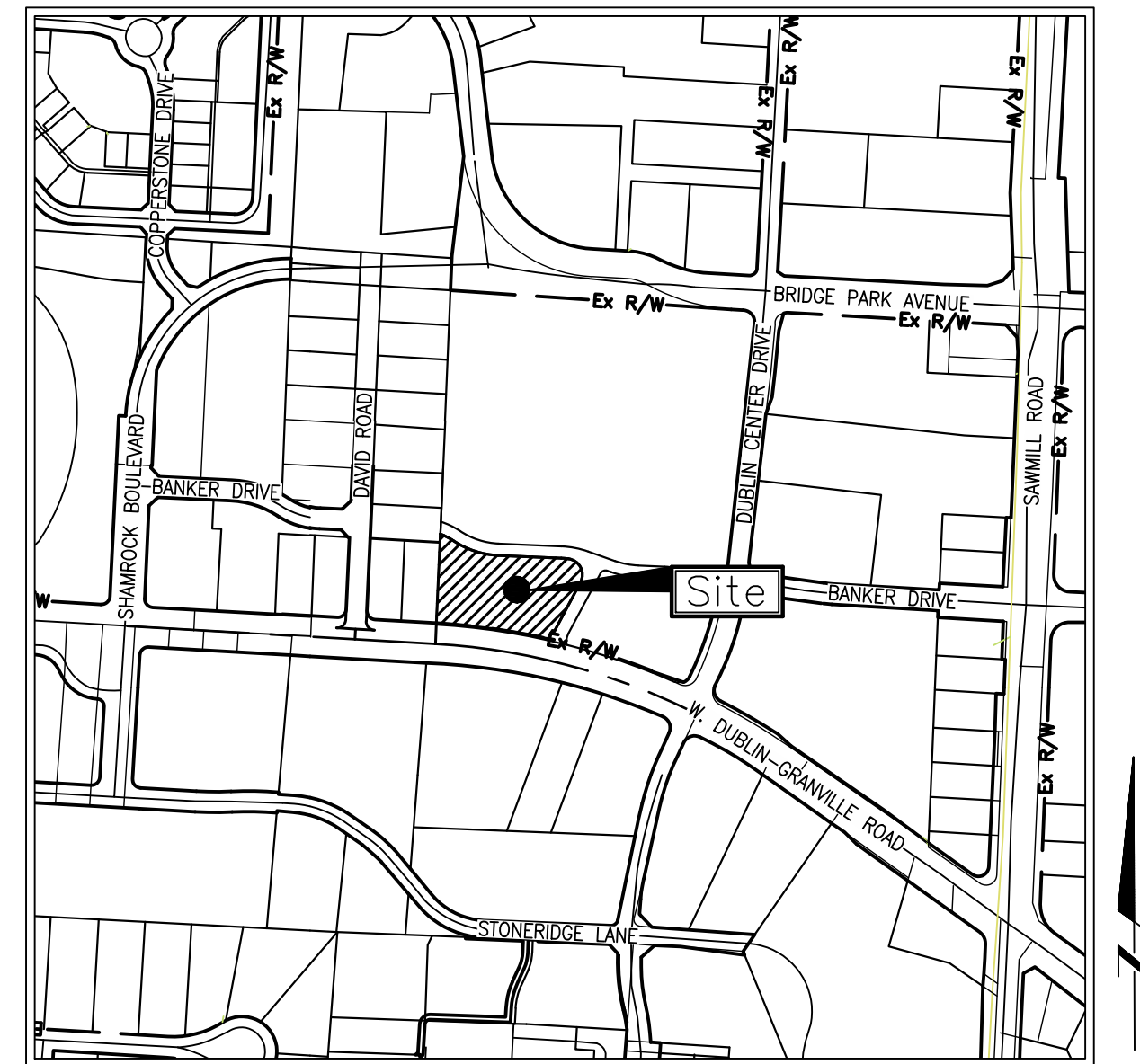


PRELIMINARY PLAT  
**4000 WEST  
 DUBLIN-GRANVILLE  
 ROAD**

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN  
 LOCATED IN QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19  
 UNITED STATES MILITARY LANDS



LOCATION MAP  
 NOT TO SCALE

PREPARED FOR:

**CRAWFORD HOYING**  
 6640 RIVERSIDE DRIVE, SUITE 300  
 DUBLIN, OHIO 43017  
 PH: (614) 335-2079

**SHEET INDEX**

TITLE SHEET . . . . . 1  
 VICINITY MAP . . . . . 2  
 LEGAL DESCRIPTION AND PLAT . . . . . 3  
 EXISTING CONDITIONS PLAN . . . . . 4  
 SITE PLAN . . . . . 5  
 GRADING AND UTILITY PLAN . . . . . 6  
 TREE PRESERVATION PLAN . . . . . 7-8

REVISIONS

NO.	DATE	DESCRIPTION	BY

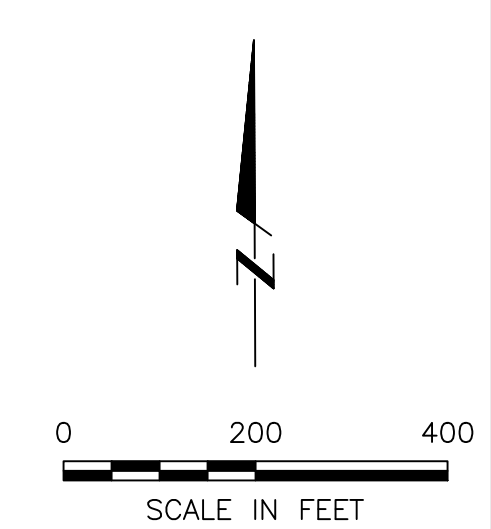
SHEET NO.	OF
1	8

**E. P. FERRIS**  
 AND  
**ASSOCIATES**  
 INC

Consulting Civil Engineers and Surveyors

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Drawing: M:\117005\_4000WestDublin-GranvilleRoad\DWG\Production Drawings\Preliminary Plat\Vicinity Map.dwg Saved on: 03-16-16 12:59 Revised by: wjanneret -L\scale: 1 -Plot scale 1=1 MS/PS



REVISIONS	DATE	BY	CHK

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CITY OF DUBLIN, OHIO  
**4000 WEST DUBLIN-GRANVILLE ROAD**  
CRAWFORD HOYING

