City of Dublin

Office of the City Manager
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Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: August 20, 2015

Initiated By: Steve Langworthy, Planning Director
Devayani Puranik, Planner II

Re: Home2 Hotel (Case 15-059BSD-DP/SP/MSP)

Summary

This memo provides an overview of a four-story Hotel proposal with 129 suites on a 2.57-acre site on the south side of SR161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place (5000 Upper Metro Place). The packet information, a summary of the review steps to date, Architectural Review Team (ART) and Planning and Zoning Commission (PZC) review comments, and next steps related to this application are outlined below.

Packet Information

The following information is provided for Council consideration:

- Council Revisions. The applicant has provided the alternative landscaping concepts and renderings in response to the PZC comments on August 6th for Council consideration. These drawings are conceptual and are not yet reviewed by the staff. The applicant will present the updates and will be available for clarification.
- GIS Maps.
- Draft PZC ROA and Minutes. Draft Record of Action and draft minutes from PZC August 6th meeting.
- PZC Materials (August 6). PZC Staff report, all drawings including site, landscaping, utility plans, elevations, sections, and architectural renderings submitted for August 6th PZC meeting. The Analysis section discussed in this Memo is based on these submission materials.
- History. Staff Reports and Minutes from the PZC and ART meetings.

Background

Planning and Zoning Commission Review

1. May 7, 2015
   Basic Plan Review (Approval with Waivers and conditions): the Basic Development Plan and Site Plan were approved with six conditions and two waivers. The conditions and waivers were related to finalizing the site and landscaping details as well as finalizing the architectural details. (The Planning and Zoning Commission conducted the

Basic Plan Review as the project at that time did not have a Development Agreement under consideration.)

2. June 11, 2015
   Informal Review: at the applicant's request, the Commission conducted an informal review, primarily to review architecture. Comments focused on improving the architecture for the signature building at the gateway location. The Commission expressed their preference for the approved materials per the BSD Code. Detailing the architectural elements and simplification of the articulation for the proportionate massing were also suggested.

3. August 6, 2015
   Site Plan Review, Development Plan Review, Master Sign Plan, and Preliminary/ Final Plat Review: the Commission comments focused on over-branding of the building specific to the Home2 flag and its long-term implications. The Commission also reviewed a Master Sign Plan. While all signs met Code in terms of number of signs, the Commission discussed the significance of the proposed signs and asked the applicant to reconsider the size and the location of the signs, particularly for the west elevation. The Commission suggested reconsidering the proposed brick color contrast and toning down the green accent color proposed for the interior of the Tower.

   The Commission appreciated activating Frantz Road with patio spaces and pocket plazas but suggested modifying the proposed landscaping and street trees to ensure better visibility from the street.

   The applications (Development Plan Review/Site Plan Review/ Master Sign Plan, and Preliminary and Final Plat) were tabled at the applicant's request.

Administrative Review Team Review

Previously, the proposal was presented to the Administrative Review Team over a period of several months. This timeframe includes the pre-application meeting on February 19, 2015 through the Basic Plan and Site and Development Plan reviews, which received final recommendations July 30, 2015. Additionally, an application for the Demolition and Mass Excavation of the site was approved by the ART with no conditions on July 30th.

Description

Project Overview

The proposed plan includes redevelopment of an existing commercial property on a +2.57 acre site located on Frantz Road (east), between Bridge Street (north) and Upper Metro Place (south). The Embassy Suites site shares the western property line. The hotel is proposed at the corner of the Frantz Road and Bridge Street intersection, and the future office building is shown at the corner of the Frantz Road and Upper Metro Place intersection.

The proposed project includes:

- A four-story Corridor Building - 80,481-square-foot hotel with 129 units
- 1,900 square feet of open space
- 122 shared parking spaces

A two-story, 14,000-square-foot office building is proposed as Phase II of the project and is not included with this Review.

Access to the site is provided from the existing curb cut on Upper Metro Place to the south. Shared parking is at the side and rear of the proposed buildings.

Required open space is distributed within two pocket plazas, one of which is toward the northeast corner and another along Frantz Road.

The architecture of the building is contemporary with elements of traditional brick and stone building materials.

Surrounding Sites
SR-161 runs along the northern property line. Frantz Road abuts the eastern property line and is a Principal Frontage Street per the Bridge Street District zoning code. Entrance to the site is from Upper Metro Place to the south, and Embassy Suites hotel is west of the proposed site.

Bridge Street District Zoning
The site is zoned Bridge Street District-Commercial (BSD-C). Hotel is a permitted use in the BSD-Commercial zoning classification.

Analysis

This site serves as one of the gateways to the City of Dublin for visitors traveling along SR161. Given its high visibility along SR161 and Frantz Road, this development, near the edge of the Bridge Street District, has the potential to set a tone for entering the District, and can serve as a model for implementing urban development in suburban communities.

The block framework, site, building, and open space designs for the proposed development *must* serve as examples of desirable Bridge Street District development, and this can only be accomplished through exacting attention to detail, thorough and well-coordinated planning, and adherence to applicable Code requirements.

<u>Development Plan Review</u>

The project elements reviewed as part of the Development Plan Review include the proposed street network, block framework and street types in accordance with Code Sections 153.057, 153.058, 153.060, 153.061, and 153.063.

Streets. No new streets are created with the proposal. The site is bound by three public streets: the portion of Bridge Street (SR161) to the north is a limited access highway, Frantz Road to the east is a Corridor Connector Street and Principal Frontage Street, and Upper Metro Place is a Neighborhood Connector Street. The site plan reflects Engineering's request for additional right-of-way due to future intersection improvements at Bridge Street and Frantz Road, and the SR161 and I-270 interchange improvements.

Block Size and Access. The proposed development is shown on a single block, which meets the block dimensions. Per Code, the western property line would require the creation of an additional street connection north-south from Bridge Street (SR161) to Upper Metro Place to create a true block. However, an exemption to this requirement is granted through the Code, as the access to Bridge Street (SR161) at this location is prohibited due to the limited access restrictions.

The building access zones, loading areas, and hydrant locations are identified on the site plan and are in accordance with the BSD and Fire Code requirements.

Site Conditions. The existing site conditions, including lot lines, right-of-way, building footprints, vehicular use areas, grades, and utilities are provided. This will require the demolition of the existing building on the site. The application for a Minor Project Review for the demolition of the existing building and mass excavation of the site to prepare for the construction has been approved by the ART.

Site Plan Review

The project elements of the Site Plan Review include details of building types/architecture, open spaces, parking, landscaping, stormwater, and signs in accordance with Code Sections 153.059, 153.062, 153.064, and 153.065.

Principles of Walkable Urbanism
The Principles of Walkable Urbanism [Section 153.057(D)] serve as a guiding framework to be used in the review of development proposals to ensure the requirements and standards of the BSD zoning regulations are applied in a manner that contributes to the creation of exceptional walkable, mixed-use urban environments.

The proposed development is sited in a pedestrian-friendly manner closer to the streets and addressing the major streets in the City of Dublin. The public spaces, such as the main hotel lobby, bar and fitness center are fronting Frantz Road to activate the street. An entrance is provided at the SR161 and Frantz Road intersection at the tower. However, the entrance can be used only by the keycard holders. Another set of doors along Frantz Road is open to the public during the normal business hours, accessing the main lobby and other public spaces.

Pedestrian-Oriented Design
Two pocket plazas are proposed along Frantz Road to be connected to the existing shared-use path located along Frantz Road, which add to the pedestrian experience and activate the space.

The placemaking intent of the BSD regulations is addressed by placing the principal building at the intersection of West Bridge Street and Frantz Road. However, because of the SR161 right-of-way limitations and on-going interchange improvements, activating West Bridge Street by providing any pedestrian activity is not practical. The main lobby to the hotel, patio, fitness center and other public activity areas is provided to overlook Frantz Road (Principal Frontage Street) to help activate the street level. This entrance meets the requirement of the BSD regulations for a principal entrance along a Principal Frontage Street.

Building Types and Architecture
The BSD Commercial District permits a limited number of building types such as Mixed Use, Commercial Center, Large Format Commercial Building, Civic Building and Parking Structure. A Corridor Building Type is proposed for this development, considering the location of the site and the proposed use. A Waiver was approved with the Basic Site Plan approval to permit this building type in the BSD Commercial District.

During the earlier reviews by ART and the Basic Development and Basic Site Plan reviews by Planning and Zoning Commission, the focus of the comments was on architecture for the gateway building at the key location within the City of Dublin. The applicant has made efforts to incorporate comments and suggestions made during the earlier ART and Planning and Zoning Commission reviews related to architecture, including materials and massing details. The building design has changed substantially since the very first submittal and renderings.

However, during the informal review of the architecture by the Planning and Zoning Commission, it was stressed that the building at this location should be notable as a gateway building. Though the proposed building is following the Code requirements, with some appropriate Waivers, the ART had suggested the introduction of innovative materials such as metal panels to accent the corners and edges to add interest with new textures and proportions. The applicant requested Waivers for transparency requirements for street facing façades. Introducing additional glass elements may help to reduce the size of the Waivers relative to transparency requirements, and can add interest to the facades.

Façade Materials
Brick, stone, and glass are the permitted primary building materials for a Corridor Building. The building materials and colors proposed include stone veneer at the base, a combination of light and darker thin brick veneer for upper story surfaces and bronze glass for windows as primary materials. Secondary and accent materials include EIFS cornice and banding and fiber cement boards in dark and light colors for tower beacon, and side band as secondary materials. The aluminum integrated window system is proposed to include louvers.

In addition to the proposed materials, introducing high quality metal panels as the accent for the corners and edge and additional glazing may help to create additional textures, colors, and interest.

The glass color for the windows is specified in the finishes presentation. After the ART discussion, the applicant provided information regarding the glass material for the tower and indicated that the glass used for the tower will be clear.

Open Space Type, Distribution, Suitability and Design
One of the opportunities for the proposed development is the provision of usable, high-quality urban open spaces at this high visibility gateway. Approximately 1,890 square feet of open space is required for the hotel and future office building. The applicant is proposing 1,900 square feet distributed between two pocket plazas identified on the site plan to meet the requirement for both buildings. One of the pocket plazas is proposed at the northeast corner of the site and another along Frantz Road. Public access easements for all accessible open spaces are provided.

In addition, a dry-laid, stacked stone wall runs along West Bridge Street and Frantz Road. The applicant is proposing the wall along the north and east sides of the development and combination of masonry posts and landscaping along the Upper Metro Place to screen the vehicular areas, in accordance with BSD requirements.

Parking and Loading
The total required shared parking for the hotel and the future office building is 131 spaces; 122 spaces are provided. The applicant is requesting Parking Plan approval to adjust the number of required parking spaces, considering the overlap of hours of operation for hotel and office. A loading space is provided under the canopy. Bicycle parking racks are provided for 12 bikes. A metal/steel bike rack design is provided with the construction details.

Landscaping
The tree survey has a table listing the tree condition and the trees to be kept and removed. Section 153.065(D)(9)(b) provides for exemptions to tree replacement requirements when trees were required as part of a previously approved development plan, where structures are located where required by the Zoning Code, and for the provision of utilities. The tree survey complies with the tree preservation requirements. The applicant is proposing to preserve approximately 30 larger trees through transplanting. This will be monitored by Planning.

Site, Utility, and Grading
A utility plan is provided including location and size of underground stormwater storage, proposed storm and sanitary sewers, catch basins, fire hydrants and preliminary calculations. A grading plan is also provided noting the proposed grade changes to the existing site.

Fire
The proposed layout for the new four-story hotel meets the requirements of the Dublin Fire Code (DFC).

Master Sign Plan
The Master Sign Plan is intended to promote the creativity of the sign design. The current proposal meets this intent by integrating the signs into the architecture and pocket plazas. There will be additional signs permitted for the future office building and approved separately.

The applicant is proposing two wall-mounted signs on the south and west facades, one projecting sign on the east façade, and one ground sign at the access point on Upper Metro Place.

The proposed wall sign (Type A) will be on the main entrance façade, facing the parking lot and future office building. It is the sign for the travelers along Frantz Road. The sign is proposed at eight feet high, where Code requires it be located within the first story as appropriate based on building type, at 16 feet. The sign is 25.68 square feet where 35 square feet is allowed.

The proposed wall sign (Type B) will be on the west side façade, facing toward but not fronting on the I-270 interchange for travelers along SR 161. The proposed height of the sign is 35 feet and proposed area is 96 square feet.

Code permits the "Building Identification Sign" for the buildings with three or more stories on a building façade facing a street. The Planning and Zoning Commission suggested reconsidering location, size, and colors for this sign.

The projecting sign (Type C) will be located on the east façade near the entrance facing Frantz Road. At 16 square feet, the proposed sign meets the Code requirement. The sign is approximately 8 feet 8 inches high, providing the required clearance between the ground and lowest portion of the sign. The location places the sign in between the first and second story. Code requires the sign be located within the first story as appropriate to the building type and not to extend beyond the roof line. The proposed location is architecturally appropriate and meets all other applicable regulations.

The proposed sign (Type D) is considered a ground sign and meets all requirements. However, the ART conditioned its recommendation to require the proposed sign to meet the directional sign requirements of the Section §153.157(L).

Preliminary/Final Plats
The applicant has filed a separate application to update the original Upper Metro plat (2001) to remove outdated information, reflect changes to the right-of-way, and include any additional requirements outlined in the Bridge Street District provisions.

Next Steps

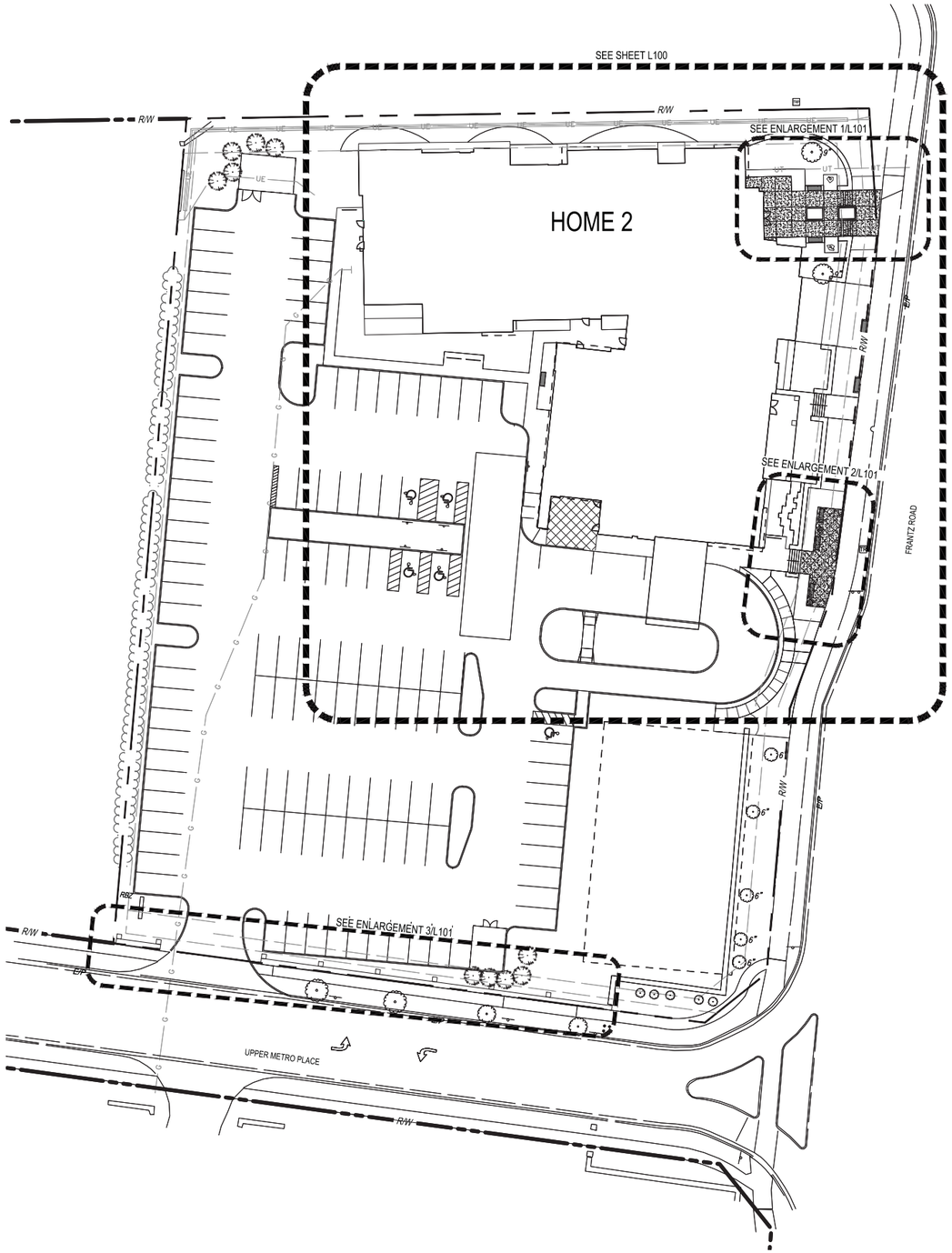
The Development Plan/Site Plan review is the last step in the zoning review process prior to building permit application. The applicant is also processing the Preliminary and Final Plat application concurrently.

As part of the proposed Hotel project's inclusion within the Bridge Park Economic Development Agreement (EDA), the Developer has agreed that the hotel project will undergo a final review and approval by City Council in addition to all required Planning and Zoning Commission reviews. The Council review and approval authority for this project is therefore a requirement of the EDA and is separate and in addition to the standard Dublin development review and approval processes. The hotel project will need to be reviewed and approved by City Council prior to the commencement of construction.

Staff therefore suggests that Council provide the input on the project at August 24th meeting and provide feedback to the developer. If such Council feedback suggests that the project appears to be approvable (based upon the input and direction Council may provide and the developer's desire to address those Council issues and continue to advance the concept), the developer could then proceed to secure its normal regulatory approvals through the Planning and Zoning Commission. Once those regulatory approvals are secured, consideration of the final EDA-required Council approval would then follow.

Recommendation

Information only.



1 OVERALL SITE PLAN
SCALE: 1" = 30'-0"

0' 15' 30' 60'

GENERAL NOTES

1. THIS SURVEY INFORMATION IS BASED UPON A FIELD SURVEY PROVIDED BY THE SUBSURFACE UTILITY ENGINEERING COMPANY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE CONSTRUCTION MANAGER PRIOR TO COMMENCING WORK.
2. LAYOUT TO BE PERFORMED WITH THE USE OF ELECTRONIC DRAWING FILES PROVIDED BY THE CONSULTANT. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTACT THE CONSTRUCTION MANAGER IF DISCREPANCIES EXIST.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL DOCUMENTED UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE AUTHORIZED CONSTRUCTION MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
6. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK IN ORDER TO COORDINATE PROJECT OBSERVATION SCHEDULES.
7. ALL WORK TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.
8. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
9. ALL DIMENSIONS ON THIS DRAWING ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHOWN REFERENCE EDGES OF PAVEMENTS AND FACE OF CURB UNLESS OTHERWISE NOTED.
11. DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE ALL WORK AND BE RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCE, AND PROCEDURES OF THE WORK.
12. THE CONTRACTOR SHALL KEEP ALL DRAINAGE FACILITIES AFFECTED BY HIS CONSTRUCTION OPERATIONS CLEAN AND FULLY OPERATIONAL AT ALL TIMES.
13. THE LIMIT OF WORK LINE SHOWN DEFINES THE LIMITS OF WORK IN THIS CONTRACT. THERE MAY BE INSTANCES WHERE EROSION PROTECTION DEVICES, UTILITY SYSTEMS, AND GRADING OPERATIONS EXTEND BEYOND THE PROJECT LIMITS LINE IN ORDER TO SUCCESSFULLY COMPLETE OPERATIONS AND/OR TIE INTO ADJACENT SYSTEMS.
14. CONTRACTOR SHALL REPAIR AT HIS OWN EXPENSE, ANY DAMAGE, WHETHER INSIDE OR OUTSIDE OF THE PROJECT LIMITS, TO UTILITY SYSTEMS, SURFACE PAVEMENTS, FIXTURES OR STRUCTURES THAT ARE NOT SPECIFICALLY INDICATED TO BE REMOVED OR RELOCATED AS PART OF THE PROJECT CONSTRUCTION. IN THE EVENT THAT ANY EXISTING DRAINAGE STRUCTURES OR UTILITIES ARE DAMAGED AND THE SERVICES DISRUPTED, THE LINES SHALL BE IMMEDIATELY REPAIRED AND THE SERVICES RESTORED AS DIRECTED BY THE ARCHITECT AT NO COST TO THE CITY OF DUBLIN.
15. LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES RESULTING FROM CONSTRUCTION ACTIVITIES. CONTACT OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO EXCAVATION.
16. IN THE EVENT THAT DISCREPANCIES ARISE BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS THE CONSTRUCTION MANAGER SHALL BE NOTIFIED IMMEDIATELY FOR RESOLUTION.
17. ALL CONCRETE SCORING IS PARALLEL AND PERPENDICULAR TO THE STREET CURBS AND BUILDING FACES UNLESS OTHERWISE NOTED.
18. PROVIDE ISOLATION JOINT WHERE CONCRETE PAVING OR PAVING BASE MEETS A FIXED STRUCTURE (EXISTING OR PROPOSED).

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08/20/2015	8091-14-0010	G. SEBACH	M. SPRES	CADD

HOME2 HOTEL
ICH DUBLIN HOTEL, LLC
FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

OVERALL SITE PLAN

SHEET L000

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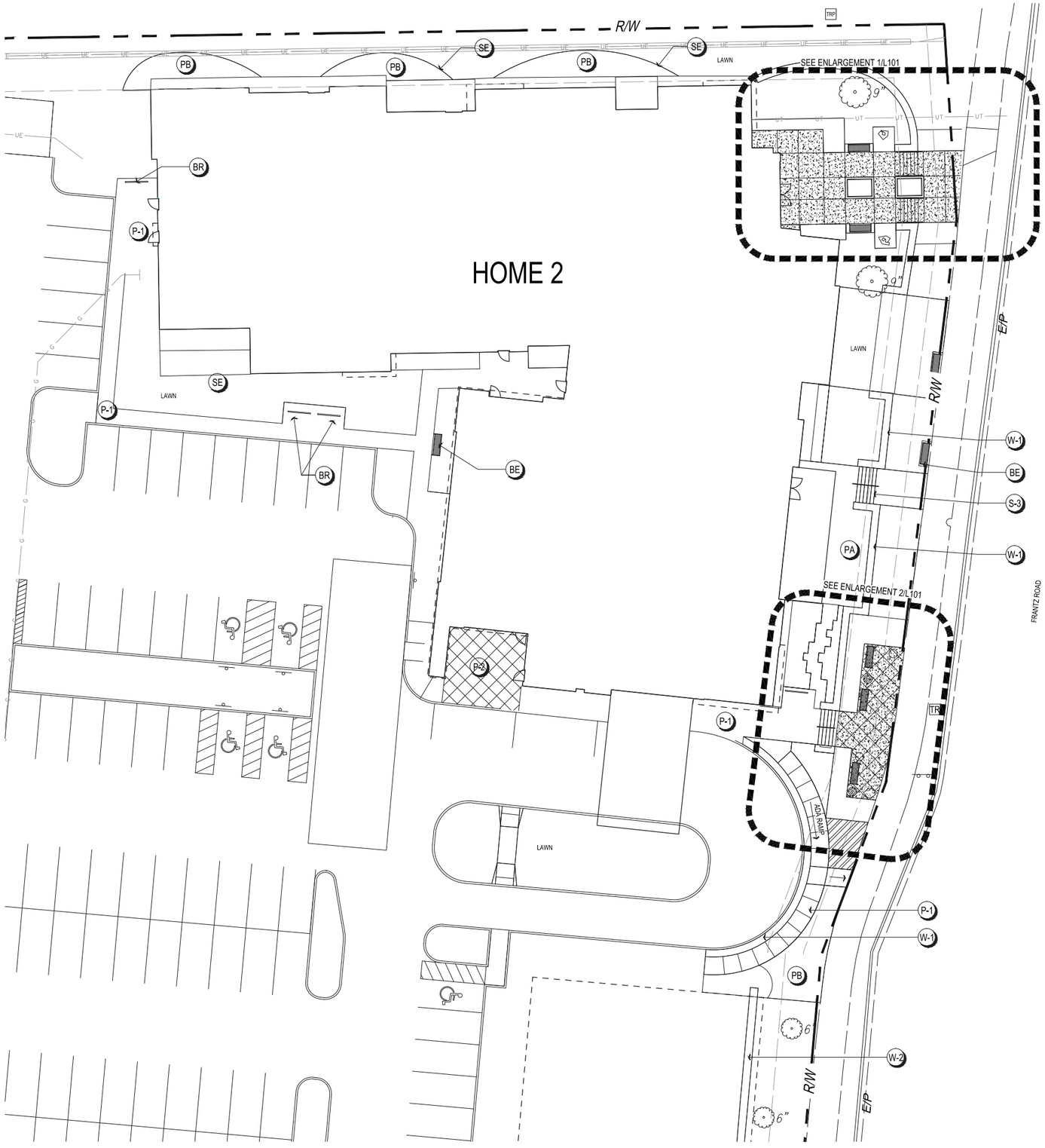

1 MATERIALS ENLARGEMENT
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MATERIALS LEGEND

CODE	ITEM	FINISH	SIZE	NOTES
BE	BENCH	LANDSCAPE FORMS - SCARBOROUGH - SILVER	PER PLAN	SEE DETAIL 5/L300
BO	BOULDER	RELOCATED EXISTING BOULDER		SEE DETAIL 5/L301
BR	BIKE RACK	CREATIVE PIPE - CP-7-F-SS, 7 BIKE CAPACITY, 24 TOTAL SPACES MAX		SEE DETAIL 4/L300
P-1	CONCRETE PAVEMENT	LIGHT BROOM FINISH	PER PLAN	SEE DETAIL 1&2/L300
P-2	ARCHITECTURAL CONCRETE	PER OWNER	PER PLAN	SEE DETAIL 1/L300
PA	PATIO		PER PLAN	
PB	PLANT BED	SEE PLANTING PLANS	PER PLAN	
PP-1	DECORATIVE PLANTER POTS	LANDSCAPE FORMS - ROSA	PER PLAN	SEE DETAIL3/L300
S-1	CONCRETE STEPS @ PLANTER	LIGHT BROOM FINISH - 6 STEPS @6.5" RISE	PER PLAN	SEE DETAIL 9/L300
S-2	CONCRETE STEPS	LIGHT BROOM FINISH - 5 STEPS @6.75" RISE	PER PLAN	SEE DETAIL 10/L300
S-3	CONCRETE STEPS	LIGHT BROOM FINISH - 6 STEPS @6" RISE	PER PLAN	SEE DETAIL 11/L300
SC	SCULPTURE	TBD	PER PLAN	
SE	STEEL EDGE	BLACK STEEL EDGING	LF PER PLAN	SEE DETAILS 7&8/L300
SP	STONE POST		PER PLAN	SEE DETAILS 2/L301
TR	TRASH RECEPTACLE	LANDSCAPE FORMS - SCARBOROUGH - SILVER	PER PLAN	SEE DETAIL 6/L300
W-1	ROCK WALL	SEE GRADING PLAN FOR TYPE OF WALL USED	PER PLAN	SEE DETAILS 1&3/L301
W-2	ROCK WALL TO REMAIN		PER PLAN	

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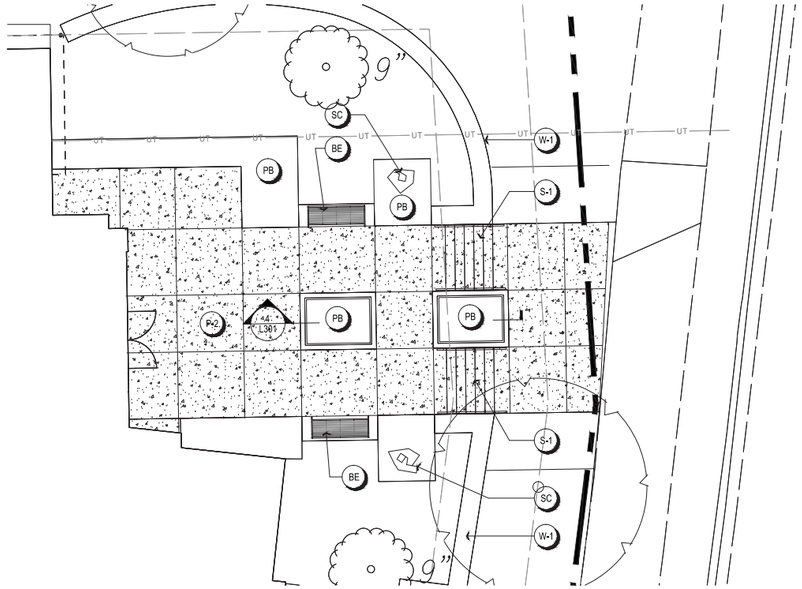

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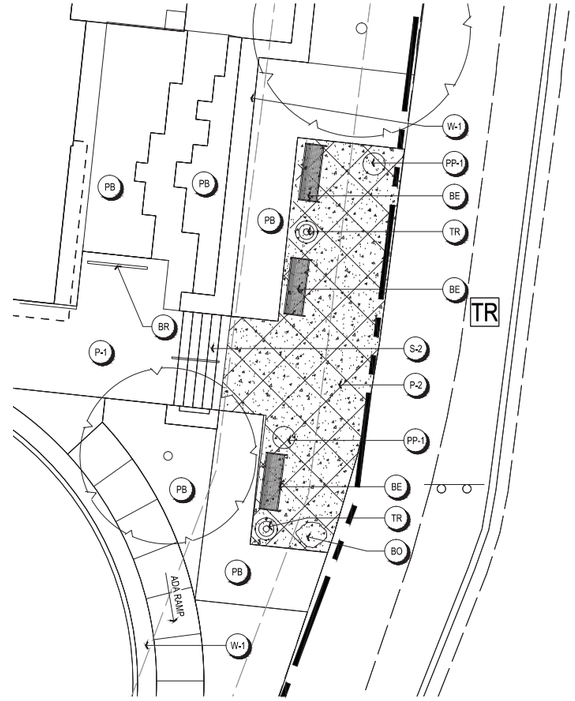

2 MATERIALS COURTYARD ENLARGEMENT
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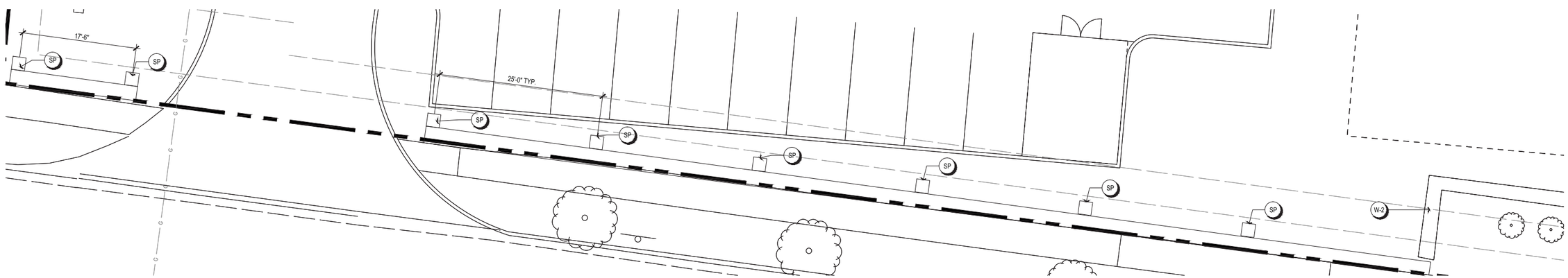

3 MATERIALS ENLARGEMENT
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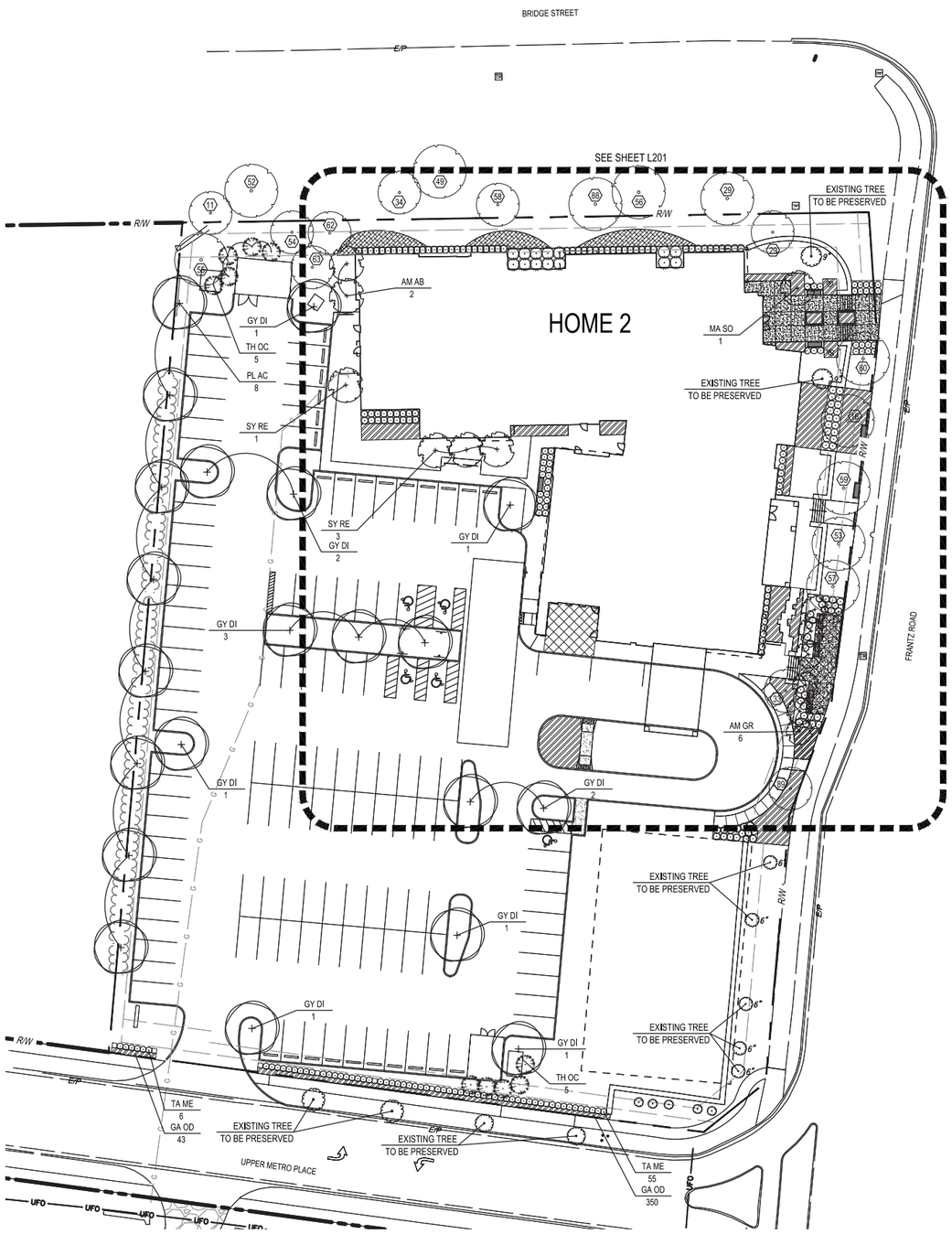

1 OVERALL LANDSCAPE
SCALE: 1" = 30'-0"

0' 15' 30' 60'

PLANTING LEGEND:

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED GROUND COVER / GRASSES
- RELOCATED TREE SEE SHEET L400 FOR MATCHING TREE NUMBER
- EXISTING TREE TO REMAIN

PLANTING NOTES

1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
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3. ALL PLANT MATERIALS SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.

SITE CALCULATIONS

SECTION 153.065 SITE DEVELOPMENT STANDARDS
(D) LANDSCAPING AND TREE PRESERVATION
(3) STREET TREES
(a) A minimum of one tree is required per 40 linear feet of street frontage
30' +/- O.C. Relocated trees along Frantz Road provided.

(4) PERIMETER LANDSCAPE BUFFERING
Maintain existing hedge row along the west property line
(8) Deciduous trees provided

(5) SURFACE PARKING AND CIRCULATION AREA LANDSCAPING
(c) INTERIOR LANDSCAPING
(2)(A) Option A: One medium deciduous tree shall be planted per 12 parking spaces.
11 Trees required
12 Trees provided

(7) FOUNDATION PLANTING
(b) One shrub per ten linear feet of building
86 Shrubs required
109 Shrubs provided

(E) FENCING, WALLS & SCREENING
(C)(3) Solid Hedge and Post Street Wall
Solid hedge required
Solid hedge provided

PLANT LIST

CODE	COMMON NAME	LATIN NAME	SIZE	COND.	SPACING	QUANTITY
TREES						
AM AB	SERVICEBERRY	*Amelanchier x grandiflora 'Autumn Brilliance'*	5-6' MULTI-STEM	B&B	AS SHOWN	8
GY DI	KENTUCKY COFEETREE	Gymnocladus dioicus	2.5 CAL.	B&B	AS SHOWN	13
MA SO	SAUCER MAGNOLIA	*Magnolia x soulangeana*	2.5"	B&b	AS SHOWN	1
PL AC	LONDON PLANE TREE	Platanus × acerifolia	2.5 CAL.	B&B	AS SHOWN	8
SY RE	IVORY SILK LILAC	Syringa reticulata 'Ivory Silk'	2.5"	B&B	AS SHOWN	4
SHRUBS						
CO AL	SIBERIAN PEARLS REDTWIG DOGWOOD	Cornus alba 'Siberian Pearls'	36"	#5 CONT.	AS SHOWN	55
HY QU	OAKLEAF HYDRANGEA	Hydrangea quercifolia	36"	#5 CONT.	AS SHOWN	14
JU SQ	SINGLESEED JUNIPER	Juniperus squamata 'Holger	24"	#3 CONT.	AS SHOWN	18
TA EV	EVERLOW SPREADING YEW	Taxus x media 'Everlow'	24"	#3 CONT.	AS SHOWN	8
TA ME	DENSE SPREADING YEW	Taxus x media 'Densiformis'	24"	#3 CONT.	AS SHOWN	133
TH OC	EMERALD GREEN ARBORVITAE	Thuja occidentalis 'Smaragd'	6-7'	B&B	AS SHOWN	10
VI CA	CAYUGA FRAGRANT VIBURNUM	Viburnum carlesii 'Cayuga'	36"	B&B	AS SHOWN	40
GROUNDCOVER / GRASS						
GA OD	GALIUM ODORATUM	Sweet Woodruff		#1 CONT.	12" O.C.	393
HY PA	HIDCOTE ST. JOHNSWORT	Hypericum patulum 'Hidcote'		#3 CONT.	18" O.C.	188
LI MU	BIG BLUE LILY TURF	Liriope muscari 'Big Blue'		#1 CONT.	12" O.C.	1010
MS ML	MORNING LIGHT MAIDEN GRASS	Miscanthus sinensis 'Morning Light'		#3 CONT.	24" O.C.	90
PA TE	JAPANESE PACHYSANDRA	Pachysandra terminalis		#1 CONT.	12" O.C.	315
PE AL	LITTLE BUNNY DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Little Bunny		#1 CONT.	12" O.C.	977
SE SP	AUTUMN JOY SEDUM	Sedum Spectabile 'Autumn Joy'		#2 CONT.	18" O.C.	250
AN OW	ANNUALS PER OWNER					

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HOME2 HOTEL
ICH DUBLIN HOTEL, LLC
FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

OVERALL LANDSCAPE PLAN

SHEET L200

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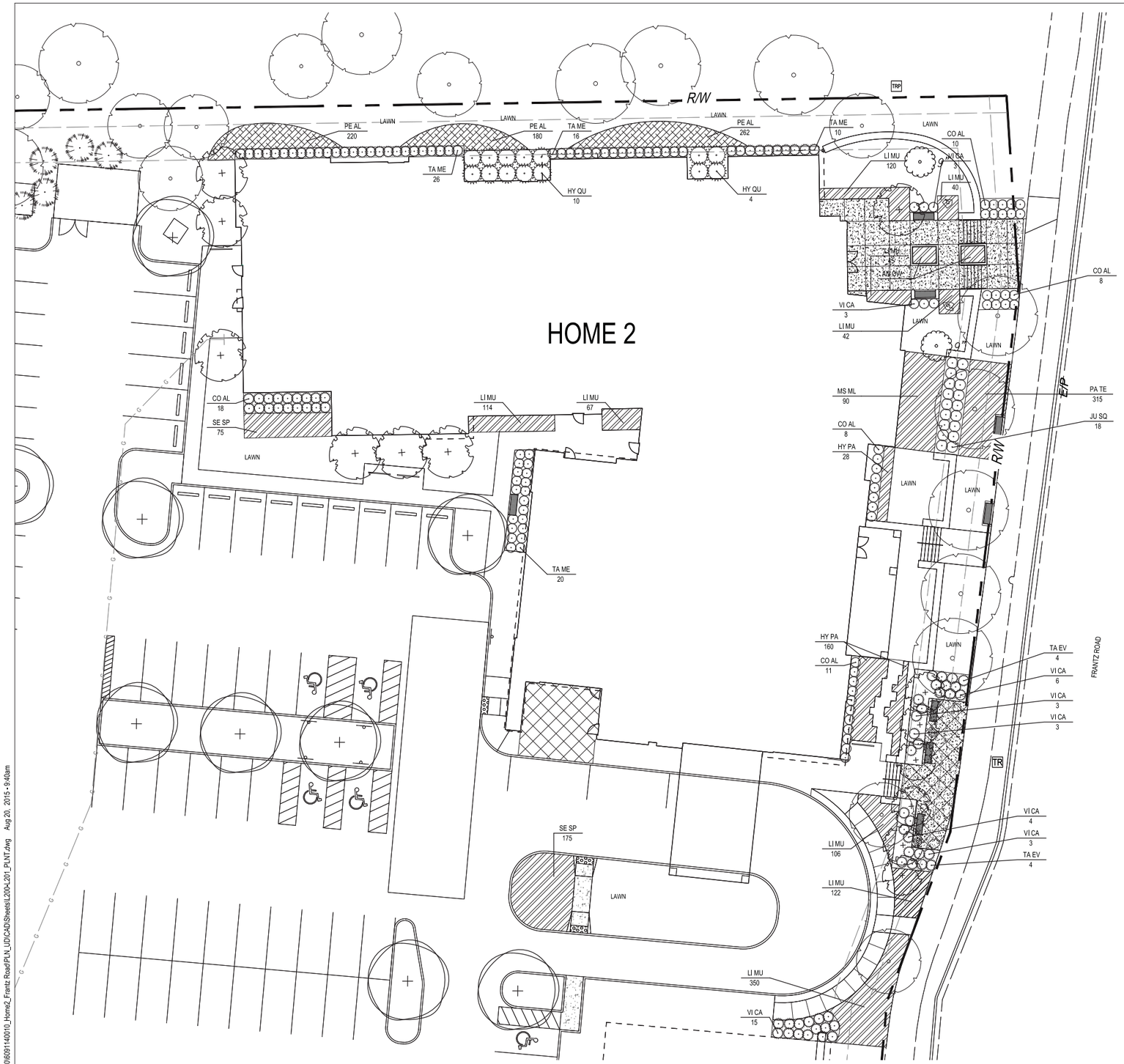

1 LANDSCAPE ENLARGEMENT
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

PLANTING LEGEND:

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED GROUND COVER / GRASSES
- RELOCATED TREE SEE SHEET L400 FOR MATCHING TREE NUMBER
- EXISTING TREE TO REMAIN

PLANTING NOTES

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HOME2 HOTEL
ICH DUBLIN HOTEL, LLC
FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

LANDSCAPE ENLARGEMENT

SHEET L201

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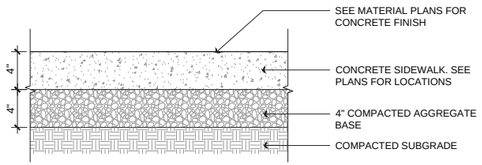
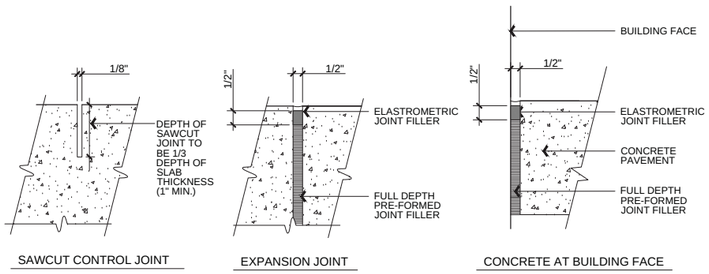
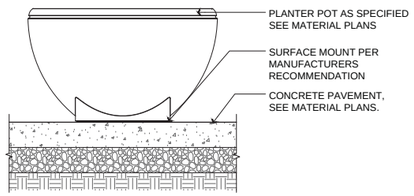


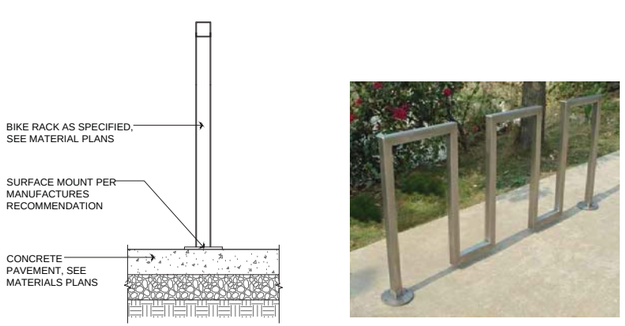
1 PEDESTRIAN CONCRETE SIDEWALK
SCALE: 1-1/2" = 1'-0"



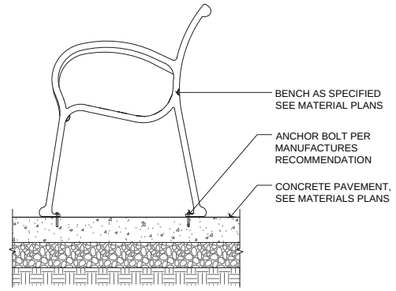
2 EXPANSION AND CONTROL JOINTS
SCALE: 3" = 1'-0"



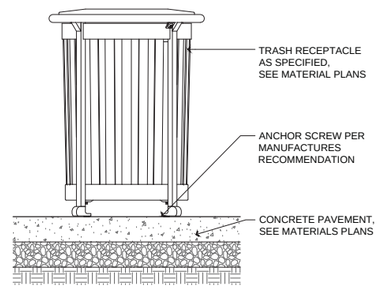
3 PLANTER POT MOUNTING
SCALE: 1" = 1'-0"



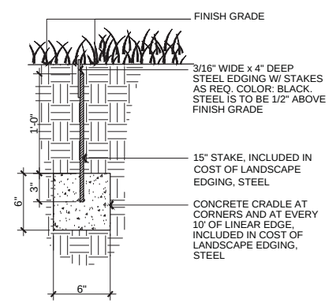
4 BIKE RACK MOUNTING
SCALE: 1" = 1'-0"



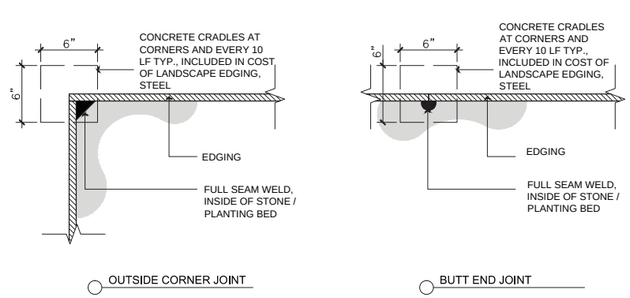
5 BENCH MOUNTING
SCALE: 1" = 1'-0"



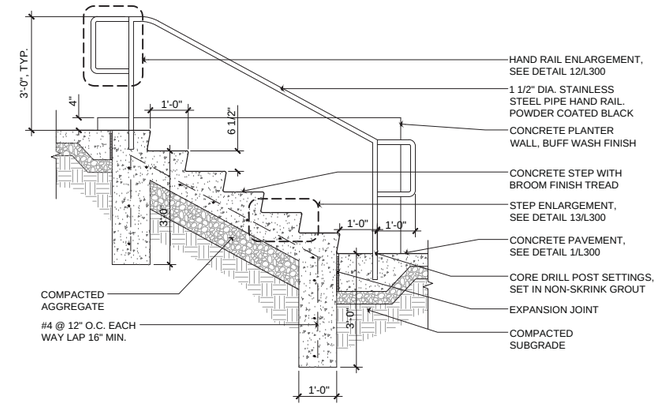
6 TRASH RECEPTACLE
SCALE: 1" = 1'-0"



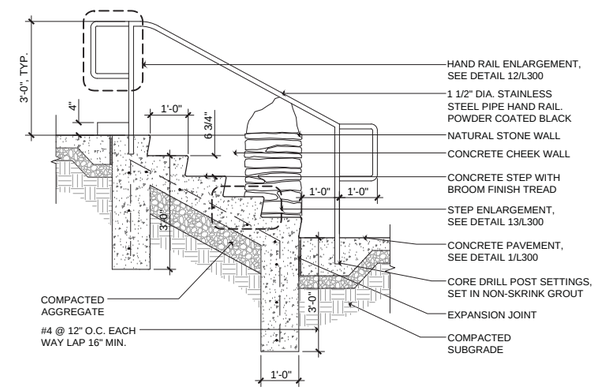
7 STEEL LANDSCAPE EDGING
SCALE: 1 1/2" = 1'-0"



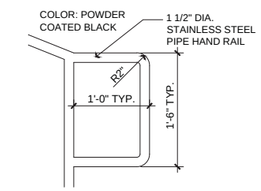
8 STEEL EDGE RESTRAINT CORNERS AND JOINTS
SCALE: 3" = 1'-0"



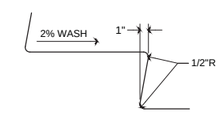
9 CONCRETE STEPS @ PLANTER
SCALE: 1/2" = 1'-0"



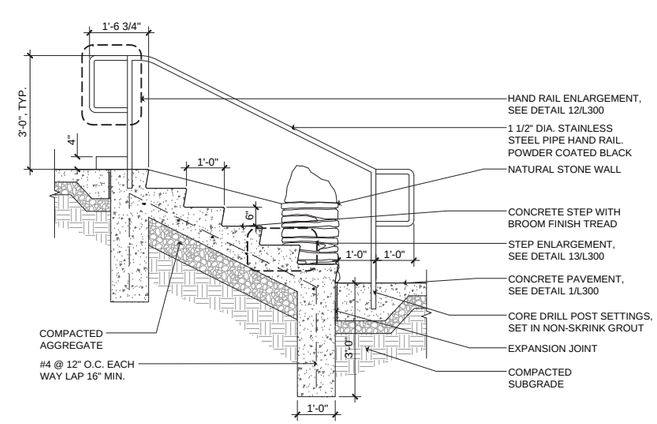
10 CONCRETE STEPS - TYPE A
SCALE: 1/2" = 1'-0"



12 END RAIL ENLARGEMENT
SCALE: 1" = 1'-0"



13 STEP ENLARGEMENT
SCALE: 1-1/2" = 1'-0"



11 CONCRETE STEPS - TYPE B
SCALE: 1/2" = 1'-0"

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SITE DETAILS

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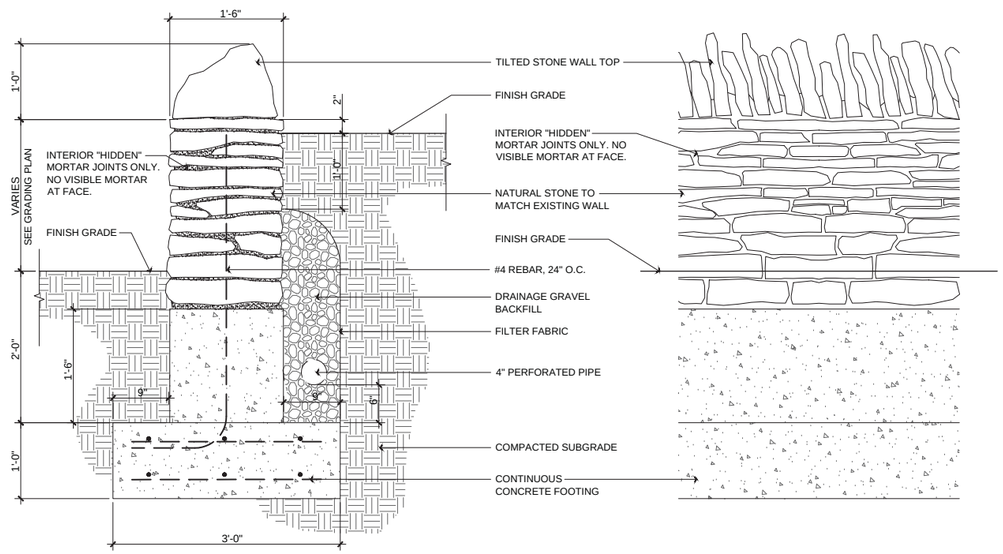
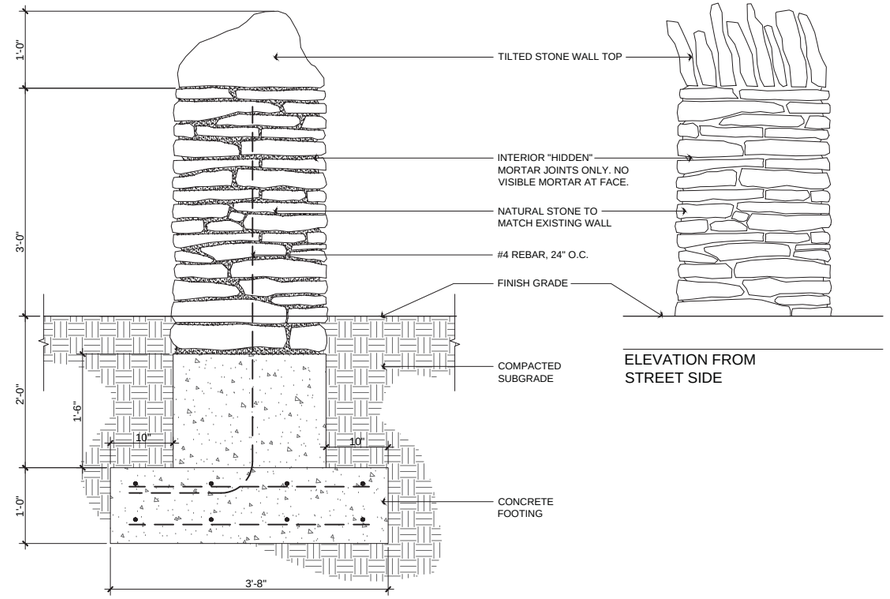


SECTION

PLAN

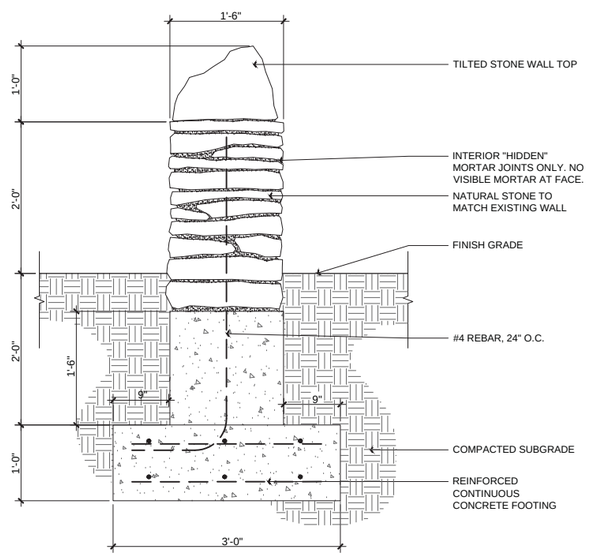
1 NATURAL STONE WALL - RETAINING
SCALE: 1" = 1'-0"



ELEVATION FROM STREET SIDE

SECTION

2 NATURAL STONE POST
SCALE: 1" = 1'-0"



3 NATURAL STONE WALL - FREE STANDING
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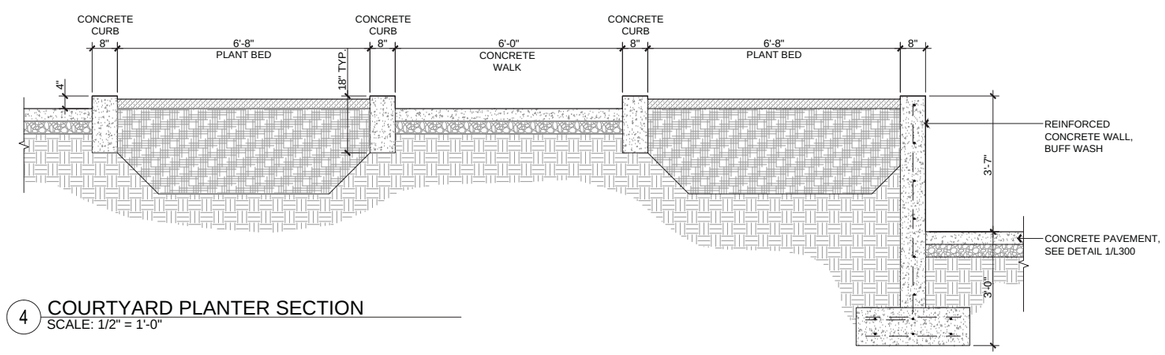

4 COURTYARD PLANTER SECTION
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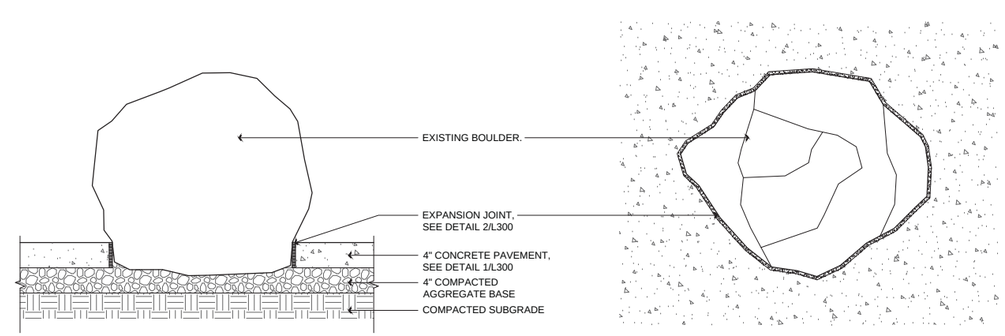

SECTION

PLAN

5 BOULDER IN CONCRETE
SCALE: 1" = 1'-0"

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SITE DETAILS

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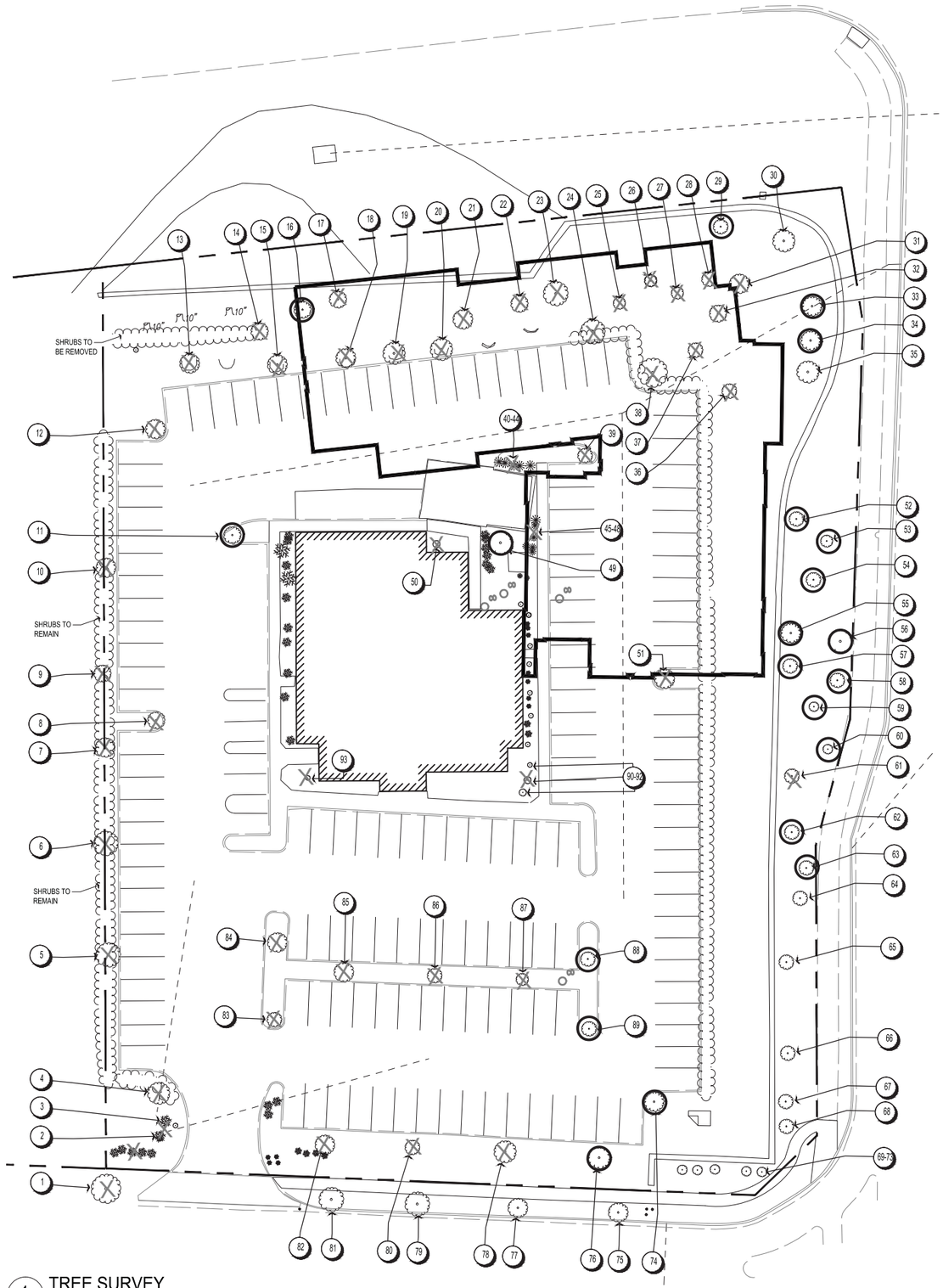

1 TREE SURVEY

HOME 2: FRANTZ ROAD TREE SURVEY

#	SPECIES	CALIPER	HEALTH	KEEP/ REMOVE DUE TO HEALTH	JUSTIFICATION FOR REMOVAL	CALIPER REPLACEMENTS
1	Red Oak: Quercus rubra	12"	Good	Keep		Count toward caliper replacement
2	Serviceberry: Amelanchier spp.	2" (6-8')	Good	Keep		Count toward caliper replacement
3	Serviceberry: Amelanchier spp.	2" (6-8')	Good	Keep		Count toward caliper replacement
4	Honey Locust: Gleditsia tricanthos var. inermis	9"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
5	White Ash: Fraxinus americana	10"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
6	White Ash: Fraxinus americana	10"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
7	White Ash: Fraxinus americana	8"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
8	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Construction	Count toward caliper replacement
9	White Ash: Fraxinus americana	7"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
10	White Ash: Fraxinus americana	8"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
11	Sugar Maple: Acer saccharum	7"	Good	Keep	Parking Lot Construction	Relocate
12	Honey Locust: Gleditsia tricanthos var. inermis	8"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
13	Red Oak: Quercus rubra	8"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
14	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
15	Sugar Maple: Acer saccharum	7"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
16	Sugar Maple: Acer saccharum	7"	Good	Keep	Parking Lot Construction	Relocate
17	Sugar Maple: Acer saccharum	7"	Good	Keep	Parking Lot Construction	Remove
18	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Lot Construction	Remove
19	Sugar Maple: Acer saccharum	9"	Good	Keep	Parking Lot Construction	Remove
20	Sugar Maple: Acer saccharum	9"	Good	Keep	Building Footprint	Remove
21	Sugar Maple: Acer saccharum	8"	Good	Keep	Building Footprint	Remove
22	Sugar Maple: Acer saccharum	7"	Good	Keep	Building Footprint	Remove
23	Red Oak: Quercus rubra	10"	Good	Keep	Building Footprint	Remove
24	Sugar Maple: Acer saccharum	10"	Good	Keep	Building Footprint	Remove
25	Sugar Maple: Acer saccharum	6"	Good	Keep	Building Footprint	Remove
26	Red Maple: Acer rubrum	6"	Good	Keep	Building Footprint	Remove
27	Red Maple: Acer rubrum	5"	Good	Keep	Parking Lot Construction	Remove
28	Sugar Maple: Acer saccharum	6"	Good	Keep	Parking Lot Construction	Remove
29	Sugar Maple: Acer saccharum	6"	Good	Keep	Building RBZ/ROW Zone	Relocate
30	Red Oak: Quercus rubra	9"	Good	Keep	Building RBZ/ROW Zone	To Remain
31	Red Oak: Quercus rubra	8"	Good	Keep	Building Construction	Remove
32	Red Oak: Quercus rubra	7"	Good	Keep	Building Footprint	Remove
33	Sugar Maple: Acer saccharum	8"	Good	Keep	Building RBZ/ROW Zone	Relocate
34	Red Oak: Quercus rubra	8"	Good	Keep	Building RBZ/ROW Zone	Relocate
35	Red Oak: Quercus rubra	9"	Good	Keep	Building Footprint	To Remain
36	Red Maple: Acer rubrum	6"	Good	Keep	Building Footprint	Remove
37	Sugar Maple: Acer saccharum	6"	Good	Keep	Building Footprint	Remove
38	Honey Locust: Gleditsia tricanthos var. inermis	12"	Good	Keep	Building Footprint	Remove
39	Sugar Maple: Acer saccharum	6"	Fair	Keep	Building Footprint	Remoce
40-48	Arborvitae: Thuja occidentalis 'nigra'	3" (10-12')	Good	Keep	Building Footprint	Remove
49	Honey Locust: Gleditsia tricanthos var. inermis	10"	Good	Keep	Building Footprint	Relocate
50	Serviceberry: Amelanchier spp.	3" (8-10')	Good	Keep	Building Footprint	Remove
51	Honey Locust: Gleditsia tricanthos var. inermis	8"	Good	Keep	Building Footprint	Remove
52	Sugar Maple: Acer saccharum	6"	Good	Keep	Building Footprint	Relocate
53	Red Maple: Acer rubrum	5"	Good	Keep	Building Footprint	Relocate
54	Red Oak: Quercus rubra	6"	Good	Keep	Building Footprint	Relocate
55	Red Oak: Quercus rubra	8"	Good	Keep	Building Footprint	Relocate
56	Red Oak: Quercus rubra	9"	Good	Keep	Building RBZ/ROW Zone	Relocate
57	Red Maple: Acer rubrum	6"	Good	Keep	Building Footprint	Relocate
58	Sugar Maple: Acer saccharum	6"	Good	Keep	Building RBZ/ROW Zone	Relocate
59	Red Maple: Acer rubrum	4"	Good	Keep	Building Footprint	Relocate
60	Red Maple: Acer rubrum	4"	Good	Keep	Building RBZ/ROW Zone	Relocate
61	Sugar Maple: Acer saccharum	6"	Good	Keep	Building Construction	Count toward caliper replacement
62	Sugar Maple: Acer saccharum	6"	Good	Keep	Wall Relocation	Relocate
63	Sugar Maple: Acer saccharum	6"	Good	Keep	Wall Relocation	Relocate
64	Red Maple: Acer rubrum	6"	Good	Keep	Wall Relocation	To Remain
65	Red Maple: Acer rubrum	5"	Good	Keep	Wall Relocation	To Remain
66	Red Maple: Acer rubrum	5"	Good	Keep	Wall Relocation	To Remain
67	Sugar Maple: Acer saccharum	6"	Good	Keep	Wall Relocation	To Remain
68	Sugar Maple: Acer saccharum	6"	Good	Keep	Wall Relocation	To Remain
69-73	Hawthorn: Crataegus spp.	3"	Good	Keep		To Remain
74	Honey Locust: Gleditsia tricanthos var. inermis	8"	Good	Keep		Relocate
75	Sugar Maple: Acer saccharum	8"	Good	Keep		To Remain
76	Red Oak: Quercus rubra	8"	Good	Keep		Relocate
77	Red Oak: Quercus rubra	8"	Good	Keep		To Remain
78	Sugar Maple: Acer saccharum	9"	Good	Keep		Count toward caliper replacement
79	Sugar Maple: Acer saccharum	6"	Good	Keep		To Remain
80	Red Oak: Quercus rubra	10"	Good	Keep	Building RBZ/ROW Zone	Remove
81	Red Oak: Quercus rubra	10"	Good	Keep		To Remain
82	Sugar Maple: Acer saccharum	8"	Good	Keep	Building RBZ/ROW Zone	Remove
83	Sugar Maple: Acer saccharum	6"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
84	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
85	Honey Locust: Gleditsia tricanthos var. inermis	8"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
86	Honey Locust: Gleditsia tricanthos var. inermis	6"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
87	Honey Locust: Gleditsia tricanthos var. inermis	5"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
88	Sugar Maple: Acer saccharum	6"	Fair	Keep	Parking Lot Construction	Relocate
89	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Lot Construction	Relocate
90-93	Kousa Dogwood: Cornus kousa	2"	Good	Keep	Parking Lot Construction	Count toward caliper replacement

