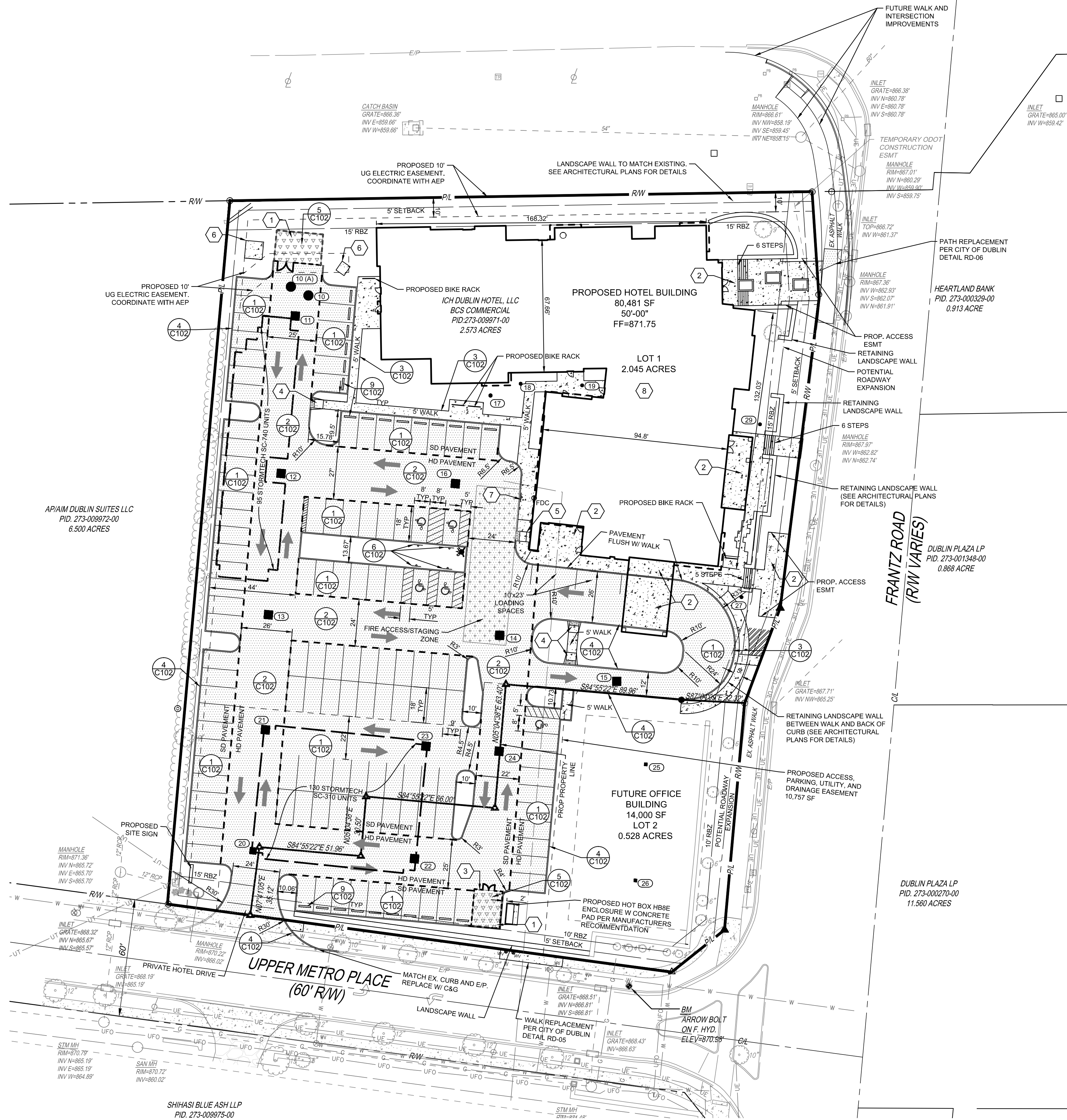


BRIDGE STREET
(US RTE 33 / S.R. 161; R/W VARIES)