JOB NO.	1117.001
DESIGNED BY:	WDJ
DRAWN BY:	WDJ
CHECKED BY:	JCP
APPROVED BY:	JCP
DATE:	04/26/22

**VICINITY MAP**

SCALE: 1" = 200'	
SHEET NO.	OF
2	8

Drawing: M:\117005\_4000WestDublin-GranvilleRoad\DWG\Production Drawings\Preliminary Plat\Legal Description and Plat.dwg Saved on: 03-16-16 12:59 Revised by: wjanneret - [Scale: 1" = 1 MS/FS]

**ZONING DESCRIPTION OF  
1.595 ACRES**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Quarter Township 3, Township 2, Range 19, United States Military Lands and being 1.595 acres out of that 1.986 acre tract of land conveyed to Banker Road Development LLC of record in Instrument Number 202108190148518, and being part of Reserve "C" of that plat titled "Dublin City Center" of record in Plat Book 69, Pages 18-20, all references being to records of the Franklin County, Ohio Recorder's Office, and being described as follows:

**COMMENCING** at a 3/4" iron pipe found in the northerly Right-Of-Way line of West Dublin-Granville Road (S.R. 161), being the northwesterly corner of that 0.034 acre tract conveyed to the City of Dublin of record in Instrument Number 200105140105628, said iron pipe being the southeasterly corner of that 0.547 acre tract of land conveyed to GFT LLC of record in Instrument Number 202103160047547;

Thence along said northerly Right-Of-Way line, along a curve to the right which has a radius of 2007.00 feet, a delta angle 1°59'58", an arc length of 70.04 feet, and a chord bearing and distance South 85°39'47" East, 70.04 feet, to the **TRUE POINT OF BEGINNING**;

Thence through said 1.986 acre tract North 02°31'08" East, 226.60 feet, to a point on the northerly line of said 1.986 acre tract, being a point on the southerly line of that 15.933 acre tract of land conveyed to Lowes Home Centers Inc. of record in Instrument Number 199904230101802;

Thence the following three courses along the northerly line of said 1.986 acre tract, being the southerly line of said 15.933 acre tract;

Along a curve to the left which has a radius of 253.50 feet, a delta angle 23°17'52", an arc length of 103.08 feet, and a chord bearing and distance South 75°49'56" East, 102.37 feet, to a 5/8" found iron pin, being a point of tangency on said northerly line;

South 87°28'52" East, 182.96 feet, to a point of curvature;

Along a curve to the right which has a radius of 231.50 feet, a delta angle 5°11'23", an arc length of 20.97 feet, and a chord bearing and distance South 84°53'11" East, 20.96 feet, to a 3/8" found iron pin, being a point of curvature on said northerly line;

Thence along a curve to the right which has a radius of 46.50 feet, a delta angle 110°24'45", an arc length of 89.61 feet, and a chord bearing and distance South 27°05'07" East, 76.37 feet, to a 3/8" found iron pin, being a point of tangency on the easterly line of said 1.986 acre tract, being a point on a westerly line of said 15.933 acre tract;

Thence the following three courses along said easterly and westerly line;

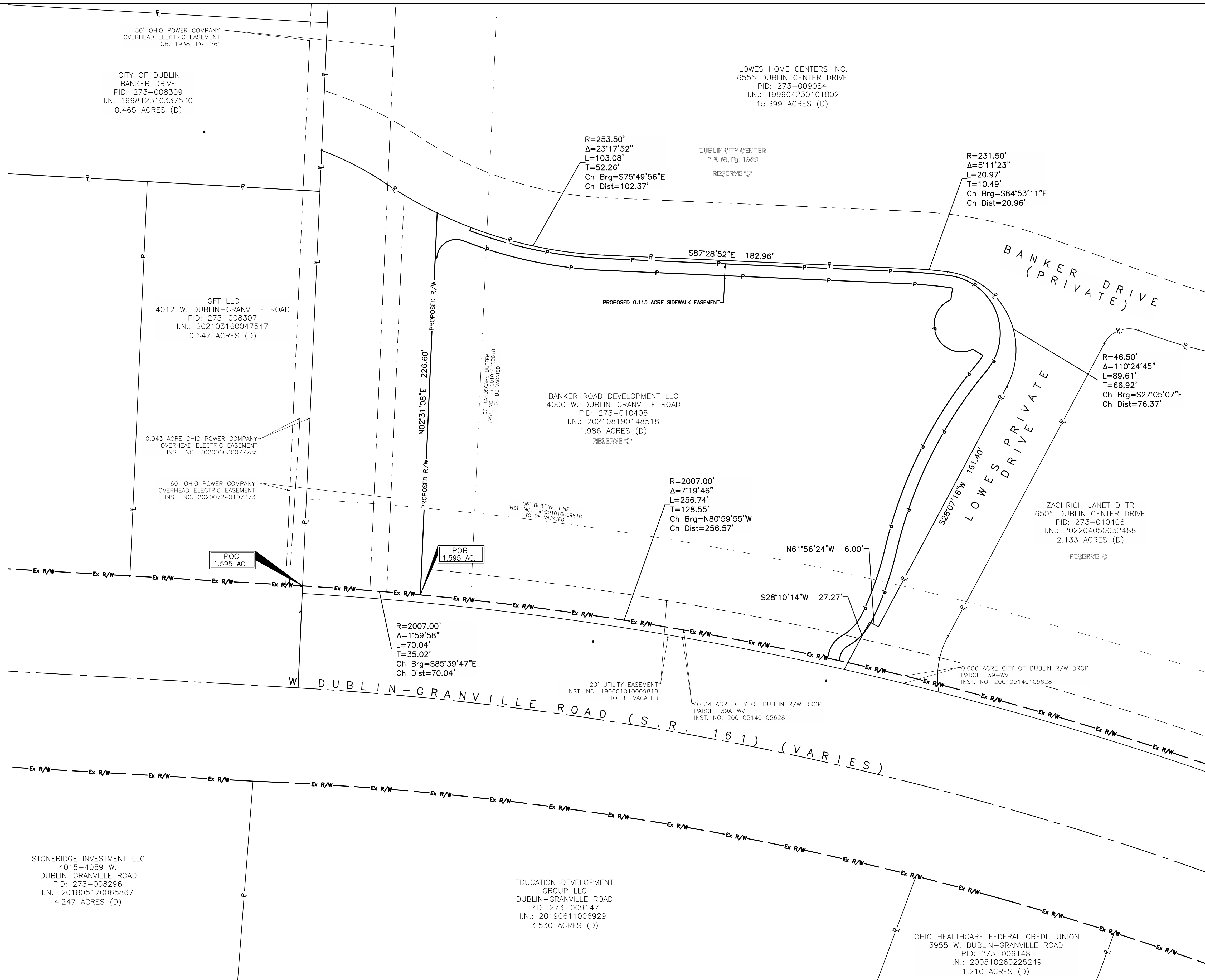
South 28°07'16" West, 161.40 feet, to an angle point on said line;