TOTAL NUMBER OF INDIVIDUAL SPECIES ON SITE			TOTAL NUMBER OF INDIVIDUAL SPECIES BEING REMOVED			NUMBER OF INDIVIDUAL SPECIES COUNTED FOR REPLACEMENT		
1	Sugar Maple: Acer saccharum	33	1	Sugar Maple: Acer saccharum	12	1	Sugar Maple: Acer saccharum	14
2	Red Oak: Quercus rubra	15	2	Red Oak: Quercus rubra	8	2	Honey Locust: Gleditsia tricanthos var. inermis	5
3	Red Maple: Acer rubrum	10	3	Red Maple: Acer rubrum	7	3	Red Oak: Quercus rubra	2
4	Honey Locust: Gleditsia tricanthos var. inermis	9	4	Honey Locust: Gleditsia tricanthos var. inermis	3	4	Red Maple: Acer rubrum	1
5	Arborvitae: Thuja occidentalis 'nigra'	9	5	Arborvitae: Thuja occidentalis 'nigra'	9	5	Kousa Dogwood: Cornus kousa	4
6	White Ash: Fraxinus americana	5	6	White Ash: Fraxinus americana	5			
7	Hawthorn: Crataegus spp.	5	7	Hawthorn: Crataegus spp.	0			
8	Kousa Dogwood: Cornus kousa	4	8	Kousa Dogwood: Cornus kousa	0			
9	Serviceberry: Amelanchier spp.	3	9	Serviceberry: Amelanchier spp.	1			
	TOTAL RELOCATED	21		TOTAL CALIPER (") REMOVED	237		TOTAL CALIPER (") COUNTED FOR REPLACEMENT	120
	TOTAL TO REMAIN	16						
	TOTAL NUMBER OF TREES ON SITE	93		TOTAL NUMBER OF TREES REMOVED	36		NUMBER OF TREES REMOVED FOR REPLACEMENT	20

X VEGETATION TO BE REMOVED

O TREE TO BE RELOCATED

NOTES:
1. ALL TREES WITHIN BUILDING FOOTPRINT DO NOT COUNT TOWARD CALIPER REPLACEMENT
2. ALL TREES WITH THE LABEL 'REMOVE ' ARE TO BE REMOVED AND DO NOT COUNT IN THE CALIPER REPLACEMENT NUMBER
3. ALL TREES WITH THE LABEL 'COUNT TOWARD CALIPER REPLACEMENT 'ARE TO BE REMOVED AND COUNTED TOWARD CALIPER REPLACEMENT

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GAHANNA, OHIO 43230
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SEAL

REVISIONS:

No.	Description	Date
1	REVISION 1	07-29-015

DATE	PROJNUMBER	ARCH	PROJMGR	CADD
08/20/2015	6091-14-0010	G. SEBACH	M. SPIRES	CADD

HOME2 HOTEL
ICH DUBLIN HOTEL, LLC
FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

TREE SURVEY PLAN

SHEET L400

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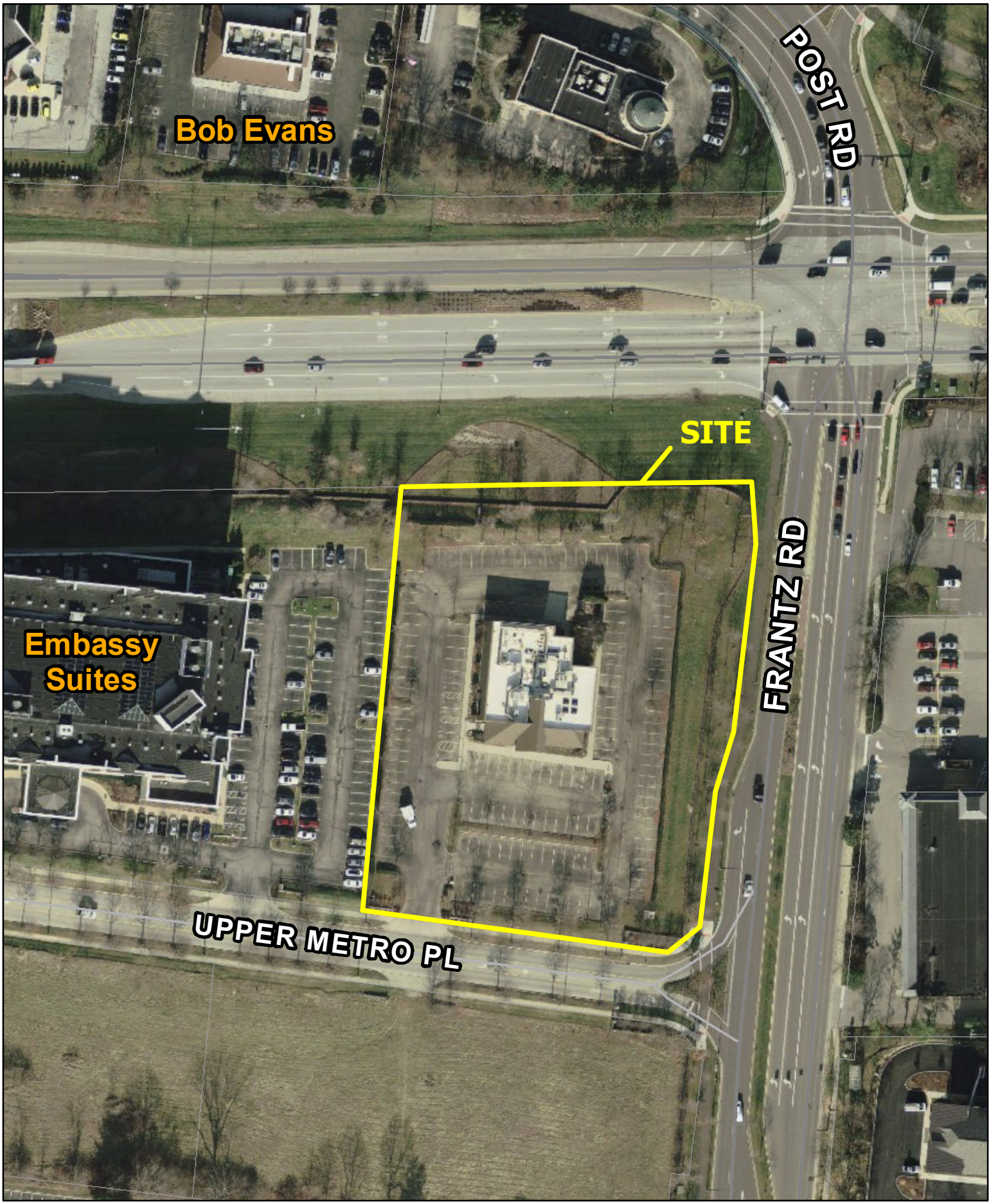
DRAWING PATH: P:\6000_6100\6091\40010_Home2_Frantz Road\PLN_LD\CAD\Sheets\L400_TREE SURVEY.dwg Aug 20, 2015 - 9:41am

HOME 2

HOME1
SUITES

HOME1



City of Dublin

15-059DP-BSD/SP-BSD/MSP
Development Plan/Site Plan/Master Sign Plan
Home2 Hotel
5000 Upper Metro Place

0 75 150
Feet

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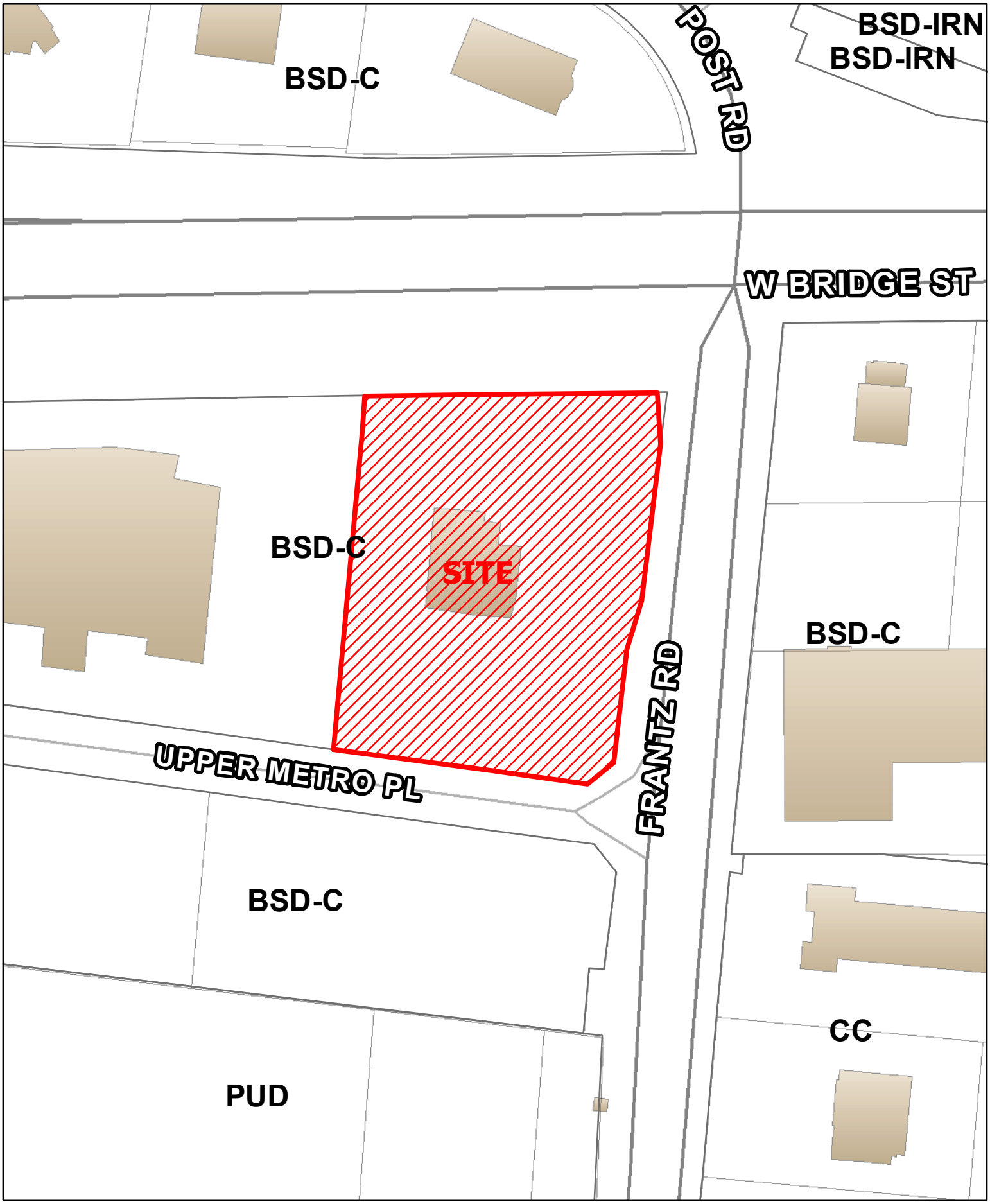

City of Dublin

15-059DP-BSD/SP-BSD/MSP
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Feet

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 6, 2015

The Planning and Zoning Commission took the following action at this meeting:

1. BSD Commercial District – Home2 Hotel
15-059BSD-DP/SP/MSP

5000 Upper Metro Place
Development Plan/Site Plan
Master Sign Plan

Proposal:	The construction of a new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the south side of SR161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place.
Request:	Review and approval of Development Plan, Site Plan and a Master Sign Plan under the provisions of Code Section 153.066.
Applicant:	Nelson Yoder, Crawford Hoying Development Partners, represented by Melissa Spires, OHM Advisors.
Planning Contact:	Devayani Puranik, Planner II
Contact Information:	(614) 410-4662, dpuranik@dublin.oh.us

MOTION: Victoria Newell moved, Chris Brown seconded, to table this Development Plan, Site Plan Waivers, Site Plan, Parking Plan, and Master Sign Plan application at the request of the applicant.

VOTE: 7 – 0.

RESULT: The Development Plan, Site Plan Waivers, Site Plan, Parking Plan, and Master Sign Plan application was tabled.

RECORDED VOTES:

Victoria Newell	Yes
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Yes
Steve Stidhem	Yes

STAFF CERTIFICATION

_____
Devayani Puranik
Planner II

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1. BSD Commercial District – Home2 Hotel **5000 Upper Metro Place**
15-059BSD-DP/SP/MSP **Development Plan/Site Plan**
Master Sign Plan

Ms. Newell said the following application is a request to construct a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the south side of SR161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place. This is a request for review and approval of a Development Plan, Site Plan, and a Master Sign Plan under the provisions of Zoning Code Section 153.066. The Commission is the final authority on this application and we will need to swear-in and will require four motions**.** She swore in those who intended on addressing the Commission.

Devayani Puranik summarized the application stating the Development Plan is required if the application involves the construction of more than one principal structure on one or more lots. She said the Site Plan is a more detailed analysis of the application and the recommendation is approval with five proposed waivers and one condition. She said the Parking Plan recommendation is approval and the Master Sign Plan is recommended approval with two conditions.

Ms. Puranik said the site is about 2.57 acres located at the southwest intersection of West Bridge Street and Frantz Road. She said the Dublin Plaza Shopping Center where the Kroger is located across the street on Frantz Road. She said on the west is Embassy Suites Hotel and South of the site is a vacant parcel. She said the site is zoned Bridge Street District Commercial and proposed to be split into two lots; one for the hotel building and the other for an office building. She said the proposed building is a four story Bridge Street District Corridor Building. She said the hotel is about 80,400-square feet hotel with 129 units with 1,900-square feet of open space which is divided into two pocket plazas. She said there are 122 shared parking spaces between the office and hotel building. She said the two-story 14,000-square foot office building will be phase II and reviewed separately.

Ms. Puranik said the proposed open space is divided into two pocket plazas, one being proposed at the tower near the SR-161 and Frantz Road intersection. . She said it is treated with a combination of hardscape, landscape, and planter beds and some trees. She said is it connected to the existing shared use path for pedestrians who cross over from the Kroger Shopping Center and can get access from the shared use path to the west. She said the second open space is provided along Frantz Road close to the patio spaces connected to the entrance with hardscape with landscaping treatment. She said it opens onto the shared use path with benches and landscaping. She said the applicant is proposing a "Dublin" dry stacked stone wall which will be reconstructed to look alike. She said tone of the staff comments focused on providing ADA accessibility to the shared use path to the main entrance of the hotel and that is being addressed with a condition.

Ms. Puranik said the Site Plan review includes review of the architecture. She said public spaces and patio spaces are provided along Frantz Road which will activate the street. She added that the landscaping along SR-161 is part of the City of Dublin maintenance and will be matched to the proposal for the SR 161 improvements. She said the proposed materials for the building are stone for the base, a lighter and darker brick for the main facades, clear glass for tower and windows, fiber cement band as an accent material, bronze window frame, and EIFS cornice. She showed examples of the materials with the colors.

Ms. Puranik said the Code requires 135 parking spaces for hotel and office. She said that 122 spaces are provided with the justification that the timing is different for each building with the office use being 8 am to 5 pm and the hotel after 5:00 pm. She said the required bicycle parking is 11 and 12 spaces are provided which are located closer to the hotel and a design for the bicycle racks is also provided.

Ms. Puranik said the Master Sign Plan has four proposed signs and are permitted in terms of number. She said the wall sign located close to the main entrance/lobby area which meets all the requirements of

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wall sign in terms of square footage and color, located at eight feet with two colors, white and green. She said it is technically not fronting on a public street which is why location is part of the Master Sign Plan. She said the second sign is along the west elevation for people traveling along SR-161 located high on the building and meets all the requirements of the building identification sign for highway frontage building.

Ms. Salay asked for clarification of highway frontage signs which was intended for office buildings along I-270.

Ms. Puranik said SR-161 is a high speed highway though not I-270 and the proposed sign will have to be addressed through a Master Sign Plan.

Ms. Puranik said the third sign is a projecting sign closest to the patio space along Frantz Road and meets all the requirements of the Code.

Mr. Stidhem asked if the sign was not considered highway frontage what would have to change about the sign.

Ms. Puranik said the height of the sign would have to be lowered to eight feet and the size would be calculated based on the frontage and the width of the building.

Mr. Stidhem said that the elevation does not seem like highway frontage at the corner of SR-161 and Frantz Road.

Ms. Salay agreed.

Ms. Puranik said the sign is along the west elevation and Embassy Suites has a similar sign high on the building for SR-161.

Ms. Salay said the Embassy Suites is a much taller building and they had to receive a variance from the Board of Zoning Appeals (BZA). She said she was on the BZA when that sign was reviewed and they had a lot of discussion about the hotels being a flagship hotel and it was a struggle to get approval.

Ms. Puranik said the last sign is a directional sign along Upper Metro Place. She said the ART review has a condition that this sign needs to meet the directional sign requirement without a business name but only enter, exit, or parking. She said the directional sign is smaller and the height is only allowed to be three feet. She said the ART recommendation is to limit this sign to comply with the Directional Sign Code.

Ms. Puranik said recommendations and actions for this application is the following:

Development Plan recommendation is approval with one condition:

1. Investigate the requirements for ADA accessibility compliance connecting the pocket plaza along Frantz Road to the main entrance of the building prior to the building permit review.

Site Plan recommendation is approval with 5 Site Plan waivers and one condition:

1. Ground Story Transparency (Section 153.062(O)(5)) – Corridor Building
    - Previously approved for 43%; new request for 38% - *Approval*
2. Upper Story Transparency (Section 153.062(O)(5)) – Corridor Building – *Approval*
    - Required 30%; Provided 25%
3. Blank Wall (Section 153.062(O)(5)) – Corridor Building – *Disapproval*
    - Required 15'; Provided 26'
4. Open Space Proportion – *Approval*

- Required 3:1; Provided 5:1

5. SR 161 Street Trees - *Approval*

Site Plan Condition:

1. Resolve the landscaping details prior to the demolition permit.

Parking Plan is recommended approval.

Master Sign Plan is recommended approval with two conditions:

1. That the sign type D (directional sign) is modified to meet the requirements of Zoning Code Section 153.157(L) for private traffic and on-site directional signs (not more than 4 square feet, with no advertising including logos, and three feet high); and
2. That the technical details and additional information (height to the top of the signs, sign areas, secondary image calculations, and setback information, etc.) are provided prior to sign permitting.

Ms. Salay discussed the mature trees located along SR-161 and suggested preserving them.

Mr. Brown said there are two nine-inch oaks on the corner.

Ms. Puranik said the City of Dublin will installing landscaping and trees should be included. She said the design has not been approved yet but the Parks and Recreation is working with ODOT to install landscaping for the median which will be coordinated with the landscaping along the hotel frontage as well.

Ms. Newell asked if they knew what ODOT planned for this area.

Mr. Stidhem asked if there is a plan for the entire intersection.

Mr. Stidhem said he thought that Frantz Road was going to go straight across and the intersection was going to be modified and wondered how this site would fit into the new look of the intersection.

Ms. Salay said a plan for Frantz and 161/Post and with the evolution Bridge Street and the OCLC site to the north will be different in the future depending on the improvements west of the intersection. She said once the interchange construction is completed, appropriate concepts will be studied for that intersection.

Ms. Puranik said the overall vision is not yet on paper, but the intersection of SR-161/I-270 as a main gateway into the City of Dublin and the east intersection at SR-161 of Frantz Road will be a mini gateway.

Mr. Brown said Ivory Silk Lilacs are specified for Frantz Road which is a pretty but a slow growing tree. He said that he would prefer to see taller tree canopies which don't block the Frantz Road public spaces.
Ms. Puranik said the applicant had proposed a different species and the City of Dublin Forester made this recommendation of Ivory Silk Lilacs to make sure that the street trees are proportionate to the available space and will withstand the salt and the snow.

Mr. Brown said that per his observations, a lot of the street trees are now smaller ornamental trees. He added that some of these trees are not the hardiest or long lived and he would prefer substantial shade trees. He asked Ms. Salay to bring the subject to City Council.

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Ms. Salay said some because of these changes are result of the AEP trimmings to keep the foliage from the power lines and the City Forester started to look at something that will grow full size and fit within the right-of-way to avoid anything additional trimmings.

Nelson Yoder, 5927 Rings Road, Dublin, Ohio, said there is a possibility of getting a tree spade and replanting on site. He said the building location on the site is resulted due to additional roadway requirement. He said the building set back zone required them to push the building back from Frantz Road.

Gary Sebach, 101 Mill Street, Gahanna, said they had spent a lot of time looking at the right-of-way and the City helped identify the "Build to Line".

Mr. Sebach said the changes are proposed since the last PZC meeting. He said that the process began by placing the building along the street frontage with parking behind the building consistent with the BSD code. He said initial discussions were about moving the entrance and public space to the Frantz Road side and energize and engage Frantz Road. He said that the tower element was added at the intersection to create the sense of entry and a sense of place for the building.

Mr. Sebach said they followed the brand standards for the hotel while incorporating the requirements for the code. He said they have added additional glass to get the transparency numbers up and use various materials for textures with a more contemporary brick.

Mr. Sebach said that initial comments from PZC were not using the fiber cement panels and a more traditional material of brick and stone reflecting the tradition of Dublin. He said the challenge is designing a signature building with traditional materials such as brick and stone. He said the tower was appreciated during the initial discussions.

Mr. Sebach said that design is focused on achieving the balance to create a 21st century building while using the traditional materials.

Mr. Sebach said the cornice line is changed to get traditional feel that was seen at the Home2 hotel in Cranberry. He said they added a stone base to create the texture and tone of the base.
Mr. Sebach said the feedback from last PZC meeting was that the vertical elements were competing with each other and introduction of a more random pattern will help to add interest. He said the vertical elements along Frantz Road were repetitive and competing with each other for hierarchy. He said the proposed brick was supported, but the Commission felt that SR-161 elevations needed improvements but was comfortable with the elevations along Frantz Road. He said they were asked to incorporate stone on other facades and there was concern regarding the window louvers. He showed a sample of built-in window louvers with a commercial aluminum thermal break window. He said the green accent color which was considered as signage is now removed from the building. He said this project is setting the context for the area and he showed pictures of the surrounding buildings.

Mr. Sebach said the landscape plan has been reviewed and supported by staff. He said the street trees normally are 35-40 feet on center, they are installing at 20-25 feet on center with smaller ornamental trees at the direction of the City and they are making up for the growth by making them at a tighter spacing together. He said the stone wall goes around the site including in front of the building with a 3-foot differential between the finished floor and the sidewalk so that the wall becomes the separation with steps up to keep the room above the sidewalk to create the pedestrian separation so that no one could walk up to the bedrooms. He said the plaza for the tower is for guests to access the building. He said the public could access the outdoor living room patio with a fire pit He said they are addressing the ADA accessibility with incorporating a ramp to connecting the main lobby. He said the parking lot is screened with a low ground cover in front of evergreen shrubs to provide parking lot screening.

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Mr. Sebach said a lot of time was spent repackaging the north elevation that was very large and plain. He said the rooms are flipped onto the opposite side to get a narrower end of the building and changed the materials and forms, added the white brick element on the corner and incorporated corner glass to soften the corner in addition to landscaping to address the blankness of the original design.

Mr. Sebach said the stone is carried up the building to create some texture and warmer, richer color. He said the contemporary cornice is also modified. He said that the green color for the corner tower is now introduced from inside.

Ms. De Rosa said the green is a brighter green than what was proposed on the building.

Ms. Salay said they removed it from the exterior to the interior and it was very clever.

Ms. Newell said the Wendy's Headquarters has similar application of red inside the lobby which is lit in the evening in addition to a sign on the side wall that cannot be regulated by Code because it is inside the lobby.

Ms. Mitchell said the inside color resulted in a larger green area.

Ms. Newell said that the tower is a public space where guests will spend time before going to their rooms and the light will always be on. She added that the proposed clear glass has a big span of glass and which is not advisable for the solar heat gain. She said the way of toning down the inside of the space is requiring tented glass at that location. She said the darker the tint the less prominent it will be from inside the building when it is lit at night.

Mr. Brown said that corner is not much exposed to the sun.

Mr. Sebach said it is a fairly small lounge in the corridor so he didn't think it would be highly occupied space.

Mr. Brown said it is a clever reaction and a solution to a problem which he likes and doesn't offend him.

Mr. Sebach said they are open to suggestions.

Mr. Sebach said the stone is introduced around the corner and incorporated into the columns and changed the detail of the pergola and the drop off area and porte cochère to match details and profile as the cornice above with the same stone columns and a series of horizontal members with one area over the door. Mr. Brown said the corner with the green interior is the corner where they are preserving the two nine-inch caliper oak trees to soften that area. He said this is the elevation where he likes the ground floor elevation with the Bridge Street Form Based Zoning which intends transparency and a presence on the street. He added that the applicant has responded to the Code but would like more of the ground floor building exposed with a taller canopy on the trees as opposed to the shorter ones. He said it responds to what Bridge Street is.

Ms. Salay said she does not have an objection to the street presence in this area but would also like to see vertical elements in terms of landscaping.

Mr. Brown said that the renderings do not include the Ivory Silk Lilac.

Mr. Sebach said they are not shown in the rendering because they would obscure the view of the building in the renderings but they are placed every 25-feet.

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Mr. Brown said that the street presence is appealing and advised not to block is with shorter ornamental trees.

Mr. Sebach said the glass is introduced for some transparency at the fitness center and at the front door but the changed signage is still not reflected in the renderings due to time constraint. He said there is a beacon element with lights that will glow with a white light with a soft glow.

Ms. De Rosa said that this is a big step forward from the last review and likes the different elements with the stone which nice adding more character. She said she is not a fan of the green light and now that they have responded to their comment making this a more traditional building it doesn't feel harmonious to the rest of the building. She said the end signage that is possible freeway sign is overwhelming and should be smaller. She asked if the louvers under the windows are blue.

Mr. Sebach said the louvers in the rendering reflects the sky but those will be dark brownish/gray window and the idea is a window frame that bridged between the dark and light brick.

Mr. Brown said he thought the applicant responded to what was asked at the Commission. He said there is a style that is particular to brand located at the City of Dublin gateway and he likes how it responds to Frantz Road. He said when he looks at the north elevation he reminds himself that with the interchange high speed road the traveler will first start to slow down for the light while getting off exit ramps. He added that is not suburban Dublin yet, but it is the gateway. He said he hopes that they get ODOT cooperation to get some trees to soften the elevation. He said the sign doesn't bother him and is facing west and as he exits the ramp it will be visible but with all the trees that is in front of it and with the Embassy Suites close by it is not a huge impact. He said he likes to see all the businesses succeed and thinks if any other use at that corner including other hotels will result in very plain facades. He said this building has character and is dynamic and more cutting edge meeting the intent of the Bridge Street. He said that the building it responds to the context but added that his only point of contention is trees. He said that the applicant has done a pretty good in his opinion.

Ms. Mitchell said this plan is a lot better and they have responded to a lot of the items of concern. She said from a branding perspective the light in the tower and in the roof, plus the signs are excessive. She said they are using multi-flaccid branding which needs to be toned down. She said the light in the tower is more creative and interesting on its own than just signage but the lights and the signs are excessive branding in combination. She said there is concern with the tonality of the green in the tower and would not like it to glow at night. She said collectively it is too much branding but pieces of it could be kept and others can be toned down.

Mr. Sebach said in renderings don't reflect the actual colors and change the lighting and soften the look. He said they have removed the monument sign. He added that from SR-161 heading west there is only a blade sign. He said that there is no sign for traveler going east. He added that that the landscaping will cover that elevation and wanted to get a sign above the landscaping. He said that there are only two signs on the building and the branding color inside the tower.

Mr. Yoder said the branding color was a way to work the brand into the building. He suggested that the Commission can include a condition that if the color is very harsh, it will have to be replaced.

Ms. Newell said that is a nice offer and nice solution. She said with the green paint if it wasn't their branding color she wouldn't have an objection to it because the transparency proposed for the tower connects inside with the outside meeting the intent of Bridge Street District.

Ms. De Rosa said that the proposed green color should be harmonious with the building.

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Mr. Yoder said it will give them a chance to tweak the color in the field and make sure it looks good with the warm colors of the building.

Ms. Mitchell said she likes the light and from a branding perspective that is subtle and creative to activate the associations with the brand than having the literal obviousness of the logo. She said the logo is very literal and very blunt whereas the tower color is more creative and subtle.

Ms. Newell said architecturally for the building, she thinks they listened and she likes the architecture now. She said it is a nice improvement. She said the signs are integrated into the architecture with the building and signage needs to be visible with a hotel. She said she would be more comfortable knowing what the square footage is of the signage with their review.

Ms. Salay said the other hotels such as the Embassy Suites and the Marriott are much larger than this project which is something to consider.

Ms. Newell said she is trying to be fair to everyone including the surrounding projects and this applicant.

Ms. Newell said the one thing of concern is the glowing box on the top of the building which is a beacon. She said that is not going to add anything architecturally to the building.

Mr. Stidhem said he always tries to visualize what this will look like and he likes the outside seating incorporation of brick. He said he really didn't like the drive through area before but the proposed changes are a lot better now and he appreciates the change. He said he likes the green glowing light and it is an awesome proposal and a creative way to solve problem. He said this is an extended stay hotel where people will not need to look for assigns as needed daily stay type hotel.

Ms. Mitchell said if they could find out the proportional size of the signage at the Marriott and the Embassy Suites to use with the review of this signage.

Ms. Salay said she has had issues with this application from the beginning and likes the cornice treatment and the stone. She said the concern is with the two types of contrasting bricks and the stone which clash. She said she does like the stone textures and colors. She said she likes the activation of Frantz Road and would agree there should be taller canopy trees but if there is not enough room for the tree roots maybe have separation in the stone wall for the tree plantings rather than having a consistent stone wall.

Ms. Salay said the north elevation with the straight stone wall and with the way it emulates in and out with the planting beds with the daffodils everywhere in the spring and during the summer the blooming daylilies it is a beautiful area. She said that if there was some softness with the stone wall and some mounding it would enhance that elevation. She said she likes the idea of moving trees on site and would like to save the existing mature trees. She said she likes the corner glass on the northwest elevation.

Ms. Salay said the wall sign is not a high speed roadway and is where they should be slowing down as they approach the community. She said she would rather have a ground sign than the large wall sign on the western elevation. She said her concern is that this building is black and white and branded all over. She said there are brand specific elements with the black and white and green accents colors. She said she appreciates the idea to repaint if the green color is jarring. She reiterated that it is a very branded building. She said she would like to see a building that is much more Dublin-centric and that when the brand changes on this building they have something more timeless.

Ms. Salay said she cannot support this application as submitted and concerned with the brand-centric building at the gateway corner.

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Mr. Miller said this is a huge upgrade from last time. He said he is on the extreme negative side of this review because the location is extremely special and a major gateway into the community. He said that is a low end of the brand hotel that is going in on a signature site and he cannot get past it. He said if the building is hidden with landscaping, it would be better. He said this is not an appropriate structure on this particular lot unless it is "dublinized" it in a significant way but it will still feel like a lower end of the brand hotel. He said he didn't mean to criticize the Hilton Companies or the brand itself because he would stay at a place like this, but he just cannot envision it on that corner the way it is laid out.

Ms. Mitchell said this is already so branded that if it is possible to have no signage or just a sign that was small near the entrance as a ground sign. She said the building screams Hilton Home2 Hotel from the architecture and design of the building. She said it is recognizable from the look of the building and does not need much signage because of the branding.

Mr. Sebach asked if they can separate the Master Sign Plan from consideration and come back with a better solution.

Ms. Newell asked if there were any other comments.

Mr. Brown asked if the division of the site the ramifications.

Ms. Puranik said the lots are divided for separate ownership and financial obligations. She said the proposed plat will also clean up the right-of-way changes. She said there is a small amount of right-of-way take on the north side. She added that the proposed plat will help to clarify the existing deed restrictions. She said the application has the access and storm water easements noted on the plat which doesn't affect the functionality of these two buildings on the plat.

Mr. Yoder said given what they have heard tonight they would like to table this application and come back with some different looks for this proposal with the color choices, the branding look. He added that revising the color palate a might help tone down the branding aspect and still get them to a point where Hilton is comfortable with the building as well.

Ms. Newell said she commends them for being so cooperative.

Mr. Yoder said of the proposed use at this corner is not a Ritz Carlton, but also not a Massey's Pizza. He added that they are trying to set the bar as high as they can, but those are the other options at this point to lease the space to a second generation restaurant users that want to be in this space. He said they would like to be a great gateway into the City with beautiful trees and exteriors and setting a good tone. He said the brand process to get a brand onto a hotel site like this involves reaching out to Marriott, Hilton or the other types of flags that are out there and Marriott and Hilton are the two best hotel brands that are out there. He said they are fortunate to have one interested in engaging in this site. He added that the brands go through a market study to determine the location. He said they didn't specifically asked for Home2 flag on this site but it came from Hilton market study. He said the brand corporations decide the appropriate location for appropriate flag which is a very long process to get a flag awarded for this site. He said it took many months but now have a signed franchise agreement for this site. The proposed H2 is a great improvement for this site and if they try to look to a different flag they are setting the process back a year to find a hotel that wants to be here. He said this is going to be a great addition to this corner and a great use of the site.

Mr. Brown said this is a problem corner site where wedging anything higher end significant in that small of a lot is very challenging but he understands what the other commissioners are saying.

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Mr. Sebach said he has been doing business in Dublin for over 20 years and has been on all sides of the spectrum where if the proposal is "dublinized" it becomes contextual and if it is not "publicized" then it doesn't fit the bar. He said it is very challenging from applicant's point of view to achieve that balance.

Mr. Brown said when he sees the opportunity after this project where the Kroger strip center and the bank and McDonald's will become a premium redevelopment lot and a true gateway to Dublin and the whole Bridge Street Corridor. He added that the proposed project a step for interesting transition.

Mr. Miller said the video that was produced for the Bridge Park district was very helpful to see how the phases actually would fit together in real life and thanked the applicant for the video.

Mr. Langworthy said City of Dublin is planning a similar video to try and demonstrate some of the feel of the corridor at a street level.

Ms. Salay said that the video was shown to City Council and was very helpful. She said is very appreciative of their receptiveness of the Commissions' feedback and being willing to table the application for working through the process.

Motion and Vote

Ms. Newell moved, Mr. Brown seconded, to table this Development Plan, Site Plan Waivers, Site Plan, Parking Plan, and Master Sign Plan application at the request of the applicant. The vote was as follows: Mr. Brown, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Mitchell, yes; Mr. Miller, yes; Ms. Salay, yes; and Ms. Newell, yes. (Tabled 7 – 0)

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August 6, 2015

Development Plan and Site Plan

15-059 DP/SP and MSP– Home2 Hotel

BSD Commercial District

This is a request for a new four-story hotel of 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place.

This is a request for review and approval of a Development Plan Review and Site Plan Review in accordance with §153.066(E)-(F). This is also a request for review and approval for Site Plan Waivers under the provisions of §153.066(I).

Date of Application Acceptance
Wednesday, June 22, 2015

Date of ART Recommendation to the Planning and Zoning Commission
Thursday, July 23, 2015 and July 30, 2015

Date of Planning and Zoning Commission Decision
Thursday, August 06, 2015

Case Manager
Devayani Puranik, Planner II, (614) 410- 4662 | dpuranik@dublin.oh.us

PART I: APPLICATION OVERVIEW

Zoning District	BSD Commercial District
Review Type	Development Plan Review and Site Plan Review
Development Proposal	A four story, 80,481-square-foot hotel, and a 14,000-square-foot office building (future phase), 122 parking spaces, 1,900-square-foot open space, and associated site improvements on a ±2.57 acre site.
Use	Hotel
Building Types	Corridor Building
Property Owner	Crawford Hoying Development Partners
Applicant	Melissa Spires, OHM Advisors
Representative	Nelson Yoder, Crawford Hoying Development
Case Managers	Devayani Puranik, Planner II, (614) 410- 4662 | dpuranik@dublin.oh.us

Summary of required actions

1. Development Plan
   ART Recommendation: Approval with conditions (1) and waivers (0)

2. Site Plan
   ART Recommendation: Approval with conditions (1), waivers (5)

3. Parking Plan
   ART Recommendation: Approval

4. Master Sign Plan (attached separately)
   ART Recommendation: Approval with conditions (2)

Application Review Procedure

The Development Plan and Site Plan Reviews are the final step in the zoning review process following approval of the Basic Development and Basic Site Plan Reviews.

Development Plan Review
An application for a Development Plan Review is required if the application involves the construction of more than one principal structure on one or more lots. The purpose of the Development Plan Review relevant to this case is to ensure that:

- Planned open spaces and building types will meet the applicable general siting requirements of §§153.062 and 153.064;
- The proposed development is consistent with the general development requirements of the City with respect to such elements as infrastructure, transportation, and environmental considerations; and
- The proposed development will contribute to the creation of signature places in the city consistent with the Bridge Street District Area Plan through an evaluation of long term phasing plans, transitional development conditions, and planned placemaking elements.
- The development plan review process is not intended to be a review of the individual development regulations of § 153.059 and §§ 153.062 through 153.065, which are intended for the site plan review process.

Site Plan Review
The purpose of the application for Site Plan Review is to confirm that the proposed development of an individual site, building, and/or open space is consistent with the BSD district regulations.

The Site Plan Review process is intended as a review of the individual development regulations of §153.059 and §§153.062 through 153.065. Approval includes assurance that the dimensions of a parcel meet the lot size requirements for the applicable building type(s) and that the surrounding street network meets the applicable requirements of §§153.060 and 153.061.

A site plan review is required for any development application within the BSC districts, including those applications for which a development plan is required, with the exception of applications meeting the requirements for a minor project as provided in division (G)(2) of this section

Waivers
Waivers may be submitted for any project elements that deviate from one or more of the requirements of the Bridge Street District zoning regulations and that do not qualify for an Administrative Departure (§153.066(H)). The required reviewing body must find that the requested Waivers meet the criteria of §153.066(I)(6) prior to approval.

Parking Plan
A Parking Plan is submitted for intended shared parking for the hotel and future office building. Applications that include a request for an adjustment to the required vehicle parking as permitted in §153.065(B)(2)(b), or where a change in conditions renders an approved adjustment insufficient to meet the parking needs of a use, building or lot.

The BSD Code requires that the use of off-site parking to meet the minimum parking requirement needs an approved parking plan as described in §153.065(B)(1)(f). If not under single ownership,

provisions for off-site parking should be made by binding agreements between two or more property owners. Written easements which provide for continued use and maintenance of the parking should be submitted to the City for approval.

Master Sign Plan (attached separately)
The purpose of a Master Sign Plan is to allow a greater degree of flexibility and creativity in sign design and display. Further, Master Sign Plans are intended to be used for multiple signs for either a single building or a group of related buildings to ensure that the requested signs work in a coordinated fashion to meet the general intent of signs in the District. It is not intended to simply permit larger or more visible signs or additional signs than may be permitted, without any consideration for unique sign design and display. Master Sign Plans should maintain the purpose and intent of the sign and graphic standards for the applicable BSD zoning district.

Application History

The proposal was presented to Administrative Review Team for review on the following dates:

- *Pre-application- Feb 19, 2015*
- *Basic Plan: Introduction- Feb 26, 2015*
- *Basic Plan: Case Review- March 5, 2015*
- *Basic Plan: Case Review- March 26, 2015*
- *Basic Plan: Determination- April 30, 2015 (Approval with Waivers and Conditions):* The Basic Development Plan and Site Plan were approved with six conditions and two waivers. The conditions and waivers were related to finalizing the site and landscaping details as well as finalizing the architectural details.
- *Informal Review for Architecture- May 28, 2015*
- *Final Plan: Introduction- June 25, 2015*
- *Final Plan: Development Plan/ Site Plan Determination- July 23, 2015 (Approval with Waivers and Conditions):* The Development Plan and Site Plan were approved with six conditions and four approved and one disapproved waivers. The conditions and waivers were related to finalizing the site and landscaping details as well as finalizing the architectural details. The proposed parking plan was approved with one condition.
- *Master Sign Plan- July 30, 2015 (Approval with Conditions):* The proposed Master Sign Plan was approved with two conditions.

The proposal was presented to Planning and Zoning Commission for review on the following dates:

- *Basic Plan Review- May 7, 2015 (Approval with waivers and Conditions):* The Basic Development Plan and Site Plan were approved with six conditions and two waivers. The conditions and waivers were related to finalizing the site and landscaping details as well as finalizing the architectural details.
- *Informal Review of Architecture- June 11, 2015:* The Commission comments at the informal review focused on improving the architecture for the signature building at the gateway location. The Commission expressed their preference for the approved materials per the BSD Code. Detailing the architectural elements, and simplification of the articulation for the proportionate massing were also suggested.

The meeting minutes for each are provided in the packet for reference.

Update

The application for Demolition and Mass Excavation of the site was presented to the Administrative Review Team on July 30, 2015 as a Minor Project Review. The application met all the review criteria and was approved with no conditions.

The Preliminary and Final Plats area also being processed as a separate application and will be presented to the Planning and Zoning Commission and City Council for approval.

The applicant has addressed some of the conditions for the site plan listed in the sections below in the Demolition Plan presented to the ART on July 30, 2015 and on the revised Plat. Those conditions are noted as being addressed within the appropriate sections of this report and shown in italics.

Application Overview

The proposed plan includes the redevelopment of an existing commercial property on a ±2.57 acre site located on Frantz Road (east), between Bridge Street (north) and Upper Metro Place (south). The Embassy Suites site shares the northern property line. The hotel is proposed at the corner of the Frantz Road and Bridge Street intersection, and the future office building is shown at the corner of the Frantz Road and Upper Metro Place intersection.

Access to the site is provided from the existing curb cut on Upper Metro Place. Shared parking is located to the side and rear of the proposed buildings.

The open space is distributed within two pocket plazas, one of which is toward the northeast corner and another along Frantz Road.

The architecture of the building is contemporary with elements of traditional building materials such as brick and stone.

The proposed project includes:

- A four-story Corridor Building - 80,481-square-foot hotel with 129 units
- 1,900 square feet of open space
- 122 parking shared parking spaces

A 2-story, 14,000-square-foot office building is proposed as Phase II of the project and is not part of the Site Plan Review.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

The Administrative Review Team has conducted its analysis of the project based on the information submitted. The ART has also reviewed the proposal in light of the detailed review standards and the applicant is aware of the additional information that will be needed as this proposal advances.

Planning, Engineering, Building Standards, and Parks & Open Space

5000 Upper Metro Place serves as the gateway to the City of Dublin for visitors traveling along SR-161. Given its high visibility along SR-161 and Frantz Road, this development has the potential to set the tone for the Bridge Street District, serving as a model and making a statement about the ability to implement urban development in suburban communities like Dublin.

The block framework, site, building, and open space designs for the proposed development *must* serve as examples of desirable Bridge Street District development, and this can only be accomplished through exacting attention to detail, thorough and well-coordinated planning, and adherence to applicable Code requirements. Since the Basic Plans have been approved, the analysis is primarily for finalizing the details for site layout and buildings.

Development Plan Review

The project elements reviewed as part of the Development Plan Review include the proposed street network, block framework and street types in accordance with §§153.057, 153.058, 153.060, 153.061, and 153.063. Refer to the attached ART Analysis & Determinations for an analysis of these Code requirements.

Streets. No new streets are created with the proposal. The site is bound by three public streets: the portion of Bridge Street (State Route 161) to the north is a limited access highway, Frantz Road to the east is a Corridor Connector Street and Principal Frontage Street, and Upper Metro Place is as a Neighborhood Connector Street. Engineering has indicated the need for additional right-of-way due to future intersection improvements at Bridge Street and Frantz Road, and the SR161 and I-270 interchange improvements. Although the site plan reflects the proposed right-of-way changes, the labeled dimension and bearings will need to be shown according to the ODOT right-of-way drawings prior to building permit approval.

Block Size and Access. The proposed development is shown on a single block, which meets the block dimensions. Per Code the western property line would require the creation of an additional street connection north-south from Bridge Street (SR161) to Upper Metro Place to create a true block. However, an exemption to this requirement is granted through the Code, as the access to Bridge Street (SR 161) at this location is prohibited due to the limited access restrictions.

The Code, however, requires specific dimensions for the fire access room to pass (26 feet) and building access zones coordinated with fire hydrant locations and loading zones. The building access zones, loading areas, and hydrant locations are identified on the site plan and are in accordance with the BSD requirements.

Site Conditions. The attached plans show the existing site conditions, including lot lines, right-of-way, building footprints, vehicular use areas, grades, and utilities. This project is a redevelopment project, which will require the demolition of the existing building on the site. The application for a Minor Project for the demo of the existing building and mass excavation of the site to prepare for the construction has been approved by the ART.

Plat. The applicant has filed a separate application to update the original Upper Metro plat (2001) to remove outdated information and reflect changes to the right-of-way and include any additional requirements outlined in the Bridge Street District provisions.

Site Plan Review

The project elements of the Site Plan Review include details of building types/architecture, open spaces, parking, landscaping, stormwater, and signs in accordance with §§153.059, 153.062, 153.064, and 153.065. Refer to the attached ART Analysis & Determinations for an analysis of these Code Sections.

Principles of Walkable Urbanism.
The Principles of Walkable Urbanism (§153.057(D)) serve as a guiding framework to be used in the review of development proposals to ensure the requirements and standards of the BSD zoning regulations are applied in a manner that contributes to the creation of exceptional walkable, mixed-use urban environments.

The proposed development is sited in a pedestrian-friendly manner closer to the streets and addressing the major streets in the City of Dublin. The public spaces such as main hotel lobby, bar, fitness center are facing the Frantz Road to activate the street. An entrance is provided at the intersection at a tower element. However, the entrance can be used only by the keycard holders. Another set of doors along Frantz Road is open to public during the normal business hours accessing the main lobby and other public spaces.

Pedestrian-Oriented Design.
Two pocket plazas are proposed along Frantz Road connected to the existing shared-use path located along Frantz Road, which add to the pedestrian experience and activate the space. The right-of-way takes and temporary easement for the SR 161 and I-270 improvement projects have been resolved for West Bridge Street and the connections to the existing bike path have also been identified.

The placemaking intent of the BSD regulations is addressed by placing the principal building (hotel) at the intersection of the West Bridge Street and Frantz Road. However, because of the SR-161 ROW limitations and on-going interchange improvements, activating West Bridge Street by providing any pedestrian activity is not practical. The main lobby to the hotel, patio, fitness

center and other public activity areas is provided to overlook Frantz Road (Principal Frontage Street) to help activate the street level.
A pedestrian entrance is provided connecting the shared-use path, pocket plaza along Frantz road, and the main entrance to the hotel. The applicant should also ensure that the building has an accessible pathway for ADA accessibility compliance.

Building Types and Architecture.
The BSD Commercial District permits a limited number of building types such as Mixed Use, Commercial Center, Large Format Commercial Building, Civic Building and Parking Structure. A Corridor Building Type is proposed for this development considering the location of the site and the proposed use. A waiver is approved as part of the Basic Site Plan approval to permit this building type in the BSD Commercial District.

During the earlier reviews by ART and Basic Development and Basic Site Plan Reviews by Planning and Zoning Commission, the focus of the comments was on architecture for the gateway building at the key location within the city of Dublin. The applicant has made efforts to incorporate comments and suggestions made during the earlier ART and Planning and Zoning Commission reviews related to architecture, including materials and massing details. The building design changed substantially since the very first submittal and renderings.

However, during the informal review of the architecture by the Planning and Zoning Commission, it was stressed that the building at this location should be notable as a gateway building. City Council members have also expressed their expectations of a prominent and noteworthy building at this location. Though the proposed building is following the Code requirements, with some Waivers, the ART has suggested the introduction of innovative materials such as metal panels to accent the corners and edges to add the interest with new textures and proportions throughout the review process. The applicant is requesting Waiver/s for transparency requirements for street facing façades. Introducing additional glass elements may help with the transparency requirements as well as add interest to the facades.

Façade Materials. Brick, stone, and glass are the permitted primary building materials for a Corridor Building. The building materials and colors proposed include stone veneer at the base, a combination of light and darker thin brick veneer for upper story surfaces and bronze glass for windows as primary materials. Secondary and accent materials include EIFS cornice and

banding and fiber cement boards in dark and light colors for tower beacon and side band as secondary materials. The aluminum integrated window system is proposed to include louvers.
In addition to the proposed materials, introducing high quality metal panels as the accent for the corners and edge and additional glazing may help to create additional textures, colors, and interest.

The glass color for the windows is specified in the finishes presentation. However, it is unclear that the same glass will be used for the tower. The applicant has provided the information regarding the glass material for the tower after the ART discussion and indicated that the glass used for the tower and windows will be clear.

Entrance Design. Code requires a Principal Entrance which by definition is the primary door into the building for pedestrians for which access is available to the majority of the uses within the building; it is generally located on the front façade. Two set of doors are provided on the Primary Street façade (Frantz Road): one set of doors will be open to the public during business hours, and the other is part of the tower at the Frantz Road and West Bridge Street intersection. It can only be used as an egress by the hotel patrons and visitors and can only be used as an entrance with a keycard. The main customer entrance to the building is accessed internally off the drop-off area under the canopy. The entrance on Frantz Road near the patio, though not the main entrance to the building, will provide access to the public uses in the building. It is considered as Principal entrance located on front façade in this case.

Corridor Building Requirements

Transparency. The transparency numbers have been changed since the Basic Site Plan review and need either additional waivers or administrative departures for Code compliance.

Elevation	Story	Required	Provided	Administrative Departure (within 10%) / Waiver
North (SR 161-Street Facing)	Ground	60	38	Waiver approved at Basic Site Plan for 43%. New waiver
	2nd	30	25	Waiver
	3rd	30	27	Administrative Departure
	4th	30	27	Administrative Departure
East (Frantz-Street Facing)	Ground	60	61	Met
	2nd	30	37.5	Met
	3rd	30	27	Administrative Departure
	4th	30	27	Administrative Departure
South (Non-street)	Ground	15	40.5	Met
	2nd	15	15	Met
	3rd	15	15	Met
	4th	15	15	Met
West (non-street)	Ground	15	40	Met
	2nd	15	14	Administrative Departure
	3rd	15	14	Administrative Departure
	4th	15	14	Administrative Departure

Blank Wall.
Most of the blank wall sections are within the 15 foot requirement of the Code. However, a blank wall extends to approximately 26 feet at the ground story under the tower along the south elevation. This area needs additional articulation to break the blank wall effect.

Open Space Type, Distribution, Suitability and Design.
One of the opportunities for the proposed development is the provision of usable, high-quality urban open spaces at this high visibility gateway. Approximately 1,890 square feet of open space is required for the hotel and office buildings. The applicant is proposing 1,900 square feet distributed between two pocket plazas identified on the site plan to cover the requirement for both buildings. One of the pocket plazas is proposed at the northeast corner of the site and another along Frantz Road. Public access easements for all accessible open spaces will need to be provided.

The Code requires that the open space types are sized at a ratio of not more than 3:1, length to width. The pocket plaza along Frantz road next to the hotel patio has a proportion of approximately 5.6:1. The pocket plaza design and location is appropriate as an extension of the outdoor patio space. A Waiver will be needed to process this request.

In addition, a Dublin dry-laid, stacked stone wall runs along West Bridge Street and Frantz Road. The applicant has determined the areas where the wall will be reconstructed. The applicant is proposing the Dublin wall along north and east side of the development and combination of masonry posts and landscaping along the Upper Metro Place to screen the vehicular areas.

Parking and Loading.
The total required shared parking for hotel and the office is 131 spaces. The applicant is proposing 122 spaces considering the overlap of hours of operation for hotel and office. A loading space is provided under the canopy which meets the requirement. The applicant is requesting Parking Plan approval to adjust the number of required parking spaces.

Bicycle parking racks are provided for 12 bikes. Metal/ Steel bike rack design is also provided along with the construction details.

The site plan shows the access easements for sharing parking and drive isles between the two lots. The limits of the access easement should be expanded to at minimum encompass the entire curd cut and should also include the entire drive isle that leads to the parking areas.

Landscaping
A tree survey is provided which includes a table listing the tree condition and the trees to be kept and removed. Section 153.065(D)(9)(b) provides for exemptions to tree replacements requirements when trees were required as part of a previously approved development plan, where structures are located where required by the Zoning Code, and for the provision of utilities. The tree survey complies with the tree preservation requirements

Following revisions were requested on the demolition plan. The applicant has complied has resolved these issues with the demo plan submission:

- The demo plan will be reviewed in detail at the time of Minor Project Review but for clarification, “remove tree (typ.)” note from the plan should be removed from the demo sheet included with this packet.

- The applicant will also have to add the tree protection fence notes and provide tree protection fence details prior to the demolition permit.

- Tree #35 is a 9-inch Red Oak in good condition which is proposed to be removed but should be preserved. It appears that it is close to the building footprint but appropriate tree protection means can help to preserve this tree.

All the details regarding the pocket plaza designs including plat pot, planters, benches, trash bins, trees and species have been provided. However, following changes are requested:

- Substitute American Sycamore w/London Planetree 'Platanus acerifolia'
- Substitute Kentucky Coffeetree w/ Kentucky Coffeetree 'Espresso' within the parking lot
- Substitute Red Maple 'Armstrong' w/ another upright species eg. European Hornbeam, Beech 'Dawyck', Sweetgum 'Slender Silhouette' etc.
- Recommended Street trees along Frantz Road are Ivory Silk- Japanese Lilac

The Dublin wall adjacent to Frantz Road south of the pedestrian entrance will need shrubs at 5 per 25 linear feet for augmentation along entire wall including intersection corner. The placement of the shrubs can be continuous or clustered.

Site, Utility, and Grading
Following issues were identified on the submission materials regarding the property line bearing and utility easements. The applicant has revised the Plat to include address the bearing details and have added the appropriate utility easements. The labeling and bearing of the property line is incorrect at the northeast corner of the site. It needs to match the updated right-of-way line associated with the interchange. The site work in this area will also have to be coordinated with the interchange improvements and timing of the construction easement.

A utility plan is provided including approximate location and size of underground stormwater storage, proposed storm and sanitary sewers, catch basins, fire hydrants and preliminary calculations. A grading plan is also provided noting the proposed grade changes to the existing site. The site plan shows the drainage easements for the shared use of underground stormwater storage system. The limits of the drainage easement should be enlarged to encompass the entire stormwater treatment system that will serve the future office development.

Washington Township Fire Department

The proposed layout for the new four-story hotel meets the requirements of the Dublin Fire Code (DFC).

Police, Economic Development
No comments.

PART III: APPLICABLE REVIEW STANDARDS

A. Waiver Review Criteria

Development Plan Waivers

None identified.

Site Plan Waivers

The Administrative Review Team reviews the proposed Waivers based on the following review criteria.

1. Corridor Building- Transparency–Section 153.062(O)(5): Ground Story Street Facing Transparency 60% (required); 43% for north elevation (approved); 38% for north elevation (requested)

   a. Request is caused by unique site, use or other circumstances.
   Criterion met: The transparency requirement waiver is triggered due to the building type and proposed use.

   b. Not requested solely to reduce cost or as a matter of general convenience.
   Criterion met

   c. Request does not authorize any use or open space type not permitted in the District.
   Criterion met: Not applicable.

   d. Request will ensure that the development is of equal or greater development quality
   Criterion met: The "Corridor Building" type standards are intended for ground story retail use, hence require higher transparency percentages. The transparency requirement is met for the elevation fronting on Frantz Road for this proposal. It is not met for the elevation fronting on Bridge Street.

2. Corridor Building- Transparency–Section 153.062(O)(5): Upper story Street Facing Transparency 30% (required); 25% for north elevation (requested).

   a. Request is caused by unique site, use or other circumstances.
   Criterion met: The transparency requirement waiver is triggered due to the building type and proposed use.

   b. Not requested solely to reduce cost or as a matter of general convenience.
   Criterion met: The transparency issues are the result of design decisions by the applicant.

   c. Request does not authorize any use or open space type not permitted in the District.
   Criterion met: Not applicable.

d. Request will ensure that the development is of equal or greater development quality
Criterion met: The "Corridor Building" type standards are intended for ground story retail use, and upper story office use hence require higher transparency percentages.

3. Corridor Building - Blank Wall Limitations - Section 153.062(O)(5): Maximum 15 feet horizontal (required); 26 feet for ground story under the tower (requested).

a. Request is caused by unique site, use or other circumstances.
Criterion not met: The blank wall is covering the mechanical room for the pool under the Tower not caused by the unique site condition. If disapproved by the Commission, the applicant will need to submit a solution to this requirement.

b. Not requested solely to reduce cost or as a matter of general convenience.
Criterion met

c. Request does not authorize any use or open space type not permitted in the District.
Criterion met: Not applicable.

d. Request will ensure that the development is of equal or greater development quality
Criterion not met: This Waiver can be mitigated by introducing openings or other architectural details to break the monotony of the blank wall.

4. Open Space - Section 153.064(G)(1)(b): 3:1 Length to width (required); 5.6.1 feet for staircase (requested).

a. Request is caused by unique site, use or other circumstances.
Criterion met: The pocket plaza is proposed to activate the Frantz Road frontage. This waiver is triggered due to the building location standards and RBZ standards.

b. Not requested solely to reduce cost or as a matter of general convenience.
Criterion met

c. Request does not authorize any use or open space type not permitted in the District.
Criterion met: Not applicable.

d. Request will ensure that the development is of equal or greater development quality
Criterion met: The waiver will permit the pocket plaza as an extension of the outdoor patio space for activating the Frantz Road frontage.

5. Site Design Standards - Section 153.065(D): Street Trees along SR 161

a. Request is caused by unique site, use or other circumstances.
Criterion met: The north property line abuts the ODOT right-of-way. There are limitations as to the new street trees and other landscaping treatment in that area.

b. Not requested solely to reduce cost or as a matter of general convenience.
Criterion met

c. Request does not authorize any use or open space type not permitted in the District.
Criterion met: Not applicable.

d. Request will ensure that the development is of equal or greater development quality
Criterion met: Not applicable

Parking Plan
A Parking Plan is submitted for intended shared parking for the Hotel and future office building. The regulations of the BSD encourage shared parking wherever possible to avoid large asphalt lots within the urban district.

This development needs 135 parking spaces per the BSD Code shared parking standards. The applicant is proposing 122 parking spaces for the hotel and future office building considering the different timings for both uses.

Required bicycle parking is included as part of the Parking Plan (11 required; 12 provided).

The limits of the access easement shown on the site plan was requested to be expanded to at minimum to encompass the entire curb cut and include the entire drive aisle that leads to the parking areas. The applicant has revised the Plat to include the expanded access easement.

Master Sign Plan
Please refer to the attachment.

B. Development Plan Review Criteria

The Administrative Review Team reviewed this application based on the review criteria for applications for Development Plan Review, and considered the following responses:

1. Development Plan is Substantially Similar to Basic Plan
Criterion met: There are no major changes regarding the layout since the Basic Development Plan approval.

2. Lots and Blocks Meet Requirements of Section 153.060
Criterion met: The project involves only one block, which meets the applicable Code requirements of Section 153.060, with the exception of the street along west property line. The Preliminary and Final Plat application is being processed concurrently to update the Upper Metro Plan (2001).

3. Street System is Consistent with the BSC Street Network Map of Section 153.061 and Traffic Can Be Adequately Accommodated
Criterion met: Conditions were requested as part of the ART review. The applicant has addressed these issues on the revised Plat:
    - The proposed site plan notes the improvements to Bridge Street ROW due to interchange improvements. The northeast corner dimensions and the angle of the

site should match the newly acquired right-of-way line associated with the interchange.
- The applicant should coordinate site work in this area with the interchange improvements and timing of the construction easement.

4. Street Types are Consistent with the Principles of Walkable Urbanism of Sections 153.057-058 and Coordinate with the Proposed Development
Criterion met with condition: The varied massing and scale of the building and the pedestrian areas along Frantz Road have been laid out to create a walkable, pedestrian scale environment. Development of the connections to existing paths also contribute to connectivity. The applicant should investigate the requirements for ADA accessible ramp connecting the pocket plaza along Frantz road to the main entrance of the building.

5. Buildings and Open Spaces are Appropriately Sited
Criterion met: The siting of the building and the open space is adding to the pedestrian experience along Frantz Road.

6. Phasing
Criterion met: The application for demolition and mass-ex application has been approved by the ART.

7. Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents
Criterion met: Based on the submission to date, the project is consistent with the Principles of Walkable Urbanism of Section 153.057.

8. Adequate and Efficient Infrastructure
Criterion met: The proposed orientation to the existing streets, proposed public open spaces, and pedestrian network is appropriate.

9. Utilities
Criterion met. Proposed Utility lines are adequately sized and located to serve the development.

Site Plan Review Criteria

The Administrative Review Team should review this application based on the review criteria for applications for Site Plan Review, and consider the following proposed responses:

1. Site Plan is Substantially Similar to Basic Plan
Criterion met: There are no major changes regarding the layout since the Basic Site Plan approval.

2. Consistency with Approved Development Plan
Criterion met: The Site Plan is consistent with the Development Plan.

3. Meets Applicable Requirements of Sections 153.059 and 153.062 through 153.065

Criterion met with Waivers. As reviewed in this report, all appropriate sections of the Code are met, met with conditions, or met with Waivers. (Refer to the Analysis table on page 18.)

4. Safe and Efficient Circulation
   Criterion met. This project is proposed on a single block using existing infrastructure. The internal circulation accommodates 122 parking spaces, 12 bicycle spaces, loading area, building access area, and drop-off area for the hotel.

5. Coordination and Integration of Buildings and Structures
   Criterion met with Waivers. The applicant has worked with the City to develop the buildings that relate to the streets. The potential Waivers have been identified for the proposed building. Some, if approved, will continue to maintain the image of Dublin as a high quality community with a commitment to exemplary planning and design.

6. Desirable Open Space Type, Distribution, Suitability, and Design
   Criterion met with condition. The proposed open space within two pocket plazas is appropriate for this development.
   Provide public access easements for all publicly accessible open spaces and pedestrian connections. The applicant has addressed this issue on the revised Plat.

   Other landscaping details as listed above should be resolved prior to the demolition permit being issued.

7. Provision of Public Services
   Criterion met. This proposal includes the details for providing services in a desirable manner.

8. Stormwater Management
   Criterion met. The stormwater management plan is according to the Code requirement. The limits of the drainage easement as shown on the site plan should be enlarged to encompass the entire stormwater treatment system that will serve the future office development. This issue has been resolved on the revised Plat.

9. Phasing
   Criterion met. The overall development will be completed in two phases. The hotel lot will be completed in one phase following the demolition. Phase 1 is capable of independent consideration and does not depend on any additional phases. The demolition application was approved as a Minor Project by ART on July 30, 2015 including the interim plan and construction phases.

10. Consistency with Bridge Street District Vision Principles, Community Plan and other Policy Documents
    Criterion met. The proposal is consistent the goal of creating a vibrant mixed-use walkable development within the BSD Commercial District and is consistent with the Principles of Walkable Urbanism described in Section 153.057 and as described above.

PART IV: ART RECOMMENDATIONS

Development Plan Review- the Administrative Review Team recommends that the Planning and Zoning Commission approve the Development Plan Review with one condition:

Condition

1. *Reflect the Bridge Street and Frantz Road ROW change details and coordinate site work in this area with the interchange improvements and timing of the construction easement prior to the building permit review-* Addressed on the revised Plat.
1. Investigate the requirements for ADA accessibility compliance connecting the pocket plaza along Frantz road to the main entrance of the building prior to the building permit review.

Waivers

None proposed

Site Plan Review- the Administrative Review Team recommends that the Planning and Zoning Commission approve the Site Plan Review with Waivers (except as noted) and one condition:

Condition

1. *Provide public access easements for all publicly accessible open spaces and pedestrian connections on the Plat prior to the Council review- -* Addressed on the revised Plat.
2. *Modify the limits of the drainage easement to encompass the entire stormwater treatment system that will serve the future office development on the updated plat- -* Addressed on the revised Plat.
3. *Specify the material (glass) details for both Towers-* Details provided
1. Resolve the landscaping details prior to the demolition permit.

Waivers

1. Ground Story Transparency- Corridor Building: Previously approved for 43%; new request for 38%: Approval
2. Upper Story Transparency- Corridor Building: Approval
3. Blank Wall- Corridor Building: *Disapproval*
4. Open Space proportion: Approval
5. SR 161 Street Trees: Approval

Administrative Departures- Approved by ART

Upper Story Transparency:	North Elevation (3rd and 4th)
	East Elevation (3rd and 4th)
	West Elevation (2nd, 3rd, and 4th)

Parking Plan

ART recommends approval of the Parking Plan based on the different timings of the main uses and BSD intent of encouraging shared parking.

Condition (met)

1. *Expand the limits of the access easement to at minimum encompass the entire curb cut and include the entire drive aisle that leads to the parking areas-* Addressed on the revised Plat.

Master Sign Plan

Refer to the attachment for recommendation.

ART ANALYSIS AND DETERMINATIONS –DEVELOPMENT PLAN REVIEW

Applicable Development Plan Review Criteria

Includes 153.060 - Lots and Blocks, 153.061 – Street Types

153.060 – Lots and Blocks

Code Section	Requirement	Met/Notes
(A)	Intent	**Met.** Existing block.
(B)	Applicability	**Met.** This project involves two buildings on a single block, lot subdivision and therefore the provisions of §153.060 apply.
(C)(1)(a)	Interconnected Street Pattern	**Met.** No street connection is provided on northern property line. Code permits an exemption regarding street extensions due to existing barriers (i.e. roadways with limited access). Bridge Street District Street Network Map does not indicate a street connection in this location.
(C)(2)(b)/ Table 153.060-A	Maximum Block Dimensions	**Met.** Commercial: 500 ft. Maximum Block length allowed. Frantz Road: 461 ft.; Upper Metro 285 ft.; west property line: 361 ft.; SR-161: 297 ft. Total perimeter: 1,195 ft. (1,750 ft. allowed)
(C)(2)(c)	Shopping Corridors	**N/A**
(C)(3)(a)	Block Configuration	**Met**. Block is generally rectangular in shape.
(C)(3)(b)	Front Property Lines (FPL)	**Met**. SR-161, Frantz Road, and Upper Metro Place are all considered FPL.
(C)(4)(a)-(c)	Principal Frontage Streets (PFS)	**Met.** Frantz Road is designated at a PFS
(C)(5)	Block Access Configurations	**Met.** Vehicular access is provide by an existing curb cut on Upper Metro Place.
(C)(6)	Mid-Block Pedestrianways	**Met.** A publically accessible mid-block pedestrian way is provided between the Hotel and Office building
(C)(7)	Typical Lot Dimensions	**Met.** 50 ft. minimum is required. Irregular lot shape. The proposal indicates min. dimension along front property line approximately 120 ft.
(C)(9)	Street Frontage	**Met**. SR-161, Frantz Road, and Upper Metro Place for hotel. Frantz Road and Upper Metro Place for Office.

153.061 – Street Types			
Code Section	**Requirement**	**Met/Notes**	
(A)	Intent	**Met.**	
(B)	Applicability	**Met.**	
(C)(1)	Street Families	Frantz Road	Corridor Connector Street; 76-100 ft. right-of-way; PFS
		Upper Metro Place	Neighborhood Street; 65 ft. right-of-way
(C)(3)	Existing Streets	**Met**	
(C)(4)	Street Network Map	**N/A**.	
(D)(1)	Street Frontage Requirements	**Met.**	
(D)(2)	Vehicular Access	**Met.** Vehicular access is provide by the existing curb cut along Upper Metro Place.	
(D)(3)	Multiple PFS	**N/A**.	
(E)(1)	Typical Street Elements	**N/A.** *Bicycle Facilities*	
		N/A. *Vehicular On-Street Parking*	
		N/A. *Crosswalks*	
(F)	Curb Radii	**N/A.**	
(G)	Fire Access	**Met.** *Room to Pass* – 26 ft. street width	
		Met. *Building Access Zones* – Coordinated with fire hydrant locations	

ART ANALYSIS AND DETERMINATIONS –SITE PLAN REVIEW

Applicable Site Plan Review Criteria

Includes §153.059 - Uses, §153.062 – Building Types, §153.064 – Open Space Types, and §153.065 – Site Development Standards (Parking, Stormwater Management, Landscaping and Tree Preservation, Fencing Walls and Screening, Exterior Lighting, Utility Undergrounding, and Signs).

153.059 – Uses		
Code Section	**Requirement**	**Met/Notes**
Table 153.059-A	Permitted and Conditional Uses	**Met.** All proposed uses are permitted. The proposed Principal Uses are: Hotel and Office.
	Accessory Uses	**N/A**

153.062 – Building Types		
Code Section	**Requirement**	**Met/Notes**
(B)(3)	General	**Met with Approved Waiver** A waiver for corridor building was approved

153.062 – Building Types		
Code Section	**Requirement**	**Met/Notes**
	Requirements	with Basic Site Plan
		Met. *Uses:* Proposed uses are permitted in the District.
		Met. The proposed building type is Corridor Building for the Hotel. The building type for the future office has not been specified.
		Met. *Permanent Structures:* The proposed buildings are permanent structures.
		N/A. *Accessory Structures*
(C)	General Building Type Layout and Relationships	**Met.** *Incompatible Building Types:* No building type incompatibilities are present.
		N/A. *Shopping Corridors*
(D)(1)	Parapet Roof Type Requirements	**Met.** *Parapet Height: Min. 2 ft;* Min 2'8" provided Secondary roof drain details, in compliance with the Ohio Plumbing Code, shall be submitted and approved as part of the permit application process.
		Met. *Parapet Wraps all Facades:* The parapet wraps around all facades per the submitted elevations
		Met. *Horizontal Shadow Lines* Parapet is distinguished by material and color changes
		Met. *Occupied Space:* The building does not incorporate occupied space or a half story within the roof.
(D)(2)	Pitched Roof Type	**N/A.**
(D)(3)	Flat Roof Type Requirements	**N/A.** *Eaves*
		N/A. *Interrupting Vertical Walls*
(D)(4)	Towers	**Met with ART approval.** Quantity; only one tower is allowed per building unless approved by the required reviewing body. – ART requested a gateway Tower feature for the intersection. Additional tower feature is proposed closer to the main lobby for the staircase.
		Met. Tower Height; Tower may exceed max bldg. height; tower shall not be greater than the height of one addition upper floor of the building to which the tower is applied.
(E)(1)	Façade Materials	**Met.** Stone, Brick (thin brick veneer), Glass
(E)(2)	Façade Material Transitions	**Met**. Heavier material shall be incorporated below lighter material- Stone is used for the base followed by brick and fiber cement panels.
(E)(3)	Roof Materials	**Met**. TPO (Thermoplastic PolyOlefin)
(E)(4)	Color	**Met**. Gray
(F)(1)	Entrances & Pedestrianways – Quantities and Locations	See Building Type Requirements Tables for each Building
(F)(2)	Recessed Entrances	**Met.** Minimum 3 ft. from the property line.
(F)(3)	Entrance Design	**Met.** Quantity- The quantity of the entrances matches the requirement.

