



ZONING LEGEND

- CITY OF COLUMBUS
- CITY OF HILLIARD
- 500' PROPERTY LIMIT BOUNDARY
- ZONE DISTRICT BOUNDARY



THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
350 Worthington Rd, Ste B
Westerville, OH 43082
614.882.4311

SEAL:

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
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PRELIMINARY DEVELOPMENT PLAN
FOR
**HILLIARD-ROME
MOB & OFFICE
BUILDING**
2876 HILLIARD ROME ROAD
HILLIARD, OH 43026

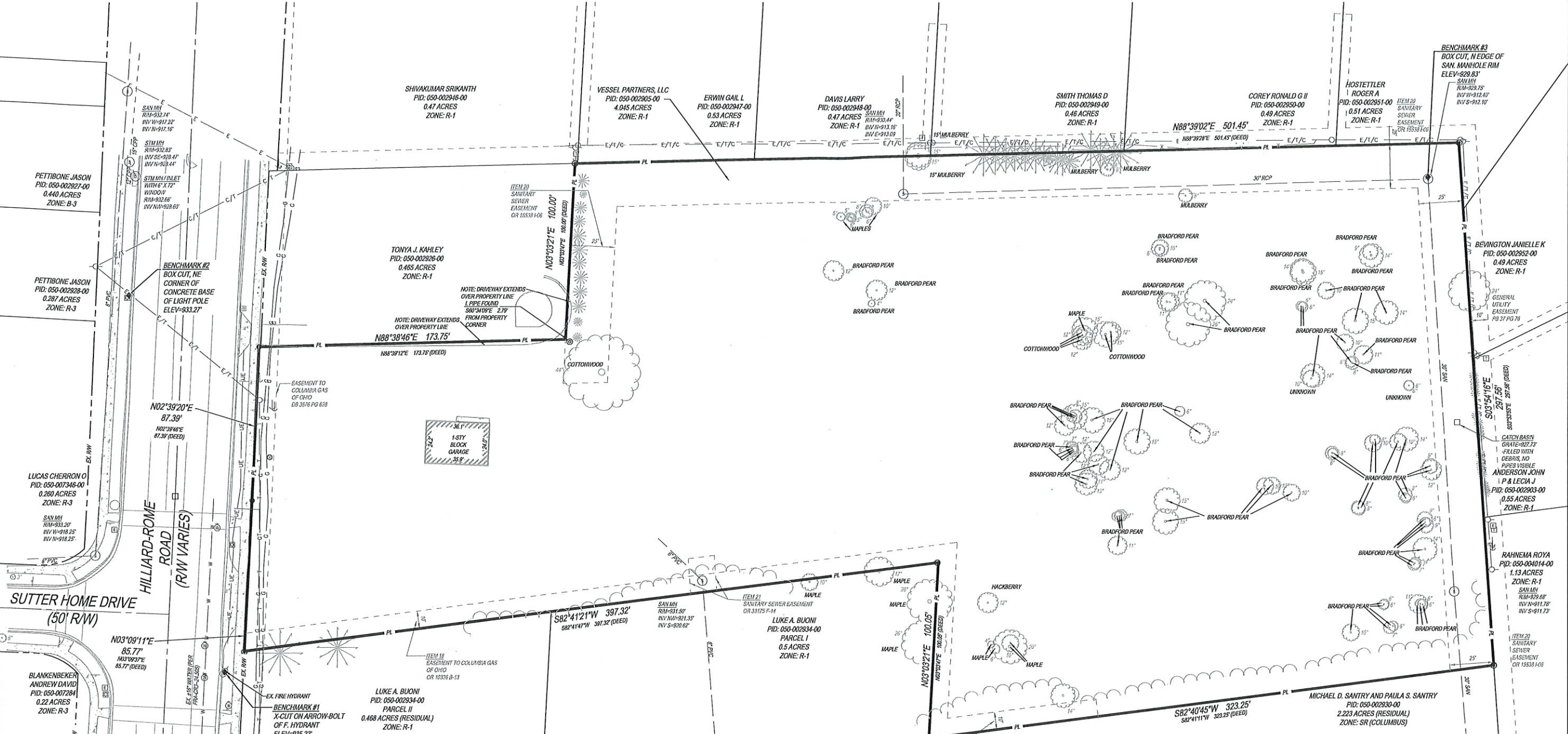
PROJECT NO: 180413.000
DATE: 08/03/2020
SCALE:

0 50 100 200

SHEET NAME:

**ADJACENT LAND
EXHIBIT**

SHEET NO.



LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin and City of Hilliard:

Survey No. 15022 of the Virginia Military District, and being all of the remainder of that 4.226 acre tract conveyed to Raymond F. Kinne, II and Matthew S. Kinne of record in Instrument Number 200103020042480 and described as follows:

Beginning at a 3/4" iron pipe found marking the original Northeast corner of said 4.226 acre tract, the same being a corner to Lot 7 of "Richlaine Acres" as recorded in Plat Book 37, Page 76;

Thence South 03 deg. 53' 55" East, with a West line of said "Richlaine Acres", and with a West line of "Richlaine Acres Section 2" as recorded in Plat Book 67, Page 98, 297.56 feet to a 5/8" rebar found marking the original Southeast corner of said 4.226 acre tract, the same being the original Northeast corner of the 2.359 acre tract conveyed to Michael D. Santry and Paula S. Santry of record in Instrument Number 200307230227946;