North 61°56'24" West, 6.00 feet, to an angle point on said line;

South 28°10'14" West, 27.27 feet, to a 3/8" found iron pin, being a point on the northerly Right-Of-Way line of West Dublin Granville Road (S.R. 161), being the southeasterly corner of said 1.986 acre tract;

Thence along said Northerly Right-Of-Way line, being the southerly line of said 1.986 acre tract, along a curve to the left which has a radius of 2007.00 feet, a delta angle 7°19'46", an arc length of 256.74 feet, and a chord bearing and distance North 80°59'55" West, 256.57 feet, to the **POINT OF BEGINNING**, containing an area of 1.595 acres, more or less.

This description was prepared from record information and field observations for zoning purposes only, and is NOT to be used for the transfer of real property.



REVISIONS	DATE	BY	CHK.

**E. P. FERRIS**  
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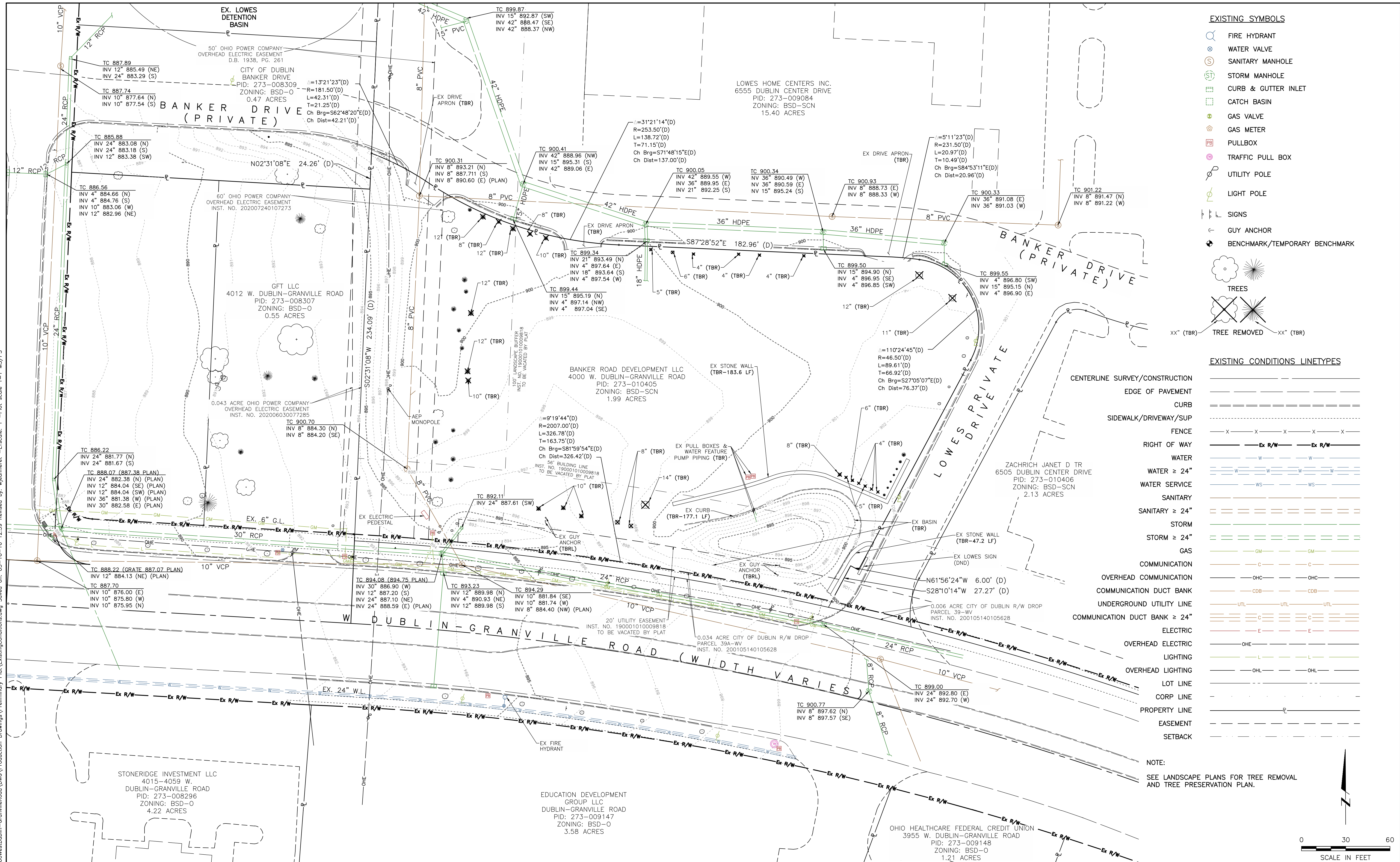
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**CITY OF DUBLIN, OHIO**  
**4000 WEST DUBLIN-GRANVILLE ROAD**  
**CRAWFORD HOYING**

