



August 29, 2017

Mr. Ryan Lidke
Director, Development Services
VanTrust Real Estate, LLC
775 Yard Street Suite 300
Columbus, OH 43212

Dear Mr. Lidke,

The City of Dublin has assigned a final address of **5185 Blazer Parkway** for the Blazer Tech Office Building I on the east side of Blazer Parkway north of Rings Road as illustrated on the attached exhibit. If you would have any questions please feel free to contact our office at 614-410-4600.

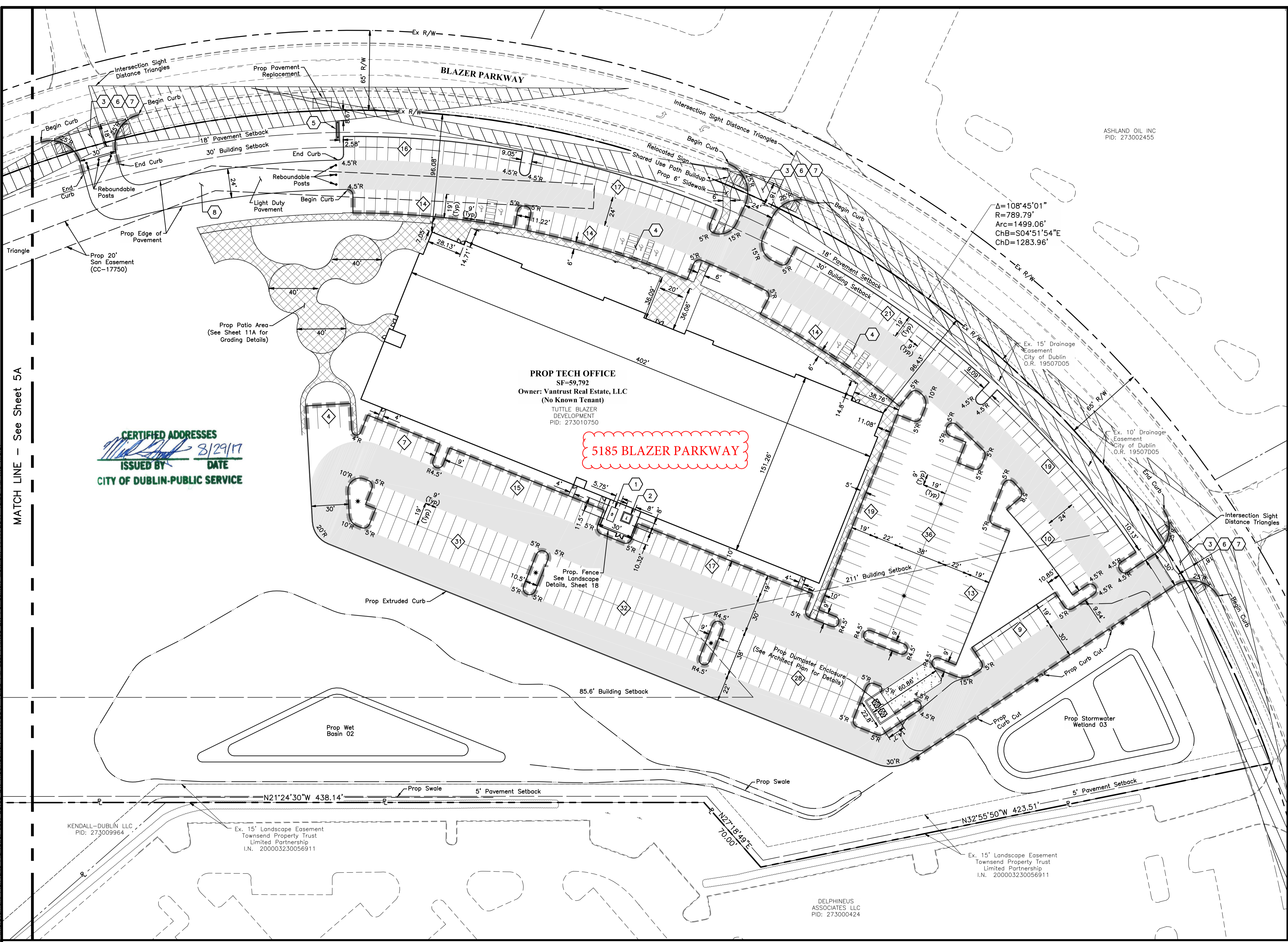
Sincerely,

Michael Hendershot, P.E.
Civil Engineer

Attachments

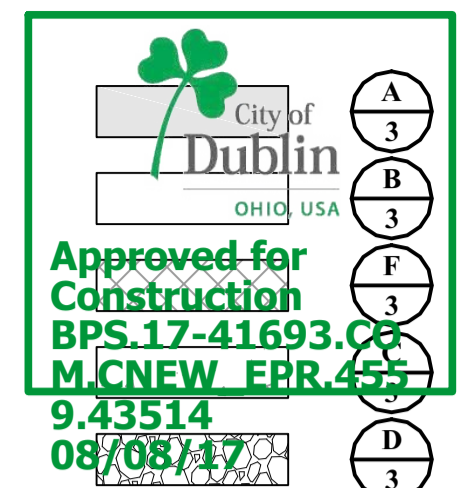
Cc: Email Distribution List

Ryan Reese, Office Assistant II



LEGEND

- Proposed Heavy Duty Asphalt Pavement
- Proposed Light Duty Asphalt Pavement
- Proposed Sidewalk
- Proposed Concrete Pavement
- Proposed Gravel Drive
- Proposed Pavement Replacement
- Proposed curb
- Proposed Parking Count
- By Separate Plan
- Typical



CURB LEGEND

- Proposed Extruded curb
- Proposed 18" Curb
- Curb Cut

NOTES

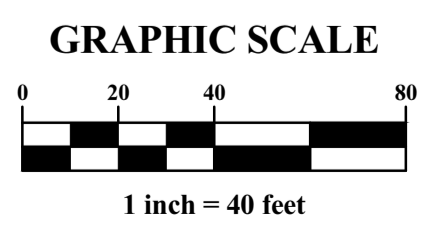
See Grading Plan and Details for Location of Flush Curb

CODED NOTES

- 1 Future Generator
-See Architecture Plans for Details
-See Landscape Plan for Screening Details
- 2 Proposed Transformer
-See Architecture Plan for Details
-See Landscape Plan for Screening Details
- 3 Proposed Concrete Drive Approach-Per RD-07
-See Sheet 11B for Details
- 4 Proposed Handicap Parking with Parking Block and Handicap Parking Sign
- 5 Proposed Monument Sign
-See Architecture Plan for Details
- 6 Combination Concrete Curb and Gutter-Per RD-02
-See Sheet 11B for Details