153.062 – Building Types

Code Section	Requirement	Met / Notes
		Location – §153.062(O)(5) Two additional doors are provided on Primary Street Façade (Frantz Road). One set of doors will be open for public during business hours. The other set of doors is part of the tower at Frantz Road and SR-161 intersection. However, it will be used by the general public only as an egress. Patrons can enter using a keycard.
(G)	Articulation of Stories on Street Façades	**Met.**
(H)	Windows, Shutters, Awnings, and Canopies	**Met.** Applicant has indicated that slightly darker bronze color glass will be provided for the Tower feature and a lighter variety will be used for the windows. Specifications provided
		Vehicular canopy is proposed at the main entrance and drop-off area. The canopy design is similar to the proposed architecture of the building.
(I)	Balconies, Porches, Stoops, and Chimneys	**N / A**
(J)	Treatments at Terminal Vistas	**N / A**
(K)	Building Variety	**Met**. Building designs must vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). Building designs must also vary through at least two of the following: (1) The proportion of recesses and projections (2) A change in the location of the entrance and window placement (3) Changes to the roof design, including roof type, plane, or material

Adjacent Buildings	Dominant Material	Recesses and Projections	Entrance and Window Placement	Roof Design
	Required	2 of 3 Required		
Embassy Suites of Dublin	Brick/stone/glass-significantly different colors	Yes	Yes	Pitched/Flat

(M)	Signs	Master Sign Plan.
(N) & (O)	Individual Building Type Requirements	**Met.** Street Frontage – occupation of RBZ by building, landscape, patio or streetscape treatment. Refer to Corridor Building analysis – Building areas – Height – Façade Requirements / Transparency – Façade Divisions

153.062(O)(5) – Corridor Building Requirements			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	One on each lot, total two on a block	**Met**
Front Property Line Coverage (%)	Min. 75	74% by the building. (for hotel on a hotel lot) 100% with the stone wall	**Met**
Occupation of Corner Required (Yes/No)	Yes	Yes	**Met**
Front Required Building Zone Required (range, ft.)	0-15	±15	**Met**
Corner Side RBZ Required (range, ft.)	0-15	±2	**Met**
Side Yard Setback Required (ft.)	5	5' for north	**Met**
Rear Yard Setback Required (ft.)	5	6	**Met**
Minimum Lot Width Required (ft.)	50	Approx.178	**Met**
Maximum Lot Width Required (ft.)	None	N/A	**N/A**
Maximum Impervious Lot Coverage (%)	80	76	**Met**
Semi-Pervious Lot Coverage (%)	10	0	**Met**
Loading Facility Permitted (location relative to principal structure)	Rear and Side Façades	Side Façade close to the main entrance	**Met**
Entry for Parking within Building (relative to principal structure)	Rear & Side Façade; Corner Side Façade on Non-PFS	N/A	**N/A**
Minimum Building Height Permitted (stories)	3	4	**Met**
Maximum Building Height Permitted (stories)	6	4	**Met**
Ground Story Height (ft.)	12 Minimum 16 Maximum	12.6	**Met**
Upper Story Height (ft.)	10 Minimum 14 Maximum	10.0	**Met**
Minimum Finished Floor Elevation Permitted (ft.)	None	N/A	**N/A**
Minimum Occupied Space Required (ft.)	30 req. on upper stories facing Streets	No non-occupied space where applicable	**Met**
Parking within Building	Permitted in rear of first	N/A	**N/A**

153.062(O)(5) – Corridor Building Requirements			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
	3 floors and fully in basement		
Ground Story Street Facing Transparency Required (%)	Minimum 60	North Elevation—38 East Elevation—61	**Previous approved Waiver (43); lower transparency than approved Waiver**
Upper Story Street Facing Transparency Required (%)	Minimum 30	North Elevation—25, 27, 27 East Elevation- 37.5, 27, 27	**Waiver and Administrative Departure**
Non-Street Façade Transparency	Minimum 15	South Elevation—40.5, 15, 15, 15 West Elevation- 40, 14, 14, 14	**Waiver and Administrative Departure**
Blank Wall Limitations (Yes/No)	No (Max 15 ft. horizontal)	South elevation ground story	**Waiver (not recommended by ART)**
Principal Entrance Location Required (relative to principal structure)	Primary Street Façade of Building	Entrance provided on Frantz Road	**Met**
Number of Street Facade Entrances Required (per ft. of facade)	1 per 75 ft. of façade, minimum	North Elevation- None East Elevation—2 Req., 2 Provided	**Met**
Number of Parking Lot Façade Entrances Required	1 per 100 ft. of façade, minimum	5 doors provided	**Met**
Mid-Building Pedestrianways Required (# per ft. of facade)	In shopping corridors, required for buildings longer than 250 ft. in length	N/A	**N/A**
Vertical Increments Required (location on principal structure)	No greater than every 45 ft.	Materials and surface change	**Met**
Horizontal Facade Divisions Required (per ft. of facade)	On buildings 3 stories or taller; within 3 ft. of the top of the ground story. Required at any building step-back	Provided at top of ground Story	**Met**
Permitted Primary Materials (types)	Stone, brick, glass	Stone, brick (thin brick veneer), glass	**Met**
Minimum Primary Façade Materials (%)	80	North Elevation—89 East Elevation—84 South Elevation—87 West Elevation—88	**Met**
Changes in Roof Plane/Type Required (per ft. of facade)	None	N/A	**N/A**
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	**Met**
Tower(s) Permitted	Yes; 1 permitted	2 proposed	**Approval**

153.062(O)(5) – Corridor Building Requirements			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
(Yes/No)			

153.064 – Open Space Types		
Code Section	**Requirement**	**Met/Notes**
(C)	Provision of Open Space	**Met.** 0.043 acres required; 0.044 provided
(D)	Suitability of Open Spaces	**Met-**Two pocket plazas have been provided suitable for the location
	Fee-in-Lieu of Open Space	**N/A**
(F), (G)	Open Space Types & General Requirements	**Met with waiver and condition**— Both pockets plazas are within the size range required by the Code. Frantz Road Pocket Plaza proportion requirement- 3:1 length to width is required;54' and 10'- 5.4:1 Landscaping plan is provided for the pocket plazas. *Public access easements should be noted on the plans- Provided on the revised Plat*

153.065(B) – Site Development Standards – Parking and Loading		
Code Section	**Requirement**	**Met/Notes**
(1)(b)	Parking Location	**Met.** Provided on-site.
(2)	Required Vehicle Parking	**Parking Plan** Required min. Hotel parking- 96 Required min. Office (future) parking- 35 Total required min- 131; Total provided- 122
(3)	Required Bicycle Parking	**Met**. Required- 11; Provided- 12 Provided- 12
(4)	Off-Street Parking Space and Aisle Dimensions	**Met**
(5)	Parking Structure Design	**N/A**.
(6)	Surface Parking Lot and Loading Area Design and Construction	**Met**. The dimensions of the parking isles and spaces are according to the Code requirement
(7)	Required Loading Spaces	**Met.** Single loading area is provided at the main entrance under the canopy.

153.065(C) – Site Development Standards – Stormwater Management

Code Section	Requirement	Met/Notes
153.065 (C)	Stormwater Management	**Met.** Proposed underground stormwater storage area and required storm sewer has been identified on the utility plan which meets the Stormwater Requirements. The applicant has coordinated with ODOT for the sewer connection to the north.

153.065(D) – Site Development Standards – Landscaping & Tree Preservation

Code Section	Requirement	Met/Notes
(2)	General Landscaping and Tree Preservation Req.	**Met with Condition.** *Tree Protection*: The applicant has submitted the tree survey plan. Tree protection fence details will be required prior to the demo permit.
		Met. *Landscape Beds:* The details regarding landscaping beds and planter boxes are provided
		Met. Irrigation systems, Site Visibility Triangles - Use of a Landscape Architect to prepare plans.
(3)	Street Trees	**Met with a Waiver**. *Spacing and Location*: The street tree planting along SR-161 is not a possibility due to ODOT right-of-way limitations. However, City of Dublin will be installing the landscaping complementing the proposed boulevard.
		Met with Condition. *Planting Details* Staff is recommending changes for the proposed plant species at certain locations.
(6)	Required Building Zone (RBZ) Treatment	**Met.** Landscape and Patio RBZ Treatment types
(7)	Foundation Planting	**Met**
(8)-(11)	Tree Preservation and Replacement	**Met.** Tree replacements are not required because the existing trees were installed as a result of a previously approved development plan.

153.065(E) – Site Development Standards – Fencing, Walls, and Screening

Code Section	Requirement	Met/Notes
(1)	Fence and Wall Standards	**Met**— The applicant is proposing to reconstruct the "Dublin Wall" in-kind for north and east property line. South property will have a combination of masonry posts and landscaping
(3)	Screening	**Met.**

153.065(F) – Site Development Standards – Exterior Lighting

Code Section	Requirement	Met/Notes
(3)	Exemptions	**Met.** Lighting Plan meets the requirement
(4)	Fixture Power	**Met**.

	and Efficiency	
(5)-(8)	Shielding, Lighting Uniformity/Trespass, Light Poles	**Met**.
(9)-(10)	Wall & Canopy Lighting	**Met**.

153.065(G) – Site Development Standards – Utility Underground

Code Section	Requirement	Met/Notes
(G)	Utility Undergrounding	**Met.** The proposal is according to the Code requirements.

153.065(H) – Site Development Standards – Signs

Code Section	Requirement	Met/Notes
(H)	Signs	Refer to Master Sign Plan analysis

August 6, 2015

Master Sign Plan

15-059 DP/SP – Home2 Hotel

BSD Commercial District

This is a request for a Master Sign Plan for a new four-story hotel with 129 suites on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place.

This is a review and recommendation for approval to the Planning and Zoning Commission in accordance with Zoning Code Sections 153.065(H) and 153.066(L).

Date of Application Acceptance
Wednesday, June 22, 2015

Date of ART Recommendation to the Planning and Zoning Commission
Thursday, July 30, 2015

Date of Planning and Zoning Commission Decision
Thursday, August 06, 2015

Case Manager
Devayani Puranik, Planner II, (614) 410- 4662 | dpuranik@dublin.oh.us

Part I: Application Overview

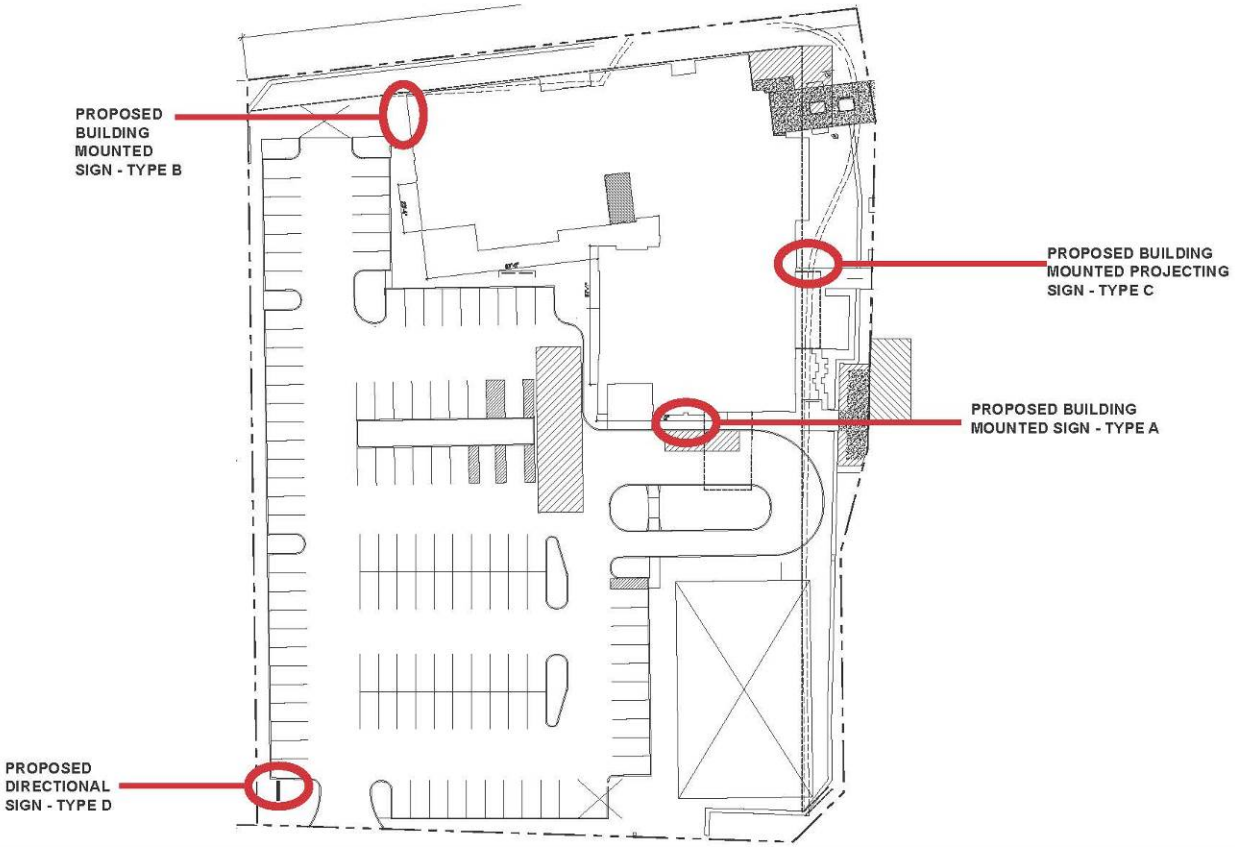
Application Review Procedure: Master Sign Plan

The purpose of the Master Sign Plan is to provide an opportunity for an applicant to request approval of sign and graphic standards that depart from Code Section 153.065(H) provided the intent and purpose of these standards for the applicable BSC district are maintained.

Additionally Section 153.065 (H)(2)(e) permits the Planning and Zoning Commission to approve a Master Sign Plan to permit signs that depart from the requirements of Section 153.065(H) provided the Commission makes a determination regarding "the appropriateness of the signs and their placement given the architecture of buildings..." A Master Sign Plan approval is required for this application to permit two signs with different location, one sign with additional color, and one ground/ directional with the business name. Otherwise, all signs are permitted by the Code; no additional signs are requested beyond those permitted by Code.

Application Contents

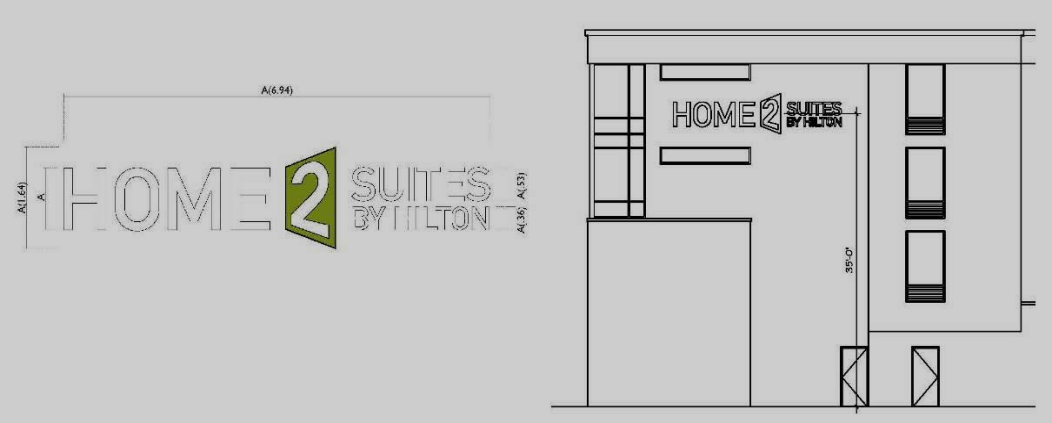
The applicant is proposing two wall-mounted signs on the south and west facades, one projecting sign on the east façade, and one ground sign at the access point on Upper Metro Place.



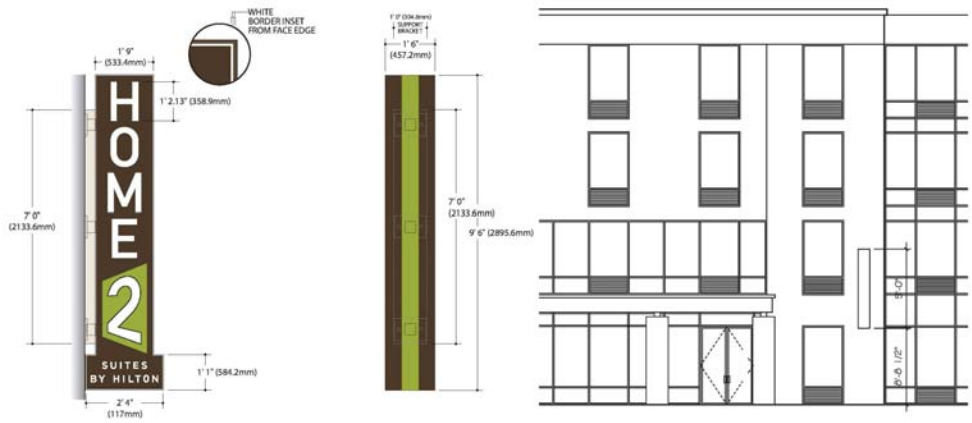
Two wall signs are proposed on the south and west facades. Both proposed wall signs will have channel letters with acrylic vinyl faces with internal LED illumination.

Sign Type A is proposed at a height of 8 feet and 25.68 square feet area. Type A will face the parking lot and future office building.

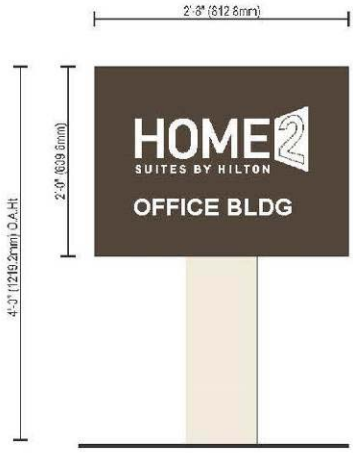
Sign Type B is proposed at a height of 35 feet and an area of 96 square feet and will face the I-270 interchange.



The projecting sign, Type C (below), is located on the east façade, facing Frantz Road. The sign has an area of 16 square feet and is proposed at a height of 8 feet 8 inches. The location of the sign is within the first and second stories near the main entrance off Frantz Road. The sign is an internally illuminated, double-faced aluminum cabinet with translucent vinyl lettering. The colors will match the other proposed signs.



The directional sign, Type D, will be located at the main access point off Upper Metro Place. The proposed sign has an area of 5.33 square feet and will be 4 feet high. The sign is a double-faced, directional sign with white lettering. The cabinet will be anodized aluminum and the colors will match brand standards.



PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning and Building Standards

The proposed wall sign (Type A) will be located on the main entrance façade, facing the parking lot and future office building. It is the sign for the travelers along Frantz Road. The proposed height of the sign is 8 feet where Code requires it be located within the first story as appropriate based on building type, at 16 feet. The sign has an allowable area of 35 square feet and this sign is 25.68 square feet.

The proposed wall sign (Type B) will be located on the west side façade, facing toward (not fronting on) I-270 interchange for the travelers along SR 161. The proposed height of the sign is 35 feet and proposed area is 96 square feet.

Code permits the "Building Identification Sign" for the buildings with interstate frontage. If Type B is considered as a "Building identification Sign"; the proposal meets the size requirement. The building identifications signs are required to have only one color. The proposed sign is within the size requirement but has one additional color.

The projecting sign (Type C) will be located on the east façade near the entrance facing Frantz Road. At 16 square feet the proposed sign meets the Code requirement. The sign is approximately 8 feet 8 inches high, providing the required clearance between the ground and lowest portion of the sign. The location places the sign in between the first and second story. Code requires the sign be located within the first story as appropriate to the building type and not to extend beyond the roof line. The proposed location is architecturally appropriate and meets all other applicable regulations.

The proposed sign (Type D) is considered a ground sign and meets all requirements. However, ART is not convinced of the purpose of this ground sign and conditioned its recommendation to require the proposed sign to meet the directional sign requirements of the Zoning Code Section §153.157(L).

The Master Sign Plan is intended to promote the creativity of the sign design. The current proposal meets this intent by integrating the signs into the architecture and pocket plazas. There will be additional signs permitted for the future office building and approved separately.

§153.065(H) – Signs

Proposed Wall Sign – Type A			
Permitted		**Proposed**	**Requirement**
Number/ Type	1 wall sign facing a public street	1 wall sign	Met with Master Sign Plan
Size	½ sq. ft. per linear foot of storefront width, up to 50 sq. ft. (front façade is 70 linear ft.; 35 sq. ft. is permitted)	25.68 sq. ft.	Met
Location	On the portion of the wall associated with tenant space or storefront	Located on same façade as main entrance	Met
Colors	3 colors	2 colors; white translucent face, green	Met
Height	Located within the first story per permitted building type (16 feet)	8 ft.	Met

Proposed Identification Sign – Type B (Interstate Regulations)			
Permitted		**Proposed**	**Requirement**
Number/ Type	1 wall sign per building or street frontage, not to exceed 2	1 wall sign	Met
Size	100 sq. ft. per story with maximum of 300 sq. ft. if set back more than 50 feet from interstate. 100 sq. ft. if set back less than 50 feet from interstate.	96 sq. ft.	Met
Location	On the portion of the wall associated with interstate frontage	Located on the side façade facing I-270	Met with Master Sign Plan
Colors	1 color	2 colors; white translucent face, green background	Met with Master Sign Plan
Height	Shall not extend above the roofline (46.5 ft.)	35 ft.	Met
Proposed Projecting Sign – Type C			
Permitted		**Proposed**	**Requirement**
Number/ Type	1 per building or parcel, per street frontage, not to exceed 2.	1 projecting sign	Met
Size	Maximum 16 sq. ft.	16 sq. ft.	Met
Location	For multiple tenant buildings, within 6 ft. of the principal entrance as measured horizontally along the building façade.	Projecting 2 ft. 4 in. from structure at a height of 8 ft. 8 ½ in.	Met
	Sign shall not extend more than 6 ft. from the face of the structure and maintain 8 ft. of clearance above the sidewalk.		Met
Height	Located within the first story as appropriate to each building type and shall not extend above the roof line.	Located between	Met
	The lowest portion shall be at least 8 ft. above the sidewalk.		Met
Proposed Ground Sign- Type D			
Permitted		**Proposed**	**Requirement**
Number/ Type	1 per building or parcel, per street frontage, not to exceed 2.	1 ground sign	Met
Size	Maximum 24 sq. ft.	5.33 sq. ft.	Met

Location	8 ft. from the minimum required building zone, setback, or street right-of-way. Signs shall be located on different street frontages.	Located at access point on Upper Metro Place.	Met
Colors	3 colors	2 colors; white translucent face, green and black background	Met
Height	Maximum 8 ft.	4 ft.	Met

Engineering, Parks and Open Space, Fire, Police, Economic Development

No comments.

PART III: ADMINISTRATIVE REVIEW TEAM RECOMMENDATIONS

Approval is recommended to the Planning and Zoning Commission for the Master Sign Plan to permit two wall signs with different location, one sign with additional color, and one ground/ directional sign with two conditions.

1) That sign type D (directional sign) is modified to meet the requirements Zoning Code Section §153.157(L) for private traffic and on-site directional signs (not more than 4 square feet, with no advertising including logos, and three feet high); and
2) That the technical details and additional information (height to the top of the signs, sign areas, secondary image calculations, and setback information, etc.) are provided prior to sign permitting.

HOME2 HOTEL
ICH DUBLIN HOTEL, LLC
FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO
FINAL DEVELOPMENT SUBMISSION AND FINAL SITE SUBMISSION 7/17/15

DEVELOPMENT TEAM:

JEZERINAC GEERS
5640 FRANTZ ROAD
DUBLIN, OHIO 43017
614.766.0066
PROJECT CONTACT - ROBERT JOHNSON

KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE B
WESTERVILLE, OHIO 43082
614.882.4311
PROJECT CONTACT - JENNIFER KNITTLE

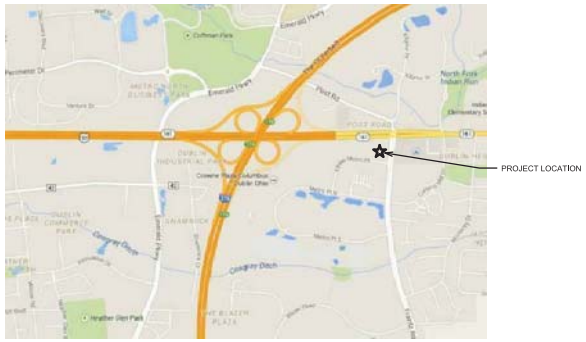
PRATER ENGINEERING & ASSOCIATES, INC.
6130 WILCOX RD
DUBLIN, OHIO 43016
614.766.4893
PROJECT CONTACT - MATT MUMAW

OWNER:

HOME2 HOTEL
555 METRO PLACE NORTH, SUITE 600
DUBLIN, OH 43017
614.335.2020
PROJECT CONTACT - NELSON YODER

ARCHITECT:

OHM ADVISORS
101 MILL STREET, SUITE 200
GAHANNA, OH 43230
614.418.0600
PROJECT CONTACT - MELISSA SPIRES



AREA LOCATION MAP

PROJECT LOCATION MAP

OHM

GENERAL NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS.
2. DO NOT SCALE DRAWINGS. ANY DIMENSIONAL INFORMATION REQUIRED WHICH IS NOT INDICATED ON DRAWING DIMENSION STRINGS SHALL BE OBTAINED FROM THE ARCHITECT. DIMENSIONS SHOWN ARE FINISH SURFACE OF EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS (I.E. EXISTING MATERIALS, FRAMING MEMBER SIZES AND LOCATIONS, METHODS OF CONSTRUCTION). IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
5. CONTRACTOR SHALL PAY ALL PERMIT FEES.
6. CONTRACTOR SHALL MAINTAIN THE IMMEDIATE CONSTRUCTION SITE IN A SECURE, CLEAN AND SAFE MANNER.
7. PROTECTION: CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES.
8. REPAIR ALL EXISTING CONSTRUCTION AFFECTED BY NEW WORK TO ITS ORIGINAL CONDITION.
9. PLANS HAVE BEEN SEALED FOR ALL TRADES INDICATED AT RIGHT. OHM ADVISORS ASSUMES THAT THE PROJECT OWNER HAS PROCURED PROFESSIONAL ARCHITECTURAL/ENGINEERING SERVICES TO DESIGN FOR TRADES NOT SHOWN.

HOTEL ROOM MATRIX

	SINGLES	DOUBLES	KINGS	1 BEDROOM	ADA UNIT	TOTAL
FLOOR 1	7	12	0	2	3*	21
FLOOR 2	21	12	1	2	4*	36
FLOOR 3	21	12	1	2	4*	36
FLOOR 4	21	12	1	2	4*	36
TOTAL	70	48	3	8	*	OVERALL:129

* ADA UNITS ARE INCLUDED WITHIN EACH ROOM COUNT. SEE PLAN

SITE DATA

TOTAL PROJECT LIMITS AREA	--
HOTEL ROOMS/KEY(S)	129 ROOMS/KEYS
GROSS DENSITY	--
REQUIRED PARKING	131
MAX ALLOWABLE PARKING	135
PROVIDED PARKING	
SHARED PARKING	17
ELECTRIC CHARGING SPACES	1
ADA ACCESSIBLE PARKING	5
TOTAL PARKING PROVIDED	122
REQUIRED BICYCLE PARKING	11
PROVIDED BICYCLE PARKING	12

CORRIDOR BUILDING TYPE)

UNITS:	AREA:
FIRST FLOOR - 21 UNITS	FIRST FLOOR - 21,360 SF
SECOND FLOOR - 36 UNITS	SECOND FLOOR - 19,707 SF
THIRD FLOOR - 36 UNITS	THIRD FLOOR - 19,707 SF
FOURTH FLOOR - 36 UNITS	FOURTH FLOOR - 19,707 SF
TOTAL UNITS - 129 UNITS	TOTAL AREA - 80,481 SF

PARKING CALCULATION PER 153.065 (TABLE 153.065-A)

HOTEL	2 PER 3 GUESTROOMS 129 ROOMS = 86 SPACES PLUS 4 PER 1,000 SQFT ACCESSORY USE AREA 2410 SQFT = 10 SPACES
OFFICE	2.5/1,000 SQFT 14,000 SQFT = 35 SPACES
TOTAL	131 SPACES REQUIRED

HOME2 - OPEN SPACE CALCULATION

	AREA (SF)	REQUIREMENT	MINIMUM REQUIRED OPEN AREA	PROVIDED OPEN AREA
*COMMERCIAL	--	1 SF PER 50 SF OF COMMERCIAL	--	--
BUILDING AREA	80,481	TOTAL AREA / 50	1,610 SF (0.037 ACRE)	1,900 SF (0.044 ACRE)
FUTURE OFFICE	14,000	TOTAL AREA / 50	280 SF (0.006 ACRE)	1,900 SF (0.044 ACRE)
TOTAL	94,481	-	1890 SF (0.043 ACRE)	-

* TO BE LOCATED WITHIN 660'-0" OF MAIN ENTRANCE

DRAWING INDEX:

TITLE SHEET

CIVIL
C100 TITLE SHEET
C101 GENERAL NOTES
C102 DETAILS
C103 EXISTING CONDITIONS
C104 DEMO SHEET
C105 SITE PLAN
C106 UTILITY PLAN
C107 STORM SEWER PROFILES
C108 GRADING PLAN
C109 WATER QUALITY STRUCTURE-DOWNSTREAM
C110 DEFENDER DETAIL UNDERGROUND DETENTION
C111 DETAIL(SC-740) UNDERGROUND DETENTION DETAIL(SC-310)
C112 EROSION CONTROL NOTES
C113 EROSION CONTROL NOTES AND DETAILS
C114 EROSION CONTROL-SITE PLAN

LANDSCAPE
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L100 MATERIALS ENLARGEMENT
L101 MATERIALS ENLARGEMENT
L200 OVERALL LANDSCAPE PLAN
L201 LANDSCAPE ENLARGEMENT
L300 SITE DETAILS
L301 SITE DETAILS
L400 TREE SURVEY PLAN

ARCHITECTURAL
A0.01 PROPOSED SITE PLAN
A1.01 FIRST FLOOR PLAN
A1.02 SECOND (TYPICAL) FLOOR PLAN
A1.03 ROOF PLAN
A2.01 EXTERIOR ELEVATIONS
A2.02 EXTERIOR ELEVATIONS
A2.03 TRANSPARENCY CALCULATIONS
A2.04 TRANSPARENCY CALCULATIONS
A2.05 MATERIAL CALCULATIONS
A2.06 MATERIAL CALCULATIONS
A3.01 BUILDING SECTIONS
A3.02 WALL SECTIONS
A3.10 DUMPSTER ENCLOSURE
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A4.02 ENLARGED PLANS - STUDIO DOUBLE
A4.03 ENLARGED PLANS - STUDIO KING ADA
A4.04 ENLARGED PLANS - KING BEDROOM
A4.05 ENLARGED PLANS - KING BEDROOM ADA
A4.06 ENLARGED LOBBY CONSTRUCTION FLOOR PLAN
A4.07 ENLARGED POOL CONSTRUCTION & RCP PLANS

I Certify That The Civil/Structural Plans Were Prepared Under My Direct Supervision

I Certify That The Architectural Plans Were Prepared Under My Direct Supervision

PROJECT DATA

153.064(C) -ZONED INFORMATION BSD COMMERCIAL DISTRICT PER 153.057
-USE TYPE IS HOTEL PER 153.059
-BUILDING TYPE IS CORRIDOR BUILDINGS PER 153.062(0)(9)
-HOTEL ROOM(S)/KEY(S): 129 ROOMS/KEYS
-GROSS DENSITY: PER CIVIL ENGINEERS

153.064(C) – OPEN SPACE CALCULATIONS
COMMERCIAL: 1 SQFT/50 SQFT
* TO BE LOCATED WITHIN 660' OF MAIN ENTRANCE
BUILDING SQUARE FOOT: 80,481
REQUIRED: 1,890
PROVIDED: 1,900

154.062 – BUILDING TYPES
PER TABLE 153.062(A)

153.062(0)(5) – CORRIDOR BUILDING
SEE ELEVATIONS & PLANS FOR BUILDING TYPE REQUIREMENTS

153.065(B) -
REQUIRED PARKING: 96 MIN 135 MAX
PROVIDED PARKING: 122 SPACES
SHARED PARKING: 17 SPACES
REQUIRED BICYCLE PARKING: 1:10 REQUIRED VEHICULAR SPACES: 10 SPACES
PROVIDED BICYCLE PARKING: 12 SPACES

REQUESTED WAIVERS

1. 153.060(C)(1)(a) = INTERCONNECTED STREET PATTERN
2. 153.062(B)(3) = BUILDING TYPE
3. 153.062(D)(4) = TOWER QUANTITY
4. 153.062(D)(4) = TOWER HEIGHT
5. 153.062(N)(4)(3) = BLANK WALLS - WEST ELEVATION
6. 153.062(O)(5) = ENTRANCE DESIGN - PRIMARY ENTRANCE NOT ON PRIMARY STREET FRONTAGE
7. 153.062(O)(5)(d) = STREET FACADE GROUND STORY TRANSPARENCY- NORTH ELEVATION
8. 153.062(O)(5)(d) = STREET FACADE UPPER STORY TRANSPARENCY- NORTH & WEST ELEVATIONS
9. 153.062(O)(5)(d) = NON-STREET FACADE UPPER STORY TRANSPARENCY- WEST ELEVATION

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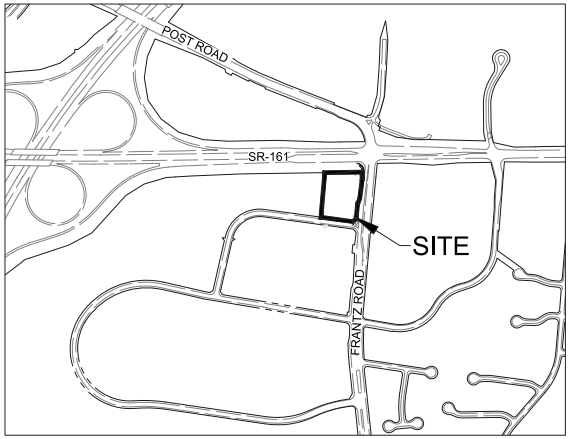
ICH DUBLIN HOTEL, LLC
HOME2 HOTEL
6091-14-0010

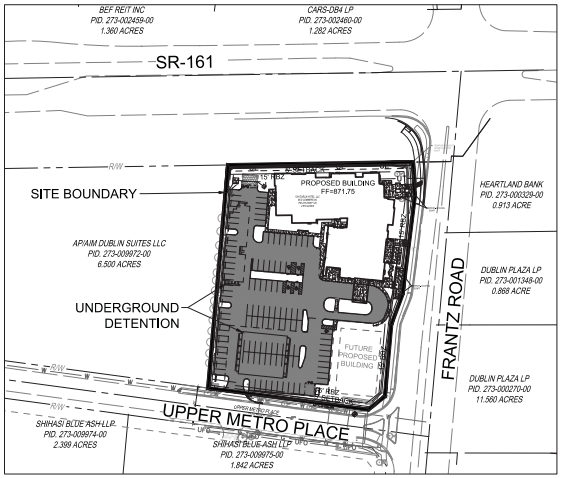
5/29/2015 8:19:31 AM
DRAWING PATH: C:\Users\mmmb\Documents\Revit Local\2015-25-1_Home2_Frantz Road_Central-2-DPY_mmmb.rvt

HOME2 HOTEL
5000 UPPER METRO PLACE
DUBLIN, OHIO 43017
PID:273-009971-00



LOCATION MAP
1"=500'

CITY OF DUBLIN CORPORATION LIMITS



INDEX MAP
1"=100'

DEVELOPER

ICH DUBLIN HOTEL, LLC
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COLUMBUS, OH 43215
PH: 614-418-9921

SITE ENGINEER

THE KLEINGERS GROUP
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WESTERVILLE, OH 43082
Ph: 614-882-4311
Fax: 614-882-4479

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C110 - UNDERGROUND DETENTION DETAIL (SC-740)
C111 - UNDERGROUND DETENTION DETAIL (SC-310)
C112 - EROSION CONTROL NOTES
C113 - EROSION CONTROL NOTES AND DETAILS
C114 - EROSION CONTROL SITE PLAN

BENCHMARKS

BM #1 - FRANKLIN COUNTY MONUMENT V21 (NAVD 88)

BRASS PLUG IN CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF S.R. 161 AND FRANTZ ROAD, IN FRONT OF THE OHIO FEDERAL BAND, 63.8 FEET SOUTH OF THE CENTERLINE OF THE S.R. 161 EASTBOUND LANES, 18.2 FEET EAST OF THE BACK OF CURB OF FRANTZ ROAD, 12.7 FEET SOUTHWEST OF A CONCRETE BASE FOR A BANK SIGN, 9 INCHES BELOW THE GROUND.

ELEVATION = 864.965

BM #2

ARROW BOLT ON FIRE HYDRANT ON THE NORTH SIDE OF THE INTERSECTION OF FRANTZ ROAD AND UPPER METRO PLACE

ELEVATION = 807.98

STORMWATER QUANTITIY AND QUALITY:

DETENTION VOLUME REQUIRED = 20,110 CF
DETENTION VOLUME PROVIDED = 25,715 CF

MH-20 IS A STORMWATER QUALITY BMP AND IS AN INTEGRAL PART OF THE PRIVATE STORM SEWER SYSTEM DEPICTED IN THESE DRAWINGS, RESPONSIBILITY AND ASSURANCE OF PERIODIC MAINTENANCE AND THE CONTINUOUS FUNCTIONALITY OF THIS STORMWATER QUANTITY DEVICE IS PERPETUAL: BEGINNING WITH THE OWNER AT THE TIME OF INSTALLATION AND CONTINUING TO ALL FUTURE OWNERS OF SAID PRIVATE STORM SEWER SYSTEM.

PROJECT DESCRIPTION

THE SITE HAS AN EXISTING BUILDING, PARKING LOT, AND UTILITY SERVICES. THE BUILDING WILL BE REMOVED AS WELL AS THE PARKING LOT. THE UTILITY SERVICES WILL BE REMOVED ON SITE THEN CUT AND CAPPED AT THE RIGHT-OF-WAY. THE PROPOSED SITE WILL BE A NEW HOTEL THAT INCLUDES NEW PARKING LOT AREA, NEW BUILDING, UTILITY SERVICES TO THE HOTEL, STORM SEWER SYSTEM, SANITARY SERVICES, WATER SERVICE, AND ROOM FOR A FUTURE PROPOSED BUILDING

APPROVALS

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

APPROVED:

CITY ENGINEER, CITY OF DUBLIN, OHIO — DATE

DIRECTOR OF LAND USE & LONG RANGE PLANNING, CITY OF DUBLIN, OHIO — DATE

SURVEY NOTES

1.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, (OSPC), OHIO SOUTH ZONE, BASED ON A GPS SURVEY UTILIZING CORS STATION "COLB" AND MONUMENT "3E". THE PROJECT COORDINATES ARE BASED ON OSPC AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000228059 APPLIED AT BASE POINT N 764,900.00 E 1,793,500.00 . GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.

STANDARD DRAWINGS

CITY OF DUBLIN	CITY OF COLUMBUS
RD-05	AA-S133B
	AA-S145
	2319, TYPE A
	2319, TYPE C

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

KYLE L. WEBER, P.E. — DATE
REGISTERED PROFESSIONAL ENGINEER No.73557

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd, Ste B
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ARCHITECTS ENGINEERS PLANNERS
580 North Fourth Street
Suite 630
Columbus, OH 43215
614-418-9921
OHM-ADVISORS.COM

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

SEAL

No.	Description	Date

REVISIONS

DATE	PROJNUMBER	ARCH	PROJMGR	CADD
07/20/2015	015-14010	G. GERACH	N. SPRES	CADD

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

TITLE SHEET

SHEET C100

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GENERAL NOTES

1. CITY OF COLUMBUS AND OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT EDITIONS, AND ANY SUPPLEMENTS THERETO (HEREAFTER REFERRED TO AS STANDARD SPECIFICATIONS), SHALL GOVERN ALL CONSTRUCTION ITEMS UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS IS FOUND, THE MORE STRICT SPECIFICATION WILL APPLY AS DECIDED BY THE CITY ENGINEER. ITEM NUMBERS LISTED REFER TO CITY OF COLUMBUS ITEM NUMBERS UNLESS OTHERWISE NOTED.
2. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.
3. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS INCLUDING BUT NOT LIMITED TO OHIO EPA PERMITS TO INSTALL (PTI) AND NOTICES OF INTENT (NOI), BUILDING PERMITS, ETC.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF DUBLIN DIVISION OF ENGINEERING IN WRITING AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
6. FOLLOWING COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND BEFORE REQUESTING OCCUPANCY, A PROOF SURVEY SHALL BE PROVIDED TO THE DIVISION OF ENGINEERING THAT DOCUMENTS "AS-BUILT" ELEVATIONS, DIMENSIONS, SLOPES AND ALIGNMENTS OF ALL ELEMENTS OF THIS PROJECT. THE PROOF SURVEY SHALL BE PREPARED, SIGNED AND SUBMITTED BY THE PROFESSIONAL ENGINEER WHO SEALED THE CONSTRUCTIONS DRAWINGS.
7. THE CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO PUBLIC RIGHT-OF-WAY AND AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTING OF MARKERS SHALL BE PERFORMED BY AN OHIO PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER.
9. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.
11. TRACKING OR SPILLING MUD, DIRT OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED ACCORDING TO SECTION 97.38 OF THE DUBLIN CODE OF ORDINANCES. ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE CITY. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. DISPOSAL OF EXCESS EXCAVATION WITHIN SPECIAL FLOOD HAZARD AREAS (100-YEAR FLOODPLAIN) IS NOT PERMITTED.
13. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES WITHIN RIGHT-OF-WAY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
14. ALL FIELD TILE BROKEN OR ENCOUNTERED DURING EXCAVATION SHALL BE REPLACED OR REPAIRED AND CONNECTED TO THE PUBLIC STORM SEWER SYSTEM AS DIRECTED BY THE CITY ENGINEER. THE COST OF THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL PRECAST CONCRETE PRODUCTS SHALL BE INSPECTED AT THE LOCATION OF MANUFACTURE. APPROVED PRECAST CONCRETE PRODUCTS WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT INSPECTION HAS BEEN CONDUCTED BY THE CITY OF COLUMBUS. PRECAST CONCRETE PRODUCTS WITHOUT PROOF OF INSPECTION SHALL NOT BE APPROVED FOR INSTALLATION.
16. BACKFILL WITHIN A 1:1 INFLUENCE LINE OF EXISTING STRUCTURES (HOUSES, GARAGES, ETC.) OR PUBLIC INFRASTRUCTURE (PAVEMENT, CURBS, SIDEWALKS, BIKE PATHS, ETC.) SHALL BE COMPACTED GRANULAR BACKFILL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR FLOWABLE CDF, TYPE III ACCORDING TO ITEM 636. ITEM 911 OF THE STANDARD SPECIFICATIONS SHALL BE USED ELSEWHERE.
17. THE CONTRACTOR SHALL SUBMIT A COPY OF THE APPROVED CONSTRUCTION DRAWINGS AND A LIST OF PROPOSED PRECAST CONCRETE PRODUCT MANUFACTURERS TO THE CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION BEFORE COMMENCING CONSTRUCTION.

SEND THE INFORMATION TO THE FOLLOWING ADDRESS:

CONSTRUCTION INSPECTION DIVISION
CITY OF COLUMBUS
1800 EAST 17TH AVENUE
COLUMBUS, OHIO 43219

SEND A COPY OF THE TRANSMITTAL LETTER TO THE FOLLOWING ADDRESS:

DIVISION OF ENGINEERING
CITY OF DUBLIN
5800 SHIER RINGS ROAD
DUBLIN, OHIO 43016

18. ALL TRENCHES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS OR SECURELY PLATED DURING NONWORKING HOURS. TRENCHES OUTSIDE THESE AREAS SHALL BE BACKFILLED OR SHALL BE PROTECTED BY APPROVED TEMPORARY FENCING OR BARRICADES DURING NONWORKING HOURS. CLEAN UP SHALL FOLLOW CLOSELY BEHIND THE TRENCHING OPERATION.
19. ALL TREES WITHIN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY FENCING PLACED A MINIMUM 15 FEET FROM THE TREE TRUNK. TREES 6 – INCHES OR GREATER AT DBH (DIAMETER BREAST HEIGHT) MUST BE PROTECTED WITH FENCING PLACED AT THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. TREES NOT INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS FOR REMOVAL MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE DIVISION OF ENGINEERING.
20. CONDUIT MUST BE DIRECTIONALLY BORED ACROSS STREETS INSTEAD OF OPEN CUT, UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER. USE OF PNEUMATIC AIR RAM DEVICES IS NOT PERMITTED. PERMITS TO CONSTRUCT IN THE RIGHT-OF-WAY OF EXISTING STREETS MUST BE OBTAINED FROM THE CITY OF DUBLIN DIVISION OF ENGINEERING BEFORE COMMENCING CONSTRUCTION. SHOULD OPEN CUTTING OF EXISTING PAVEMENT BE PERMITTED, CONTROLLED DENSITY BACKFILL (TYPE III) SHALL BE USED IN PLACE OF COMPACTED GRANULAR BACKFILL, ACCORDING TO ITEM 636 OF THE STANDARD SPECIFICATIONS.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF TRENCHES WITHIN THE RIGHT-OF-WAY AND PUBLIC EASEMENTS FOR A PERIOD OF ONE YEAR FROM THE FINAL ACCEPTANCE OF THE WORK, AND SHALL MAKE ANY NECESSARY REPAIRS AT NO COST TO THE CITY.
22. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT, OR AS REQUIRED BY THE CITY ENGINEER. PAVEMENT REPLACEMENT SHALL BE CONDUCTED ACCORDING TO CITY OF COLUMBUS STANDARD DRAWING 1441 DR. A AND APPLICABLE CITY OF DUBLIN STANDARD DRAWINGS. THE REPLACEMENT OF DRIVEWAYS, HANDICAPPED RAMPS, SIDEWALKS, BIKE PATHS, PARKING LOT PAVEMENT, ETC. SHALL BE PROVIDED ACCORDING TO THE APPROVED CONSTRUCTION DRAWINGS AND CITY OF DUBLIN STANDARD CONSTRUCTION DRAWINGS.
23. TREE TRIMMING WITHIN THE CONSTRUCTION ZONE IS TO BE COMPLETED BY A CERTIFIED ARBORIST. AT THE COMPLETION OF THE PROJECT, THE ARBORIST IS TO RETURN AND TRIM ANY BROKEN BRANCHES AS NEEDED.
24. ANY MODIFICATION TO THE WORK SHOWN ON DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER, CITY OF DUBLIN.
25. ALL INLETS SHALL BE CHANNELIZED.
26. PARK AREAS SHALL BE FINE-GRADED AND SEEDED WITH THE FOLLOWING MIXTURE:
    -IMPROVED KENTUCKY BLUEGRASS: 40% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)
    -IMPROVED PERENNIAL RYE: 60% OF WEIGHT (2 VARIETIES IN EQUAL PARTS)
    -GERMINATION RATE: 85%
    -APPLICATION RATE: 7 LBS PER 1000 SQ FT OR AS DIRECTED BY THE DIVISION OF PARKS AND RECREATION, CITY OF DUBLIN, OHIO.
27. TRAFFIC CONTROL AND OTHER REGULATORY SIGNS SHALL BE TYPE S WITH A SQUARE POST ANCHOR BASE INSTALLATION AND MEET ALL REQUIREMENTS OF ODOT TC-41.20 AND APPLICABLE CITY OF DUBLIN SPECIFICATIONS.
28. STREET SIGNS SHALL MEET ALL CITY OF DUBLIN SPECIFICATIONS WITH LETTERING COLORED IN WHITE DISPLAYED OVER A BROWN BACKGROUND. SIGN TUBING SHALL BE BROWN IN COLOR AND CONFORM WITH THE TYPE S, SQUARE POST ANCHOR BASE INSTALLATION REQUIREMENTS OF ODOT TC-41.20.

UTILITIES

1. THE FOLLOWING UTILITIES ARE KNOWN TO BE LOCATED WITHIN THE LIMITS OF THIS PROJECT:

AEP 5721 SHIER RINGS RD DUBLIN, OH 43016	(800) 672-2231	L-3 AVIONICS SYSTEMS 1105 SCHROCK CT # 800 COLUMBUS, OH 43229	(614) 825-2001
AT&T 111 NORTH 4TH STREET COLUMBUS, OHIO 43215	(614) 223-7276	ODOT 1600 W BROAD ST COLUMBUS, OH 43222	(614) 275-1300
COLUMBIA GAS 920 WEST GOODALE BLVD. COLUMBUS, OHIO 43212	(614) 460-2169	TW TELECOM, INC 4270 TULLER RD DUBLIN, OH 43016	(614) 793-8246
CITY OF COLUMBUS 910 DUBLIN ROAD COLUMBUS, OH 43215	(614) 883-6829	TIME WARNER 1266 DUBLIN ROAD COLUMBUS, OHIO 43212	(614) 481-5262
CITY OF DUBLIN 5200 EMERALD PARKWAY DUBLIN, OH 43017	(614) 410-4400	WOW CABLE 3675 CORPORATE DR COLUMBUS, OH 43231	(614) 948-4600
FIBERTECH 720 B LAKEVIEW PLAZA WORTHINGTON, OH 43085	(866)697-5100	XO COMMUNICATIONS 4449 EASTON WAY #150 COLUMBUS, OH 43219	(614) 629-3200

2. THE CONTRACTOR SHALL GIVE NOTICE OF INTENT TO CONSTRUCT TO OHIO UTILITIES PROTECTION SERVICE (TELEPHONE NUMBER 800-362-2764), PRODUCER'S UNDERGROUND PROTECTION SERVICE (TELEPHONE NUMBER 614-587-0486), AND TO OWNERS OF UNDERGROUND UTILITIES THAT ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE. NOTICE SHALL BE GIVEN AT LEAST 2 WORKING DAYS BEFORE START OF CONSTRUCTION.
3. THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF DUBLIN AND THE CITY ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR DEPTHS OF UNDERGROUND FACILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF THE SAME AND FOR ANY RESULTING CONTINGENT DAMAGE.
4. LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE CITY ENGINEER.
6. PUBLIC STREET LIGHTING MAY BE IN THE VICINITY OF THIS PROJECT. CONTACT THE CITY OF DUBLIN, DIVISION OF ENGINEERING AT 410-4637, TWO DAYS PRIOR TO BEGINNING WORK.

TRAFFIC CONTROL

1. TRAFFIC CONTROL SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR ACCORDING TO OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (OMUTCD), CURRENT EDITION.
2. ALL TRAFFIC LANES OF PUBLIC ROADWAYS SHALL BE FULLY OPEN TO TRAFFIC FROM 7:00 AM TO 9:00 AM AND FROM 4:00 PM TO 6:00 PM UNLESS AUTHORIZED DIFFERENTLY BY THE CITY ENGINEER. AT ALL OTHER HOURS THE CONTRACTOR SHALL MAINTAIN MINIMUM ONE-LANE TWO-WAY TRAFFIC. UNIFORMED, OFF-DUTY POLICE OFFICERS SHALL REPLACE FLAGMEN DESIGNATED BY THE OMUTCD, AND SHALL BE PRESENT WHENEVER ONE-LANE, TWO-WAY TRAFFIC CONTROL IS IN EFFECT. POLICE CRUISERS MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.
3. IF THE CITY ENGINEER DETERMINES THAT THE CONTRACTOR IS NOT PROVIDING PROPER PROVISIONS FOR TRAFFIC CONTROL, THE CITY ENGINEER SHALL ASSIGN UNIFORMED, OFF-DUTY POLICE OFFICERS TO THE PROJECT AT NO COST TO THE CITY.
4. STEADY-BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.
5. ACCESS FROM PUBLIC ROADWAYS TO ALL ADJOINING PROPERTIES FOR EXISTING RESIDENTS OR BUSINESSES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT FOR MAIL, PUBLIC WATER AND SANITARY SEWER SERVICE, AND EMERGENCY VEHICLES. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN DETAILING THE PROPOSED MAINTENANCE OF TRAFFIC PROCEDURES. THE TRAFFIC CONTROL PLAN MUST INCORPORATE ANY TRAFFIC CONTROL DETAILS CONTAINED HEREIN. THE TRAFFIC CONTROL PLAN PROPOSED BY THE CONTRACTOR MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.

EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR OR DEVELOPER IS RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT (NOI) TO BE REVIEWED AND APPROVED BY THE OHIO EPA. THE NOI MUST BE SUBMITTED TO OEPA 45 DAYS PRIOR TO THE START OF CONSTRUCTION AND MAY ENTITLE COVERAGE UNDER THE OHIO EPA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. A PROJECT LOCATION MAP MUST BE SUBMITTED WITH THE NOI. A SEDIMENT AND EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL IF A SEDIMENT AND EROSION CONTROL PLAN HAS NOT ALREADY BEEN INCLUDED WITH THE APPROVED CONSTRUCTION DRAWINGS. THIS PLAN MUST BE MADE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE DESIGN OF EROSION CONTROL SYSTEMS SHALL FOLLOW THE REQUIREMENTS OF OHIO EPA, ITEM 207 OF OHIO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND THE CITY ENGINEER. AN INDIVIDUAL NPDES STORMWATER DISCHARGE PERMIT MAY BE REQUIRED. THE CONTRACTOR SHALL BE CONSIDERED THE PERMITTEE.
2. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL AT ALL POINTS WHERE STORM WATER RUNOFF LEAVES THE PROJECT, INCLUDING WATERWAYS, OVERLAND SHEET FLOW, AND STORM SEWERS.
3. ACCEPTED METHODS OF PROVIDING EROSION/SEDIMENT CONTROL INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT BASINS, SILT FILTER FENCE, AGGREGATE CHECK DAMS, AND TEMPORARY GROUND COVER. HAY OR STRAW BALES ARE NOT PERMITTED.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES.
5. DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE. OTHER SEDIMENT CONTROLS THAT ARE INSTALLED SHALL BE MAINTAINED UNTIL VEGETATIVE GROWTH HAS BEEN ESTABLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.

BLASTING (IF PERMITTED)

1. THE CONTRACTOR MUST OBTAIN A BLASTING PERMIT FROM WASHINGTON TOWNSHIP FIRE DEPARTMENT PRIOR TO BLASTING FOR ROCK EXCAVATION. THE CONTRACTOR SHALL SUBMIT BLASTING REPORTS UPON COMPLETION OF BLASTING TO THE CITY ENGINEER, THE OWNER, AND THE OWNER'S ENGINEER. TOP OF ROCK ELEVATIONS SHALL BE SHOWN ON "AS-BUILT" CONSTRUCTION DRAWINGS.

SANITARY SEWERS

1. CONNECTIONS TO THE SANITARY SEWER WILL BE PERMITTED UPON RECEIVING AN OEPA PERMIT TO INSTALL(PTI), AND UPON RECEIVING A SATISFACTORY LETTER FROM THE DESIGN ENGINEER STATING THAT THE PROJECT HAS BEEN CONSTRUCTED AS PER THE PLANS, AND ALL OF THE CONDITIONS OF THE PTI HAVE BEEN MET. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL REQUIRED OHIO EPA APPROVALS AND PAYING REVIEW FEES.
2. SANITARY SEWAGE COLLECTION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF THE CITY OF DUBLIN, OHIO EPA, OHIO DEPARTMENT OF HEALTH AND THE CURRENT EDITION OF THE GREAT LAKES-UPPER MISSISSIPPI RIVER BOARD (TEN STATES) - RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES.
3. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPE WITH DIAMETERS 15 INCHES AND SMALLER SHALL BE REINFORCED CONCRETE PIPE ASTM C76 CLASS 3, OR PVC SEWER PIPE ASTM D3034, SDR 35. PIPE FOR 6-INCH DIAMETER HOUSE SERVICE LINES SHALL BE PVC PIPE ASTM D3034, SDR 35. PVC PIPE SHALL NOT BE USED AT DEPTHS GREATER THAN 28 FEET. PIPE MATERIALS AND RELATED STRUCTURES SHALL BE SHOP TESTED IN ACCORDANCE WITH CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION QUALITY CONTROL REQUIREMENTS.
4. THE MINIMUM REQUIREMENTS FOR SANITARY SEWER PIPES WITH DIAMETERS GREATER THAN 15 INCHES SHALL BE REINFORCED CONCRETE PIPE ASTM C76 WITH CLASS DESIGNATION SPECIFIED IN THE APPROVED CONSTRUCTION DRAWINGS.
5. ALL IN-LINE WYE AND TEE CONNECTIONS IN CONCRETE SEWERS, 18-INCH DIAMETER AND LARGER, SHALL BE EITHER KOR-N-TEE OR KOR-N-SEAL CONNECTIONS CONFORMING TO THE MANUFACTURER'S RECOMMENDATIONS.
6. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR CONTROLLED DENSITY BACKFILL ACCORDING TO ITEM 636, TYPE III OF THE STANDARD SPECIFICATIONS AS DIRECTED BY THE CITY ENGINEER.
7. ALL MANHOLE LIDS SHALL BE PROVIDED WITH CONTINUOUS SELF-SEALING GASKETS. THE APPROVED CONSTRUCTION DRAWINGS SHALL SHOW WHERE BOLT-DOWN LIDS ARE REQUIRED. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE OR AS APPROVED BY THE CITY ENGINEER AND CONFORM TO THE CITY OF DUBLIN SANITARY MANHOLE STANDARD DRAWING. MANHOLE LIDS SHALL INCLUDE CITY OF DUBLIN LOGO.
8. ALL PVC SEWER PIPES SHALL BE DEFLECTION TESTED NO LESS THAN 60 DAYS AFTER COMPLETION OF BACKFILLING OPERATIONS. ALL OTHER REQUIREMENTS SHALL BE ACCORDING TO ITEM 901.21 OF THE STANDARD SPECIFICATIONS.
9. TEMPORARY BULKHEADS SHALL BE PLACED IN PIPES AT LOCATIONS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AND SHALL REMAIN IN PLACE UNTIL THE PERMIT TO INSTALL (PTI) HAS BEEN ISSUED BY THE OEPA AND THE SEWERS HAVE BEEN APPROVED FOR USE BY THE CITY ENGINEER. THE COST FOR FURNISHING, INSTALLING, MAINTAINING, AND REMOVING BULKHEADS SHALL BE INCLUDED IN THE CONTRACT UNIT BID PRICE FOR THE VARIOUS SANITARY SEWER ITEMS.
10. ALL SANITARY SEWERS INCLUDING SANITARY SEWER SERVICE LINES SHALL BE SUBJECTED TO AND PASS INFILTRATION OR EXFILTRATION TESTS ACCORDING TO ITEM 901 OF THE STANDARD SPECIFICATIONS AND MUST BE APPROVED FOR USE BY THE CITY ENGINEER BEFORE ANY SERVICE CONNECTIONS ARE TAPPED INTO SEWERS.
11. FOR SANITARY SEWER INFILTRATION, LEAKAGE THROUGH JOINTS SHALL NOT EXCEED 100 GALLONS PER INCH OF TRIBUTARY SEWER DIAMETER PER 24 HOURS PER MILE OF LENGTH OR THE COMPUTED EQUIVALENT. ALL SANITARY SEWERS SHALL BE TESTED.
12. AT THE DETERMINATION OF THE CITY ENGINEER, THE CONTRACTOR MAY BE REQUIRED TO PERFORM A TV INSPECTION OF THE SANITARY SEWER SYSTEM PRIOR TO FINAL ACCEPTANCE BY THE CITY. THIS WORK SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
13. VISIBLE LEAKS OR OTHER DEFECTS OBSERVED OR DISCOVERED DURING TV INSPECTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
14. ROOF DRAINS, FOUNDATION DRAINS, FIELD TILE OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED ACCORDING TO SECTION 51.23 OF THE DUBLIN CODE OF ORDINANCES.
15. 15. ALL WATER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY, FROM SANITARY SEWERS AND STORM SEWERS, TO THE GREATEST EXTENT PRACTICABLE. WHERE SANITARY SEWERS CROSS WATER MAINS OR OTHER SEWERS OR OTHER UTILITIES, TRENCH BACKFILL SHALL BE PLACED BETWEEN THE PIPES CROSSING AND SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS. IN THE EVENT THAT A WATER LINE MUST CROSS WITHIN 18 INCHES OF A SANITARY SEWER, THE SANITARY SEWER SHALL BE CONCRETE ENCASED OR CONSIST OF DUCTILE IRON PIPE MATERIAL.
16. SERVICE RISERS SHALL BE INSTALLED WHERE THE DEPTH FROM WYES TO PROPOSED GROUND ELEVATION EXCEEDS 10 FEET. TOPS OF RISERS SHALL BE NO LESS THAN 9 FEET BELOW PROPOSED GROUND ELEVATION IF BASEMENT SERVICE IS INTENDED.
17. WHERE SERVICE RISERS ARE NOT INSTALLED, A MINIMUM 5-FOOT LENGTH OF SANITARY SEWER SERVICE PIPE OF THE SAME SIZE AS THE WYE OPENING SHALL BE INSTALLED.
18. THE CONTRACTOR SHALL FURNISH AND PLACE, AS DIRECTED, APPROVED WYE POLES MADE OF 2 INCHES X 2 INCHES LUMBER AT ALL WYE LOCATIONS, ENDS OF EXTENDED SERVICES, OR AT THE END OF EACH RISER WHERE RISERS ARE REQUIRED. WYE POLES SHALL BE VISIBLE BEFORE ACCEPTANCE BY THE CITY. THE COST OF THESE POLES SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE VARIOUS SEWER ITEMS.
19. EXISTING SANITARY SEWER FLOWS SHALL BE MAINTAINED AT ALL TIMES. COSTS FOR PUMPING AND BYPASSING SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE BID FOR THE RELATED ITEMS.
20. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, AND LABOR TO MAKE CONNECTIONS TO EXISTING MANHOLES. THE SEWER PIPE TO MANHOLE CONNECTIONS FOR ALL SANITARY SEWERS SHALL BE FLEXIBLE AND WATERTIGHT. ALL HOLES SHALL BE NEATLY CORED. THE SEWER PIPE BARREL AT THE SPRINGLINE SHALL NOT EXTEND MORE THAN 1 INCH BEYOND THE INSIDE FACE OF THE MANHOLE. TO MAINTAIN FLEXIBILITY IN THE CONNECTION, A 1-INCH SPACE SHALL BE LEFT BETWEEN THE END OF THE PIPE INSIDE THE MANHOLE AND THE CONCRETE CHANNEL; THIS SPACE SHALL BE FILLED WITH A WATERPROOF FLEXIBLE JOINT FILLER. ANY METAL THAT IS USED SHALL BE TYPE 300 SERIES STAINLESS STEEL. THE CONNECTION MAY BE ANY OF THE FOLLOWING TYPES:

    A. RUBBER SLEEVE WITH STAINLESS STEEL BANDING.
        1) KOR-N-SEAL AS MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC.
        2) LOCK JOINT FLEXIBLE MANHOLE SLEEVE AS MANUFACTURED BY INTERPACE CORPORATION.
        3) OR EQUAL AS APPROVED BY THE CITY ENGINEER.

    B. RUBBER GASKET COMPRESSION.
        1) PRESS WEDGE II AS MANUFACTURED BY PRESS-SEAL GASKET CORPORATION.
        2) DURA SEAL III AS MANUFACTURED BY DURA TECH, INC.
        3) LINK-SEAL AS MANUFACTURED BY THUNDERLINE CORPORATION.
        4) OR EQUAL AS APPROVED BY THE CITY ENGINEER.

THE COST FOR THIS WORK ALONG WITH A NEW CHANNELIZED BASE FOR THE MANHOLE SHALL BE INCLUDED IN THE UNIT BID PRICE FOR THE RELATED ITEMS OF WORK.

WATER LINE

1. ALL WATER LINE MATERIALS SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE CITY OF COLUMBUS DIVISION OF WATER.
2. ALL PUBLIC WATER PIPE WITH A DIAMETER 3 INCHES TO 8 INCHES SHALL BE DUCTILE IRON, CLASS 53. PUBLIC WATER PIPE 12 INCHES IN DIAMETER OR LARGER SHALL BE DUCTILE IRON, CLASS 54. PUBLIC WATER PIPE 20 INCHES IN DIAMETER OR LARGER MAY BE PRESTRESSED CONCRETE PIPE. PRIVATE WATER PIPE SHALL MEET THE APPROVAL OF THE CITY OF COLUMBUS DIVISION OF WATER PRIOR TO APPROVAL OF THE CONSTRUCTION DRAWINGS.
3. ONLY FIRE HYDRANTS CONFORMING TO CITY OF COLUMBUS STANDARDS WILL BE APPROVED FOR USE.
4. PUBLIC WATER LINES SHALL BE DISINFECTED BY THE CITY OF COLUMBUS DIVISION OF WATER. REQUESTS FOR WATER LINE CHLORINATION SHALL BE MADE THROUGH THE CITY OF DUBLIN DIVISION OF ENGINEERING. THE COST FOR CHLORINATION SHALL BE PAID FOR BY THE CONTRACTOR.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO ITEM 801.13 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AMERICAN WATER WORKS ASSOCIATION SPECIFICATION C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7). PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 801.12 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. WHEN WATER LINES ARE READY FOR DISINFECTION, THE CITY OF DUBLIN SHALL SUBMIT TWO (2) SETS OF "AS-BUILT" PLANS, AND A LETTER STATING THAT THE WATER LINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED, TO THE CITY OF COLUMBUS,DIVISION OF WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER LINES CONSTRUCTION PER THIS PLAN. PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 801.12 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS.
6. THE CONTRACTOR SHALL PAINT ALL FIRE HYDRANTS ACCORDING TO CITY OF DUBLIN STANDARDS. THE COST OF PAINTING FIRE HYDRANTS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR FIRE HYDRANTS.
7. NO WATER TAPS OR SERVICE CONNECTIONS (E.G., TO CURB STOPS OR METER PITS) MAY BE ISSUED UNTIL ADJACENT PUBLIC WATER LINES SERVING THE CONSTRUCTION SITE HAVE BEEN DISINFECTED BY THE CITY OF COLUMBUS DIVISION OF WATER AND HAVE BEEN ACCEPTED BY THE CITY ENGINEER. A TAP PERMIT FOR EACH WATER SERVICE MUST BE OBTAINED FROM THE CITY OF DUBLIN AND THE CITY OF COLUMBUS DIVISION OF WATER BEFORE MAKING ANY TAPS INTO PUBLIC WATER LINES.
8. THE CONTRACTOR SHALL NOTIFY THE CITY OF COLUMBUS DIVISION OF WATER AT 645-7788 AND THE CITY OF DUBLIN DIVISION OF ENGINEERING AT LEAST 24 HOURS BEFORE TAPPING INTO EXISTING WATER LINES.
9. ALL WATER MAIN STATIONING SHALL BE BASED ON STREET CENTERLINE STATIONING.
10. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE PER CITY OF COLUMBUS STANDARDS.
11. THE CONTRACTOR SHALL GIVE WRITTEN NOTICE TO ALL AFFECTED PROPERTY OWNERS AT LEAST 1 WORKING DAY BUT NOT MORE THAN 3 WORKING DAYS PRIOR TO ANY TEMPORARY INTERRUPTION OF WATER SERVICE. INTERRUPTION OF WATER SERVICE SHALL BE MINIMIZED AND MUST BE APPROVED BY THE CITY ENGINEER.
12. WATER METERS SHALL BE INSTALLED INSIDE PROPOSED STRUCTURES UNLESS A METER PIT INSTALLATION IS APPROVED BY THE CITY OF COLUMBUS DIVISION OF WATER. METER PITS MUST CONFORM TO STANDARD DRAWINGS L-7103, A&B FOR 5/8" THROUGH 1" METERS OR L-6317, A, B, C&D FOR 1-1/2" OR LARGER METERS.
13. WATER LINES TO BE INSTALLED IN EMBANKMENT AREAS SHALL BE PLACED AFTER THE EMBANKMENT HAS BEEN PLACED AND COMPACTED ACCORDING TO THE STANDARD SPECIFICATIONS.
14. CURB STOP BOXES SHALL BE LOCATED AT LEAST 1 FOOT INSIDE THE RIGHT-OF-WAY AND SET AT FINISHED GRADE.
15. IF THE TOP OF THE OPERATING NUT OF ANY VALVE IS GREATER THAN 36 INCHES BELOW FINISHED GRADE, AN EXTENSION STEM SHALL BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 24 INCHES OF FINISHED GRADE ELEVATION.
16. ALL WATER LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 4 FEET MEASURED FROM TOP OF FINISHED GRADE TO TOP OF WATER LINE. WATER LINES SHALL BE SET DEEPER AT ALL POINTS WHERE NECESSARY TO CLEAR EXISTING OR PROPOSED UTILITY LINES OR OTHER UNDERGROUND RESTRICTIONS BY A MINIMUM OF 18 INCHES.
17. TWO ¾ INCH TAPS SHALL BE INSTALLED WITHIN 2 FEET OF THE END OF THE LINE ON ALL DEAD-END WATER LINES.

