CERTIFIED ADDRESSES
ISSUED BY DATE 10/17/08
CITY OF DUBLIN-PUBLIC SERVICE

SHIER RINGS ROAD

EX 35' ROW

PROP BIKE PATH

PROP 50' ROW DEDICATION

30' PARKING SETBACK

50' BUILDING SETBACK

ZONING LINE

6445 1
17,788 SF
1st FLOOR @ 9,128 SF
2nd FLOOR @ 8,660 SF

6425 2
18,272 SF
1st FLOOR @ 9,136 SF
2nd FLOOR @ 9,136 SF

6435 3
15,840 SF
7,750 SF OFFICE
8,090 SF WAREHOUSE

WATER SERVICE (TYP)

STREAM CORRIDOR PROTECTION ZONE LIMIT

EXISTING POND

EXISTING & COSGRAY CREEK

AVERY LAKE PLAZA
(BY OTHERS)

AVERY ROAD

STREAM CORRIDOR PROTECTION ZONE

NORTH
SCALE IN FEET
0 40 80

PARKING BREAKDOWN:

BUILDING 1
72 SPACES REQUIRED
(1 SPACE PER 250 SF)

BUILDING 2
74 SPACES REQUIRED
(1 SPACE PER 250 SF)

BUILDING 3
40 SPACES REQUIRED
(31 OFFICES SPACES @ 1/ 250 SF)
(9 WAREHOUSE SPACES @ 1/1000 SF)

TOTAL REQUIRED SPACES = 186 SPACES
TOTAL PROVIDED = 186 SPACES

LEGEND

	EXISTING BOUNDARY	W	EXISTING WATER
ST	EXISTING STORM	W	PROPOSED WATER
ST	PROPOSED STORM		PROPOSED NORMAL SURFACE WATER ELEVATION
SAN	PROPOSED SANITARY		PROPOSED CATCH BASIN
SAN	EXISTING SANITARY		PROPOSED MANHOLE
	EXISTING GAS		PROPOSED WATER VALVE

NOTE:

* FINAL ALIGNMENT FOR ALL UTILITIES INCLUDING SANITARY WILL BE DETERMINED DURING FINAL ENGINEERING AND WILL BE DONE WITH THE CITY OF DUBLIN STAFF APPROVAL

PROPOSED ADDRESSES ARE OFF OF SHIER RINGS ROAD

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205-9872
412-429-2324 · 800-365-2324
www.cec-inc.com

AVERY LAKE INVESTMENTS LLC
DBS OFFICE COMPLEX
AVERY ROAD & SHIER RINGS ROAD
CITY OF DUBLIN
FRANKLIN COUNTY, OHIO

UTILITY PLAN

DATE: May 2008 | DRAWN BY: BTW
DWG SCALE: 1"=40' | CHECKED BY: RCE
PROJECT NO: 3
APPROVED BY: RSB*

DRAWING NO. C500
SHEET 3 OF 3