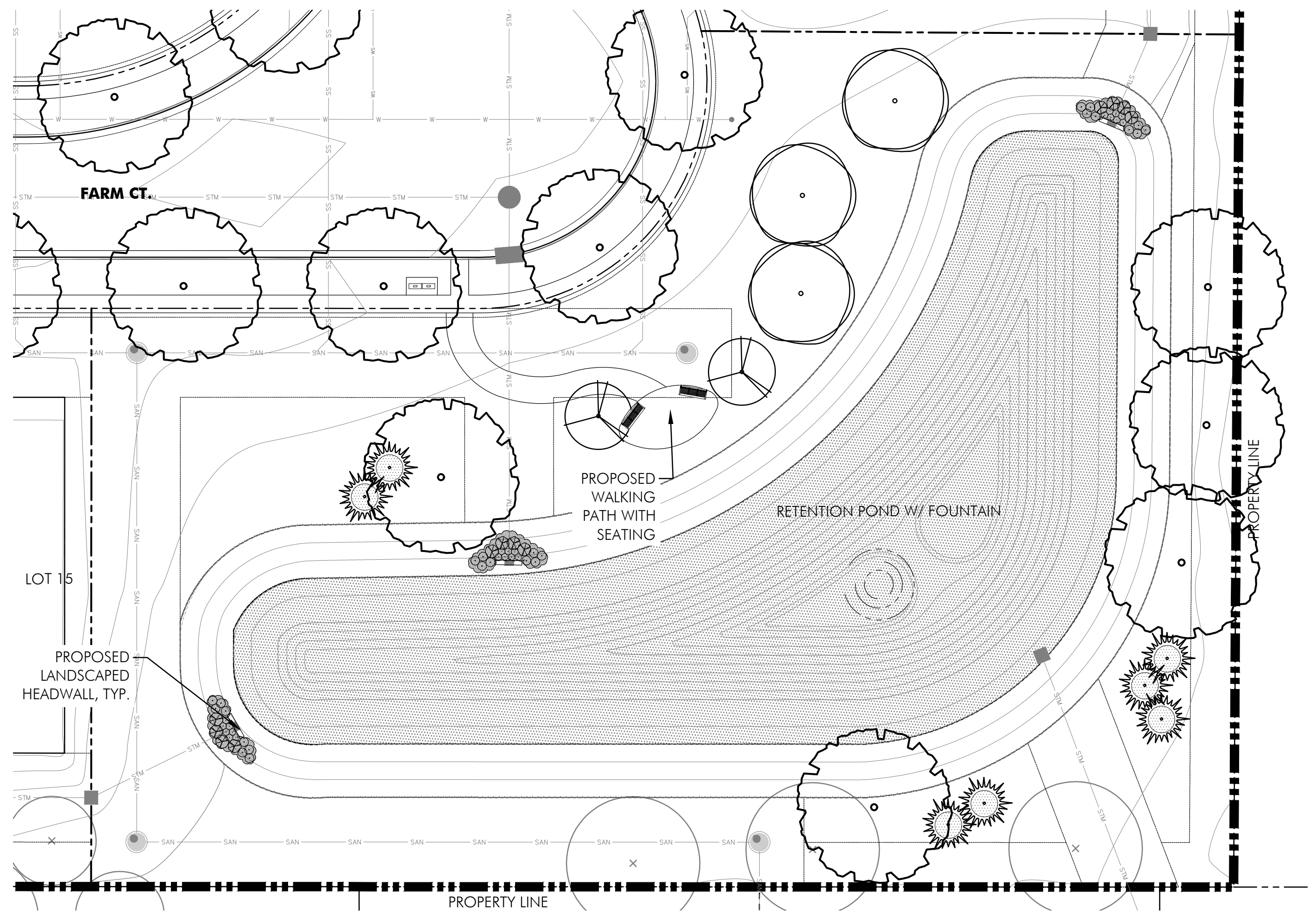


Sheet Title
Preliminary Development Landscape Plan East

Sheet #
L1.06



Entry Pond & Open Space Layout Plan
SCALE: 1" = 20'-0"



East Pond Layout Plan
SCALE: 1" = 20'-0"



Stone Boulder Landscaping Reference Image



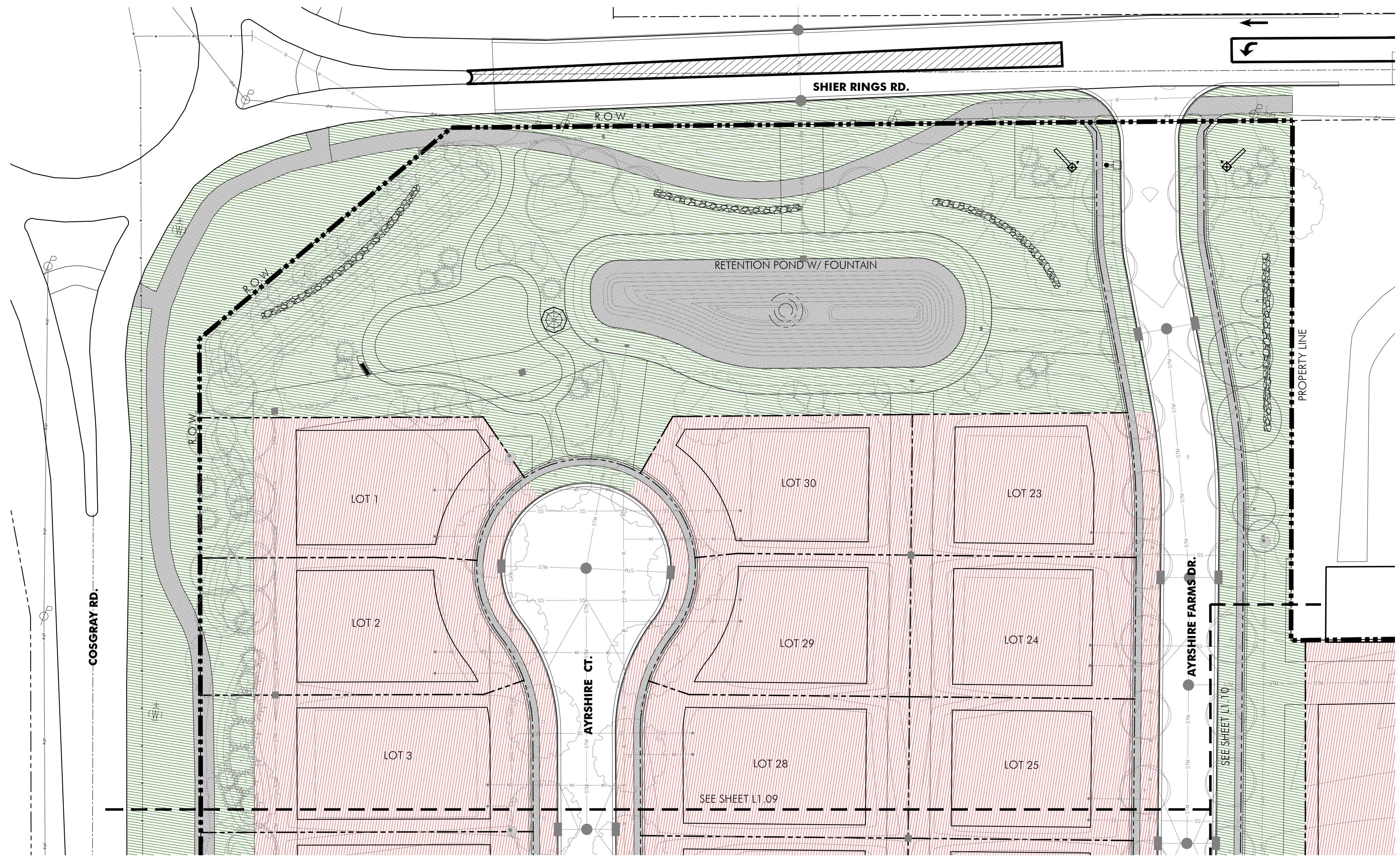
Stone Boulder Wall w/ Plantings Reference Image



