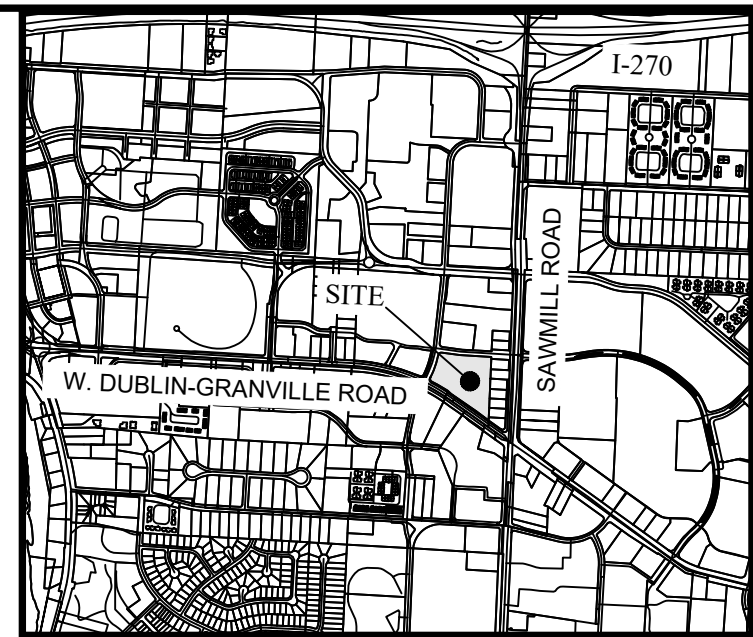


CITY OF DUBLIN, COUNTY OF FRANKLIN, OHIO PRELIMINARY PLAT FOR DUBLIN CITY CENTER, RESUBDIVISION OF RESERVE "A" QUARTER TOWNSHIP 3, TOWNSHIP 2 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS CITY OF DUBLIN, FRANKLIN COUNTY, OHIO 2021



LOCATION MAP
NO SCALE

DUBLIN CITY CENTER, RESUBDIVISION OF RESERVE "A"

OWNER: DUBLIN 18 LLC
c/o LAWYERS DEVELOPMENT CORPORATION
50 W. BROAD STREET, SUITE 200
COLUMBUS, OHIO 43215

LAYOUT:
TOTAL ACREAGE= 6.690 AC

LOTS:
TWO LOTS PROPOSED; LOT 1 - 1.578 ACRES AND LOT 2 - 5.112 ACRES.

SETBACKS:
CITY OF DUBLIN ZONING REGULATIONS FOR DUBLIN CITY CENTER RESUBDIVISION OF RESERVE "A" IN EFFECT AT THE TIME OF PLATTING ARE ESTABLISHED PER CHAPTER 153 OF THE CITY OF DUBLIN CODE OF ORDINANCES. SAID ZONING REGULATIONS AND ANY AMENDMENTS THERETO PASSED SUBSEQUENT TO ACCEPTANCE OF THIS PLAT, SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT REQUIREMENTS. THIS NOTICE IS SOLELY FOR THE PURPOSE OF NOTIFYING THE PUBLIC OF THE EXISTENCE, AT THE TIME OF PLATTING, OF CERTAIN ZONING REGULATIONS APPLICABLE TO THIS PROPERTY. THIS NOTICE SHALL NOT BE INTERPRETED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, AND IS FOR INFORMATIONAL PURPOSES ONLY.

ENVIRONMENTAL:
AS EXISTING, SITE EXHIBITS MODERATE GREENSPACE THROUGHOUT WITH MINIMAL LANDSCAPE AND TREES THROUGHOUT. SITE IS CURRENTLY APPROXIMATELY 60% GREENSPACE.

STREETS:
NO PUBLIC STREET WORK IS ANTICIPATED AT THIS TIME.

UTILITY PLAN:
UTILITY LOCATIONS FOR WATER, SANITARY, AND STORM SEWERS ARE AS SHOWN. PRIVATE UTILITY LOCATIONS WILL BE COORDINATED WITH SERVICE PROVIDER.

SANITARY:
EXISTING 10" SANITARY LOCATED ALONG BOTH WEST DUBLIN-GRANVILLE ROAD AND ALONG THE EASTERN PROPERTY LINE OF THE SITE (LOTS 2 AND 3).

WATER:
EXISTING 24" WATER LINE LOCATED IN WEST DUBLIN-GRANVILLE ROAD.

Situated in the State of Ohio, County of Franklin, City of Dublin, in Quarter Township 3, Township 2 North, Range 19 West, United States Military Lands and being a portion of a tract of land conveyed to Dublin 18 LLC, by deed of record in Instrument No. 201908190105269, said tract being a portion of Reserve "A", as shown upon the plat entitled Dublin City Center, of record in Plat Book 69, Pages 18-20, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

NOTES

MISCELLANEOUS NOTES:

THE SITE HAS DIRECT ACCESS TO W. DUBLIN-GRANVILLE ROAD (S.R. 161), BANKERS DRIVE, AND DUBLIN CENTER DRIVE, ALL PUBLICLY DEDICATED AND/OR ACCEPTED ROADWAY.

THE PROPERTY IS BEING UTILIZED FOR COMMERCIAL PURPOSES.