Thence South 82 deg. 41' 11" West, with the original North line of said 2.359 acre tract, 323.25 feet to an iron pin set marking an original corner to said 4.226 acre tract, the same being the Southeast corner of Parcel I as shown in the deed to Imogene E. Slane of record in Instrument Number 199911180288717;

Thence North 03 deg. 03' 47" East, with a common line to said 4.226 acre tract and said Parcel I, 100.05 feet to a 5/8" rebar found marking a common corner thereof;

Thence South 82 deg. 41' 47", with a common line to said 4.226 acre tract and said Parcel I, and with the common line to said 4.226 acre and the remainder of Parcel II, as shown in said deed to Imogene E. Slane, 397.32 feet to an iron pin set marking the Southeast corner of Parcel 52WD as shown in the deed to the City of Hilliard of record in Instrument Number 200511040233443, the same being the Northeast corner of Parcel 50WD as shown in the deed to the City of Hilliard of record in Instrument Number 200508310180068, and in the East right-of-way line for Hilliard-Rome Road;

Thence with the East line of said Parcel 52WD, the same being said East right-of-way line, the following courses:

North 03 deg. 09' 37" East, 85.77 feet to an iron pin set;

North 02 deg. 39' 46" East, 87.39 feet to a pin nail set marking the Northeast corner of said Parcel 52WD, the same being the Southeast corner of Parcel 53WD as shown in the deed to the City of Hilliard of record in Instrument Number 200508310180054;

Thence North 88 deg. 39' 12" East, with a common line to said 4.226 acre tract, and the remainder of the 0.50 acre tract conveyed to Clarence D. Weeks and Belva L. Weeks, of record in Deed Book 1715, Page 313, 173.75 feet to a common corner thereof, witness a pinch top iron rod found South 1.39' and East 2.34';

Thence North 03 deg. 03' 47" East, with a common line to said 4.226 acre and 0.50 acre tracts, 100.05 feet to a 3/4" iron pipe marking a common corner thereof, and in a South line of said "Richlaine Acres";

Thence North 88 deg. 39' 28" East, with said South subdivision line, 501.45 feet to the point of beginning, containing 4.045 acres of land, more or less, as calculated by the above courses. Subject, however, to all legal highway, easements and restrictions. The above description was prepared by John C. Dodgion, P.S. 8069 on September 13, 2006 and is based on an actual field survey performed in September 2006.

All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio. Bearings are based on the NAD83, Ohio State Plane Coordinate System, South Zone (1986 Adjustment). A bearing of North 22 deg. 30' 10" West was held between monuments "FCGS 6665" and T 12'.

NOTES

- OCCUPATION IN GENERAL FITS SURVEY, WITH THE EXCEPTION OF DRIVEWAY OF ADJOINING PROPERTY ON NORTH SIDE OF PROPERTY EXTENDING OVER THE PROPERTY LINE AS SHOWN.
- SOURCE DOCUMENTS AS NOTED.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-NSRS2007), AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000436233 APPLIED AT BASE POINT N 733,000.00 E 1,786,000.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAV88), BASED ON SOURCE BENCHMARK CORRS STATION "COLB".
- UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. OHIO811 WAS CONTACTED ON JULY 1, 2020, TICKET NUMBERS A018-303-129 & A018-303-137, AND ON JULY 13, 2020, TICKET NUMBERS A019-500-576 & A019-500-585.
- THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS COMMUNITY NUMBER 39049C0144K EFFECTIVE JUNE 17, 2008.
- THERE ARE 0 REGULAR PARKING SPOTS AND 0 DESIGNATED HANDICAPPED PARKING SPACES WITHIN THE SUBJECT PROPERTY.
- THERE IS A 1-STORY GARAGE ON THE SUBJECT PROPERTY. THERE ARE NO OTHER BUILDINGS WITHIN THE SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF CURRENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.
- THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.
- THERE IS NO OBSERVABLE EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS ZONED R-1 (LOW DENSITY DISTRICT). NO ZONING REPORT OR LETTER WAS PROVIDED.
- NO EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES WAS SEEN.
- THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN JULY, 2020.

LEGEND

● 5/8" CAPPED IRON PIN SET	— G — GAS MAIN	□ TRAFFIC MANHOLE
○ 5/8" IRON PIPE FOUND	⊕ GAS VALVE	▤ TRAFFIC CONTROL CABINET
⊙ 1" IRON PIPE FOUND	— UCATV — UNDERGROUND CABLE TV	⊕ TRAFFIC SIGNAL POLE
▲ NAIL SET	— ET/C — OVERHEAD ELECTRIC/TELEPHONE/CABLE	⊕ SIGN
▲ NAIL FOUND	— E/T — OVERHEAD ELECTRIC/TELEPHONE	⊕ GUARD POST (PIPE BOLLARD)
▲ RR SPIKE SET	— W — WATER MAIN	⊕ FLAG POLE
⊕ BENCHMARK	⊕ FIRE HYDRANT	⊕ FENCE
⊕ UTILITY POLE	⊕ WATER VALVE	⊕ TREE
⊕ GUY WIRE	⊕ WATER METER	⊕ TREELINE
— UE — UNDERGROUND ELECTRIC	⊕ IRRIGATION CONTROL VALVE	— 801 — CONTOUR LINES
— E — OVERHEAD ELECTRIC	⊕ WATER MANHOLE	— 805 — CONTOUR LINES
⊕ HVAC UNIT	⊕ SANITARY MANHOLE	□ CONCRETE
⊕ TRANSFORMER	⊕ CLEAN OUT	□ GRAVEL
⊕ GROUND LIGHT	⊕ SANITARY SEWER	□ LANDSCAPE AREA
⊕ ELECTRIC BOX	⊕ STORM MANHOLE	□ BRICK / PAVER
⊕ LIGHT POLE	— S — STORM SEWER	□ DECK / PORCH
— UT — UNDERGROUND TELEPHONE	□ CATCH BASIN	
— T — OVERHEAD TELEPHONE	□ INLET	
⊕ TELEPHONE MANHOLE	⊕ YARD DRAIN	
⊕ TELEPHONE PEDESTAL	⊕ DOWN SPOUT	

NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-882-2784 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

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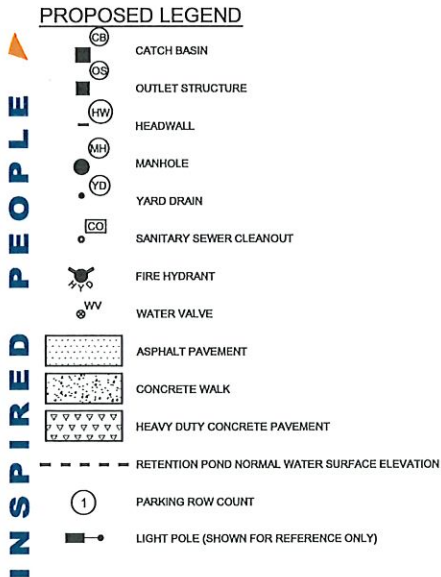
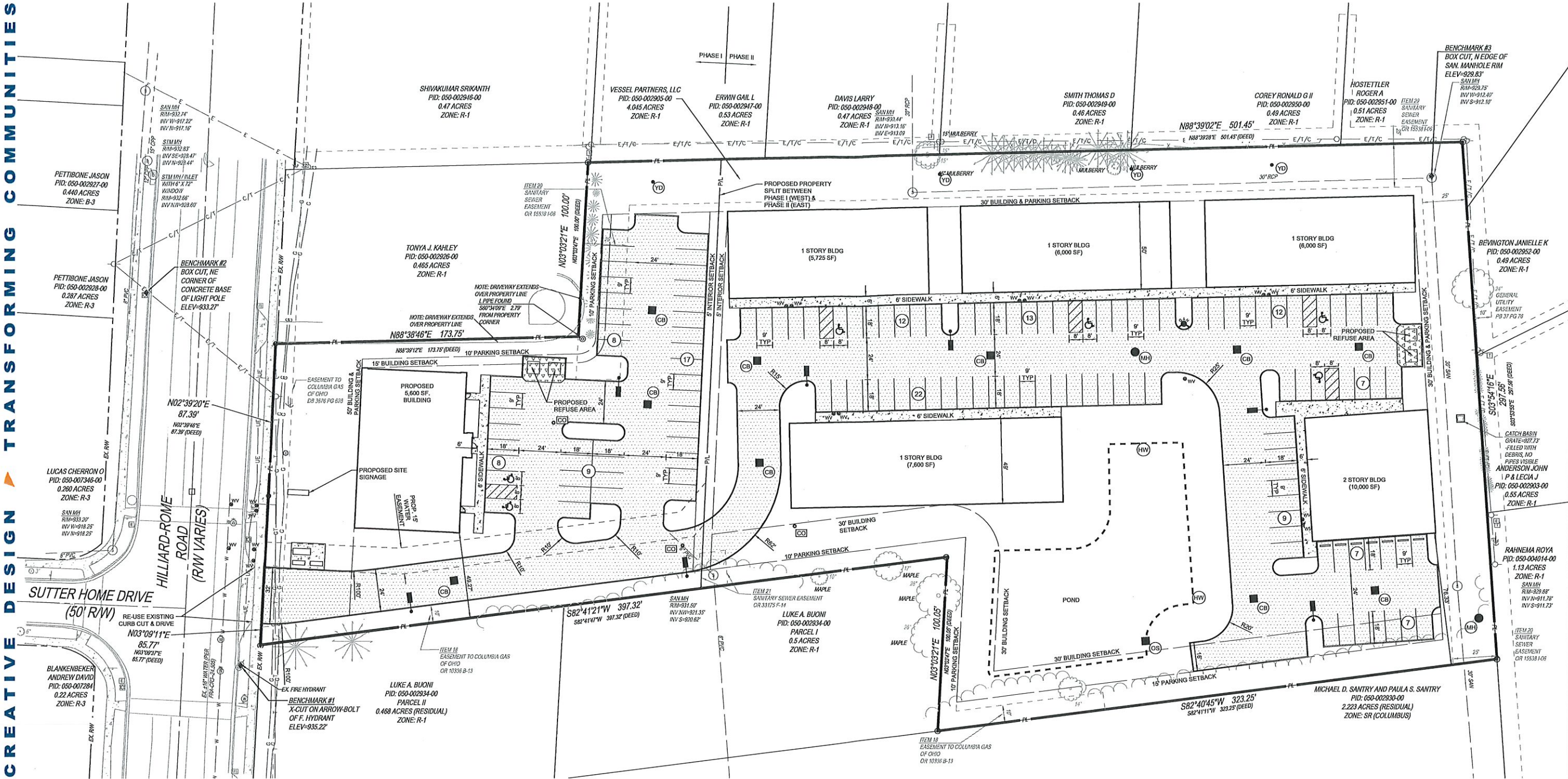
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SHEET NAME:

EXISTING CONDITIONS PLAN

SHEET NO.