JOB NO.	1117.001
DESIGNED BY:	WDJ
DRAWN BY:	WDJ
CHECKED BY:	JCP
APPROVED BY:	JCP
DATE:	04/26/22

<b>LEGAL DESCRIPTION AND PLAT</b>	
SCALE: 1" = 30'	
SHEET NO.	OF
3	8

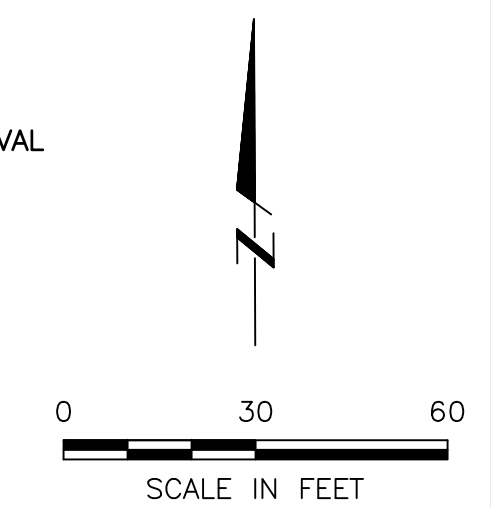
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- EXISTING SYMBOLS**
- FIRE HYDRANT
  - WATER VALVE
  - SANITARY MANHOLE
  - STORM MANHOLE
  - CURB & GUTTER INLET
  - CATCH BASIN
  - GAS VALVE
  - GAS METER
  - PULLBOX
  - TRAFFIC PULL BOX
  - UTILITY POLE
  - LIGHT POLE
  - SIGNS
  - GUY ANCHOR
  - BENCHMARK/TEMPORARY BENCHMARK
  - TREES
  - TREE REMOVED

- EXISTING CONDITIONS LINETYPES**
- CENTERLINE SURVEY/CONSTRUCTION
  - EDGE OF PAVEMENT
  - CURB
  - SIDEWALK/DRIVEWAY/SUP
  - FENCE
  - RIGHT OF WAY
  - WATER
  - WATER SERVICE
  - SANITARY
  - SANITARY ≥ 24"
  - STORM
  - STORM ≥ 24"
  - GAS
  - COMMUNICATION
  - OVERHEAD COMMUNICATION
  - COMMUNICATION DUCT BANK
  - UNDERGROUND UTILITY LINE
  - COMMUNICATION DUCT BANK ≥ 24"
  - ELECTRIC
  - OVERHEAD ELECTRIC
  - LIGHTING
  - OVERHEAD LIGHTING
  - LOT LINE
  - CORP LINE
  - PROPERTY LINE
  - EASEMENT
  - SETBACK

NOTE:  
SEE LANDSCAPE PLANS FOR TREE REMOVAL AND TREE PRESERVATION PLAN.



REVISIONS	DATE	BY	CHK.

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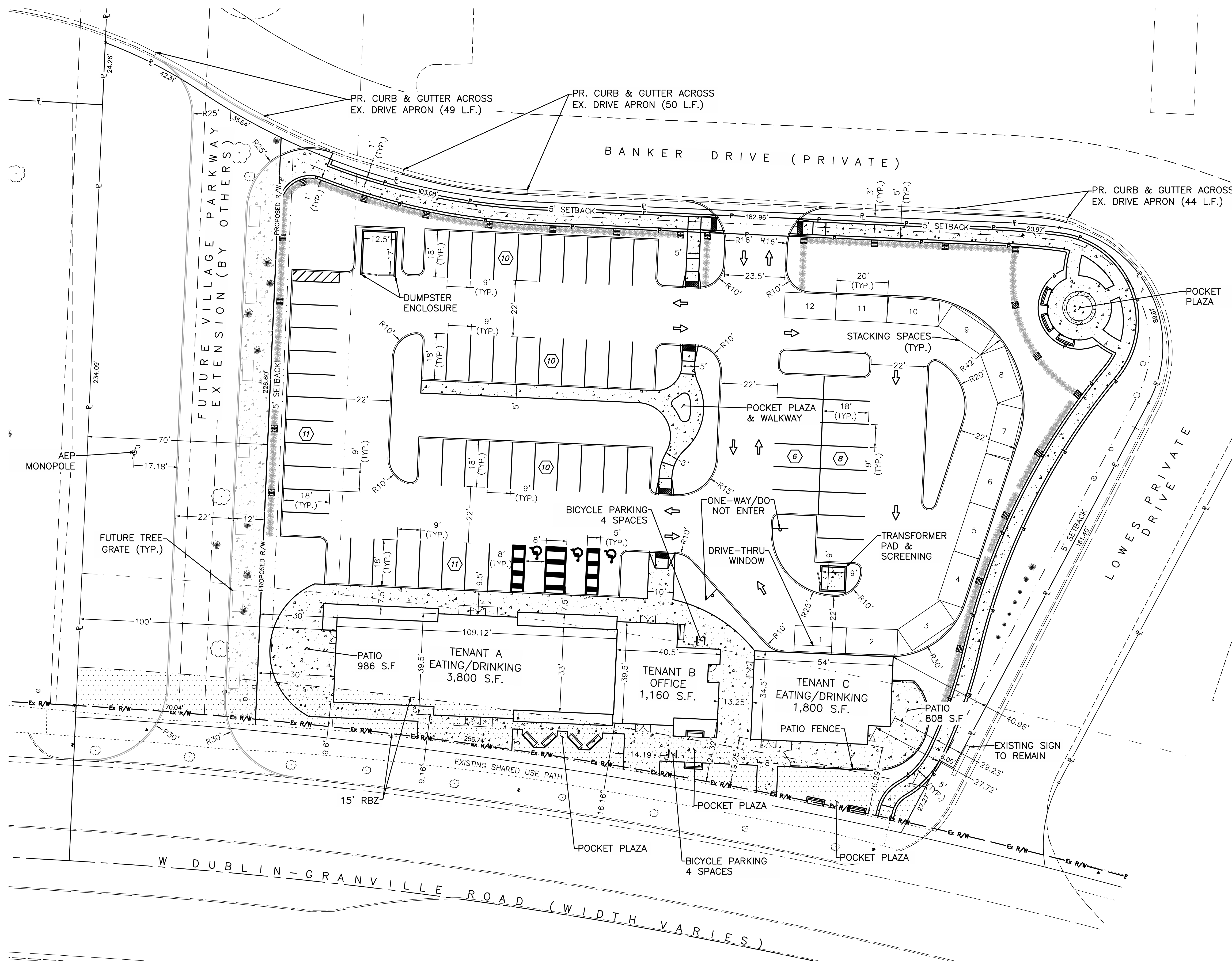
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CITY OF DUBLIN, OHIO  
**4000 WEST DUBLIN-GRANVILLE ROAD**  
CRAWFORD HOYING

JOB NO.	1117.001
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DATE:	04/26/22

SCALE:	
1" = 30'	
SHEET NO.	OF
4	8

Drawing: M:\1117005\_4000WestDublin-GranvilleRoad\DWG\Production Drawings\Preliminary Plat\Site Layout.dwg Saved on: 03-16-16 12:59 Revised by: wjennet -L:scale: 1 -Plot scale 1=1 MS/PS



