

BOARD OF ZONING APPEALS APPLICATION

(Code Section 153.231)

I. PLEASE CHECK THE TYPE OF APPLICATION:



CITY OF DUBLIN, OH

Land Use and
Long Range Planning
5800 Shier-Rings Road
Dublin, Ohio 43016-1236
Phone/TDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

<input type="checkbox"/> Administrative Appeal (Code Section 153.231) <input type="checkbox"/> Administrative <input type="checkbox"/> Stream Corridor Protection Zone <input type="checkbox"/> Building Construction	
<input type="checkbox"/> Special Permit (Code Section 153.090) <input type="checkbox"/> List Special Permit Type _____	
<input checked="" type="checkbox"/> Variance (Code Section 153.231) <input checked="" type="checkbox"/> Non-Use (area) Variance <input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (Please Specify): _____	

II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 6399 Shier-Rings Road and 6233 Avery Road	
Tax ID/Parcel Number(s): 274-000001-00	Parcel Size(s) (Acres): 11.817
Existing Land Use/Development: Office/Manufacturing and Office	

IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development:

III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Avery Lake Investments, LLC by Thomas W. Ireland, Managing Member	
Mailing Address: (Street, City, State, Zip Code) 6233 Avery Road, Dublin, Ohio 43016	
Daytime Telephone: (614) 889-1445	Fax: (614) 889-5437
Email or Alternate Contact Information: tirelan@dublinbuilding.com	

IV. APPLICANT(S): This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name:	Applicant is also property owner: yes <input type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER: This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S): If the applicant is not the property owner, this section must be completed and notarized.

I _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner:	Date:

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this _____ day of _____, 20 _____

State of _____

Stamp or Seal

County of _____ Notary Public _____

VII. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I Thomas W. Irelan, Managing Member of Avery Lake Investments, LLC _____, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: 	Date: 03/05/13

VIII. UTILITY DISCLAIMER: The Owner/Applicant acknowledges the approval of this request for rezoning by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I Thomas W. Irelan, Managing Member of Avery Lake Investments, LLC _____, the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: 	Date: 03/05/13

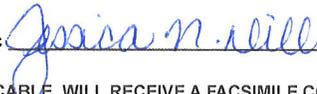
IX. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, <u>Thomas W. Irelan, Managing Member of Avery Lake Investments, LLC</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: 	Date: 03/05/13

Subscribed and sworn to before me this Fifth day of March, 2013

State of Ohio

County of Franklin

Notary Public: 



Jessica N Dilley
 Notary Public, State of Ohio
 My Commission Expires 09-26-2015

NOTE: THE OWNER, OR NOTED REPRESENTATIVE IF APPLICABLE, WILL RECEIVE A FACSIMILE CONFIRMING RECEIPT OF THIS APPLICATION

FOR OFFICE USE ONLY			
Amount Received:	Application No:	BZA Date(s):	BZA Action:
Receipt No:	Map Zone:	Date Received:	Received By:
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:			

Board of Zoning Appeals Application

For: 6399 Shier-Rings Road and 6233 Avery Road Lot Split

Variance Statement:

The applicant is proposing splitting the current lot of 11.817 acres into 3 separate parcels, one .311 acre parcel for additional ROW given to the City of Dublin, one 6.017 acre parcel that includes the existing building at 6399 Shier-Rings Road and one 5.489 acre parcel that includes 3 existing buildings, 6201 Avery Road, 6211 Avery Road and 6233 Avery Road. The current lot has 2 zoning classifications, Tech Flex Zoning on the West side of the lot and Community Commercial Zoning on the East side of the lot. The lot split is at the current Zoning line.

There are two reasons for the split of this lot; one is that the City of Dublin as asked us to do this split due to the 2 different zonings on one lot. The second is that the applicant desires to sell the 6.017 acre lot zoned Tech Flex along with the existing building at 6399 Shier-Rings Road to Sertek, LLC who currently occupies the building and is a manufacturer of restaurant fixtures and cabinets.