Stone Boulder Planting Bed Reference Image

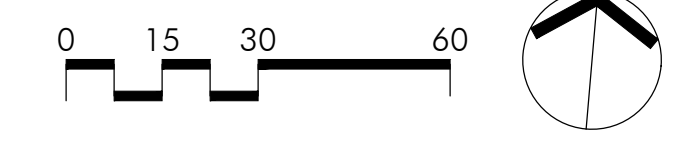


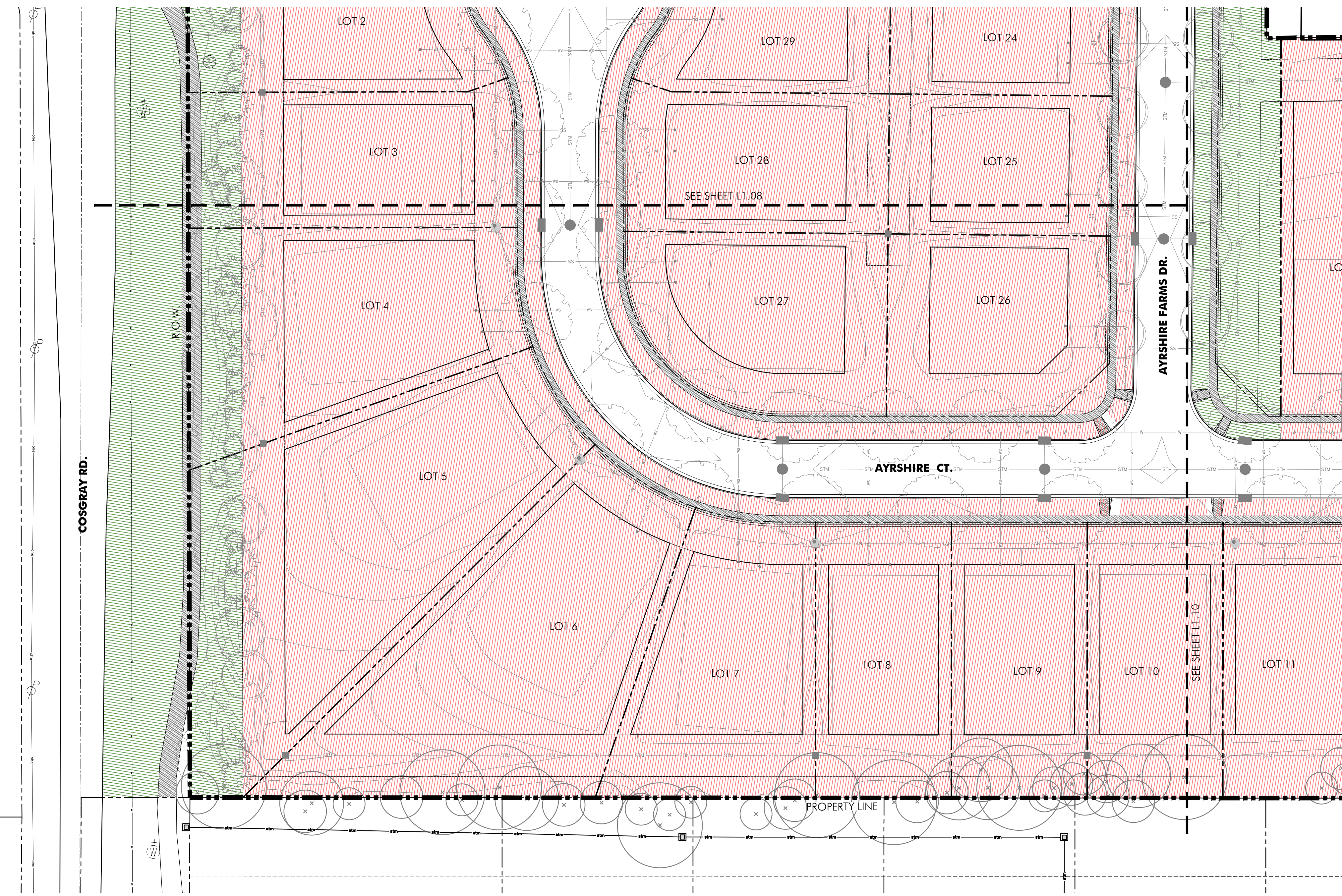
Pond Fountain Reference Image



- LEGEND**
- EXISTING DECIDUOUS TREE
 - PROPOSED LARGE DECIDUOUS TREE
 - PROPOSED MEDIUM DECIDUOUS TREE
 - PROPOSED SMALL DECIDUOUS TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - INDIVIDUAL HOME OWNER MAINTENANCE AREA
 - HOA MAINTENANCE AREA
 - CITY MAINTENANCE AREA

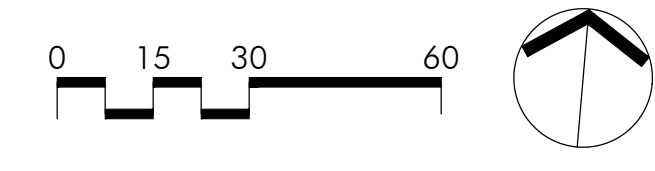
Maintenance Responsibility Plan NW
SCALE: 1" = 30'-0"

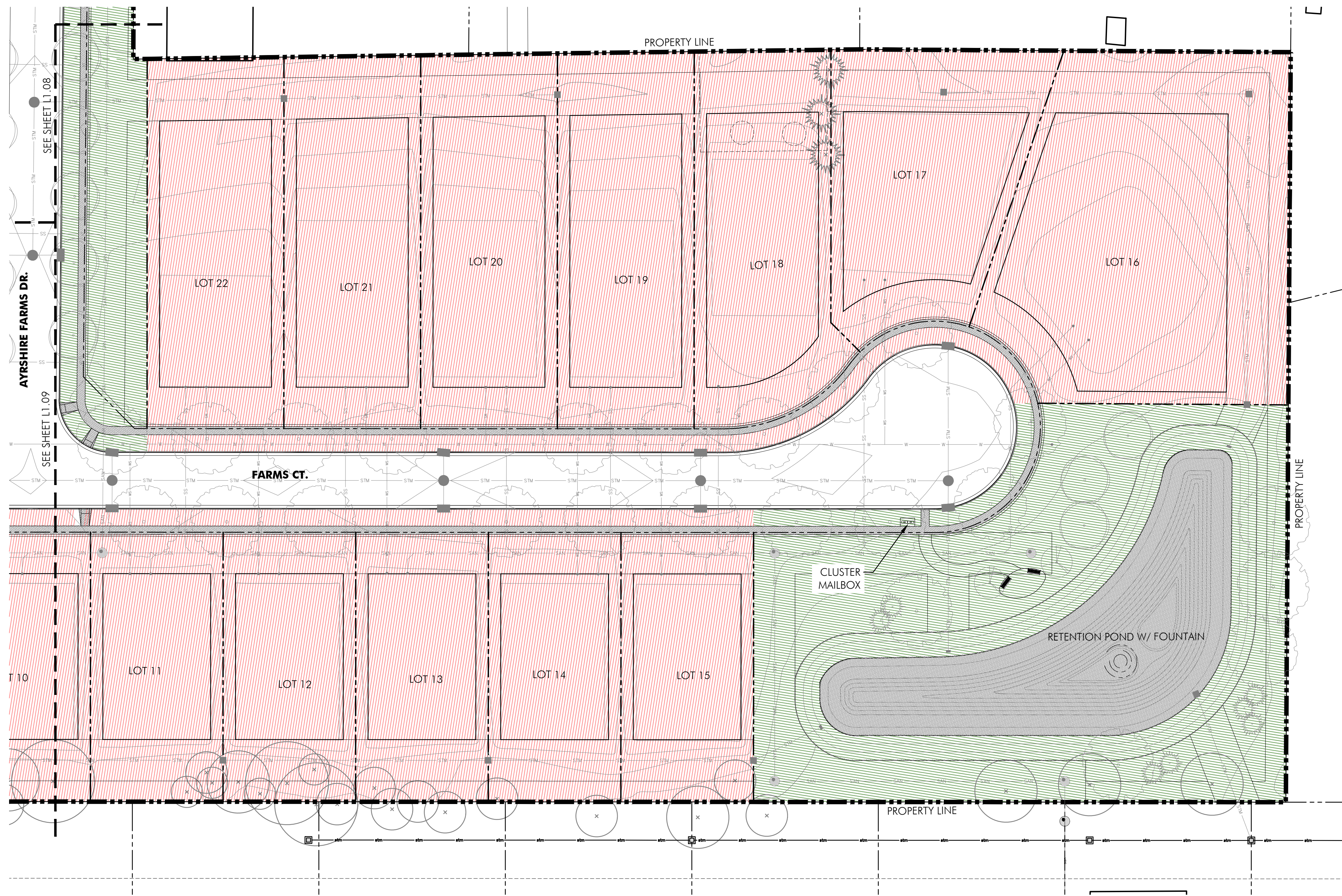




- LEGEND**
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 - PROPOSED MEDIUM DECIDUOUS TREE
 - PROPOSED SMALL DECIDUOUS TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - INDIVIDUAL HOME OWNER MAINTENANCE AREA
 - HOA MAINTENANCE AREA
 - CITY MAINTENANCE AREA

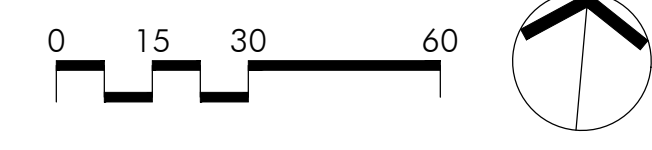
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SCALE: 1" = 30'-0"