**PROPOSED SYMBOLS**

[Symbol]	BENCH
[Symbol]	DETECTABLE WARNING
[Symbol]	PARKING LOT SCREENING HEDGE WALL
[Symbol]	SIGN
[Symbol]	PARKING COUNT MARKER

**PROPOSED LAYOUT LINETYPES**

[Line Style]	CURB & GUTTER
[Line Style]	CURB
[Line Style]	SIDEWALK
[Line Style]	PROPOSED RIGHT-OF-WAY
[Line Style]	EASEMENT
[Line Style]	SETBACK

**NOTE:**  
ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.

**LOT COVERAGE CALCULATION**

69,339 S.F. SITE (EXCLUDES FUTURE R/W)
48,850 S.F. IMPERVIOUS COVERAGE
70.5% LOT COVERAGE

**OPEN SPACE CALCULATION**

1 S.F./50 S.F. COMMERCIAL SPACE
140 S.F. OPEN SPACE REQUIRED
1,926 S.F.± OPEN SPACE PROVIDED

**BUILDING COVERAGE CALCULATION**

69,696 S.F.± NET SITE AREA
6,970 S.F. BUILDING FOOTPRINTS
10.0% BUILDING COVERAGE

**PROPERTY LINE COVERAGE (W. DUBLIN GRANVILLE ROAD) CALCULATION**

MINIMUM 75% REQUIRED
256.74 FT LOT WIDTH
203.62 FT COMBINED BUILDING WIDTH
79.3% PROPERTY LINE COVERAGE

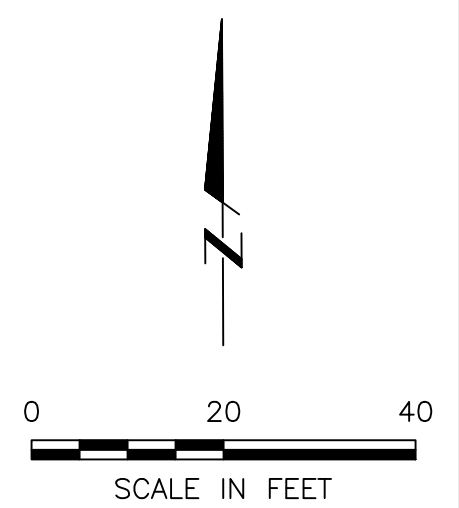
**BUILDING/OPEN SPACE/PATIO COVERAGE**

69,696 S.F.± NET SITE AREA
6,970 S.F. BUILDING FOOTPRINTS
1,926 S.F.± OPEN SPACE
1,794 S.F.± PATIO AREAS
15.3% COMBINED BUILDING/OPEN SPACE/PATIO COVERAGE

**SITE DATA TABLE:**

Total Site Area:	1.99 Ac.
Future Right-of-Way Area:	0.39 Ac.
Net Site Area:	1.60 Ac.
Open Space:	1,926 S.F. ±
Pre-Developed Impervious Area:	1,196 S.F.
Post-Developed Impervious Area:	48,850 S.F.
% Impervious Area:	70.5%
% of Lot Area Covered by Buildings:	10.0%
Pervious Area:	20,455 S.F.
Provided Parking Spaces:	66 Spaces Total 63 Standard Spaces 3 Accessible Spaces
Building Height (Tenants A/B):	1-Story 28'-0"
Building Height (Tenant C):	1-Story 21'-0"

**NOTE:**  
RIGHT-OF-WAY FOR THE VILLAGE PARKWAY EXTENSION TO BE DEDICATED WITH PLAT ONCE THE FINAL DEVELOPMENT PLAN IS APPROVED



REVISIONS	DATE	BY	CHK

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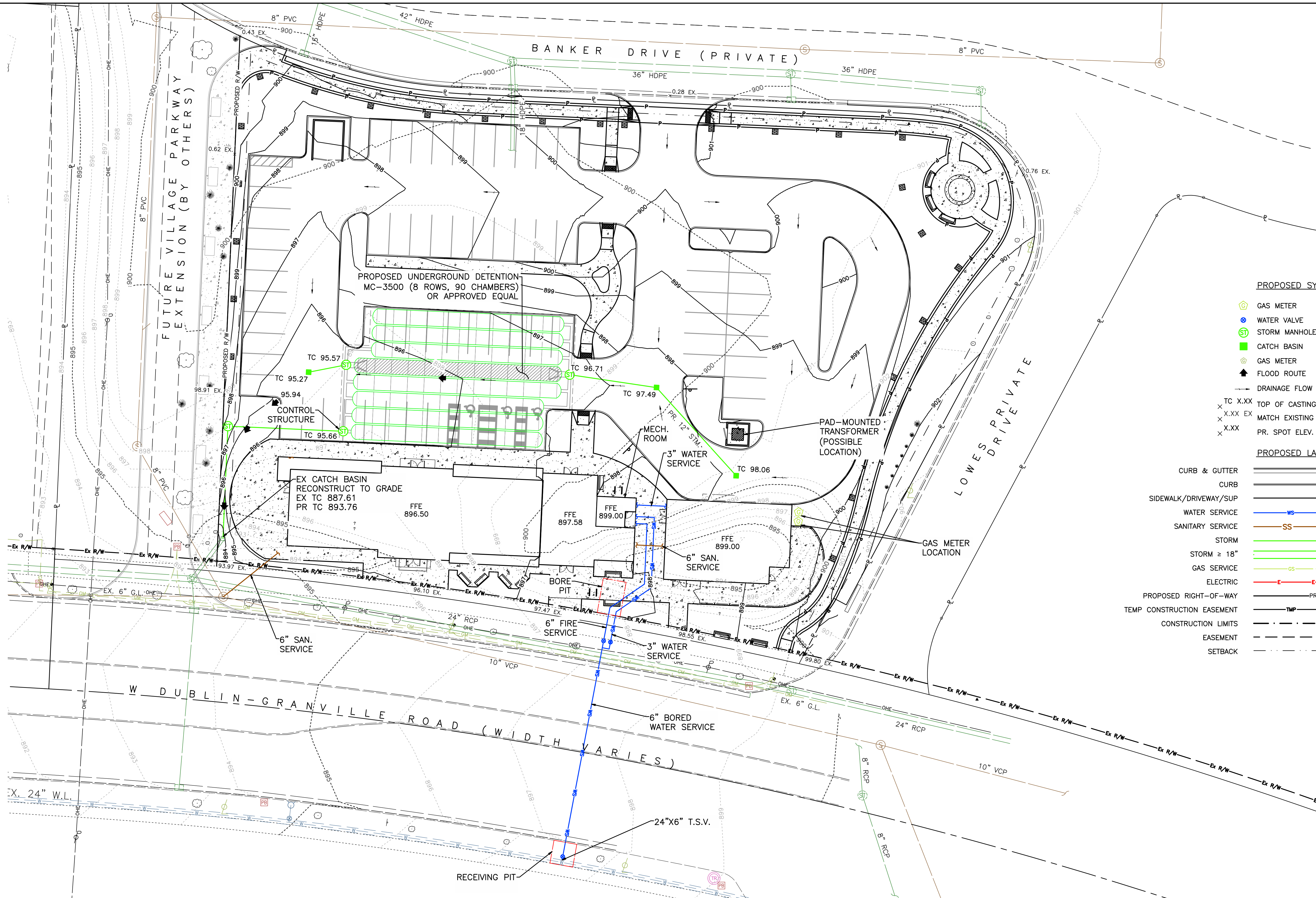
CITY OF DUBLIN, OHIO  
**4000 WEST DUBLIN-GRANVILLE ROAD**  
CRAWFORD HOYING

