

C:\20-0001-1140\DWG Production Drawings\SITE CONSTRUCTION\0001-1140 Site Plan.dwg SITE PLAN Mar 01, 2022 - 1:56:51pm Shutcheson

098 FAMILY LP
PID: 271-000006-00
52,198 AC

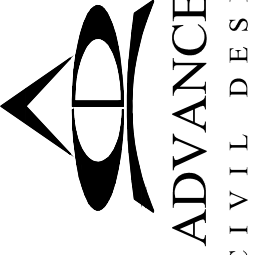
LARRY E SEGNER, TRUSTEE
PID: 275-000010-00
11,0003 AC

KENNETH W FULK TRUSTEE
PID: 271-000015-00

DUBLIN-PLAIN CITY ROAD

HOUGHARD ROAD

PLAN PREPARED BY:



781 Science Boulevard
Suite 100
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ENGINEERS & SURVEYORS

PLAN PREPARED FOR:



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

6777 CROSBY COURT

SITE CONSTRUCTION PLAN

FOR

VANTRUST REAL ESTATE LLC

SITE PLAN

SITE ZONING INFORMATION

| | |
|------------------------|-----------------------------|
| ZONING DISTRICT | = INNOVATION DISTRICT, ID-3 |
| PROPOSED USE | = LIGHT INDUSTRIAL |
| PROPOSED BUILDING TYPE | = FLEX INDUSTRIAL |
| LOT# | = 1 - 9.338 ACRES |
| OWNER | = CITY OF DUBLIN |
| TAX DISTRICT | = CITY OF DUBLIN-WASH TWP |
| PARCEL NUMBER | = 275-000008-00 |

PARKING CALCULATIONS

| | |
|------------------------------------|-----------------------------|
| AUTO PARKING | = 171 SPACES (8 ACCESSIBLE) |
| PARKING PROVIDED | |
| OFFICE: 12,846 S.F./350 S.F. | = 37 SPACES |
| WAREHOUSE: 128,089 S.F./5,000 S.F. | = 26 SPACES |
| TOTAL | = 63 |

PARKING PROVIDED

| | |
|------------------|-----|
| STANDARD SPACES: | 163 |
| HANDICAP SPACES: | 8 |
| TOTAL SPACES: | 171 |

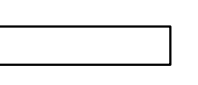
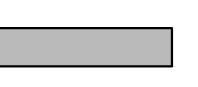
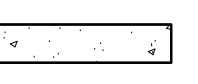
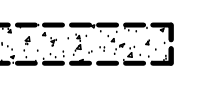

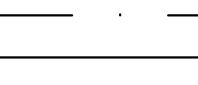
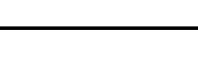