3/7



ZONING REQUIREMENTS TABLE		
EXISTING ZONING: R-1 (SUBURBAN RESIDENTIAL)		
PROPOSED ZONING: PUD		
EXISTING USE: UNDEVELOPED		
PROPOSED USE: MIXED (MEDICAL & OFFICE USE)		
STANDARD	PROPOSED PHASE I PARCEL (WEST)	PROPOSED PHASE II PARCEL (EAST)
MAXIMUM DENSITY	5,138 SF/AC	11,934 SF/AC
BUILDING COVERAGE	5,600 SF	5,725 SF MIN 10,000 SF MAX
MAXIMUM BUILDING HEIGHT	1 STORY	2 STORIES
LOT COVERAGE	62%	65%
MIN. NORTHERN SETBACK LINE (FT)	N/A	30 FT BUILDING & PARKING
MIN. SETBACK LINE TO MICHAEL D. SANTRY & PAULA S. SANTRY PARCEL (FT)	N/A	15 FT PARKING 76.33 FT BUILDING
MIN. SETBACK LINE TO LUKE A. BUONI PARCEL (FT)	10 FT PARKING & 49.27 FT BUILDING	10 FT PARKING & 30 FT BUILDING
MIN. EASTERN SETBACK LINE (FT)	N/A	30 FT BUILDING & PARKING
MIN. SETBACK LINE TO TONYA J. KAHLEY PARCEL (FT)	10 FT PARKING & 15 FT BUILDING	N/A
MIN. FRONT YARD SETBACK (FT)	50 FT PARKING & BUILDING	N/A
MIN. INTERNAL LOT SETBACK (FT)	5 FT	5 FT

PARKING REQUIREMENTS TABLE		
STANDARD	PROPOSED PHASE I PARCEL (WEST)	PROPOSED PHASE II PARCEL (EAST)
MIN. OFF-STREET PARKING SPACES (1)	42 SPACES (2 HANDICAP SPACES)	89 SPACES (4 HANDICAP SPACES)
MIN. PARKING STALL DIMENSIONS	9 FT X 16 FT	9 FT X 16 FT
MIN. DRIVE AISLE WIDTH	24 FT	24 FT

(1) TOTAL PROPOSED PARKING = 131 SPACES & IS TO BE SHARED BETWEEN PARCELS

- NOTES**
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 - ALL DIMENSION ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
 - PRELIMINARY NOT FOR CONSTRUCTION.