JOB NO.	1117.001
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**SITE LAYOUT PLAN**

SCALE:	1" = 20'
SHEET NO.	5
OF	8

Drawing: M:\117005\_4000WestDublin-GranvilleRoad\DWG\Production Drawings\Preliminary Plat\Grading & Utility Plan.dwg Saved on: 03-16-16 12:59 Revised by: wjanneret -Ltscale: 1 -Plot scale 1"=1 MS/PS

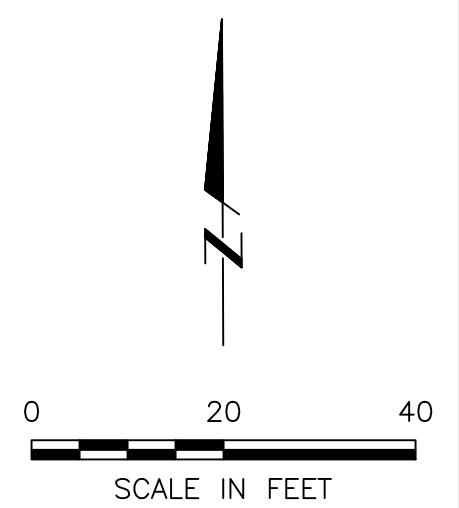


**PROPOSED SYMBOLS**

- GAS METER
- WATER VALVE
- STORM MANHOLE
- CATCH BASIN
- GAS METER
- FLOOD ROUTE
- DRAINAGE FLOW DIRECTION
- TC X.XX TOP OF CASTING ELEV.
- X.XX EX MATCH EXISTING ELEV.
- X.XX PR SPOT ELEV.

**PROPOSED LAYOUT LINETYPES**

- CURB & GUTTER
- CURB
- SIDEWALK/DRIVEWAY/SUP
- WATER SERVICE
- SANITARY SERVICE
- STORM
- STORM ≥ 18"
- GAS SERVICE
- ELECTRIC
- PROPOSED RIGHT-OF-WAY
- TEMP CONSTRUCTION EASEMENT
- CONSTRUCTION LIMITS
- EASEMENT
- SETBACK



REVISIONS	DATE	BY	CHK

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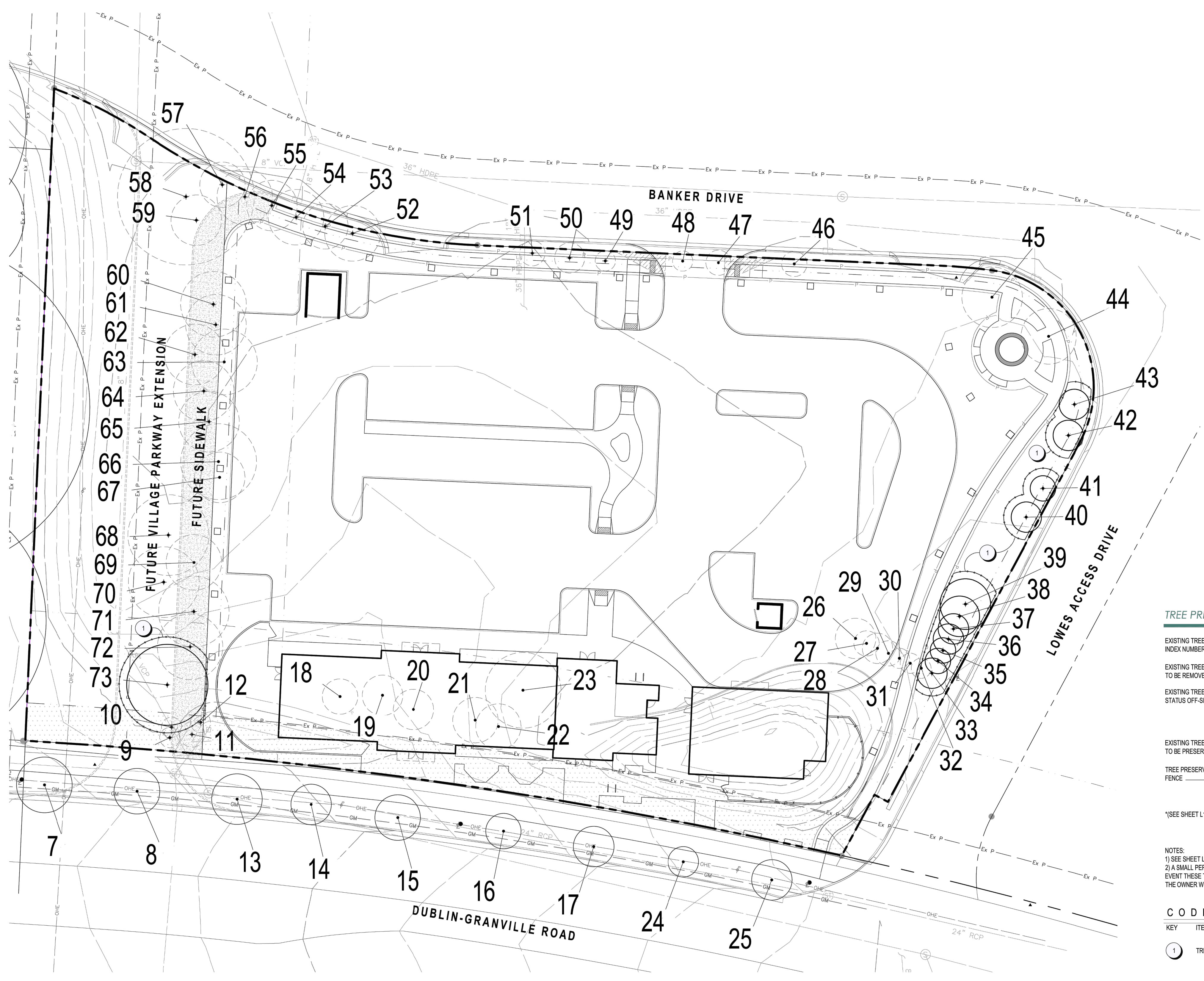
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**CITY OF DUBLIN, OHIO**  
**4000 WEST DUBLIN-GRANVILLE ROAD**  
**CRAWFORD HOYING**

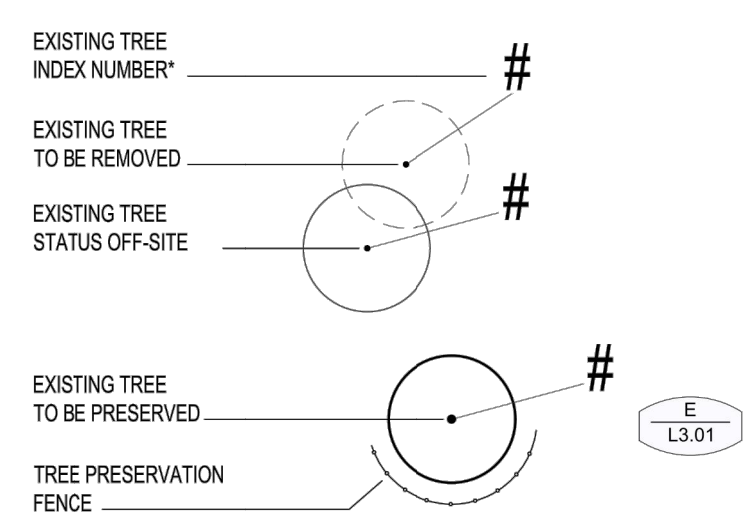
JOB NO.	1117.001
DESIGNED BY:	WDJ
DRAWN BY:	WDJ
CHECKED BY:	JCP
APPROVED BY:	JCP
DATE:	04/26/22

<b>GRADING AND UTILITY PLAN</b>	
SCALE: 1" = 20'	
SHEET NO.	OF
6	8

Drawing: M:\117005\_4000WestDublin-GranvilleRoad\DWG\Production Drawings\Preliminary Plat\Grading & Utility Plan.dwg Saved on: 03-16-16 12:59 Revised by: wjoanneret -Ltscale: 1 -Plot scale 1=1 MS/PS



**TREE PRESERVATION KEY**



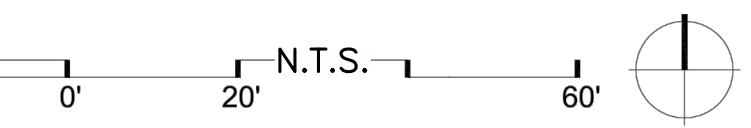
(SEE SHEET L1.02 FOR EXISTING TREE INDEX)

NOTES:  
 1) SEE SHEET L1.02 FOR EXISTING TREE INDEX  
 2) A SMALL PERCENTAGE OF THE CRITICAL ROOT ZONES ARE IMPACTED IN SOME LOCATIONS. IN THE EVENT THESE TREES DO NOT SURVIVE CONSTRUCTION DUE TO THE IMPACTED CRITICAL ROOT ZONES, THE OWNER WILL REPLACE EACH CALIPER INCH PER THE TREE REPLACEMENT CODE.

**CODED LAYOUT & MATERIALS NOTES**

KEY	ITEM	REFERENCE
1	TREE PROTECTION FENCE	(E L3.01)

TREE PRESERVATION PLAN



Bridge Park - Dublin, Ohio 04.08.2022 - #22007

**4000 DUBLIN-GRANVILLE ROAD**  
PRELIMINARY DEVELOPMENT PLAN



**L1.01**

REVISIONS	DATE	BY	CHK.

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CITY OF DUBLIN, OHIO  
**4000 WEST DUBLIN-GRANVILLE ROAD**  
 CRAWFORD HOYING

JOB NO.	1117.001
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DATE:	04/26/22

SCALE: N.T.S.	
<b>TREE PRESERVATION PLAN</b>	
SHEET NO.	OF
7	8

Drawing: M:\117005\_4000WestDublin-GranvilleRoad-DWG\Production Drawings\Preliminary Plat\Grading & Utility Plan.dwg Saved on: 03-16-16 12:59 Revised by: wjeanneret -Ltscale: 1 -Plot scale 1=1 MS/PS

TREE#	DIAMETER	SPECIES	CONDITION	STATUS
1	36	MULBERRY	GOOD	OFF-SITE
2	8	MAPLE	GOOD	OFF-SITE
3	9	MAPLE	GOOD	OFF-SITE
4	8	MAPLE	GOOD	OFF-SITE
5	11	MAPLE	GOOD	OFF-SITE
6	4	CALLERY PEAR	GOOD	OFF-SITE
7	11	MAPLE	GOOD	OFF-SITE
8	9	MAPLE	GOOD	OFF-SITE
9	4	CALLERY PEAR	GOOD	REMOVE
10	4	CALLERY PEAR	GOOD	REMOVE
11	5	CALLERY PEAR	GOOD	REMOVE
12	4	CALLERY PEAR	GOOD	REMOVE
13	10	MAPLE	GOOD	OFF-SITE
14	8	MAPLE	GOOD	OFF-SITE
15	9	MAPLE	GOOD	OFF-SITE
16	7	MAPLE	GOOD	OFF-SITE
17	8	MAPLE	FAIR	OFF-SITE
18	7	SPRUCE	GOOD	REMOVE
19	8	SPRUCE	GOOD	REMOVE
20	8	SPRUCE	GOOD	REMOVE
21	9	SYCAMORE	GOOD	REMOVE
22	9	SYCAMORE	GOOD	REMOVE
23	15	SYCAMORE	GOOD	REMOVE
24	6	MAPLE	GOOD	OFF-SITE
25	8	MAPLE	GOOD	OFF-SITE
26	8	JUNIPER	GOOD	REMOVE
27	5	JUNIPER	GOOD	REMOVE
28	6	JUNIPER	GOOD	REMOVE
29	5	JUNIPER	GOOD	REMOVE
30	4	JUNIPER	FAIR	REMOVE
31	4	JUNIPER	FAIR	REMOVE
32	4	JUNIPER	FAIR	REMOVE
33	6	JUNIPER	FAIR	PRESERVE
34	5	JUNIPER	FAIR	PRESERVE
35	5	JUNIPER	FAIR	PRESERVE
36	6	JUNIPER	GOOD	PRESERVE
37	6	JUNIPER	FAIR	PRESERVE
38	8	JUNIPER	GOOD	PRESERVE
39	10	JUNIPER	GOOD	PRESERVE
40	6	APPLE	GOOD	PRESERVE
41	5	APPLE	GOOD	PRESERVE
42	6	APPLE	GOOD	PRESERVE
43	6	APPLE	GOOD	PRESERVE
44	11	SPRUCE	GOOD	REMOVE
45	12	SYCAMORE	GOOD	REMOVE
46	5	HAWTHORN	GOOD	REMOVE
47	5	HAWTHORN	GOOD	REMOVE
48	4	HAWTHORN	FAIR	REMOVE
49	4	HAWTHORN	GOOD	REMOVE
50	6	HAWTHORN	GOOD	REMOVE
51	5	HAWTHORN	FAIR	REMOVE
52	11	SPRUCE	POOR	REMOVE
53	9	SPRUCE	POOR	REMOVE
54	11	SPRUCE	POOR	REMOVE
55	10	SPRUCE	POOR	REMOVE
56	11	SPRUCE	POOR	REMOVE

EXISTING TREE INDEX

TREE#	DIAMETER	SPECIES	CONDITION	STATUS
57	9	SPRUCE	POOR	REMOVE
58	27	BOXELDER	POOR	REMOVE
59	10	MULBERRY	POOR	REMOVE
60	13	SPRUCE	POOR	REMOVE
61	12	SPRUCE	POOR	REMOVE
62	12	SPRUCE	POOR	REMOVE
63	13	SPRUCE	POOR	REMOVE
64	12	SPRUCE	POOR	REMOVE
65	12	PINE	POOR	REMOVE
66	15	SPRUCE	POOR	REMOVE
67	10	SPRUCE	POOR	REMOVE
68	16	CHERRY	POOR	REMOVE
69	11	SPRUCE	POOR	REMOVE
70	14	SPRUCE	POOR	REMOVE
71	14	SPRUCE	POOR	REMOVE
72	13	SPRUCE	POOR	REMOVE
73	16	MAPLE	GOOD	PRESERVE
74	16	MULBERRY	GOOD	OFF-SITE
75	9	MULBERRY	FAIR	OFF-SITE
76	32	SPRUCE	GOOD	OFF-SITE
77	24	ASH	DEAD	OFF-SITE
78	51	MAPLE	GOOD	OFF-SITE
79	14	SPRUCE	FAIR	OFF-SITE
80	25	SWEETGUM	GOOD	OFF-SITE
81	30	SWEETGUM	POOR	OFF-SITE
82	7	MULBERRY	FAIR	OFF-SITE
83	6	MAPLE	FAIR	OFF-SITE
84	26	SPRUCE	GOOD	OFF-SITE
85	11	MULBERRY	FAIR	OFF-SITE
86	8	MULBERRY	FAIR	OFF-SITE
87	49	MULBERRY	FAIR	OFF-SITE
88	23	SPRUCE	POOR	OFF-SITE
89	17	SPRUCE	FAIR	OFF-SITE
90	65	MAPLE	FAIR	OFF-SITE
91	23	PINE	FAIR	OFF-SITE
92	22	SPRUCE	DEAD	OFF-SITE
93	46	MAPLE	GOOD	OFF-SITE

**REPLACEMENT CALCULATIONS**

	INCHES REMOVED	REPLACEMENT INCHES REQ'D
PROTECTED TREES ≥6" (replace 1" for ea. 1" removed)	85	85
<b>TOTAL REPLACEMENT INCHES REQUIRED*</b>		<b>85</b>

\*("ASH", "CALLERY PEAR", "JUNIPER", "MULBERRY", "POOR", "DEAD", AND "OFF-SITE" TREES NOT INCLUDED IN REPLACEMENT CALCULATIONS)

**TREE PRESERVATION CREDIT CALCULATIONS**

	TREES PRESERVED	153.065-E TREE CREDIT
PROTECTED TREES 8" ≤ X < 8" (1 TREE CREDIT)	3	3
PROTECTED TREES 8" ≤ X < 12" (2 TREE CREDIT)	0	0
PROTECTED TREES ≥ 12" (3 TREE CREDIT)	1	3
<b>TOTAL PRESERVED TREE CREDIT*</b>		<b>6</b>

\*("ASH", "CALLERY PEAR", "JUNIPER", "MULBERRY", "POOR", "DEAD", AND "OFF-SITE" TREES NOT INCLUDED IN CREDIT CALCULATIONS)



Bridge Park - Dublin, Ohio 04.08.2022 - #2207

4000 DUBLIN-GRANVILLE ROAD  
PRELIMINARY DEVELOPMENT PLAN



L1.02

REVISIONS	DATE	BY	CHK.

**E. P. FERRIS**  
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CITY OF DUBLIN, OHIO  
**4000 WEST DUBLIN-GRANVILLE ROAD**  
CRAWFORD HOYING

JOB NO.	1117.001
DESIGNED BY:	WDJ
DRAWN BY:	WDJ
CHECKED BY:	JCP
APPROVED BY:	JCP
DATE:	04/26/22

**TREE PRESERVATION PLAN**

SCALE: N.T.S.

SHEET NO. 8 OF 8