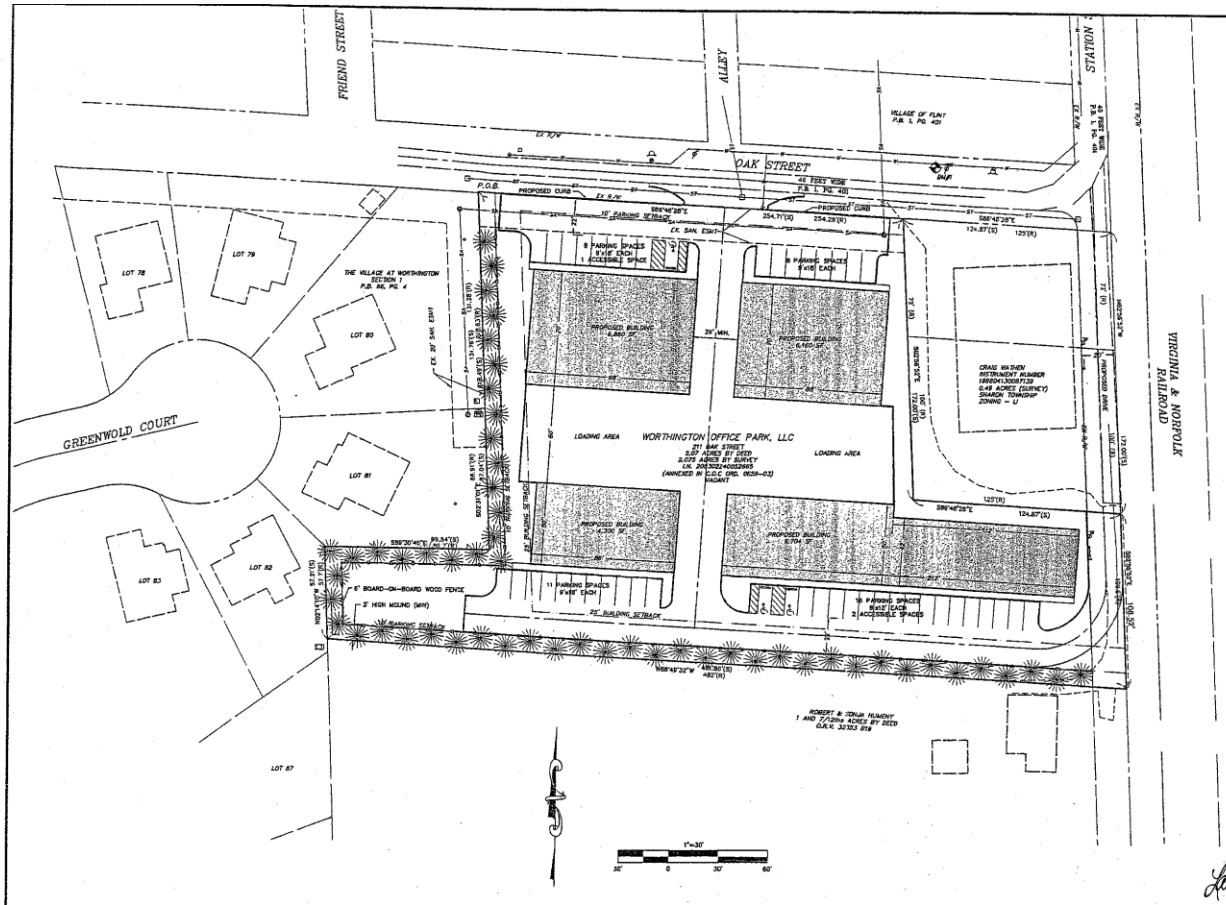

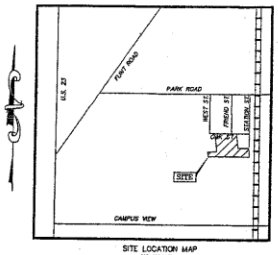

SITE LOCATION MAP
NO SCALE

SITE ANALYSIS

TOTAL SITE	90,387 SF (2.075 ACRES)
LOT COVERAGE	78.0%
TOTAL BLDG. AREA	27,024 SF
40% OFFICE	10,810 SF
60% WAREHOUSE	16,214 SF

REQUIRED PARKING SPACES

TOTAL PARKING SPACES REQUIRED:

ONE (1) SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA:
TOTAL SPACES REQUIRED = 37 SPACES

FOR THE FIRST TWENTY THOUSAND (20,000) SQUARE FEET OF GROSS FLOOR AREA, ONE (1) SPACE FOR EACH ONE THOUSAND (1000) SQUARE FEET OF GROSS FLOOR AREA:
TOTAL SPACES REQUIRED = 17 SPACES

TOTAL PARKING SPACES REQUIRED = 54 SPACES
TOTAL PARKING SPACES PROVIDED = 46 SPACES

HANDICAP SPACES REQUIRED:
PER ADA ACCESSIBILITY GUIDELINES, FOR A PARKING LOT WITH 50 TO 75 PARKING SPACES, 3 HANDICAP ACCESSIBLE PARKING SPACES ARE REQUIRED.

HANDICAP SPACES PROVIDED:
3 HANDICAP ACCESSIBLE PARKING SPACES ARE PROVIDED.

PROPOSED ZONING DISTRICT LM

THE SITE SHALL BE DEVELOPED IN SUBSTANTIAL ACCORDANCE WITH THE ZONING SITE PLAN SUBMITTED HEREWITH. THE ZONING SITE PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA DEVELOPED AT THE TIME OF THE DEVELOPMENT AND WHEN ENGINEERING PLANS ARE COMPLETED. ANY SLIGHT ADJUSTMENT TO THE ZONING SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT, OR HIS DESIGNEE, UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

Laura MacGregor Comuk
Nov 24, 2003

EXHIBIT A

OCTOBER 9, 2003

Pomeroy & Associates Ltd.
Consulting Engineers & Surveyors
589 Scherers Court • Worthington, Ohio 43085
Phone (614)885-2488 • Fax (614)885-2886

ZONING PLAN
OAK STREET AND STATION STREET
211 SOUTH OAK STREET
COLUMBUS, OHIO

REVISIONS

JOB NO.	1696
DRAWN BY	JSG
DESIGN BY	JSG
CHECKED BY	NSE

SHEET
1
OF 1