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HILLIARD, OH 43026

PROJECT NO: 180413.000

DATE: 08/03/2020

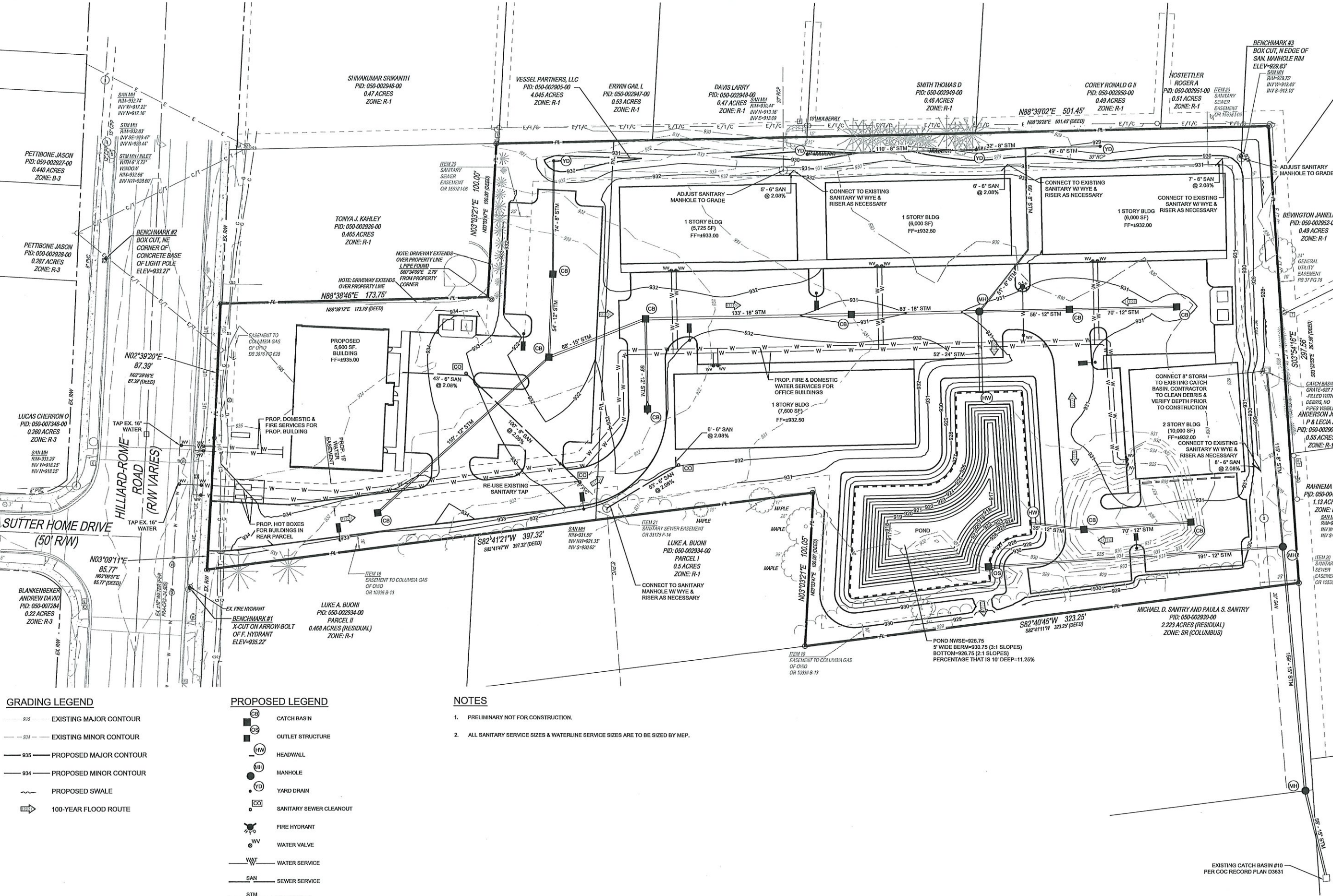
SCALE: 0 15 30 60

SHEET NAME:

LOCATION PLAN

SHEET NO. 4/7





GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SWALE
- 100-YEAR FLOOD ROUTE

PROPOSED LEGEND

- CATCH BASIN
- OUTLET STRUCTURE
- HEADWALL
- MANHOLE
- YARD DRAIN
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE
- SEWER SERVICE
- STORM LINE
- RETENTION POND NORMAL WATER SURFACE ELEVATION

NOTES

- PRELIMINARY NOT FOR CONSTRUCTION.
- ALL SANITARY SERVICE SIZES & WATERLINE SERVICE SIZES ARE TO BE SIZED BY MEP.

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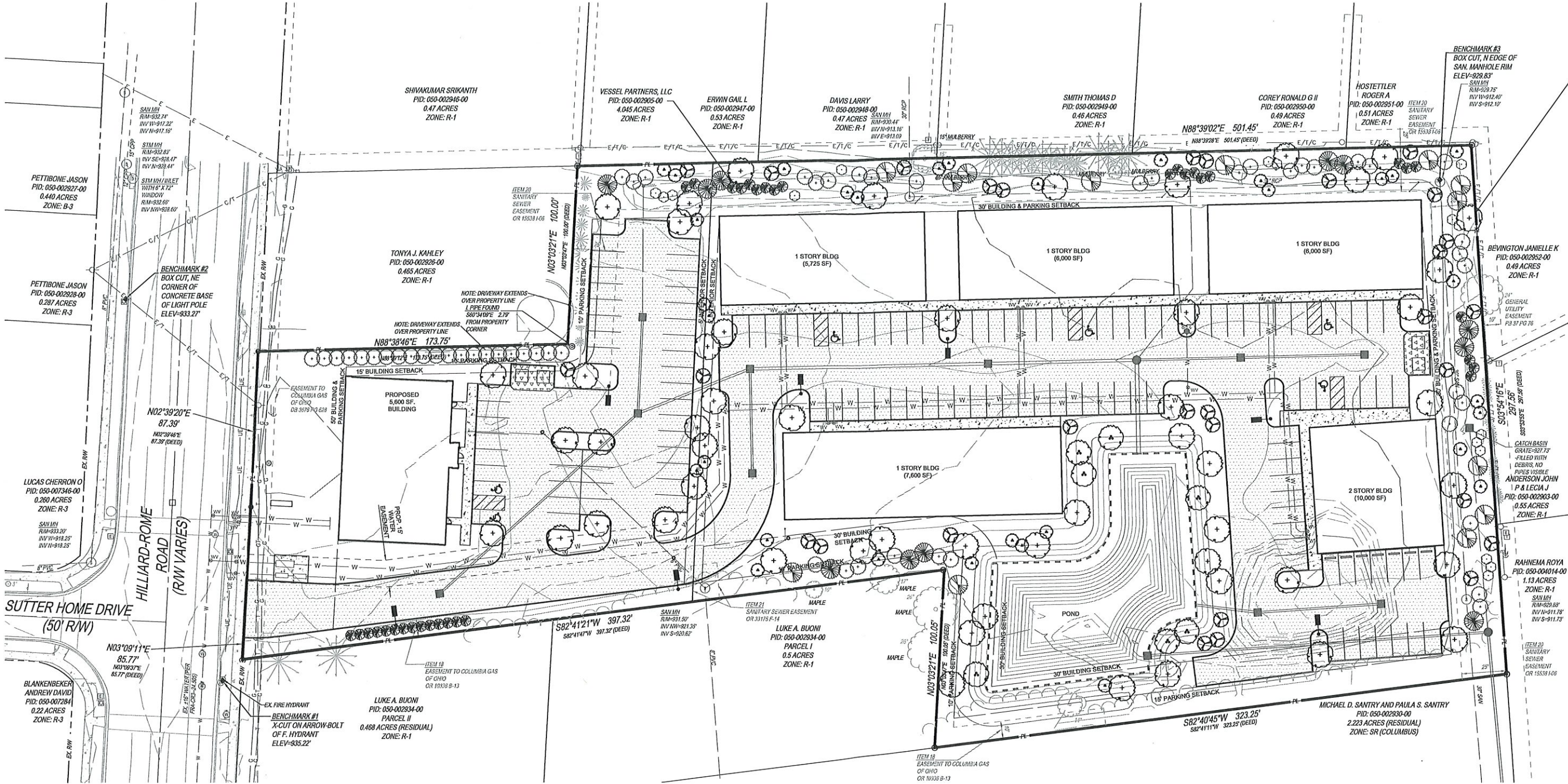
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PRELIMINARY DEVELOPMENT PLAN
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PROJECT NO: 180413.000
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0 15 30 60