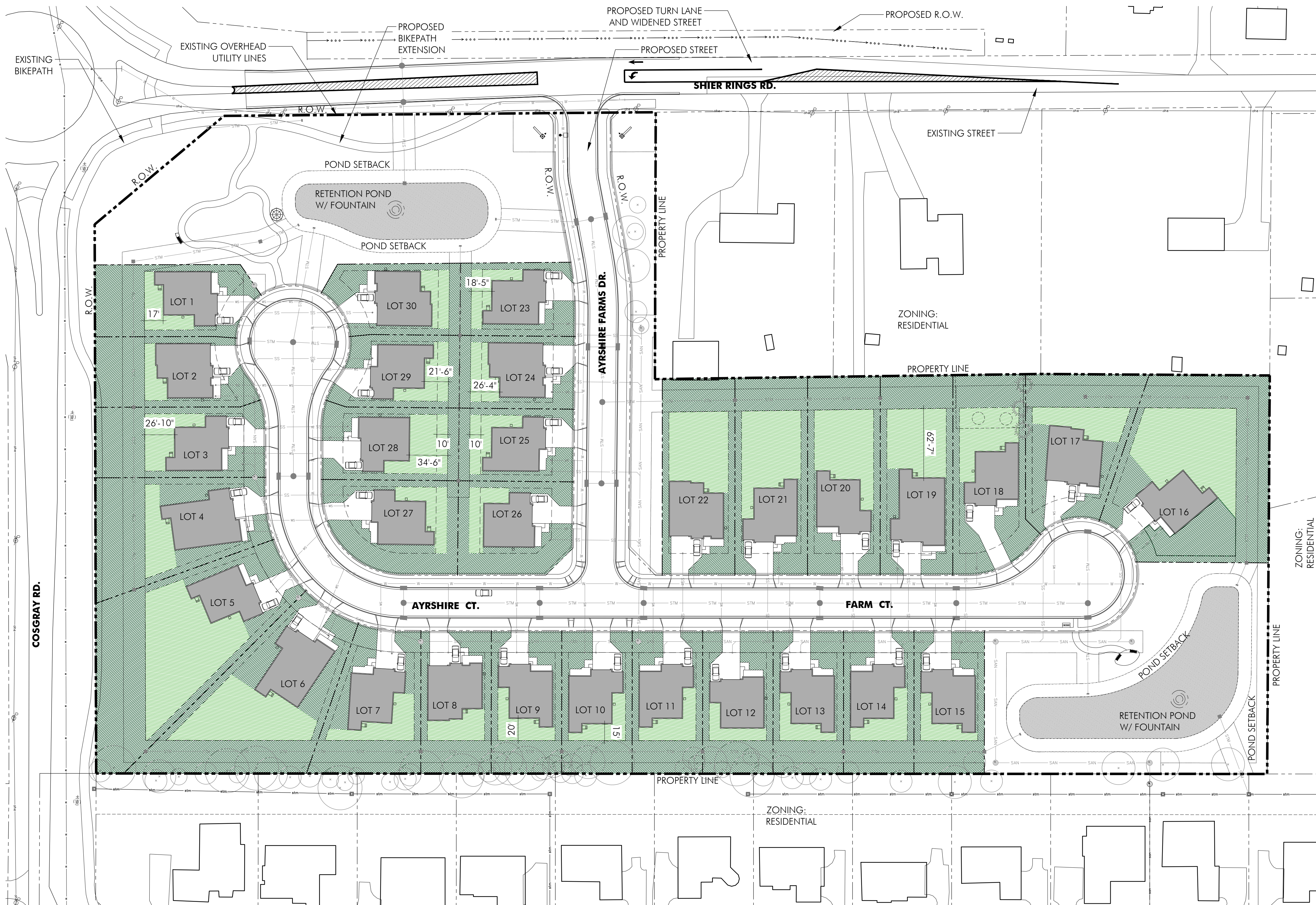




- LEGEND**
- EXISTING DECIDUOUS TREE
 - EXISTING EVERGREEN TREE
 - PROPOSED LARGE DECIDUOUS TREE
 - PROPOSED MEDIUM DECIDUOUS TREE
 - PROPOSED SMALL DECIDUOUS TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - INDIVIDUAL HOME OWNER MAINTENANCE AREA
 - HOA MAINTENANCE AREA
 - CITY MAINTENANCE AREA

Maintenance Responsibility Plan East
SCALE: 1" = 30'-0"





- LEGEND**
- EXISTING DECIDUOUS TREE
 - EXISTING EVERGREEN TREE
 - INDIVIDUAL HOME OWNER EXTERIOR AMENITY AREA (I.E. STRUCTURES, WALLS, HARDSCAPE)
 - INDIVIDUAL HOME OWNER EXTERIOR GREEN SPACE AREA (I.E. TREES, SHRUBS, OTHER LANDSCAPING)



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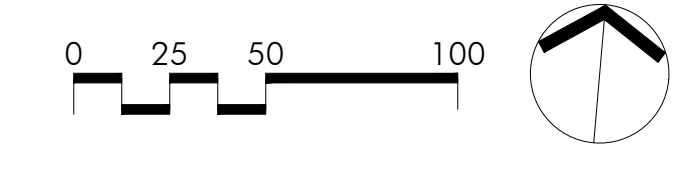
Revisions

Sheet Title
Conceptual Home Development Plan

Sheet #

L2.00

Conceptual Home Development Plan
 SCALE: 1" = 50'-0"



NOTE:
 HOUSE FOOTPRINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL HOUSE CONFIGURATION/PLACEMENT SHALL BE DETERMINED BY DEVELOPER AND IN CONFORMANCE WITH THE APPROVED DEVELOPMENT TEXT SET FORTH WITHIN THE PROJECT SUBMITTAL.

EVALUATION OF EXISTING TREES

| ID # | Species | Common Name | Size | Condition | Status |
|------|--------------------------|----------------|------|-----------|--------|
| 7625 | <i>Crataegus species</i> | hawthorn | 15 | Fair | B |
| 7626 | <i>Pyrus calleryana</i> | flowering pear | 7 | Fair | B |
| 7627 | <i>Juglans nigra</i> | black walnut | 20 | Good | B |
| 7628 | <i>Juglans nigra</i> | black walnut | 15 | Fair | B |
| 7629 | <i>Juglans nigra</i> | black walnut | 18 | Good | B |
| 7630 | <i>Juglans nigra</i> | black walnut | 20 | Fair | B |
| 7631 | <i>Juglans nigra</i> | black walnut | 19 | Good | B |
| 7632 | <i>Juglans nigra</i> | black walnut | 14 | Good | B |
| 7633 | <i>Juglans nigra</i> | black walnut | 13 | Good | B |
| 7634 | <i>Juglans nigra</i> | black walnut | 15 | Good | B |
| 7635 | <i>Malus species</i> | crabapple | 20 | Fair | A |
| 7636 | <i>Pyrus calleryana</i> | flowering pear | 21 | Fair | A |
| 7637 | <i>Malus species</i> | crabapple | 18 | Poor | A |
| 7638 | <i>Malus species</i> | crabapple | 10 | Poor | A |
| 7639 | <i>Morus species</i> | mulberry | 16 | Fair | A |
| 7640 | <i>Juglans nigra</i> | black walnut | 8 | Excellent | A |
| 7641 | <i>Juglans nigra</i> | black walnut | 9 | Good | A |
| 7642 | <i>Picea abies</i> | Norway spruce | 16 | Good | A |
| 7643 | <i>Pinus strobus</i> | white pine | 17 | Good | A |
| 7644 | <i>Picea abies</i> | Norway spruce | 11 | Good | A |
| 7645 | <i>Picea abies</i> | Norway spruce | 9 | Good | B |
| 7646 | <i>Juglans nigra</i> | black walnut | 8 | Excellent | A |
| 7647 | <i>Juglans nigra</i> | black walnut | 12 | Good | A |
| 7648 | <i>Juglans nigra</i> | black walnut | 11 | Good | A |
| 7649 | <i>Prunus serotina</i> | black cherry | 9 | Good | A |
| 7650 | <i>Prunus serotina</i> | black cherry | 8 | Fair | A |
| 7651 | <i>Prunus serotina</i> | black cherry | 27 | Fair | A* |
| 7652 | <i>Prunus serotina</i> | black cherry | 7 | Poor | A |
| 7653 | <i>Acer saccharinum</i> | silver maple | 85 | Fair | A* |
| 7654 | <i>Acer negundo</i> | boxelder | 6 | Fair | A |
| 7655 | <i>Prunus serotina</i> | black cherry | 15 | Very Poor | A |
| 7656 | <i>Juglans nigra</i> | black walnut | 6 | Fair | A |