STORM SEWER

1. ALL STORM WATER DETENTION AND RETENTION AREAS AND MAJOR FLOOD ROUTING SWALES SHALL BE CONSTRUCTED TO FINISH GRADE AND HYDRO-SEEDED AND HYDRO-MULCHED ACCORDING TO ITEMS 203 AND 659 OF THE STANDARD SPECIFICATIONS.
2. WHERE PRIVATE STORM SEWERS CONNECT TO PUBLIC STORM SEWERS, THE LAST RUN OF PRIVATE STORM SEWER CONNECTING TO THE PUBLIC STORM SEWER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. INSPECTION IS REQUIRED BY THE CITY OF DUBLIN'S DIVISION OF ENGINEERING.
3. GRANULAR BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL ACCORDING TO ITEM 912 OF THE STANDARD SPECIFICATIONS OR CONTROLLED DENSITY BACKFILL ACCORDING TO ITEM 636, TYPE III OF THE STANDARD SPECIFICATIONS AS DIRECTED BY THE CITY ENGINEER.
4. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM DESIGNATION C76, WALL B, CLASS IV FOR PIPE DIAMETERS 12 INCHES TO 15 INCHES, CLASS III FOR 18 INCHES TO 24 INCH PIPES, AND 27 INCHES AND LARGER PIPE SHALL BE CLASS II, UNLESS OTHERWISE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.
5. HEADWALLS AND ENDWALLS SHALL BE REQUIRED AT ALL STORM SEWER INLETS OR OUTLETS TO AND FROM STORMWATER MANAGEMENT FACILITIES. NATURAL STONE AND/OR BRICK APPROVED BY THE CITY ENGINEER SHALL BE PROVIDED ON ALL VISIBLE HEADWALLS AND/OR ENDWALLS SURFACES.
6. STORM INLETS OR CATCH BASINS SHALL BE CHANNELIZED AND HAVE BICYCLE SAFE GRATES. MANHOLE LIDS SHALL INCLUDE CITY OF DUBLIN LOGO AND ALL CURB INLET AND CATCH BASIN GRATES SHALL INDLUCE ENGRAVED LETTERING: "DUMP NO WASTE; DRAINS TO RIVER."
7. STORM SEWER OUTLETS GREATER THAN 18 INCHES IN DIAMETER ACCESSIBLE FROM STORMWATER MANAGEMENT FACILITIES OR WATERCOURSES SHALL BE PROVIDED WITH SAFETY GRATES, AS APPROVED BY THE CITY ENGINEER.

MAIL DELIVERY

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT US MAIL DELIVERY WITHIN THE PROJECT LIMITS IS NOT DISRUPTED BY CONSTRUCTION OPERATIONS. THIS RESPONSIBILITY IS LIMITED TO RELOCATION OF MAILBOXES TO A TEMPORARY LOCATION THAT WILL ALLOW THE COMPLETION OF THE WORK AND SHALL ALSO INCLUDE THE RESTORATION OF MAILBOXES TO THEIR ORIGINAL LOCATION OR APPROVED NEW LOCATION. ANY RELOCATION OF MAILBOX SERVICES MUST BE FIRST COORDINATED WITH THE US POSTAL SERVICE AND THE HOMEOWNER.
2. BEFORE RELOCATING ANY MAILBOXES, THE CONTRACTOR SHALL CONTACT THE U.S. POSTAL SERVICE AND RELOCATE MAILBOXES ACCORDING TO THE REQUIREMENTS OF THE POSTAL SERVICE.

USE OF FIRE HYDRANTS

1. THE CONTRACTOR SHALL MAKE PROPER ARRANGEMENTS WITH THE DUBLIN SERVICE DEPARTMENT AND THE COLUMBUS DIVISION OF WATER FOR THE USE OF FIRE HYDRANTS WHEN USED FOR WORK PERFORMED UNDER THIS CONTRACT AND PROVIDE THE CITY OF DUBLIN A COPY OF THE HYDRANT USAGE PERMIT OBTAINED FROM THE CITY OF COLUMBUS. THE CONTRACTOR SHALL ALSO SEND A COPIES OF PERMITS OBTAINED FROM DUBLIN AND COLUMBUS TO THE WASHINGTON AND/OR PERRY TOWNSHIP FIRE DEPARTMENT. PERMITS SHALL BE KEPT AT THE CONSTRUCTION SITE AT ALL TIMES.
2. BEFORE THE FINAL ESTIMATE IS PAID, THE CONTRACTOR SHALL SUBMIT A LETTER FROM THE CITY OF COLUMBUS DIVISION OF WATER TO THE CITY ENGINEER STATING THAT THE CONTRACTOR HAS RETURNED THE SIAMESE VALVE TO THE CITY OF COLUMBUS AND HAS PAID ALL COSTS ARISING FROM THE USE OF THE FIRE HYDRANTS.

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd, Ste B
Westerville, OH 43082
614.882.4311

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

OHM
ARCHITECTS ENGINEERS PLANNERS
580 North Fourth Street
Suite 630
Columbus, OH 43215
614-418-9921
OHM-ADVISORS.COM

SEAL

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

REVISIONS:

No.	Description	Date

DATE	PROJNUMBER	ARCH	PROJMGR	CADD
07/29/2015	6091-14-0010	G. SEBACH	M. SPIRES	CADD

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

GENERAL NOTES

SHEET C101

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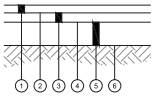
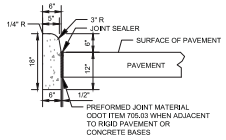


1. 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22
2. ODOT ITEM 407 TACK COAT, APPLY IF TIME BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
3. 2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG64-22
4. ODOT ITEM 408 PRIME COAT, APPLIED AT 0.10 GAL/SY
5. 8" ODOT ITEM 304 AGGREGATE BASE
6. SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204, EARTHWORK SPECIFICATION 312000 AND SOILS REPORT

STANDARD DUTY ASPHALT PAVEMENT DETAIL

1 / C102

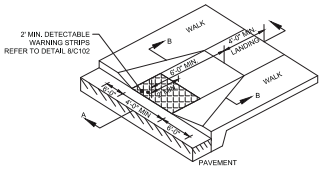
NTS

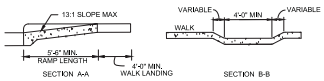


BARRIER CURB DETAIL

4 / C102

NTS

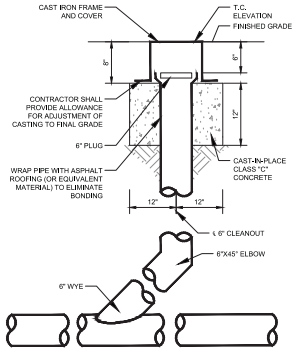




CURB RAMP DETAIL

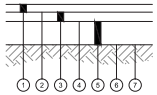
7 / C102

N.T.S.



CLEANOUT DETAIL

NTS



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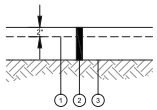
2. ODOT ITEM 407 TACK COAT, APPLY IF TIME BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
3. 4" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, PG64-22
4. ODOT ITEM 408 PRIME COAT, APPLIED AT 0.10 GAL/SY
5. 8" ODOT ITEM 304 AGGREGATE BASE
6. WOVEN GEOTEXTILE FABRIC, ODOT ITEM 712.09 TYPE D
7. SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204, EARTHWORK SPECIFICATION 312000 AND SOILS REPORT

HEAVY DUTY ASPHALT PAVEMENT DETAIL

2 / C102

NTS

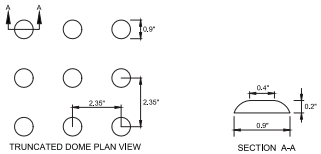


1. 6X6 W4XW4 WELD WIRE REINFORCEMENT
2. 9" ODOT ITEM 452 REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
3. SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204, EARTHWORK SPECIFICATION 312000 AND SOILS REPORT

HEAVY DUTY CONCRETE PAVEMENT DETAIL

5 / C102

NTS



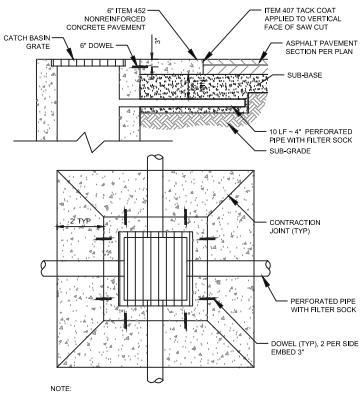
NOTES:

1. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK OR DARK ON LIGHT.

DETECTABLE WARNING DETAIL

8 / C102

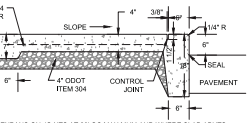
N.T.S.



NOTE:
INSTALL FINGER DRAINS AT ALL CATCH BASINS IN PAVEMENT

FINGER DRAIN AND CONCRETE APRON DETAIL

NTS



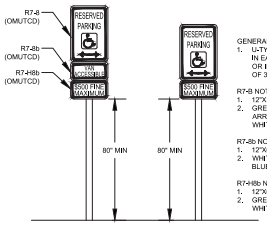
NOTES:

1. INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
2. INSTALL CONTROL JOINTS AT 6' OC MAXIMUM AND AT 6" BEHIND INTEGRAL CURB. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND TOOLED.
3. WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%. MAXIMUM CROSS SLOPE OF 2.00%.
4. WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.

EXTERIOR CONCRETE SLAB WALK DETAIL

3 / C102

NTS



GENERAL NOTES:
1. U-TYPE FLANGED STEEL SIGN POST SET IN EARTH IF OUTSIDE PAVEMENT EDGE, OR IN CONCRETE TO A MINIMUM DEPTH OF 3'-0" IF WITHIN PAVEMENT.

R7-8 NOTES:
1. 12"X18"X16 GA. STEEL SIGN
2. GREEN LETTERING, BORDER, AND ARROW WITH WHITE BACKGROUND. WHITE HANDICAP SYMBOL IN BLUE BOX.

R7-8b NOTES:
1. 12"X8"X16 GA. STEEL SIGN
2. WHITE LETTERING AND BORDER WITH BLUE BACKGROUND.

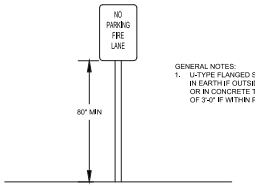
R7-8fb NOTES:
1. 12"X8"X16 GA. STEEL SIGN.
2. GREEN LETTERING AND BORDER WITH WHITE BACKGROUND.

NOTE:
1. ONE ACCESSIBLE PARKING SPACE FOR EVERY SIX OR FRACTION THERE OF SHALL BE DESIGNATED AS "VAN ACCESSIBLE". LOCATION AS NOTED ON THE DRAWINGS.
2. ONE SIGN TO BE INSTALLED AT EACH ACCESSIBLE PARKING SPACE

ACCESSIBLE PARKING SIGN DETAIL

6 / C102

NTS



GENERAL NOTES:
1. U-TYPE FLANGED STEEL SIGN POST SET IN EARTH IF OUTSIDE PAVEMENT EDGE, OR IN CONCRETE TO A MINIMUM DEPTH OF 3'-0" IF WITHIN PAVEMENT.

NO PARKING FIRE LANE SIGN DETAIL (R7-1)

NTS

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ARCHITECTS ENGINEERS PLANNERS
580 North Fourth Street
Suite 630
Columbus, OH 43215
614-464-8921
OHM-ADVISORS.COM

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

SEAL

No.	Description	Date

ISSUANCE

SHEET	DATE	PROJNUMBER	ARCH	PROJMGR	CADD
C102	07/20/2015	0915-14-0110	G. GERACH	N. SPRES	CADD

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

DETAILS

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www.kleingers.com
350 Worthington Rd, Ste B
Westerville, OH 43082
614.882.4311

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LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, and in the City of Dublin:

Being Lot Number One (1) in UPPER METRO PLACE as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 90 page 94, Recorder's Office, Franklin County, Ohio.

LESS AND EXCEPTING THEREFROM THE FOLLOWING acre tract as known as conveyed by Chuang Development, LLC to the State of Ohio, Department of Transportation by Instrument No. 201409150121572.

Situated in the State of Ohio, Franklin County, City of Dublin, Virginia Military Survey Number 2542, part of Lot 1 of Upper Metro Place as recorded in Plat Book 90, page 94 and conveyed to Chuang Development, LLC, an Ohio limited liability company as recorded in Instrument Number 201004290051763, lying on the right side of the centerline of survey of US-33 (SR-161) and more particularly described as follows:

Commencing in an iron pin set in the northeasterly corner of said Lot 1, also being the intersection of the existing southerly right of way line of US-33 (SR-161, Columbus-Marysville Road, right of way varies) and the existing westerly right of way line of Frantz Road (right of way varies), the southerly line of a parcel of land conveyed to the State of Ohio in Common Pleas Case Number 231728, and the westerly line of a parcel of land conveyed to the City of Dublin in Instrument Number 199808280219370, said point being 145.00 feet right of Station 206+81.85, and being the POINT OF BEGINNING for the parcel of land herein described;

Thence, in the westerly line of said Lot 1, the existing westerly right of way line of said Frantz Road and the westerly line of said City of Dublin parcel, South 7° 07' 18" West a distance of 53.00 feet to an iron pin set 197.48 feet right of Station 206+74.42;

Thence, crossing said Lot 1, North 3° 44' 27" West a distance of 52.54 feet to an iron pin set in the northerly line of said Lot 1, the existing southerly right of way line of said US-33 and the southerly line of said State of Ohio parcel, said point being 145.00 feet right of Station 206+71.85;

Thence, in the northerly line of said Lot 1, the existing southerly right of way line of said US-33 and the southerly line of said State of Ohio parcel, North 89° 04' 04" East a distance of 10.00 feet to the POINT OF BEGINNING and containing 0.006 acre of land, more or less, none of which falls within present roadway occupied. The above described parcel is located within Franklin County Auditor's Parcel Number 273-009971.

The Basis of Bearing is Grid North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations. Alum Creek_OH2006 (DL6453), Union County (DI1686) and Madison County (DI2237) base stations were used in determining the grid bearing and establishing South 89° 15' 20" East for the centerline of US-33 (SR-161, Columbus-Marysville Road).

All stations referred to herein are from the centerline of Existing Right of Way of US-33 (SR-161) as shown on ODOT right of way plat FRA-270-17.28, recorded at the Franklin County Recorder's Office in Plat Book _____, page ____.

All iron pins set are 5/8 inch rebar, 30 inches long, with a cap stamped "BARR&PREVOST".

This description was prepared by Amy Bernicken (Ohio Professional Surveyor Number 8571) of Barr & Prevost and is based on survey field work performed under her direction from May, 2013 through October, 2013.

LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- 1" IRON PIPE FOUND
- NAIL SET
- NAIL FOUND
- BENCHMARK
- UTILITY POLE
- GUY WIRE
- UE — UNDERGROUND ELECTRIC
- E — OVERHEAD ELECTRIC
- AC — HVAC UNIT
- TF — TRANSFORMER
- GROUND LIGHT
- E — ELECTRIC BOX
- LIGHT POLE
- UT — UNDERGROUND TELEPHONE
- T — OVERHEAD TELEPHONE
- T — TELEPHONE MANHOLE
- T — TELEPHONE PEDESTAL
- G — GAS MAIN
- GAS VALVE
- UC — UNDERGROUND CABLE TV
- W — WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- ICV — IRRIGATION CONTROL VALVE
- MANHOLE
- CLEAN OUT
- SANITARY SEWER
- STORM SEWER
- CATCH BASIN
- INLET
- YD — YARD DRAIN
- DOWN SPOUT
- TR — TRAFFIC CONTROL CABINET
- TRP — TRAFFIC SIGNAL POLE
- SIGN
- GP — GUARD POST (PIPE BOLLARD)
- FP — FLAG POLE
- X — FENCE
- HARDWOOD TREE
- 801 / 805 — CONTOUR LINES
- CONCRETE
- GRAVEL
- ASPHALT

AMERICAN LAND TITLE ASSOCIATION
STEWART TITLE GUARANTY COMPANY
TITLE SEARCH REPORT
FILE NO. 01032-10946 POLICY NO. O-9301-003223381
EFFECTIVE DATE: SEPTEMBER 30, 2014 AT 3:25 PM
SCHEDULE B EXCEPTIONS FROM COVERAGE

1.)-2.) ITEMS ARE NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY.

3.) RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONDITIONS AS SHOWN ON RECORDED PLAT, PLAT BOOK 90 PAGE 94; EASEMENTS AND SETBACK LINES ARE AS SHOWN.

4.) MATTERS SHOWN ON SURVEY BY E.P. FERRIS AND ASSOCIATES; COPY OF SURVEY NOT PROVIDED;
   A.) CONCRETE PAD AND WALL ENCROACH ON EASEMENT; IN. 199812100318182
   B.) ENCROACHMENT OF BIKE PATH AND CONCRETE WALK AS SHOWN.
   C.) WALL EXTENDS PAST WEST PROPERTY LINE IN NORTHWEST CORNER OF SUBJECT PROPERTY AS SHOWN
   D.) PER PB 90 PG 94, NO VEHICULAR ACCESS ALLOWED ALONG FRANTZ ROAD OR US 33/SR 161.
   E.) STONE WALL CROSSES 10' EASEMENT IN NORTHEAST CORNER OF SUBJECT PROPERTY AS SHOWN

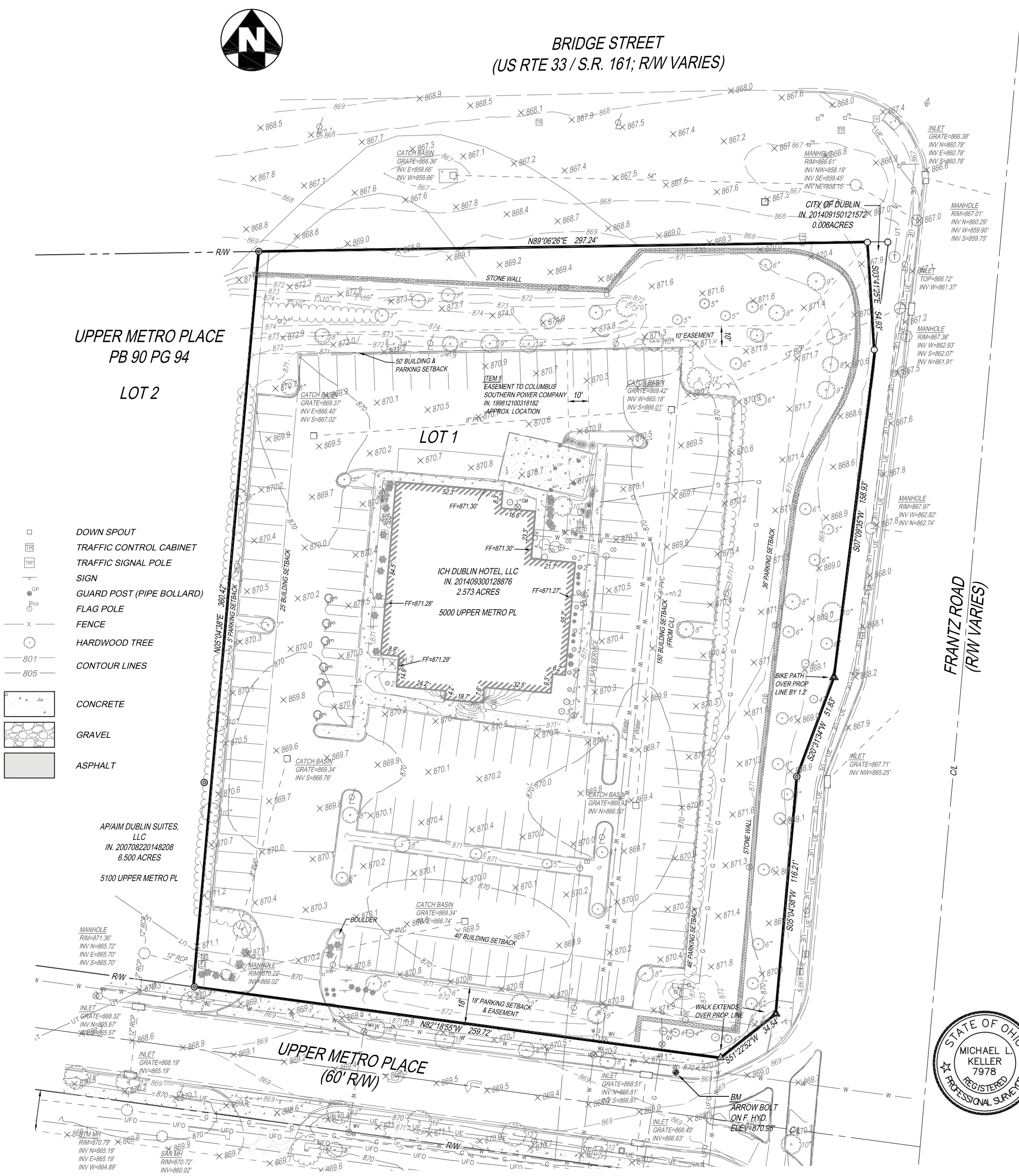
5.) EASEMENT TO COLUMBUS SOUTHERN POWER COMPANY, IN. 199812100318182; APPROXIMATE LOCATION OF EASEMENT IS SHOWN.

6.) RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, ASSESSMENTS, AND/OR OTHER CONDITIONS OF RECORD IN INSTRUMENT NO. 199810150263850; ENCUMBERS THE SUBJECT PROPERTY BUT NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY.

7.) RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, ASSESSMENTS, AND/OR OTHER CONDITIONS OF RECORD IN INSTRUMENT NO. 199806080139908; SETBACK LINES ARE AS SHOWN; LANDSCAPE BUFFER EASEMENT CANNOT BE SHOWN GRAPHICALLY; OTHER ITEMS ARE NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY.

8.) ITEM IS BLANKET IN NATURE AND CANNOT BE SHOWN GRAPHICALLY.

9.) ITEM IS NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY.



VICINITY MAP
NOT TO SCALE

NOTES

1.) OCCUPATION IN GENERAL FITS SURVEY WITH NO APPARENT ENCROACHMENTS BY OWNERS OF THE SUBJECT PROPERTY OR BY OWNERS OF ADJOINING PROPERTIES WITH THE EXCEPTION OF WALK IN SOUTHEAST PORTION OF THE PROPERTY AND BIKE PATH ALONG PORTION OF EASTERN PROPERTY LINE.

2.) SOURCE DOCUMENTS AS NOTED.

3.) ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, (OSPC), OHIO SOUTH ZONE, BASED ON A GPS SURVEY UTILIZING CORS STATION "COLB" AND MONUMENT "3E". THE PROJECT COORDINATES ARE BASED ON OSPC AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000228059 APPLIED AT BASE POINT N 764,900.00 E 1,793,500.00 . GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT .

5.) VERTICAL DATUM IS NAVD88 BASED ON SOURCE BM V21.

6.) THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 39049C0132K EFFECTIVE JUNE 17, 2008.

7.) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON OCTOBER 20, 2014; OUPS TICKET #A429-301-838 & A429-301-838.

8.) THE SUBJECT PROPERTY IS ZONED CC (COMMUNITY COMMERCIAL DISTRICT).

9.) THERE ARE 153 REGULAR PARKING SPACES AND 6 HANDICAP PARKING SPACES ON THE SUBJECT PROPERTY.

10.) NO DIVISION OR PARTY WALLS BETWEEN THE SUBJECT PROPERTY AND ADJOINING PROPERTIES OBSERVED.

11.) THERE IS NO EVIDENCE OF CURRENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.

12.) THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.

13.) THERE IS NO OBSERVABLE EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.

14.) THERE IS NO OBSERVED EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.

15.) THERE IS NO OBSERVED EVIDENCE OF EXISTING TANKS OR DRAINAGE FIELDS WITHIN THE SUBJECT PROPERTY.

16.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN OCTOBER, 2014.

To ICH Dublin Hotel, LLC, American Land Title Association and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established by ALTA and NSPS, and includes Items 1-5, 6(b), 8, 9, 11(b), 13, 14, 16-19, 20(a), 20(b) and 21 of Table A thereof. The field work was completed on February 12, 2013.

STATE OF OHIO — MICHAEL L. KELLER — 7978 — REGISTERED PROFESSIONAL SURVEYOR

Michael L. Keller — 11/25 / 14

MICHAEL L. KELLER — DATE
OHIO PROFESSIONAL SURVEYOR NO. 7978

THE KLEINGERS GROUP
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SEAL

REVISIONS: No. Description Date

DATE	PROJNUMBER	ARCH	PROJMGR	CADD
07/29/2015	6091-14-0010	G. SEBACH	M. SPIRES	CADD

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

EXISTING CONDITIONS

SHEET C103

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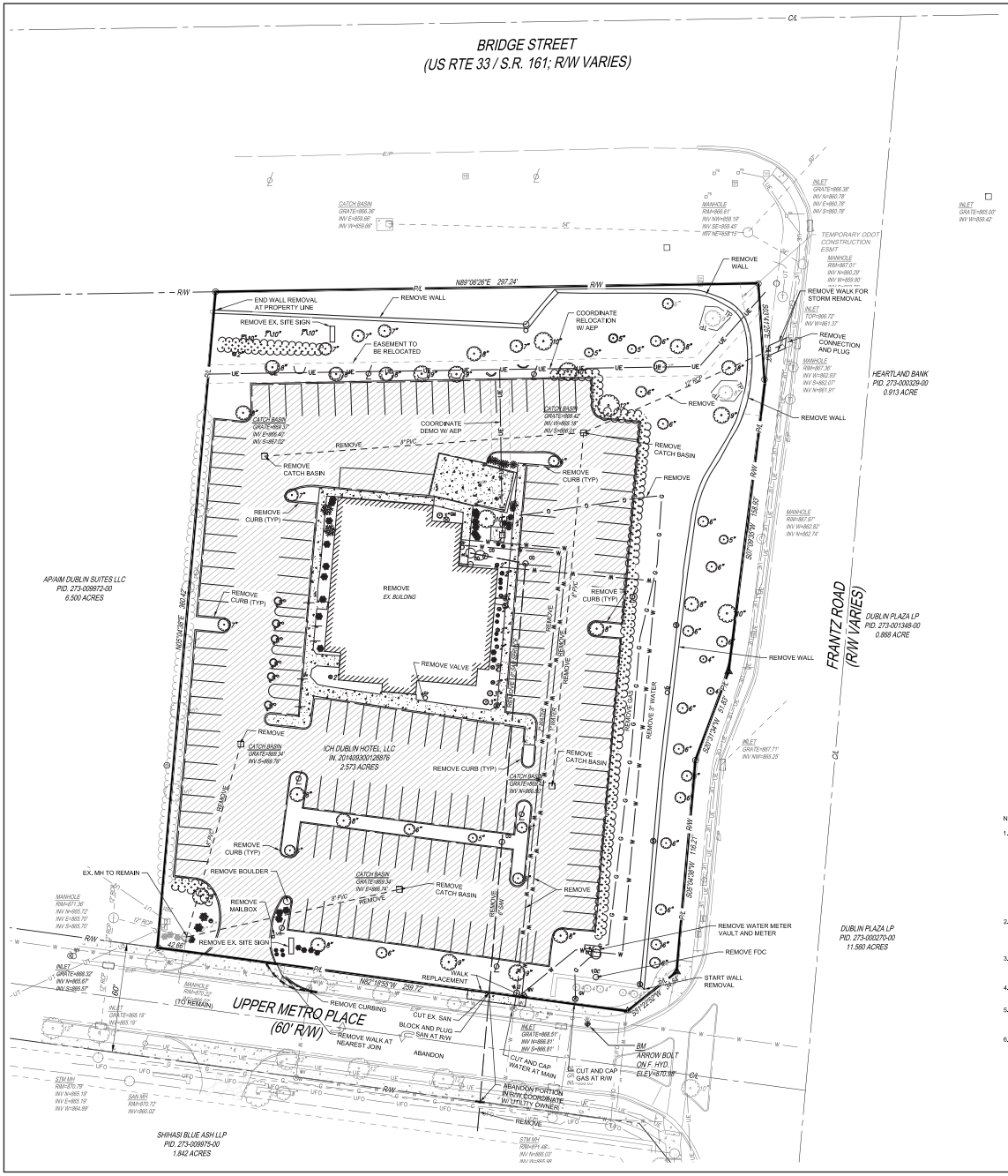
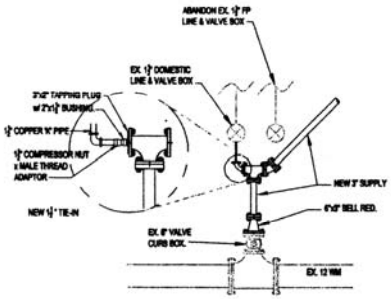


EXISTING LEGEND

- 5/8" CAPPED IRON PIN SET
- 5/8" IRON PIN FOUND
- 1" IRON PIPE FOUND
- NAIL SET
- NAIL FOUND
- BENCHMARK
- UTILITY POLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- HVAC UNIT
- TRANSFORMER
- ELECTRIC BOX
- LIGHT POLE
- UNDERGROUND TELEPHONE
- OVERHEAD TELEPHONE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GAS MAIN
- GAS VALVE
- UNDERGROUND CABLE TV
- WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- MANHOLE
- CLEAN OUT
- SANITARY SEWER
- STORM SEWER
- CATCH BASIN
- INLET
- YARD DRAIN
- TRAFFIC CONTROL CABINET
- TRAFFIC SIGNAL POLE
- SIGN
- TREE (TO REMAIN)

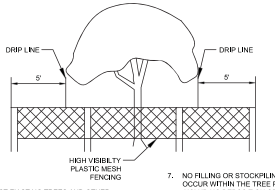


EXISTING WATER SERVICE DETAIL
(TO BE REMOVED)
N.T.S.

NOTE:
CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION

DEMOLITION NOTES:
ANY UTILITY CUT AND CAPPED AT THE R/W IS ABANDONED WITHIN THE R/W AS WELL

REMOVE EXISTING SITE SOILS UNDER THE LOCATION OF THE PROPOSED BUILDING FOOTPRINT TO A DEPTH 5+/- FEET. REMOVAL OF SOILS SHALL EXTEND TO A MINIMUM DISTANCE OF TEN FEET FROM THE PROPOSED BUILDING WALLS.



NOTES:

1. PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND AND VEGETATION TO BE LEFT STANDING.
2. SIGNAGE SHALL CLEARLY IDENTIFY THE TREE AND NATURAL PRESERVATION AREA AND STATE THAT NO CLEARING OR EQUIPMENT IS ALLOWED WITHIN IT.
3. TREE AND NATURAL PRESERVATION AREA SHALL BE FENCED PRIOR TO BEGINNING CLEARING OPERATIONS.
4. FENCE MATERIALS SHALL BE METAL FENCE POSTS WITH SNOW FENCE.
5. FENCE SHALL BE PLACED AS SHOWN ON PLANS AND BEYOND THE DRIP LINE OR CANOPY OF TREES TO BE PROTECTED.
6. IF ANY CLEARING IS DONE AROUND SPECIMEN TREES IT SHALL BE DONE BY CUTTING AT GROUND LEVEL WITH HAND HELD TOOLS AND SHALL NOT BE GRUBBED OR PULLED OUT. NO CLEARING SHALL BE DONE IN BUFFER STRIPS OR OTHER PRESERVED FORESTED AREAS.
7. NO FILLING OR STOCKPILING OF MATERIALS SHALL OCCUR WITHIN THE TREE PROTECTION AREA, INCLUDING DEPOSITION OF SEDIMENT.
8. WHERE UTILITIES MUST RUN THROUGH A TREE'S DRIP LINE, TUNNELING SHOULD BE USED TO MINIMIZE ROOT DAMAGE. TUNNELING SHOULD BE AT A MINIMUM DEPTH OF 24 INCHES FOR TREES LESS THAN 12 INCHES IN DIAMETER OR AT A MINIMUM DEPTH OF 36 INCHES FOR LARGER DIAMETER TREES.
9. WHERE TUNNELING WILL BE PERFORMED WITHIN THE DRIP LINE OF A TREE, THE TUNNEL SHOULD BE PLACED A MINIMUM OF 2 FEET AWAY FROM THE TREE TRUNK TO AVOID TAPROOTS.
10. MINIMIZE EXCAVATION OR TRENCHING WITHIN THE DRIP LINE OF THE TREE. ROUTE TRENCHES AROUND THE DRIP LINE OF TREES.
11. ROOTS 2 INCHES OR LARGER THAT ARE SEVERED BY TRENCHING SHOULD BE SAWN OFF NEATLY IN ORDER TO ENCOURAGE NEW GROWTH AND DISCOURAGE DECAY.
12. SOIL EXCAVATED DURING TRENCHING SHALL BE PILED ON THE SIDE AWAY FROM THE TREE.
13. ROOTS SHALL BE KEPT MOIST WHILE TRENCHES ARE OPEN AND REFILLED IMMEDIATELY AFTER UTILITIES ARE INSTALLED OR REPAIRED.

TREE PROTECTION DETAIL
N.T.S.

DEMOLITION LEGEND

- REMOVE LIGHT POLE
- REMOVE WATER MAIN
- REMOVE FIRE HYDRANT
- REMOVE WATER VALVE
- REMOVE WATER METER
- REMOVE IRRIGATION CONTROL VALVE
- REMOVE SPRINKLER
- REMOVE STUMP
- REMOVE STORM SEWER
- REMOVE CATCH BASIN
- REMOVE SANITARY SEWER
- REMOVE SANITARY SEWER CLEANOUT
- REMOVE GAS LINE
- REMOVE SIGN
- REMOVE GUARD POST (PIPE BOLLARD)
- REMOVE TREE
- REMOVE CONCRETE
- REMOVE PAVEMENT
- REMOVE HEDGES
- SAWCUT
- TREE PROTECTION

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DEMO SHEET

SHEET C104

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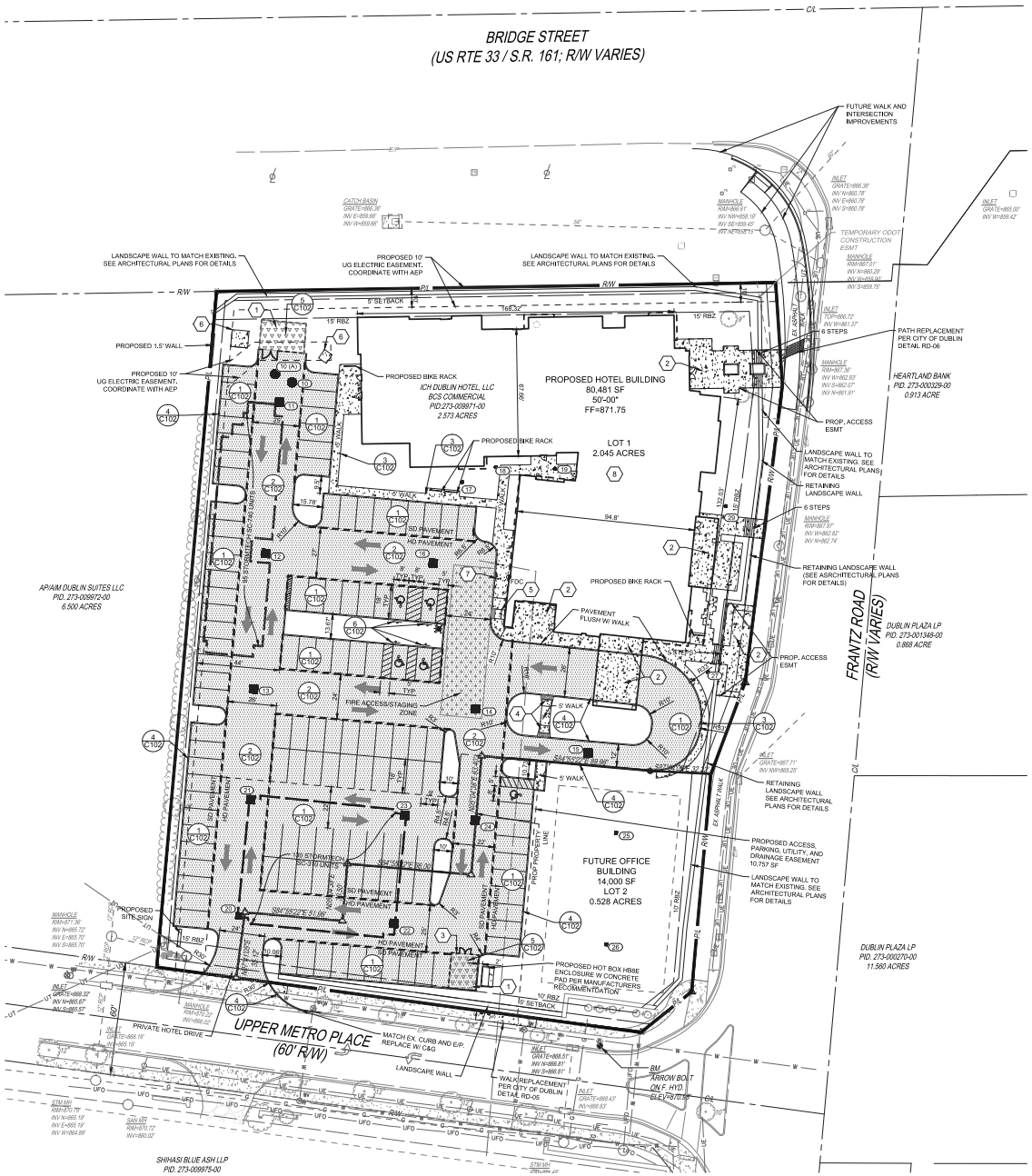

PROPOSED SYMBOLS

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

NOTES:

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

CODED NOTE:

1. PROPOSED DUMPSTER LOCATION
2. ARCHITECTURAL CONCRETE, SEE ARCHITECTURAL PLANS FOR DETAILS
3. DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS
4. CURB RAMP PER COC STANDARD DRAWING 2319, TYPE C
5. CURB RAMP PER MODIFIED COC STANDARD DRAWING 2319, TYPE A
6. CONCRETE TRANSFORMER PAD, SEE ELECTRICAL PLANS FOR DETAILS. COORDINATE LOCATION WITH AEP
7. NO PARKING FIRE LANE SIGN (SEE DETAIL FHWA MUTC R7-1), SEE DETAIL SHEET C102
8. 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 BERING 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 COMMERICAL

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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SITE PLAN

C105

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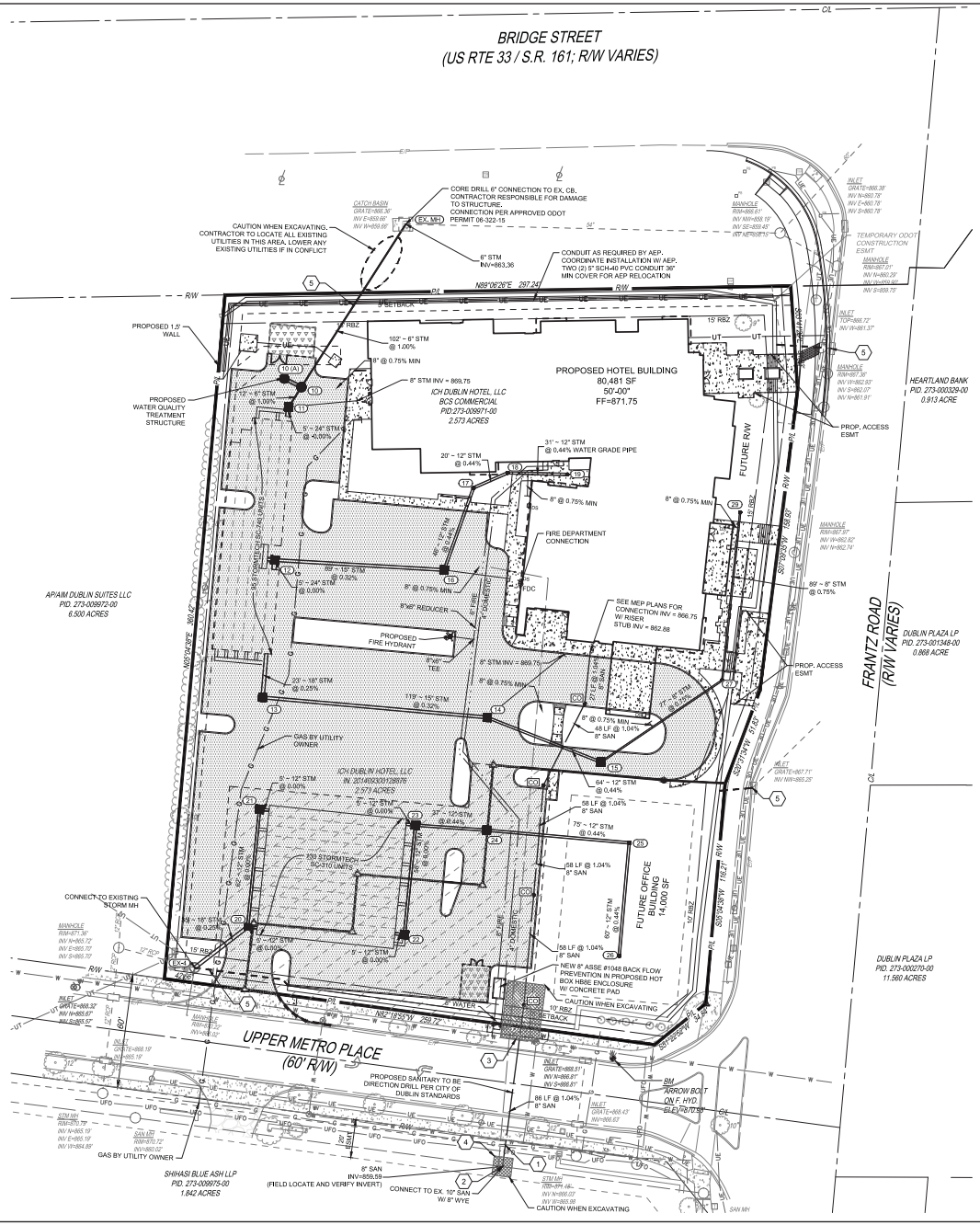

PROPOSED SYMBOLS

- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED STORM SEWER
- PROPOSED STORM DOWNSPOUT
- PROPOSED WATER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED GAS LINE
- PROPOSED ACCESS, PARKING, UTILITY AND DRAINAGE EASEMENT
- PROPOSED BORE PIT

NOTES

1. ALL CONNECTIONS TO EXISTING CATCH BASINS AND/OR MANHOLES SHALL BE CORE DRILLED.
2. CONNECTIONS TO EXISTING UTILITIES REQUIRE INSPECTION BY THE CITY OF DUBLIN.
3. CONTRACTOR TO COORDINATE EXACT LOCATIONS OF GAS, ELECTRIC, AND TELEPHONE SERVICES WITH UTILITY PROVIDERS.
4. ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING: NYLOPLAST-ADS DRAIN BASIN, NDS DURACAST FABRICATED PVC CATCH BASIN, AGRI-DRAIN CATCH BASIN, OR APPROVED EQUAL. GRATES SHALL BE H-10 RATED AND ANY GRATES LOCATED WITHIN A HARDSCAPE AREA SHALL BE ADA COMPLIANT.
5. RESTORE ORIGINAL LANDSCAPE CONDITIONS AT BORE PIT AREAS
6. STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35, PVC PROFILE PIPE PER ODOT ITEM 707.42, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.01, 707.02, OR REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV, STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 603. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.013 (n=0.013) OR LESS.

CODED NOTES:

1. HORIZONTAL DIRECTIONAL BORE BELOW UPPER METRO
2. CONNECT TO EX. SANITARY LINE CANNOT BE MADE WITHOUT OBTAINING A PERMIT
3. 20' x 30' BORE PIT
4. 10' x 10' RECEIVING PIT TO BE BACKFILLED WITH CDF, WALK MUST BE REPLACED IN KIND. BRICK STAMPED CONCRETE MUST MATCH EXISTING
5. CONNECT 4" WALL UNDERDRAIN TO STORM STRUCTURE

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UTILITY PLAN

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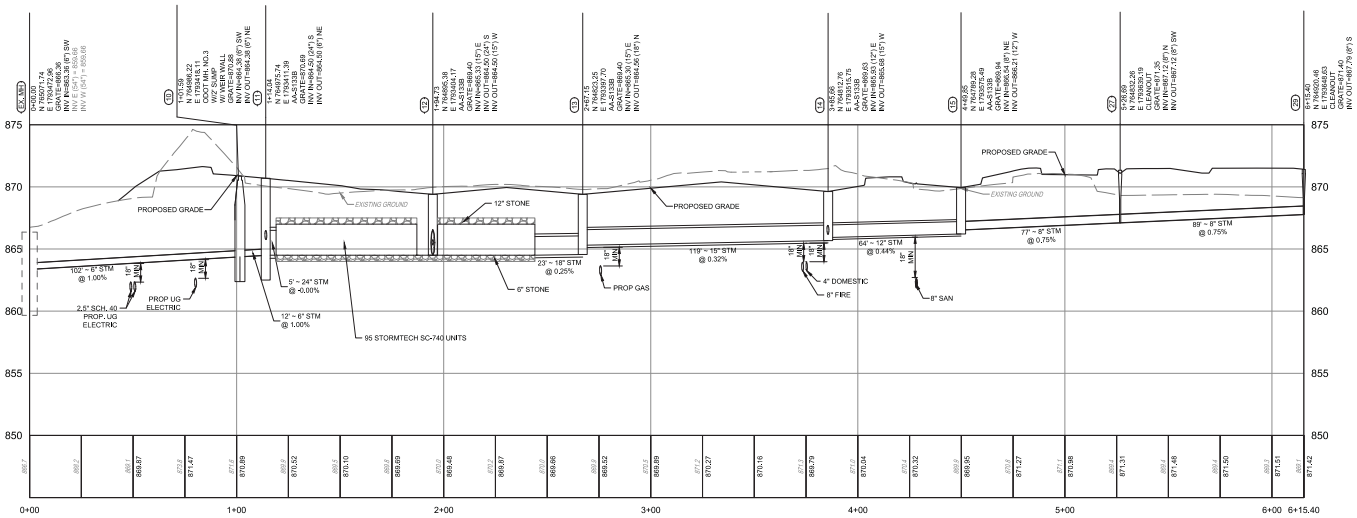
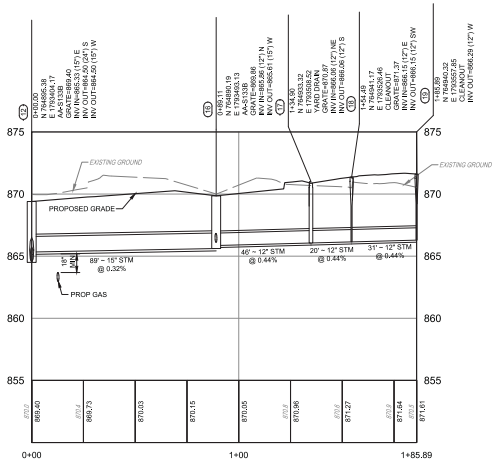
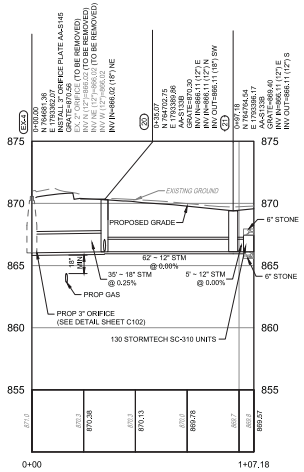


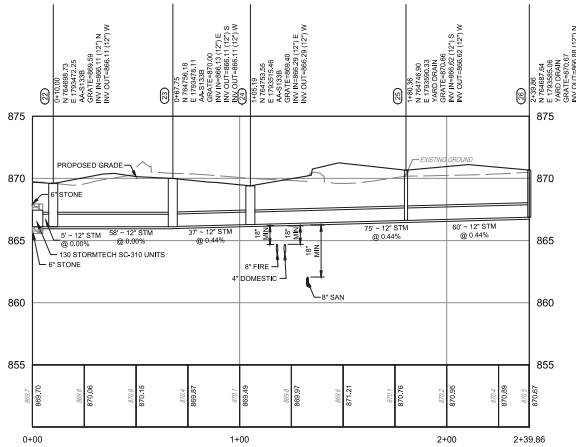
CB-15 TO EX. MH



YD-17 TO CB-12



SOUTH UNDERGROUND DETENTION TO EX. MH



YD-22 TO UNDERGROUND DETENTON

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STORM SEWER PROFILES

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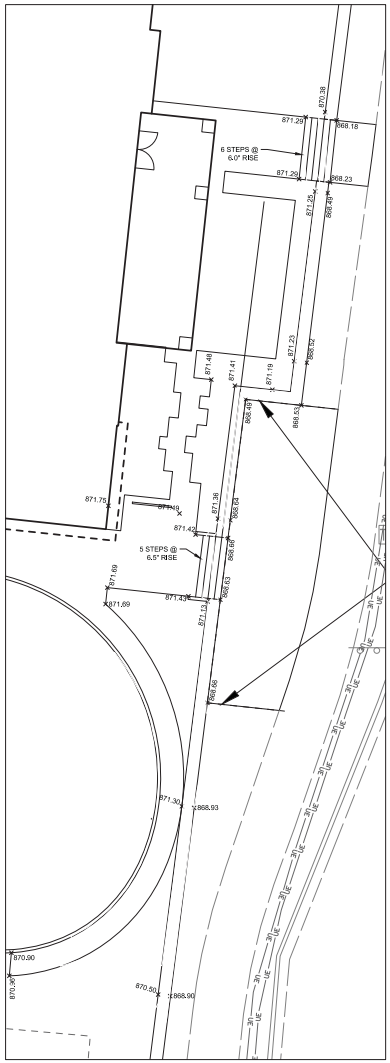
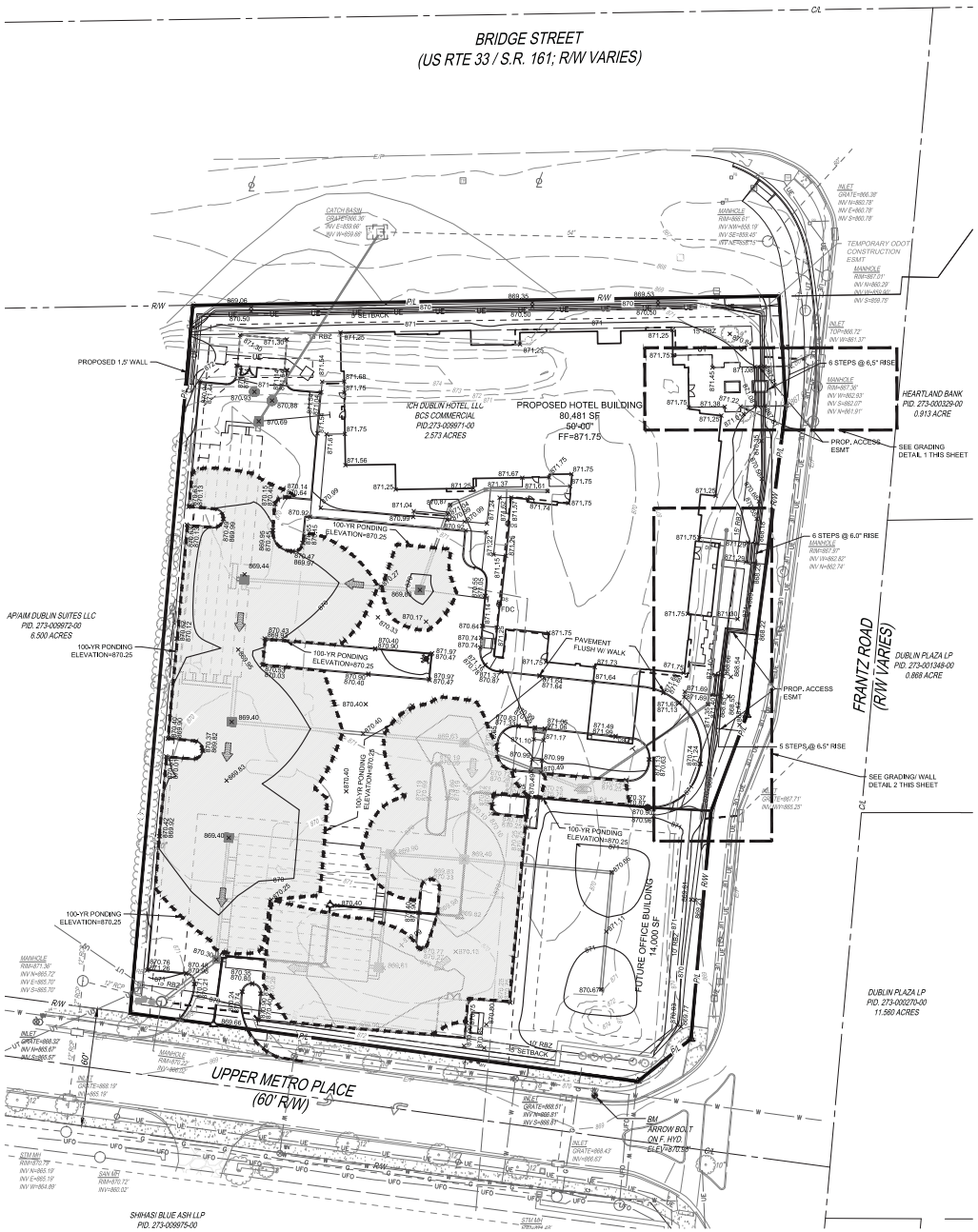


GRADING/ WALL DETAIL 2
1" = 10'

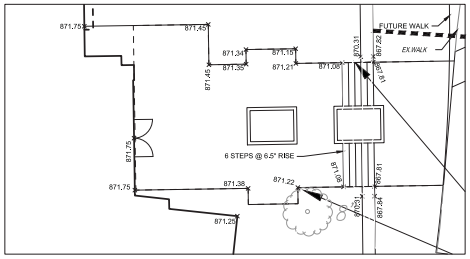


GRADING LEGEND

945	EX CONTOUR
944	EX CONTOUR
945	PROPOSED CONTOUR
944	PROPOSED CONTOUR
	100-YEAR PONDING LIMITS
×877.00	PROPOSED SPOT ELEVATION
	SURFACE DETENTION STORAGE AREA
	FLOOD ROUTE

PROPOSED SYMBOLS

	PROPOSED STORM SEWER PIPES
CB	PROPOSED CATCH BASIN
YD	PROPOSED YARD DRAIN



GRADING DETAIL 1
1" = 10'

STORMWATER MANAGEMENT SUMMARY TABLE (NORTH)							
STORM EVENT	1	2	5	10	25	50	100
ALLOWABLE RELEASE RATE (CFS)	1.40	1.40	1.40	1.40	1.40	5.00	7.30
ACTUAL RELEASE RATE (CFS)	0.71	0.80	0.95	1.24	1.26	1.27	1.29
PONDING ELEVATION	868.88	866.38	867.45	869.81	870.02	870.13	870.25

STORMWATER MANAGEMENT SUMMARY TABLE (SOUTH)							
STORM EVENT	1	2	5	10	25	50	100
ALLOWABLE RELEASE RATE (CFS)	0.50	0.50	0.50	0.50	0.50	1.60	2.00
ACTUAL RELEASE RATE (CFS)	0.21	0.25	0.31	0.45	0.46	0.47	0.48
PONDING ELEVATION	866.95	867.24	867.87	869.74	870.02	870.13	870.25

NOTE:
REMOVE EXISTING SITE SOILS UNDER THE LOCATION OF THE PROPOSED BUILDING FOOTPRINT TO A DEPTH 5+/- FEET. REMOVAL OF SOILS SHALL EXTEND TO A MINIMUM DISTANCE OF FIVE FEET FROM THE PROPOSED BUILDING WALLS.

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GRADING PLAN

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Downstream Defender® by Hydro International

The Downstream Defender is an advanced Hydrodynamic Vortex Separator designed to provide high removal efficiencies of settleable solids and their associated pollutants, oil, and floatables over a wide range of flow rates.

The Downstream Defender has unique, flow-modifying internal components developed from extensive full-scale testing, CFD modeling and over thirty years of hydrodynamic separation experience in wastewater, combined sewer and stormwater applications. These internal components distinguish the Downstream Defender from simple swirl-type devices and conventional oil/grit separators by minimizing turbulence and headlosses, enhancing separation, and preventing washout of previously stored pollutants.

The high removal efficiencies and inherent low headlosses of the Downstream Defender allow for a small footprint making it a compact and economical solution for the treatment of non-point source pollution.

BENEFITS OF THE DOWNSTREAM DEFENDER

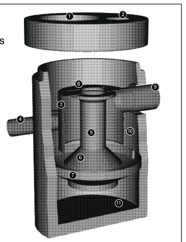
- Removes sediment, floatables, oil and grease
- No pollutant washouts
- Small footprint
- No loss of treatment capacity between clean-outs
- Low headloss
- Efficient over a wide ranges of flows
- Easy to install
- Low maintenance

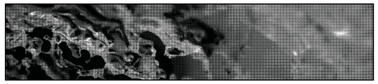
APPLICATIONS

- New developments and retrofits
- Utility yards
- Streets and roadways
- Parking lots
- Pre-treatment for filters, infiltration and storage
- Industrial and commercial facilities
- Wetlands protection

DOWNSTREAM DEFENDER COMPONENTS

1. **Central Access Port**
2. **Floatables Access Port (6-ft., 8-ft. and 10-ft. models only)**
3. **Dip Plate**
4. **Tangential Inlet**
5. **Center Shaft**
6. **Center Cone**
7. **Benching Skirt**
8. **Floatables Lid**
9. **Outlet Pipe**
10. **Floatables Storage**
11. **Isolated Sediment Storage Zone**





Operation

INTRODUCTION

The Downstream Defender operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The Downstream Defender has been designed to allow for easy and safe access for inspection/monitoring and clean-out procedures. Entry into the unit or removal of the internal components is not necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

POLLUTANT CAPTURE AND RETENTION

The internal components of the Downstream Defender have been designed to protect the oil, floatables and sediment storage volumes so that separator performance is not reduced as pollutants accumulate between clean-outs. Additionally, the Downstream Defender is designed and installed into the storm drain system so that the vessel remains wet between storm events. Oil and floatables are stored on the water surface in the outer annulus separate from the sediment storage volume in the sump of the unit providing the option for separate oil disposal, and accessories such as adsorbant pads. Since the oil/floatables and sediment storage volumes are isolated from the active separation region, the potential for re-suspension and washout of stored pollutants between clean-outs is minimized.

WET SUMP

The sump of the Downstream Defender retains a standing water level between storm events. The water in the sump prevents stored sediment from solidifying in the base of the unit. The clean-out procedure becomes more difficult and labor intensive if the system allows fine sediment to dry-out and consolidate. Dried sediment must be manually removed by maintenance crews. This is a labor intensive operation in a hazardous environment.

BLOCKAGE PROTECTION

The Downstream Defender has large clear openings and no internal restrictions or weirs, minimizing the risk of blockage and hydraulic losses. In addition to increasing the system headloss, orifices and internal weirs can increase the risk of blockage within the unit.

Maintenance

OVERVIEW

The Downstream Defender protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the Downstream Defender. The Downstream Defender will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the Downstream Defender will no longer be able to store removed sediment and oil. Maximum pollutant storage capacities are provided in Table 5.

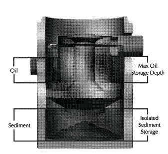


Figure 1: *Downstream Defender Maximum Storage Depths*

The Downstream Defender allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole. On the 6-ft, 8-ft and 10-ft units, the floatables access port is above the outlet pipe between the concrete manhole wall and the dip plate. The sediment removal access ports for all Downstream Defender models are located directly over the hollow center shaft.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the Downstream Defender, nor do they require the internal components of the Downstream Defender to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

DETERMINING YOUR MAINTENANCE SCHEDULE

The frequency of cleanout is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil/flotables removal, for a 6-ft Downstream Defender typically takes less than 30 minutes and removes a combined water/oil volume of about 500 gallons.

INSPECTION PROCEDURES

Inspection is a simple process that does not involve entry into the Downstream Defender. Maintenance crews should be familiar with the Downstream Defender and its components prior to inspection.

SCHEDULING

- It is important to inspect your Downstream Defender every six months during the first year of operation to determine your site-specific rate of pollutant accumulation.
- Typically, inspection may be conducted during any season of the year

RECOMMENDED EQUIPMENT

- Safety Equipment and Personal Protective Equipment (traffic cones, work gloves, etc.)
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net
- Sediment probe (such as a Sludge Judge®)
- Trash bag for removed floatables
- Downstream Defender Maintenance Log

Table 1

Downstream Defender Pollutant Storage Capacities and Max. Cleanout Depths

Unit Diameter	Total Oil Storage	Oil Clean-out Depth	Total Sediment Storage	Sediment Clean-out Depth	Max. Liquid Volume Removed
(feet)	(gal.)	(inches)	(gal.)	(inches)	(gal.)
4	70	<16	141	<18	384
6	230	<23	424	<24	1239
8	525	<33	939	<30	2884
10	1050	<42	1,757	<36	5546

NOTES

1. Refer to Dowmstream Defender Clean-out Detail (Fig. 1) for measurement of depths.
2. Oil accumulation is typically less than sediment, however, removal of oil and sediment during the same service is recommended.
3. Remove floatables first, then remove sediment storage volume.

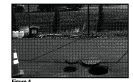


Figure 4

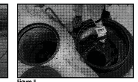


Figure 5

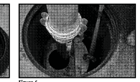


Figure 6

INSPECTION PROCEDURES

1. Set up any necessary safety equipment around the access port or grate of the Downstream Defender as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the lids to the manhole. Figure 4. (NOTE: The 4-ft Downstream Defender® will only have one lid).
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. See Figure 7 and 8 for typical inspection views.
4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the outer annulus of the chamber.
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel. Figure 5.
6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
7. Securely replace the grate or lid.
8. Take down safety equipment.
9. Notify Hydro International of any irregularities noted during inspection.

FLOATABLES AND SEDIMENT CLEANOUT

Floatables cleanout is typically done in conjunction with sediment removal. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Figure 6.

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose and skimmer pole to be lowered to the base of the sump.

SCHEDULING

- Floatables and sump cleanout are typically conducted once a year during any season.
- Floatables and sump cleanout should occur as soon as possible following a spill in the contributing drainage area

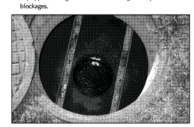


Figure 7: *View over Center Shaft into sediment storage Zone*

Figure 8: *View of outer annulus of floatables and oil collection zone*

RECOMMENDED EQUIPMENT

- Safety Equipment (traffic cones, etc)
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- Vactor truck (flexible hose recommended)
- Downstream Defender Maintenance Log

FLOATABLES AND SEDIMENT CLEAN OUT PROCEDURES

1. Set up any necessary safety equipment around the access port or grate of the Downstream Defender as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
2. Remove the lids to the manhole (NOTE: The 4-ft Downstream Defender® will only have one lid).
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
4. Using the Floatables Port for access, remove oil and floatables stored on the surface of the water with the vactor hose or the skimmer net. Figure 9.
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (page 9).
6. Once all floatables have been removed, drop the vactor hose to the base of the sump via the Central Access Port. Vactor out the sediment and gross debris off the sump floor. Figure 6.
7. Retract the vactor hose from the vessel.
8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
9. Securely replace the grate or lid.

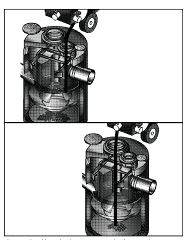
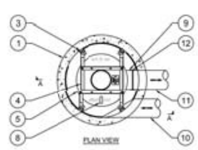


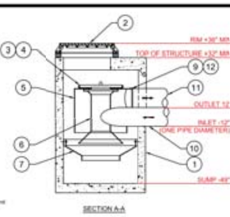
Figure 9: *Floatables and sediment are removed with a vactor hose*

Maintenance at a Glance

ACTIVITY	FREQUENCY
Inspection	- Regularly during first year of installation - Every 6 months after the first year of installation
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area

NOTE: For most cleanouts it is not necessary to remove the entire volume of liquid in the vessel. Only removing the first few inches of oils/floatables and the sediment storage volume is required.





PARTS LIST

ITEM	SIZE		DESCRIPTION
1	48 in.	1219mm	I.D. CONCRETE MANHOLE
2	30 in.	761mm	MANHOLE LID, FRAME & COVER
3			LEDGER ANGLE (TYP.)
4			SUPPORT FRAME
5			DIP PLATE
6			CENTER SHAFT & CONE
7			BENCHING SKIRT
8			FLOATABLES LID W/ VENT
9	12 in.	305mm	OVERFLOW PIPE STUB
10	12 in.	305mm	TANGENTIAL INLET PIPE (BY OTHERS)
11	12 in.	305mm	OVERFLOW PIPE (BY OTHERS)
12			PIPE COUPLING (BY OTHERS)

Hydro International stormwater

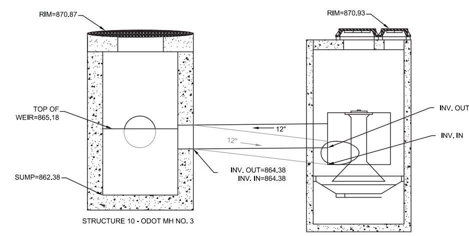
4' DOWNSTREAM DEFENDER

ADS

TECHNICAL SERVICES
70 INWOOD ROAD, SUITE 3
ROCKY HILL, CT 06067
V: 888-892-2694
F: 866-328-8401

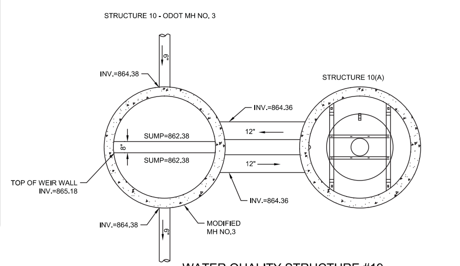
4' DOWNSTREAM DEFENDER
GENERAL OFFLINE CONFIGURATION

DATE:	8/2/11	PROJECT:	
DRAWN:	JM	SCALE:	NTS
CHECKED:	JM	PAGE:	1 OF 2



WATER QUALITY STRUCTURE #10(A).
PROFILE VIEW SINGLE BYPASS STRUCTURE

NOT TO SCALE



WATER QUALITY STRUCTURE #19
PLAN VIEW SINGLE BYPASS STRUCTURE

WATER QUALITY STRUCTURE NOTE:

THE INFORMATION ON THIS SHEET HAS BEEN PROVIDED AS BASIS OF DESIGN FOR THE WATER QUALITY STRUCTURES. THE CONTRACTOR CAN SELECT ANOTHER MANUFACTURER IF THE PERFORMANCE CRITERIA BELOW ARE MET.

MINIMUM PERFORMANCE REQUIREMENTS:

1) FOUR (4) FOOT DIAMETER CIRCULAR STRUCTURE.

2) 80% TSS REMOVAL AT A FLOW GREATER THAN OR EQUAL TO 1.20 CFS.

3) SHALL BE LISTED ON ODOT PREQUALIFIED LIST.

4) A FORMAL PLAN REVISION MUST BE PREPARED BY ENGINEER AND APPROVED BY ADMINISTRATOR OF DIVISION OF SEWERAGE & DRAINAGE.

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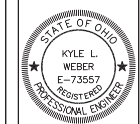

REVISIONS: No. Description Date

DATE	PROJNUMBER	ARCH	PROJMGR	CADD
07/29/2015	6091-14-0010	G. SEBACH	M. SPIRES	CADD

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

WATER QUALITY STRUCTURE - DOWNSTREAM DEFENDER DETAIL

SHEET C109

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ADVANCED DRAINAGE SYSTEMS, INC.

STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740, SC-310, OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.

   STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED ELEVATIONS

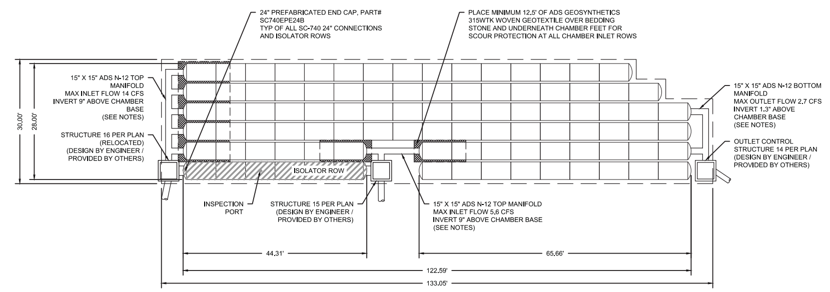
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	875.00
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	869.00
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	868.50
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	868.50
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	868.50
TOP OF STONE:	868.00
TOP OF CHAMBER:	867.00
15" TOP MANIFOLD INVERT:	865.25
15" BOTTOM MANIFOLD INVERT:	864.61
24" ISOLATOR ROW INVERT:	864.51
BOTTOM OF CHAMBER:	864.50
BOTTOM OF STONE:	864.00

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET #7 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.