PROPOSED SYMBOLS

- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY CLEAN-OUT
- PROPOSED CONCRETE WALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE/DUMPSER PAD
- FIRE ACCESS/STAGING ZONE
- TRAFFIC CIRCULATION
- FIRE HYDRANT
- WATER VALVE
- LIMIT OF UNDERGROUND DETENTION

NOTES:

- ALL RADII ARE 5' UNLESS OTHERWISE LABELED.
- DIMENSIONS ARE SHOWN TO FACE OF CURB AND EDGE OF PAVEMENT (WHEN CURB IS NOT PRESENT).
- ALL ADA ACCESSIBLE PARKING SPACES ARE 8' WIDE X 18' LONG. ALL OTHER PARKING SPACES ARE 9' WIDE X 18' LONG.
- SITE IS LOCATED IN FLOOD ZONE X AS SHOWN IN FIRM PANEL39049C0132K, 6/17/2008

CODED NOTE:

- PROPOSED DUMPSER LOCATION
- ARCHITECTURAL CONCRETE, SEE ARCHITECTURAL PLANS FOR DETAILS
- DUMPSER ENCLOSURE PER ARCHITECTURAL PLANS
- CURB RAMP PER COC STANDARD DRAWING 2319, TYPE C
- CURB RAMP PER MODIFIED COC STANDARD DRAWING 2319, TYPE A
- CONCRETE TRANSFORMER PAD, SEE ELECTRICAL PLANS FOR DETAILS. COORDINATE LOCATION WITH AEP
- NO PARKING FIRE LANE SIGN (SEE DETAIL FHWA MUTC R7-1). SEE DETAIL SHEET C102
- GEOTECHNICAL NOTE 3.1 (SEE GEOTECHNICAL REPORT PG 6):

THE UNDOCUMENTED FILL SOILS HAD RELATIVELY ERRATIC CONSISTENCY AND MODERATE MOISTURE CONTENT TO DEPTHS UP TO 7.5 FEET (-ELEVATION 863' TO 864') WITHIN THE BUILDING BORING LOCATIONS. THE MAJORITY OF UNDOCUMENTED FILL SOIL SAMPLES ENCOUNTERED AT THE SITE HAD A CONSISTENCY OF "STIFF" TO "VERY STIFF". SINCE THE PROPOSED FINISH FLOOD ELEVATION IS APPROXIMATELY 871.75', THE FILL SOILS WILL CONTROL THE ALLOWABLE BEARING PRESSURE AND SETTLEMENT OF THE PROPOSED STRUCTURE, WHEN LEFT IN PLACE. THEREFORE, THE MOST POSITIVE METHOD OF SUPPORTING THE STRUCTURE IS TO REMOVE ALL UNDOCUMENTED FILL WITHIN THE BUILDING FOOTPRINT AND 10' BEYOND THE BUILDING LIMITS AND BE REPLACED WITH COMPACTED AND TESTED ENGINEERED FILL.

SITE DATA

PARCEL ID: 273-009971-00
ZONING DISTRICT: BSC COMMERCIAL
ADJACENT ZONING DISTRICTS: BSC COMMERCIAL

EXISTING USE: COMMERCIAL
PROPOSED USE: COMMERCIAL

SITE AREA: 2.573 AC
EXISTING IMPERVIOUS AREA: 1.493 AC
PROPOSED IMPERVIOUS AREA: 1.938 AC (WITH FUTURE PROPOSED BUILDING)
IMPERVIOUS LOT COVERAGE: 76%

IMPERVIOUS AREA ADDED: 0.445 AC
PROPOSED BUILDING AREA: 80,481 SF

PROPOSED BUILDING HEIGHT: 50'-00"

REQUIRED PARKING SPACES: 131
PROVIDED PARKING SPACES: 122
STANDARD PARKING SPACES: 117
HANDICAP PARKING SPACES: 5

FLOOD ZONE: FLOOD ZONE X

FEMA # 39049C0132K (EFFECTIVE 06/17/2008)



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STATE OF OHIO
KYLE L. WEBER
E-73557
REGISTERED PROFESSIONAL ENGINEER

REVISIONS:

NO.	DESCRIPTION

HOME2 HOTEL
ICH DUBLIN HOTEL, LLC - FINAL DEVELOPMENT/FINAL SITE SUBMITTAL
FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

SITE PLAN

C105