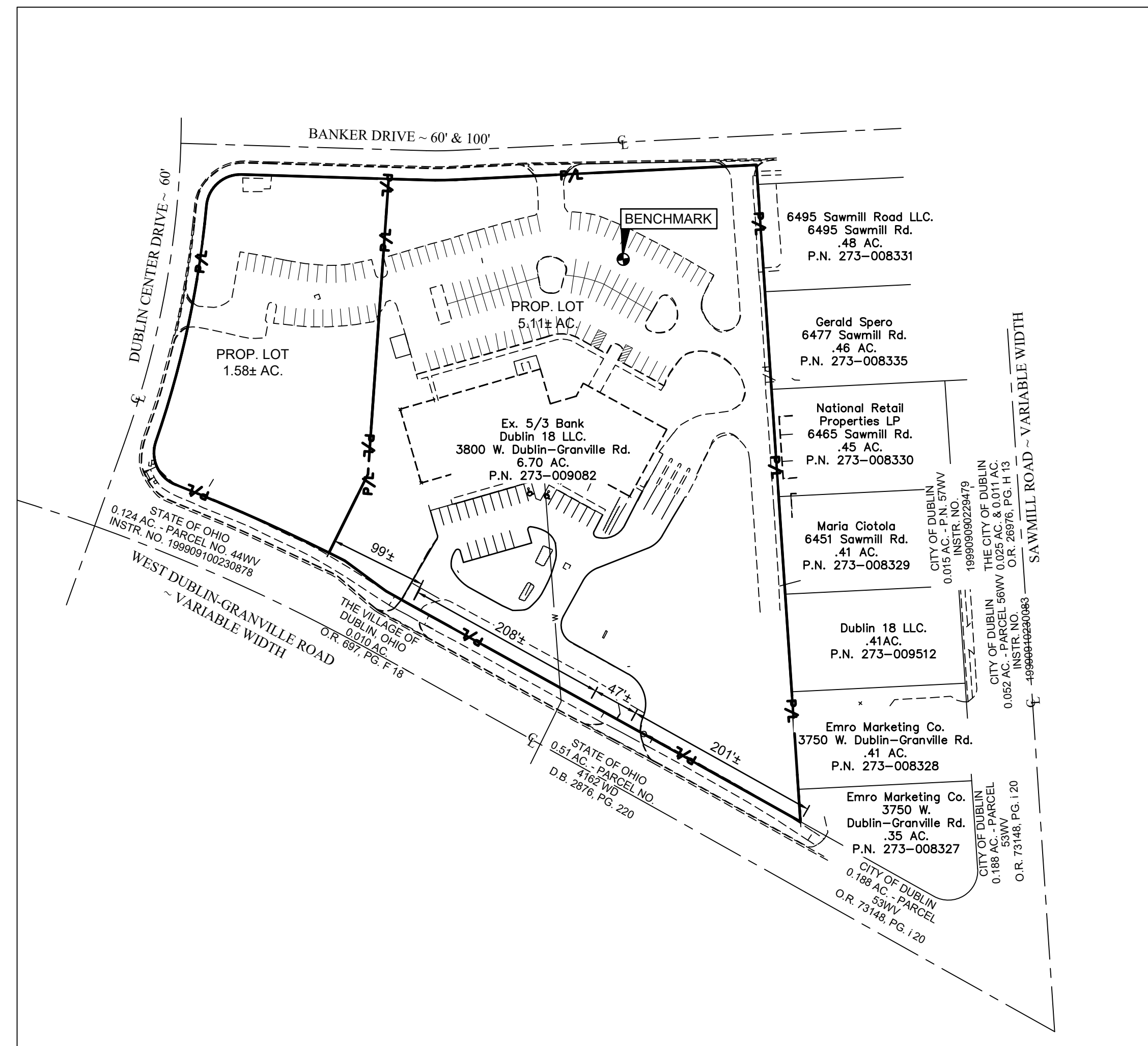
ZONING:
PROPERTY IS CURRENTLY ZONED BSD-SCN (BRIDGE STREET DISTRICT, SAWMILL CENTER NEIGHBORHOOD) PER CITY OF DUBLIN, PLANNING AND ZONING DEPARTMENT. SEE ZONING CODES FOR RESTRICTIONS NOT SHOWN.

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.

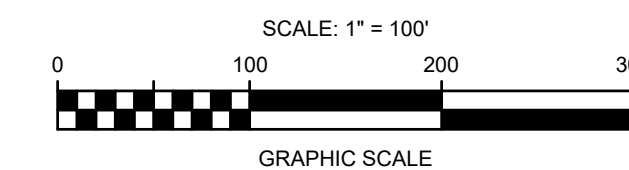
PARKING TABLE:
SITE CURRENTLY EXHIBITS APPROXIMATELY 154 PARKING SPACES THROUGHOUT.

UTILITIES
THE UTILITIES AND SERVICES SHOWN HEREON WERE LOCATED BASED ON OBSERVABLE FIELD EVIDENCE AND UTILITY RECORDS SUPPLIED BY THE CLIENT. UNDERGROUND LINES WERE NOT PHYSICALLY LOCATED.

OUPS
FIELD LOCATION OF UNDERGROUND UTILITIES 1-800-362-2764 - OHIO 811 OUPS REFERENCE NUMBER: A916203040 & B916500228.



INDEX MAP
SCALE: 1" = 100'



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. The utility location tolerance zone is defined as the width of the facility plus 18" horizontally on either side of the outside edge of the underground facility. 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. Therefore, the elevations of underground utilities are unable to be determined, except for storm sewer and sanitary sewer systems, where measurements can be taken at manholes/access structures to verify the flow line (invert) of the pipes.