PROPOSED LAYOUT (NORTH SYSTEM)

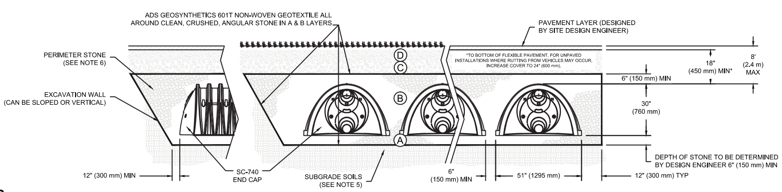
(95) STORMTECH SC-740 CHAMBERS
(16) STORMTECH SC-740 END CAPS
INSTALLED WITH 6" COVER STONE, 6" BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 7,115 CF (EXCLUDING BASE STONE)
AREA OF SYSTEM: 3,850 FT²
PERIMETER OF SYSTEM: 326 FT



ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

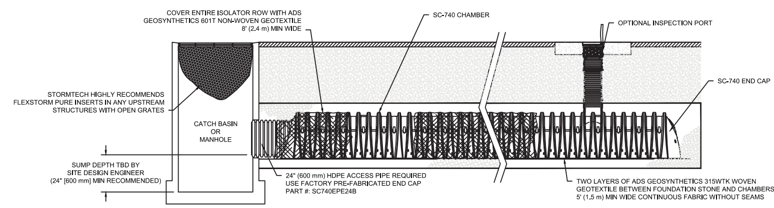
MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

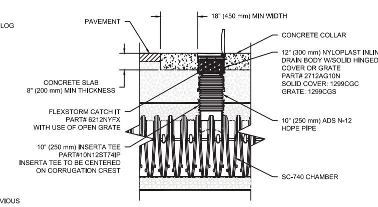
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



SC-740 INSPECTION PORT DETAIL
NTS

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CIVIL ENGINEERING | SURVEYING | LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd, Ste B
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614.882.4311

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580 North Fourth Street
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Columbus, OH 43215
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OHM-ADVISORS.COM

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

SEAL

REVISIONS: No. | Description | Date

DATE	PROJNUMBER	ARCH	PROJMGR	CADD
07/29/2015	6091-14-0010	G. SEBACH	M. SPIRES	CADD

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

UNDERGROUND DETENTION DETAIL (SC-740)

SHEET C110

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ADVANCED DRAINAGE SYSTEMS, INC.

STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740, SC-310, OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
   b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
   c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.

   STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED ELEVATIONS

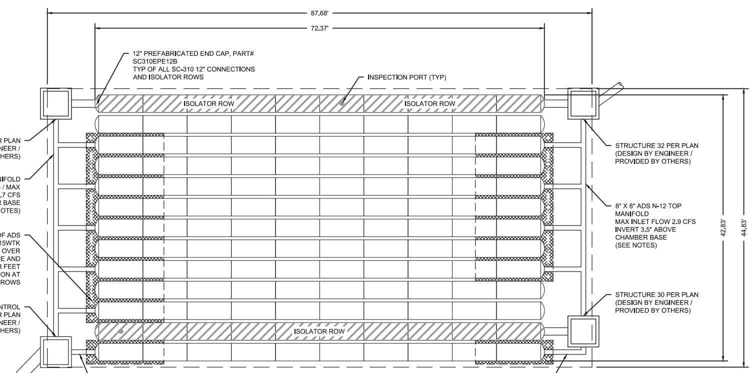
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	875.44
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	869.44
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	868.94
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	868.94
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	868.94
TOP OF STONE:	867.94
TOP OF CHAMBER:	867.44
8" TOP MANIFOLD INVERT:	866.40
12" ISOLATOR ROW INVERT:	866.19
8" BOTTOM CONNECTION INVERT:	866.16
BOTTOM OF CHAMBER:	866.11
BOTTOM OF STONE:	865.61

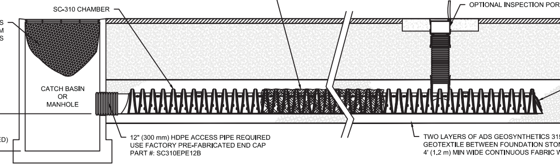
NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET #7 FOR MANIFOLD SIZING GUIDANCE.

PROPOSED LAYOUT (SOUTH SYSTEM)

(130) STORMTECH SC-310 CHAMBERS
(26) STORMTECH SC-310 END CAPS
INSTALLED WITH 6" COVER STONE, 6" BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 3,412 CF (EXCLUDING BASE STONE)
AREA OF SYSTEM: 3,931 FT²
PERIMETER OF SYSTEM: 265 FT





SC-310 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

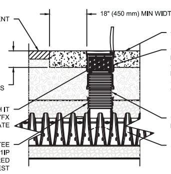
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

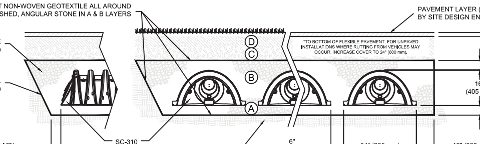


SC-310 INSPECTION PORT DETAIL
NTS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2][3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

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

REVISIONS: No. | Description | Date

DATE	PROJNUMBER	ARCH	PROJMGR	CADD
07/29/2015	6091-14-0010	G. SEBACH	M. SPIRES	CADD

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

UNDERGROUND DETENTION DETAIL (SC-310)

SHEET C111

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OHIO EPA
NPDES STORMWATER CONSTRUCTION PERMIT
GENERAL PERMIT #OHC000004

PERMITTEE/SITE CONTACT:
ICH DUBLIN HOTEL, LLC
Dublin, OH 43017
Ph: 614-850-9191

OWNER:
ICH DUBLIN HOTEL, LLC
Dublin, OH 43017
Ph: 614-850-9191

NPDES PERMIT: 4GC04994*AG (07/6/2015)

CENTER OF PROJECT LATITUDE: 40.098158 LONGITUDE: -83.125604

PROJECT DESCRIPTION

NEW HOTEL BUILDING IN DUBLIN, FRANKLIN COUNTY, OHIO, INCLUDING THE BUILDING, PARKING LOTS, SANITARY SEWERS, STORM SEWERS, WATERLINES AND OTHER RELATED UTILITIES. SOIL DISTURBING ACTIVITIES WILL INCLUDE: INSTALLATION OF EROSION AND SEDIMENT CONTROLS, GRADING, INSTALLATION OF THE SEWERS AND OTHER UTILITIES AND THE PREPARATION FOR FINAL SEEDING.

PROJECT DATA

EXISTING SITE CONDITIONS:	EXISTING RESTAURANT SITE.
ADJACENT AREAS:	THE SITE IS LOCATED ADJACENT TO A COMMERCIAL HOTEL SITE.
CRITICAL AREAS:	N/A.
TOTAL SITE AREA:	2.573 ACRES
TOTAL DISTURBED AREA:	2.523 ACRES
PROPOSED IMPERVIOUS AREA:	1.938 ACRES
PERCENTAGE OF CREATED IMPERVIOUS AREA:	29.81%
RUNOFF COEFFICIENT FOR PRE-CONSTRUCTION:	C=0.72
RUNOFF COEFFICIENT FOR POST-CONSTRUCTION:	C=0.81
PRIOR LAND USE:	DEVELOPED
RECEIVING WATER:	PUBLIC STORM SEWER SYSTEM TO SCIOTO RIVER
SOIL TYPES, DESCRIPTIONS:	CrB: CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAN, 2 TO 6 PERCENT SLOPES Ko: KOKOMO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES MkB: MIAMIAN SILT LOAM, 2 TO 6 PERCENT SLOPES Ut: UDORTHENTS-URBAN LAN COMPLEX, GENTLY ROLLING

EMERGENCY ACTION & SPILL PREVENTION PLAN

THE SCOPE OF WORK COVERED BY THIS PLAN INCLUDES EMERGENCY RESPONSE TO SPILLS, CONTAINMENT OF SPILLED LIQUIDS, EMERGENCY NOTIFICATION NUMBERS, AND SOIL EXCAVATION FOR SPILL CLEAN-UP.

IN THE EVENT OF A SPILL EVENT THE EMPLOYEE SHALL ASSESS THE SPILL AND IMMEDIATELY NOTIFY THE SAFETY OFFICER AND SUPERVISOR IN CHARGE, OR OTHER INDIVIDUALS AS LISTED BELOW.

TITLE	NAME	PHONE NUMBER
SITE SUPERINTENDENT	_______	___-___-____
PROJECT ENGINEER	_______	___-___-____

IMMEDIATELY AFTER NOTIFICATION, THE EMPLOYEE WILL BE DIRECTED BY THE SAFETY OFFICER, OR RESPONSIBLE PARTY TO START CONTAINMENT PROCEDURES TO PREVENT THE MATERIAL FROM REACHING THE STORM SEWERS, DRAINAGE DITCH, AND OTHER OUTLETS USING THE FOLLOWING ACTIONS OR ANY OTHER MEANS NECESSARY WITHOUT COMPROMISING WORKER SAFETY:

1) CLEAR PERSONNEL FROM THE SPILL AREA AND ROPE OFF AREA.
2) STOP THE SPILL.
3) USE SORBENT MATERIALS, PLUG PUTTY, OR HOLE PUTTY AS NECESSARY TO CONTROL THE SPILL AT THE SOURCE.
4) CONSTRUCT A TEMPORARY CONTAINMENT DIKE OF SORBENT MATERIALS OR DIRT TO CONTAIN SPILL.

SPILL KITS WILL BE LOCATED ON THE PROJECT AS DESIGNATED ON THE SWPPP PLAN.

UPON COMPLETION OF CONTAINMENT OPERATIONS, PROPER CLEAN-UP PROCEDURES WILL BE IMPLEMENTED IN ACCORDANCE WITH REGULATORY PROCEDURES.

ADDITIONAL EMERGENCY CONTACT NUMBERS:	24 HOUR PHONE NO.:
________	___-___-____
________	___-___-____
________	___-___-____
________	___-___-____
OHIO EPA	614-728-3898

GENERAL NOTES

THE CONTRACTOR IS HEREBY ADVISED THAT STRICTER POLLUTION CONTROL STANDARDS AND ENFORCEMENT HAVE BEEN IMPOSED BY THE OHIO EPA SINCE MARCH 10, 2003 AND WITH A REVISION IN APRIL 2008. ALSO, MANY PRIVATE CITIZEN ENVIRONMENTAL GROUPS, WHO HAVE BEEN KNOWN TO FILE CIVIL LEGAL ACTIONS, ARE PRESENT IN THE AREA AND OBSERVE ALL CONSTRUCTION OPERATIONS.

THE CONTRACTOR SHALL INFORM ALL SUBCONTRACTORS OF THE REQUIREMENTS AND RESPONSIBILITIES OF THE SWPPP AND SHALL DOCUMENT ALL SUCH NOTIFICATIONS AND/OR DISCUSSIONS. ALL SUBCONTRACTORS SHALL SIGN THE NOI.

THE CONTRACTOR WILL BE REQUIRED TO PARTICIPATE IN SEDIMENT AND EROSION CONTROL INSPECTIONS ON A WEEKLY BASIS AND SIGN AN APPROVED INSPECTION SHEET THAT SHALL BE KEPT ON FILE AT THE JOB SITE.

UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE ODNR "RAINWATER AND LAND DEVELOPMENT" HANDBOOK SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.

THIS PROJECT WILL INVOLVE SEVERAL CONSTRUCTION PHASES AND SEQUENCING THROUGHOUT ITS LIFETIME. IT IS VERY IMPORTANT THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROL (S&EC) FIELD METHODS ALONG WITH THIS PLAN, ARE UPDATED TO REFLECT THE ACTUAL FIELD CONDITIONS, CURRENT WEATHER CONDITIONS AND SITE GRADE CHANGES. THE CONTRACTOR, OWNER, ENGINEER OR THE OHIO EPA CAN AND WILL MODIFY THIS PLAN AS NECESSARY.

THE CONTRACTOR WILL VOLUNTARILY SELF REPORT ANY POTENTIAL VIOLATIONS OF THE OEPA NPDES PERMIT TO THE OWNER, ENGINEER AND THE OEPA.

THE CONTRACTOR SHALL REMOVE EXISTING GROUND COVER ONLY AS NECESSARY FOR THE PROJECT PHASE CURRENTLY UNDER CONSTRICTION.

CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF ACCORDING TO OHIO EPA REQUIREMENTS.

THE CONTRACTOR WILL BE REQUIRED TO BUILD SEDIMENT BASINS OR SEDIMENT TRAPS OR USE EQUAL METHODS TO DETAIN AND CLEAN WATER TO ACCEPTABLE EPA STANDARDS BEFORE RELEASING THE WATER BACK INTO THE STREAM.

THERE SHALL BE NO TURBID DISCHARGES TO SURFACE WATERS, RESULTING FROM DEWATERING ACTIVITIES. SEDIMENT-LADEN WATER MUST PASS THROUGH A SETTLING POND, FILTER BAG, OR OTHER COMPARABLE PRACTICE, PRIOR TO DISCHARGE.

NO SOLID OR LIQUID WASTE SHALL BE DISCHARGED INTO STORM WATER RUNOFF.

ALL PROCESS WASTEWATER (EQUIPMENT WASHING, LEACHATE FROM ON-SITE WASTE DISPOSAL, ETC.) SHALL BE COLLECTED AND DISPOSED OF AT A PUBLICLY OWNED TREATMENT WORKS.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH ALL LOCAL EROSION/SEDIMENT CONTROL, WASTE DISPOSAL, SANITARY AND HEALTH REGULATIONS.

OTHER EROSION CONTROL ITEMS MAY BE NECESSARY DUE TO ENVIRONMENTAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND IMPLEMENTATION OF ADDITIONAL EROSION CONTROL ITEMS, AT THE ENGINEER'S DISCRETION.

NO SOIL, ROCK, DEBRIS OR OTHER MATERIAL SHALL BE DUMPED OR PLACED IN ANY AREAS NOT ADEQUATELY PROTECTED BY EROSION CONTROL INSTALLATIONS.

IT IS PREFERRED TO USE PERMANENT EROSION CONTROL ITEMS AS SHOWN IN THE PLANS TO CONTROL CONSTRUCTION POLLUTION WHEN POSSIBLE. OTHERWISE, THE TEMPORARY POLLUTION PREVENTION ITEMS ARE TO BE USED.

MOST TEMPORARY S&EC METHODS, INCLUDING BUT NOT LIMITED T0, SILT FENCE AND DITCH CHECKS MAY ALL HAVE TO BE PERIODICALLY REMOVED AND REPLACED, OR MOVED FROM THE EXISTING ROAD DITCH OR STRIPPED AREAS AS WORK PROGRESSES. ANY CHANGES SHALL BE NOTED IN THE PLAN BY RED LINE AND DATED ON A CORRECTIVE ACTION LOG.

ALL TEMPORARY SEDIMENT CONTROLS AND STORM WATER QUALITY METHODS WILL BE BUILT/INSTALLED AS THE PROJECT PROGRESSES TO ELIMINATE UNNECESSARY DISTURBANCE AND REDUNDANCY. ALL TEMPORARY CONTROLS SHALL BE IN PLACE AND FUNCTIONING PROPERLY WHEN THREATENING WEATHER IS IMMINENT.

"TEMPORARY STABILIZATION" MEANS THE ESTABLISHMENT OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION AND OTHER TECHNIQUES CAPABLE OF QUICKLY ESTABLISHING COVER OVER DISTURBED AREAS TO PROVIDE EROSION CONTROL BETWEEN CONSTRUCTION OPERATIONS.

"PERMANENT STABILIZATION" MEANS THE ESTABLISHMENT OF PERMANENT VEGETATION, DECORATIVE LANDSCAPE MULCHING, MATTING, SOD, RIP RAP AND LANDSCAPING TECHNIQUES TO PROVIDE PERMANENT EROSION CONTROL ON AREAS WHERE CONSTRUCTION OPERATIONS ARE COMPLETE OR WHERE NO FURTHER DISTURBANCE IS EXPECTED FOR AT LEAST A YEAR.

OFF-SITE TRACKING OF SEDIMENTS SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. ALL PAVED STREETS ADJACENT TO THE SITE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP.

OPERATION SEQUENCE FOR TEMPORARY AND PERMANENT BMP INSTALLATION

TO COMPLETE THE EXCAVATION AND CONSTRUCTION OF THE PROPOSED BUILDING, COORDINATION OF THE CONTRACTOR'S WORK CREWS WILL BE REQUIRED. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT CONTROL AND STORAGE FACILITIES PRIOR TO COMMENCING SITE WORK. WORK WILL GENERALLY PROCEED FROM DOWNSTREAM TO UPSTREAM. THE GENERAL CONSTRUCTION SEQUENCE IS AS FOLLOWS:

A) INSTALL SILT FENCE AND APPLICABLE EROSION CONTROL ITEMS
B) REMOVE EXISTING IMPERVIOUS AREAS (PAVEMENT, BUILDINGS, ETC...)
C) STRIP AND STOCKPILE EXISTING TOPSOIL, PERFORM MASS GRADING, AND INSTALL TEMPORARY DIVERSIONS AS NECESSARY TO CONVEY ANY RUNOFF FROM DENUDED AREAS TO WATER QUALITY STRUCTURE.
D) INSTALL SITE UTILITIES, INSTALLING EROSION CONTROL ITEMS AS WORK PROGRESSES.
E) COMPLETE BUILDING PAD, STRUCTURE, AND BASE COURSE FOR PAVING.
F) INSTALL ASPHALT PAVEMENT, CONCRETE WALKS, FINE GRADE AND PERFORM PERMANENT SEEDING.
G) WHEN SITE IS STABILIZED REMOVE EROSION CONTROL ITEMS.

STABILIZATION PRACTICES

PERMANENT SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHCO00004. (SEE TABLE 1)

TABLE 1: PERMANENT STABILIZATION

AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT WILL LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN TWO DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE WITHIN THAT AREA

TEMPORARY SEEDING AND MULCHING STABILIZATION SHALL BE PROVIDED PER OEPA GUIDELINES AS SET FORTH IN PART II.B OF OHIO EPA PERMIT NO.: OHCO00004. (SEE TABLE 2)

TABLE 2: TEMPORARY STABILIZATION

AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITH 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 14 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 14 DAYS BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A SURFACE WATER OF THE STATE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA FOR RESIDENTIAL SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOT(S).
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER

ALL TEMPORARY EROSION AND SEDIMENT CONTROL INSTALLATIONS SHALL BE REMOVED WHEN 70% VEGETATION HAS BEEN REACHED.

SEEDING & MULCHING

MULCH AND/OR OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.

MULCH SHALL CONSIST OF UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 3 TONS/AC. OR 138 LB./1000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1000-SQ.-FT. SECTIONS AND PLACE THREE 45-LB. BALES OF STRAW IN EACH SECTION.

MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH:

1) MECHANICAL-USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 IN.
2) MULCH NETTINGS-USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.
3) ASPHALT EMULSION-FOR STRAW MULCH, APPLY AT THE RATE OF 160 GAL./AC. (0.1 GAL./SY) INTO THE MULCH AS IT IS BEING APPLIED OR AS RECOMMENDED BY THE MANUFACTURE.
4) SYNTHETIC BINDERS-FOR STRAW MULCH, SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.

TEMPORARY SEEDING & MULCHING FOR EROSION CONTROL

SEED TYPE	PER 1000 SQ FT	PER ACRE
PERENNIAL RYEGRASS TALL FESCUE ANNUAL RYEGRASS	1 POUND 1 POUND 1 POUND	40 POUNDS 40 POUNDS 40 POUNDS
SMALL GRAIN STRAW	90 POUNDS	2 TONS
FERTILIZER	6 POUNDS OF 10-10-10 OR 12-12-12	250 POUNDS OF 10-10-10 OR 12-12-12

NOTE: OTHER APPROVED SPECIES MAY BE SUBSTITUTED

WINTER SEEDING & MULCHING

WINTER SEED AND MULCH IS REQUIRED FOR EARTH DISTURBANCE ACTIVITY OPERATIONS OCCURRING BETWEEN OCTOBER 15 AND MARCH 15 AND CAN ONLY BE INSTALLED DURING THAT TIME. ALL STRAW MULCH INCLUDED IN THIS WORK MUST BE EITHER CRIMPED IN PLACE OR INSTALLED WITH A BIODEGRADABLE BONDED FIBER MATRIX. CRIMPED MULCH IS REQUIRED TO BE ANCHORED INTO THE SOIL SURFACE WITH A MECHANICAL CRIMPING IMPLEMENT OR OTHER SUITABLE IMPLEMENT APPROVED BY THE ENGINEER. THE MULCH INCLUDED IN THIS WORK MUST BE CAPABLE OF PROVIDING SUFFICIENT DURABLE PROTECTIVE COVER THAT PROVIDES OEPA NPDES PERMIT COMPLIANT EROSION CONTROL FOR A MINIMUM OF 6 MONTHS. THE USE OF OTHER SEED AND/OR MULCH MATERIALS IN THIS TIME PERIOD REQUIRES SPECIFIC APPROVAL BY THE ENGINEER. THE USE OF WINTER SEEDING AND MULCHING IS NOT AN ACCEPTABLE PRACTICE FOR PROTECTING THE SUBGRADE SURFACE.

STOCKPILE

SILT FENCING SHALL BE INSTALLED AROUND TEMPORARY SPOIL STOCKPILES. THESE STOCKPILES SHALL BE STRAW MULCHED AND/OR TEMPORARILY SEEDED WITHIN 7 WORKING DAYS IF LEFT DORMANT FOR 14 DAYS OR LONGER.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, CONSTRUCTION ENTRANCE(S) AND SILT FENCE WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. SEDIMENT CONTROL DEVICES SHALL BE IMPLEMENTED FOR ALL AREAS REMAINING DISTURBED LONGER THAN 14 DAYS AND/OR WITHIN 7 DAYS OF ANY GRUBBING ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 14 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 2 DAYS OF THE LAST DISTURBANCE IF THE AREA IS WITHIN 50 FEET OF A STREAM, AND WITHIN 7 DAYS OF THE LAST DISTURBANCE IF THE AREA IS MORE THAN 50 FEET AWAY FROM A STREAM. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE BASIN.

STABILIZATION TYPE	J	F	M	A	M	J	J	A	S	O	N	D
PERMANENT SEEDING			●	●	●	*	*	*	●	●		
DORMANT SEEDING	●	●	●							●	●	●
TEMPORARY SEEDING			●	●	●	*	*	*	●	●		
SODDING			**	**	**	**	**	**	**			
MULCHING	●	●	●	●	●	●	●	●	●	●	●	●

* - IRRIGATION NEEDED

** - IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SOD IS APPLIED

INSPECTIONS

ALL BMPS ON THIS SITE SHALL BE INSPECTED BY THE CONTRACTOR OR DESIGNATED REPRESENTATIVE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5 INCHES PER 24 HOUR PERIOD. A RECORD OF THESE INSPECTIONS SHALL BE MAINTAINED IN THE CONSTRUCTION OFFICE WITH THE SWPPP FOR PUBLIC VIEWING. ANY VIOLATIONS WILL BE REPORTED THROUGH THE PROJECT PERSONNEL. A RAIN GAUGE WILL BE LOCATED WITHIN THE PROJECT LIMITS.

FOLLOWING EACH INSPECTION, A CHECKLIST MUST BE COMPLETED AND SIGNED BY THE QUALIFIED INSPECTION PERSONNEL REPRESENTATIVE. AT A MINIMUM, THE INSPECTION REPORT SHALL INCLUDE:

I. THE INSPECTION DATE;
II. NAMES, TITLES, AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION;
III. WEATHER INFORMATION FOR THE PERIOD SINCE THE LAST INSPECTION (OR SINCE COMMENCEMENT OF CONSTRUCTION ACTIVITY IF THE FIRST INSPECTION) INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT (IN INCHES), AND WHETHER ANY DISCHARGES OCCURRED;
IV. WEATHER INFORMATION AND A DESCRIPTION OF ANY DISCHARGES OCCURRING AT THE TIME OF THE INSPECTION;
V. LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE;
VI. LOCATION(S) OF BMPS THAT NEED TO BE MAINTAINED;
VII. LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
VIII. LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
IX. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THE SWP3 NECESSARY AND IMPLEMENTATION DATES.

THE PERMITTEE SHALL MAINTAIN A RECORD OF ALL INSPECTIONS FOR A PERIOD OF 3 YEARS FOLLOWING THE SUBMITTAL OF THE NOTICE OF TERMINATION.

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CIVIL ENGINEERING
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Columbus, OH 43215
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SEAL: STATE OF OHIO ★ KYLE L. WEBER E-73557 ★ REGISTERED PROFESSIONAL ENGINEER

REVISIONS: No. Description Date

DATE	PROJNUMBER	ARCH	PROJMGR	CADD
07/29/2015	6091-14-0010	G. SEBACH	M. SPIRES	CADD

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

EROSION CONTROL NOTES

SHEET C112

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SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

1. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
2. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
3. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
4. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
5. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
6. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
7. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

1. PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
2. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
3. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

1. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
4. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE. SPILLS OF 25 OR MORE GALLONS OF PETROLEUM WASTE MUST BE REPORTED TO OHIO EPA (1-800-282-9378), THE LOCAL FIRE DEPARTMENT, AND THE LOCAL EMERGENCY PLANNING COMMITTEE WITHIN 30 MINUTES OF THE SPILL.
5. SOILS CONTAMINATED BY PETROLEUM OR OTHER CHEMICAL SPILLS MUST BE TREATED/DISPOSED AT AN OHIO EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITY (TSDF).
6. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
7. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

PRODUCT SPECIFIC PRACTICES

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS - ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FUEL STORAGE TANKS SHALL BE LOCATED AWAY FROM SURFACE WATERS AND STORM SEWER SYSTEM INLETS. FUEL TANKS SHALL BE STORED IN A DIKED AREA CAPABLE OF HOLDING 150% OF THE TANK CAPACITY.

FERTILIZERS - FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS - ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

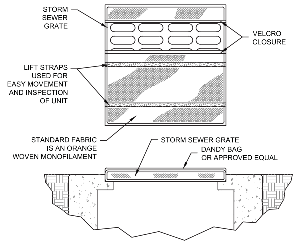
CONCRETE TRUCKS - CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

DUST CONTROL

DUST CONTROL INVOLVES PREVENTING OR REDUCING DUST FROM EXPOSED SOILS OR OTHER SOURCES DURING LAND DISTURBING, DEMOLITION AND CONSTRUCTION ACTIVITIES TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES WHICH MAY PRESENT HEALTH HAZARDS, TRAFFIC SAFETY PROBLEMS OR HARM ANIMAL OR PLANT LIFE.

THE FOLLOWING SPECIFICATIONS FOR DUST CONTROL SHALL BE FOLLOWED ONSITE:

1. VEGETATIVE COVER AND/MULCH - APPLY TEMPORARY OR PERMANENT SEEDING AND MULCH TO AREAS THAT WILL REMAIN IDLE FOR OVER 14 DAYS. SAVING EXISTING TREES AND LARGE SHRUBS WILL ALSO REDUCE SOIL AND AIR MOVEMENT ACROSS DISTURBED AREAS. SEE TEMPORARY SEEDING; PERMANENT SEEDING; MULCHING PRACTICES; AND TREE AND NATURAL AREA PROTECTION PRACTICES.
2. WATERING - SPRAY SITE WITH WATER UNTIL THE SURFACE IS WET BEFORE AND DURING GRADING AND REPEAT AS NEEDED, ESPECIALLY ON HAUL ROADS AND OTHER HEAVY TRAFFIC ROUTES. WATERING SHALL BE DONE AT A RATE THAT PREVENTS DUST BUT DOES NOT CAUSE SOIL EROSION. WETTING AGENTS SHALL BE UTILIZED ACCORDING TO MANUFACTURERS INSTRUCTIONS.
3. SPRAY-ON ADHESIVES - APPLY ADHESIVE ACCORDING TO THE FOLLOWING TABLE OR MANUFACTURERS' INSTRUCTIONS.



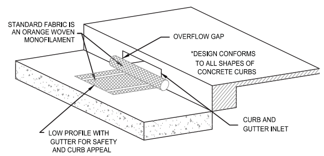
SPECIFICATIONS

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	KN (LBS)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	KN (LBS)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	KPA (PSI)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	KN (LBS)	0.51 (115) X 0.33 (75)
UV RESISTENCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	MM (US STD SIEVE)	0.425 (40)
FLOW RATE	ASTM D 4491	$1/MIN/M^2 (GAL/MIN/FT^2)$	5907 (145)
PERMITTIVITY	ASTM D 4491	SEC^{-1}	2.1

INSTALLATION: THE EMPTY DANDY BAG SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

DANDY BAG DETAIL
NTS

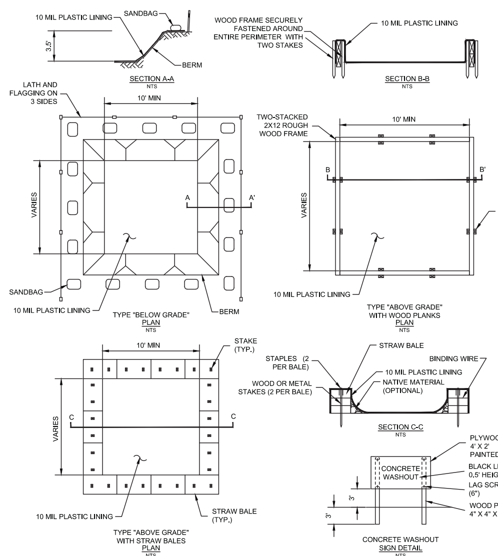


DANDY PRODUCTS BEAVER DAM DETAIL
N.T.S.

INSTALLATION AND MAINTENANCE GUIDELINES

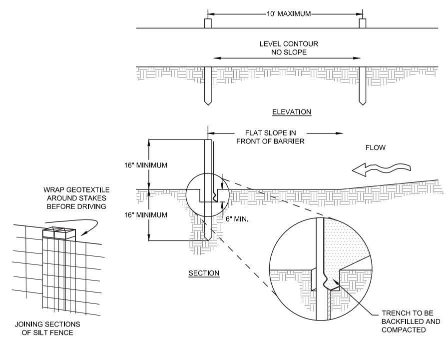
INSTALLATION: THE EMPTY BEAVER DAM® SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW ON POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO TETHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICES (DO NOT RELY ON LIFTING DEVICES TO SUPPORT THE ENTIRE WEIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME (STREET SIDE FIRST), THEN LOWER BACK EDGE WITH DAM INTO PLACE. THE BEAVER DAM SHOULD BE PARTIALLY BLOCKING THE® CURB HOOD WHEN INSTALLED PROPERLY.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE BEAVER DAM® AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT DETAIL
NTS



NOTES:

1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND.
10. MAINTENANCE—SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3) OTHER PRACTICES SHALL BE INSTALLED.

    SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.

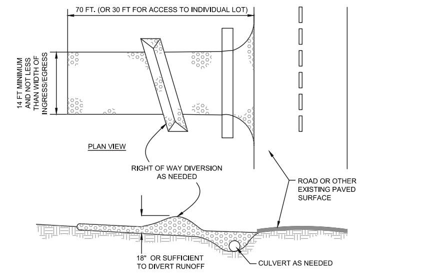
    SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS

1. FENCE POST – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC – SEE CHART BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
MINIMUM TENSILE STRENGTH	120 LBS. (535 N)	ASTM D 4632
MAXIMUM ELONGATION AT 60 LBS	50%	ASTM D 4632
MINIMUM PUNCTURE STRENGTH	50 LBS. (220 N)	ASTM D 4833
MINIMUM TEAR STRENGTH	40 LBS. (180 N)	ASTM D 4533
APPARENT OPENING SIZE	<0.85 MM	ASTM D 4751
MINIMUM PERMITTIVITY	1X10-2 SEC-1	ASTM D 4491
UV EXPOSURE STRENGTH RETENTION	70%	ASTM G 4355

SILT FENCE DETAIL
NTS



NOTES

1. STONE SIZE - ODOT #2 (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS).
3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
4. WIDTH - THE ENTRANCE SHALL BE AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE ARE PRIOR TO PLACING STONE. IT SHALL BE COMPOSED OF STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:

    MINIMUM TENSILE STRENGTH.............. 200 LBS
    MINIMUM PUNCTURE STRENGTH.............. 80 LBS
    MINIMUM TEAR STRENGTH.............. 50 LBS
    MINIMUM BURST STRENGTH.............. 320 PSI
    MINIMUM ELONGATION.............. 20%
    EQUIVALENT OPENING SIZE.............. EOS< 0.6MM
    PERMITTIVITY.............. $1X10^{-3}$ CM/SEC

6. TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICABLE BEFORE MAJOR GRADING ACTIVITIES.
7. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEED ED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
8. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
9. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES. TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, OR ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVE IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
10. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
11. REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

CONSTRUCTION ENTRANCE DETAIL
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EROSION CONTROL NOTES AND DETAILS

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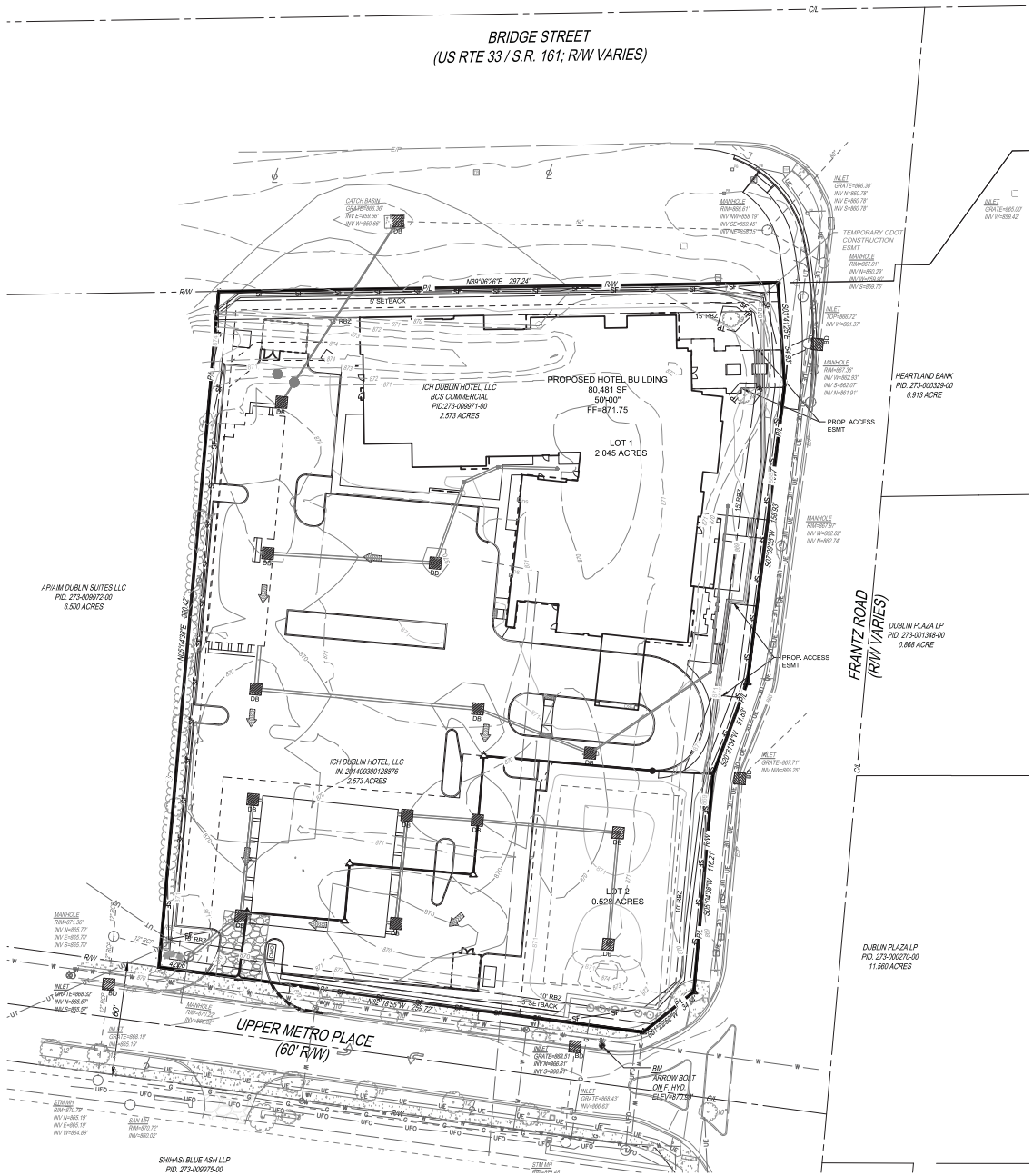

GRADING LEGEND

870	PROPOSED CONTOUR
870	EXISTING CONTOUR

PROPOSED SYMBOLS

	PROPOSED STORM SEWER PIPES
3	PROPOSED CATCH BASIN
4	PROPOSED YARD DRAIN
DB	PROPOSED DANDY BAG
DB	PROPOSED BEAVER DAM
CWO	PROPOSED CONCRETE WASHOUT
SF	PROPOSED SILT FENCE
TP	PROPOSED TREE PROTECTION
	PROPOSED FLOOD ROUTE
	PROPOSED CONSTRUCTION ENTRANCE

0 15 30 60

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E-73557
REGISTERED
PROFESSIONAL ENGINEER

SEAL

No.	Description	Date

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DATE	PROJNUMBER	ARCH	PROJMGR	CADD
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EROSION CONTROL SITE PLAN

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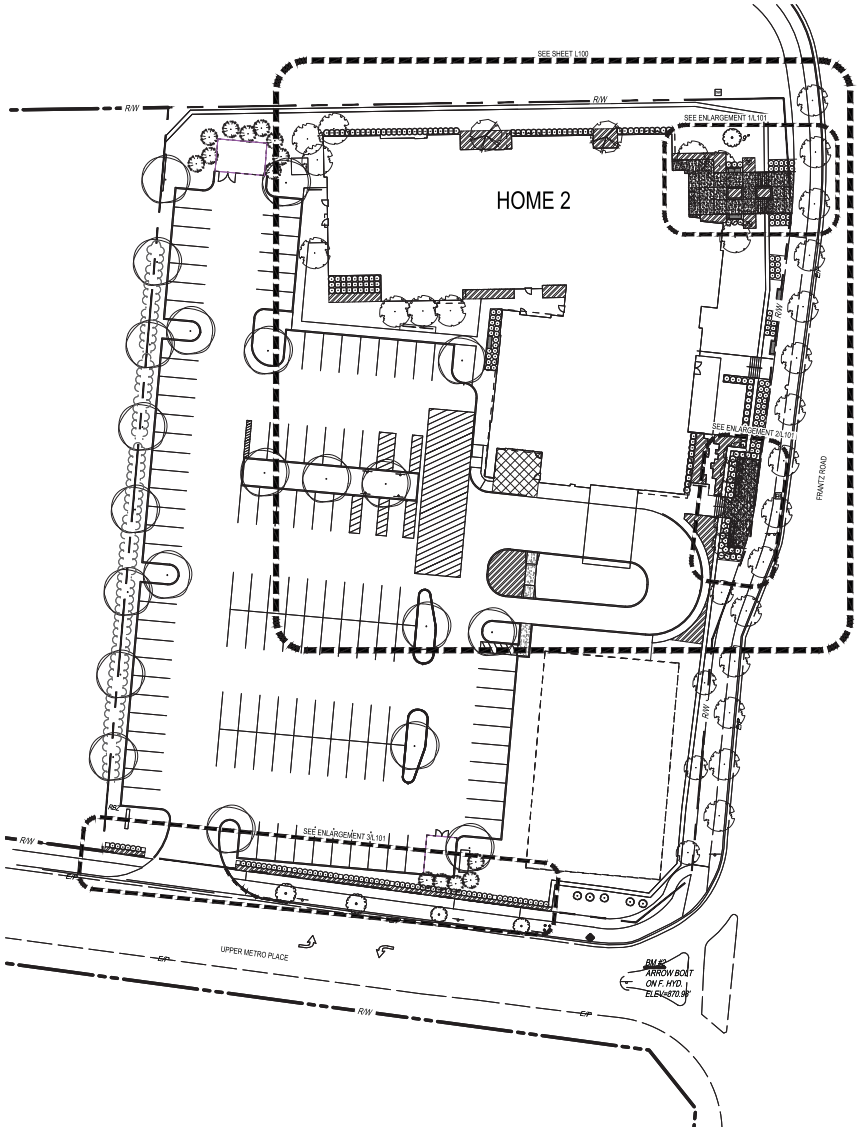

1 OVERALL SITE PLAN
SCALE: 1" = 30'-0"

0' 15' 30' 60'

DRAWING PATH: P:\6000_6100\6091140010_Home2_Frantz Road\PLN_UD\CAD\Sheets\L100-L102_MAT.dwg Jul 17, 2015 - 1:13pm

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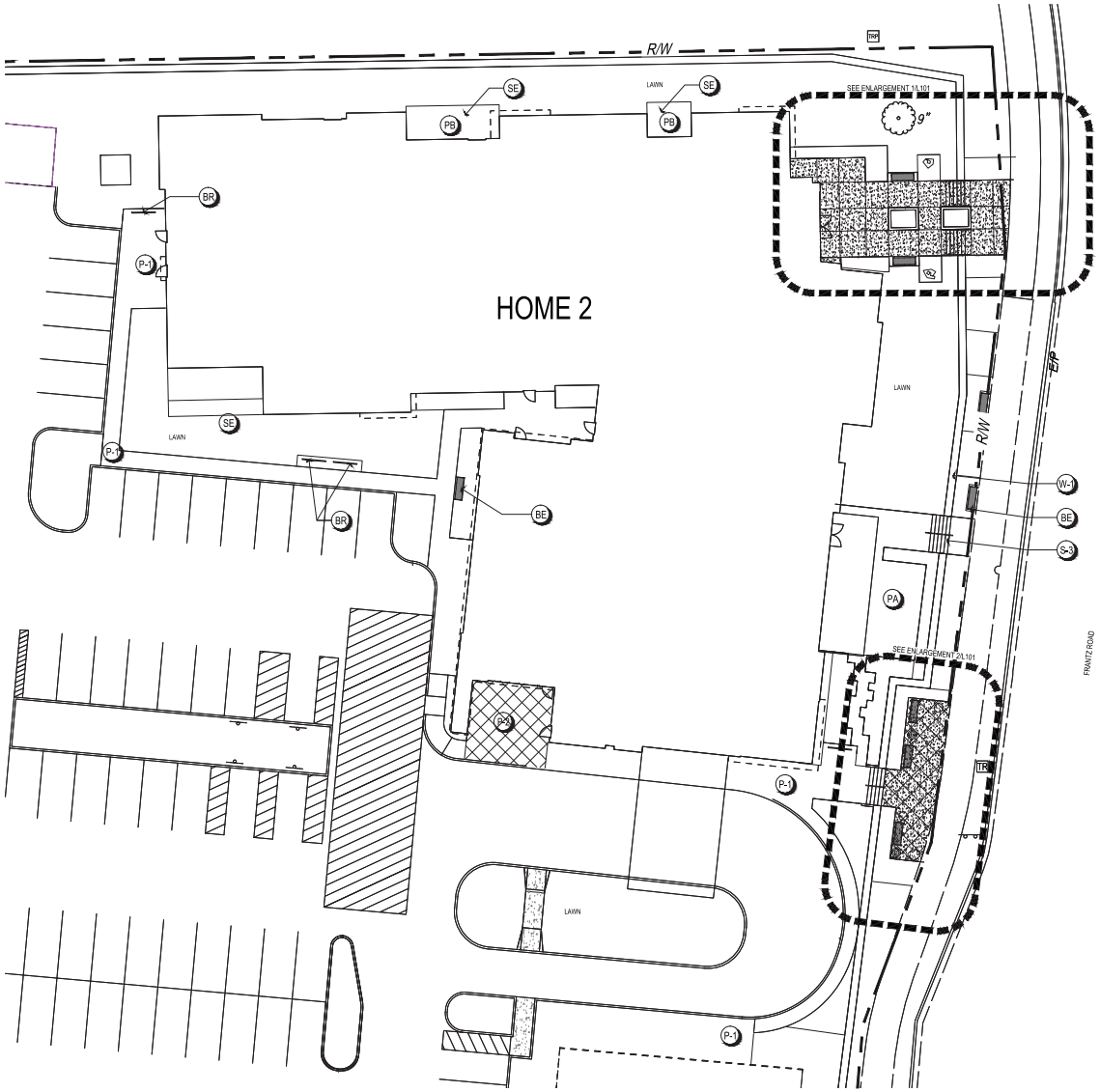

1 MATERIALS ENLARGEMENT
SCALE: 1/16" = 1'-0"

0' 8' 16' 24'

MATERIALS LEGEND				
CODE	ITEM	FINISH	SIZE	NOTES
BE	BENCH	LANDSCAPE FORMS - SCARBOROUGH - SILVER	PER PLAN	SEE DETAIL 5/L300
BO	BOULDER	RELOCATED EXISTING BOULDER		SEE DETAIL 5/L301
BR	BIKE RACK	CREATIVE PIPE - CP-7-F-SS		SEE DETAIL 4/L300
P-1	CONCRETE PAVEMENT	LIGHT BROOM FINISH	PER PLAN	SEE DETAIL 1/L300
P-2	ARCHITECTURAL CONCRETE	PER OWNER	PER PLAN	SEE DETAIL 1/L300
PA	PATIO		PER PLAN	
PB	PLANT BED	SEE PLANTING PLANS	PER PLAN	
PP-1	DECORATIVE PLANTER POTS	LANDSCAPE FORMS - ROSA	PER PLAN	SEE DETAIL 3/L300
S-1	CONCRETE STEPS @ PLANTER	LIGHT BROOM FINISH - 6 STEPS @6.5" RISE	PER PLAN	SEE DETAIL 9/L300
S-2	CONCRETE STEPS	LIGHT BROOM FINISH - 5 STEPS @6.5" RISE	PER PLAN	SEE DETAIL 10/L300
S-3	CONCRETE STEPS	LIGHT BROOM FINISH - 6 STEPS @6" RISE	PER PLAN	SEE DETAIL 11/L300
SC	SCULPTURE	TBD	PER PLAN	
SE	STEEL EDGE	BLACK STEEL EDGING	LF PER PLAN	SEE DETAILS 7&8/L300
SP	STONE POST		PER PLAN	SEE DETAILS 2/L301
TR	TRASH RECEPTACLE	LANDSCAPE FORMS - SCARBOROUGH - SILVER	PER PLAN	SEE DETAIL 6/L300
W-1	ROCK WALL	SEE GRADING PLAN FOR TYPE OF WALL USED	PER PLAN	SEE DETAILS 1&3/L301

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MATERIALS ENLARGEMENT

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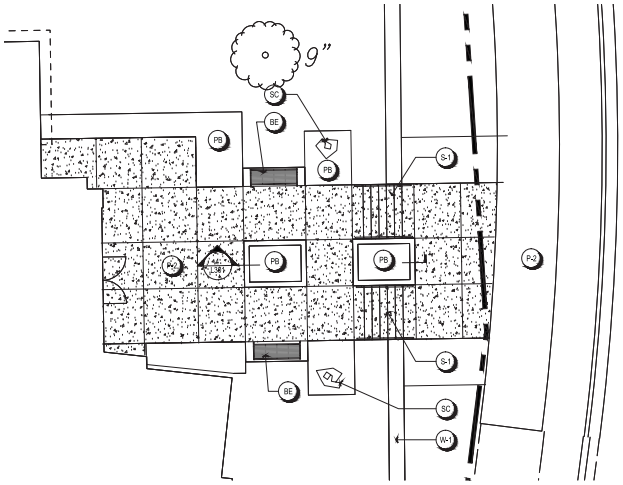
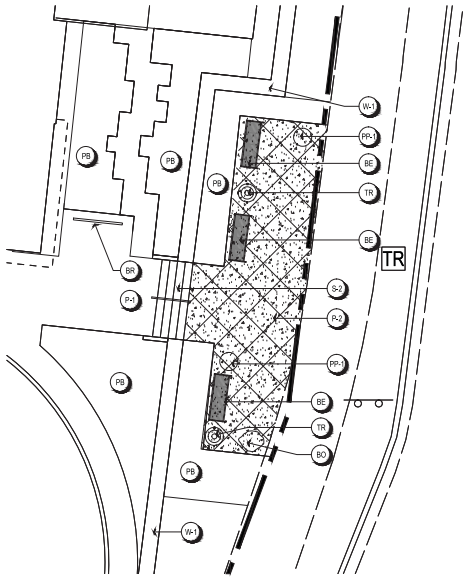
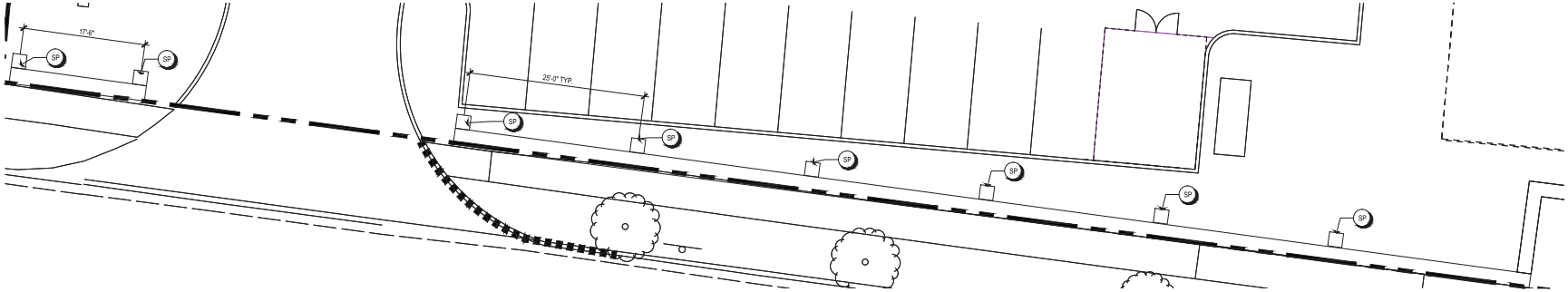


1 MATERIALS COURTYARD ENLARGEMENT
SCALE: 1/8" = 1'-0"



2 MATERIALS COURTYARD ENLARGEMENT
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND				
CODE	ITEM	FINISH	SIZE	NOTES
BE	BENCH	LANDSCAPE FORMS - SCARBOROUGH - SILVER	PER PLAN	SEE DETAIL 5/L300
BO	BOULDER	RELOCATED EXISTING BOULDER		SEE DETAIL 5/L301
BR	BIKE RACK	CREATIVE PIPE - CP-7-F-SS		SEE DETAIL 4/L300
P-1	CONCRETE PAVEMENT	LIGHT BROOM FINISH	PER PLAN	SEE DETAIL 1/L300
P-2	ARCHITECTURAL CONCRETE	PER OWNER	PER PLAN	SEE DETAIL 1/L300
PA	PATIO		PER PLAN	
PB	PLANT BED	SEE PLANTING PLANS	PER PLAN	
PP-1	DECORATIVE PLANTER POTS	LANDSCAPE FORMS - ROSA	PER PLAN	SEE DETAIL3/L300
S-1	CONCRETE STEPS @ PLANTER	LIGHT BROOM FINISH - 6 STEPS @6.5" RISE	PER PLAN	SEE DETAIL 9/L300
S-2	CONCRETE STEPS	LIGHT BROOM FINISH - 5 STEPS @6.5" RISE	PER PLAN	SEE DETAIL 10/L300
S-3	CONCRETE STEPS	LIGHT BROOM FINISH - 6 STEPS @6" RISE	PER PLAN	SEE DETAIL 11/L300
SC	SCULPTURE	TBD	PER PLAN	
SE	STEEL EDGE	BLACK STEEL EDGING	LF PER PLAN	SEE DETAILS 7&8/L300
SP	STONE POST		PER PLAN	SEE DETAILS 2/L301
TR	TRASH RECEPTACLE	LANDSCAPE FORMS - SCARBOROUGH - SILVER	PER PLAN	SEE DETAIL 6/L300
W-1	ROCK WALL	SEE GRADING PLAN FOR TYPE OF WALL USED	PER PLAN	SEE DETAILS 1&3/L301



3 MATERIALS ENLARGEMENT
SCALE: 1/8" = 1'-0"

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MATERIALS ENLARGEMENT

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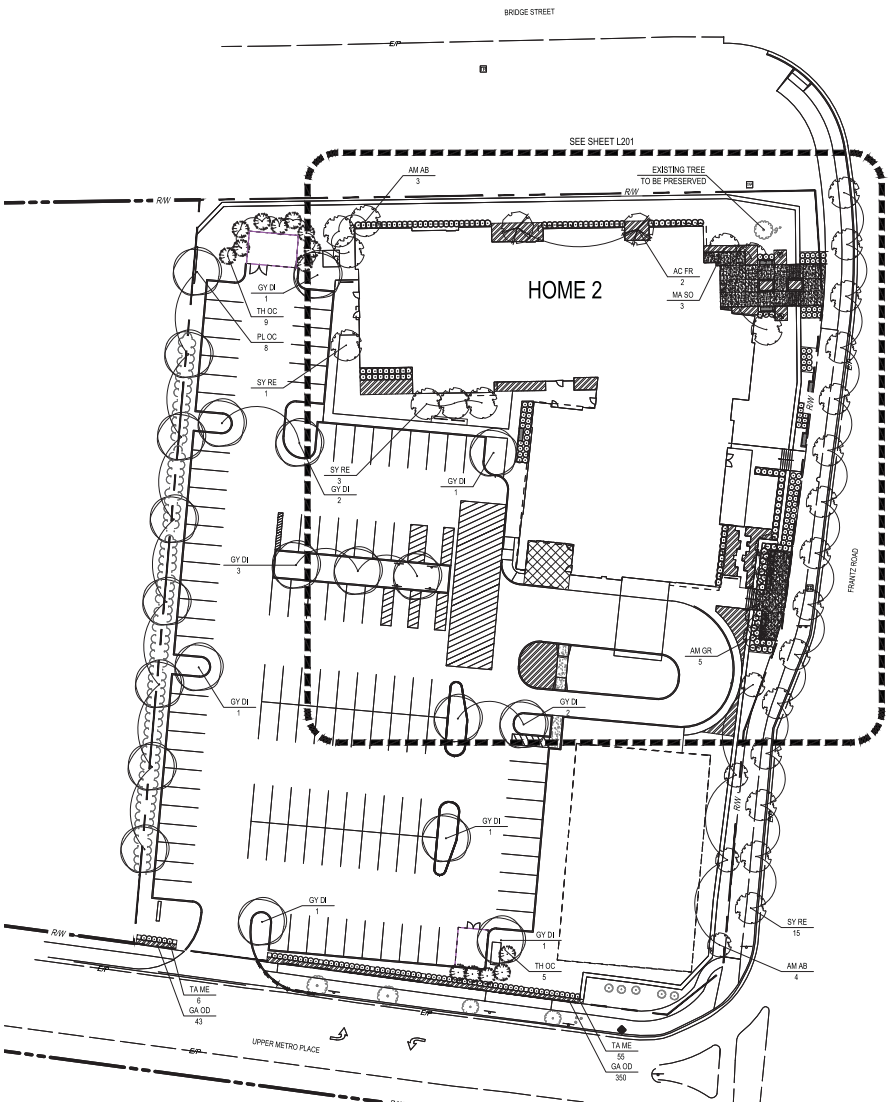

1 OVERALL LANDSCAPE
SCALE: 1" = 30'-0"

0' 15' 30' 60'

PLANTING LEGEND:

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED GROUND COVER / GRASSES

PLANTING NOTES

1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
2. PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
3. ALL PLANT MATERIALS SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.

SITE CALCULATIONS

SECTION 153.065 SITE DEVELOPMENT STANDARDS

(D) LANDSCAPING AND TREE PRESERVATION

(3) STREET TREES

(a) A minimum of one tree is required per 40 linear feet of street frontage
20' O.C. for a small street tree provided

(4) PERIMETER LANDSCAPE BUFFERING

Maintain existing hedge row along the west property line

(5) SURFACE PARKING AND CIRCULATION AREA LANDSCAPING

(a)(2) Parking located within 20' of existing street R.O.W. a street wall and at least five deciduous shrubs per 25 linear feet are required
Wall to match existing stone wall
31 Shrubs required
35 Shrubs provided

(c) INTERIOR LANDSCAPING

(2)(A) Option A: One medium deciduous tree shall be planted per 12 parking spaces.
11 Trees required
12 Trees provided

(7) FOUNDATION PLANTING

(b) One shrub per ten linear feet of building
86 Shrubs required
100 Shrubs provided

(E) FENCING, WALLS & SCREENING

(C)(1) Masonry Street Wall
Five shrubs per 25 Linear feet
(Along Frantz Road)
84 Shrubs required
85 Shrubs provided
(Along Bridge St.)
59 Shrubs required
60 Shrubs provided

PLANT LIST

CODE	COMMON NAME	LATIN NAME	SIZE	COND.	SPACING	QUANTITY
TREES						
AC FR	ARMSTRONG RED MAPLE	Acer x freemanii 'Armstrong'	2.5"	B&B	AS SHOWN	2
AM AB	SERVICEBERRY	*Amelanchier x grandiflora 'Autumn Brilliance'*	5-6' MULTI-STEM	B&B	AS SHOWN	7
GY DI	KENTUCKY COFEETREE	Gymnocladus dioicus	2.5 CAL.	B&B	AS SHOWN	13
MA SO	SAUCER MAGNOLIA	*Magnolia x soulangeana*	2.5"	B&b	AS SHOWN	3
PL OC	AMERICAN SYCAMORE	Platanus occidentalis	2.5 CAL.	B&B	AS SHOWN	8
SY RE	IVORY SILK LILAC	Syringa reticulata 'Ivory Silk'	2.5"	B&B	AS SHOWN	19
SHRUBS						
BU GR	GREEN VELVET BOXWOOD	Buxus x 'Green Velvet'	24"	#3 CONT.	AS SHOWN	25
CO AL	SIBERIAN PEARLS REDTWIG DOGWOOD	Cornus alba 'Siberian Pearls'	36"	#5 CONT.	AS SHOWN	46
TA EV	EVERLOW SPREADING YEW	Taxus x media 'Everlow'	24"	#3 CONT.	AS SHOWN	38
TA ME	DENSE SPREADING YEW	Taxus x media 'Densiformis'	24"	#3 CONT.	AS SHOWN	133
TH OC	EMERALD GREEN ARBORVITAE	Thuja occidentalis 'Smaragd'	6-7'	B&B	AS SHOWN	14
VI CA	CAYUGA FRAGRANT VIBURNUM	Viburnum carlesii 'Cayuga'	36"	B&B	AS SHOWN	27
GROUNDCOVER / GRASS						
GA OD	GALIUM ODORATUM	Sweet Woodruff		#1 CONT.	12" O.C.	728
HY PA	HIDCOTE ST. JOHNSWORT	Hypericum patulum 'Hidcote'		#3 CONT.	18" O.C.	160
LI MU	BIG BLUE LILY TURF	Liriope muscari 'Big Blue'		#1 CONT.	12" O.C.	428
SE SP	AUTUMN JOY SEDUM	Sedum Spectabile 'Autumn Joy'		#2 CONT.	18" O.C.	406
AN OW	ANNUALS PER OWNER					

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OVERALL LANDSCAPE PLAN

SHEET L200

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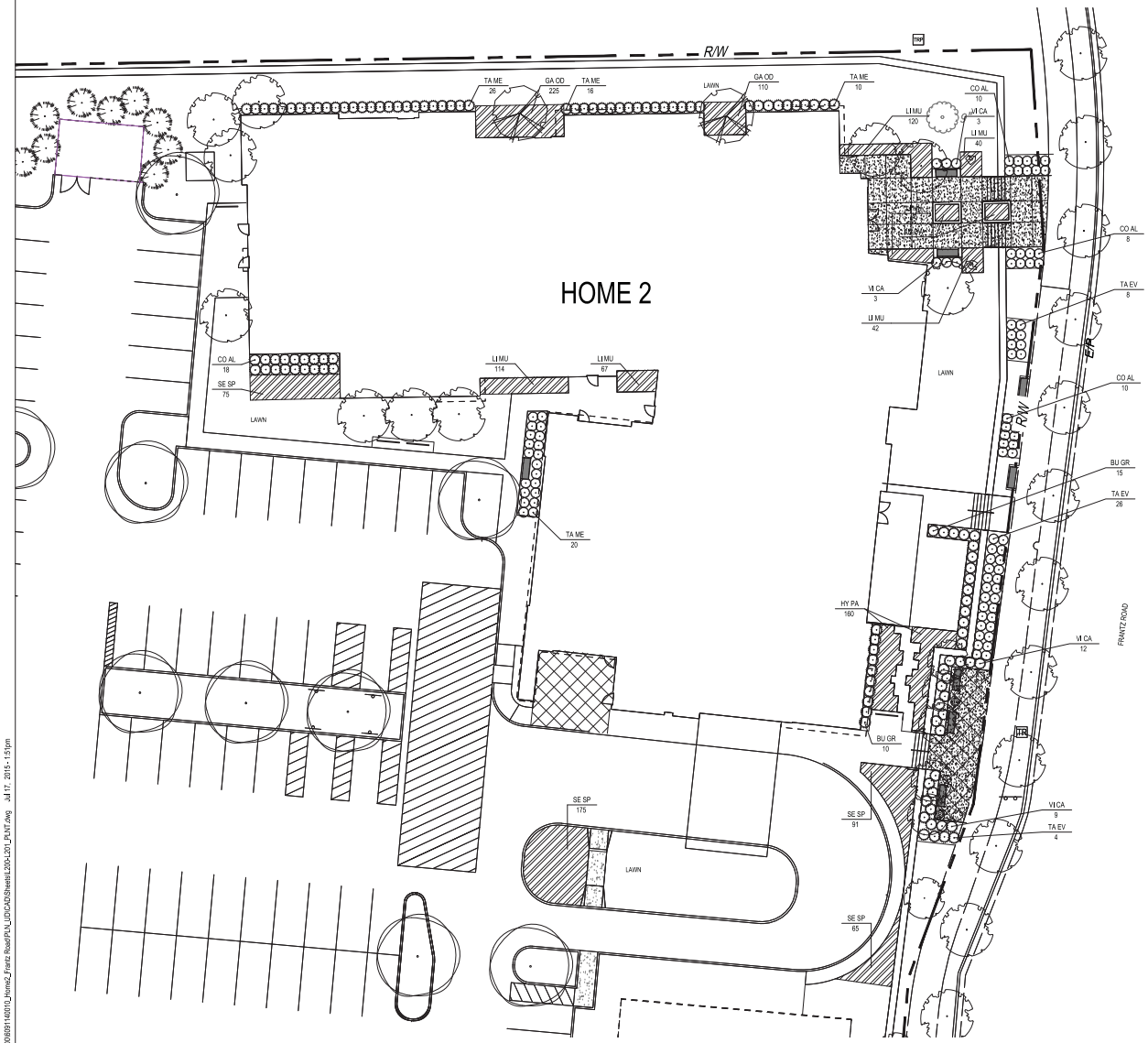

1 LANDSCAPE ENLARGEMENT
SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

PLANTING LEGEND:

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED GROUND COVER / GRASSES

PLANTING NOTES

1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
2. PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
3. ALL PLANT MATERIALS SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.