With the split, the current building at 6399 Shier-Rings Road will not be in compliance with current building and zoning codes as to side yard setbacks and will have offsite parking.

The applicant is requesting two variances for this new parcel:

- 1) Side yard setback to be reduced from the required 20' to 0'.
- 2) Allowing an off-site parking easement for use of the current parking lot on the East side of the building that will be on the adjacent lot.

The side yard setback variance is requested due to the fact that once the lot split is completed; the existing building will be at the new lot line. The fact that the building is existing makes this a necessity.

The off-site parking variance will be a temporary variance until which time the purchaser of the 6.017 acre lot completes a new 50,000 square foot addition to the back of the existing building and at that time there will be new parking put in place to meet the code for both buildings.

- There are 59 spaces in the area that will be in the off-site parking easement. For the existing building, code requires 1 parking spot for every 250 square feet of office and one parking spot for every employee. The

current building has 2,000 square feet of office and 30 employees working so there is a requirement of 38 spaces

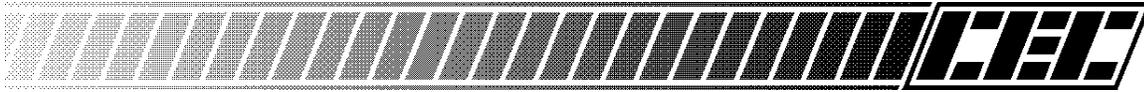
- Once the new building and parking is completed, there will be 4,275 square feet of office and 40 employees for a total of 58 required spaces and the new construction will provide 71 parking spaces with an additional 7 spaces for work trucks.

We are requesting that the variances be in place for the following time frames:

- The side yard setback variance to be in place as long as the existing building at 6399 Shier-Rings is still there. The new owner's plan is to demolish the building and build a new 23,500 square foot building in its place that will meet all zoning codes at that time.
- The off-site parking variance will be in place until the new building is completed and the new owner has moved into that building. At that time, they will not need that parking.

In review, there are two reasons for the request of this variance that are a result of the existing lot having two separate zonings on one lot and the location of the existing building which was built over 25 years ago. We would like to do a lot split to separate the zoning districts as well as allow for a redevelopment of the existing building so that it will be in compliance with current zoning and building codes.

If these variances are approved, then it will allow us to redevelop this site and bring the current building at 6399 Shier-Rings Road into a conforming use to the existing Tech Flex zoning code.



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638

PARCEL "B"
DESCRIPTION OF A 6.017 ACRE TRACT
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF DUBLIN

Situated in the State of Ohio, Franklin County, City of Dublin and being part of Virginia Military Survey No. 3004 and being all out of an 11.816 acre tract as conveyed to Avery Lake Investments, LLC, an Ohio Limited Liability Company in Instrument #200703140045196 of the Franklin County Recorder's Office and being more particularly described as:

Beginning for Reference, at a Franklin County Monument known as FCGS 5415 located in the centerline intersection of relocated Avery Road (R/W varies), and Shier-Rings Road (R/W varies), as shown on the Roadway Improvement Plans for Avery Road, as shown and delineated in FRA-C.R.3, Pages 23-36;

Thence South 85°36'06" West with the centerline of said Shier-Rings Road, the northerly line of a 0.819 acre tract (Parcel 11WD) as conveyed to the State of Ohio in D.B. 2797, Page 641 and the northerly line of a 0.855 acre tract as conveyed to Franklin County in D.B. 2103, Page 291, 178.51 feet, passing Franklin County Monument FCGS 5420 at 172.53 feet;

Thence South 04°23'54" East over and across said Shier-Rings Road, and said 0.819 acre tract (Parcel 11WD), 35.08 feet to a found ¾" iron pipe located on the southerly right-of-way line of said Shier-Rings Road, the southerly line of said 0.819 acre tract (Parcel 11WD), and the northerly line of said 11.816 acre tract;