| | | | | | |
|------|-------------------------|----------------|----|------|----|
| 7657 | <i>Prunus serotina</i> | black cherry | 11 | Fair | A |
| 7658 | <i>Juglans nigra</i> | black walnut | 6 | Fair | A |
| 7659 | <i>Pyrus calleryana</i> | flowering pear | 9 | Fair | A* |
| 7660 | <i>Pyrus calleryana</i> | flowering pear | 12 | Fair | B* |
| 7661 | <i>Pyrus calleryana</i> | flowering pear | 14 | Fair | B* |
| 7662 | <i>Pyrus calleryana</i> | flowering pear | 10 | Fair | B* |
| 7663 | <i>Pyrus calleryana</i> | flowering pear | 11 | Fair | B* |
| 7664 | <i>Pyrus calleryana</i> | flowering pear | 11 | Fair | B* |
| 7665 | <i>Pyrus calleryana</i> | flowering pear | 8 | Fair | B* |
| 7666 | <i>Pyrus calleryana</i> | flowering pear | 6 | Fair | B* |
| 7667 | <i>Pyrus calleryana</i> | flowering pear | 7 | Fair | B* |
| 7668 | <i>Pyrus calleryana</i> | flowering pear | 7 | Fair | B* |
| 7669 | <i>Pyrus calleryana</i> | flowering pear | 13 | Fair | B* |
| 7670 | <i>Pyrus calleryana</i> | flowering pear | 11 | Fair | B* |
| 7671 | <i>Pyrus calleryana</i> | flowering pear | 18 | Fair | B* |
| 7672 | <i>Pyrus calleryana</i> | flowering pear | 16 | Fair | B* |
| 7673 | <i>Pyrus calleryana</i> | flowering pear | 9 | Fair | B* |
| 7674 | <i>Pyrus calleryana</i> | flowering pear | 10 | Fair | B* |
| 7675 | <i>Pyrus calleryana</i> | flowering pear | 11 | Fair | B* |
| 7676 | <i>Pyrus calleryana</i> | flowering pear | 10 | Fair | B* |
| 7677 | <i>Pyrus calleryana</i> | flowering pear | 9 | Fair | B* |
| 7678 | <i>Pyrus calleryana</i> | flowering pear | 8 | Fair | B* |
| 7679 | <i>Pyrus calleryana</i> | flowering pear | 9 | Fair | B* |
| 7680 | <i>Pyrus calleryana</i> | flowering pear | 12 | Poor | B* |
| 7681 | <i>Pyrus calleryana</i> | flowering pear | 9 | Fair | B* |
| 7682 | <i>Pyrus calleryana</i> | flowering pear | 12 | Fair | B* |
| 7683 | <i>Pyrus calleryana</i> | flowering pear | 11 | Fair | B* |
| 7684 | <i>Pyrus calleryana</i> | flowering pear | 10 | Fair | B* |
| 7685 | <i>Pyrus calleryana</i> | flowering pear | 10 | Fair | B* |
| 7686 | <i>Pyrus calleryana</i> | flowering pear | 11 | Fair | B* |
| 7687 | <i>Pyrus calleryana</i> | flowering pear | 9 | Fair | B* |
| 7688 | <i>Pyrus calleryana</i> | flowering pear | 6 | Fair | B |
| 7689 | <i>Pyrus calleryana</i> | flowering pear | 11 | Fair | B* |

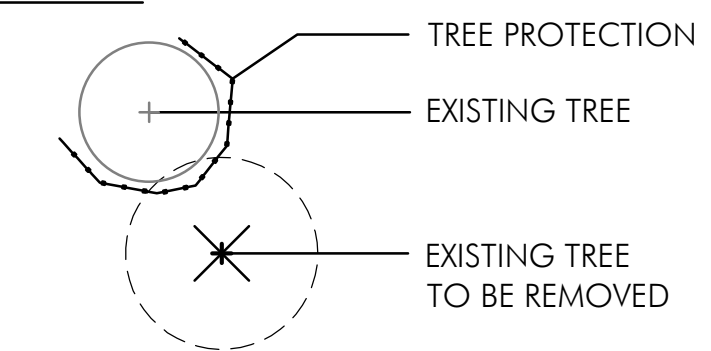
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|------|----------------------------|----------------|----|------|----|
| 7690 | <i>Pyrus calleryana</i> | flowering pear | 13 | Fair | B* |
| 7691 | <i>Pyrus calleryana</i> | flowering pear | 18 | Fair | B* |
| 7692 | <i>Pyrus calleryana</i> | flowering pear | 11 | Fair | B* |
| 7693 | <i>Pyrus calleryana</i> | flowering pear | 11 | Fair | B* |
| 7694 | <i>Pyrus calleryana</i> | flowering pear | 12 | Fair | B* |
| 7695 | <i>Pyrus calleryana</i> | flowering pear | 11 | Fair | B* |
| 7696 | <i>Pyrus calleryana</i> | flowering pear | 8 | Fair | B* |
| 7697 | <i>Pyrus calleryana</i> | flowering pear | 7 | Fair | B* |
| 7698 | <i>Pyrus calleryana</i> | flowering pear | 9 | Fair | B* |
| 7699 | <i>Pyrus calleryana</i> | flowering pear | 8 | Fair | B* |
| 7700 | <i>Pyrus calleryana</i> | flowering pear | 9 | Fair | B* |
| 7701 | <i>Pyrus calleryana</i> | flowering pear | 10 | Fair | B* |
| 7702 | <i>Pyrus calleryana</i> | flowering pear | 7 | Fair | B* |
| 7703 | <i>Pyrus calleryana</i> | flowering pear | 8 | Fair | B* |
| 7704 | <i>Pyrus calleryana</i> | flowering pear | 10 | Fair | B* |
| 7705 | <i>Pyrus calleryana</i> | flowering pear | 7 | Fair | B* |
| 7706 | <i>Celtis occidentalis</i> | hackberry | 8 | Poor | B |
| 7707 | <i>Juglans nigra</i> | black walnut | 7 | Good | A |
| 7708 | <i>Acer saccharinum</i> | silver maple | 16 | Fair | A |
| 7709 | <i>Juglans nigra</i> | black walnut | 6 | Fair | A |
| 7710 | <i>Acer saccharum</i> | sugar maple | 16 | Fair | A |
| 7711 | <i>Fraxinus americana</i> | white ash | 26 | Dead | B |
| 7712 | <i>Quercus palustris</i> | pin oak | 12 | Good | B |
| 7713 | <i>Juglans nigra</i> | black walnut | 6 | Fair | B |
| 7714 | <i>Acer saccharinum</i> | silver maple | 6 | Good | A |
| 7715 | <i>Acer saccharinum</i> | silver maple | 6 | Good | A |
| 7716 | <i>Acer saccharinum</i> | silver maple | 6 | Good | A |
| 7717 | <i>Acer saccharinum</i> | silver maple | 16 | Fair | B* |
| 7718 | <i>Acer saccharinum</i> | silver maple | 17 | Fair | B* |
| 7719 | <i>Acer saccharinum</i> | silver maple | 8 | Poor | B |
| 7720 | <i>Morus species</i> | mulberry | 8 | Fair | B |
| 7721 | <i>Pyrus calleryana</i> | flowering pear | 14 | Fair | B |
| 7722 | <i>Morus species</i> | mulberry | 15 | Fair | B* |

| | | | | | |
|------|----------------------------|----------------|----|-----------|----|
| 7723 | <i>Morus species</i> | mulberry | 17 | Fair | B* |
| 7724 | <i>Acer saccharinum</i> | silver maple | 8 | Poor | B |
| 7725 | <i>Acer saccharinum</i> | silver maple | 13 | Fair | B |
| 7726 | <i>Pyrus calleryana</i> | flowering pear | 12 | Poor | B |
| 7727 | <i>Morus species</i> | mulberry | 7 | Fair | B |
| 7728 | <i>Morus species</i> | mulberry | 6 | Poor | B |
| 7729 | <i>Morus species</i> | mulberry | 14 | Fair | B |
| 7730 | <i>Pyrus calleryana</i> | flowering pear | 18 | Fair | B |
| 7731 | <i>Morus species</i> | mulberry | 17 | Fair | B |
| 7732 | <i>Acer saccharinum</i> | silver maple | 32 | Poor | B* |
| 7733 | <i>Pyrus calleryana</i> | flowering pear | 14 | Fair | B |
| 7734 | <i>Morus species</i> | mulberry | 6 | Good | B |
| 7735 | <i>Juglans nigra</i> | black walnut | 6 | Excellent | B |
| 7736 | <i>Morus species</i> | mulberry | 8 | Fair | B |
| 7737 | <i>Malus species</i> | crabapple | 6 | Fair | B |
| 7738 | <i>Acer saccharinum</i> | silver maple | 14 | Fair | B |
| 7739 | <i>Pyrus calleryana</i> | flowering pear | 8 | Poor | B |
| 7740 | <i>Juglans nigra</i> | black walnut | 8 | Good | B |
| 7741 | <i>Morus species</i> | mulberry | 17 | Fair | B* |
| 7742 | <i>Malus species</i> | crabapple | 10 | Fair | B* |
| 7743 | <i>Morus species</i> | mulberry | 8 | Good | B |
| 7744 | <i>Prunus serotina</i> | black cherry | 7 | Fair | B |
| 7745 | <i>Pyrus calleryana</i> | flowering pear | 6 | Fair | B |
| 7746 | <i>Pyrus calleryana</i> | flowering pear | 10 | Fair | B |
| 7747 | <i>Prunus serotina</i> | black cherry | 43 | Very Poor | A* |
| 7748 | <i>Prunus serotina</i> | black cherry | 15 | Poor | A |
| 7749 | <i>Prunus serotina</i> | black cherry | 9 | Fair | A |
| 7750 | <i>Prunus serotina</i> | black cherry | 12 | Fair | A |
| 7751 | <i>Celtis occidentalis</i> | hackberry | 8 | Good | A |
| 7752 | <i>Celtis occidentalis</i> | hackberry | 8 | Fair | A |
| 7753 | <i>Celtis occidentalis</i> | hackberry | 8 | Fair | A |
| 7754 | <i>Celtis occidentalis</i> | hackberry | 9 | Good | A |
| 7755 | <i>Celtis occidentalis</i> | hackberry | 8 | Good | A |