- 7 Proposed Curb within Right-of-Way Per RD-11
-See Sheet 11B for Details
- 8 Temporary Construction Entrance At Completion of Phase 1

SITE DATA TABLE

	TOTAL
Zoning Information	
Tax Parcel No:	273-010750-00
Existing Zoning:	OLR
Proposed Zoning:	OLR
Total Site Area:	14.38Ac
Land Use:	Offices
Parking Information	
Total Parking Provided:	336
Minimum Parking Required (1 Per 250 SF):	243
Max Parking Allowed:	-
Bicycle Parking Required:	0
Bicycle Parking Provided:	0
ADA Accessible Parking Required:	8
ADA Accessible Parking Provided:	8
Loading Spaces Required:	1
Loading Spaces Provided:	1
Lot Coverage	
Proposed Site:	626,536 SF
Pavement/Walk(Phase 1/Phase 2):	140,614 SF/151,437 SF
Building (Phase 1/Phase 2):	59,792 SF/59,792 SF
Total Coverage (Phase 1/Phase 2):	200,406 SF/211,229
Total Coverage of Final Buildout:	411,635 SF
Percent Coverage:	411,635 SF / 626,536 SF = ±66%
Maximum Permitted Coverage:	626,536 SF * .70 = 438,575 SF
Pre-Developed Impervious Area:	0 Ac
Post-Developed Impervious Area(Ph.1/Ph.2):	4.93 Ac/10.41 Ac
Setbacks	
Building Width:	402 FT
Building Height:	20 FT
Building Depth:	150 FT
Side Yard:	(402+20)/2 = 211 FT
Rear Yard:	(151.3+20)/2 = 85.6 FT
Front Yard:	100 FT



MATCH LINE - See Sheet 5A

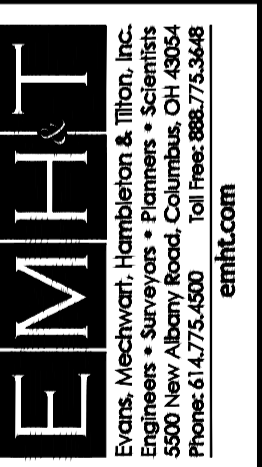
CERTIFIED ADDRESSES
ISSUED BY: [Signature]
DATE: 8/29/17
CITY OF DUBLIN-PUBLIC SERVICE

5185 BLAZER PARKWAY

REVISIONS

VANTRUST

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
PRIVATE SITE IMPROVEMENT PLAN
FOR
BLAZER TECH OFFICES I
SITE PLAN NORTH



DATE
July 10, 2017

SCALE
1" = 40'

JOB NO.
20161248

SHEET
5/18