PLANT LIST

CODE	COMMON NAME	LATIN NAME	SIZE	COND.	SPACING	QUANTITY
TREES						
AC FR	ARMSTRONG RED MAPLE	Acer x freemanii 'Armstrong'	2.5"	B&B	AS SHOWN	2
AM AB	SERVICEBERRY	*Amelanchier x grandiflora 'Autumn Brilliance'*	5-6' MULTI-STEM	B&B	AS SHOWN	7
GY DI	KENTUCKY COFEETREE	Gymnocladus dioicus	2.5 CAL.	B&B	AS SHOWN	13
MA SO	SAUCER MAGNOLIA	*Magnolia x soulangeana*	2.5"	B&b	AS SHOWN	3
PL OC	AMERICAN SYCAMORE	Platanus occidentalis	2.5 CAL.	B&B	AS SHOWN	8
SY RE	IVORY SILK LILAC	Syringa reticulata 'Ivory Silk'	2.5"	B&B	AS SHOWN	19
SHRUBS						
BU GR	GREEN VELVET BOXWOOD	Buxus x 'Green Velvet'	24"	#3 CONT.	AS SHOWN	25
CO AL	SIBERIAN PEARLS REDTWIG DOGWOOD	Cornus alba 'Siberian Pearls'	36"	#5 CONT.	AS SHOWN	46
TA EV	EVERLOW SPREADING YEW	Taxus x media 'Everlow'	24"	#3 CONT.	AS SHOWN	38
TA ME	DENSE SPREADING YEW	Taxus x media 'Densiformis'	24"	#3 CONT.	AS SHOWN	133
TH OC	EMERALD GREEN ARBORVITAE	Thuja occidentalis 'Smaragd'	6-7'	B&B	AS SHOWN	14
VI CA	CAYUGA FRAGRANT VIBURNUM	Viburnum carlesii 'Cayuga'	36"	B&B	AS SHOWN	27
GROUNDCOVER / GRASS						
GA OD	GALIUM ODORATUM	Sweet Woodruff		#1 CONT.	12" O.C.	728
HY PA	HIDCOTE ST. JOHNSWORT	Hypericum patulum 'Hidcote'		#3 CONT.	18" O.C.	160
LI MU	BIG BLUE LILY TURF	Liriope muscari 'Big Blue'		#1 CONT.	12" O.C.	428
SE SP	AUTUMN JOY SEDUM	Sedum Spectabile 'Autumn Joy'		#2 CONT.	18" O.C.	406
AN OW	ANNUALS PER OWNER					

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DATE 07/17/2015 | PROJ NUMBER 8974-14-0870 | APPV. G. EBBACH | PROJ MGR. M. SPRIES | CHKD. CADD

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LANDSCAPE ENLARGEMENT

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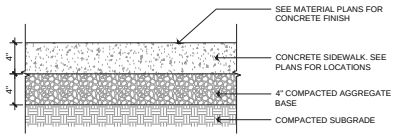
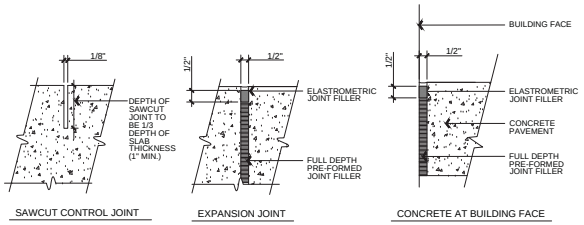


1 PEDESTRIAN CONCRETE SIDEWALK
SCALE: 1-1/2" = 1'-0"



2 EXPANSION AND CONTROL JOINTS
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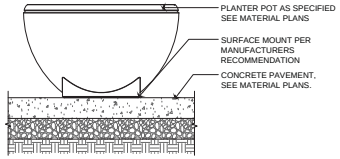
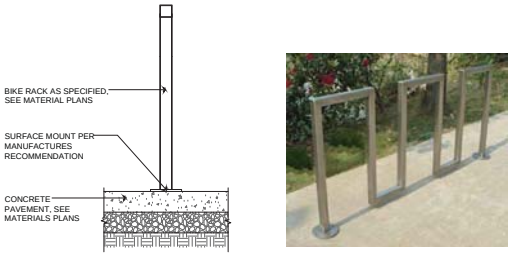
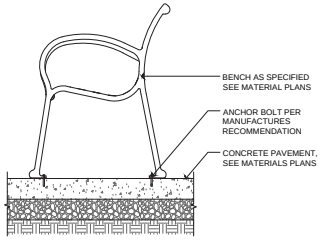


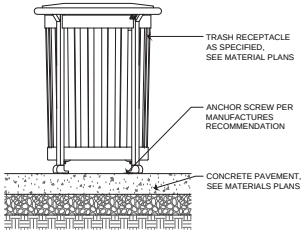
3 PLANTER POT MOUNTING
SCALE: 1" = 1'-0"



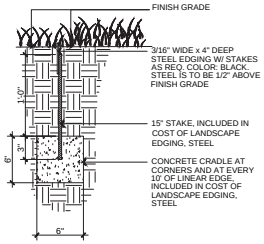
4 BIKE RACK MOUNTING
SCALE: 1" = 1'-0"



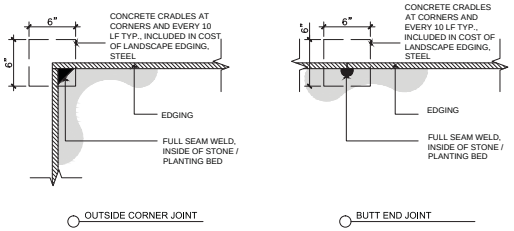
5 BENCH MOUNTING
SCALE: 1" = 1'-0"



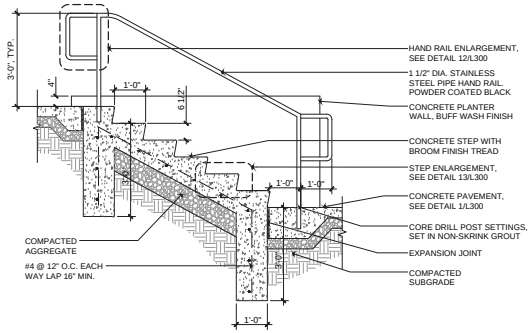
6 TRASH RECEPTACLE
SCALE: 1" = 1'-0"



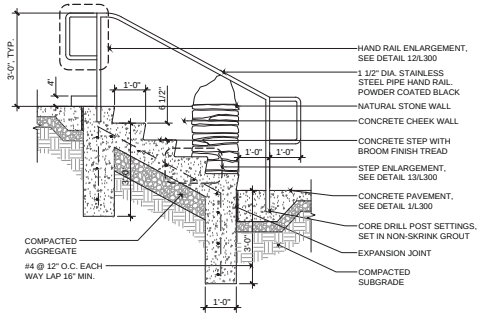
7 STEEL LANDSCAPE EDGING
SCALE: 1 1/2" = 1'-0"



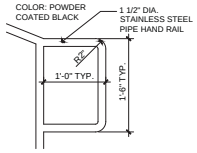
8 STEEL EDGE RESTRAINT CORNERS AND JOINTS
SCALE: 3" = 1'-0"



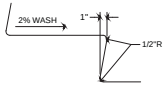
9 CONCRETE STEPS @ PLANTER
SCALE: 1/2" = 1'-0"



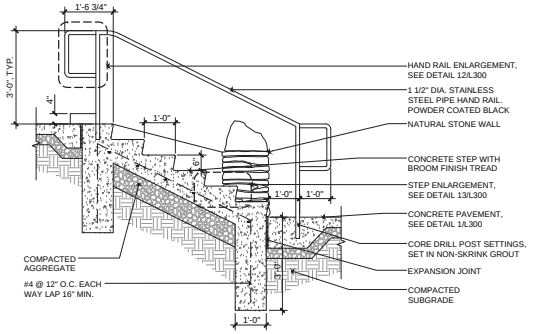
10 CONCRETE STEPS - TYPE A
SCALE: 1/2" = 1'-0"



12 END RAIL ENLARGEMENT
SCALE: 1" = 1'-0"



13 STEP ENLARGEMENT
SCALE: 1-1/2" = 1'-0"



11 CONCRETE STEPS - TYPE B
SCALE: 1/2" = 1'-0"

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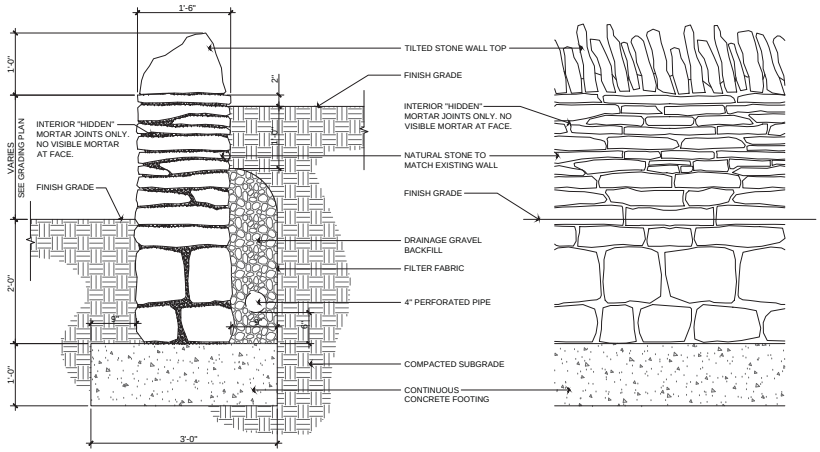
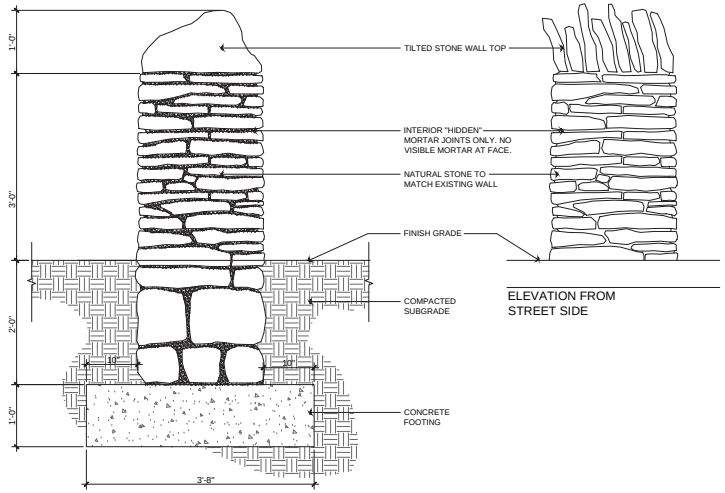


1 NATURAL STONE WALL - RETAINING
SCALE: 1" = 1'-0"



2 NATURAL STONE POST
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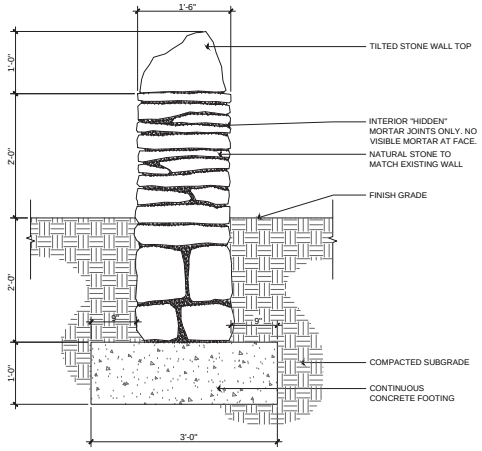
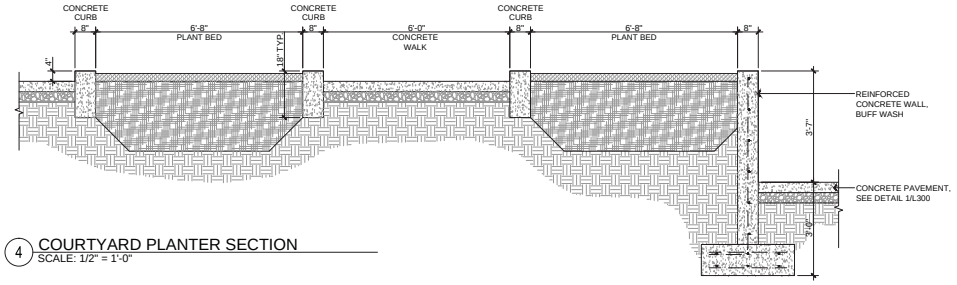
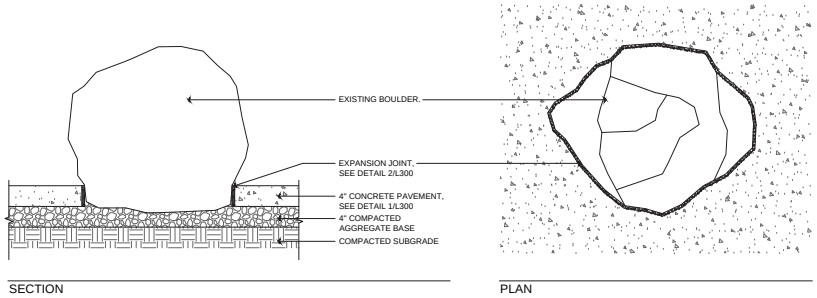


3 NATURAL STONE WALL - FREE STANDING
SCALE: 1" = 1'-0"



4 COURTYARD PLANTER SECTION
SCALE: 1/2" = 1'-0"



5 BOULDER IN CONCRETE
SCALE: 1" = 1'-0"

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SITE DETAILS

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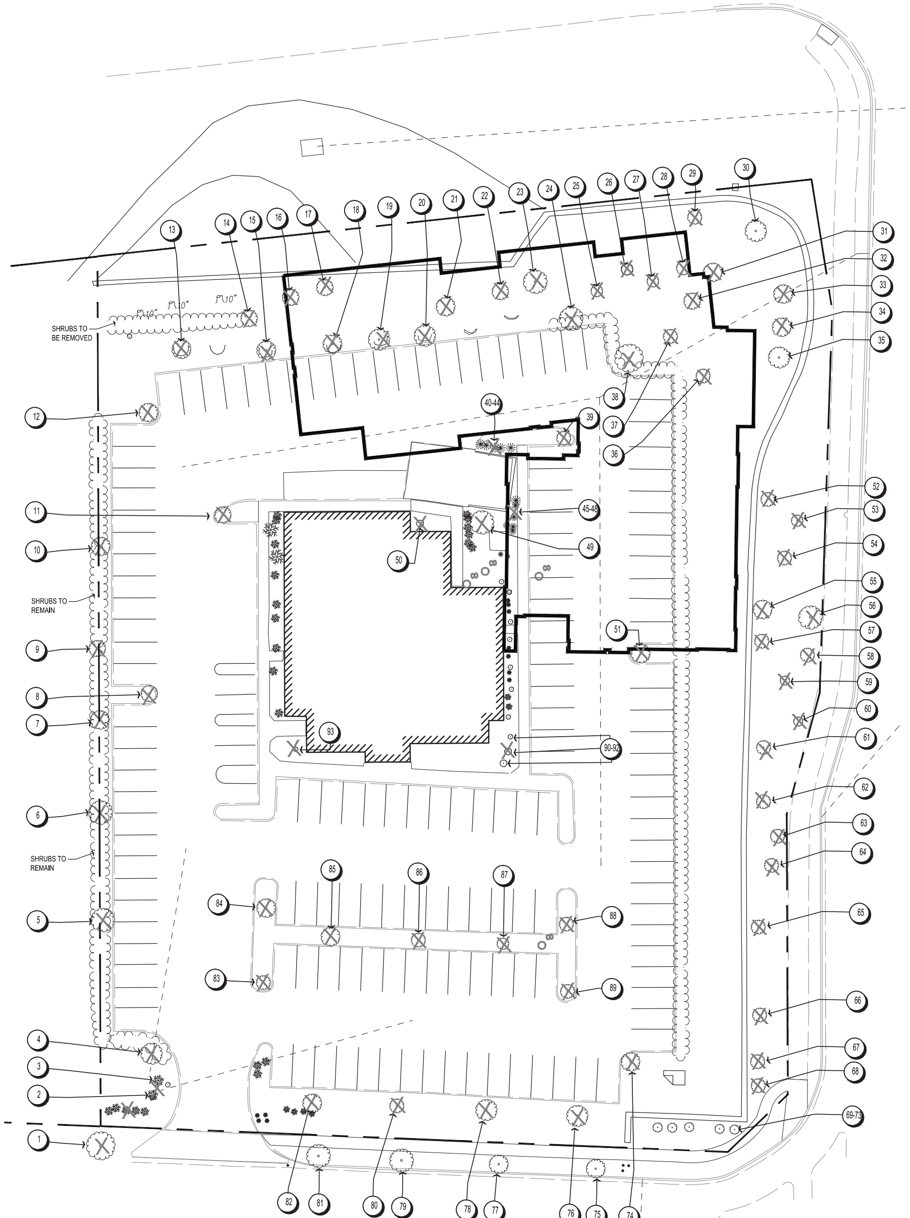

1 TREE SURVEY

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HOME 2: FRANTZ ROAD TREE SURVEY

#	SPECIES	CALIPER	HEALTH	KEEP/ REMOVE DUE TO HEALTH	JUSTIFICATION FOR REMOVAL	CALIPER REPLACEMENTS
1	Red Oak: Quercus rubra	12"	Good	Keep		Count toward caliper replacement
2	Serviceberry: Amelanchier spp.	2" (6-8')	Good	Keep		Count toward caliper replacement
3	Serviceberry: Amelanchier spp.	2" (6-8')	Good	Keep		Count toward caliper replacement
4	Honey Locust: Gleditsia tricanthos var. inermis	9"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
5	White Ash: Fraxinus americana	10"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
6	White Ash: Fraxinus americana	10"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
7	White Ash: Fraxinus americana	8"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
8	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Construction	Count toward caliper replacement
9	White Ash: Fraxinus americana	7"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
10	White Ash: Fraxinus americana	8"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
11	Sugar Maple: Acer saccharum	7"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
12	Honey Locust: Gleditsia tricanthos var. inermis	8"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
13	Red Oak: Quercus rubra	8"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
14	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
15	Sugar Maple: Acer saccharum	7"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
16	Sugar Maple: Acer saccharum	7"	Good	Keep	Parking Lot Construction	Remove
17	Sugar Maple: Acer saccharum	7"	Good	Keep	Parking Lot Construction	Remove
18	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Lot Construction	Remove
19	Sugar Maple: Acer saccharum	9"	Good	Keep	Parking Lot Construction	Remove
20	Sugar Maple: Acer saccharum	9"	Good	Keep	Building Footprint	Remove
21	Sugar Maple: Acer saccharum	8"	Good	Keep	Building Footprint	Remove
22	Sugar Maple: Acer saccharum	7"	Good	Keep	Building Footprint	Remove
23	Red Oak: Quercus rubra	10"	Good	Keep	Building Footprint	Remove
24	Sugar Maple: Acer saccharum	10"	Good	Keep	Building Footprint	Remove
25	Sugar Maple: Acer saccharum	6"	Good	Keep	Building Footprint	Remove
26	Red Maple: Acer rubrum	6"	Good	Keep	Building Footprint	Remove
27	Red Maple: Acer rubrum	5"	Good	Keep	Parking Lot Construction	Remove
28	Sugar Maple: Acer saccharum	6"	Good	Keep	Parking Lot Construction	Remove
29	Sugar Maple: Acer saccharum	6"	Good	Keep	Building RBZ/ROW Zone	Remove
30	Red Oak: Quercus rubra	9"	Good	Keep	Building RBZ/ROW Zone	To Remain
31	Red Oak: Quercus rubra	8"	Good	Keep	Building Construction	Remove
32	Red Oak: Quercus rubra	7"	Good	Keep	Building Footprint	Remove
33	Sugar Maple: Acer saccharum	8"	Good	Keep	Building RBZ/ROW Zone	Remove
34	Red Oak: Quercus rubra	8"	Good	Keep	Building RBZ/ROW Zone	Remove
35	Red Oak: Quercus rubra	9"	Good	Keep	Building Footprint	Remove
36	Red Maple: Acer rubrum	6"	Good	Keep	Building Footprint	Remove
37	Sugar Maple: Acer saccharum	6"	Good	Keep	Building Footprint	Remove
38	Honey Locust: Gleditsia tricanthos var. inermis	12"	Good	Keep	Building Footprint	Remove
39	Sugar Maple: Acer saccharum	6"	Fair	Keep	Building Footprint	To Remain
40-48	Arborvitae: Thuja occidentalis 'nigra'	3" (10-12')	Good	Keep	Building Footprint	Remove
49	Honey Locust: Gleditsia tricanthos var. inermis	10"	Good	Keep	Building Footprint	Remove
50	Serviceberry: Amelanchier spp.	3" (8-10')	Good	Keep	Building Footprint	Remove
51	Honey Locust: Gleditsia tricanthos var. inermis	8"	Good	Keep	Building Footprint	Remove
52	Sugar Maple: Acer saccharum	6"	Good	Keep	Building Footprint	Remove

#	SPECIES	CALIPER	HEALTH	KEEP/ REMOVE DUE TO HEALTH	JUSTIFICATION FOR REMOVAL	CALIPER REPLACEMENTS
53	Red Maple: Acer rubrum	5"	Good	Keep	Building Footprint	Remove
54	Red Oak: Quercus rubra	6"	Good	Keep	Building Footprint	Remove
55	Red Oak: Quercus rubra	8"	Good	Keep	Building Footprint	Remove
56	Red Oak: Quercus rubra	9"	Good	Keep	Building RBZ/ROW Zone	Remove
57	Red Maple: Acer rubrum	6"	Good	Keep	Building Footprint	Remove
58	Sugar Maple: Acer saccharum	6"	Good	Keep	Building RBZ/ROW Zone	Remove
59	Red Maple: Acer rubrum	4"	Good	Keep	Building Footprint	Remove
60	Red Maple: Acer rubrum	4"	Good	Keep	Building RBZ/ROW Zone	Remove
61	Sugar Maple: Acer saccharum	6"	Good	Keep	Building Construction	Count toward caliper replacement
62	Sugar Maple: Acer saccharum	6"	Good	Keep	Wall Relocation	Count toward caliper replacement
63	Sugar Maple: Acer saccharum	6"	Good	Keep	Wall Relocation	Count toward caliper replacement
64	Red Maple: Acer rubrum	6"	Good	Keep	Wall Relocation	Count toward caliper replacement
65	Red Maple: Acer rubrum	5"	Good	Keep	Wall Relocation	Count toward caliper replacement
66	Red Maple: Acer rubrum	5"	Good	Keep	Wall Relocation	Count toward caliper replacement
67	Sugar Maple: Acer saccharum	6"	Good	Keep	Wall Relocation	Count toward caliper replacement
68	Sugar Maple: Acer saccharum	6"	Good	Keep	Wall Relocation	Count toward caliper replacement
69-73	Hawthorn: Crataegus spp.	3"	Good	Keep		To Remain
74	Honey Locust: Gleditsia tricanthos var. inermis	8"	Good	Keep		Count toward caliper replacement
75	Sugar Maple: Acer saccharum	8"	Good	Keep		To Remain
76	Red Oak: Quercus rubra	8"	Good	Keep		Count toward caliper replacement
77	Red Oak: Quercus rubra	8"	Good	Keep		To Remain
78	Sugar Maple: Acer saccharum	9"	Good	Keep		Count toward caliper replacement
79	Sugar Maple: Acer saccharum	6"	Good	Keep		To Remain
80	Red Oak: Quercus rubra	10"	Good	Keep	Building RBZ/ROW Zone	Remove
81	Red Oak: Quercus rubra	10"	Good	Keep		To Remain
82	Sugar Maple: Acer saccharum	8"	Good	Keep	Building RBZ/ROW Zone	Remove
83	Sugar Maple: Acer saccharum	6"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
84	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
85	Honey Locust: Gleditsia tricanthos var. inermis	8"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
86	Honey Locust: Gleditsia tricanthos var. inermis	6"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
87	Honey Locust: Gleditsia tricanthos var. inermis	5"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
88	Sugar Maple: Acer saccharum	6"	Fair	Keep	Parking Lot Construction	Count toward caliper replacement
89	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Lot Construction	Count toward caliper replacement
90-93	Kousa Dogwood: Cornus kousa	2"	Good	Keep	Parking Lot Construction	Count toward caliper replacement

TOTAL NUMBER OF INDIVIDUAL SPECIES ON SITE			TOTAL NUMBER OF INDIVIDUAL SPECIES BEING REMOVED		NUMBER OF INDIVIDUAL SPECIES COUNTED FOR REPLACEMENT	
1	Sugar Maple: Acer saccharum	33	1 Sugar Maple: Acer saccharum	12	1 Sugar Maple: Acer saccharum	14
2	Red Oak: Quercus rubra	15	2 Red Oak: Quercus rubra	8	2 Honey Locust: Gleditsia tricanthos var. inermis	5
3	Red Maple: Acer rubrum	10	3 Red Maple: Acer rubrum	7	3 Red Oak: Quercus rubra	2
4	Honey Locust: Gleditsia tricanthos var. inermis	9	4 Honey Locust: Gleditsia tricanthos var. inermis	3	4 Red Maple: Acer rubrum	1
5	Arborvitae: Thuja occidentalis 'nigra'	9	5 Arborvitae: Thuja occidentalis 'nigra'	9	5 Kousa Dogwood: Cornus kousa	4
6	White Ash: Fraxinus americana	5	6 White Ash: Fraxinus americana	5		
7	Hawthorn: Crataegus spp.	5	7 Hawthorn: Crataegus spp.	0		
8	Kousa Dogwood: Cornus kousa	4	8 Kousa Dogwood: Cornus kousa	0		
9	Serviceberry: Amelanchier spp.	3	9 Serviceberry: Amelanchier spp.	1		
			TOTAL CALIPER (") REMOVED	313	TOTAL CALIPER (") COUNTED FOR REPLACEMENT	191"
	TOTAL NUMBER OF TREES ON SITE	93	TOTAL NUMBER OF TREES REMOVED	82	NUMBER OF TREES REMOVED FOR REPLACEMENT	32

X VEGETATION TO BE REMOVED

NOTES:
1. ALL TREES WITHIN BUILDING FOOTPRINT DO NOT COUNT TOWARD CALIPER REPLACEMENT
2. ALL TREES WITH THE LABEL 'REMOVE ' ARE TO BE REMOVED AND DO NOT COUNT IN THE CALIPER REPLACEMENT NUMBER
3. ALL TREES WITH THE LABEL 'COUNT TOWARD CALIPER REPLACEMENT 'ARE TO BE REMOVED AND COUNTED TOWARD CALIPER REPLACEMENT

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REVISIONS:

No.	Description	Date
1	REVISION 1	07-29-015

DATE	PROJNUMBER	ARCH	PROJMGR	CADD
07/17/2015	6091-14-0010	G. SEBACH	M. SPIRES	CADD

HOME2 HOTEL
ICH DUBLIN HOTEL, LLC
FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

TREE SURVEY PLAN

SHEET L400

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153.060 - LOTS & BLOCKS		
TABLE 153.060 - A		
DISTRICT	LENGTH	PERIMETER
COMMERCIAL	500'-0"	1,750'-0"
DESIGN	361'-0"	1,195'-0"

PARKING [FUTURE OFFICE BUILDING] PER 153.065 [TABLE 153.065A]		
COMMERCIAL	OFFICE / GENERAL	LESS THAN 50,000 = 2.5 / 1,000 SQFT
OFFICE	14,000 SQFT	35 REQUIRED SPACES

* SHARED PER 153.065 (B) (2) (b) (1)

PARKING CALCULATIONS

96 MIN = HOTEL
35 MIN = OFFICE (FUTURE)

131 TOTAL MIN BOTH

122 PROVIDED WAIVER PER 153.065 FOR SHARED / OVERLAP PARKING DUE TO TIMING OF EXPECTED BUILDING USES.

OPEN SPACE

COMMERCIAL SPACE (FUTURE OFFICE)
1 SQ FT PER 50 SQ FT OF OFFICE
14,000 / 50 = 280 SQ FT REQUIRED

PROVIDED = 1,900 SQFT
HOTEL REQUIRED = 1,610 SQ FT
OFFICE REQUIRED = + 280 SQ FT
1,890 SQ FT

CORRIDOR BUILDING TYPE

4 FLOORS	AREAS:
FIRST FLOOR - 21 UNITS	FIRST FLOOR - 21,242 SF
SECOND FLOOR - 36 UNITS	SECOND FLOOR - 19,607 SF
THIRD FLOOR - 36 UNITS	THIRD FLOOR - 19,607 SF
FOURTH FLOOR - 36 UNITS	FOURTH FLOOR - 19,607 SF
TOTAL UNITS - 129 UNITS	TOTAL AREA - 80,063 SF

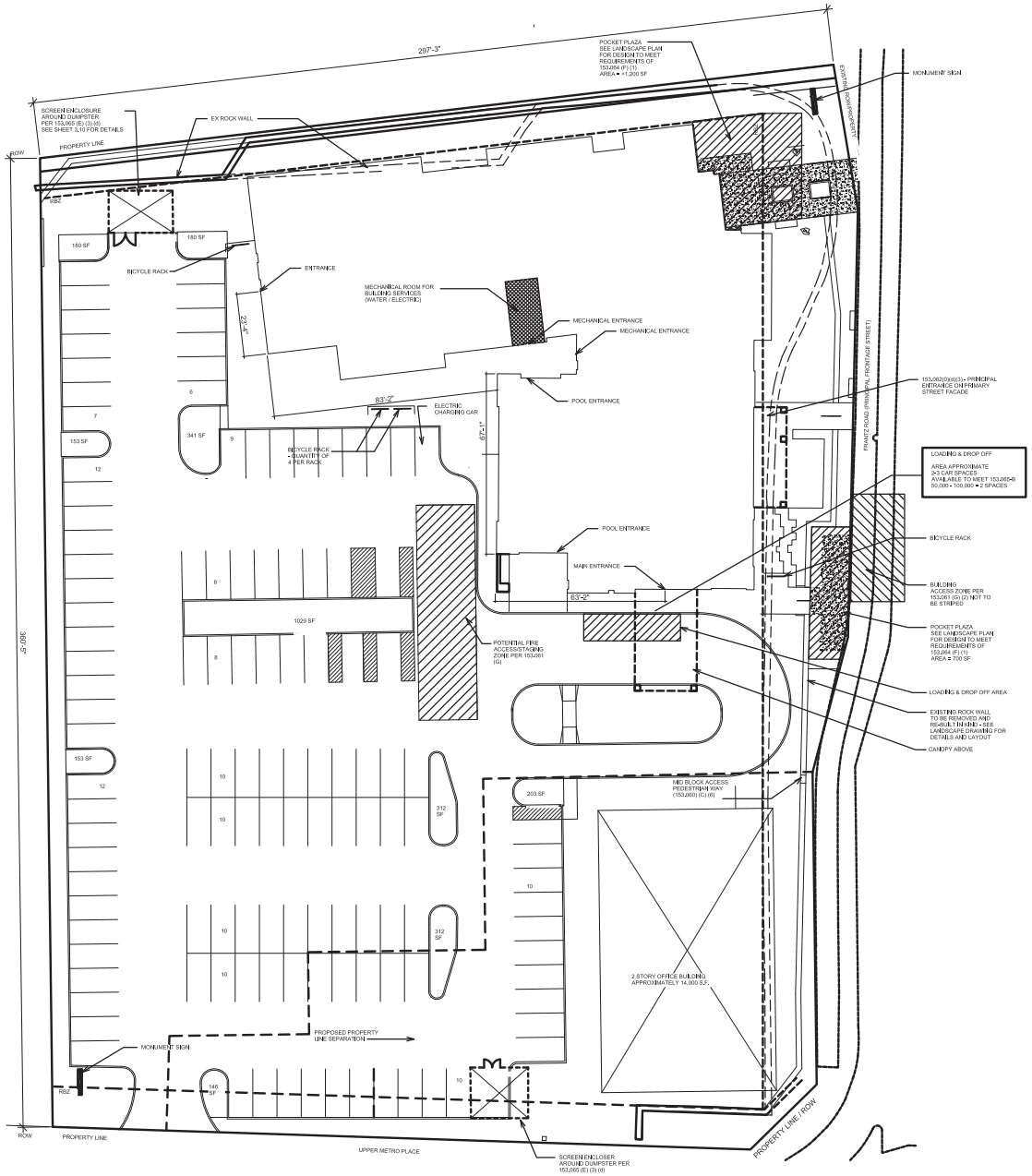
WAIVERS

* 153.065 (B) (2) PARKING COUNT / SHARED PARKING

PARKING COUNT

OVERALL: 122
ADA: 5
*SHARED: 24
ELECTRIC CAR: 1

*SHARED PARKING ARE COUNTED IN OVERALL



PLAN NORTH

1 PROPOSED SITE PLAN
SCALE: 3/64" = 1'-0"

DRAWING PATH:

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101 MILL STREET
GAHANNA, OHIO 43230
614.418.2000
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INTERIOR

DATE 07/17/2015 | PROJ NUMBER 009-14-0010 | ARCH G. SEBACH | PROJ MGR N. SPIRES | CADD CADD

HOME2 HOTEL
ICH DUBLIN HOTEL, LLC - FINAL DEVELOPMENT/FINAL SITE SUBMITTAL
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PROPOSED SITE PLAN

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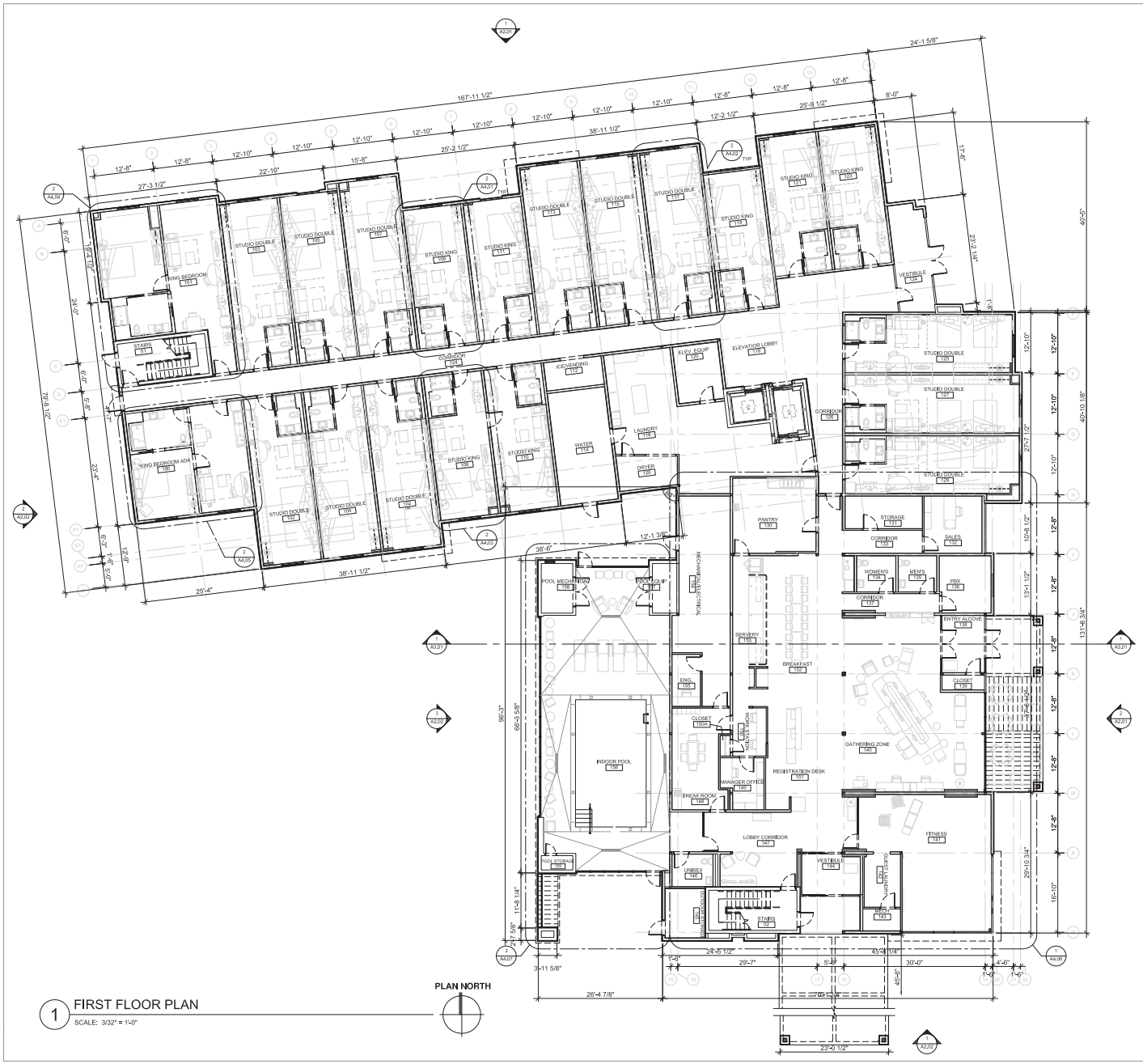

1 FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

KEY NOTES:

1. ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDING TO ROOF
2. LINE OF ROOF/ CANOPY ABOVE
3. VEHICULAR DROP OFF -- REFER TO SITE PLAN AND DETAILS
4. MECHANICAL, ELECTRICAL AND PLUMBING CHASE
5. CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED – REFER TO FINISH FLOOR PLAN SHEET FOR TRANSITION DETAIL
6. FLOOR DRAIN
7. PTAC UNIT
8. HOSE BIB -REFER TO PLUMBING DRAWINGS
9. HOTEL LAUNDRY EQUIPMENT – REFER TO ENLARGED PLAN
10. GUEST LAUNDRY EQUIPMENT – REFER TO ENLARGED PLAN
11. DASHED LINE INDICATES PATH OF FULLY CONCEALED ROOF LEADER FROM CANOPY ROOF TO EXTERIOR WALL CAVITY.
12. CANOPY ROOF OVERFLOW SCUPPER
13. ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA: PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES.
14. ROOF OF POOL BELOW
15. CANOPY/ TRELLIS BELOW
16. DRYER VENT LOUVER – REFER TO ELEVATIONS
17. 36" x 36" MOP SINK LOCATION
18. MAINTENANCE DESK
19. WIRE SHELVING SYSTEM – REFER TO FF&E
20. FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS): INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F.
21. MEMBRANE ROOF. SLOPE STRUCTURE TO DRAIN TOWARDS ROOF DRAINS/GUTTERS
22. TAPERED INSULATION CRICKET
23. ROOF LEADER AND OVERFLOW DRAIN-REFER TO PLUMBING DRAWINGS
24. ROOF HATCH, ACCESSED VIA AN ALTERNATING TREAD STAIR
25. ROOF PARAPET
26. GRAVEL STOP EDGE
27. EXHAUST FAN
28. MAKE UP AIR UNIT ON ROOF CURB
29. ELEVATOR OVER RUN/ PENTHOUSE
30. LAMINATED GLASS BEACON, REFER TO EXTERIOR ELEVATIONS
31. ALUMINUM GUTTER AND DOWNSPOUT
32. MECHANICAL EQUIPMENT SCREEN TO BE TALL ENOUGH TO FULLY HIDE EQUIPMENT–PROVIDE CLEARANCE AND ACCESS AS REQUIRED BY EQUIPMENT MANUFACTURER
33. KEYCARD READER ENTRANCE HARDWARE; MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR.
34. PUSH BUTTON INTERCOM OR HOUSE PHONE. MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
35. SPLASHBLOCK
36. FRP WAINSCOT 4'-0" HIGH ON ALL SIDES INDICATED. PROVIDE APPROPRIATE VINYL EDGE TREATMENT
37. MECHANICAL LOUVER
38. FLUORESCENT FLOODLIGHT
39. EXPOSED CMU CORNER To HAVE 1" RADIUS BULLNOSE
40. WALKWAY/ PROTECTION PAD IN CONTRASTING COLOR TO ROOF
41. ALTERNATING TREAD STAIR TO UPPER ROOF
42. INDICATES DIRECTION OF CARPET PATTERN. REFER TO FINISH FLOOR PLAN SHEET

SYMBOL / FIXTURES KEY:

- ACCESSIBLE ROOM
- C.F. ROOM - REFER TO ELECTRICAL DRAWINGS

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REFERENCE:

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FIRST FLOOR PLAN

DATE	PROJ.NUMBER	ARCH	PROJ.MGR	CADD
07/17/2015	609-H-0419	G. SEBACH	M. SPIRES	CADD

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DRAWING PATH:

2 SECOND (TYPICAL) FLOOR PLAN

SCALE: 3/32" = 1'-0"

DRAWING PATH:

KEY NOTES:

1. ALTERNATING TREAD STAIR FROM FOURTH FLOOR STAIR LANDING TO ROOF
2. LINE OF ROOF/ CANOPY ABOVE
3. VEHICULAR DROP OFF – REFER TO SITE PLAN AND DETAILS
4. MECHANICAL, ELECTRICAL AND PLUMBING CHASE
5. CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED – REFER TO FINISH FLOOR PLAN SHEET FOR TRANSITION DETAIL
6. FLOOR DRAIN
7. PTAC UNIT
8. HOSE BIB -REFER TO PLUMBING DRAWINGS
9. HOTEL LAUNDRY EQUIPMENT -- REFER TO ENLARGED PLAN
10. GUEST LAUNDRY EQUIPMENT – REFER TO ENLARGED PLAN
11. DASHED LINE INDICATES PATH OF FULLY CONCEALED ROOF LEADER FROM CANOPY ROOF TO EXTERIOR WALL CAVITY;
12. CANOPY ROOF OVERFLOW SCUPPER
13. ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA; PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES.
14. ROOF OF POOL BELOW
15. CANOPY/ TRELLIS BELOW
16. DRYER VENT LOUVER – REFER TO ELEVATIONS
17. 36" x 36" MOP SINK LOCATION
18. MAINTENANCE DESK
19. WIRE SHELVING SYSTEM -- REFER TO FF&E
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24. ROOF HATCH, ACCESSED VIA AN ALTERNATING TREAD STAIR
25. ROOF PARAPET
26. GRAVEL STOP EDGE
27. EXHAUST FAN
28. MAKE UP AIR UNIT ON ROOF CURB
29. ELEVATOR OVER RUN/ PENTHOUSE
30. LAMINATED GLASS BEACON, REFER TO EXTERIOR ELEVATIONS
31. ALUMINUM GUTTER AND DOWNSPOUT
32. MECHANICAL EQUIPMENT SCREEN TO BE TALL ENOUGH TO FULLY HIDE EQUIPMENT-PROVIDE CLEARANCE AND ACCESS AS REQUIRED BY EQUIPMENT MANUFACTURER
33. KEYCARD READER ENTRANCE HARDWARE; MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR.
34. PUSH BUTTON INTERCOM OR HOUSE PHONE. MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
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37. MECHANICAL LOUVER
38. FLUORESCENT FLOODLIGHT
39. EXPOSED CMU CORNER To HAVE 1" RADIUS BULLNOSE
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41. ALTERNATING TREAD STAIR TO UPPER ROOF
42. INDICATES DIRECTION OF CARPET PATTERN; REFER TO FINISH FLOOR PLAN SHEET

SYMBOL / FIXTURES KEY:

- ACCESSIBLE ROOM
- C.F. ROOM - REFER TO ELECTRICAL DRAWINGS

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DATE	PROJ.NUMBER	ARCH	PROJ.MGR	CADD
07/17/2015	609-HO-0010	G. SEBACH	M. SPRES	CADD

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SECOND (TYPICAL) FLOOR PLAN

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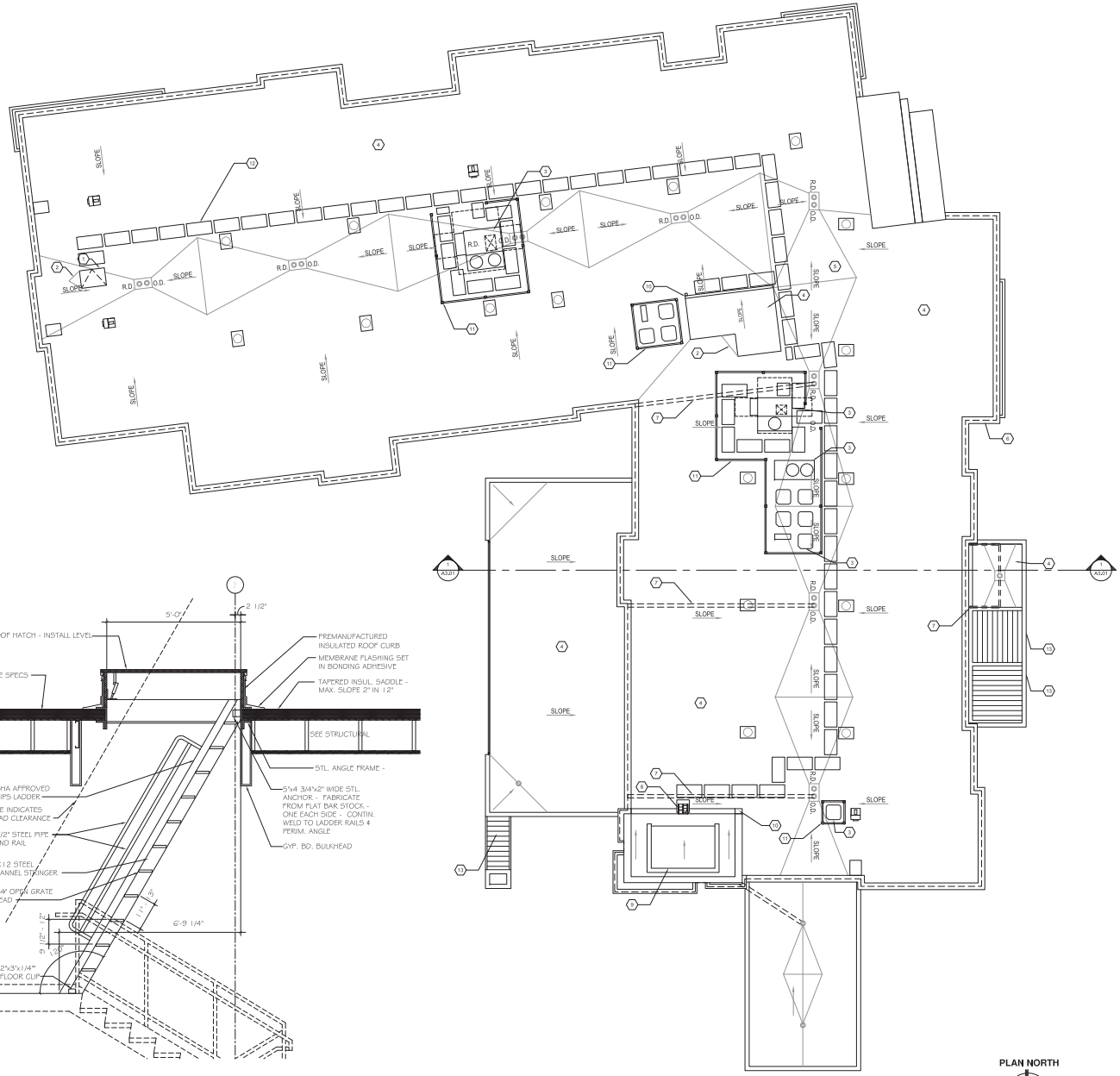
2 ROOF ACCESS LADDER

SCALE: 1/2" = 1'-0"



3 ROOF PLAN

SCALE: 3/32" = 1'-0"

KEY NOTES:

1. 42"x 80" ROOF HATCH W/ ACCESS FROM ALTERNATING TREAD STAIR, SEE DETAIL.
2. ROOF DRIGKET, TYP.
3. MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS.
4. FULLY ADHERED TPO ROOF MEMBRANE (GRAY).
5. ELEVATOR PENTHOUSE ENCLOSURE.
6. EIFS CORNICE W/ ROOF EDGE FLASHING.
7. OVERFLOW DRAIN LEADER, EXTEND TO OVERFLOW NOZZLE @ EXT. WALL.
8. ALTERNATING TREAD STAIR TO UPPER ROOF.
9. LAMINATED GLASS BEACON.
10. GUTTER, DOWNSPOUT AND SPLASHBACK.
11. UNIT MOUNTED METAL SCREEN PANELS, COLOR TO MATCH EIFS CORNICE.
12. EPDM WALKWAY PADS
13. STAINED WOOD TRELLIS

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ROOF PLAN

DATE	PROJ.NUMBER	ARCH	PROJ.MGR	CADD
07/17/2015	609-H-0419	S. SEBACH	M. SPIRES	CADD

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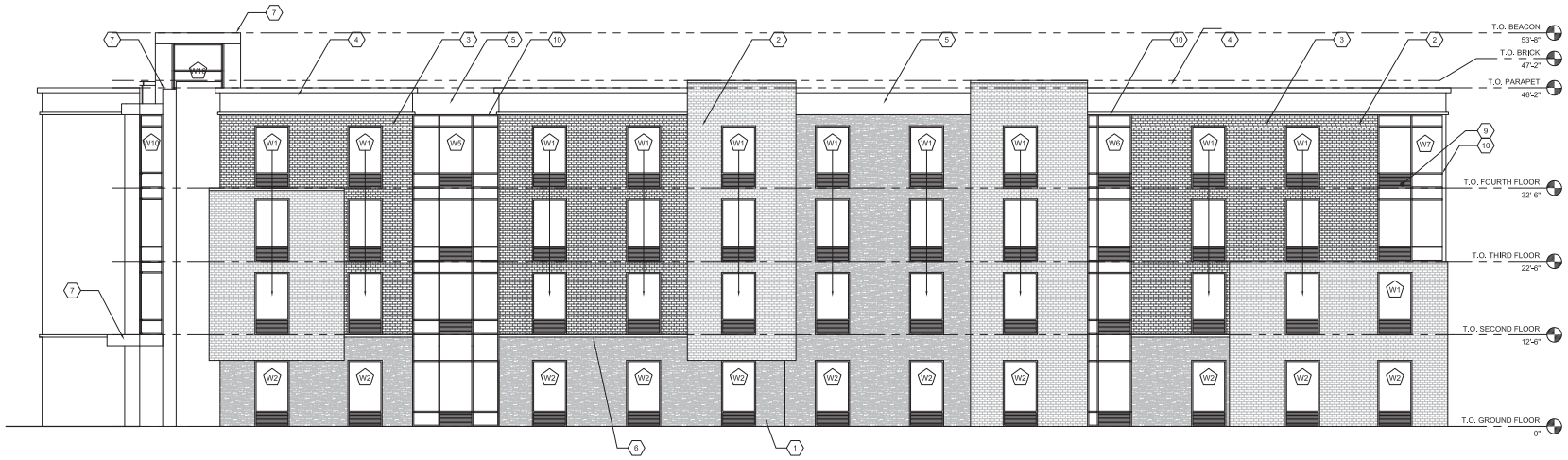
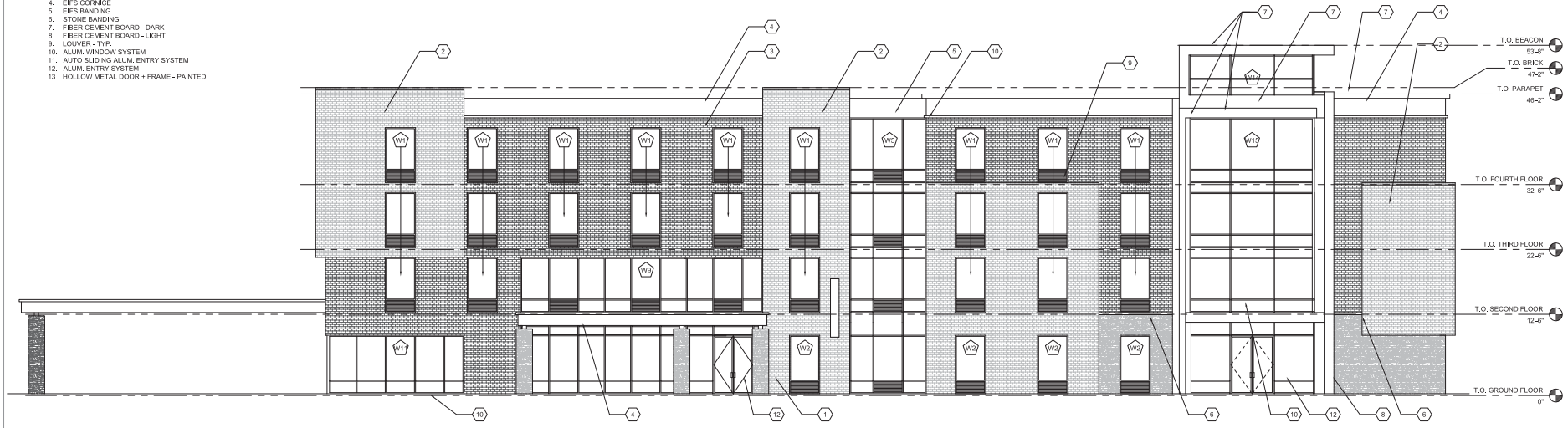
DRAWING PATH:



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

CODED NOTES: XX

1. STONE VENEER
2. LIGHT BRICK VENEER
3. DARK BRICK VENEER
4. EIFS CORNICE
5. EIFS BANDING
6. STONE BANDING
7. FIBER CEMENT BOARD - DARK
8. FIBER CEMENT BOARD - LIGHT
9. LOUVER - TYP.
10. ALUM. WINDOW SYSTEM
11. AUTO SLIDING ALUM. ENTRY SYSTEM
12. ALUM. ENTRY SYSTEM
13. HOLLOW METAL DOOR + FRAME - PAINTED



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

DRAWING PATH:

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07/17/2015	6091-14-0010	G. SEBACH	M. SPIRES	CADD

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EXTERIOR ELEVATIONS

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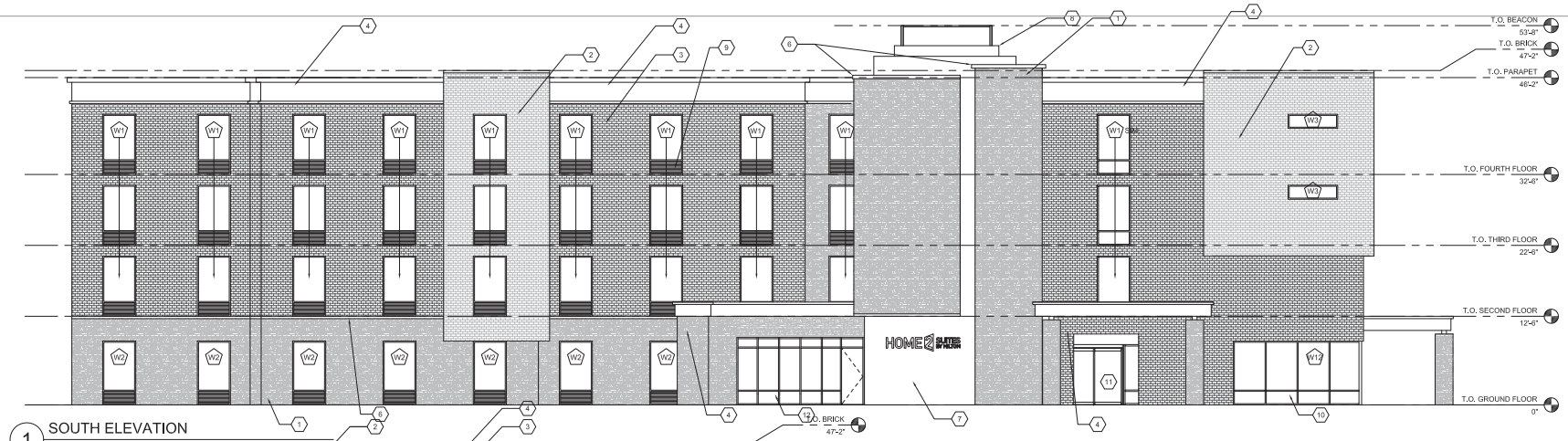
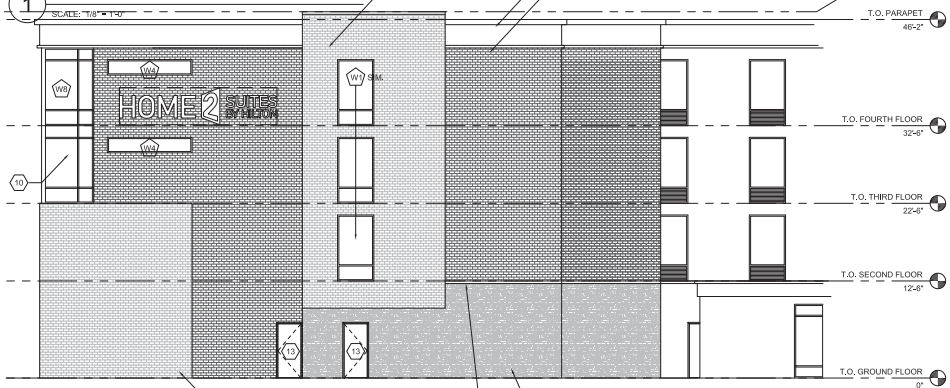
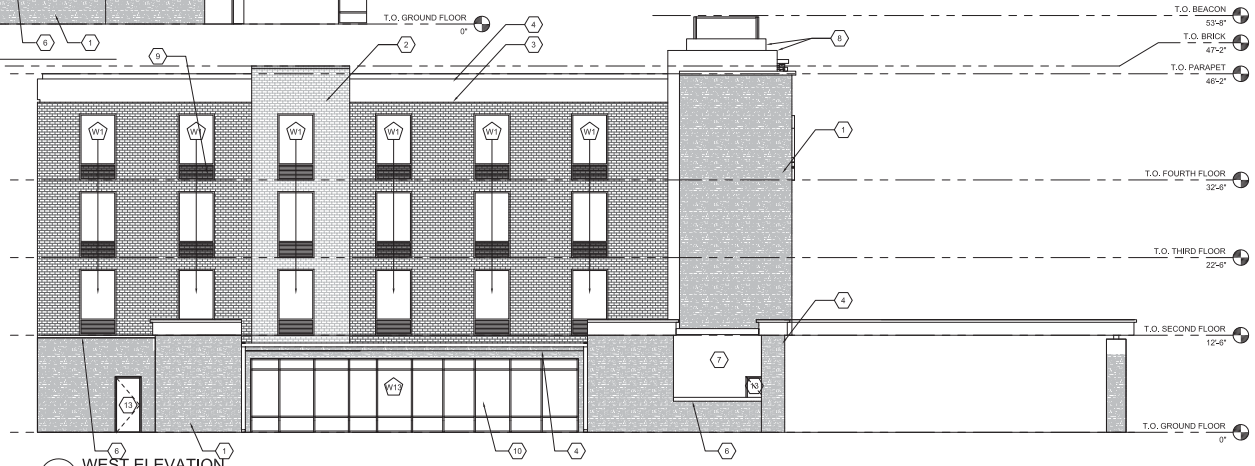


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

CODED NOTES:

1. STONE VENEER
2. LIGHT BRICK VENEER
3. DARK BRICK VENEER
4. EIFS CORNICE
5. EIFS BANDING
6. STONE BANDING
7. FIBER CEMENT BOARD - DARK
8. FIBER CEMENT BOARD - LIGHT
9. LOUVER - TYP.
10. ALUM. WINDOW SYSTEM
11. AUTO SLIDING ALUM. ENTRY SYSTEM
12. ALUM. ENTRY SYSTEM
13. HOLLOW METAL DOOR + FRAME - PAINTED

DRAWING PATH:

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07/17/2015	6091-14-0010	G. SEBACH	M. SPRES	CADD

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EXTERIOR ELEVATIONS

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SHEET A2.02

1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

TRANSPARENCY PERCENTAGE NORTH FACADE		
ELEVATION TRANSPARENCY = 29%		
TRANSPARENCY PERCENTAGES PER FLOOR		
1ST FLR.	38%	380 SF / 1004 SF
2ND FLR.	25%	416 SF / 1688 SF
3RD FLR.	27%	449 SF / 1688 SF
4TH FLR.	27%	449 SF / 1673 SF

TRANSPARENCY PERCENTAGE EAST FACADE		
ELEVATION TRANSPARENCY = 38%		
TRANSPARENCY PERCENTAGES PER FLOOR		
1ST FLR.	61%	626 SF / 1033 SF
2ND FLR.	37.5%	653 SF / 1741 SF
3RD FLR.	27%	472 SF / 1754 SF
4TH FLR.	27%	472 SF / 1741 SF

2 EAST ELEVATION

SCALE: 1/8" = 1'-0"

DRAWING PATH:

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REFERENCE:

DATE: 07/17/2015
PROJ.MANAGER: 6091-14-0410
ARCH: G. SERACH
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CADD: CADD

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TRANSPARENCY PERCENTAGE ELEVATIONS

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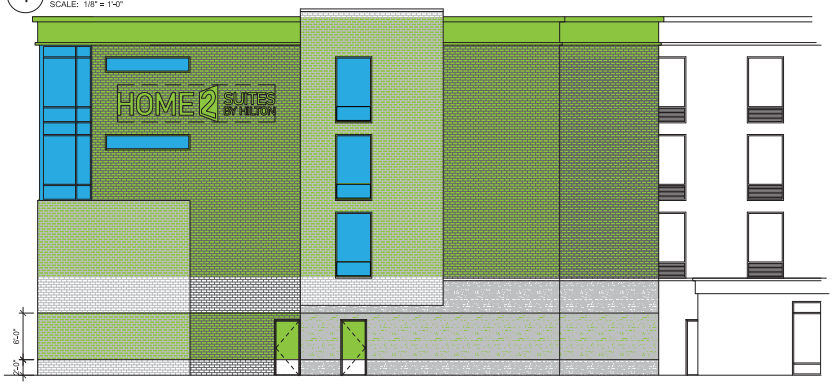
1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

TRANSPARENCY PERCENTAGE SOUTH FACADE		
ELEVATION TRANSPARENCY = 21%		
TRANSPARENCY PERCENTAGES PER FLOOR		
1ST FLR.	40.5%	442 SF / 1091 SF
2ND FLR.	15%	265 SF / 1824 SF
3RD FLR.	15%	276 SF / 1836 SF
4TH FLR.	15%	276 SF / 1838 SF

TRANSPARENCY PERCENTAGE WEST FACADE		
ELEVATION TRANSPARENCY = 18%		
TRANSPARENCY PERCENTAGES PER FLOOR		
1ST FLR.	40%	251 SF / 620 SF
2ND FLR.	4%	190 SF / 1644 SF
3RD FLR.	14%	255 SF / 1642 SF
4TH FLR.	14%	255 SF / 1646 SF

3 WEST ELEVATION

SCALE: 1/8" = 1'-0"

DRAWING PATH:

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SEAL

REVISIONS

DATE	PROJ.NUMBER	ARCH	PROJ.MGR	CADD
07/10/2015	6001-HOH10	G. SEBACH	N. SPRES	CADD

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

TRANSPARENCY PERCENTAGE ELEVATIONS

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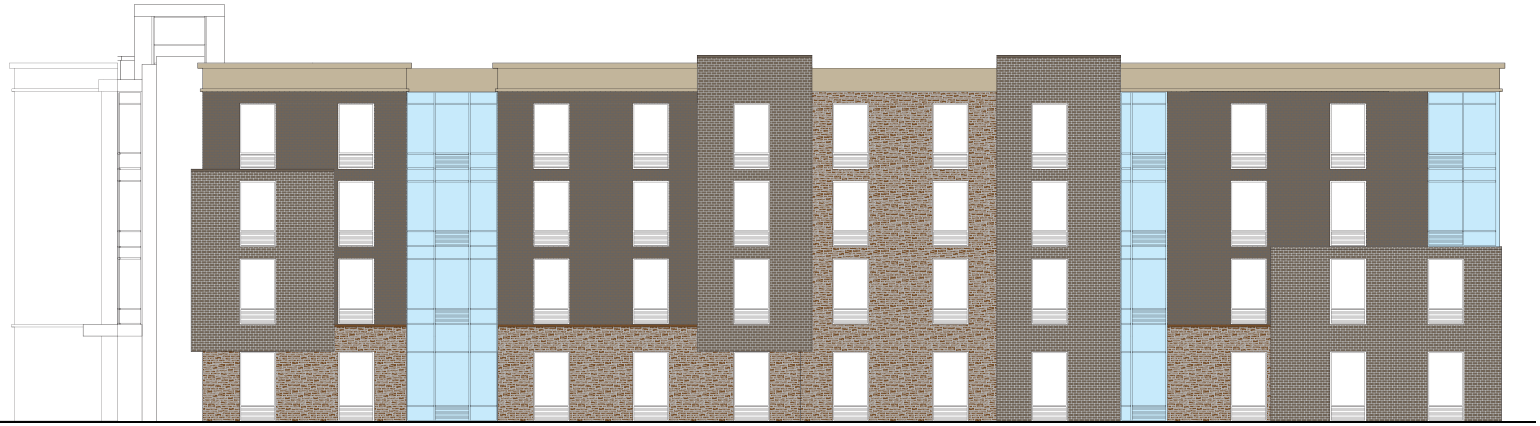
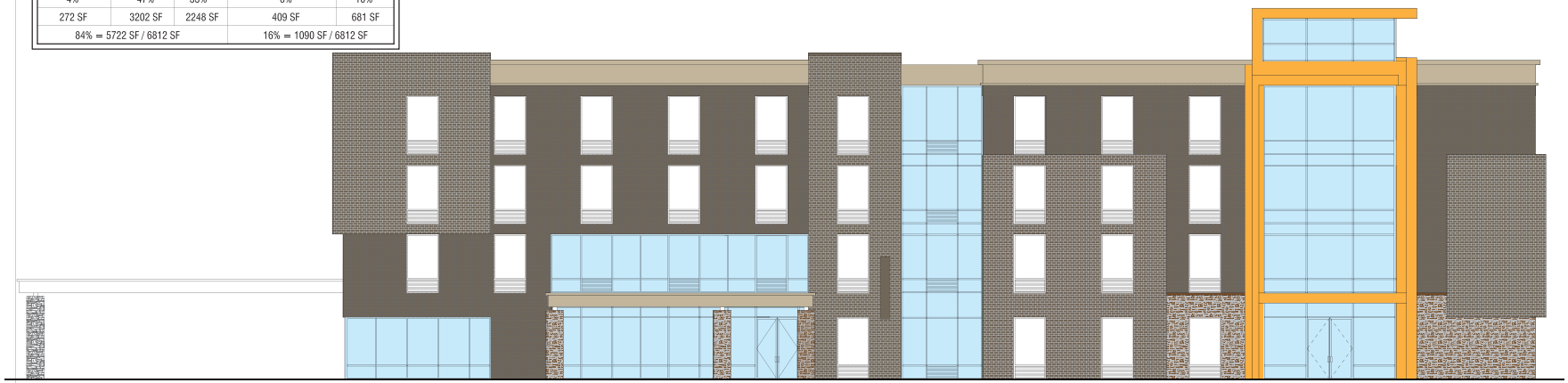


1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS PERCENTAGES NORTH FACADE (equals 100%)				
PRIMARY MATERIALS			TRIM	
STONE	BRICK	GLASS	FIBER CEMENT BOARD	EIFS
22%	51%	16%	0%	11%
1283 SF	2973 SF	933 SF	0 SF	641 SF
89% = 5189 SF / 5830 SF			11% = 641 SF / 5830 SF	

MATERIALS PERCENTAGES EAST FACADE (equals 100%)				
PRIMARY MATERIALS			TRIM	
STONE	BRICK	GLASS	FIBER CEMENT BOARD	EIFS
4%	47%	33%	6%	10%
272 SF	3202 SF	2248 SF	409 SF	681 SF
84% = 5722 SF / 6812 SF			16% = 1090 SF / 6812 SF	



2 EAST ELEVATION

SCALE: 1/8" = 1'-0"

DRAWING PATH:

OHM

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REVISIONS:

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07/17/2015	0001-14-0019	G. DEBACH	M. SPIRES	CADD

HOME2 HOTEL

ICH DUBLIN HOTEL, LLC - FINAL DEVELOPMENT/FINAL SITE SUBMITTAL

FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

MATERIAL PERCENTAGE ELEVATIONS

SHEET A2.05

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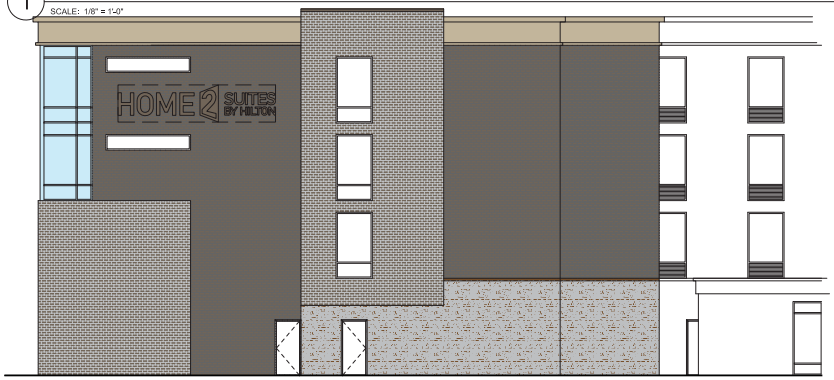
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS PERCENTAGES SOUTH FACADE (equals 100%)				
PRIMARY MATERIALS			TRIM	
STONE	BRICK	GLASS	FIBER CEMENT BOARD	EIFS
26%	51%	7%	5%	11%
1840 SF	3578 SF	491 SF	335 SF	772 SF
84% = 5909 SF / 7016 SF			16% = 1107 SF / 7016 SF	

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS PERCENTAGES WEST FACADE (equals 100%)				
PRIMARY MATERIALS			TRIM	
STONE	BRICK	GLASS	FIBER CEMENT BOARD	EIFS
21%	58%	8%	3%	10%
1505 SF	4135 SF	570 SF	206 SF	713 SF
87% = 6210 SF / 7129 SF			13% = 919 SF / 7129 SF	

DRAWING PATH:

OHM
ARCHITECTS ENGINEERS PLANNERS
101 MILL STREET
GAHANNA, OHIO 43230
614.418.0900
614.418.0914
OHM-ADVISORS.COM

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REVISIONS:

DATE	PROJ NUMBER	ARCH	PROJ MGR	CADD
07/17/2015	6001-44-0010	G. SEBACH	M. SPIRES	CADD

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MATERIAL PERCENTAGE ELEVATIONS

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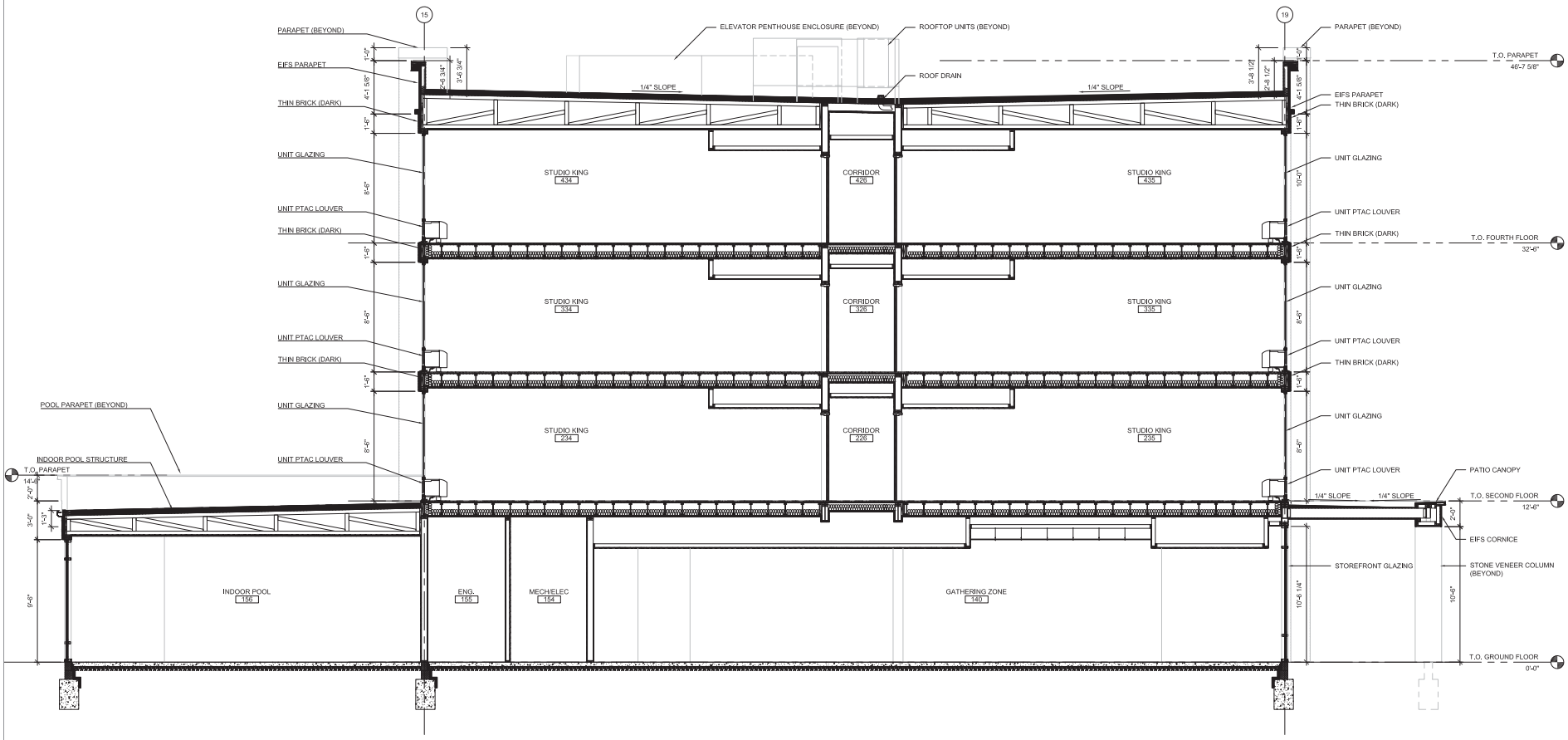

1 BUILDING SECTION

SCALE: 1/4" = 1'-0"

DRAWING PATH:

OHM
ARCHITECTS ENGINEERS PLANNERS
101 NULL STREET
GAHANNA, OHIO 43230
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614.418.2614
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REFERENCE:

DATE: 07/15/2015
PROJ.NUMBER: 669-H-0-010
ARCH: S. SEBACH
PROJ.MGR: M. SPRES
CADD: CADD
CADD

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BUILDING SECTIONS

SHEET A3.01

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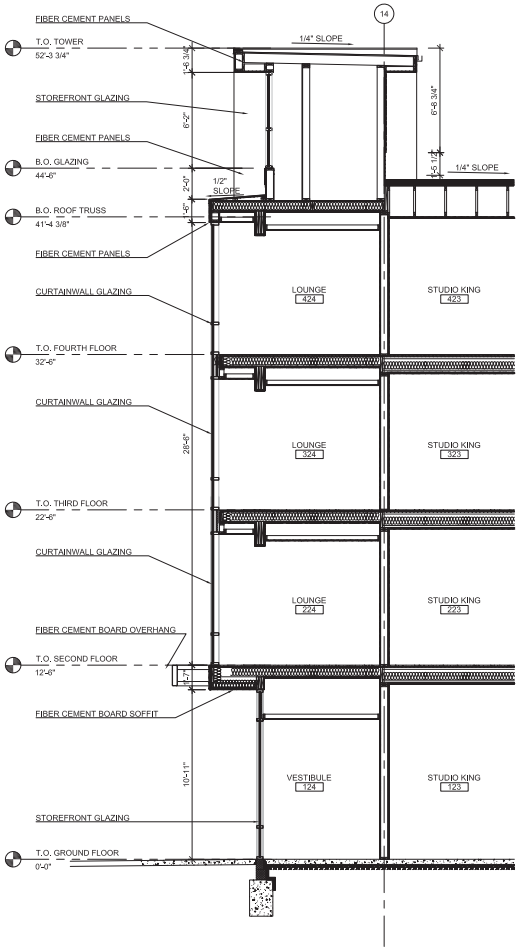
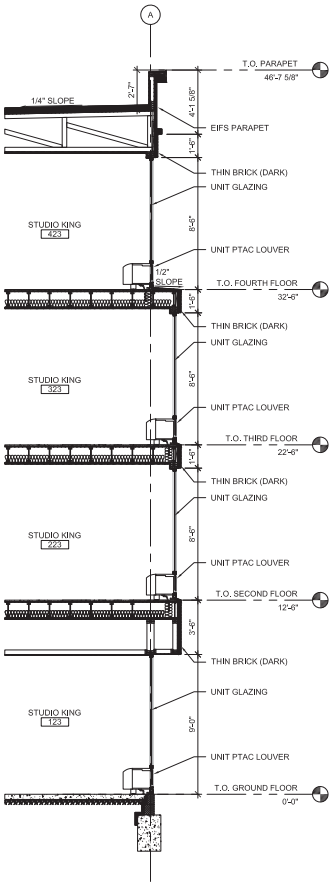


1 WALL SECTION
SCALE: 1/4" = 1'-0"



2 WALL SECTION
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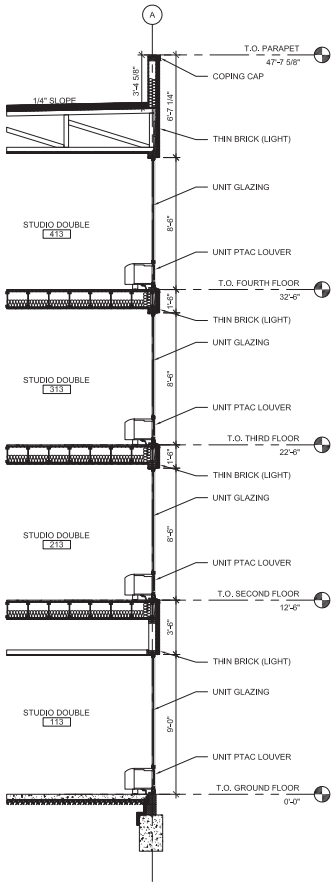
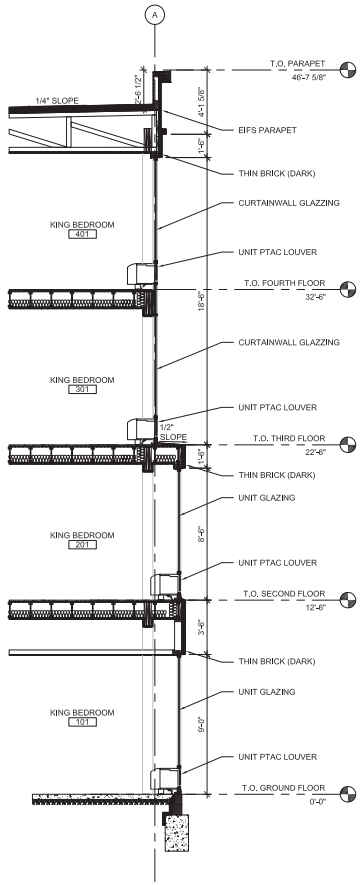


3 WALL SECTION
SCALE: 1/4" = 1'-0"



4 WALL SECTION
SCALE: 1/4" = 1'-0"

DRAWING PATH:

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101 NULL STREET
GAHANNA, OHIO 43230
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WALL SECTIONS

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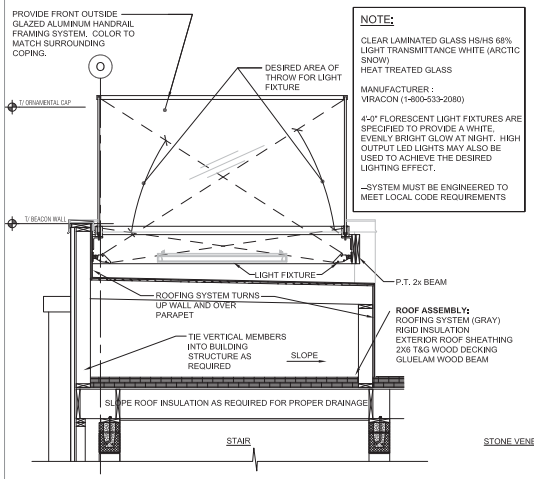


NOTE:

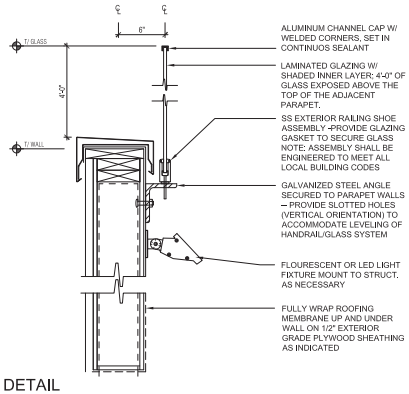
CLEAR LAMINATED GLASS HS/HS 68% LIGHT TRANSMITTANCE WHITE (ARCTIC SNOW)
HEAT TREATED GLASS

MANUFACTURER :
VIRACON (1-800-533-2080)

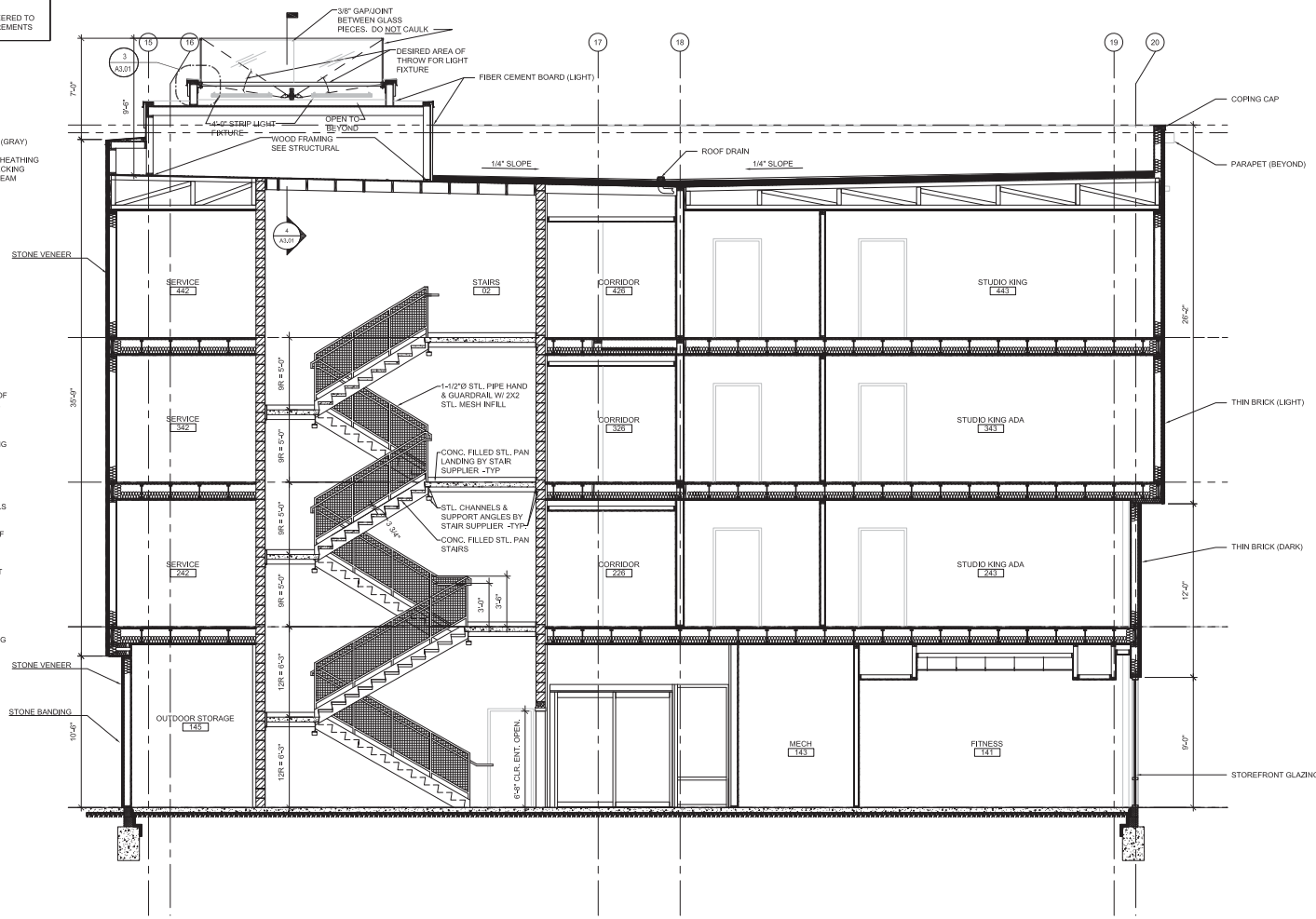
4'-0" FLORESCENT LIGHT FIXTURES ARE SPECIFIED TO PROVIDE A WHITE, EVENLY BRIGHT GLOW AT NIGHT. HIGH OUTPUT LED LIGHTS MAY ALSO BE USED TO ACHIEVE THE DESIRED LIGHTING EFFECT.