| | | | | | |
|------|----------------------------|----------------|----|-----------|----|
| 7756 | <i>Celtis occidentalis</i> | hackberry | 7 | Fair | A |
| 7757 | <i>Celtis occidentalis</i> | hackberry | 40 | Fair | A* |
| 7758 | <i>Acer saccharinum</i> | silver maple | 17 | Fair | A |
| 7759 | <i>Celtis occidentalis</i> | hackberry | 16 | Fair | A |
| 7760 | <i>Celtis occidentalis</i> | hackberry | 18 | Poor | A |
| 7761 | <i>Prunus serotina</i> | black cherry | 12 | Good | A |
| 7762 | <i>Acer saccharinum</i> | silver maple | 8 | Dead | A |
| 7763 | <i>Acer saccharinum</i> | silver maple | 37 | Fair | A |
| 7764 | <i>Acer saccharinum</i> | silver maple | 31 | Fair | A |
| 7765 | <i>Prunus serotina</i> | black cherry | 8 | Very Poor | A |
| 7766 | <i>Acer saccharum</i> | sugar maple | 10 | Good | A |
| 7767 | <i>Prunus serotina</i> | black cherry | 6 | Good | A |
| 7768 | <i>Pyrus calleryana</i> | flowering pear | 7 | Fair | A |
| 7769 | <i>Celtis occidentalis</i> | hackberry | 7 | Fair | A |
| 7770 | <i>Celtis occidentalis</i> | hackberry | 36 | Poor | A* |
| 7771 | <i>Celtis occidentalis</i> | hackberry | 7 | Very Poor | A |
| 7772 | <i>Celtis occidentalis</i> | hackberry | 7 | Poor | A |
| 7773 | <i>Fraxinus americana</i> | white ash | 9 | Very Poor | A |
| 7774 | <i>Prunus serotina</i> | black cherry | 9 | Good | A |
| 7775 | <i>Ulmus americana</i> | American elm | 16 | Fair | A |
| 7776 | <i>Acer saccharinum</i> | silver maple | 38 | Poor | A |
| 7777 | <i>Prunus serotina</i> | black cherry | 6 | Good | A |
| 7778 | <i>Celtis occidentalis</i> | hackberry | 35 | Fair | A |
| 7779 | <i>Acer saccharinum</i> | silver maple | 11 | Fair | A |
| 7780 | <i>Juglans nigra</i> | black walnut | 7 | Good | A |
| 7781 | <i>Ulmus americana</i> | American elm | 15 | Very Poor | A |
| 7782 | <i>Ulmus americana</i> | American elm | 8 | Poor | A |
| 7783 | <i>Acer saccharinum</i> | silver maple | 24 | Very Poor | A |
| 7784 | <i>Acer saccharinum</i> | silver maple | 9 | Poor | A |

* MULTI-STEM TREE

PLANT KEY



EXISTING TREE CONDITION AND STATUS KEY

| CONDITION | STATUS |
|-----------|--------------|
| EXCELLENT | (A) PRESERVE |
| GOOD | |
| FAIR | |
| POOR | (B) REMOVE |
| DEAD | |

NOTES FOR TREES REMOVED

120 CALIPER INCHES OF TREES WHICH ARE TO BE REMOVED DUE TO THE POOR, DEAD, OR EXEMPT CONDITIONS.

942 CALIPER INCHES OF TREES WHICH ARE TO BE REMOVED ARE IN FAIR TO GOOD CONDITION.

REPLACEMENT CALIPER SHALL MATCH INCH FOR CALIPER INCH FOR TREES REMOVED IN FAIR TO GOOD CONDITION.

DUE TO THE ABOVE CONDITIONS, TOTAL TREES TO BE REMOVED: 93
CALCULATED REPLACEMENT TOTAL = COMBINED 1,062
CALIPER - 120 EXEMPT CALIPER = 942 CALIPER INCHES

TOTAL TREES REQUIRED FOR REPLACEMENT:
942** CALIPER INCHES/2.5 CALIPER INCHES = 377 TREES

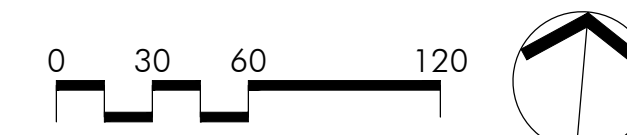
**515 OF 942 ARE FLOWERING PEAR

TREE PRESERVATION, REMOVAL, REPLACEMENT NOTES

- 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 CHANGES 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 IS 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 OR THE TREE PRESERVATION, REMOVAL, AND REPLACEMENT PLAN SHALL BE UNLAWFUL.



Preliminary Tree Removal Plan
SCALE: 1" = 60'-0"



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square, Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name
Ayrshire Farms
Dublin, Ohio

Prepared For

MC Shier Rings LLC
P.O. Box 3001
Dublin, OH 43016

Project Info

Project # 19053
Date 11/19/20
By GB/TF
Scale As Noted

Revisions

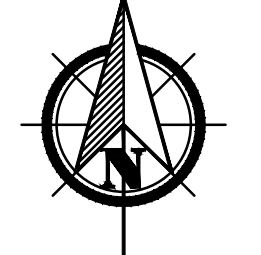
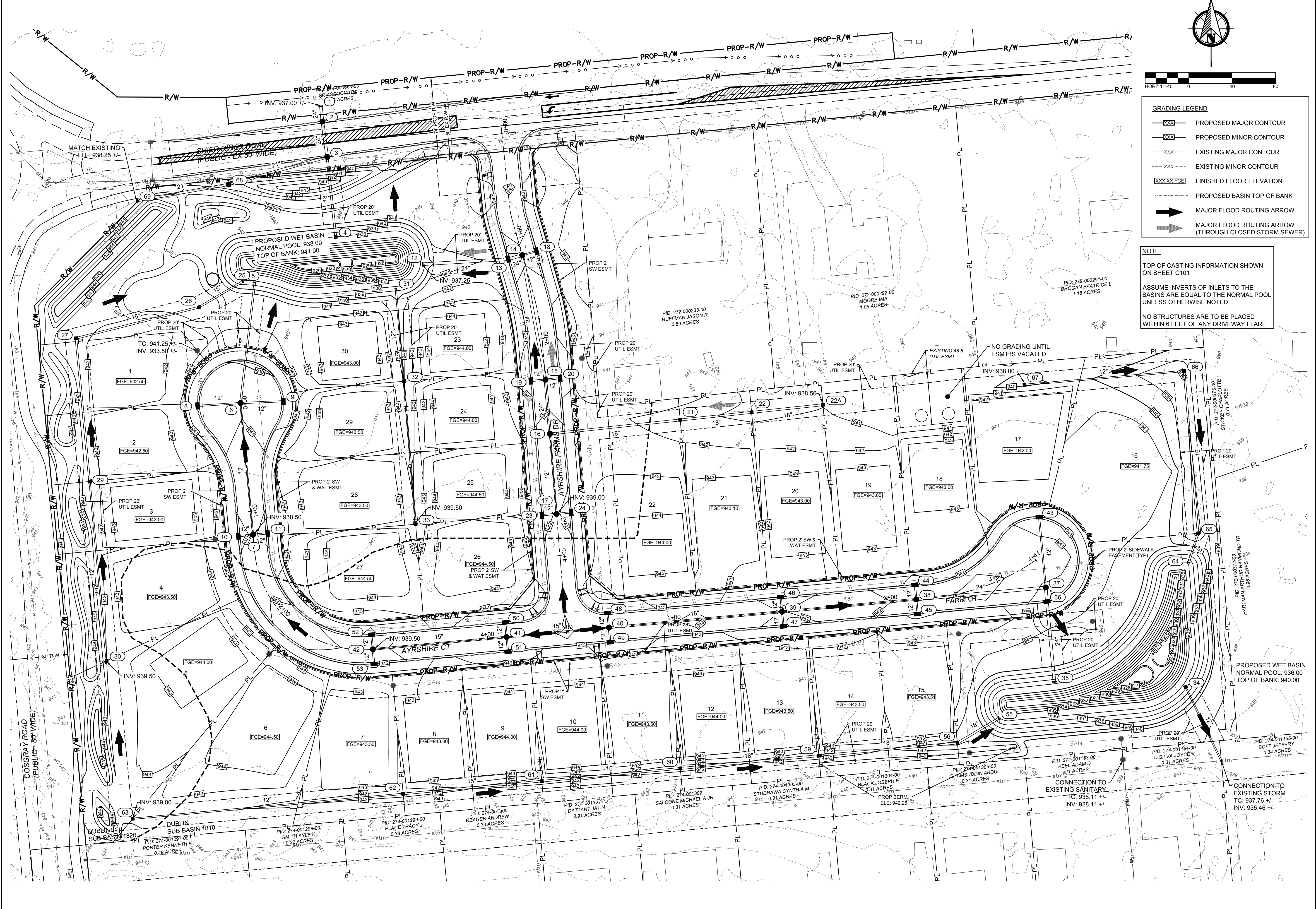
Sheet Title

