

DAN-SHERRI AVENUE

POTENTIAL SIDEWALK CONNECTION.  
LOCATION TO BE DETERMINED AT  
FINAL DEVELOPMENT PLAN.

0' PAVEMENT SETBACK

EVERGREEN  
LANDSCAPE  
BUFFER AREA

IDENTIFICATION SIGN  
WITH LANDSCAPING

50' BUILDING SETBACK

10,000 S.F.  
2-STORY OFFICE  
BUILDING

18' PAVEMENT SETBACK

EVERGREEN  
LANDSCAPE  
BUFFER AREA  
(TYP)

50' BUILDING SETBACK

**SITE DATA:**

SITE AREA: ±1.6 AC.

MAX. DEV. DENSITY: 6,250 S.F. PER ACRE

MAX. BUILDING AREA: 10,000 S.F. GROSS

MAX. BUILDING HGT.: 35 FEET

PARKING REQUIRED: 1 SPACE PER 250 S.F.

PARKING PROVIDED: 40 SPACES

4' HGT. WOOD FENCE  
w/ 8"x8" COLUMNS  
@ ±24' INTERVALS  
(TYPICAL)

DETENTION BASIN LOCATION,  
DESIGN TO BE DETERMINED AT  
FINAL DEVELOPMENT PLAN.

DUMPSTER  
ENCLOSURE

EVERY ROAD

**NOTES:**

- DETENTION BASIN IS SIZED TO ACCOMODATE 100 YEAR FLOOD. FINAL DESIGN DETAILS TO BE DETERMINED AT TIME OF FINAL DEVELOPMENT PLAN ENGINEERING.

- UTILITIES TO BE EXTENDED FROM THE EXISTING UTILITY LOCATIONS AS NOTED. LINES TO BE SIZED ACCORDINGLY AT TIME OF FINAL DEVELOPMENT PLAN ENGINEERING.

- REFER TO DEVELOPMENT TEXT FOR LANDSCAPE REQUIREMENTS.

Prepared By:  
City of Dublin  
Land Use & Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016  
614-410-4600



CITY OF DUBLIN

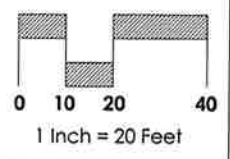
**6001, 6009 Avery Road**  
City of Dublin-Franklin County--Ohio  
**Preliminary Development Plan**