--SYSTEM MUST BE ENGINEERED TO MEET LOCAL CODE REQUIREMENTS

4 DETAIL
SCALE: 1/2" = 1'-0"



3 DETAIL
SCALE: 1 1/2" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

DRAWING PATH:

OHM
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BUILDING SECTIONS

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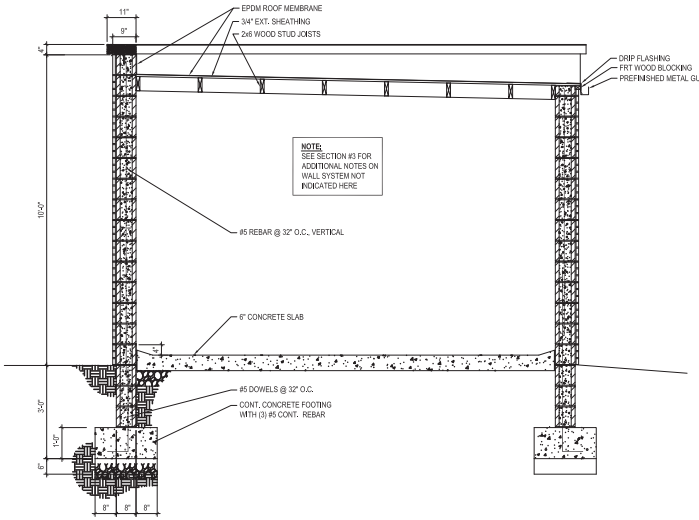
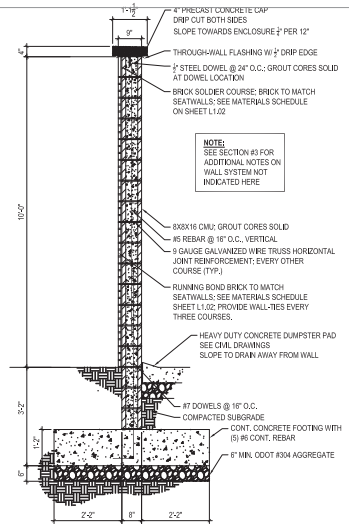


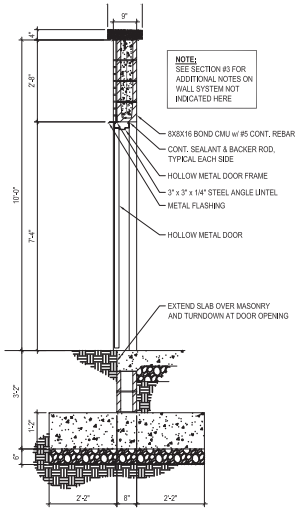
1 BUILDING SECTION

SCALE: 1/2" = 1'-0"



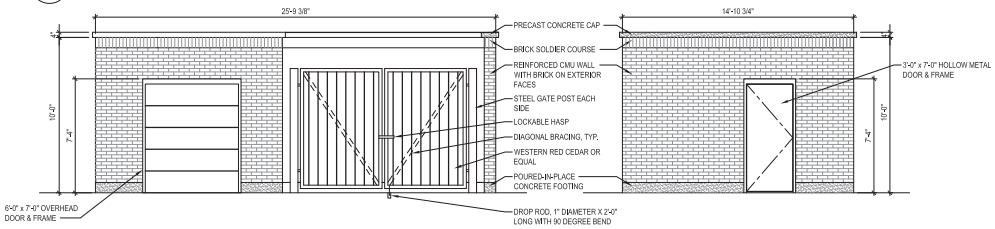
2 WALL SECTION

SCALE: 1/2" = 1'-0"



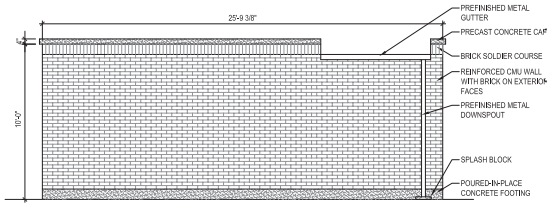
3 WALL SECTION

SCALE: 1/2" = 1'-0"



4 ELEVATION

SCALE: 1/2" = 1'-0"

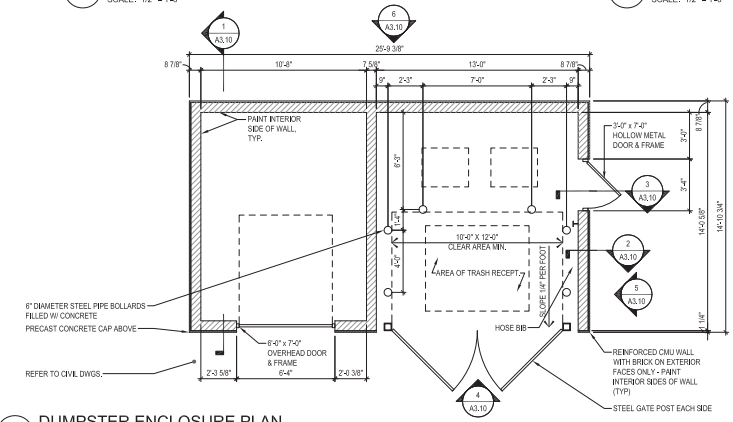


5 ELEVATION

SCALE: 1/2" = 1'-0"

6 ELEVATION

SCALE: 1/2" = 1'-0"



7 DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

DRAWING PATH:

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DUMPSTER ENCLOSURE

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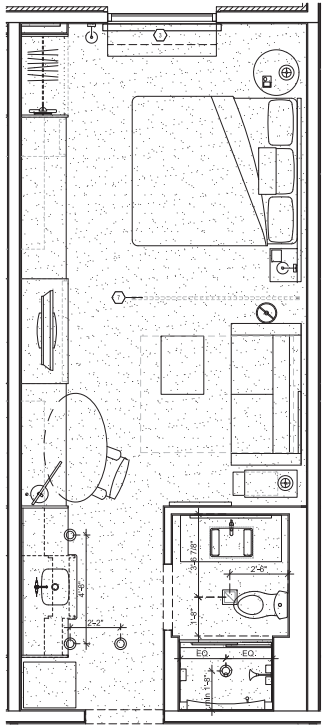
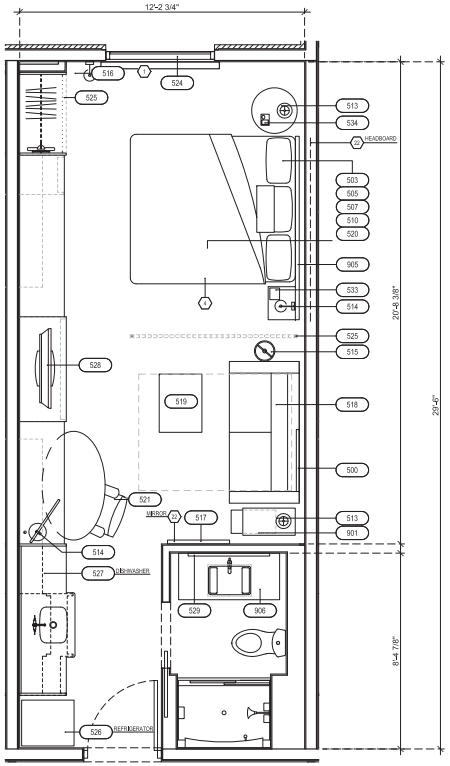


1 CEILING PLAN

SCALE: 3/8" = 1'-0"



2 CONSTRUCTION PLAN

SCALE: 3/8" = 1'-0"

FINISH LEGEND:

PT	PAINT
PL	PLASTIC LAMINATE
ST	STONE
SS	SOLID SURFACE
SF	SPECIAL FINISH
CO	CONCRETE
CP	CARPET
CT	TILE
G	GLASS
QT	QUARRY TILE
VB	VINYL BASE
VF	VINYL FLOORING

NOTE:
REFER TO SEPARATE FF&E SPECIFICATION MANUAL AND SEPARATE COLOR AND MATERIALS SPECIFICATIONS MANUAL

CEILING DIMENSION LEGEND

CENTER FIXTURE IN SPACE - CENTER THE FIXTURE IN SPACE DEFINITED BY DIAGONAL LINE.

ALIGN FIXTURES
- ALIGN FIXTURES ALONG CENTERLINE SHOWN

CENTER OVER
- CENTER FIXTURE OVER CENTERLINE OF ADJACENT CONSTRUCTION

XXX FURNISHINGS LEGEND:

500	WALL MOUNTED ARTWORK
501	QUEEN DUST SKIRT
502	ACCESSIBLE QUEEN DUST SKIRT
503	KING DUST SKIRT
504	QUEEN DECORATIVE TOP SHEET
505	KING DECORATIVE TOP SHEET
506	QUEEN MATTRESS & BOX SPRING
507	KING MATTRESS & BOX SPRING
508	QUEEN BED BASE
509	ACCESSIBLE QUEEN BED BASE
510	KING BED BASE
511	DINING TABLE
512	ACCESSIBLE DINING TABLE
513	TABLE LAMP
514	TASK LAMP
515	FLOOR LAMP
516	WALL MOUNTED SCONCE
517	WALL MOUNTED MIRROR
518	SLEEPER SOFA
519	OTTOMAN
520	LUMBAR PILLOW
521	TASK CHAIR
522	DINING CHAIR
523	SLIPPER CHAIR
524	ROLLER SHADE
525	DRAPERY
526	REFRIGERATOR
527	DISHWASHER
528	TELEVISION
529	VANITY MIRROR
530	VANITY LIGHT
531	CURVED SHOWER CURTAIN ROD
532	SHOWER CURTAIN
533	CLOCK RADIO
534	TELEPHONE
900	QUEEN HEADBOARD
901	SIDE TABLE
902	NIGHT TABLE
903	MORNING WALL
904	STORAGE TV UNIT
905	KING HEADBOARD
906	VANITY
907	ACCESSIBLE VANITY

KEY NOTES:

1. PTAC UNIT-REFER TO MECHANICAL DRAWINGS
2. DESIGNATED REQ'D CLEAR FLOOR SPACE PER ACCESSIBILITY
3. BLACK OUT ROLLER SHADE (MTD. TO FACE OF WALL) AND SHEER ROLLER SHADE (MTD. IN WINDOW POCKET) – SWITCHED OPENING DEVICE IN ACCESSIBLE ROOMS -REFER TO **HADG** FOR ACCESSIBLE CONTROL REQ'S - REFER TO ELECTRIC PLAN FOR LOCATION OF SWITCH
4. SHOWER ENCLOSURE W/ TEMPERED GLASS DOOR
5. FLOOR DRAIN
6. PRE-MANUFACTURED SHOWER PAN
7. CEILING MOUNTED DRAPERY ROD-PROVIDE BLOCKING AS REQ'D
8. ALTERNATE LOCATION OF DOOR FOR CONNECTING ROOMS TO ACCESSIBLE ROOMS–REFER TO OVERALL PLANS FOR LOCATION OF ACCESSIBLE ROOMS
9. RANGETOP STYLE MICROWAVE AFFIXED TO WALL
10. FULL HEIGHT MIRROR
11. BEGIN CARPET TILE THIS SIDE W/ FULL TILE–FIRST TWO ROWS OF TILE TO BE INSTALLED AROUND BUILT-IN CASEGOODS
12. DEVICE SHOWN THIS LOCATION ON PLAN FOR CLARITY –REFER TO ELEVATIONS FOR EXACT POSITION
13. MAKE-UP AIR DIFFUSER
14. OUTLINE OF SOFA
15. APPROXIMATE LOCATIONS OF MILLWORK SUPPORTS ON FLOOR. PROVIDE SHIMS OR LEVELERS UNDER SUPPORTS TO PREVENT CARPET CRUSHING.
16. ROOM SIGNAGE
17. DROPPED GYPSUM BOARD BULKHEAD @ ROUGH OPENING – WHERE PRE-MANUFACTURED SHOWER INSERT IS INDICATED MEASURE ROUGH OPENING FROM FACE OF GYPSUM BOARD
18. WALL SCONCE
19. DOORBELL ON/OFF SWITCH (C.F. ROOMS ONLY)SIGNAGE AS REQ'D.
20. START TILE @ DOOR W/ ONE ROW OF FULL TILES
21. EDGE OF PTAC ABOVE CARPET TILES
22. FRAMING SUBCONTRACTOR TO PROVIDE 3/4" F.R.T. PLYWOOD BLOCKING TO RECEIVE ITEM INDICATED - EXTEND FULL LENGTH OF OBJECT
23. GENERAL CONTRACTOR TO COORDINATE W/ FIXTURE FABRICATOR WHERE NECESSARY TO PROVIDE PROPER BLOCKING IN WALL FOR ITEM KEYNOTED
24. SWITCHES CONTROLLING MECHANICAL SHADES
25. REQ'D ACCESSIBLE CLEAR FLOOR AREA DESIGNATION
26. INDICATES DIRECTION OF CARPET PATTERN
27. ALIGN EDGE OF ARTWORK W/ EDGE OF SOFA BACK
28. GRAPHIC ART REFER TO ACCESSORIES LEGEND & CONSTRUCTION PLAN
29. COUNTERTOP MICROWAVE

CEILING LEGEND:

8'-0" C — CEILING HEIGHT / CEILING FINISH

A. PRIMED & PAINTED GYPSUM BOARD

B. PRIMED & PAINTED GYPSUM BOARD - MOISTURE RESISTANT

C. 2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.

D. 2X4 LAY-IN CEILING GRID SYSTEM SUSPENDED FROM STRUCTURE - INFILLED WITH 1/2" VINYL FACED GYPSUM BOARD PANELS

LIGHTING AND MECHANICAL- CEILING LEGEND:

(R-1): RECESSED DOWNLIGHT (FLUORESCENT LAMP)

(R-4): SMALL RECESSED DOWNLIGHT (HALOGEN LAMP) NARROW BEAM SPREAD

(R-3): RECESSED DOWNLIGHT W/ LENS (FLUORESCENT LAMP)-UL WET LABELED

MECHANICAL EXHAUST

MECHANICAL SUPPLY

DECORATIVE WALL SCONCE -REFER TO FF& E

FLUORESCENT LIGHT

GENERAL NOTES:

1. REFER TO FF&E PACKAGE FOR FURNITURE, BUILT-IN MILLWORK & FINISH SPECS.
2. ALL CONTROLS FOR USE BY GUESTS MUST BE MOUNTED @ B/T 15" A.F.F. & 48" A.F.F. & PROVIDE A 30"X48" CLEAR FLOOR AREA IN COMPLIANCE W/ ACCESSIBLE STANDARDS. OPERABLE CONTROLS LOCATED OVER AN OBSTRUCTION DEEPER THAN 10" MUST BE MOUNTED NO HIGHER THAN 46" A.F.F. --ACCESSIBLE CONTROLS MUST NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. ACCESSIBLE CONTROLS SHALL COMPLY W/ THE **HADG.**
3. IN ACCESSIBLE ROOMS @ LEAST ONE OUTLET & DATA CONNECTION FOR USE BY GUESTS MUST BE MOUNTED B/T 15" & 48" A.F.F. & PROVIDE A CLEAR FLOOR AREA IN COMPLIANCE W/ ACCESSIBLE STANDARDS. SEE **HADG** FOR FURTHER REQ'S.
4. OBJECTS MOUNTED WIN THE CIRCULATION PATH IN ACCESSIBLE ROOMS B/T 27" & 80" A.F.F. SHALL NOT PROTRUDE FURTHER THAN 4" FROM WALL REFER TO **HADG** FOR FURTHER REQ'S.

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101 WALL STREET
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REFERENCE:

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

ENLARGED PLANS -STUDIO KING

DATE	PROJ.NUMBER	ARCH	PROJ.MGR	CADD
07/17/2015	009-H-0410	S. SEBACH	M. SPIRES	CADD

SHEET A4.01

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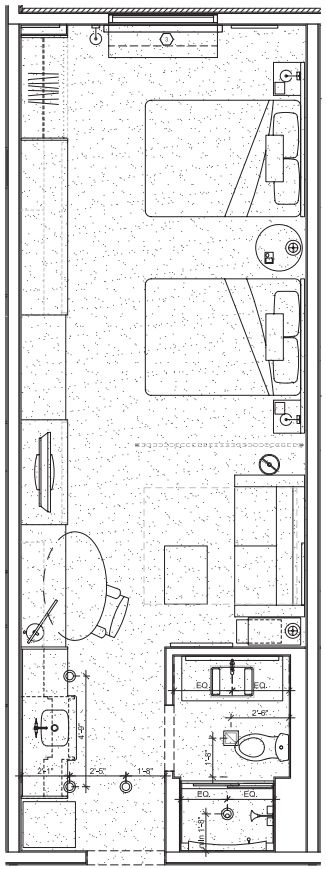
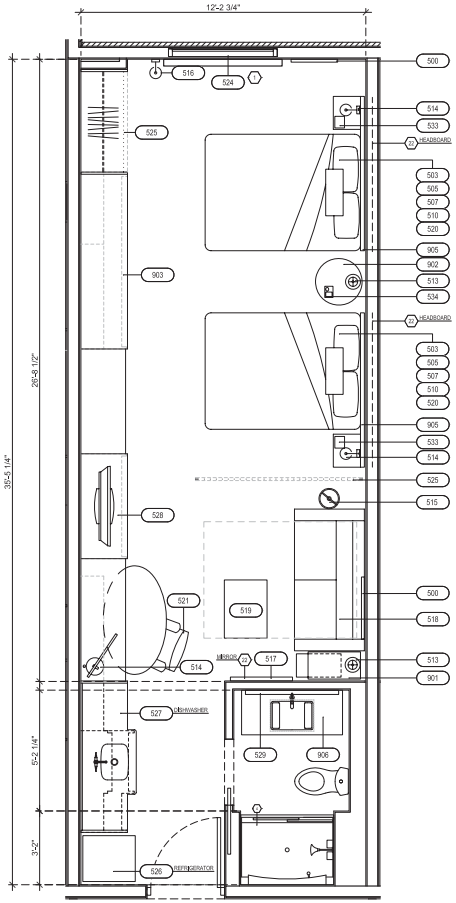
DRAWING PATH:



1 CEILING PLAN

SCALE: 3/8" = 1'-0"



2 CONSTRUCTION PLAN

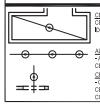
SCALE: 3/8" = 1'-0"

FINISH LEGEND:

PT	PAINT
PL	PLASTIC LAMINATE
ST	STONE
SS	SOLID SURFACE
SF	SPECIAL FINISH
CO	CONCRETE
CP	CARPET
CT	TILE
G	GLASS
QT	QUARRY TILE
VB	VINYL BASE
VF	VINYL FLOORING

NOTE:
REFER TO SEPARATE FF&E SPECIFICATIONS MANUAL AND SEPARATE COLOR AND MATERIALS SPECIFICATIONS MANUAL

CEILING DIMENSION LEGEND



CENTER FIXTURE IN SPACE - CENTER THE FIXTURE IN SPACE IDENTIFIED BY DIAGONAL LINE.

ALIGN FIXTURES
- ALIGN FIXTURES ALONG CENTERLINE SHOWN

CENTER OVER
- CENTER FIXTURE OVER
- CENTERLINE OF ADJACENT CONSTRUCTION

XXX FURNISHINGS LEGEND:

500	WALL MOUNTED ARTWORK
501	QUEEN DUST SKIRT
502	ACCESSIBLE QUEEN DUST SKIRT
503	KING DUST SKIRT
504	QUEEN DECORATIVE TOP SHEET
505	KING DECORATIVE TOP SHEET
506	QUEEN MATTRESS & BOX SPRING
507	KING MATTRESS & BOX SPRING
508	QUEEN BED BASE
509	ACCESSIBLE QUEEN BED BASE
510	KING BED BASE
511	DINING TABLE
512	ACCESSIBLE DINING TABLE
513	TABLE LAMP
514	TASK LAMP
515	FLOOR LAMP
516	WALL MOUNTED SCONCE
517	WALL MOUNTED MIRROR
518	SLEEPER SOFA
519	OTTOMAN
520	LUMBAR PILLOW
521	TASK CHAIR
522	DINING CHAIR
523	SLIPPER CHAIR
524	ROLLER SHADE
525	DRAPERY
526	REFRIGERATOR
527	DISHWASHER
528	TELEVISION
529	VANITY MIRROR
530	VANITY LIGHT
531	CURVED SHOWER CURTAIN ROD
532	SHOWER CURTAIN
533	CLOCK RADIO
534	TELEPHONE
900	QUEEN HEADBOARD
901	SIDE TABLE
902	NIGHT TABLE
903	PORTRAIT WALL
904	STORAGE TV UNIT
905	KING HEADBOARD
906	VANITY
907	ACCESSIBLE VANITY

KEY NOTES:

1. PTAC UNIT-REFER TO MECHANICAL DRAWINGS
2. DESIGNATED REQ'D CLEAR FLOOR SPACE PER ACCESSIBILITY
3. BLACK OUT ROLLER SHADE (MTD. TO FACE OF WALL) AND SHEER ROLLER SHADE (MTD. IN WINDOW POCKET) - SWITCHED OPENING DEVICE IN ACCESSIBLE ROOMS -REFER TO **HADG** FOR ACCESSIBLE CONTROL REQ'S - REFER TO ELECTRIC PLAN FOR LOCATION OF SWITCH
4. SHOWER ENCLOSURE W/ TEMPERED GLASS DOOR
5. FLOOR DRAIN
6. PRE-MANUFACTURED SHOWER PAN
7. CEILING MOUNTED DRAPERY ROD-PROVIDE BLOCKING AS REQ'D
8. ALTERNATE LOCATION OF DOOR FOR CONNECTING ROOMS TO ACCESSIBLE ROOMS-REFER TO OVERALL PLANS FOR LOCATION OF ACCESSIBLE ROOMS
9. RANGETOP STYLE MICROWAVE AFFIXED TO WALL
10. FULL HEIGHT MIRROR
11. BEGIN CARPET TILE THIS SIDE W/ FULL TILE-FIRST TWO ROWS OF TILE TO BE INSTALLED AROUND BUILT-IN CASEGOODS
12. DEVICE SHOWN THIS LOCATION ON PLAN FOR CLARITY
    - REFER TO ELEVATIONS FOR EXACT POSITION
13. MAKE-UP AIR DIFFUSER
14. OUTLINE OF SOFA
15. APPROXIMATE LOCATIONS OF MILLWORK SUPPORTS ON FLOOR. PROVIDE SHIMS OR LEVELERS UNDER SUPPORTS TO PREVENT CARPET CRUSHING.
16. ROOM SIGNAGE
17. DROPPED GYPSUM BOARD BULKHEAD @ ROUGH OPENING - WHERE PRE-MANUFACTURED SHOWER INSERT IS INDICATED MEASURE ROUGH OPENING FROM FACE OF GYPSUM BOARD
18. WALL SCONCE
19. DOORBELL ON/OFF SWITCH (C.F. ROOMS ONLY)SIGNAGE AS REQ'D.
20. START TILE @ DOOR W/ ONE ROW OF FULL TILES
21. EDGE OF PTAC ABOVE CARPET TILES
22. FRAMING SUBCONTRACTOR TO PROVIDE 3/4" F.R.T. PLYWOOD BLOCKING TO RECEIVE ITEM INDICATED - EXTEND FULL LENGTH OF OBJECT
23. GENERAL CONTRACTOR TO COORDINATE W/ FIXTURE FABRICATOR WHERE NECESSARY TO PROVIDE PROPER BLOCKING IN WALL FOR ITEM KEYNOTED
24. SWITCHES CONTROLLING MECHANICAL SHADES
25. REQ'D ACCESSIBLE CLEAR FLOOR AREA DESIGNATION
26. INDICATES DIRECTION OF CARPET PATTERN
27. ALIGN EDGE OF ARTWORK W/ EDGE OF SOFA BACK
28. GRAPHIC ART REFER TO ACCESSORIES LEGEND & CONSTRUCTION PLAN
29. COUNTERTOP MICROWAVE

CEILING LEGEND:

9'-0" C — CEILING HEIGHT / CEILING FINISH

A.	PRIMED & PAINTED GYPSUM BOARD
B.	PRIMED & PAINTED GYPSUM BOARD - MOISTURE RESISTANT
C.	2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
D.	2X4 LAY-IN CEILING GRID SYSTEM SUSPENDED FROM STRUCTURE - INFILLED WITH 1/2" VINYL FACED GYPSUM BOARD PANELS

LIGHTING AND MECHANICAL- CEILING LEGEND:

- (R-1): RECESSED DOWNLIGHT (FLUORESCENT LAMP)
- (R-4): SMALL RECESSED DOWNLIGHT (HALOGEN LAMP) NARROW BEAM SPREAD
- (R-3): RECESSED DOWNLIGHT W/ LENS (FLUORESCENT LAMP)-UL WET LABELED
- MECHANICAL EXHAUST
- MECHANICAL SUPPLY
- DECORATIVE WALL SCONCE -REFER TO FF& E
- FLUORESCENT LIGHT

GENERAL NOTES:

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3. IN ACCESSIBLE ROOMS @ LEAST ONE OUTLET & DATA CONNECTION FOR USE BY GUESTS MUST BE MOUNTED B/T 15" & 48" A.F.F. & PROVIDE A CLEAR FLOOR AREA IN COMPLIANCE W/ ACCESSIBLE STANDARDS. SEE **HADG** FOR FURTHER REQ'S.
4. OBJECTS MOUNTED W/IN THE CIRCULATION PATH IN ACCESSIBLE ROOMS B/T 27" & 80" A.F.F. SHALL NOT PROTRUDE FURTHER THAN 4" FROM WALL REFER TO **HADG** FOR FURTHER REQ'S.

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07/17/2015	609-H-0410	S. SEBACH	M. SPRES	CADD

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ENLARGED PLANS-STUDIO DOUBLE

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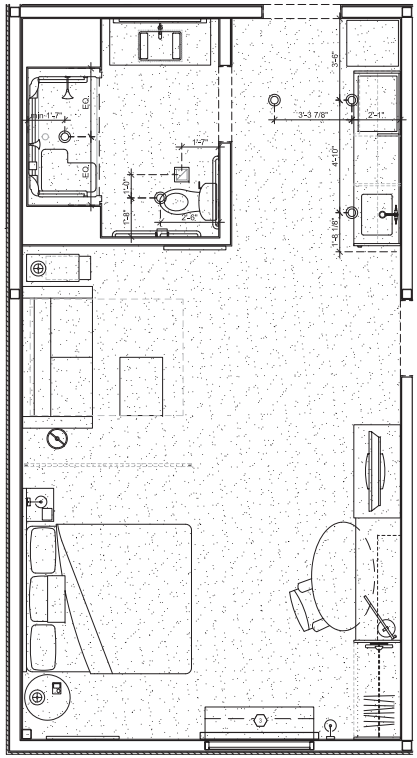
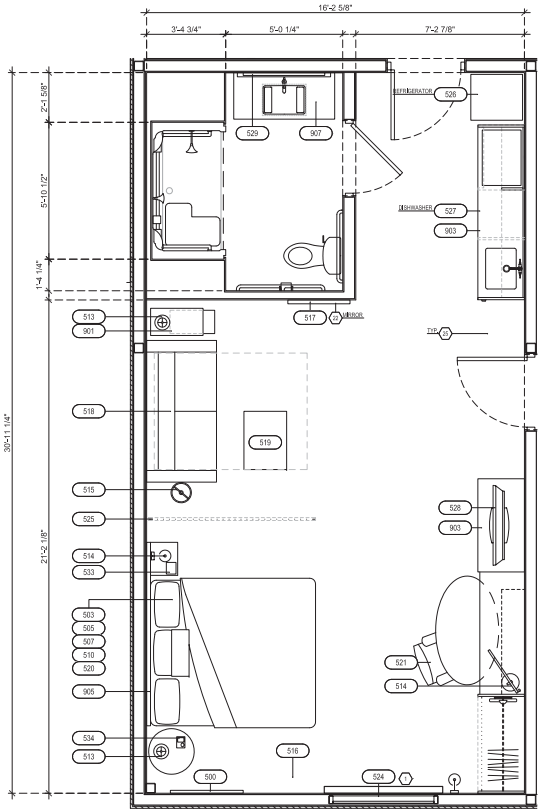
DRAWING PATH:



1 CEILING PLAN

SCALE: 3/8" = 1'-0"



2 CONSTRUCTION PLAN

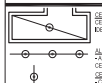
SCALE: 3/8" = 1'-0"

FINISH LEGEND:

PT	PAINT
PL	PLASTIC LAMINATE
ST	STONE
SS	SOLID SURFACE
SF	SPECIAL FINISH
CO	CONCRETE
CP	CARPET
CT	TILE
G	GLASS
QT	QUARRY TILE
VB	VINYL BASE
VF	VINYL FLOORING

NOTE:
REFER TO SEPARATE FF&E SPECIFICATIONS MANUAL AND SEPARATE COLOR AND MATERIALS SPECIFICATIONS MANUAL

CEILING DIMENSION LEGEND



CENTER FIXTURE IN SPACE - CENTER THE FIXTURE IN SPACE IDENTIFIED BY DIAGONAL LINE.

ALIGN FIXTURES
- ALIGN FIXTURES ALONG CENTERLINE SHOWN

CENTER OVER
- CENTER FIXTURE OVER CENTERLINE OF ADJACENT CONSTRUCTION

XXX FURNISHINGS LEGEND:

500	WALL MOUNTED ARTWORK
501	QUEEN DUST SHRT
502	ACCESSIBLE QUEEN DUST SHRT
503	KING DUST SHRT
504	QUEEN DECORATIVE TOP SHEET
505	KING DECORATIVE TOP SHEET
506	QUEEN MATTRESS & BOX SPRING
507	KING MATTRESS & BOX SPRING
508	QUEEN BED BASE
509	ACCESSIBLE QUEEN BED BASE
510	KING BED BASE
511	DINING TABLE
512	ACCESSIBLE DINING TABLE
513	TABLE LAMP
514	TASK LAMP
515	FLOOR LAMP
516	WALL MOUNTED SCONCE
517	WALL MOUNTED MIRROR
518	SLEEPER SOFA
519	OTTOMAN
520	LUMBAR PILLOW
521	TASK CHAIR
522	DINING CHAIR
523	SLIPPER CHAIR
524	ROLLER SHADE
525	DRAWERT
526	REFRIGERATOR
527	DISHWASHER
528	TELEVISION
529	VANITY MIRROR
530	VANITY LIGHT
531	CURVED SHOWER CURTAIN ROD
532	SHOWER CURTAIN
533	CLOCK RADIO
534	TELEPHONE
560	QUEEN HEADBOARD
901	SIDE TABLE
902	NIGHT TABLE
903	WORKING WALL
904	STORAGE TV UNIT
905	KING HEADBOARD
906	VANITY
907	ACCESSIBLE VANITY

KEY NOTES:

1. PTAC UNIT-REFER TO MECHANICAL DRAWINGS
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3. BLACK OUT ROLLER SHADE (MTD. TO FACE OF WALL) AND SHEER ROLLER SHADE (MTD. IN WINDOW POCKET) – SWITCHED OPENING DEVICE IN ACCESSIBLE ROOMS -REFER TO HADG FOR ACCESSIBLE CONTROL REQ'S - REFER TO ELECTRIC PLAN FOR LOCATION OF SWITCH
4. SHOWER ENCLOSURE W/ TEMPERED GLASS DOOR
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DATE	REVISIONS	BY	CHK'D

DATE	PROJ NUMBER	ARCH	PROJ MGR	CARD
07/17/2015	669-04015	C.SEBACH	N.SPIRES	DADD

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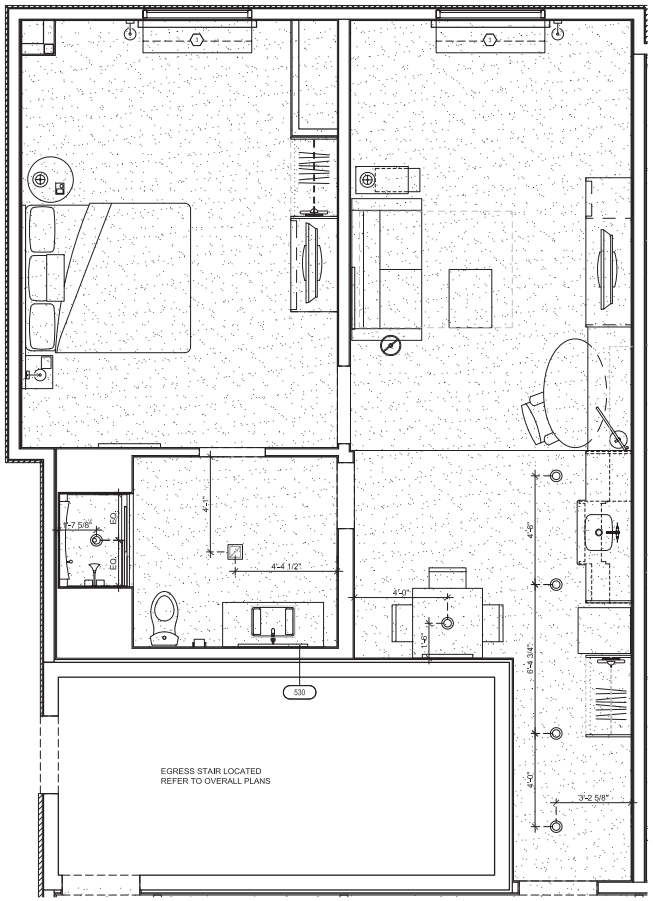
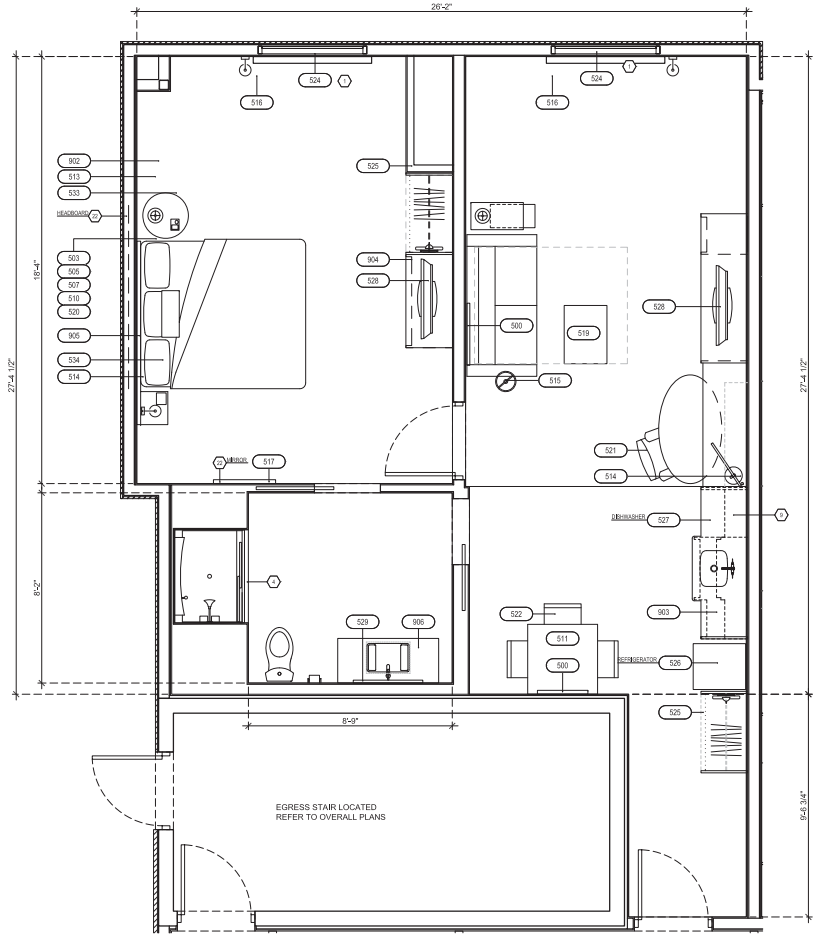


1 CEILING PLAN

SCALE: 3/8" = 1'-0"



2 CONSTRUCTION PLAN

SCALE: 3/8" = 1'-0"

FINISH LEGEND:

PT	PAINT
PL	PLASTIC LAMINATE
ST	STONE
SS	SOLID SURFACE
SF	SPECIAL FINISH
CO	CONCRETE
CP	CARPET
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VB	VINYL BASE
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NOTE:
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CEILING DIMENSION LEGEND

CENTER IN/OVER/IN SPACE - CENTER THE FIXTURE IN/OVER/IN SPACE IDENTIFIED BY DIAGONAL LINE.

ALIGN FIXTURES - ALIGN FIXTURES ALONG CENTERLINE SHOWN

CENTER OVER - CENTER FIXTURE OVER CENTERLINE OF ADJACENT CONSTRUCTION

XXX FURNISHINGS LEGEND:

500	WALL MOUNTED ARTWORK
501	QUEEN DUST SHIRT
502	ACCESSIBLE QUEEN DUST SHIRT
503	KING DUST SHIRT
504	QUEEN DECORATIVE TOP SHEET
505	KING DECORATIVE TOP SHEET
506	QUEEN MATTRESS & BOX SPRING
507	KING MATTRESS & BOX SPRING
508	QUEEN BED BASE
509	ACCESSIBLE QUEEN BED BASE
510	KING BED BASE
511	DINING TABLE
512	ACCESSIBLE DINING TABLE
513	TABLE LAMP
514	TASK LAMP
515	FLOOR LAMP
516	WALL MOUNTED SCONCE
517	WALL MOUNTED MIRROR
518	SLEEPER SOFA
519	OTTOMAN
520	LUMBAR PILLOW
521	TASK CHAIR
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524	ROLLER SHADE
525	DRAPERY
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527	DISHWASHER
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532	SHOWER CURTAIN
533	CLOCK/RADIO
534	TELEPHONE
900	QUEEN HEADBOARD
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902	NIGHT TABLE
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KEY NOTES:

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

ENLARGED PLANS-KING BEDROOM

DATE	PROJ.NUMBER	ARCH	PROJ.MGR	CADD
07/17/2015	6091-04-019	S. SEBACH	M. SPRES	CADD

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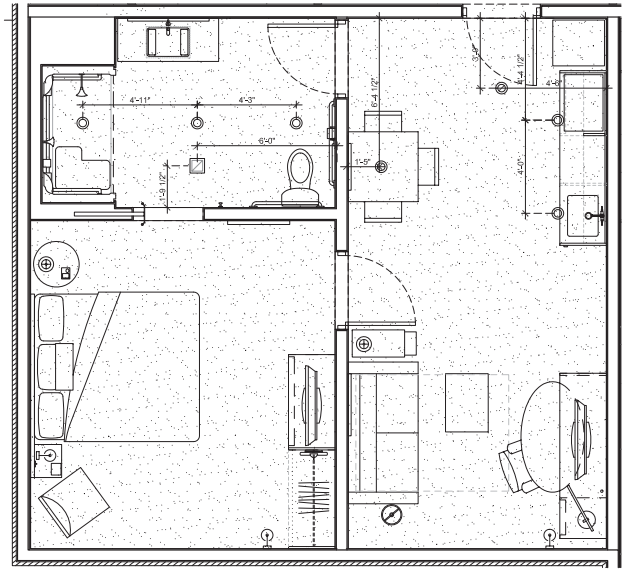
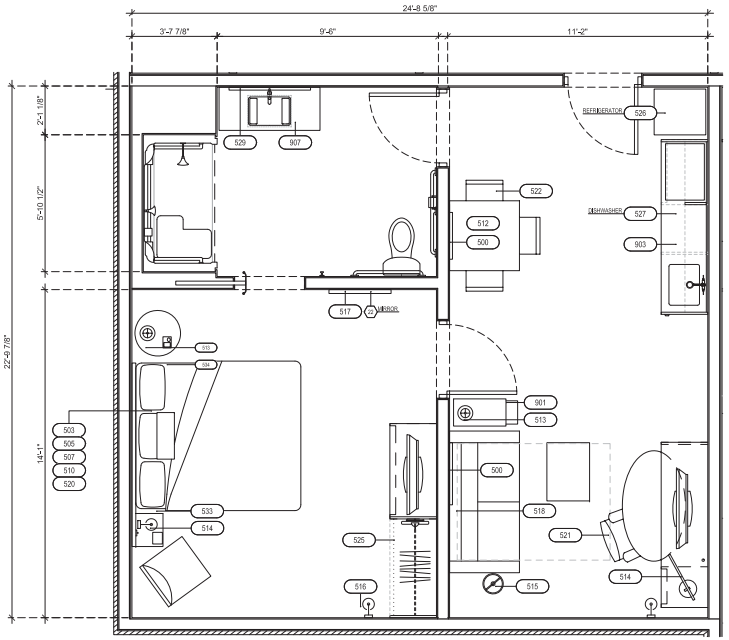


1 CEILING PLAN

SCALE: 3/8" = 1'-0"



2 CONSTRUCTION PLAN

SCALE: 3/8" = 1'-0"

FINISH LEGEND:

PT	PAINT
PL	PLASTIC LAMINATE
ST	STONE
SS	SOLID SURFACE
SF	SPECIAL FINISH
CO	CONCRETE
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NOTE:
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522	DINING CHAIR
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5. FLOOR DRAIN
6. PRE-MANUFACTURED SHOWER PAN
7. CEILING MOUNTED DRAPERY ROD–PROVIDE BLOCKING AS REQ'D
8. ALTERNATE LOCATION OF DOOR FOR CONNECTING ROOMS TO ACCESSIBLE ROOMS–REFER TO OVERALL PLANS FOR LOCATION OF ACCESSIBLE ROOMS
9. RANGETOP STYLE MICROWAVE AFFIXED TO WALL
10. FULL HEIGHT MIRROR
11. BEGIN CARPET TILE THIS SIDE W/ FULL TILE–FIRST TWO ROWS OF TILE TO BE INSTALLED AROUND BUILT-IN CASEGOODS
12. DEVICE SHOWN THIS LOCATION ON PLAN FOR CLARITY
    - REFER TO ELEVATIONS FOR EXACT POSITION
13. MAKE-UP AIR DIFFUSER
14. OUTLINE OF SOFA
15. APPROXIMATE LOCATIONS OF MILLWORK SUPPORTS ON FLOOR. PROVIDE SHIMS OR LEVELERS UNDER SUPPORTS TO PREVENT CARPET CRUSHING.
16. ROOM SIGNAGE
17. DROPPED GYPSUM BOARD BULKHEAD @ ROUGH OPENING – WHERE PRE-MANUFACTURED SHOWER INSERT IS INDICATED MEASURE ROUGH OPENING FROM FACE OF GYPSUM BOARD
18. WALL SCONCE
19. DOORBELL ON/OFF SWITCH (C.F. ROOMS ONLY)SIGNAGE AS REQ'D.
20. START TILE @ DOOR W/ ONE ROW OF FULL TILES
21. EDGE OF PTAC ABOVE CARPET TILES
22. FRAMING SUBCONTRACTOR TO PROVIDE 3/4" F.R.T. PLYWOOD BLOCKING TO RECEIVE ITEM INDICATED - EXTEND FULL LENGTH OF OBJECT
23. GENERAL CONTRACTOR TO COORDINATE W/ FIXTURE FABRICATOR WHERE NECESSARY TO PROVIDE PROPER BLOCKING IN WALL FOR ITEM KEYNOTED
24. SWITCHES CONTROLLING MECHANICAL SHADES
25. REQ'D ACCESSIBLE CLEAR FLOOR AREA DESIGNATION
26. INDICATES DIRECTION OF CARPET PATTERN
27. ALIGN EDGE OF ARTWORK W/ EDGE OF SOFA BACK
28. GRAPHIC ART REFER TO ACCESSORIES LEGEND & CONSTRUCTION PLAN
29. COUNTERTOP MICROWAVE

CEILING LEGEND:

8'-0" C — CEILING HEIGHT / CEILING FINISH

A. PRIMED & PAINTED GYPSUM BOARD
B. PRIMED & PAINTED GYPSUM BOARD - MOISTURE RESISTANT
C. 2x2 LAY-IN ACOUSTICAL CLG. TILE SUSPENDED FROM STRUCT.
D. 2X4 LAY-IN CEILING GRID SYSTEM SUSPENDED FROM STRUCTURE - INFILLED WITH 1/2" VINYL FACED GYPSUM BOARD PANELS

LIGHTING AND MECHANICAL- CEILING LEGEND:

(R-1): RECESSED DOWNLIGHT (FLUORESCENT LAMP)
(R-4): SMALL RECESSED DOWNLIGHT (HALOGEN LAMP) NARROW BEAM SPREAD
(R-3): RECESSED DOWNLIGHT W/ LENS (FLUORESCENT LAMP)-JL WET LABELED
MECHANICAL EXHAUST
MECHANICAL SUPPLY
DECORATIVE WALL SCONCE -REFER TO FF& E
FLUORESCENT LIGHT

GENERAL NOTES:

1. REFER TO FF&E PACKAGE FOR FURNITURE, BUILT-IN MILLWORK & FINISH SPECS.
2. ALL CONTROLS FOR USE BY GUESTS MUST BE MOUNTED @ B/T 15" A.F.F. & 48" A.F.F. & PROVIDE A 30"X48" CLEAR FLOOR AREA IN COMPLIANCE W/ ACCESSIBLE STANDARDS. OPERABLE CONTROLS LOCATED OVER AN OBSTRUCTION DEEPER THAN 10" MUST BE MOUNTED NO HIGHER THAN 46" A.F.F. –ACCESSIBLE CONTROLS MUST NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. ACCESSIBLE CONTROLS SHALL COMPLY W/ THE **HADG.**
3. IN ACCESSIBLE ROOMS @ LEAST ONE OUTLET & DATA CONNECTION FOR USE BY GUESTS MUST BE MOUNTED B/T 15" & 48" A.F.F. & PROVIDE A CLEAR FLOOR AREA IN COMPLIANCE W/ ACCESSIBLE STANDARDS. SEE **HADG** FOR FURTHER REQ'S.
4. OBJECTS MOUNTED W/IN THE CIRCULATION PATH IN ACCESSIBLE ROOMS B/T 27" & 80" A.F.F. SHALL NOT PROTRUDE FURTHER THAN 4" FROM WALL REFER TO **HADG** FOR FURTHER REQ'S.

OHM
ARCHITECTS ENGINEERS PLANNERS
101 WALL STREET
GAHANNA, OHIO 43230
614.418.2600
614.418.2614
OHM-ADVISORS.COM

SEAL

REVISIONS

DATE	PROJ.MANAGER	ARCH	PROJ.ARCH	CADD
07/17/2015	609-H-0410	S. SEBACH	M. SPIRES	CADD

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

ENLARGED PLANS-KING BEDROOM ADA

SHEET A4.05

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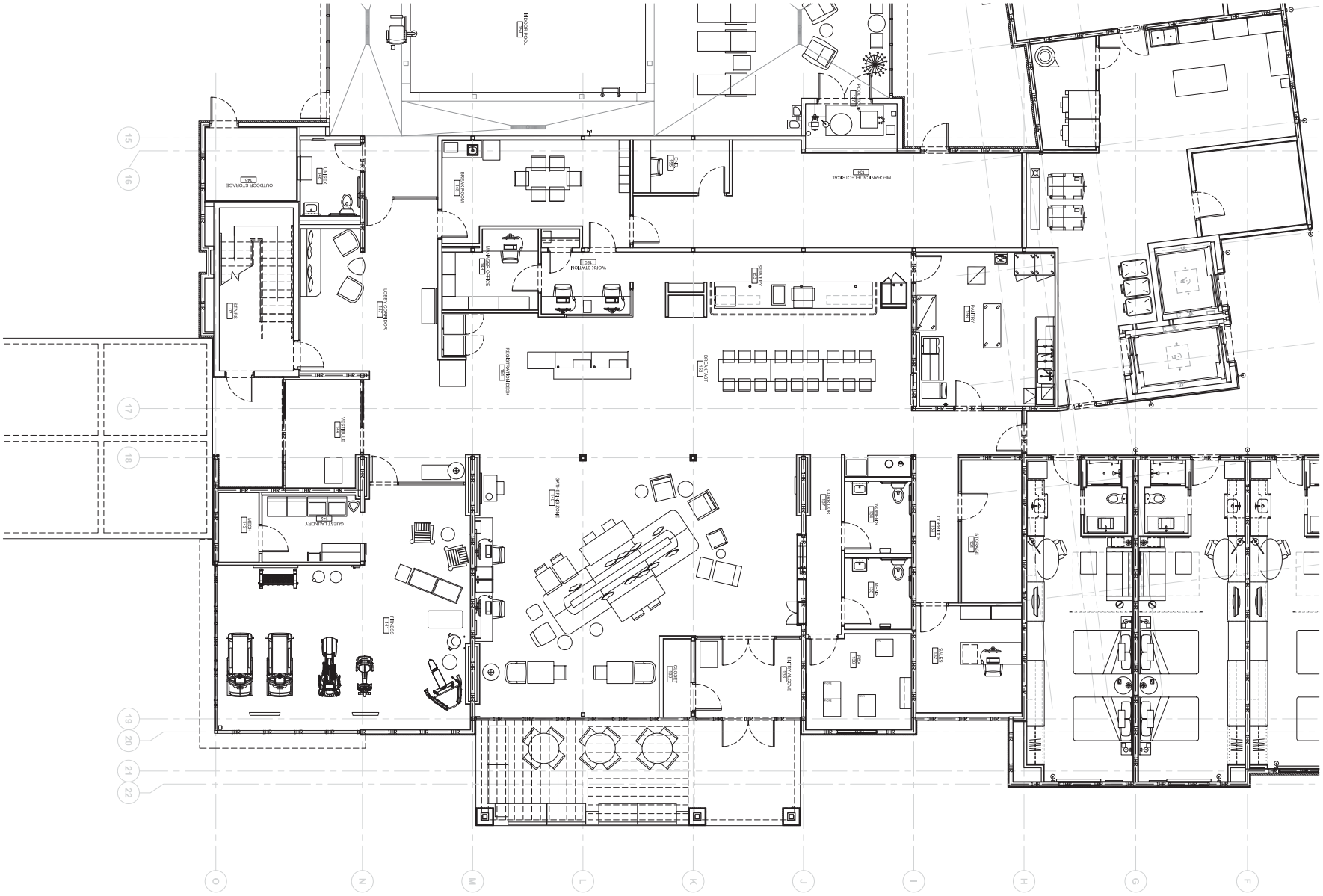
DRAWING PATH:



1 ENLARGED LOBBY CONSTRUCTION FLOOR PLAN

SCALE: 3/16" = 1'-0"

DRAWING PATH:

OHM

ARCHITECTS ENGINEERS PLANNERS

101 MILL STREET
GAHANNA, OHIO 43230
614.418.0600
614.418.0614

OHM-ADVISORS.COM

SEAL

REVISIONS:

DATE	PROJ.NUMBER	ARCH	PROJ.MGR	CADD
07/17/2015	6091-14-0019	G. SEBACH	M. SPIRES	CADD

HOME2 HOTEL

ICH DUBLIN HOTEL, LLC - FINAL DEVELOPMENT/FINAL SITE SUBMITTAL

FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

ENLARGED LOBBY CONSTRUCTION FLOOR PLAN

SHEET A4.06

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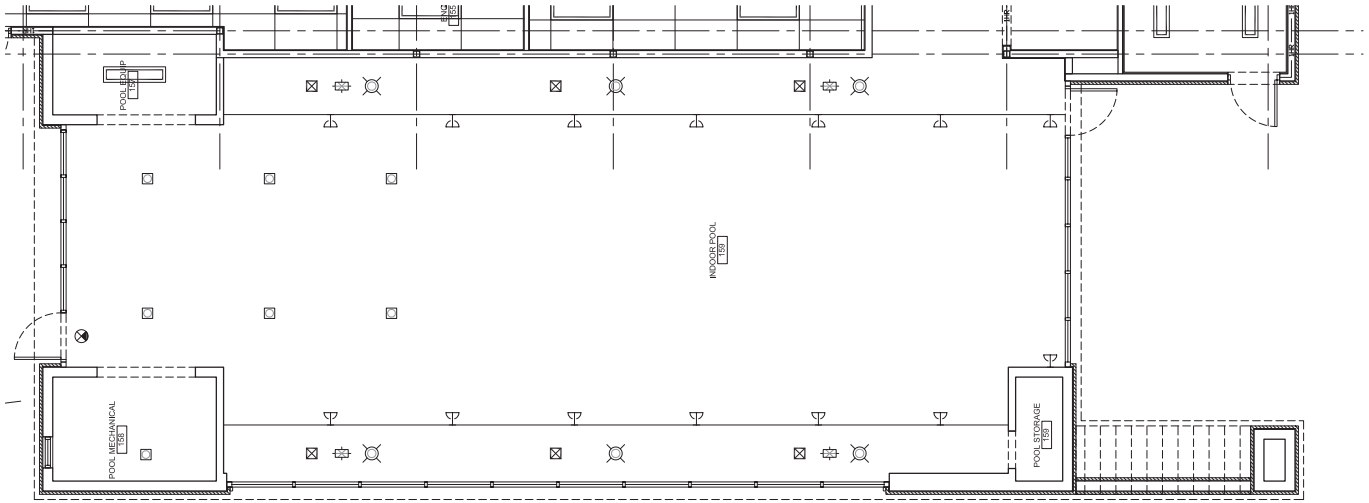
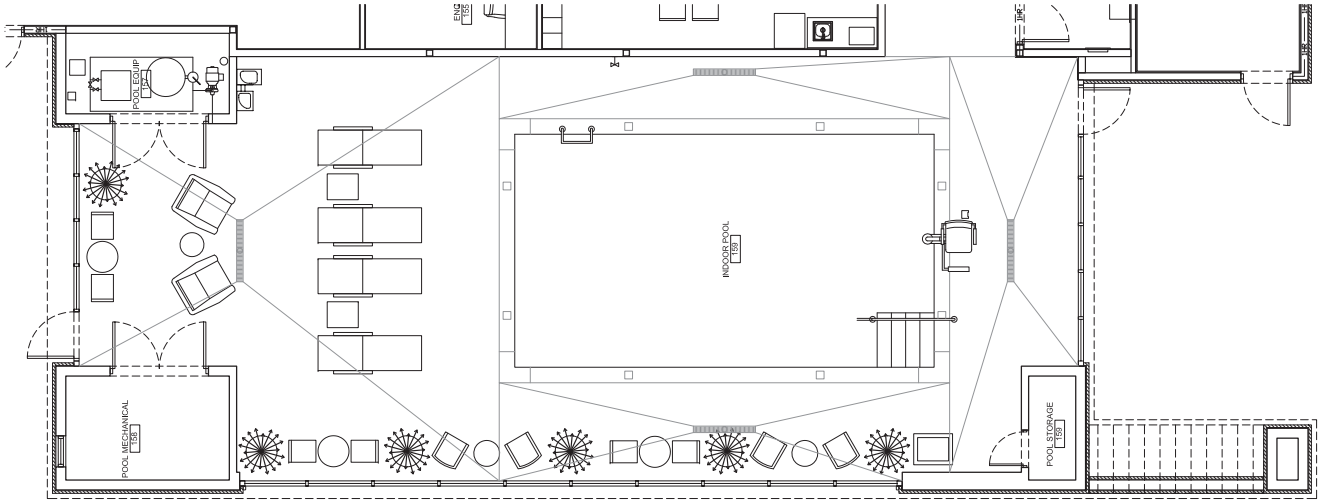


1 ENLARGED POOL CEILING PLAN

SCALE: 1/4" = 1'-0"



2 ENLARGED POOL CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"

DRAWING PATH:

OHM

ARCHITECTS ENGINEERS PLANNERS

101 MILL STREET
GAHANNA, OHIO 43230
614.418.0600
614.418.0614

OHM-ADVISORS.COM

SEAL

REVISIONS:

DATE	PROJ.NUMBER	ARCH	PROJ.MGR	CADD
07/17/2015	6091-14-0010	G. SEBACH	M. SPIRES	CADD

HOME2 HOTEL

ICH DUBLIN HOTEL, LLC - FINAL DEVELOPMENT/FINAL SITE SUBMITTAL

FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

ENLARGED POOL CONSTRUCTION & RCP PLAN

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SHEET A4.07

FINAL DEVELOPMENT/
FINAL SITE SUBMISSION
HOME 2 HOTEL

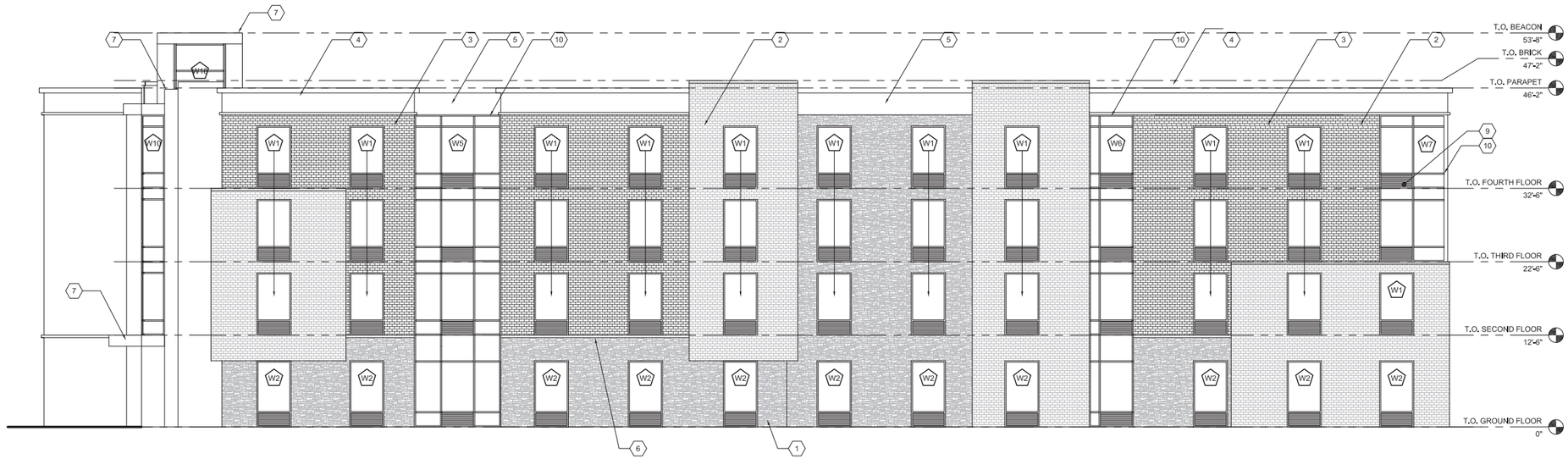
FRANTZ ROAD & STATE ROUTE 161

Exterior Finish Selections

JULY 29, 2015

CRAWFORD HOYING development

OHM Advancing Communities

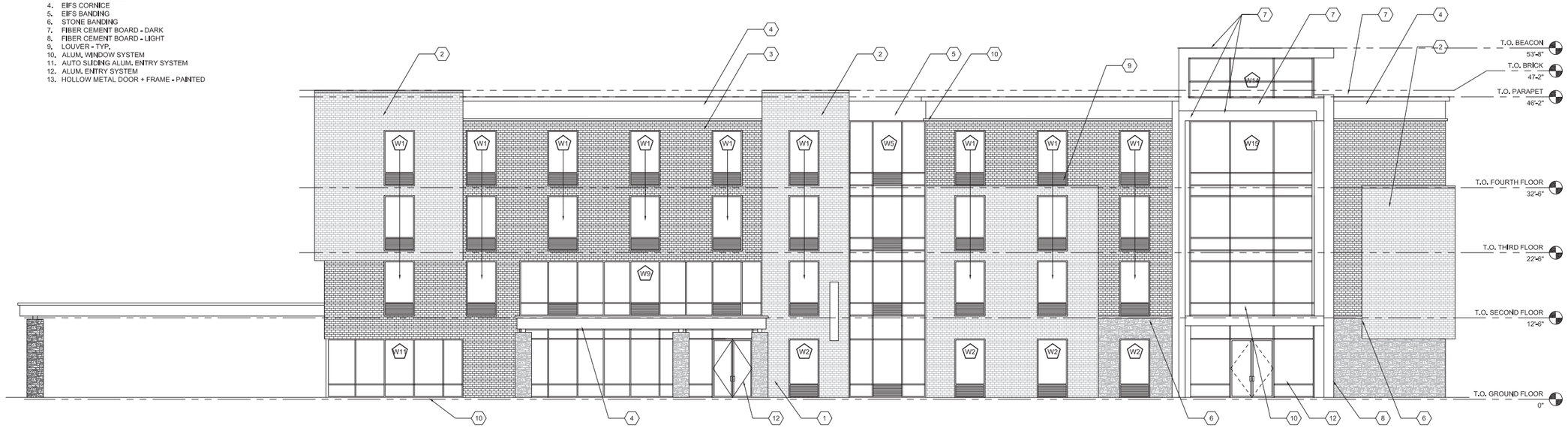


1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

CODED NOTES: (XX)