**Preliminary
Tree Removal
Plan**

Sheet #

L3.00

PLOT SCALE: 1"=40' DATE: 11/24/20 - 8:48 AM EDITED BY: JRPERRY DRAWING FILE: C:\2019\01745.D DRAWINGSCIVIL\CONSTRUCTION DOCUMENTS\PRELIMINARY DEVELOPMENT PLAN\01745.CE.GP.DWG



- GRADING LEGEND**
- xxx— PROPOSED MAJOR CONTOUR
 - xxx--- PROPOSED MINOR CONTOUR
 - xxx--- EXISTING MAJOR CONTOUR
 - xxx--- EXISTING MINOR CONTOUR
 - xxx.xx FGE FINISHED FLOOR ELEVATION
 - - - - - PROPOSED BASIN TOP OF BANK
 - ➔ MAJOR FLOOD ROUTING ARROW
 - ➔ MAJOR FLOOD ROUTING ARROW (THROUGH CLOSED STORM SEWER)

NOTE:
 TOP OF CASTING INFORMATION SHOWN ON SHEET C101
 ASSUME INVERTS OF INLETS TO THE BASINS ARE EQUAL TO THE NORMAL POOL UNLESS OTHERWISE NOTED
 NO STRUCTURES ARE TO BE PLACED WITHIN 6 FEET OF ANY DRIVEWAY FLARE

AMERICAN STRUCTUREPOINT INC.
 2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43221
 TEL: 614.961.1226
 WWW.STRUCTUREPOINT.COM

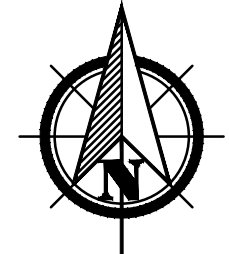
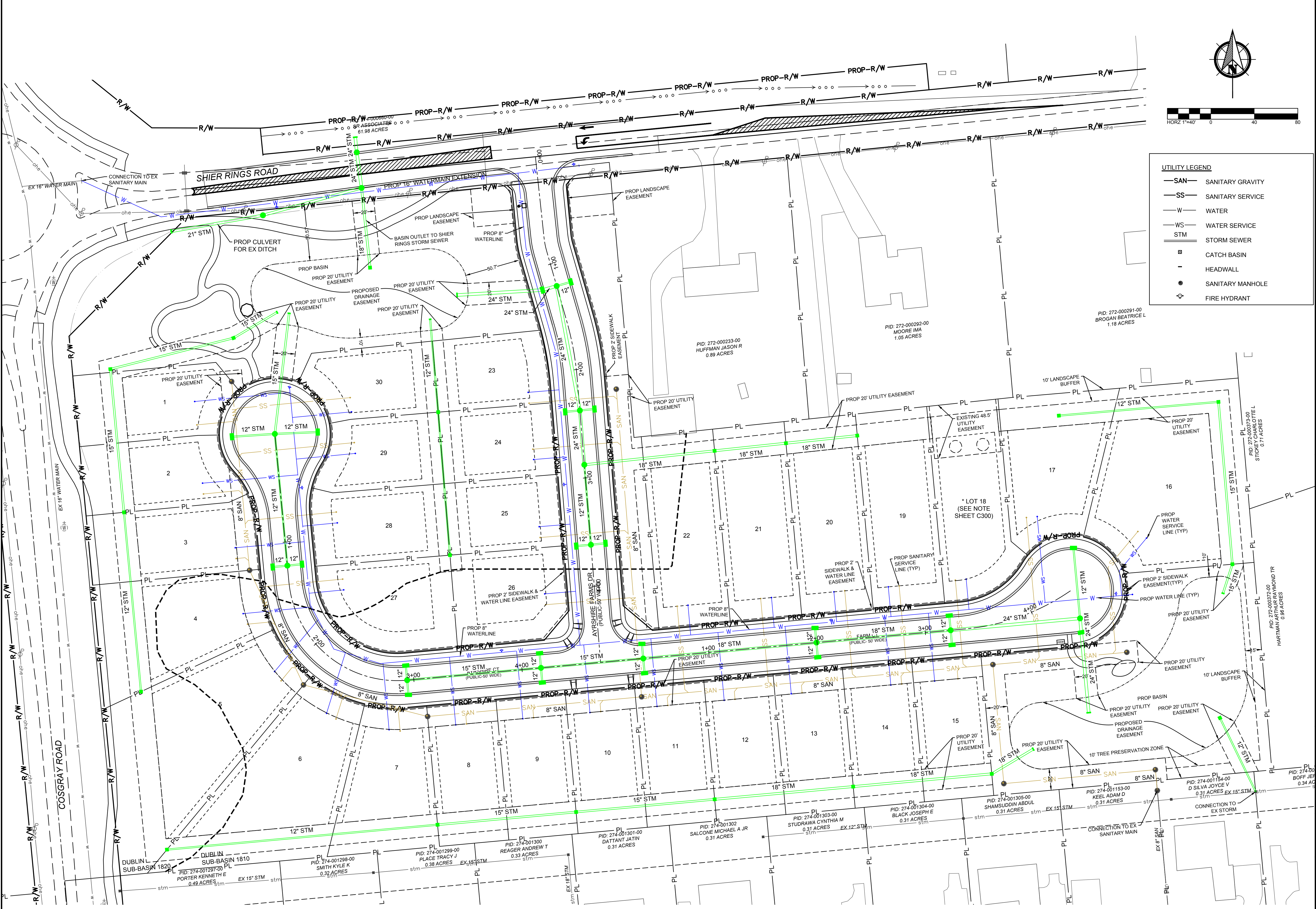
PRELIMINARY DEVELOPMENT PLAN
 FOR
AYRSHERE FARMS
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
GRADING PLAN

| REVISIONS | DATE | SHEET NO. | DESCRIPTION | APPROVED | DATE |
|-----------|------|-----------|-------------|----------|------|
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DATE: 11/19/2020
 DRAWN BY: JRP
 CHECKED BY: BJM
 JOB NUMBER: 2019.01745

C100

PLOT SCALE: 1"=100' DATE: 11/24/20 - 8:48 AM EDITED BY: JRPERRY DRAWING FILE: C:\2019\01745D.DRAWINGSCIVIL\CONSTRUCTION DOCUMENTS\PRELIMINARY DEVELOPMENT PLAN\2019.01745.CE.UP.DWG



UTILITY LEGEND

- SAN SANITARY GRAVITY
- SS SANITARY SERVICE
- W WATER
- WS WATER SERVICE
- STM STORM SEWER
- CATCH BASIN
- HEADWALL
- SANITARY MANHOLE
- FIRE HYDRANT



PRELIMINARY DEVELOPMENT PLAN
FOR
AYRSHIRE FARMS
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
UTILITY PLAN

| REVISIONS | DATE | SHEET NO. | DESCRIPTION | APPROVED | DATE |
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DATE: 11/19/2020
DRAWN BY: JRP
CHECKED BY: BJM
JOB NUMBER: 2019.01745