SHEET NAME:
**CONCEPTUAL
GRADING &
UTILITY PLAN**

SHEET NO.
5/7



HILLIARD, OH LANDSCAPE ZONING REQUIREMENTS (PER PUD FOR THIS SITE)

	REQUIRED	PROPOSED
PLANT MATERIAL STANDARDS		
MINIMUM SIZES	DECIDUOUS TREE: 2.5" CALIPER ORNAMENTAL TREE: 1.5" CALIPER EVERGREEN TREE: 7" HEIGHT	BUFFER CONSISTING OF MOUNDING, AND EXISTING / PROPOSED LANDSCAPING
BUFFER YARDS		
BUFFER	A LANDSCAPE BUFFER CONSISTING OF A MIX OF MOUNDING (4:1 MAX. SLOPE), SHRUBS, AND EVERGREEN, DECIDUOUS, AND ORNAMENTAL TREES SHALL BE INSTALLED ALONG THE NORTH, EAST AND SOUTH PROPERTY LINES	BUFFER CONSISTING OF MOUNDING, AND EXISTING / PROPOSED LANDSCAPING
PARKING LOT		
SCREENING	HEADLIGHTS SHALL BE SCREENED FROM THE STREET AND ADJACENT PROPERTIES BY MOUNDING (4:1 MAX. SLOPE), MASONRY WALL, OR COMBINATION OF (42" HEIGHT MIN.)	PARKING SCREENED BY BUILDINGS, MOUNDING, AND LANDSCAPING
TREE REPLACEMENT		
TREE REPLACEMENT	6"-23" REPLACE AT A RATE OF 1 INCH CALIPER FOR EVERY INCH OF DBH >24" REPLACE AT A RATE OF 2 INCH CALIPER FOR EVERY INCH OF DBH 50% REDUCTION ALLOWED IF REPLACEMENT EXCEEDS 30 CALIPER INCHES PER ACRE 6"-23": 882 DBH = 882 CALIPER INCH REPLACED >24": 94 DBH = 188 CALIPER INCH REPLACED 1,070 CALIPER INCHES TOTAL 535 CALIPER INCHES TOTAL REQUIRED (50% REDUCTION) (2.5" CALIPER MIN.)	60 DECIDUOUS TREES (3" CALIPER) = 180 CALIPER INCHES 62 ORNAMENTAL TREES (1.5" CALIPER) = 93 CALIPER INCHES 131 EVERGREEN TREES (2" CALIPER) = 262 CALIPER INCHES 535 CALIPER INCHES TOTAL

PLANTING NOTES
1. SEE SHEET 7 FOR PLANTING NOTES AND PLANT DETAILS.

LEGEND

- DECIDUOUS TREE, TYP.
- ORNAMENTAL TREE, TYP.
- EVERGREEN TREE, TYP.
- EXISTING TREES TO REMAIN, PROTECT IN PLACE



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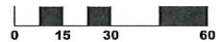
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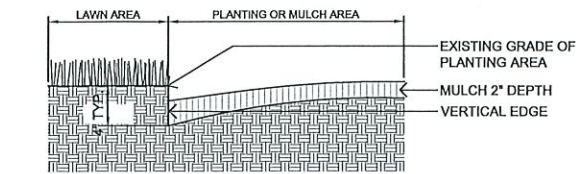
SHEET NAME:

LANDSCAPE PLAN

SHEET NO.

6/7

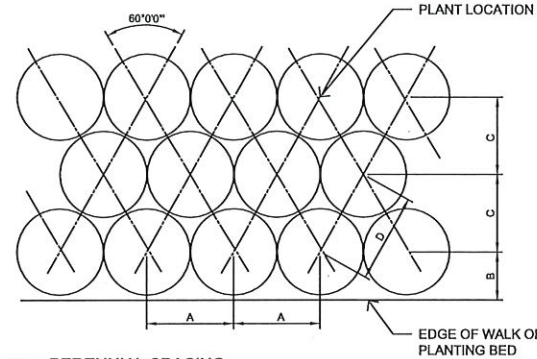




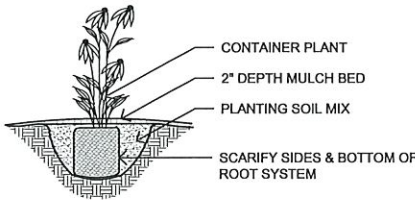
1 PLANTING BED EDGING DETAIL
N.T.S.

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15"	18"
24"	24"	10"	20"	24"
30"	30"	15"	25"	30"
36"	36"	18"	31"	36"
48"	48"	21"	41"	48"

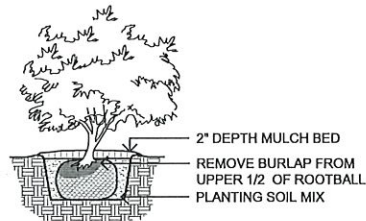
A = SPACING
B = SP/2
C = SP/1.2
D = SPACING



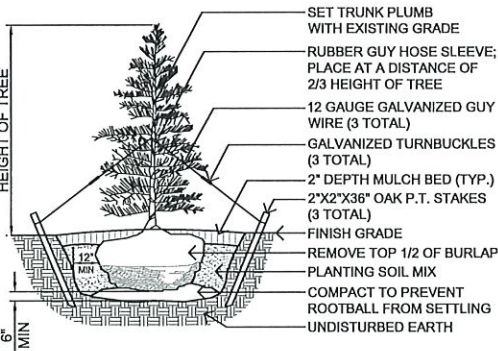
2 PERENNIAL SPACING
N.T.S.