Thence South 85°36'06" West with the southerly right-of-way line of said Shier-Rings Road, the southerly line of a 0.048 acre tract (Parcel 6WD) as conveyed to the City of Dublin, Ohio in Instrument #199712050160795, the southerly line of a 0.070 acre tract as conveyed to the City of Dublin, Ohio in Case #97CVH-11-10350, the southerly line of a 0.155 acre tract (Parcel 5WD) as conveyed to the City of Dublin, Ohio in Instrument #199712050160794, and the northerly line of said 11.816 acre tract, 879.52 feet to a found ¾" iron pipe at the northwesterly corner of said 11.816 acre tract and the northeasterly corner of a 15.689 acre tract as conveyed to the City of Dublin, Ohio in Instrument #199709170095761 and Instrument #199709170095760;

Thence South 06°02'50" East with the westerly line of said 11.816 acre tract and the easterly line of said 15.689 acre tract, 14.92 feet to a set #5 rebar with a yellow cap stamped "CEC COR" at the True Point of Beginning;

Thence across said 11.816 acre tract with a new division line the following courses:

North 85°36'06" East, 521.14 feet to a set #5 rebar with a yellow cap stamped "CEC COR";

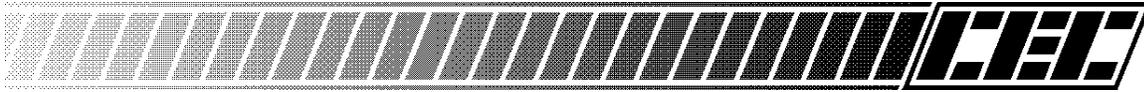
South 05°21'00" East, 488.51 feet to a found ¾" iron pipe on the southerly line of said 11.816 acre tract and being the northwesterly corner of a 2.593 acre tract as conveyed to Westdale Properties, LLC, an Ohio Limited Liability Company in Instrument #200412270290247;

Thence South 05°22'07" East with the westerly line of said 2.593 acre tract and the easterly line of said 11.816 acre tract, 16.74 feet to a found ¾" iron pipe in the southerly line of said 11.816 acre tract and being the northeasterly corner of said 15.689 acre tract;

Thence South 85°26'30" West with the southerly line of said 11.816 acre tract and the northerly line of said 15.689 acre tract, 514.96 feet to a found ¾" iron pipe on the easterly line of said 15.689 acre tract;

Thence North 06°02'50" West with the westerly line of said 11.816 acre tract and the easterly line of said 15.689 acre tract, 506.83 feet to the Point of Beginning and containing 6.017 acres, more or less. Subject to all easements, restrictions and right-of-ways.

For the purpose of this description a bearing of North 85°36'06" East was used for the centerline of Shier-Rings Road as shown and recorded in Instrument #200703140045196. This description was based on an actual field survey performed by or under the direct supervision of Jeffrey A. Miller, Registered Surveyor No. 7211. All pins set are a #5 Rebar with a yellow cap stamped "CEC COR".



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638

PARCEL "C"
DESCRIPTION OF A 5.489 ACRE TRACT
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF DUBLIN

Situated in the State of Ohio, Franklin County, City of Dublin and being part of Virginia Military Survey No. 3004 and being all out of an 11.816 acre tract as conveyed to Avery Lake Investments, LLC, an Ohio Limited Liability Company in Instrument #200703140045196 of the Franklin County Recorder's Office and being more particularly described as:

Beginning for Reference, at a Franklin County Monument known as FCGS 5415 located in the centerline intersection of relocated Avery Road (R/W varies), and Shier-Rings Road (R/W varies), as shown on the Roadway Improvement Plans for Avery Road, as shown and delineated in FRA-C.R.3, Pages 23-36;

Thence South 85°36'06" West with the centerline of said Shier-Rings Road, the northerly line of a 0.819 acre tract (Parcel 11WD) as conveyed to the State of Ohio in D.B. 2797, Page 641 and the northerly line of a 0.855 acre tract as conveyed to Franklin County in D.B. 2103, Page 291, 178.51 feet, passing Franklin County Monument FCGS 5420 at 172.53 feet;

