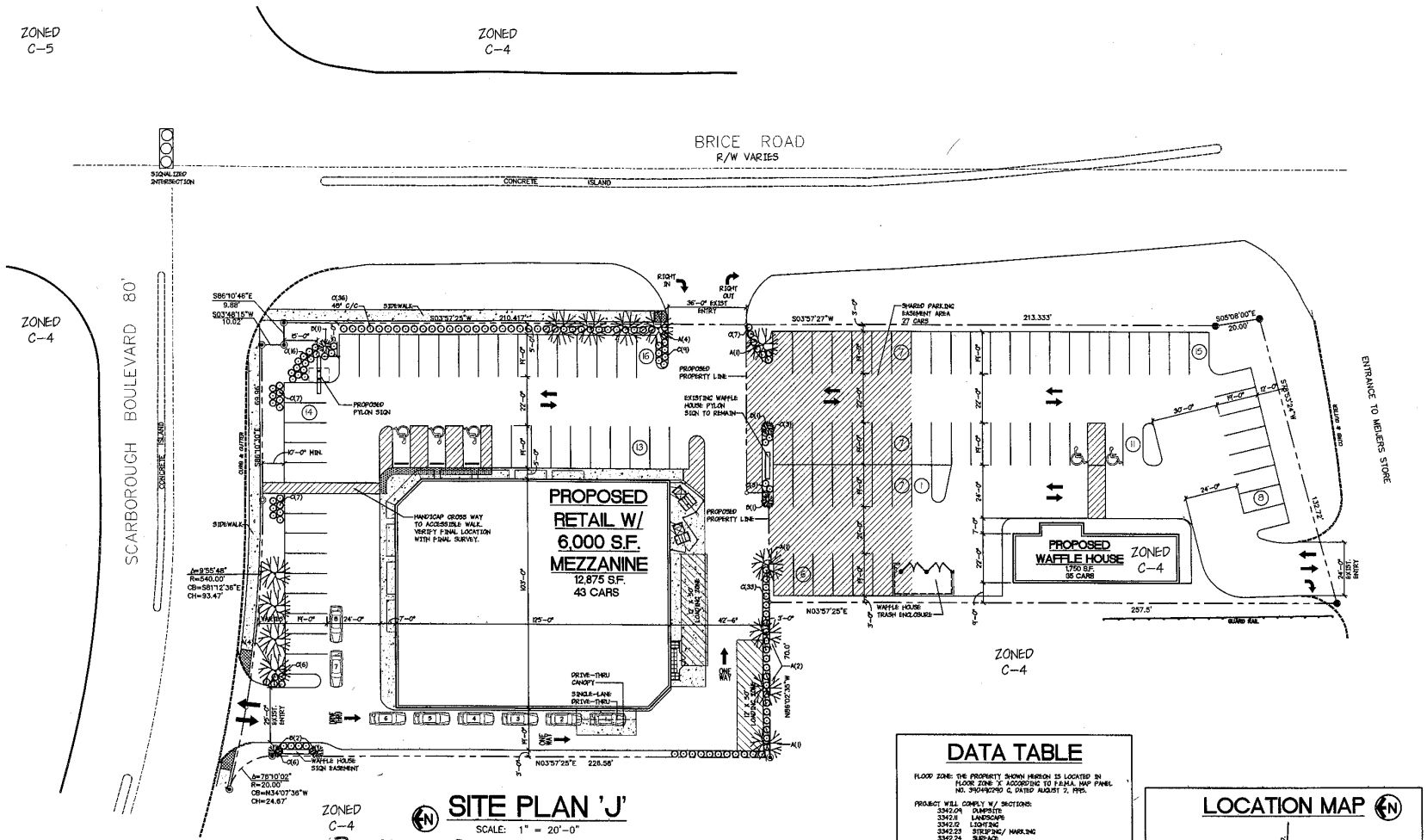


SITE PLAN 'J'

SCALE: 1" = 20'-0"

Z04-008
Final Copy
Don Bier Jr
6-21-04

DATA TABLE

FLOOD ZONE: THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOR ZONE 'X' ACCORDING TO F.E.M.A. MAP PANEL NO. 39049C290 G, DATED AUGUST 7, 1995.

PROJECT WILL COMPLY W/ SECTIONS:

3342.09	DUMPSITE
3342.11	LANDSCAPE
3342.12	LIGHTING
3342.23	STRIPING/ MARKING
3342.24	SURFACE
3342.26	WHEEL STOPS/ CURB.

NOTE: 1) SITE LIGHT STANDARD TO BE 18' TALL MAXIMUM.
2) STREET TREES @ 1 PER 40 LF
A) BRICE ROAD = 175 ÷ 40 = 4.375 OR 5 TREES.
B) SCARBOROUGH = 155 ÷ 40 = 3.875 OR 4 TREES.

SITE ANALYSIS

RETAIL SITE AREA APPROX. (WALGREENS ONLY)		1.04 ACRES
BUILDING AREA	FIRST FLOOR MEZZANINE (STORAGE)	12,875 S.F. 6,000 S.F.
PARKING REQUIRED (1 CARS PER 250 S.F. GROSS) = 12,875 S.F. ÷ 250 = 51.5 CARS.		52 CARS
PARKING SHOWN		43 CARS (27 SHARED PARKING)
PARKING STALL SIZE		9' X 19' MIN.
SITE ZONING		CPD - COMMERCIAL PLANNED DISTRICT

THE INFORMATION ON THIS SITE PLAN WAS TAKEN FROM ALTA/ ACSM SURVEY DONE BY ME COMPANIES IN JANUARY, 2004.

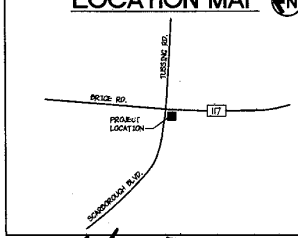
LANDSCAPE SCHEDULE

MARK	COMMON NAME	SIZE
A	HONEY LOCUST	2 1/2" CALIPER
B	REDTWIG DOGWOOD	36" TALL
C	DWARF PFITZER JUNIPER	36" DIAMETER

NOTE: SOD ALL GRADED AREAS. PROVIDE BARK MULCH BED AT DWARF PFITZER JUNIPERS.

ALL PLANTED AREAS TO BE IRRIGATED.

LOCATION MAP



Jackson B. Reynolds III
5/13/04

VISCONSI COMPANIES LTD - DEVELOPER
SITE PLAN FOR
PROPOSED RETAIL
BRICE RD. SCARBOROUGH BLVD.
COLUMBUS, OHIO

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ASM 1/27/04 CKP 5/17/04

SITE PLAN 'J'

A0-1
sheet 1 of 1