BIKE PARKING REQUIRED
(1 BIKE SPACE/15 PARKING SPACES)*171 PARKING SPACES = 12 BIKE SPACES

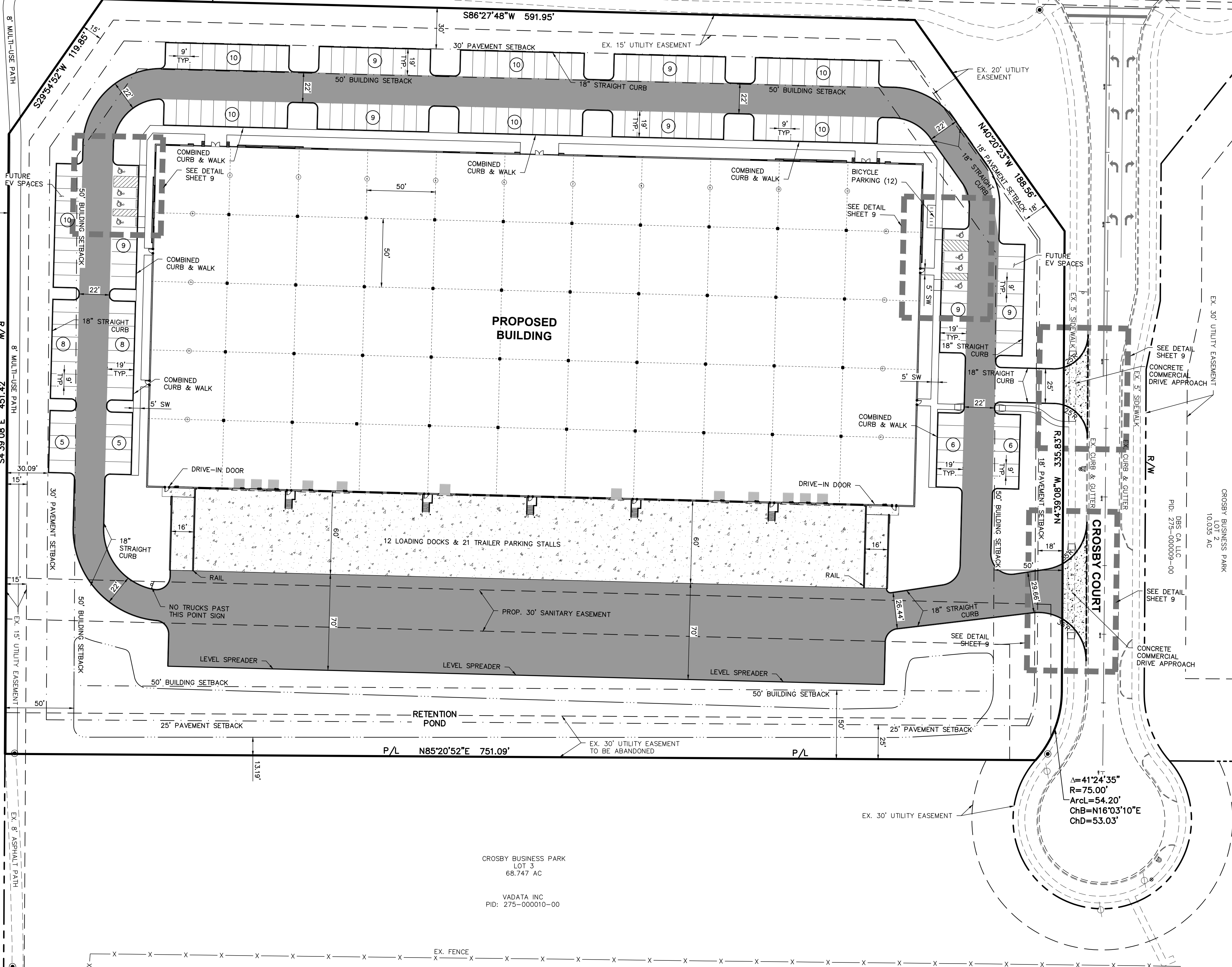
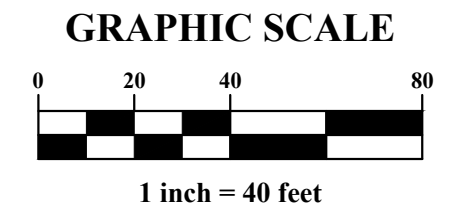
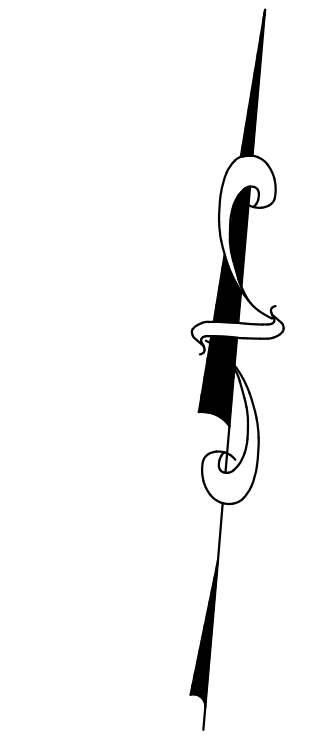
BIKE PARKING PROVIDED
(2 BIKE SPACES/BIKE RACK)*6 BIKE RACKS = 12 BIKE SPACES

SURFACE AREA CALCULATIONS

| | |
|---|----------------|
| MAXIMUM LOT COVERAGE SHALL NOT EXCEED 70% | |
| IMPERVIOUS AREA | |
| BUILDING: | 140,000 S.F. |
| PAVEMENT: | 134,274 S.F. |
| MISCELLANEOUS: | 10,433 S.F. |
| TOTAL | = 284,707 S.F. |
| SITE COVERAGE = (284,811 S.F. / 406,750 S.F.) | = 69.9% |

LEGEND

| | |
|---|---|
|  | STANDARD DUTY PAVEMENT SECTION SECTIONAL DEPTH = 11 INCHES |
|  | HEAVY DUTY PAVEMENT SECTION SECTIONAL DEPTH = 10.5 INCHES |
|  | CONCRETE LOADING DOCK SECTION SECTIONAL DEPTH = 12-14 INCHES |
|  | CONCRETE DRIVEWAY APRON SECTION SECTIONAL DEPTH = 16 INCHES |
|  | BUILDING SECTIONAL DEPTH = 14 INCHES |
|  | SETBACK LINE |
|  | EDGE OF PAVEMENT |
|  | 18" STRAIGHT CURB |



Issue Dates:

| | |
|-------------|-------------------------|
| 01/21/2022: | ART INITIAL SUBMITTAL |
| 02/25/2022: | ART INITIAL SUBMITTAL 2 |

Date: 02/25/2022
Scale: 1" = 40'

Drawn By: JLB
Engineer: JDW

ACD Project Number:
20-0001-1140

Drawing Number:
5 / 13

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CROSBY BUSINESS PARK
LOT 3
68.747 AC

VADATA INC
PID: 275-000010-00

D95 CA LLC
PID: 275-000009-00
10,035 AC

CROSBY BUSINESS PARK
LOT 2
10,035 AC

CROSBY COURT

$\Delta = 41'24.35"$
 $R = 75.00'$
 $Arcl = 54.20'$
 $ChB = N16'03.10"E$
 $ChD = 53.03'$

P/L N85°20'52"E 751.09'

S86°27'48"W 591.95'

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