Thence South 04°23'54" East over and across said Shier-Rings Road, and said 0.819 acre tract (Parcel 11WD), 35.08 feet to a found ¾" iron pipe located on the southerly right-of-way line of said Shier-Rings Road, the southerly line of said 0.819 acre tract (Parcel 11WD), and the northerly line of said 11.816 acre tract;

Thence South 79°35'34" East with the southerly right-of-way line of said Shier-Rings Road and the northerly line of said 11.816 acre tract, 58.37 feet to a set #5 rebar with a yellow cap stamped "CEC COR" at the True Point of Beginning;

Thence South 79°35'34" East with the southerly right-of-way of said Shier-Rings Road and the northerly line of said 11.816 acre tract, 8.97 feet to a found ¾" iron pipe at the intersection of the southerly right-of-way of said Shier-Rings Road and the westerly right-of-way line of Relocated Avery Road (R/W varies), FRA-C.R.3, Pg. 23-36, and the westerly line of a 0.855 acre tract as conveyed to Franklin County in D.B. 2103, Page 291;

Thence with the westerly right-of-way line of Relocated Avery Road, FRA-C.R.3, Pg. 23-36, the westerly line of said 0.855 acre tract, the westerly line of a 0.0004 acre tract as conveyed to the City of Dublin, Ohio in O.R. 32599, H06, the westerly line of a 0.028 acre tract as conveyed to the City of Dublin, Ohio in O.R. 32599, H11, the westerly line of a 0.095 acre tract as conveyed to the City of Dublin, Ohio in O.R. 34951, C13 and the westerly line of a 0.003 acre tract (Parcel 4WD) as conveyed to the City of Dublin, Ohio in Instrument #199804170091945 the following courses:

South 08°50'24" East, 222.66 feet to a found ¾" iron pipe;

South 04°10'24" East, 175.77 feet to a found ¾" iron pipe;

South 04°11'38" East, 164.40 feet to a found ¾" iron pipe;

South 86°09'13" West, 5.05 feet to a found ¾" iron pipe;

South 04°05'25" East, 22.79 feet to a found ¾" iron pipe at the southeasterly corner of said 11.816 acre tract and the northeasterly corner of a 0.437 acre tract as conveyed to the Harris-Marek Co. LTD. in Instrument #200807140107466;

Thence South 88°01'34" West with the southerly line of said 11.816 acre tract and the northerly line of said 0.437 acre tract, 165.90 feet to a found ¾" iron pipe at the northwesterly corner of said 0.437 acre tract and the northeasterly corner of a 2.593 acre tract as conveyed to Westdale Properties, LLC, an Ohio Limited Liability Company in Instrument 200412270290247;

Thence North 74°57'42" West with the southerly line of said 11.816 acre tract and the northerly line of said 2.593 acre tract, 275.69 feet to a found ¾" iron pipe at the northwesterly corner of said 2.593 acre tract, passing a found ¾" iron pipe at 12.00 feet;

Thence across said 11.816 acre tract with a new division line the following courses:

North 05°21'00" West, 488.51 feet to a set #5 rebar with a yellow plastic cap stamped "CEC COR";

List of Property Owners within 150 Feet

274-000004-00
City of Dublin
5500 Emerald Parkway
Dublin, Ohio 43017

274-000047-00
Westdale Properties, LLC
P.O. Box 3667
Dublin, Ohio 43016

274-000140-00
Harris-Marek Co., Ltd.
11243 Cornell Park Drive
Blue Ash, Ohio 45242

274-000136-00
Harris-Marek Co. Ltd.
11243 Cornell Park Drive
Blue Ash, Ohio 45242

274-000104-00
Farm & Power Equipment Retailers
P.O. Box 68
Dublin, Ohio 43017

274-000105-00
Ohio Seed Improvement
P.O. Box 477
Dublin, Ohio 43017

274-000119-00
Dolan Investments II
6233 Avery Road
Dublin, Ohio 43016

274-000120-00
Dolan Investments II
6233 Avery Road
Dublin, Ohio 43016

273-000316-00
William L. Baker
P.O. Box 536
Cambridge, Ohio 43725

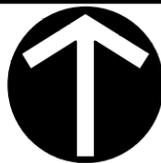
273-000302-00
William L. Baker
P.O. Box 536
Cambridge, Ohio 43725

SH 725, LLC
6467 Main Street
Williamsville, NY 14221

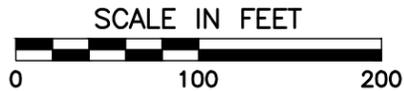
IA Company
6233 Avery Road
Dublin, Ohio 43016

Norman Monska Trustee
6480 Shier-Rings Road
Dublin, Ohio 43016

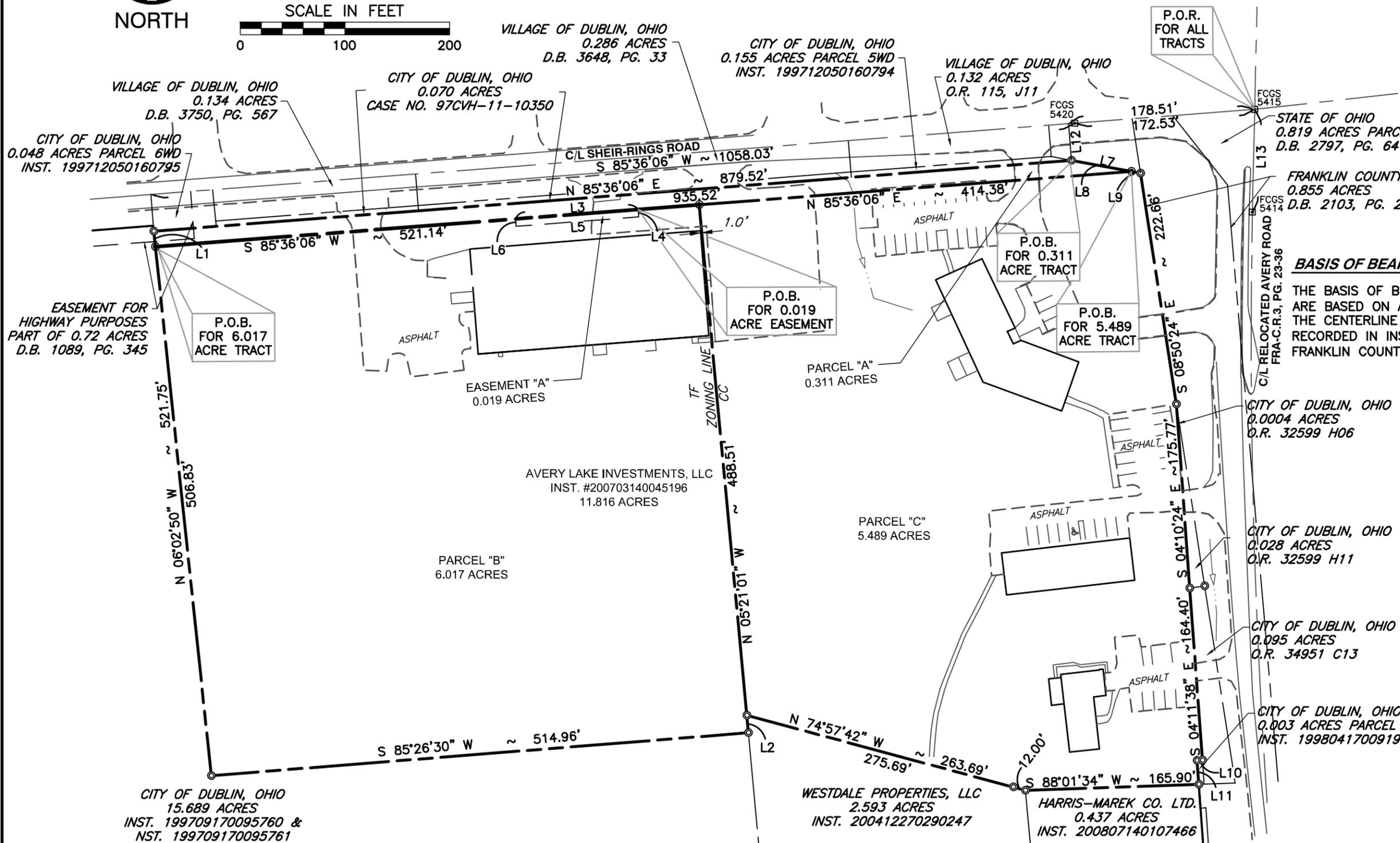
33/Dublin Industrial Park
6233 Avery Road
Dublin, Ohio 43016



NORTH



SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, AND BEING PART OF VIRGINIA MILITARY SURVEY NO. 3004 AND BEING ALL OUT OF AN 11.816 ACRE TRACT AS CONVEYED TO AVERY LAKE INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY IN INSTRUMENT #200703140045196.



MONUMENTATION SET

ALL PINS SET ARE A #5 REBAR WITH A YELLOW CAP STAMPED "CEC COR".

BASIS OF BEARINGS, DISTANCES & COORDINATES

THE BASIS OF BEARINGS FOR THE PURPOSE OF THIS SURVEY ARE BASED ON A BEARING OF N 85°36'06" E WAS USED FOR THE CENTERLINE OF SHEIR-RINGS ROAD AS SHOWN AND RECORDED IN INSTRUMENT #200703140045196 OF THE FRANKLIN COUNTY RECORDER'S OFFICE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 06°02'50" E	14.92'
L2	S 05°22'07" E	16.74'
L3	N 85°36'06" E	117.63'
L4	S 04°23'54" E	7.00'
L5	S 85°36'06" W	117.63'
L6	N 04°23'54" W	7.00'
L7	S 79°35'34" E	67.34'
L8	S 79°35'34" E	58.37'
L9	S 79°35'34" E	8.97'
L10	S 86°09'13" W	5.05'
L11	S 04°05'25" E	22.79'
L12	S 04°23'54" E	35.08'
L13	S 01°15'27" W	97.98'

LEGEND

- CEC REBAR (SET)
- ⊙ FOUND 3/4" IRON PIPE
- ▲ MAG NAIL (SET)
- ▣ FRANKLIN COUNTY MONUMENT

BOUNDARY SURVEY NOTE

THIS PLAT CONSTITUTES A BOUNDARY SURVEY AS SET FORTH IN THE MINIMUM STANDARDS FOR BOUNDARY SURVEYING IN THE STATE OF OHIO, ADMINISTRATIVE CODE CHAPTER 4733-37 AND PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF OHIO PURSUANT TO CHAPTER 4733.S. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY FACTS REVEALED BY SUCH.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC. JEFFREY A. MILLER REGISTERED LAND SURVEYOR NO.: S-7211

5.489 ACRE TRACT, 6.017 ACRE TRACT, 0.311 ACRE TRACT AND 0.019 ACRE EASEMENT AVERY LAKE INVESTMENT, INC. CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

LOT SPLIT SURVEY

DRAWN BY:	KJB	CHECKED BY:	JAM	APPROVED BY:	DRAFT	DRAWING NO.:	1/1
DATE:	FEBRUARY 2013	DWG SCALE:	1"=100'	PROJECT NO.:	122-078		

P:\2012\122-078\Survey\122-078 Lotsplit.dwg[LAYOUT1] LS:(3/6/2013 - kbinkley) - LP: 3/6/2013 3:05 PM

LEGEND	
	EX PROPERTY LINE
	EX ADJACENT PROPERTY LINE
	EX RIGHT-OF-WAY
	EX EDGE OF CONCRETE
	EX EDGE OF PAVEMENT
	EX PAVED DRIVEWAY
	EX FENCE
	EX STREAM CORRIDOR PROTECTION ZONE
	EX BASIN
	EX TREELINE
	PROP EDGE OF PAVEMENT
	PROP PARKING STRIPING
	PROP BACK OF CURB
	PROP CONCRETE
	PROP RIGHT-OF-WAY
	PROP ASPHALT BIKE PATH (SEE CITY OF DUBLIN DETAIL, RD-06)
	PROP HEAVY DUTY PAVEMENT (SEE PAVEMENT DETAIL, SHEET C800)
	PROP STANDARD DUTY PAVEMENT (SEE PAVEMENT DETAIL, SHEET C800)
	PROP CONCRETE (SEE DETAILS, SHEET C800)
	PROP ASPHALT BIKE PATH (SEE CITY OF DUBLIN DETAIL, RD-06)
	EXISTING PAVEMENT (TO REMAIN)
	PARKING STALL COUNT
	EX SIGN

PROJECT DATA

SITE ADDRESS: 6399 SHIER RINGS ROAD
DUBLIN, OHIO 43017

SITE AREA: EXISTING 11.82 ACRES (514,880 SF)
TF (TECH FLEX) 6.195 ACRES (266,805 SF)
COMMUNITY COMMERCIAL 5.621 ACRES (244,851 SF)

PARCEL ID: 274-00001-00
TAX DISTRICT: CITY OF DUBLIN-WASH TWP-DUBLIN CSD

FLOOD DATA: FLOOD MAP PANEL NO. 39049C0131K
EFFECTIVE DATE: JUNE 17, 2008

SETBACKS:
FRONT YARD: THE RIGHT-OF-WAY WIDTH MEASURED FROM THE CENTERLINE OF THE RIGHT-OF-WAY
SIDE YARD: PER CODE
REAR YARD: PER CODE

BUILDING HEIGHT: 31' MAXIMUM

TOTAL PARKING SPACES REQUIRED:
PROP BUILDING 1: 50,000 SF
PROP BUILDING 2: 23,500 SF
TOTAL BUILDING: 73,500 SF

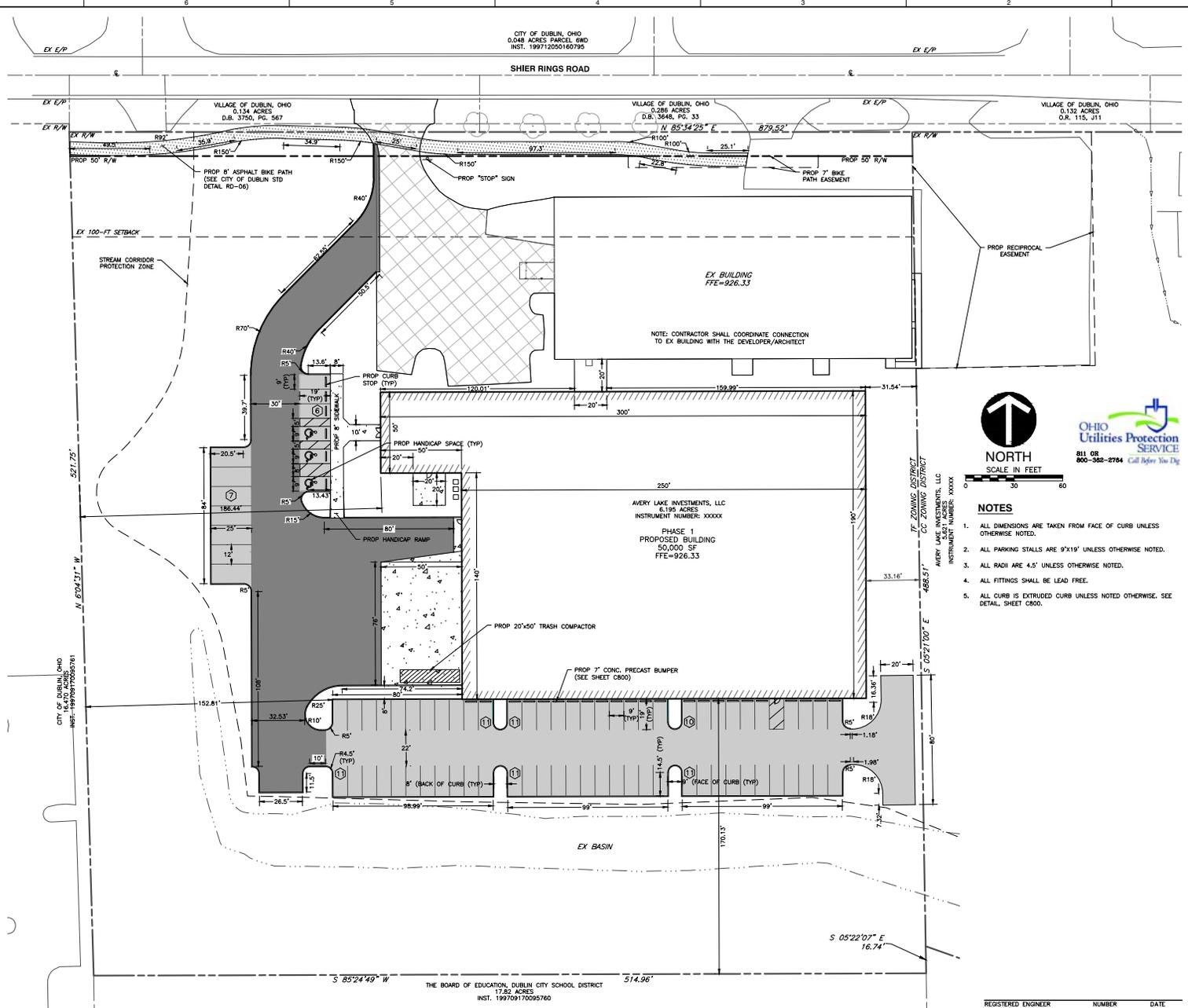
17 SPACES REQUIRED
(1 SPACE PER 5,000 SF)