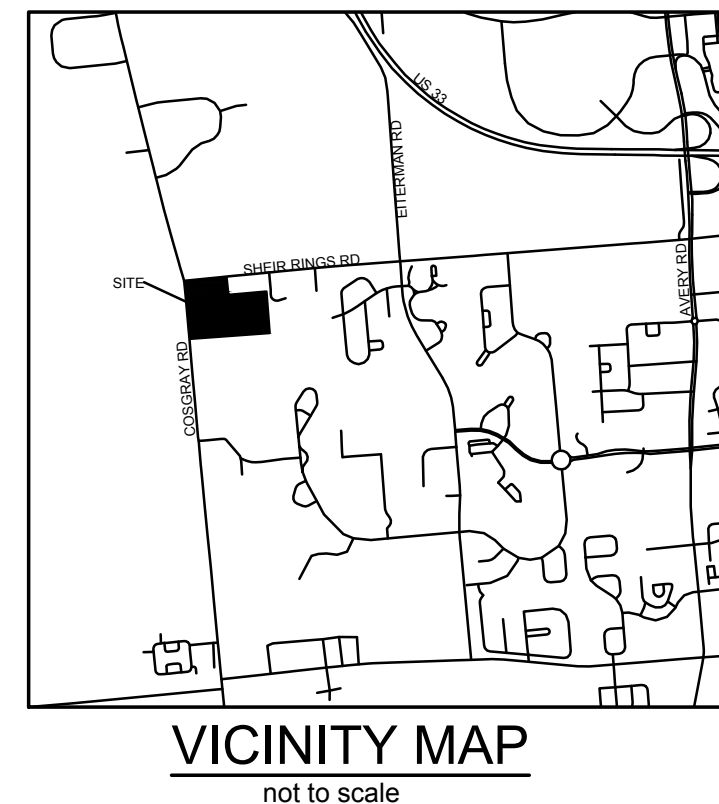
C200

* NOTE:
LOT 18 IS TO BE CONSIDERED NOT BUILDABLE UNTIL THE EXISTING 48.5' UTILITY EASEMENT IS ABANDONED OR VACATED

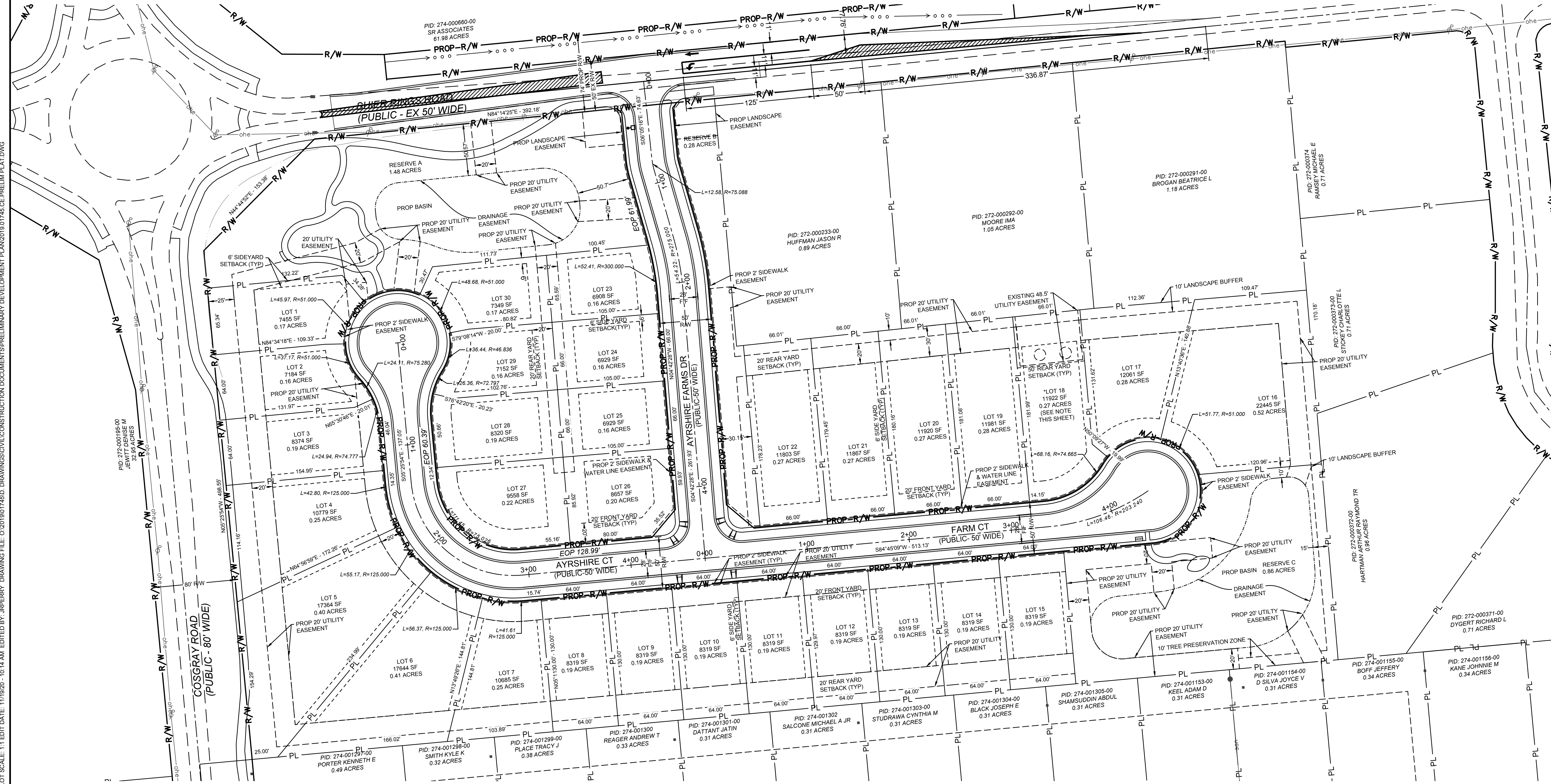
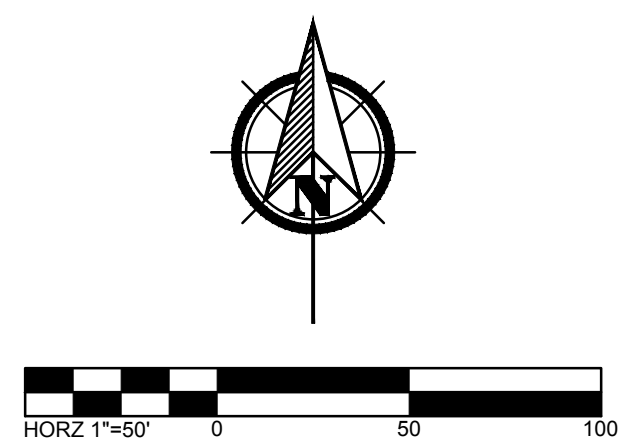
| SITE STATISTICS | |
|------------------------------|---|
| SUBDIVISION NAME: | AYRSHIRE FARMS |
| PROJECT ADDRESS: | 0 SHIER RINGS RD DUBLIN, OH 43017 |
| TOTAL AREA OF SITE | 11.37 AC |
| TOTAL UNITS OVERALL | 30 SINGLE FAMILY HOMES |
| TOTAL GROSS OVERALL DENSITY | +/- 2.63 DWELLING UNITS PER ACRE |
| TOTAL AREA | +/- 11.37 AC |
| TOTAL AREA OF PUBLIC STREETS | +/- 1.82 AC |
| TOTAL RESERVE AREA | +/- 2.62 AC |
| RESERVE A | +/- 1.48 AC |
| RESERVE B | +/- 0.28 AC |
| RESERVE C | +/- 0.86 AC |
| PARKING | PROVIDED PER SINGLE FAMILY HOME = 2 CAR GARAGE & 2 DRIVEWAY SPACES EACH SINGLE FAMILY HOME |

PRELIMINARY SURVEY PLAT
FOR
AYRSHIRE FARMS
DUBLIN, OH

STATE OF OHIO, COUNTY
OF FRANKLIN, CITY OF
DUBLIN, VIRGINIA
MILITARY SURVEY NO.
3014



| SITE LEGEND | |
|---------------|----------------------|
| — PL — | PROPERTY LINE |
| — EX-R/W — | RIGHT-OF-WAY |
| — PROP-R/W — | PROP RIGHT-OF-WAY |
| — — — — — | ROAD CENTERLINE |
| — · — · — · — | SETBACK LINE |
| — — — — — | CURB AND GUTTER |
| — · — · — · — | 2' SIDEWALK EASEMENT |
| — · — · — · — | EASEMENT |



PLOT SCALE: 1"=100' DATE: 11/19/20 - 10:44 AM EDITED BY: JRPERRY DRAWING FILE: 0:2019017450 DRAWINGSCIVILCONSTRUCTION DOCUMENT\PRELIMINARY DEVELOPMENT\PLAN\2019.07.145.CE.PRELIM.PLT.DWG



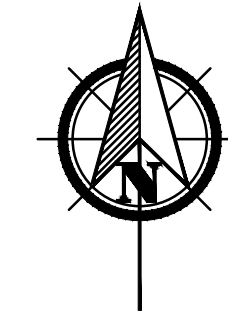
PRELIMINARY DEVELOPMENT PLAN
FOR
AYRSHIRE FARMS
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

| REVISIONS | DATE | SHEET NO. | DESCRIPTION | APPROVED | DATE |
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DATE: 11/19/2020
DRAWN BY: JRP
CHECKED BY: BJM
JOB NUMBER: 2019.01745

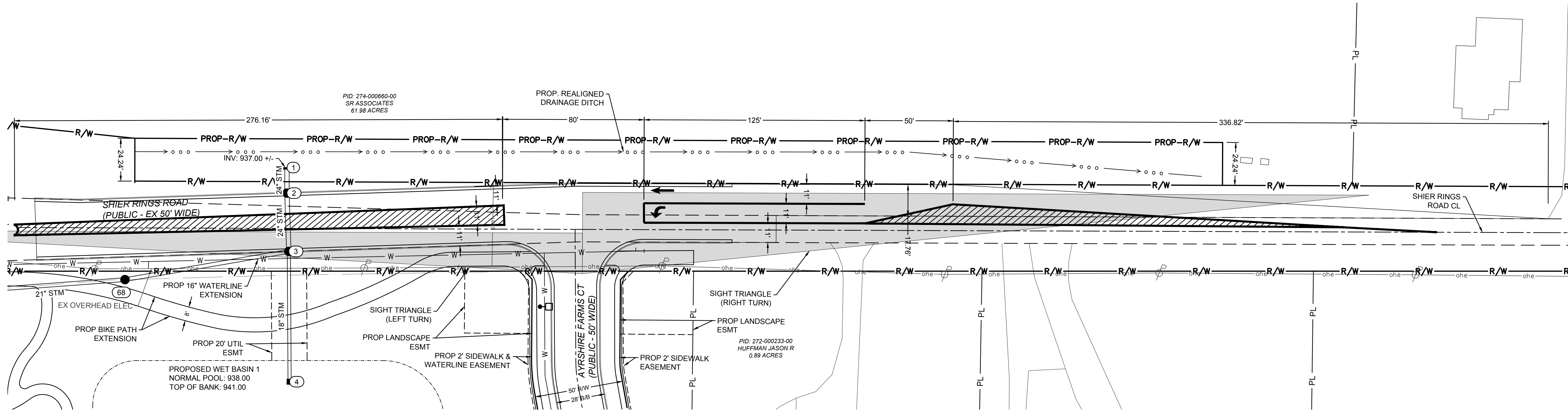
C300

PLOT SCALE: 1:1 EDIT DATE: 11/18/20 - 6:35 PM EDITED BY: JRPERRY DRAWING FILE: O:\2019\01745.D DRAWINGSCIVIL\CONSTRUCTION DOCUMENTS\PRELIMINARY DEVELOPMENT PLAN\2019.01745.CE TURN LANE.DWG



