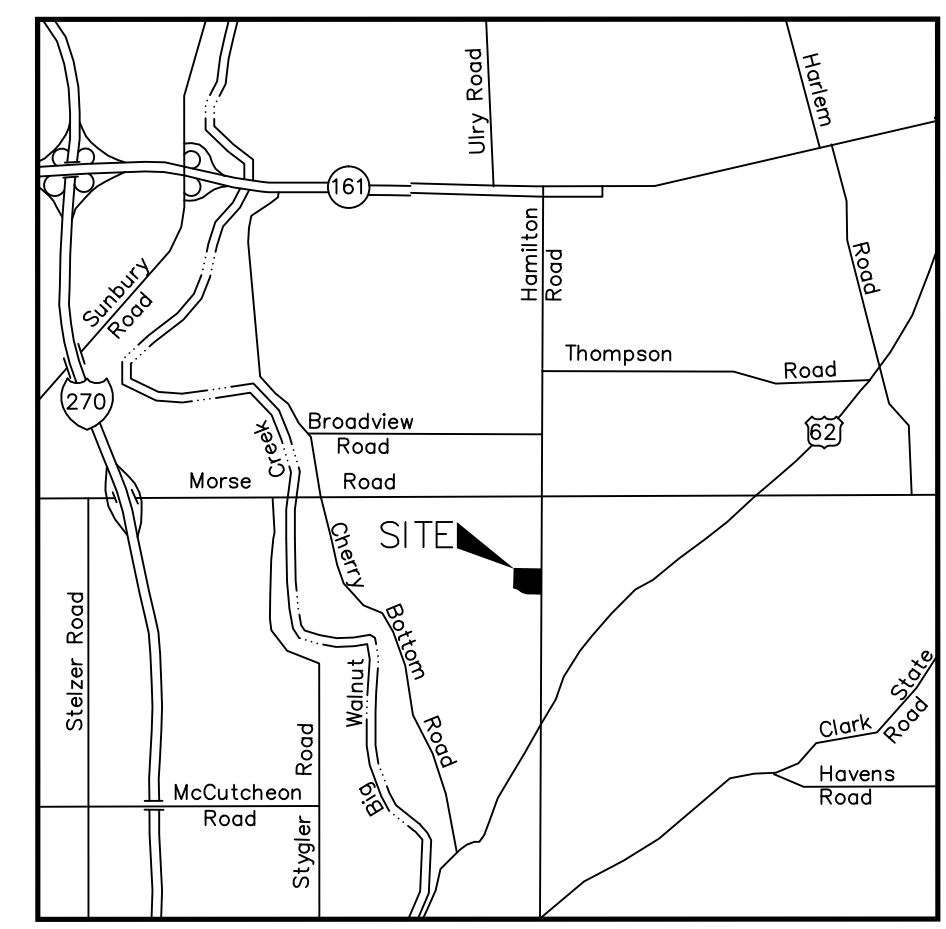
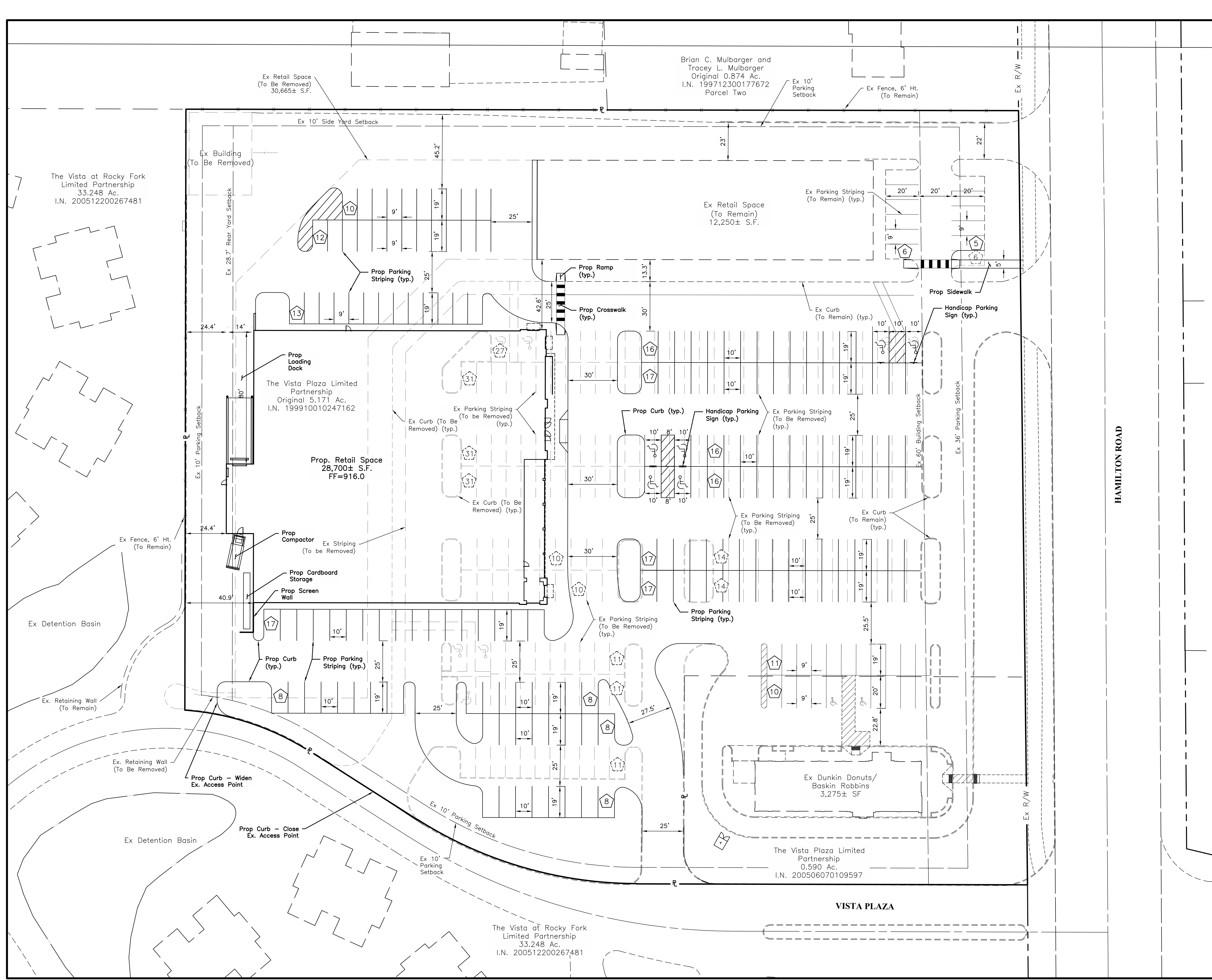