PARKING PROVIDED:
PHASE 1 9'X19' SPACES: 68 SPACES
PHASE 1 HANDICAP SPACES: 3 SPACES
PHASE 1 12'X25' SPACES: 7 SPACES
PHASE 2 PARKING SPACES: 28 SPACES
TOTAL PARKING PROVIDED: 106 SPACES

LOT COVERAGE:
PROP PHASE 1 BUILDING: 50,000 SF
PROP PHASE 2 BUILDING: 23,500 SF
PROP PHASE 1 SIDEWALK: 3,366 SF
PROP PHASE 2 SIDEWALK: 829 SF

PROP PHASE 1 ASPHALT/CONCRETE: 42,251 SF
PROP PHASE 2 ASPHALT/CONCRETE: 13,025 SF

TOTAL IMPERVIOUS AREA: 133,720 SF (50%)



OHIO Utilities Protection SERVICE
811 OR 800-362-2764 Call Before You Dig

NOTES

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PARKING SPACES ARE 9'X19' UNLESS OTHERWISE NOTED.
3. ALL RADI ARE 4.5' UNLESS OTHERWISE NOTED.
4. ALL FITTINGS SHALL BE LEAD FREE.
5. ALL CURB IS EXTRUDED CURB UNLESS NOTED OTHERWISE. SEE DETAIL, SHEET C800.

REGISTRATION INFORMATION:
TF ZONING DISTRICT CC ZONING DISTRICT
AVERY LAKE INVESTMENTS, LLC
6.195 ACRES
INSTRUMENT NUMBER: XXXXX
INSTRUMENT NUMBER: XXXXX

SCALE:
NORTH
SCALE IN FEET
0 30 60

REVISION RECORD		
NO.	DATE	DESCRIPTION

DUBLIN BUILDING SYSTEMS
SERTEK FACILITY
6399 SHIER RINGS ROAD
CITY OF DUBLIN, OHIO

City & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, OH 43240
614-540-8633 • 888-938-8888
www.c-e-c.com

DRAWING NO.:
DATE: MARCH 2013
DRAWN BY: JMK
DWG SCALE: 1" = 30'
PROJECT NO.: 122-078
APPROVED BY: [Signature]

DIMENSION PLAN PHASE 1

DRAWING NO. **C200**
SHEET 6 OF 16

REGISTERED ENGINEER NUMBER DATE