LEGEND

- PL — PROPERTY LINE
- PROP R/W - EXISTING RIGHT-OF-WAY
- R/W — PROPOSED RIGHT-OF-WAY
- ===== CURB AND GUTTER
- □ LIGHT POLE (BY OTHERS)
- W — PROPOSED WATERLINE
- STM — PROPOSED STORM SEWER
- (CO) PROPOSED STORM STRUCTURE No.
- ▭ SIGHT DISTANCE TRIANGLE PER POLICY 08-013



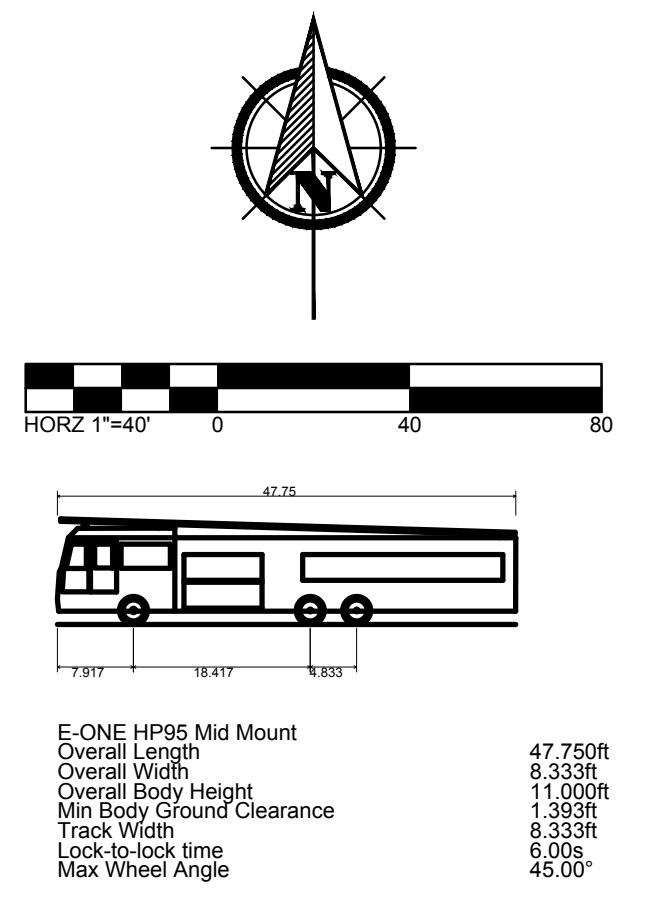
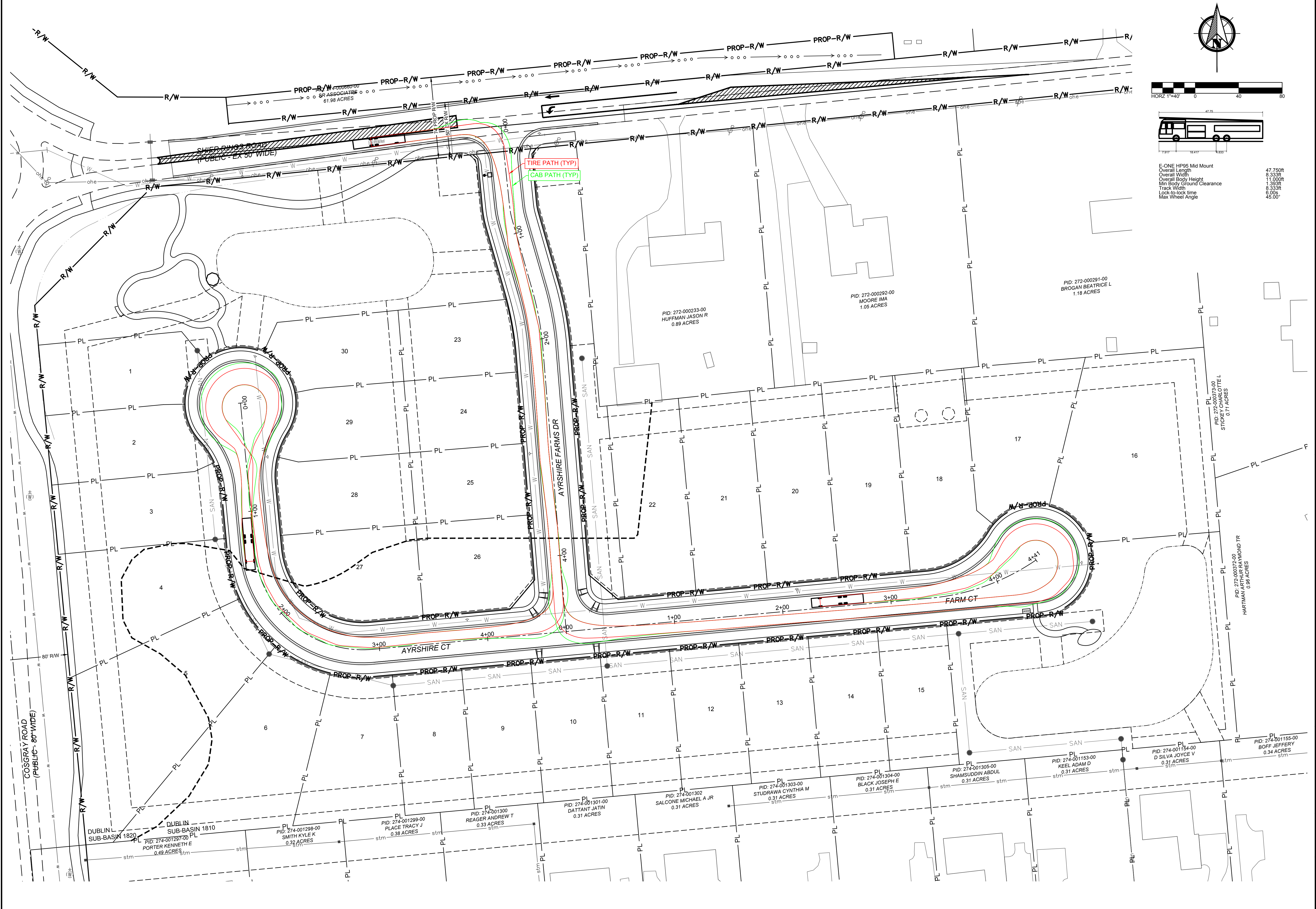
PRELIMINARY DEVELOPMENT PLAN
FOR
AYRSHIRE FARMS
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
TURN LANE SCHEMATIC

| REVISIONS | DATE | SHEET NO. | DESCRIPTION | APPROVED | DATE |
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DATE: 11/19/2020
DRAWN BY: JRP
CHECKED BY: BJM
JOB NUMBER: 2019.01745

C400

PLOT SCALE: 1:1 EDIT DATE: 11/18/20 - 1:19 PM EDITED BY: JRPERRY DRAWING FILE: C:\2019\01745D DRAWING\CIVIL\CONSTRUCTION DOCUMENTS\PRELIMINARY DEVELOPMENT PLAN\01745D CE AUTOTURN.DWG



| | |
|---------------------------|----------|
| E-ONE HP95 Mid Mount | 47.750ft |
| Overall Length | 8.333ft |
| Overall Body Height | 11.000ft |
| Min Body Ground Clearance | 1.393ft |
| Track Width | 8.333ft |
| Lock-to-lock time | 6.00s |
| Max Wheel Angle | 45.00° |

AMERICAN STRUCTUREPOINT INC.
 2550 Corporate Exchange Dr., Ste 300 | Columbus, Ohio 43221
 TEL: 614.477.1226
 WWW.STRUCTUREPOINT.COM

PRELIMINARY DEVELOPMENT PLAN
 FOR
AYRSHIRE FARMS
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
AUTOTURN EXHIBIT

| REVISIONS | DATE | SHEET NO. | DESCRIPTION | APPROVED | DATE |
|-----------|------|-----------|-------------|----------|------|
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| DATE: | 11/19/2020 |
| DRAWN BY: | JRP |
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