3 PERENNIAL / ORNAMENTAL GRASS PLANTING
N.T.S.

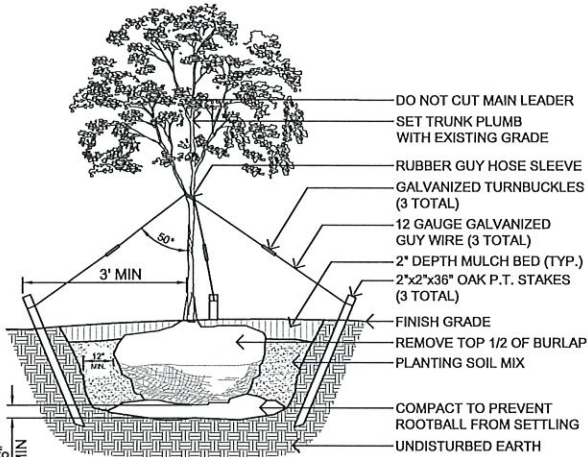


4 SHRUB PLANTING
N.T.S.



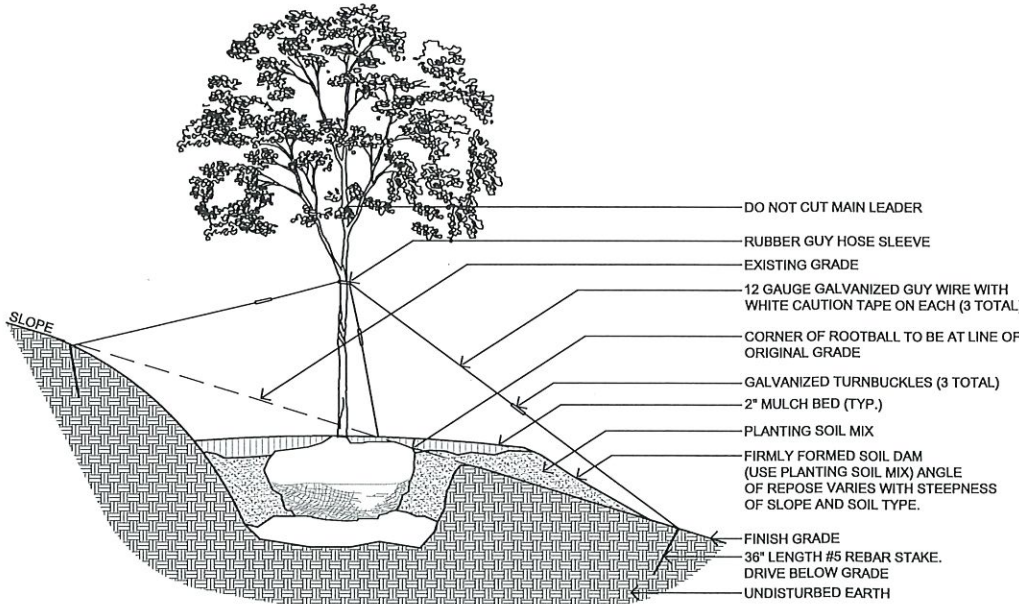
5 EVERGREEN TREE PLANTING
N.T.S.

- PLANTING NOTES
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
 2. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
 3. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
 5. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
 6. THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
 7. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.



- NOTES:
1. TOP OF ROOT BALL TO BE 2\"-3\" ABOVE ADJACENT FINISHED GRADE.
 2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 3. REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
 4. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.

6 DECIDUOUS TREE PLANTING
N.T.S.



- NOTES:
1. FOR PLANTING INSTRUCTIONS SEE DECIDUOUS TREE PLANTING DETAIL, THIS SHEET.

7 DECIDUOUS TREE PLANTING ON A SLOPE
N.T.S.

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE ARM	ACER x FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	3\" CAL. MIN.	B&B	
ACE CEL	ACER x FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	3\" CAL. MIN.	B&B	
ACE JEF	ACER x FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	3\" CAL. MIN.	B&B	
ACE RUB	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3\" CAL. MIN.	B&B	
ACE SAC	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3\" CAL. MIN.	B&B	
BET NIG	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	12\" HT. MIN.	B&B	MULTI-STEM
GIN AUT	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3\" CAL. MIN.	B&B	
GIN PRI	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3\" CAL. MIN.	B&B	
GLE TRI	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3\" CAL. MIN.	B&B	
GYM DIO	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	3\" CAL. MIN.	B&B	
LIQ STY	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3\" CAL. MIN.	B&B	
NYS SYL	NYSSA SYLVATICA	BLACK GUM	3\" CAL. MIN.	B&B	
QUE BIC	QUERCUS BICOLOR	SWAMP WHITE OAK	3\" CAL. MIN.	B&B	
QUE PAL	QUERCUS PALUSTRIS	PIN OAK	3\" CAL. MIN.	B&B	
QUE SHU	QUERCUS SHUMARDII	SHUMARD OAK	3\" CAL. MIN.	B&B	
ULM AME	ULMUS AMERICANA 'NEW HARMONY'	NEW HARMONY ELM	3\" CAL. MIN.	B&B	
ZEL SER	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3\" CAL. MIN.	B&B	
EVERGREEN TREES:					
JUN VIR	JUNIPERUS VIRGINIANA 'BURKII'	BURK JUNIPER	7\" HT. MIN.	B&B	
PIC ABI	PICEA ABIES	NORWAY SPRUCE	7\" HT. MIN.	B&B	
PIC GLA	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	7\" HT. MIN.	B&B	
PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	7\" HT. MIN.	B&B	
PIN STR	PINUS STROBUS	WHITE PINE	7\" HT. MIN.	B&B	
ORNAMENTAL TREES:					
AME GRA	AMELANCHIER x GRANDIFOLIA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7\" HT. MIN.	B&B	MULTI-STEM
COR FLO	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	1.5\" CAL. MIN.	B&B	SINGLE STEM
CRA CRU	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	7\" HT. MIN.	B&B	MULTI-STEM
CRA VIR	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	1.5\" CAL. MIN.	B&B	SINGLE STEM
MAG VIR	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	7\" HT. MIN.	B&B	MULTI-STEM
PRU CER	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT PLUM	1.5\" CAL. MIN.	B&B	SINGLE STEM
TURFGRASS SEED: SEE SPECIFICATIONS					