1. STONE VENEER
2. LIGHT BRICK VENEER
3. DARK BRICK VENEER
4. EIFS CORNICE
5. EIFS BANDING
6. STONE BANDING
7. FIBER CEMENT BOARD - DARK
8. FIBER CEMENT BOARD - LIGHT
9. LOUVER - TYP.
10. ALUM. WINDOW SYSTEM
11. AUTO SLIDING ALUM. ENTRY SYSTEM
12. ALUM. ENTRY SYSTEM
13. HOLLOW METAL DOOR + FRAME - PAINTED



NOT TO SCALE

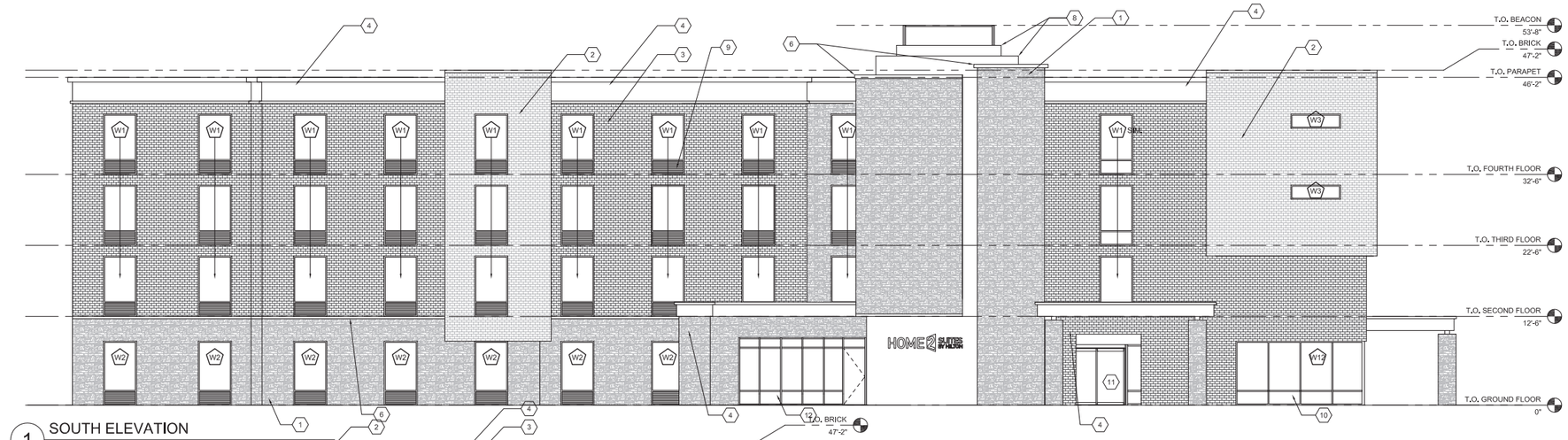
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"

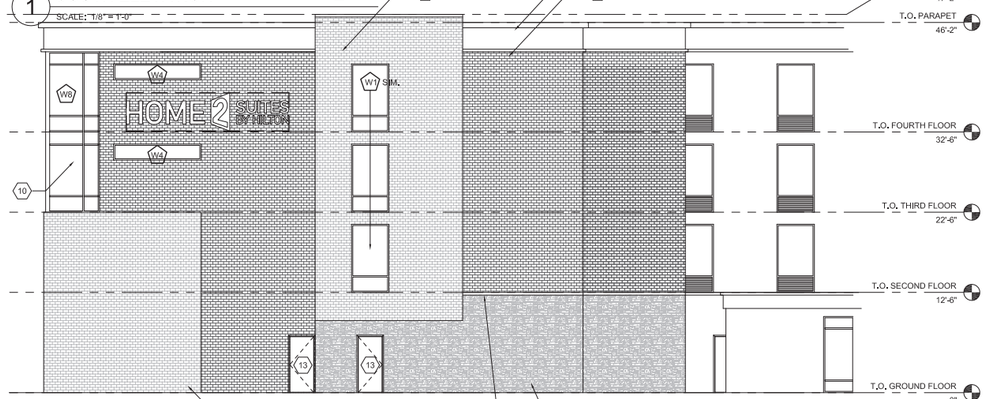
HOME 2 HOTEL | DUBLIN, OHIO

CRAWFORD HOYING development

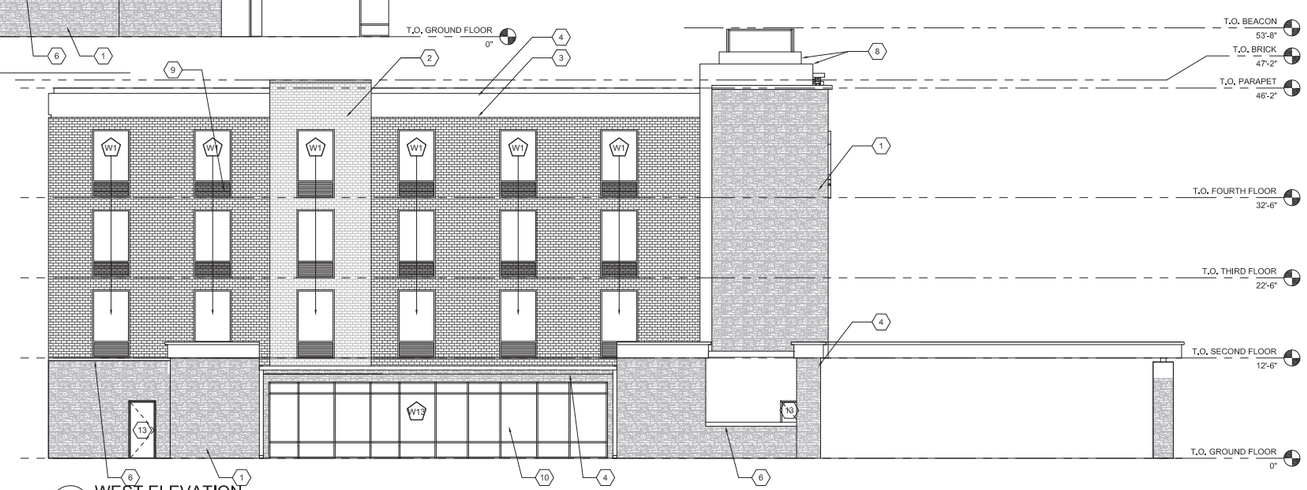
OHM Advancing Communities



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

CODED NOTES: XX

1. STONE VENEER
2. LIGHT BRICK VENEER
3. DARK BRICK VENEER
4. EIFS CORNICE
5. EIFS BANDING
6. STONE BANDING
7. FIBER CEMENT BOARD - DARK
8. FIBER CEMENT BOARD - LIGHT
9. LOUVER - TYP.
10. ALUM. WINDOW SYSTEM
11. AUTO SLIDING ALUM. ENTRY SYSTEM
12. ALUM. ENTRY SYSTEM
13. HOLLOW METAL DOOR + FRAME - PAINTED

NOT TO SCALE

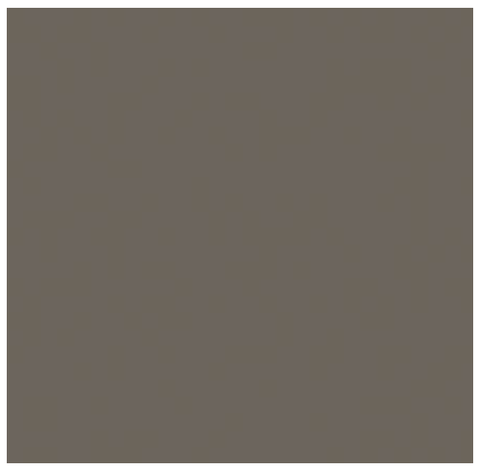
A2.02

PRO-FIT LEDGESTONE-AUTUMN

SUMMITVILLE THIN BRICK-SAVANNAH

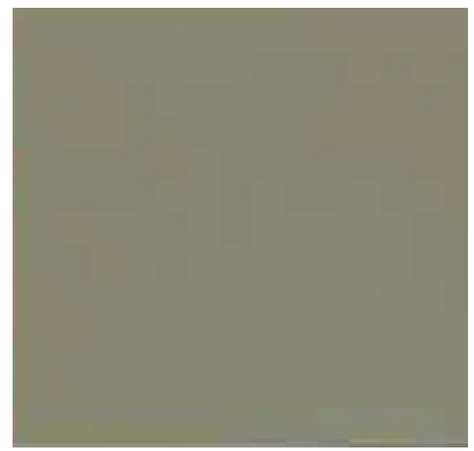
SUMMITVILLE THIN BRICK-BOSTON

EIFS CORNICE-SW 6148 WOOL SKEIN



FIBER CEMENT BOARD-SW 7047 PORPOISE

FIBER CEMENT BOARD-SW 7002 DOWNY



WINDOW FRAME - TUBELITE ANTIQUE

WINDOW GLAZING - BRONZE
(GLAZING AT ENTRANCES, GLASS TOWER,
PATIO AND FITNESS CENTER TO BE CLEAR)

ROOF - TPO - GRAY

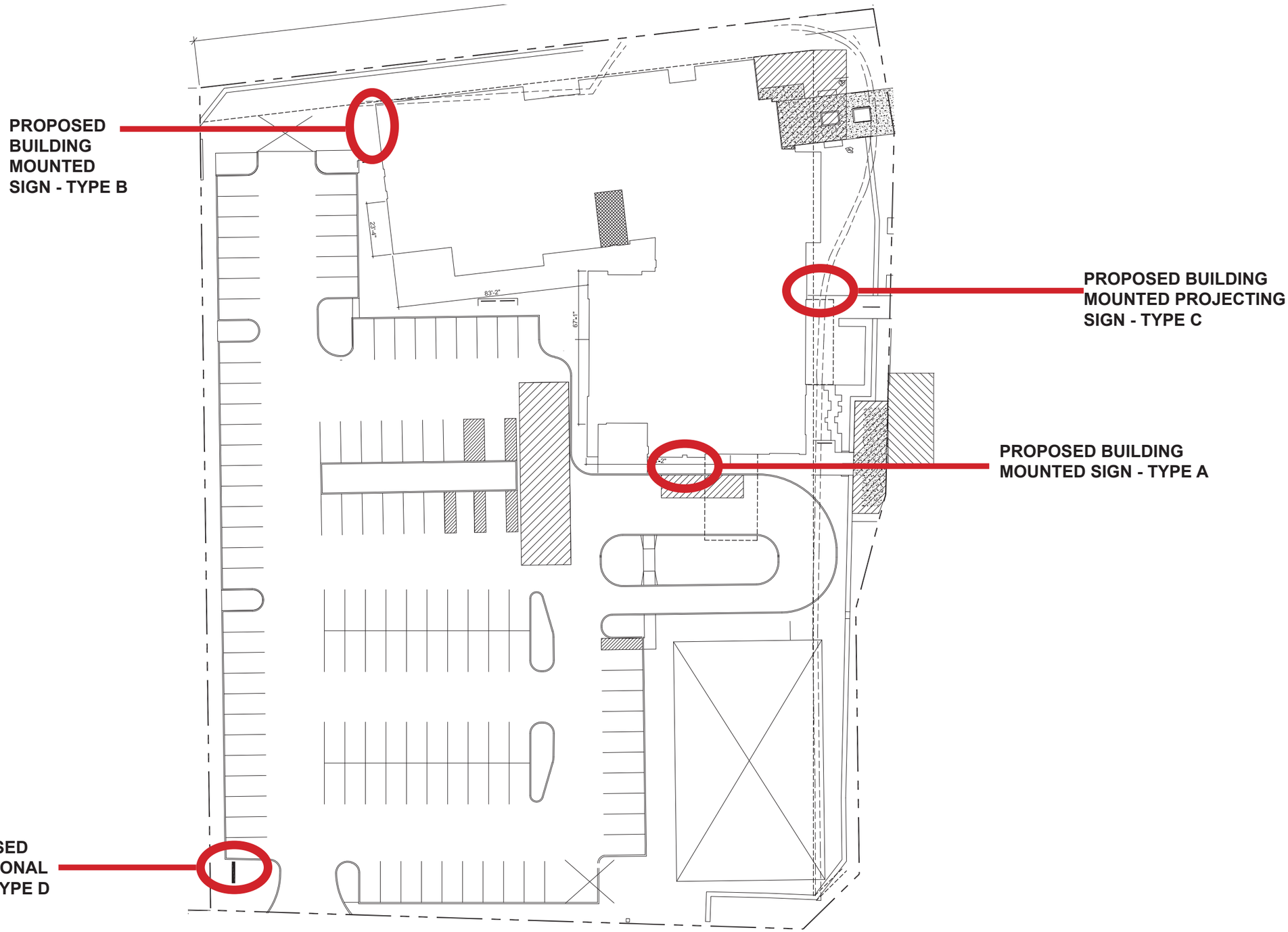
FINAL DEVELOPMENT/
FINAL SITE SUBMISSION
HOME 2 HOTEL

FRANTZ ROAD & STATE ROUTE 161

Signage Package
JULY 29, 2015

CRAWFORD HOYING development

OHM Advancing Communities

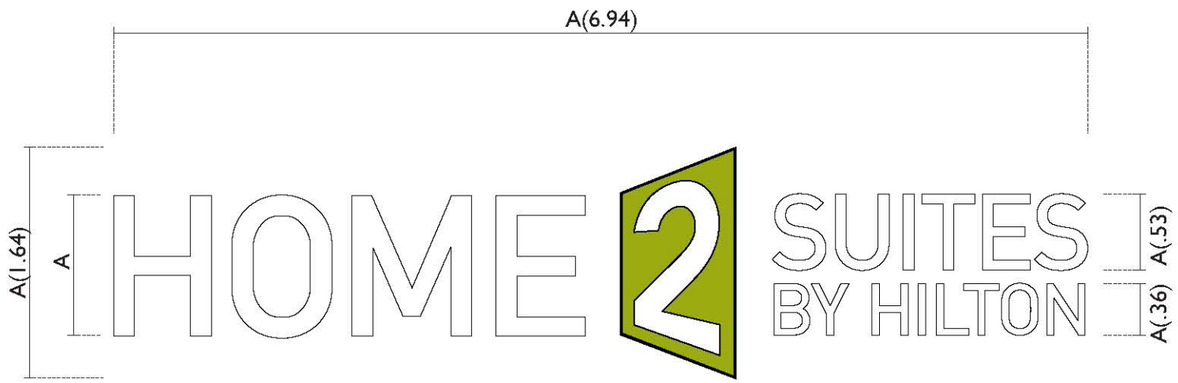


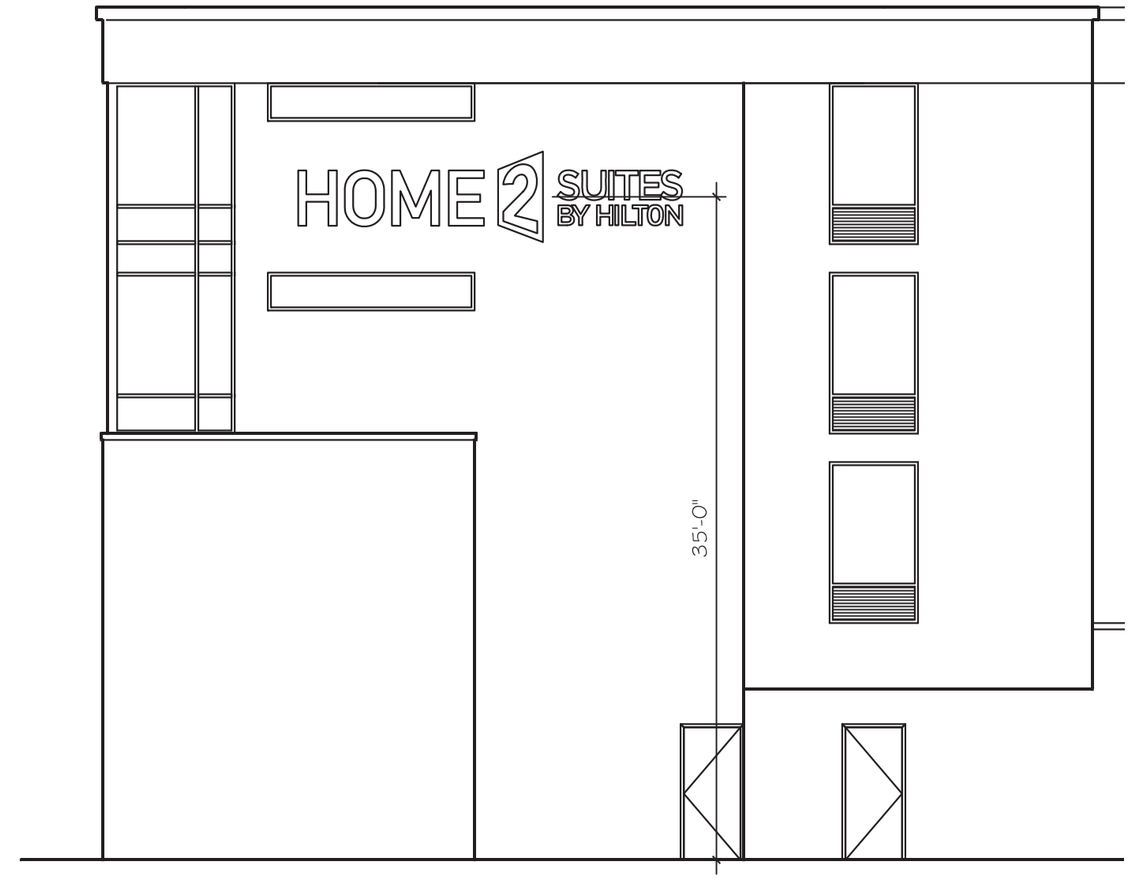
CRAWFORD HOYING development

OHM Advancing Communities

SIGN TYPE A

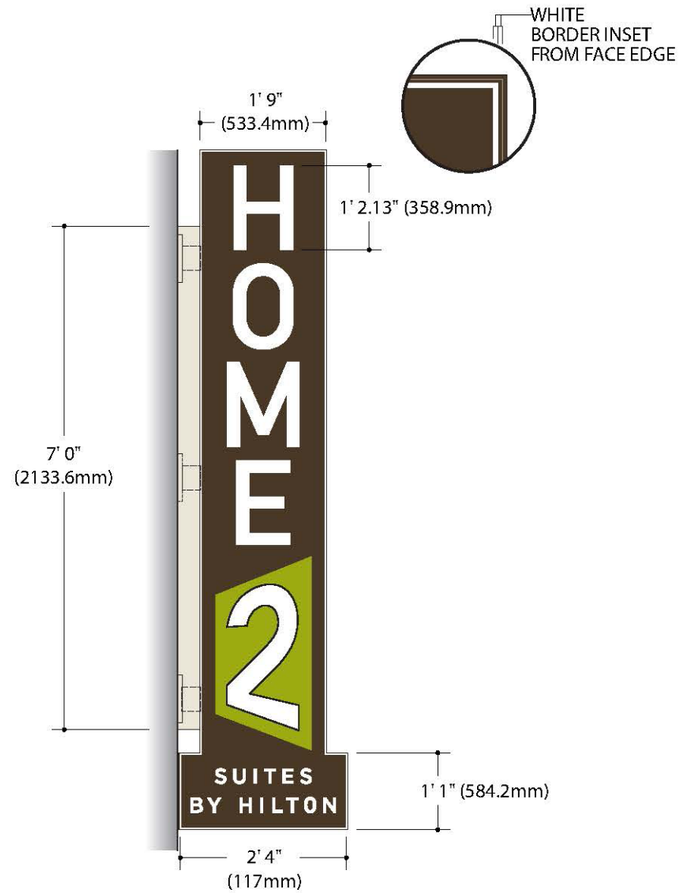
OVERALL SIZE 10'-5 1/4" WIDE X 1'-6" HIGH = 25.68 S.F.
A = 2'-11"
CUSTOM FACE ILLUMINATED CHANNEL LETTERS
5" DEEP ALUMINUM CHANNEL
ACRYLIC FACES WITH TRANSLUCENT VINYL APPLIED
INTERNAL ILLUMINATION BY LEDS

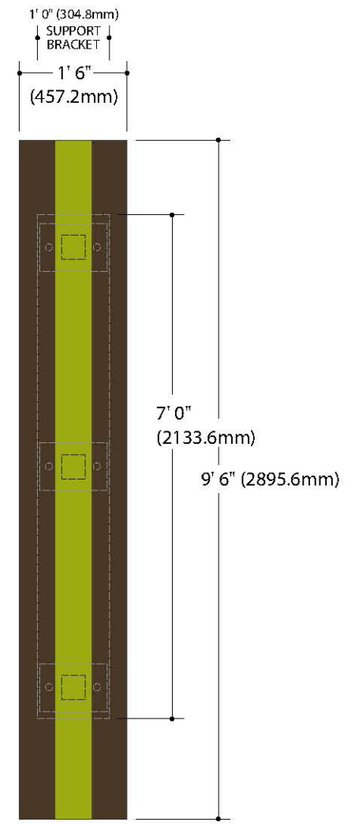




SIGN TYPE B

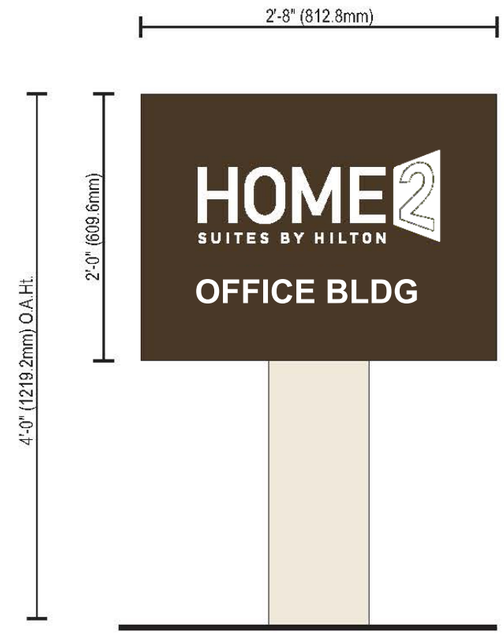
OVERALL SIZE 20'-3" WIDE X 4'-9 1/2" HIGH = 96 S.F.
A = 2'-11"
CUSTOM FACE ILLUMINATED CHANNEL LETTERS
5" DEEP ALUMINUM CHANNEL
ACRYLIC FACES WITH TRANSLUCENT VINYL APPLIED
INTERNAL ILLUMINATION BY LEDS





SIGN TYPE C

OVERALL SIZE 2'-4" WIDE X 9'-6" HIGH = 16 S.F.
INTERNALLY ILLUMINATING PROJECTING CABINET
FABRICATE DOUBLE FACED CABINET FROM ALUMINUM EXTRUSION
ROUTED ALUMINUM FACES
ROUTED ACRYLIC PUSH THROUGH LETTERS WITH TRASLUCENT VINYL APPLIED
ALL INTERNALLY ILLUMINATED WITH LEDS
COLORS TO MATCH BRAND STANDARDS



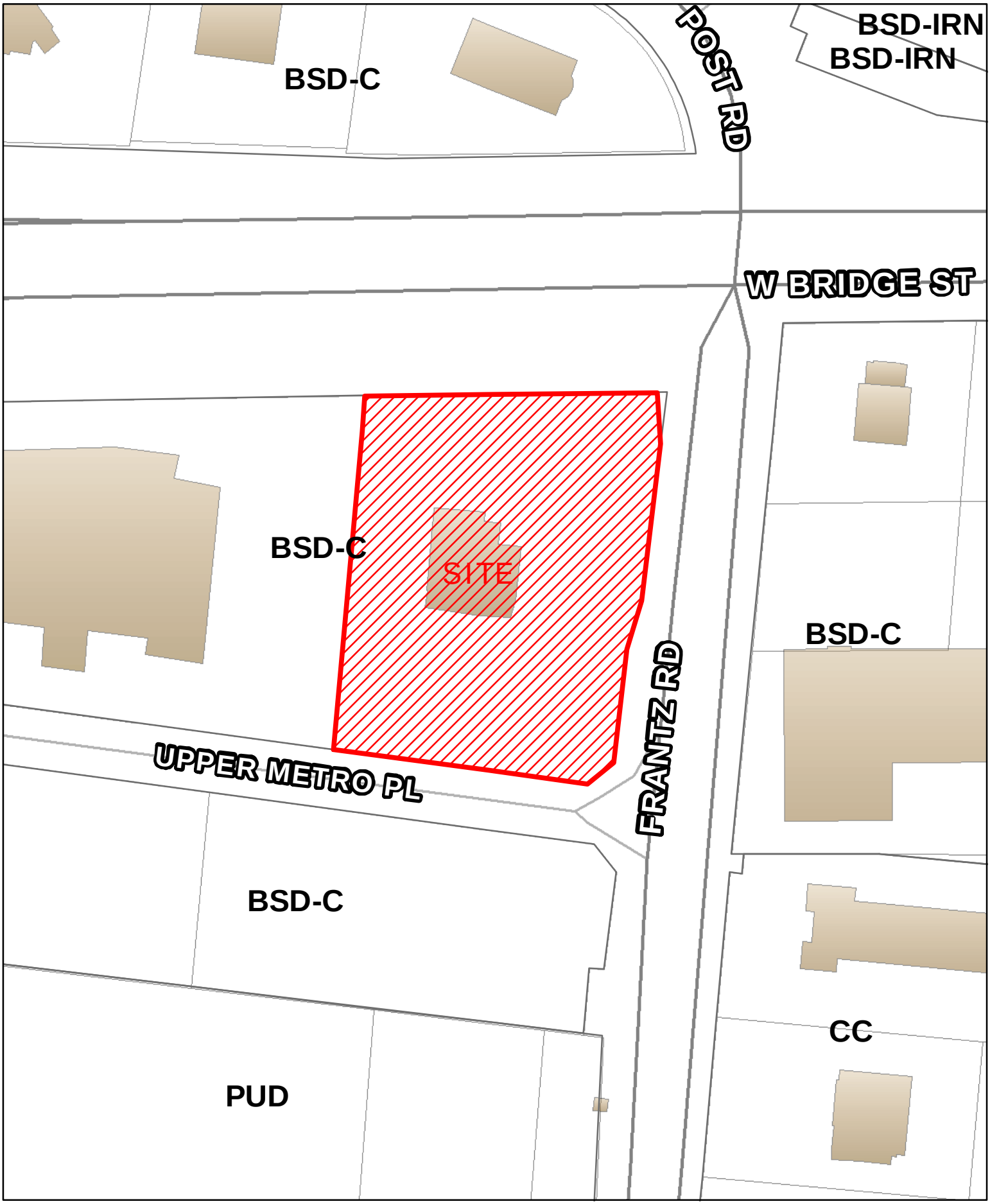
SIGN TYPE D

SIGN SIZE 2'-8" WIDE X 2'-0" HIGH = 5.33 S.F.

DOUBLE FACED DIRECTIONAL SIGN
QUANTITY: 1
BASE: METAL POSTS
4" EXTRUDED ALUMINUM CABINET
SHEAR AND WELD CABINET
CABINET FACE MADE OF ANODIZED ALUMINUM - COLORS TO MATCH BRAND STANDARD
WHITE COPY

HOME2

HOME2 SUITES BY HILTON



City of Dublin

15-059DP-BSD/SP-BSD/MSP
Development Plan/Site Plan/Master Sign Plan
Home2 Hotel
5000 Upper Metro Place

0 75 150
Feet

N

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JULY 30, 2015

The Administrative Review Team made the following determination at this meeting:

4. Home2 Hotel **5000 Upper Metro Place**
15-059BSD-DP/BSD-SP/BSD-MSP **Master Sign Plan**

Proposal:	A Master Sign Plan for a new four-story hotel with 129 suites on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place.
Request:	Review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan in accordance with Zoning Code Section 153.065(H) and under the provisions of Zoning Code Section 153.066(L).
Applicant:	Nelson Yoder, Crawford Hoying Development Partners.
Representative:	Melissa Spires, OHM Advisors.
Planning Contact:	Devayani Puranik, Planner II; 614-410-4662, dpuranik@dublin.oh.us

REQUEST: Recommendation of approval to the Planning and Zoning Commission of this request for Master Sign Plan, to permit two wall signs with different locations, one sign with an additional color, and one ground/directional sign with two conditions:

1) That sign type D (directional sign) is modified to meet the requirements Zoning Code Section §153.157(L) for private traffic and on-site directional signs (not more than 4 square feet, with no advertising including logos, and three feet high); and

2) That the technical details and additional information (height to the top of the signs, sign areas, secondary image calculations, and setback information, etc.) are provided prior to sign permitting.

Determination: This application was forwarded to the Planning and Zoning Commission with a recommendation of approval.

STAFF CERTIFICATION

_____
Steve Langworthy, Planning Director

DRAFT

4. BSD Commercial District – Home2 Hotel **5000 Upper Metro Place**
15-059BSD-DP/BSD-SP/BSD-MSP **Master Sign Plan Review**

Devayani Puranik said this is a request for a Master Sign Plan for a new four-story hotel with 129 suites on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Master Sign Plan in accordance with Zoning Code Section 153.065(H) and under the provisions of Zoning Code Section 153.066(L).

Ms. Puranik said the applicant is proposing two wall-mounted signs on the south and west facades, one projecting sign on the east façade, and one ground sign at the access point on Upper Metro and presented a site map of the sign locations. She said originally they proposed an additional ground sign but have since removed it from the plan.

Ms. Puranik said the proposed wall signs will have channel letters with acrylic vinyl faces and internal LED illumination. She explained that wall sign Type A is proposed at a height of 8 feet and covers a 25.68-square-foot area. She said it is located to the west of the main entrance and is facing the parking lot and future office building. She reported that this sign meets all Code requirements with the exception of location.

Melissa Spires, OHM Advisors confirmed that the channel letters will be illuminated and outlined in white.

Ms. Puranik said the second wall sign, Type B, serves as a building identification sign proposed at a height of 35 feet and an area of 96 square feet facing the I-270 interchange. She stipulated that this sign needs to be white and green without any black. She reported this sign also meets Code with the exception of location.

Ms. Puranik said the projecting sign, Type C, is located on the east façade, within the first and second stories near the main entrance facing Frantz Road. She said it is proposed at a height of 8 feet, 8 inches and has an area of 16 square feet. She described the sign as being an internally illuminated, double-faced aluminum cabinet with translucent vinyl lettering and the colors will match the other proposed signs using black, white, and green.

Ms. Puranik said the directional sign, Type D, meets the requirements for a ground sign but the lollipop design should be reconsidered to be smaller and have the appropriate base, possibly made of stone or brick. She said this sign will be located at the main access point off Upper Metro Place, has an area of 5.33 square feet, and will be 4 feet high. She described the sign as a double-faced, directional sign with white lettering, a cabinet with anodized aluminum, and the colors matching the brand standards.

Steve Langworthy questioned the text for the directional sign since it appears as advertisement, which is not permitted. He said there are plenty of signs to identify the hotel and would prefer not to depart from previous determinations. He asked the ART if they felt the same.

Matt Earman stated that if that is precedent then it should be adhered to. Jeff Tyler agreed.

Mr. Langworthy said internal directional signs are permitted.

Mr. Langworthy noted the various signs proposed:

Type A – Located on Frantz Road, next to the canopy, on the first floor.
Type B – A large sign Located on SR 161, between the third and fourth floors.

DRAFT

Type C – Located along Frantz Road, close to the pocket plaza/outdoor patio.
Type D – Ground sign in the lollipop shape the ART is requesting to be changed.

Ms. Puranik inquired about the size of the Type D sign since it was 5.3 square feet and Code states that directional signs can be up to 4 square feet.

Mr. Langworthy said the Type D sign should meet the Code requirements permitting 4 square feet in size.

Mr. Langworthy asked if sign types A, B, and C are all permissible under any circumstance by Code. Ms. Puranik said sign Type A and B both do not meet the location requirements and sign Type B is only permitted one color per Code.

Ms. Puranik said approval is recommended to the Planning and Zoning Commission for a Master Sign Plan to permit two wall signs with different locations, one sign with an additional color, and one ground/directional sign with two conditions:

1) That sign type D (directional sign) is modified to meet the private traffic and on-site directional sign requirements listed in the Zoning Code Section 153.157(L); and

2) That the technical details and additional information (height to the top of the sign, sign area, secondary image calculations, and setback information, etc.) are provided prior to sign permitting.

Mr. Langworthy asked the ART if there were any further questions or concerns on this application. [There were none.] He confirmed the ART's recommendation of approval for the Master Sign Plan that would be forwarded to the Planning and Zoning Commission for their review of this application in its entirety at their meeting on Thursday, August 6, 2015.

ADMINISTRATIVE

Steve Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Langworthy adjourned the meeting at 2:50 pm.

DRAFT

City of Dublin

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

JULY 23, 2015

The Administrative Review Team made the following determinations at this meeting:

3. BSD Commercial District – Home2 Hotel **5000 Upper Metro Place**
15-059BSD-DP/BSD-SP **Development Plan/Site Plan Reviews**

Proposal:	A new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the south side of SR 161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place.
Request:	Review and recommendation of approval to the Planning and Zoning Commission for a Development Plan and Site Plan in accordance with Zoning Code Section 153.066.
Applicant:	Nelson Yoder, Crawford Hoying Development Partners.
Representative:	Melissa Spires, OHM Advisors.
Planning Contact:	Devayani Puranik, Planner II; 614-410-4662, dpuranik@dublin.oh.us

REQUEST 1: ADMINISTRATIVE DEPARTURE
Request for approval of an Administrative Departure:

1. Upper Story Transparency:
   North Elevation (3rd and 4th floors)
   East Elevation (3rd and 4th floors)
   West Elevation (2nd, 3rd, and 4th floors)

Determination: The Administrative Departure was approved by the ART.

REQUEST 2: PARKING PLAN
Request for approval of a Parking Plan with one condition based on the different timings of the main uses and BSD intent of shared parking:

1) Expand the limits of the access easement to a minimum to encompass the entire curb cut and the entire drive isle that leads to the parking areas.

Determination: The Parking Plan was approved by the ART with one condition.

REQUEST 3: DEVELOPMENT PLAN
Request for recommendation of approval of the Development Plan to the Planning and Zoning Commission with the following two conditions:

1) That the applicant reflects the Bridge Street and Frantz Road right-of-way change details and coordinates site work in this area with the interchange improvements and timing of the construction easement, prior to the building permit review; and

2) That the applicant investigates the requirements for ADA accessibility compliance connecting the pocket plaza along Frantz Road to the main entrance of the building, prior to the building permit review.

Determination: The Development Plan was recommended for approval to the Planning and Zoning Commission with two conditions.

REQUEST 4: SITE PLAN WAIVERS
Request for approval to the Planning and Zoning Commission for four Site Plan Waivers:

1. Ground Story Transparency - Corridor Building: Previously approved for 43%; new request for 38%
2. Upper Story Transparency - Corridor Building
3. Open Space proportion
4. SR 161 Street Trees

Determination: The four Site Plan Waivers were recommended for approval to the Planning and Zoning Commission as part of the Site Plan Review.

REQUEST 5: SITE PLAN WAIVER
Request for approval to the Planning and Zoning Commission for one Site Plan Waiver:

1. Blank Wall - Corridor Building

Determination: The Site Plan Waiver above was recommended for disapproval to the Planning and Zoning Commission as part of the Site Plan Review.

REQUEST 6: SITE PLAN REVIEW
Request for a recommendation of approval of the Site Plan Review to the Planning and Zoning Commission with four conditions:

1) That the applicant provides public access easements for all publicly accessible open spaces and pedestrian connections on the Plat, prior to the Council review;

2) That the applicant modifies the limits of the drainage easement to encompass the entire stormwater treatment system that will serve the future office development on the updated Plat;

3) That the applicant specifies the material (glass) details for both Towers; and

4) That the applicant resolves the landscaping details prior to the demolition permit.

Determination: The Site Plan was recommended for approval to the Planning and Zoning Commission with four conditions.

STAFF CERTIFICATION

Gary P. Gunderman, Planning Manager

DETERMINATION

3. BSD Commercial District – Home2 Hotel **5000 Upper Metro Place**
15-059BSD-DP/BSD-SP **Development Plan/Site Plan Reviews**

Devayani Puranik said this is a request for a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the south side of SR 161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Development Plan and Site Plan in accordance with Zoning Code Section 153.066.

Ms. Puranik stated the Basic Development Plan and Site Plan were approved by the PZC on May 7, 2015. She explained that a Parking Plan is part of this application and the ART's recommendation will be determined today but the Master Sign Plan portion of this application will be determined by the ART next week; all being forwarded to the PZC for their meeting on August 6, 2015.

Ms. Puranik said the Development Plan is for the following:

- Existing 2.57-acre commercial site (to be split into two lots)
- Four-story, Corridor Building
- 80,481-square-foot hotel with 129 units
- 1,900 square feet of Open Space
- 122 shared parking spaces
- Two-story, 14,000-square-foot office building (Phase II)

Ms. Puranik presented the open space being proposed. She said 1,890 square feet of open space is required and the applicant is proposing 1,900 square feet. She pointed out the two pocket plazas along Frantz Road. She said ADA access/ramps have not been provided for publicly accessible open spaces and pedestrian connections so a condition has been written for the applicant to provide those on the Plat, prior to the Council's review.

Ms. Puranik presented the Site Plan façade materials whereas the primary materials are stone, brick and glass and the trim is fiber cement board and EIFS. She said the material locations are noted on the elevations from each direction but the actual color of the materials is not represented. She presented proposed elevation renderings with a more realistic version of the materials and lighting.

Ms. Puranik presented the Parking Pan for the intended shared parking between the hotel and future office building. She noted that 135 spaces are required and the applicant has provided 122 spaces considering the overlap of hours of operation for hotel and office. She said the applicant is requesting a Parking Plan approval to reduce the number of required parking spaces. She added that a loading space is provided under the canopy, which meets the area requirement per the BSD regulations. She said Staff recommends an access easement that includes a drive aisle along the south and a portion of the curb cut. Metal/steel bicycle parking racks she said are provided for 12 bikes.

Ms. Puranik said approval is recommended to the Planning and Zoning Commission for a **Development Plan** with the following two conditions:

1) That the applicant reflects the Bridge Street and Frantz Road right-of-way change details and coordinates site work in this area with the interchange improvements and timing of the construction easement, prior to the building permit review; and
2) That the applicant investigates the requirements for ADA accessibility compliance connecting the pocket plaza along Frantz Road to the main entrance of the building, prior to the building permit review.

Ms. Puranik said approval is recommended to the Planning and Zoning Commission for a **Site Plan** with the following four conditions:

1) That the applicant provides public access easements for all publicly accessible open spaces and pedestrian connections on the Plat, prior to the Council review;
2) That the applicant modifies the limits of the drainage easement to encompass the entire stormwater treatment system that will serve the future office development on the updated Plat;
3) That the applicant specifies the material (glass) details for both Towers; and
4) That the applicant resolves the landscaping details prior to the demolition permit.

Vern Hoying, Crawford Hoying Development Partners, asked if the fourth condition was a result of the on-site meeting. Ms. Puranik confirmed.

Mr. Hoying said they agreed with the modifications but the plans need to reflect the revisions (i.e. tree species changed).

Ms. Puranik identified five **Site Plan Waivers**, four of which are recommended for approval and one for disapproval:

1. Ground Story Transparency - Corridor Building: Previously approved for 43%; new request for 38%
   Approval is recommended.
2. Upper Story Transparency - Corridor Building
   Approval is recommended.
3. Blank Wall - Corridor Building
   Disapproval is recommended.
4. Open Space proportion
   Approval is recommended.
5. SR 161 Street Trees
   Approval is recommended.

Ms. Puranik identified an **Administrative Departure**:

1. Upper Story Transparency:
   North Elevation (3rd and 4th floors)
   East Elevation (3rd and 4th floors)
   West Elevation (2nd, 3rd, and 4th floors)

Ms. Puranik said approval is recommended for a **Parking Plan** with one condition based on the different timings of the main uses and BSD intent of shared parking:

1) Expand the limits of the access easement to a minimum to encompass the entire curb cut and the entire drive isle that leads to the parking areas.

Gary Gunderman asked the ART if they could recall how the Commission felt about fiber cement materials at the last PZC. Ms. Puranik said all the materials were approved including the fiber cement as a secondary material with a limited percentage to be used.

Mr. Gunderman asked if there were any issues related to any of the five actions as presented. [There were none.]

Mr. Gunderman confirmed the ART's recommendation of approval to the Planning and Zoning Commission for the Development Plan with two conditions.

Mr. Gunderman confirmed the ART's recommendation of approval to the Planning and Zoning Commission for Site Plan Waivers #1, 2, 4, and 5 and disapproval for Waiver #3.

Mr. Gunderman inquired about the Administrative Departure. Melissa Spires, OHM Advisors said changes had been made to transparency but the amount was still 27% instead of 30%.

Mr. Gunderman confirmed the ART's approval of the Administrative Departure.

Mr. Gunderman confirmed the ART's approval of the Parking Plan with one condition.

Mr. Gunderman confirmed the ART's recommendation for approval to the Planning and Zoning Commission for the Site Plan with four conditions.

Ms. Puranik asked to discuss the Master Sign Plan as it was scheduled for the ART's recommendation next week. She presented the locations of the signs proposed. She said the applicant is proposing two wall-mounted signs on the south (type 'A') and west (type 'B') facades, one projecting sign on the east façade (type 'C'), and two ground signs at the access point on Upper Metro Place and on the corner of West Bridge Street and Frantz Road (type 'D').

Ms. Puranik said wall sign 'A' on the south side is the larger of the two wall signs and exceeds the height requirement. She explained it needs to be located within the first story as permitted by building type. She said the second wall sign 'B' on the west side can be at the proposed height but is required to be one color, serving as a building identification sign. She reported the projecting sign 'C' on Frantz Road meets Code and the two ground signs, type 'D' also meet Code. She said there are a total of five signs for a two-acre site and having two ground signs is redundant.

Ms. Puranik recommended that the ground sign along Upper Metro Place should be reduced in size to be considered a directional sign.

Nelson Yoder, Crawford Hoying Development Partners, asked if the directional sign can include the name of the hotel but without the logo. He agreed it would provide clarity for drivers to make the turn.

Mr. Gunderman inquired about signs specific to the Bridge Street District and if these are permitted under those guidelines. Ms. Puranik said she would check the requirements for directional signs in the BSD. Mr. Nelson agreed to downplay the directional signs and recognizes that the applicant also has to preserve space for the future office building (Phase II). He concluded an entry sign to allow for both makes sense.

Mr. Hoying asked if the wall sign on the south elevation was lowered if it would solve the blank wall issue. Ms. Spires asked if the sign could be placed on the brick panel. Ms. Puranik said she would review the requirements to see if that would be a solution. Mr. Yoder said they would coordinate the position of the sign with the landscaping to ensure visibility.

Mr. Gunderman inquired about the color proposed for this sign. Ms. Spires answered that the signs include black, white and the corporate color of green, which would be placed against the darkest shade of brick.

Mr. Yoder thought this solution could take care of the only Waiver that the ART disapproved by the time the applicant presented to the Commission.

Mr. Gunderman said if the applicant comes back next week with the revised sign proposal then that would be included in the report to the Commission.

Ms. Spires inquired about sign colors. Ms. Puranik reiterated that only one color is permitted on sign type 'B'.

Ms. Spires asked what would happen if the brand dictates they cannot remove the color. Ms. Puranik responded it would need to be included in the Master Sign Plan to request approval.

Mr. Gunderman confirmed with Ms. Puranik that there were no further items for discussion on this application. He thanked the applicant and stated that the ART's recommendation for the Master Sign Plan would be determined next week and the Planning and Zoning Commission would review this application in its entirety at their meeting on Thursday, August 6, 2015.

ADMINISTRATIVE

Gary Gunderman asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Gunderman adjourned the meeting at 2:40 pm.

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

JUNE 25, 2015

ART Members and Designees: Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Alan Perkins, Fire Marshal; Fred Hahn, Director of Parks and Open Space; Colleen Gilger, Director of Economic Development; Laura Ball, Landscape Architect; and Aaron Stanford, Senior Civil Engineer.

Other Staff: Rachel Ray, Planner II; Devayani Puranik, Planner II, and Laurie Wright, Staff Assistant.

Applicants: Eric Hilty, Hilty Signs (Case 1); Melissa Spires and Gary Sebach, OHM Advisors; and Russ Hunter and Vern Hoying, Crawford Hoying Development Partners (Case 2).

Steve Langworthy called the meeting to order. He asked if there were any amendments to the June 18, 2015, meeting minutes. The minutes were accepted into the record as presented.

INTRODUCTIONS

1. BSD Sawmill Center Neighborhood District – Dublin Village Center
School of Rock Sign **6727 Dublin Center Drive**
15-060MPR **Minor Project Review**

Rachel Ray said this is a request for installation of a new 20-square-foot wall sign for a tenant in the Dublin Village Center shopping center on the west side of Dublin Center Drive, east of Village Parkway (northeast of the movie theater). She said this is a request for review and approval of a Minor Project Review under the provisions of Zoning Code Section 153.066(G).

Ms. Ray presented the site. Eric Hilty, Hilty Signs, confirmed the site is two units east of the Average Joe's Pub and Grill space, for which the ART recently reviewed a wall sign proposal. He said the tenant will occupy two tenant spaces.

Ms. Ray presented the proposed sign fabricated of aluminum channel letters with red vinyl on the face, black returns, and white LED lighting. She said the sign meets the Code for height, color, and area.

Steve Langworthy noted the secondary image of an electric guitar. He asked the ART if there were any questions or concerns regarding this application. [There were none.] He stated a determination was scheduled for Wednesday, July 1, 2015, due to the holiday.

2. BSD Commercial District – Home-2 Hotel **5000 Upper Metro Place**
15-059DP/SP **Development Plan/Site Plan Reviews**

Devayani Puranik said this is a request for construction of a new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the south side of SR 161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Development Plan and Site Plan in accordance with Zoning Code Section 153.066.

Ms. Puranik said the Basic Development Plan and Basic Site Plan were approved by the Planning and Zoning Commission on May 7, 2015. She said an informal review was conducted by the PZC on June 11, 2015. She reiterated that this application is for a Development Plan and Site Plan Review so everything has been included in the packet.

Gary Sebach, OHM Advisors, said he was not present at the Informal Review in June but was apprised of the Commission's comments. He said as a result of that meeting, the applicant has revised the exterior of the building. He said they have manipulated the elevations so they are more in line with what they believe the Commission wanted to see at this prominent intersection.

Mr. Sebach presented hard copies of the plans that he said did not represent the stone very well, unfortunately. He explained the applicant has incorporated changes to the color of the stone, which is now more of a rust color that wraps around the building rather than just focusing the single accent color on the tower.

Russ Hunter, Crawford Hoying Development Partners, presented the new stone sample board and small color swatches for the other materials to provide the overall color palette. He said larger material samples are on order and will be available for the PZC meeting.

Mr. Sebach said the applicant tried to provide a visual dynamic in the elevation so it did not appear so static. He explained that they kept the 18-inch change in plane for the shadow effect and how the plane steps back every 15 feet to ensure they do not exceed the 15-foot blank wall limitation. He reported the end windows were removed, which decreased their transparency numbers and they changed the large glass, which shifted in a few places but they did not meet requirements for transparency anyway. He indicated the goal was for the building to look more uniform and not like three separate buildings. He said the very west end of the building that faces Embassy Suites is now narrower.

Melissa Spires, OHM Advisors, said a smaller unit on the west end of the building resulted in the narrower elevation. She confirmed the lighter color material is a thin brick.

Mr. Sebach indicated the cornice helps hold together the building in a playful way. He said the applicant is keeping the darker bronze color but have removed the bright green, which the Commission did not favor.

Steve Langworthy asked if there was much push back from the client on the green that they wanted.

Vern Hoying, Crawford Hoying Development Partners, said Home2 uses prototypical designs but are mindful of the areas in which their buildings are being built. He said that there were still enough design elements to ensure the proposed building remains consistent with the Home2 brand.

Mr. Sebach said the glass looks black in the rendering but the tower will be back lit and some green color will be visible through the glass. He said they are having revised renderings made to better illustrate the intended appearance of the glass and illumination.

Ms. Puranik confirmed that both towers will still be illuminated at the top.

Mr. Langworthy inquired about rooftop mechanicals. Ms. Spires said the few mechanicals will be placed in the center of the roof and the parapet around the building will screen the mechanicals.

Mr. Hoying added the "inside L" section of the site was the best place to screen mechanicals that were at ground level.

Jeff Tyler noted that the canopies appeared to be different on all of the renderings and asked if they were all intended to be the same. Mr. Sebach said they were all going to be the same with the second layer to match the architectural detail at the top of the building.

Mr. Tyler inquired about the columns. Ms. Spires confirmed that stone columns would be used.

Ms. Puranik asked if there have been any changes made to the site plan. Ms. Spires replied there had not been any changes, just further development of the landscaping with proposed signs for the building.

Alan Perkins asked if the location of the fire department connection (FDC) had been changed as it is now proposed to be located directly behind a proposed park bench where there is not enough clearance.

Ms. Spires said she anticipated the FDC to be moved more towards the corner of the building if that was going to be acceptable to Mr. Perkins. He replied that location would probably work; he could deal with low landscaping but not a park bench as that interferes with the fire hoses.

Mr. Hoying indicated the applicant is dealing with AEP (American Electric Power). He said a new easement needs to be created so they can relocate an electrical line that currently runs right through the corner of their building. He said the proposed new transformer will be located between the dumpster and the building that will work for AEP and provide camouflage as well.

Mr. Langworthy said the ART's determination is scheduled for July 23rd.

Mr. Tyler indicated there is a real interest in SR161. Given this building's prominent location, he is concerned that the architecture is still not quite there, despite the applicant's revisions to make it a little bit more fun. He noted the stepping plane, which he liked, as well as the window piece. He said he heard the Commission and their desire to see a building that is really focused on this intersection and wonders if the design has gone far enough to gain more support from the Commission.

Mr. Sebach said he thought that maybe it was the fault of the renderings; the applicant did not want to go too modern.

Mr. Langworthy referred to the Commission's comments about the landscaping along SR 161.

Mr. Tyler inquired about the windows and the vents beneath the windows. Mr. Hunter said interval louvers will be shown on the windows.

Fred Hahn asked what the Code stated about blank walls, and if it could be an issue. Mr. Sebach confirmed the proposal meets Code, which allows for a maximum of 15 feet for a blank wall. He referred to the plans and explained the changes the applicant made to meet the 15-foot limit.

Ms. Puranik asked if the landscaping on SR161 was part of the infrastructure agreement.

Laura Ball said that the I-270/US 33 improvements will have an effect on that landscape area on the north side of the wall. She stated that the City would maintain anything planted in front of the wall (on the north side) and anything behind the wall (on the south side) will be maintained by the applicant. She encouraged the applicant to refrain from showing landscaping in the front of the wall. She said eventually, that landscaping area will match what is being planted in the boulevard.

Mr. Langworthy asked Ms. Ball if there would be something to show the Commission as to what is intended for the landscaping in front of the wall. Ms. Ball said the landscaping would be complimentary to what is planned for the boulevard.

ADMINISTRATIVE

Steve Langworthy asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Langworthy adjourned the meeting at 2:30 pm.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JUNE 11, 2015

The Planning and Zoning Commission took the following action at this meeting:

6. BSD Commercial District – Home2 Hotel Architecture **5000 Upper Metro Place**
15-045INF **Informal Review**

Proposal: Construction of a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place.
Request: Informal review and non-binding feedback on the architectural concepts for the proposed hotel.
Applicant: Nelson Yoder, Crawford Hoying Development Partners.
Representative: Melissa Spires, OHM Advisors.
Planning Contacts: Devayani Puranik, Planner II
Contact Information: (614) 410-4662, dpuranik@dublin.oh.us

RESULT: The Commission reviewed and informally commented on a request for feedback on the architecture of the proposed construction of a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. The Commission complimented on the improved architecture, but was not yet convinced that the proposal is the true gateway desired in this prominent location. The Commission felt that the vertical elements are competing with each other and the porte chochere is a missed opportunity. The Commission told the applicant to consider revising the logo-centric element on the tower as this element may not stand the text of time. While the Commission thought the architecture was improved but not quite there, they suggested the applicant push the envelope more. The Commission also suggested the applicant investigate architectural louvers to screen the HVAC units from each room on the exterior.

STAFF CERTIFICATION

Devayani Puranik

Devayani Puranik
Planner II

released by AEP in the near future. She said all the criteria have been met or met with conditions relating to property ownership and the development agreement timing, as well as some of the technical notes on the plat. She other conditions relate to when construction can begin, which is not until Dale Drive is vacated and the applicant submits a construction phasing plan coordinated with the improvements along Riverside Drive and the SR 161/Riverside roundabout. She said Planning recommends approval with seven conditions to City Council.

Ms. Newell asked if there was anyone from the public that wanted to speak on this application. [There were none.]

Ms. Newell asked if any commissioners had any comments. [There were none.]

Ms. Newell asked if the applicant was in agreement with the seven conditions in the Planning Report:

1) That the applicant modifies the plat notes regarding right-of-way encroachments, public access easements, and stormwater easements, subject to approval by the Law Director and the City Engineer;
2) That this final plat not be recorded until a Development Agreement between the applicant/developer and the City of Dublin is approved by City Council;
3) That this final plat not be recorded until approved by all impacted owners encompassed within the final plat boundaries;
4) That construction on the public improvements does not commence until an Infrastructure Agreement is approved by City Council;
5) That construction on the public improvements does not commence until the existing east/west segment of Dale Drive is vacated through City Council action;
6) That construction on the public improvements does not commence until the applicant submits a construction phasing and sequencing plan to the satisfaction of the City Engineer; and
7) That the applicant ensures any minor technical adjustments and other adjustments are made prior to final review by City Council.

Russ Hunter, Crawford Hoying Development Partners, agreed to the conditions.

Motion and Vote
Ms. Newell moved, Mr. Brown seconded, to recommend approval of the Final Plat application. The vote was as follows: Ms. Mitchell, yes; Mr. Miller, yes; Ms. De Rosa, yes; Ms. Salay, yes; Mr. Stidhem, yes; Mr. Brown, yes; and Ms. Newell, yes. (Approved 7 – 0)

6. BSD Commercial District – Home2 Hotel Architecture 5000 Upper Metro Place
15-045INF Informal Review

Ms. Newell said the following application is a request for informal review and non-binding feedback on the architectural concepts for the proposed four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place.

Devayani Puranik said this site is about 2.5-acres located on the southwest intersection of SR161 and Frantz Road. She said the first step for the Bridge Street District Review was the Basic Plan Review which was reviewed and approved on May 7th with conditions. She noted that one of the conditions focused on reconsidering architecture and materials for the proposed building. The applicant is requesting the informal review of the updated elevations and new proposed materials. She said this request is separate from the Bridge Street District Review process and depending on the feedback this application will move forward with the Final Plans Review.

Ms. Puranik presented the design updates, which include the introduction of Cornice with reduced width and noted the tower which is currently not visible will need to be reviewed closely at the final review. She

went through the major changes, which include change of materials replacing the fiber cement panels with thin brick in two colors. She said the base of the building will be in stone and all other elements including glass are not changed since the previous proposal in May. She said the cultured stone is introduced for the tower elevation facing Upper Metro Place. She pointed at the west elevation change, which is a physical change with wider windows.

Ms. Puranik said the applicant has enhanced renderings to share with the Commission.

Russ Hunter, Crawford Hoying Development Partners, said they have brought samples of the new materials. He went through the proposed materials; a stone base and thin brick for the upper stories. He said the proposed bands similar to the overhangs add to the layers of the building. He showed the pictures for the installation details including eight-inch and four-inch side profile offering appropriate width and design flexibility. He noted stone base is a manufactured veneer product giving the look and richness of the stone. He said they are struggling with the SR 161 elevation and asked for feedback. He asked for feedback regarding the green colored panels as well. He said they feel it is an appropriate use in a contemporary building to get some architectural interest. He said the use of the thin brick allows the ability to make this an iconic building.

Mr. Brown said the splash of green was discussed at length at the last meeting. He said it is similar to the branding colors used in other buildings and it is a creative way to incorporate a sign without lighting up a big sign. He appreciated that the elevations are an improvement with varying colors and layers. He did not support the porte cochere design stating it is not architecturally complementing the main entrance to the building

Ms. Newell asked about the details for the louvers on the HVCA units.

Mr. Hunter said the louvers are integral to the window systems with same colors and will look as a single unit.

Ms. Newell suggested they investigate the architectural louver to screen the HVCA units for each room similar to the one at the Manor Care skilled nursing facility on West Dublin-Granville Road. She said the vertical elements that are meant to break up the massing of the building are competing with each other. She suggested looking at the components and the rhythm of the design elements and introducing random pattern will help the design of the building.

Ms. Mitchell asked if the green trim is a brand vocabulary for Home2.

Mr. Hunter said it is a preferred brand color but they also offer an orange. He mentioned that they can explore a different color.

Ms. De Rosa said the proposed elevations do not translate as a statement building for Dublin. She said the brick is a good option for materials. She mentioned that she is hopeful for the landscaping along SR 161 with the landscaping beds. She said they have made some improvements on the other elevations but the front elevations are not quite there.

Mr. Hunter said they focused on the Frantz Road elevations and materials but there is still work to be done with this building as it still looks heavy.

Ms. De Rosa said she is struggling with the landscaping as shown on the renderings making the building look bare.

Ms. Puranik said one of the earlier staff comments regarding elevations was that the building looked very institutional.

Ms. De Rosa said it does not feel like home away from home.

Ms. Salay said she likes the cornice and in her research she found an example of a Home2 Hotel with a clear tower element and thought a similar element would enhance this building making it a much more interesting building. She said incorporating cultured stone on the other façade would go a long way on the building. She asked that the Commissioners not approve the green color because this is a Home2 Hotel today and the color is a brand color but it is also a sign and the green color is not classic or architecturally pleasing to look at and consider revising the logo-centric element on the tower as this element may not stand the test of time. She also referred to the Manor Care building on SR 161 as being a good example of louvers well done. She noted that the canopy is an opportunity to do something that is unique statement enhancing the building entrance to the lobby. She reiterated that this is a gateway and there is an opportunity to do a statement building that is going to be gorgeous for this hotel and all others in the future.

Ms. Mitchell agreed with Ms. Salay and appreciated the branding, however, the color choice, and the logo of the sign for this location is not appropriate in her opinion.

Ms. Newell said they have had a number of applicants use the color of the logo on the building, which become a sign. She expressed that the proposed green color is inappropriate architecturally for this building.

Mr. Hunter asked for feedback on the brand color or any other color.

Mr. Brown said the logo is has been changed and seems awkward on the building. He suggested a clear element for the tower with color on the inside might be more appropriate for this building.

Ms. Newell said the signs would come back at a later date and asked if there has been any analysis on the height and size.

Ms. Puranik said it would be reviewed later, but it is larger than permitted by the Code. She said they would be permitted to have a building identification sign on SR 161 and one ground sign along upper Metro Place.

Mr. Miller agreed with Ms. Salay and stated that the proposed building does not feel like a signature Dublin building.

Mr. Stidhem agreed with Ms. Salay and stated the new building should stand the test of time given its key location.

Mr. Brown thanked the applicant for presenting the architectural renderings for an informal review and asked the applicant to push the envelope and bring back a unique proposal.

Mr. Hunter said they have heard many good comments. He said they only focused on a few details and will think through each side of the building and believes this can be a successful building for the market.

Ms. Salay thanked them for the material samples and stated it is very helpful for their review.

Communications

Ms. Husak said they had discussed maybe needing an additional meeting in July, but they do not anticipate needing the extra meeting and the July 9, 2015meeting should be adequate.

Ms. Husak said they provided the next meeting packet has been distributed tonight with three cases on the agenda and one case does not have paper materials.

Ms. Husak introduced the newest members of the planning assistants Katie Dodaro and Lia Yakumithis who are graduate students also with Ohio State University. She said the previous planning assistant Katie Ashbaugh has accepted a position in Chicago and they are proud of her accomplishments.

Joanne Shelly inquired about the parking lot islands. She asked if there had been a Waiver requested for the widths.

Ms. Ray inquired about the shelter design. Ms. Rauch indicated the shelter would be designed the same as the others, similar to what was proposed for the Bright Road location but would obtain an elevation to illustrate.

Gary Gunderman asked the ART if there were any further questions or concerns regarding this application. [There were none.] He said the target date for ART's recommendation to the Planning and Zoning Commission is next week.

6. BSD Commercial District – Home-2 Hotel 5000 Upper Metro Place
15-045INF Informal Review

Devayani Puranik said this is a request for construction of a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for an informal review and non-binding feedback on the architectural concepts for the proposed hotel building.

Ms. Puranik reported the Basic Development and Basic Site Plans were approved by the Planning and Zoning Commission on May 7, 2015, but they had a lot of comments on the architecture; the Commission was not supportive of the proposed materials.

Melissa Spires, OHM Advisors, said the applicant has replaced the fiber cement panel material with thin brick as a result of the PZC comments. She said they have kept the character of the building but are now using more traditional materials. She explained the beige fiber cement panels previously proposed for the façade have been replaced with a cream color brick veneer and the darker fiber cement bands at the top are replaced with a dark colored brick veneer. She presented sample material boards, which also included the stone that will be used at the base of the hotel. She said EIFS will be used as a cornice at the top of the building. She explained that the previously proposed dark fiber cement panels for the tower are also replaced with a cultured stone veneer. She concluded that a lot of comments were expressed at the PZC and asked the ART if the applicant was now headed in the right direction.

Gary Gunderman asked if any comments have been made by the PZC about thin brick.

Rachel Ray asked if the thin brick veneer will appear as regular brick and if any regular brick would be used. Ms. Spires said the thin brick would be used from the second story on up, which is all of the brick proposed on the building.

Devayani Puranik asked if the band at the top would be metal. Ms. Spires responded it could be EIFS.

Ms. Puranik inquired about the stone base color. Ms. Spires answered the color is grayish.

Jeff Tyler inquired about the windows and how the thin brick would be detailed. He said if they are not detailed appropriately, that is where the brick veneer can look too thin or flimsy. Ms. Spires said the windows will be set back in the elevations, and the brick veneer is designed to return so that it looks like full depth brick.

Rachel Ray asked if seams would be visible. Ms. Spires described the brick veneer stating it was a brick product that would not be in the form of panels that could have seams but would appear just like bricks with mortar.

Vern Hoying, Crawford Hoying Development Partners, said they do not like the look of the brick panels.

Ms. Spires said the building will appear as if it is made entirely of traditional brick. Mr. Hoying added the pattern of stone for the tower will be an ashier color.

Mr. Gunderman asked if that would lighten up the appearance of the tower. Ms. Spires said the tower would not appear as dark as before.

Joanne Shelly asked if trim panels would be used for the dark band at the bottom and the top. Ms. Spires answered affirmatively.

Ms. Shelly asked if the Home 2 logo presented today was different from the original. Ms. Spires said the ART was presented with a name/logo that was just text but the PZC was shown the actual logo.

Ms. Shelly inquired about the size of the sign as it appeared to be squished into the space. Ms. Spires explained the logo was just randomly placed on there and not representative of the true size.

Ms. Puranik said there is still the issue of the blank wall as it appears larger on the graphic but will need to meet the Code requirements. Ms. Spires agreed that the width of the blank wall would not be an issue.

Ms. Puranik referred to the elevation renderings and suggested the applicant add landscaping and lighten the shadows, as those details will help the PZC visualize the proposal as it will actually appear. She suggested at least one angle with added detail was needed.

Ms. Shelly asked if more attractive bike racks could be selected and represented rather than the "wave" version. Ms. Spires said alternative bike racks would be selected; these were just placeholders.

Mr. Hoying affirmed that an elevation or two could be rendered as the ART has requested.

Ms. Spires again asked if the applicant was heading in the right direction.

Mr. Gunderman said he is uncertain how the PZC will react to this proposal.

Mr. Tyler said he did not attend the May 7 PZC meeting and therefore could not comment on how this proposal will or will not address the Commission's concerns. He indicated that if the plans were detailed correctly, he could be supportive.

Gary Gunderman asked the ART if there were any further questions or comments regarding this application. [There were none.] He affirmed that since this is an Informal Review, no determination is expected of the ART and will be forwarded directly to the Planning and Zoning Commission for their Informal Review.

ADMINISTRATIVE

Gary Gunderman asked if there were any additional administrative issues or other items for discussion. [There were none.]

Mr. Gunderman adjourned the meeting at 2:47 pm.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

The Planning and Zoning Commission took the following action at this meeting:

2. BSD Commercial District – Home2 Hotel **5000 Upper Metro Place**
15-017BPR **Basic Development Plan/Basic Site Plan Reviews**

Proposal:	A new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the south side of SR 161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place.
Request:	Review and approval of a Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review) in accordance with Zoning Code Section 153.066.
Applicant:	Nelson Yoder, Crawford Hoying Development Partners.
Representative:	Melissa Spires, OHM Advisors.
Planning Contacts:	Devayani Puranik, Planner II; 614-410-4662, dpuranik@dublin.oh.us and Jennifer M. Rauch, AICP, Senior Planner; 614-410-4690, jrauch@dublin.oh.us

MOTION #1: Cathy De Rosa moved, Amy Salay seconded, to approve the Basic Development Plan because the proposed meet the applicable review criteria with six conditions:

1) Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review;
2) Determine Bridge Street and Frantz Road ROW change details and reflect on the drawings prior to the Development Plan Review;
3) Provide details for the bikepath connections from the site and proposed outdoor spaces by taking overlapping ROW and property lines into consideration;
4) Resolve phasing, demolition, and interim site conditions plans for the Development Plan Review;
5) Coordinate fire access, building access, hydrant location details for the Development Plan Review; and
6) Coordinate the Upper Metro Plat update application process with the future applications.

*Russ Hunter agreed to the above conditions.

VOTE: 5 – 0.

RESULT: The Basic Development Plan was approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

The Planning and Zoning Commission took the following action at this meeting:

2. BSD Commercial District – Home2 Hotel **5000 Upper Metro Place**
15-017BPR **Basic Development Plan/Basic Site Plan Reviews**

MOTION #2: Chris Brown moved, Bob Miller seconded, to approve the two Site Plan Waivers because the proposal meets the applicable review criteria:
Waivers
1. Building Type - Corridor Building.
2. Ground Story Transparency - Corridor Building.

VOTE: 5 – 0.

RESULT: The Site Plan Waivers were approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

MOTION #3: Chris Brown moved, Steve Stidhem seconded, to disapprove the third Site Plan Waiver for Blank Wall Limitations - Corridor Building because the proposal does not meet the applicable review criteria.

VOTE: 5 – 0.

RESULT: The Site Plan Waiver was disapproved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

MOTION #4: Amy Salay moved, Bob Miller seconded, to approve the Second Tower because the proposal meets the applicable review criteria.

VOTE: 5 – 0.

RESULT: The Second Tower was approved.

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

MAY 7, 2015

The Planning and Zoning Commission took the following action at this meeting:

2. BSD Commercial District – Home2 Hotel **5000 Upper Metro Place**
15-017BPR **Basic Development Plan/Basic Site Plan Reviews**

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

MOTION #5: Chris Brown moved, Amy Salay seconded, to approve the Basic Site Plan because the proposal meets the applicable review criteria, with 14 Conditions:

1) Resolve all the drawing discrepancies and issues for consistency prior to Site Plan Review.
2) Revise the Bridge Street and Frantz Road corner treatment and design to address the concerns regarding creating an activity node.
3) Provide additional information for the parapet height and parapet wrapping to determine the Code compliance.
4) Provide additional dimensions for the Tower height to determine Code compliance.
5) Provide detailed percentage calculations for the Primary Material coverage and product information and installation details to adequately support the use of these materials for the Site Plan Review *taking the concerns and suggestions expressed by the Planning and Zoning Commission on May 7, 2015 into account.*
6) Provide public access easements for all publicly accessible open spaces and pedestrian connections.
7) Finalize the character, area, and suitability of each open space (pocket plaza) for Site Plan Review.
8) Coordinate and finalize loading spaces and building access zones for Site Plan Review.
9) Provide landscaping and tree preservation details and designs for Site Plan Review.
10) Provide Parking Plan at Site Plan Review.
11) Finalize details for the screening and wall for Site Plan Review.
12) Provide exterior lighting details to be finalized for Site Plan Review.
13) Finalize stormwater and utility details for Site Plan Review.
14) Provide sign designs and locations for Site Plan Review.

*Russ Hunter agreed to the above conditions.

VOTE: 5 – 0.

RESULT: The Basic Site Plan was approved.

RECORDED VOTES:

Victoria Newell	Absent
Amy Salay	Yes
Chris Brown	Yes
Cathy De Rosa	Yes
Bob Miller	Yes
Deborah Mitchell	Absent
Steve Stidhem	Yes

STAFF CERTIFICATION

Devayani Puranik

Devayani Puranik
Planner II

Mr. Brown said the **Conditional Use for the Patios** has three conditions and asked if there is agreement to all the conditions.

1) That all site furnishings be black;
2) That the patio furniture be stored off-site during the off season; and
3) That the applicant work with Staff to find appropriate locations for the recycle/litter bins and benches.

Mr. Reynolds agreed.

Motion and Vote
Ms. Salay moved, Ms. DeRosa seconded, to approve the Conditional Use for Patios with three conditions. The vote was as follows: Mr. Stidhem, yes; Mr. Brown, yes; Mr. Miller, yes; Ms. De Rosa, yes; Ms. Salay, yes. (Approved 5 – 0)

Mr. Brown said there are no conditions for the Conditional Use for Personal Service.

Motion and Vote
Ms. Salay moved, Mr. Miller seconded, to approve the **Conditional Use for Personal Service**. The vote was as follows: Ms. De Rosa, yes; Mr. Brown, yes; Mr. Stidhem, yes; Mr. Miller, yes; Ms. