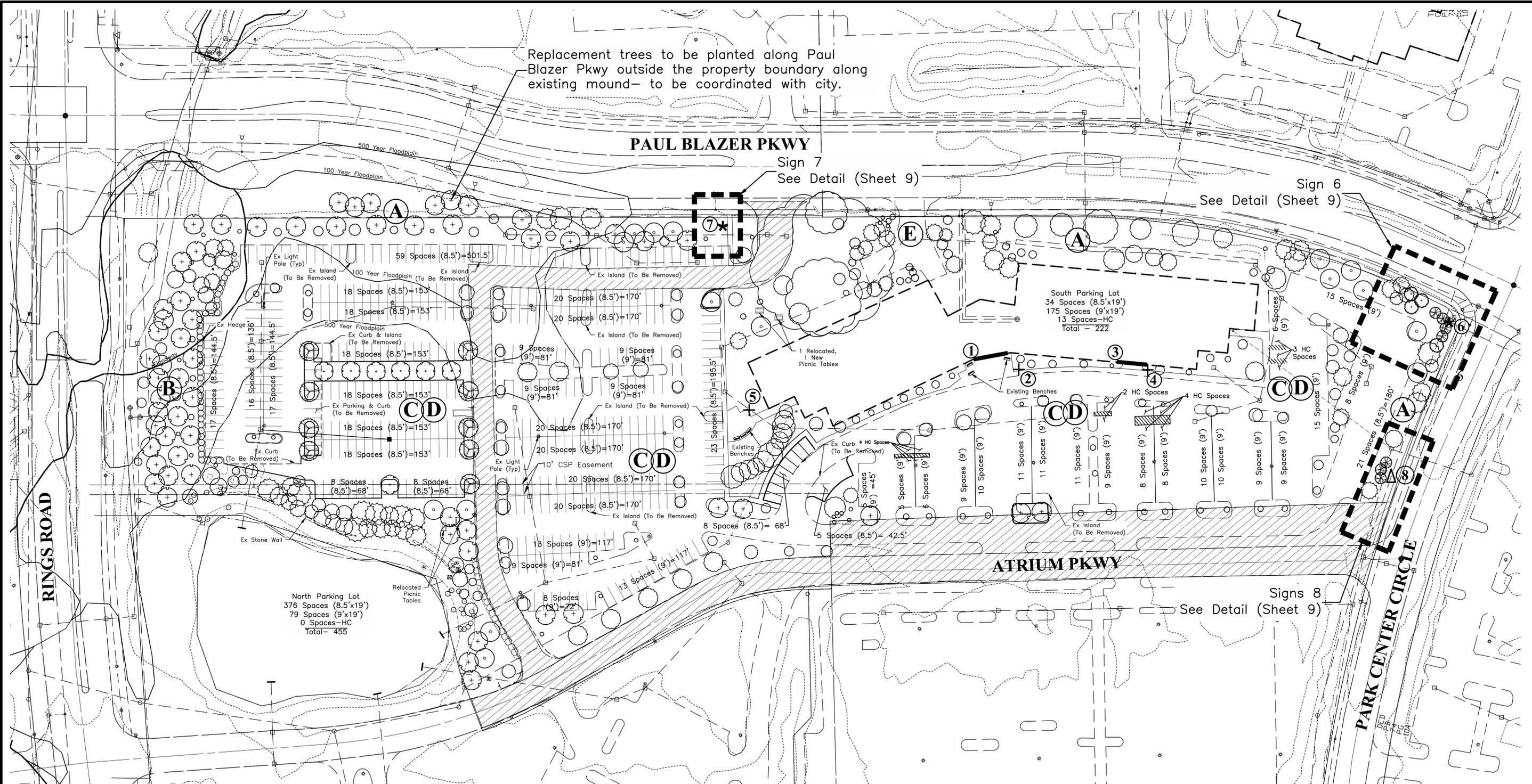


\\cmhda001\project01\20130630\Drawings\45Sheets\finaldevelopmentplan\4 Final Development Plan.dwg Last Saved By: jmaxwell, 4/10/2014 2:14 PM Last Printed By: Maxwell, Justin, 4/10/2014 2:20 PM (No Xrefs)



Replacement trees to be planted along Paul Blazer Pkwy outside the property boundary along existing mound— to be coordinated with city.