SEAL:

NOT FOR CONSTRUCTION

NO. DATE DESCRIPTION

PRELIMINARY DEVELOPMENT PLAN
FOR
**HILLIARD-ROME
MOB & OFFICE
BUILDING**
2876 HILLIARD ROME ROAD
HILLIARD, OH 43026

PROJECT NO: 180413.000
DATE: 08/03/2020
SCALE:

SHEET NAME:

**LANDSCAPE
DETAILS**

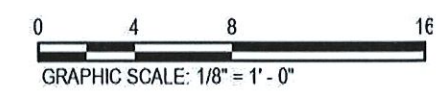
SHEET NO.



North Elevation



East Elevation

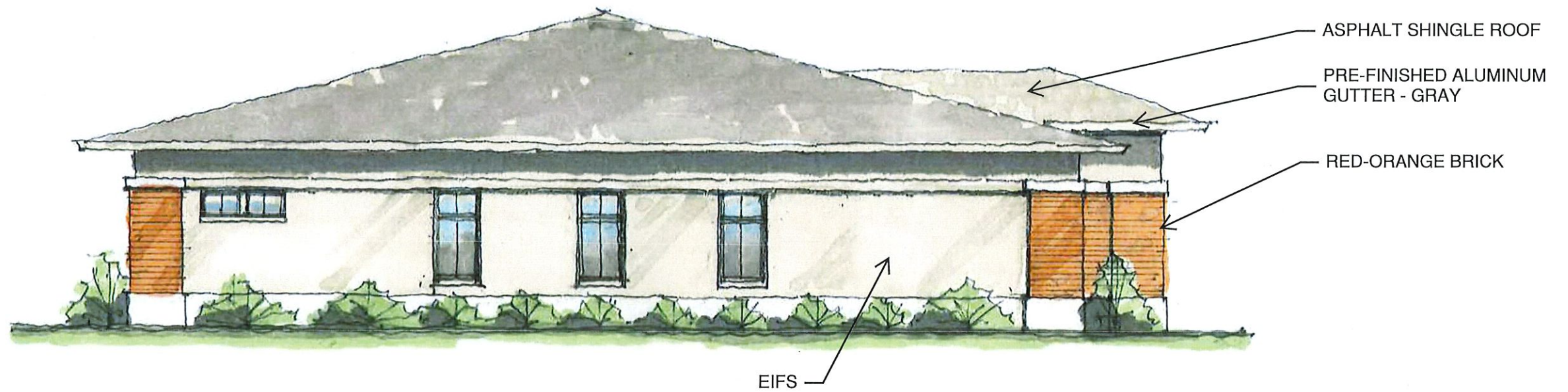


NORTH & EAST ELEVATIONS

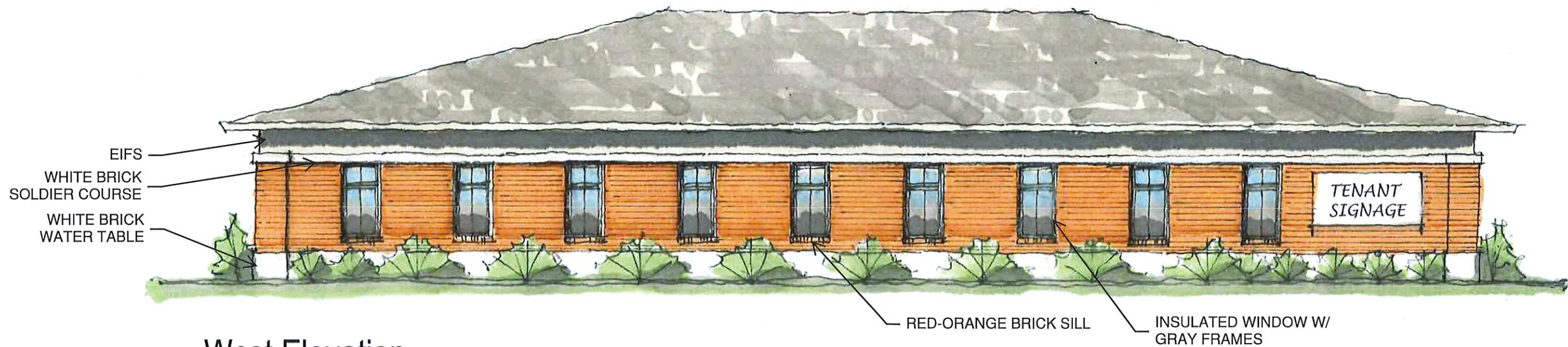
EQUITY MOB |

Hilliard Rome Road
Hilliard, OH 43026





South Elevation



West Elevation