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.



V3 Companies, Ltd.
Engineers and Surveyors
3500 Snouffer Road, Suite 225
Columbus, Ohio 43235
Ph: (614) 761-1661
Fax: (614) 761-1328
WWW.V3CO.COM

SITE DATA

EXISTING ZONING: BSD-SCN - (BRIDGE STREET DISTRICT, SAWMILL CENTER NEIGHBORHOOD)

TOTAL SITE AREA: 6.690 ACRES

PARCEL NUMBER: 273-009082

LOT 1 AREA: 1.58 ACRES

LOT 2 AREA: 5.11 ACRES

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c/o LAWYERS DEVELOPMENT CORPORATION
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EMAIL: OHARRA@LAWYERSDEVELOPMENT.COM

SURVEYOR
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CONTACT: KEVIN BAXTER
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SHEET INDEX

- 1 PRELIMINARY PLAT COVER SHEET
- 2 VICINITY MAP
- 3 EXISTING CONDITIONS AND UTILITY PLAN
- 4 PRELIMINARY PLAT
- 5 TREE PRESERVATION PLAN

REFERENCE BENCHMARK

Benchmarks were derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB and all other elevation are based upon this observation.

Elev.: 722.189'
(NAVD 88 Reference)

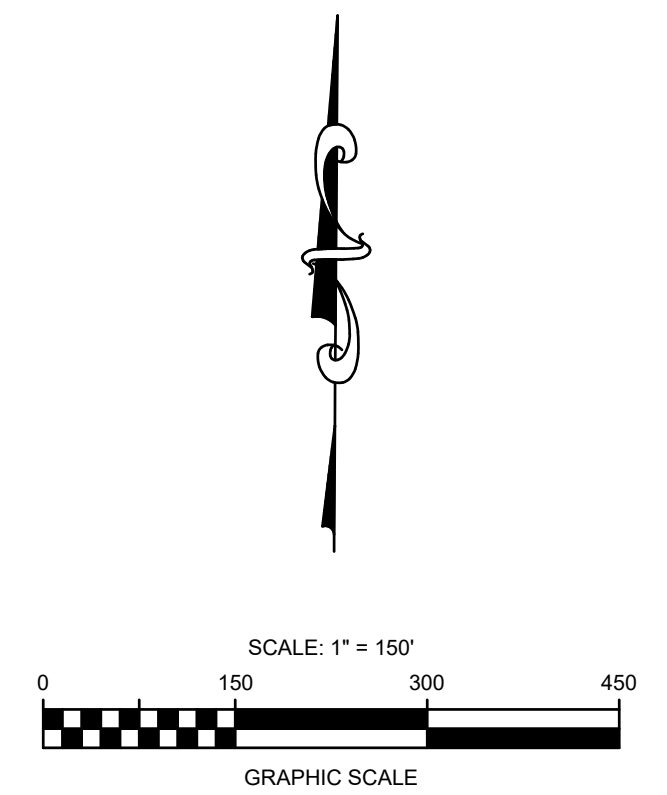
Datum)

BENCHMARK

"+" cut on rim of 2' round storm catch basin located in parking lot north of building.

Elev. = 906.43'



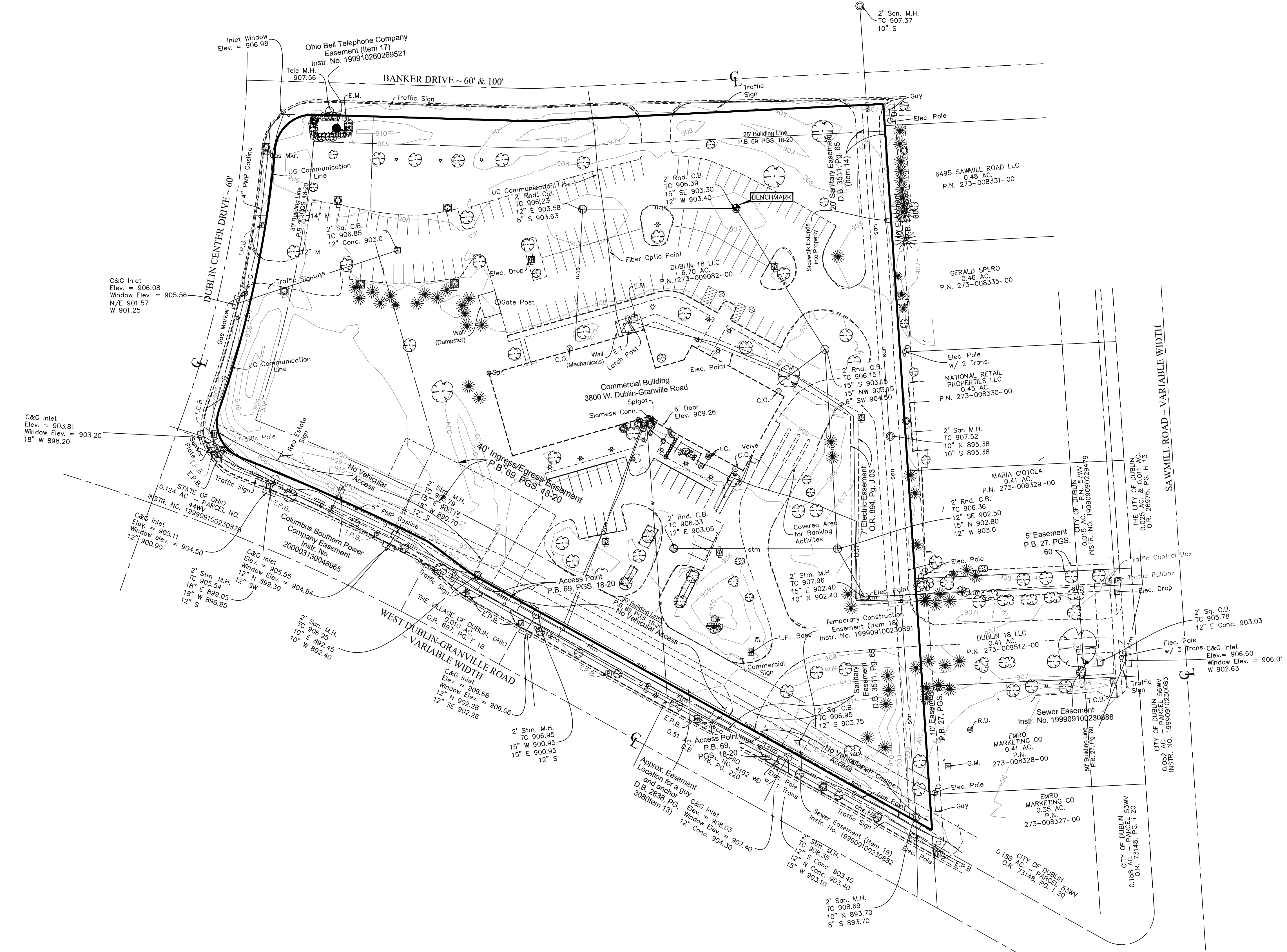


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PRELIMINARY PLAT
FIFTH THIRD BANK
3800 W. DUBLIN-GRANVILLE ROAD
DUBLIN, OH 43017

VICINITY MAP

SCALE: 1" = 150'	JOB NO. 2
DWN: RJB CKD:AAG DATE: 07/16/2021	19-089 5



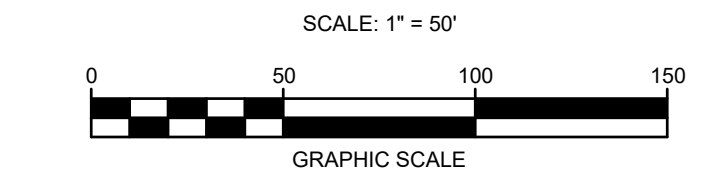
EXISTING SYMBOLS LEGEND

Sign	SIGN	C.C.D.	CABLE TELEVISION DROP
Street Sign	STREET SIGN	C.P.	CABLE TELEVISION PEDESTAL
Area Light	AREA LIGHT	G.V.	GAS VALVE
Light Pole	LIGHT POLE	G.S.	GAS SERVICE
Light Pole w/SQR. Base	LIGHT POLE W/SQR. BASE	G.M.	GAS METER
Electric Guy	ELECTRIC GUY	G.M.K.	GAS MARKER
Electric Transformer	ELECTRIC TRANSFORMER	C.O.	CLEAN OUT
Electric Meter	ELECTRIC METER	Stm. CB TC 708.43	CATCH BASIN W/TOP OF CASTING ELEV.
Electric Drop	ELECTRIC DROP	Stm. Inlet TC 707.28	CURB INLET W/TOP OF CASTING ELEV.
Electric Pull Box	ELECTRIC PULL BOX	Stm. MH TC 708.43	STORM MANHOLE W/TOP OF CASTING ELEV.
Electric Pedestal	ELECTRIC PEDESTAL	San. MH TC 708.43	SANITARY MANHOLE W/TOP OF CASTING ELEV.
Electric Outlet	ELECTRIC OUTLET		
Telephone Closure	TELEPHONE CLOSURE		
Telephone Drop	TELEPHONE DROP		
Telephone Pull Box	TELEPHONE PULL BOX		
Telephone Pedestal	TELEPHONE PEDESTAL		
Utility Pole	UTILITY POLE		
Pull Box	PULL BOX		
Traffic P.B.	TRAFFIC PULL BOX		
Traffic C.B.	TRAFFIC CONTROL BOX		
	TRAFFIC SIGNAL		
	TRAFFIC POLE		
	TRAFFIC POLE W/ WALK		
	SPRINKLER		
	WATER VALVE		
	FIRE HYDRANT		
	WATER METER		
	WATER SERVICE		
	WATER CONTROL VALVE		
	IRRIGATION CONTROL VALVE		

TREE LEGEND

TREE SYMBOLS DO NOT REPRESENT TRUNK SIZE OR DRIP LINES.

	DECIDUOUS TREE	AL = ALDER	LO = LOCUST
	EVERGREEN TREE	AP = APPLE	M = MAPLE
	DEAD TREE	ASH = ASH	MG = MAGNOLIA
	SHRUB	BE = BOXELDER	MU = MULBERRY
	HEDGE	BF = BALSAM FIR	NM = NORWAY MAPLE
	STUMP	BH = BEECH	OAK = OAK
	TWT = TWIN TRUNK	BI = BIRCH	OO = OSAGE ORANGE
	TRT = TRIPLE TRUNK	BL = BLACK LOCUST	ORN = ORNAMENTAL
	MUT = MULTI TRUNK	BLO = BLACK OAK	PE = PEACH
		BM = BLACK MAPLE	PL = PLUM
		BO = BUR OAK	PN = PINE
		BT = BUCKHORN	PO = PIN OAK
		BW = BASSWOOD	PP = POPLAR
		BY = BUCKEYE	PR = PEAR
		CA = CRABAPPLE	PW = PUSSY WILLOW
		CD = CEDAR	QA = QUAKING ASPEN
		CE = CHINESE ELM	RDB = REDBUD
		CH = CHESTNUT	RM = RED MAPLE
		CHO = CHESTNUT OAK	RO = RED OAK
		CHY = CHERRY	SG = SWEETGUM
		CS = CHINESE SUMAE	SH = SHAGBARK HICKORY
		CT = CATALPA	SIM = SILVER MAPLE
		OW = COTTONWOOD	SM = SUGAR MAPLE
		DW = DOGWOOD	SO = SCARLET OAK
		ELM = ELM	SP = SPRUCE
		FIR = FIR	SS = SASSAFRAS
		GINK = GINKGO	SU = SUMAC
		HAW = HAWTHORN	SYC = SYCAMORE
		HB = HICKBERRY	TA = THORNAPPLE
		HEM = HEMLOCK	TU = TULIP TREE
		HL = HONEY LOCUST	T = TREE
		H = HICKORY	WAL = WALNUT
		HY = HOLLY H	WL = WILLOW
		HC = HORSE CHESTNUT	WC = WILD CHERRY
		J = JUNIPER	



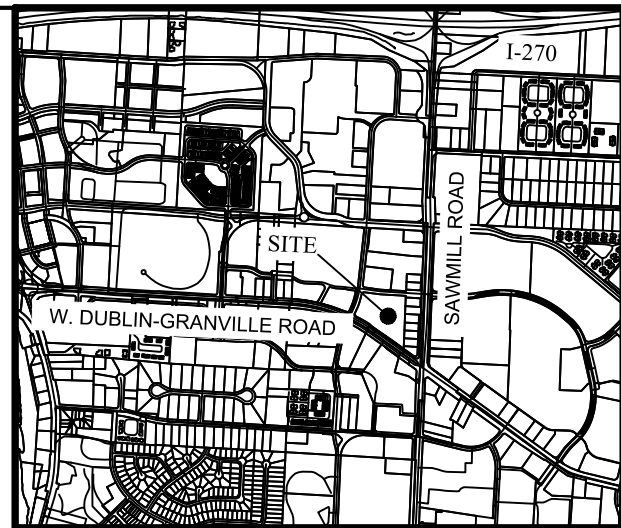
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WWW.V3CO.COM