PAUL BLAZER PKWY

Sign 7
See Detail (Sheet 9)

Sign 6
See Detail (Sheet 9)

South Parking Lot
34 Spaces (8.5'x19')
175 Spaces (9'x19')
13 Spaces—HC
Total = 222

North Parking Lot
376 Spaces (8.5'x19')
79 Spaces (9'x19')
0 Spaces—HC
Total = 455

LANDSCAPE REQUIREMENTS

- A** Perimeter buffer met with existing mounding and landscape.
- B** Perimeter buffer met with existing shrub hedge and trees as shown. No mounding existing or proposed due to floodway/floodplain.
- C** Internal landscape for VUA has been met. (see site statistics table)
- D** Tree planting is met through existing trees in parking lot. (see site statistics table)
- E** Service area screened with existing mounding and landscape.

TREE REPLACEMENT AND RELOCATION

- 16 Trees For 264" DBH Total To Be Removed
- 88 Trees At 3" Caliper For 264" DBH Total To Be Planted
- 16 Trees For 39" DBH Total To Be Relocated

SITE STATISTICS

Existing Site Coverage
Site Area = ±459,078 Sq. Ft. (10.54 Acres)
Building Floor Area = ±43,000
Paved Area = ±219,142 Sq. Ft (±5.0 Acres)
Site Coverage = 57.1%

Proposed Site Coverage
Site Area = ±459,078 Sq. Ft. (10.5 Acres)
Building Floor Area = ±43,000
Paved Area = ±237,691 Sq. Ft (5.5 Acres)
Site Coverage = 61.1%

Proposed Vehicular Use Area - South Lot
VUA = ±82,125 Sq. Ft.
Required Interior Landscape = ±4,106 Sq. Ft. (5%)
Provided Interior Landscape = ±9,887 Sq. Ft. (12.0%)

Proposed Vehicular Use Area - North Lot
VUA = ±158,856 Sq. Ft.
Required Interior Landscape = ±7,943 Sq. Ft. (5%)
Provided Interior Landscape = ±12,256 Sq. Ft. (7.7%)

Tree Planting Requirement:
Required: 283,981 Sq. Ft. / 5000 Sq. Ft. = 57 Trees
Provided: 73 Trees Provided in Existing Parking Lot Islands

Total Existing Parking Spaces:
Standard Space (9' x 18'): 571 Spaces
ADA Compliant Space Required: 11 Spaces
ADA Compliant Space Provided: 13 Spaces

Building Total Square Footage:
Parking Provided: 116,459 sq. ft.
4.9 Spaces / 1,000 s.f.

Total Revised Parking Spaces:
Standard Space (9' x 18'): 677 Spaces
Compact Space (8.5' x 18'): 254 Spaces
ADA Compliant Space Required: 12 Spaces
ADA Compliant Space Provided: 13 Spaces

Building Total Square Footage:
Parking Provided: 116,459 sq. ft.
5.8 Spaces / 1,000 s.f.

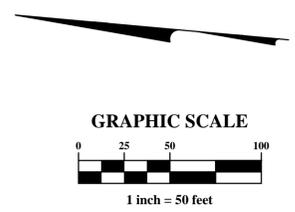
Total Parking Spaces Gained: 106 Spaces

LEGEND

- Existing deciduous tree
- Existing evergreen tree
- ★ Proposed monument sign
- ▬ Proposed canopy sign
- ⊕ Proposed internal directional sign
- △ Proposed external directional sign
- ▨ Existing Access Easement- No Parking

NOTE

This plan consists of re-stripping portions of the existing parking lot from the standard width of 9' stalls to a new width of 8.5' stalls. Select landscape islands will be removed and striped. New parking areas will be built off of the existing parking lot for additional parking stalls. All dimensions must be field verified/surveyed prior to stripping.



MARK	DATE	DESCRIPTION

CAREY BP DUBLIN, LLC

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
5515 PARKCENTER CIRCLE
SITE IMPROVEMENTS
OVERALL SITE PLAN



DATE
April 10, 2014

SCALE
1" = 50'

JOB NO.
20130630

SHEET
4/12