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**VICINITY MAP**  
Not to Scale

**PROJECT DATA TABLE**

Total Acreage	5.17± Ac.
Current Zoning	CC—Community Commercial
Proposed Zoning	CC—Community Commercial
Existing Retail Space	42,915± S.F.
Existing Restaurant Space	3,275± S.F.
Proposed Retail Space	40,950± S.F.
Proposed Restaurant Space	3,275± S.F.

**Parking**

Retail Space (1/300 S.F.)	137
Restaurant Space (1/150 S.F.)	25
Total Parking Required	162
Proposed Parking	215 Spaces
Existing Parking	234 Spaces

**Existing Lot Coverage**

Site Area	225,250± S.F.
Building Area	48,090± S.F.
Pavement Area	128,990± S.F.
Existing Coverage	79%±

**Proposed Lot Coverage**

Site Area	225,250± S.F.
Building Area	44,225± S.F.
Pavement Area	133,245± S.F.
Proposed Coverage	79%±

**CART CORRAL NOTE**

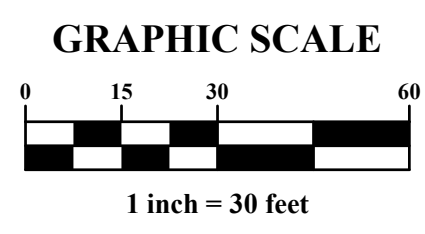
Shopping cart collection areas to be provided within the designated parking field. Minimum six (6) locations required. Shopping cart corrals to be provided by landlord at each collection area. The landlord shall provide cart corrals purchased from tenant vendor and approved by local regulatory agencies.

**STORMWATER NARRATIVE**

Detention will not be required for the site due to the fact that there is no increase in impervious area. It is simply a re-development of an existing commercial lot. Water quality will be required for this re-development because more than one acre will be disturbed. Water quality requirements will be met by either modifying the existing outlet at the downstream pond or inserting a hydrodynamic device.

**UTILITY NARRATIVE**

Utilities for the new retail space will be served from existing sanitary, water, gas, electric, and communication lines located at the rear of the building, already within the Vista Plaza Center.



**PRELIMINARY**  
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE  
February 17, 2015

MARK	DATE	DESCRIPTION

**CASTO**

CITY OF GARHANA, FRANKLIN COUNTY, OHIO  
FINAL DEVELOPMENT PLAN  
FOR  
**VISTA PLAZA**  
SITE PLAN



DATE  
February 17, 2015

SCALE  
1" = 30'

JOB NO.  
2014-1273

SHEET  
1/3