PRELIMINARY PLAT
FIFTH THIRD BANK
3800 W. DUBLIN-GRANVILLE ROAD
DUBLIN, OH 43017

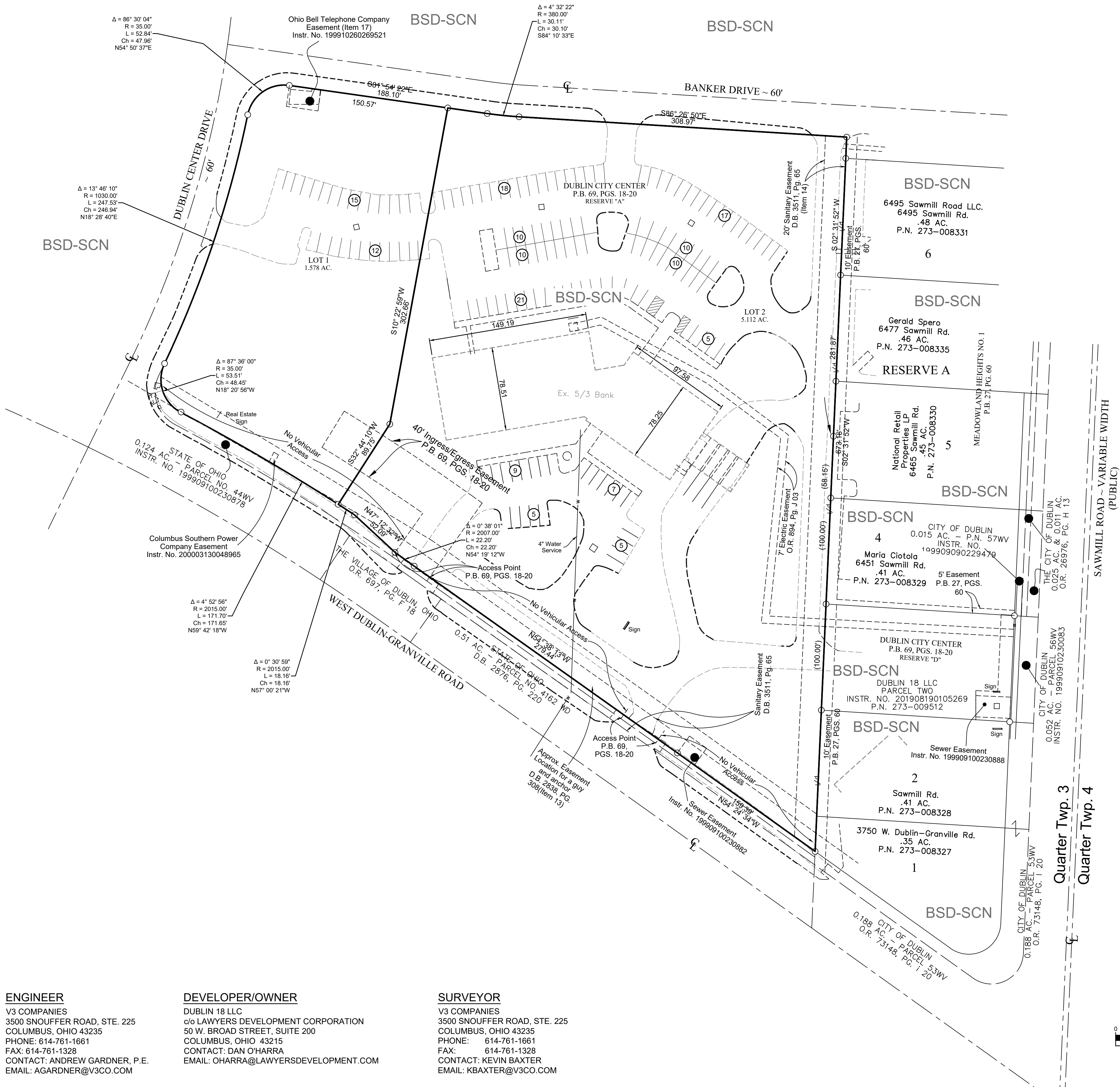
EXISTING CONDITIONS AND
UTILITY PLAN

SCALE: 1" = 50'
DWN: RJB CKD:AAG DATE: 07/16/2021

JOB NO. 3
19-089



LOCATION MAP
NO SCALE



NOTES:

EASEMENTS:

Easements where designated on this plat, are reserved for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground and where necessary, the construction, operation and maintenance of service connections or subsurface drainage outlets, storm sewers and surface drainage features.

In addition, at the time of platting, electric, gas, cable and communication service providers have not issued information required for easement areas, in addition to those shown hereon and deemed necessary by these providers for the installation and maintenance of their main line facilities, to be shown on this plat.

Cross access easements between Lots 1 and 2 to be finalized prior to the development and construction of Lot 1.

OTHER EASEMENTS AND NOTE.

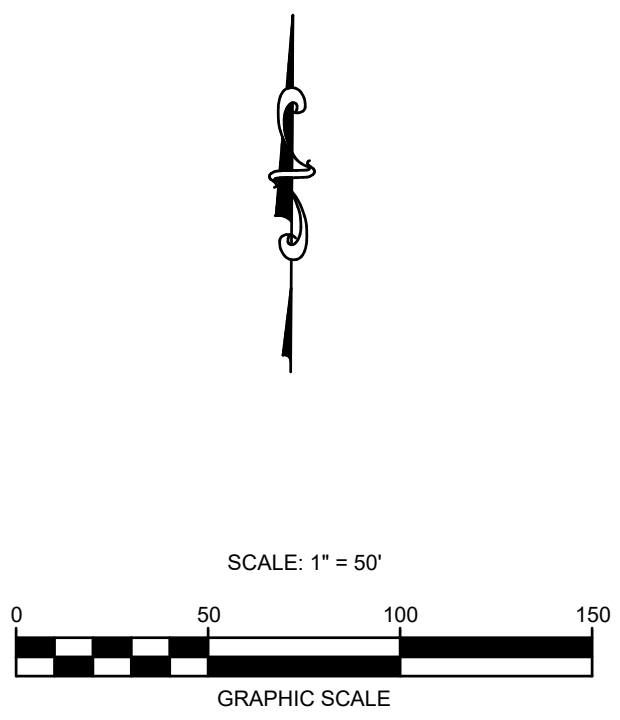
Lot Area: (2 Lots)	6.690 Ac.
Right-of-way Area	0.000 Ac.
Total Area	6.690 Ac.

All of DUBLIN 18 SUBDIVISION is out of Franklin County Parcel No. 273-009082.

BASIS OF BEARINGS: Basis of bearings is the east line of Reserve "A", being S 02° 31' 52" W, as shown upon the plat entitled Dublin Village Center, of record in Plat Book 69, Pages 18-20, Recorder's Office, Franklin County, Ohio, and all other bearings are based upon this meridian.

FLOOD ZONE: 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.

The boundary was established by utilizing the record surveys, deeds and plats of the area and available through the Franklin County Auditors web site and Franklin County Recorder's Office. Most of which are as noted on this plat.



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V3 COMPANIES
3500 SNOUFFER ROAD, STE. 225
COLUMBUS, OHIO 43235
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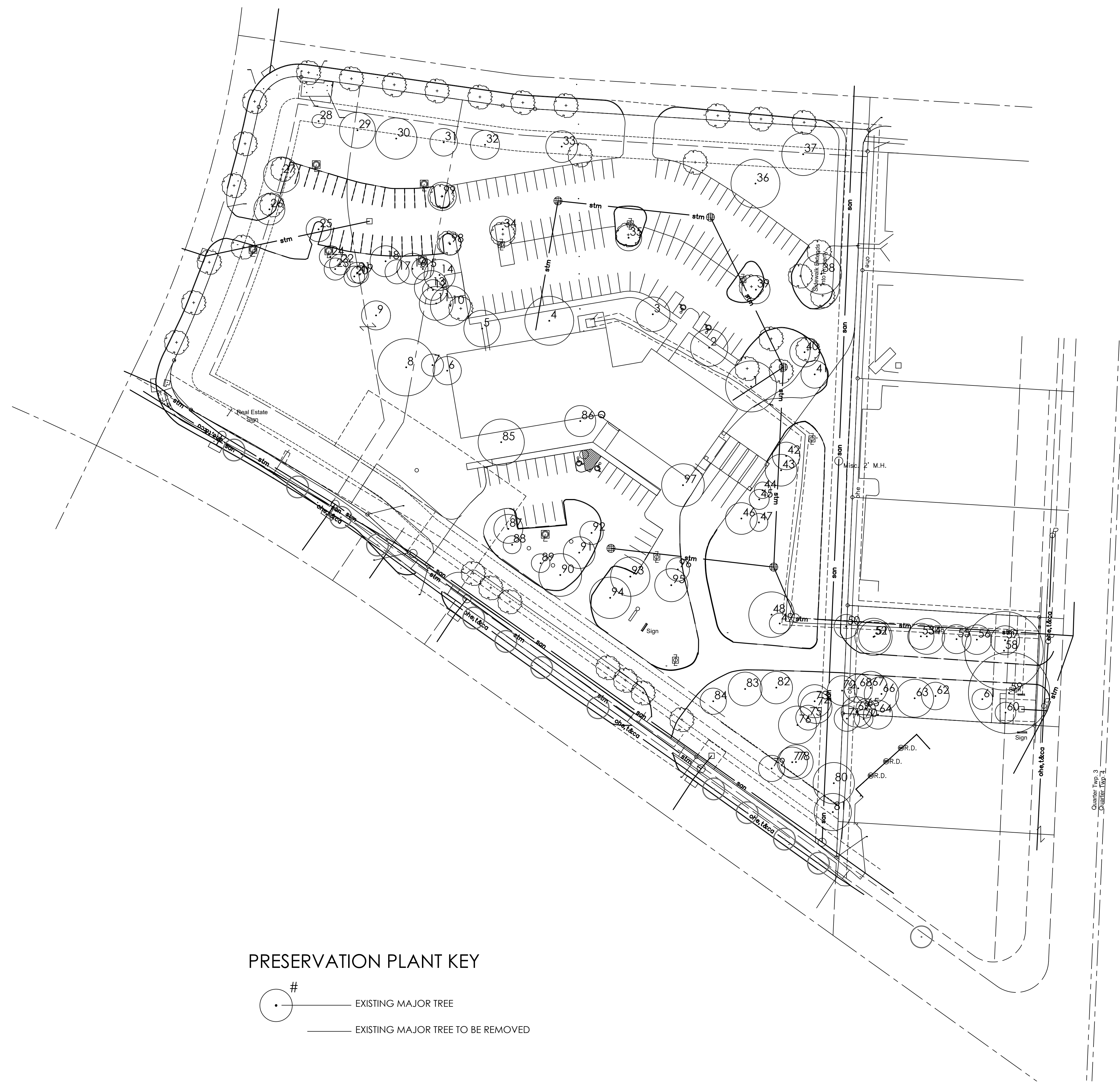
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PRELIMINARY PLAT
FIFTH THIRD BANK
3800 W. DUBLIN-GRANVILLE ROAD
DUBLIN, OH 43017