Date: 7/02/10

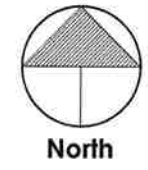
**Revisions**

Date	Initial

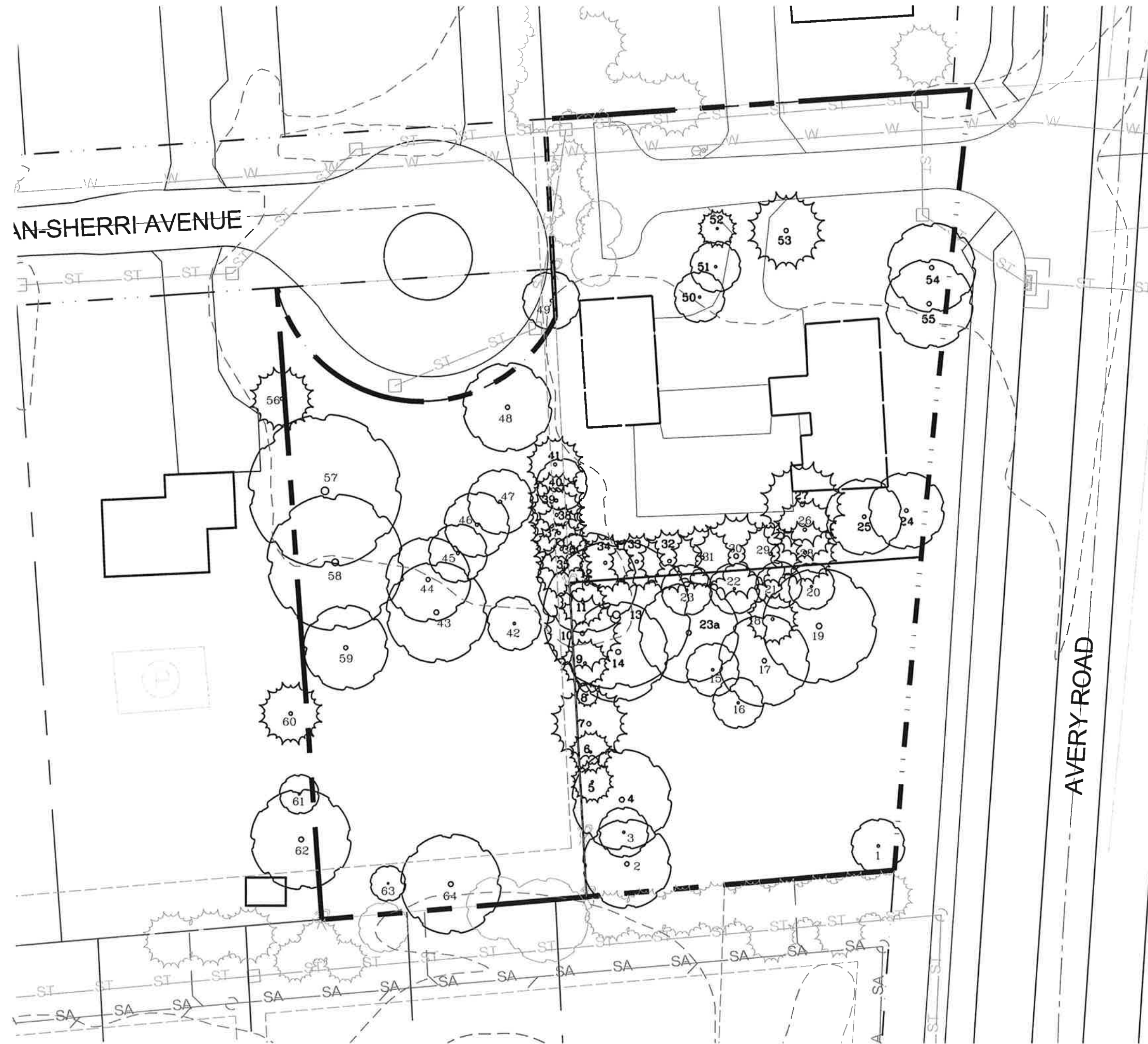
**Graphic Scale**



**Site Staking  
and Utility Plan**

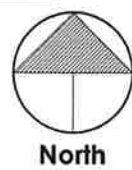


North



Tree Number	Species	Size (DBH)	Condition
Tree Survey Prepared by the City of Dublin			
1	Silver Maple	9	Good
2	Crabapple	18	Poor
3	Crabapple	10	Poor
4	Sugar Maple	19	Good
5	Spruce	6	Poor
6	Spruce	7	Poor
7	Spruce	14	Poor
8*	Spruce	4	Poor
9	Spruce	8	Poor
10	Spruce	14	Poor
11	Spruce	8	Poor
12	Crabapple	20	Poor
13	Silver Maple	29	Poor
14	Silver Maple	20	Poor
15	Silver Maple	11	Poor
16	Silver Maple	10	Good
17	Silver Maple	17.5	Good
18	Spruce	8.5	Fair
19**	Silver Maple	22	Good
20	Silver Maple	17.5	Poor
21	Sycamore	20	Good
22	Silver Maple	9	Good
23	Silver Maple	8.5	Good
23a	Ash	20	Good
24	Crabapple	15	Poor
25	Cherry	15	Fair
26	Spruce	11	Poor
27	Spruce	15	Poor
28	Spruce	11	Fair
29	Spruce	11	Poor
30	Spruce	15	Fair
31	Spruce	11	Fair
32	Spruce	11	Fair
33	Spruce	10	Fair
34	Spruce	10	Fair
35	Spruce	10	Fair
36	Spruce	10	Fair
37	Spruce	11	Fair
38	Spruce	11	Fair
39	Spruce	10	Fair
40**	Mulberry	10	Fair
41	Spruce	10	Fair
42	Crabapple	9	Fair
43	Pin Oak	20.5	Good
44**	Buckeye	35.5	Good
45**	Crabapple	24	Fair
46	Sweetgum	13	Good
47	Sweetgum	13	Good
48	Ash	18.5	Good
49	Silver Maple	22	Good
50	Crabapple	10	Fair
51	Crabapple	10	Fair
52	Spruce	7	Good
53	Spruce	13	Good
54	Crabapple	17	Poor
55	Silver Maple	17	Poor
56	Spruce	12	Good
57	Silver Maple	31	Good
58	Silver Maple	28	Good
59	Silver Maple	18	Good
60	Spruce	9	Good
61	White Oak	8	Good
62	Silver Maple	20	Good
63	Hackberry	7	Fair
64***	Cherry	20	Dead
Total Caliper Inches		919.5	

\*Less than 6" caliper—not to be included in tree survey  
 \*\*Multi-stem  
 \*\*\*Not included for tree replacement: Dead tree

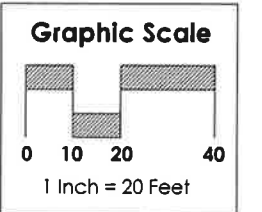


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**Tree Survey**  
**Sheet 5 of 6**

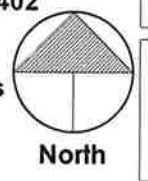


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Total Caliper Inches To Be Removed: 402  
 Total To Be Replaced (R): 18 Trees  
 Landmark Replacement Req'd: 0 Trees

✕ Tree To Be Removed



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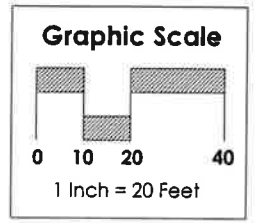
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**Tree Removal Plan**

Sheet 6 of 6