PRELIMINARY PLAT

SCALE: 1" = 50'	JOB NO.	4
DWN: RJB	CKD:AAG	DATE: 07/16/2021
	19-089	5



PRESERVATION PLANT KEY

——— EXISTING MAJOR TREE

○ ——— EXISTING MAJOR TREE TO BE REMOVED

DUBLIN 18, LLC TREE SURVEY				
TREE #	SIZE	SPECIES	CONDITION	STATUS
1	24	MAPLE	GOOD	PRESERVE
2	17	MAPLE	GOOD	REMOVE
3	16	LINDEN	GOOD	REMOVE
4	23	LINDEN	GOOD	PRESERVE
5	17	MAPLE	GOOD	REMOVE
6	13	PINE	GOOD	REMOVE
7	10	PINE	GOOD	REMOVE
8	26	MAPLE	GOOD	REMOVE
9	13	CRABAPPLE	GOOD	REMOVE
10	18	PINE	GOOD	REMOVE
11	16	SPRUCE	GOOD	REMOVE
12	10	SPRUCE	GOOD	REMOVE
13	16	SPRUCE	GOOD	REMOVE
14	14	SPRUCE	GOOD	REMOVE
15	10	SPRUCE	GOOD	REMOVE
16	14	SPRUCE	GOOD	REMOVE
17	11	SPRUCE	GOOD	REMOVE
18	14	SPRUCE	GOOD	REMOVE
19	8	SPRUCE	GOOD	REMOVE
20	10	SPRUCE	GOOD	REMOVE
21	10	SPRUCE	GOOD	REMOVE
22	10	SPRUCE	GOOD	REMOVE
23	10	SPRUCE	GOOD	REMOVE
24	10	SPRUCE	GOOD	REMOVE
25	11	LOCUST	GOOD	REMOVE
26	14	ELM	GOOD	REMOVE
27	17	ELM	GOOD	REMOVE
28	6	ZELKOVA	GOOD	REMOVE
29	17	GOOD	GOOD	REMOVE
30	19	ELM	GOOD	REMOVE
31	13	ELM	GOOD	REMOVE
32	13	ELM	GOOD	REMOVE
33	15	LOCUST	GOOD	REMOVE
34	12	LOCUST	GOOD	REMOVE
35	12	LOCUST	GOOD	REMOVE
36	23	LOCUST	GOOD	REMOVE
37	20	MAPLE	GOOD	PRESERVE
38	19	SPRUCE	GOOD	PRESERVE
39	13	LOCUST	GOOD	REMOVE
40	14	CRABAPPLE	GOOD	REMOVE
41	13	CRABAPPLE	FAIR	REMOVE
42	13	PINE	GOOD	REMOVE
43	15	PINE	GOOD	REMOVE
44	8	CRABAPPLE	GOOD	REMOVE
45	9	CRABAPPLE	GOOD	REMOVE
46	15	CRABAPPLE	GOOD	REMOVE
47	8	CRABAPPLE	FAIR	REMOVE
48	21	SPRUCE	GOOD	REMOVE
49	10	PINE	GOOD	REMOVE
50	11	PINE	GOOD	REMOVE
51	15	PINE	GOOD	REMOVE
52	17	PINE	GOOD	REMOVE
53	12	CRABAPPLE	FAIR	REMOVE
54	17	CRABAPPLE	GOOD	REMOVE
55	13	CRABAPPLE	GOOD	REMOVE
56	14	CRABAPPLE	GOOD	REMOVE
57	13	CRABAPPLE	GOOD	REMOVE
58	36	MAPLE	GOOD	PRESERVE
59	38	MAPLE	GOOD	PRESERVE
60	10	SERVICEBERRY	GOOD	REMOVE
61	10	CRABAPPLE	POOR	REMOVE
62	13	CRABAPPLE	POOR	REMOVE
63	18	CRABAPPLE	POOR	REMOVE
64	13	SPRUCE	GOOD	REMOVE
65	9	SPRUCE	FAIR	REMOVE
66	16	PINE	GOOD	REMOVE
67	15	PINE	GOOD	REMOVE
68	13	PINE	GOOD	REMOVE
69	14	SPRUCE	FAIR	REMOVE
70	9	SPRUCE	GOOD	OUT OF BOUNDARY
71	12	SPRUCE	GOOD	OUT OF BOUNDARY
72	14	PINE	GOOD	REMOVE
73	15	SPRUCE	GOOD	REMOVE
74	15	SPRUCE	GOOD	REMOVE
75	11	PINE	GOOD	REMOVE
76	18	SPRUCE	GOOD	REMOVE
77	14	SPRUCE	GOOD	REMOVE
78	16	SPRUCE	GOOD	REMOVE
79	12	TREE	POOR	REMOVE
80	19	LOCUST	GOOD	PRESERVE
81	17	LOCUST	GOOD	REMOVE
82	15	MAPLE	GOOD	REMOVE
83	16	MAPLE	GOOD	REMOVE
84	12	LOCUST	GOOD	REMOVE
85	21	ELM	GOOD	PRESERVE
86	14	MAGNOLIA	GOOD	REMOVE
87	13	LOCUST	GOOD	REMOVE
88	8	CRABAPPLE	GOOD	REMOVE
89	9	CRABAPPLE	GOOD	REMOVE
90	20	LOCUST	GOOD	REMOVE
91	15	LOCUST	GOOD	REMOVE
92	11	LOCUST	GOOD	REMOVE
93	18	LOCUST	GOOD	REMOVE
94	19	LOCUST	GOOD	REMOVE
95	15	CRABAPPLE	POOR	REMOVE
96	11	CRABAPPLE	GOOD	REMOVE
97	20	ELM	GOOD	PRESERVE

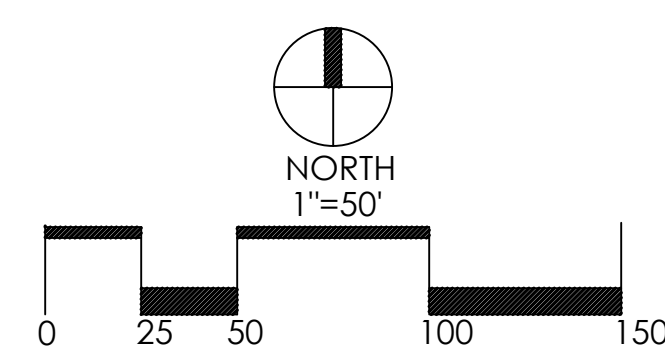
REPLACEMENT CALCULATIONS	TREES REMOVED (CALIPER INCHES)	REPLACEMENTS REQUIRED
Priority 1: 18-24" CAL. (replace 3 for 1 tree)	277	14 Trees (277" CAL.) = 42 Trees
Priority 2: 6-17" CAL. (replace 2 for 1 tree)	899	70 Trees (899" CAL.) = 140 Trees
Priority 3: (replace 1 for 1 tree)	24	2 Trees (24" CAL.) = 2 Trees
Landmark: 24" CAL. (replace 1 for 1)	124	4 Trees (124" CAL.) = 50 Trees (8 2.5" CAL.)
TOTAL REPLACEMENTS REQUIRED		234 TREES

TREE PRESERVATION PLAN - BANK SITE

3800 DUBLIN-GRANVILLE ROAD

PREPARED FOR LAWYERS DEVELOPMENT CORPORATION

DATE: 2/11/20



Faris Planning & Design

LAND PLANNING g LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com

LANDSCAPE ARCHITECTURE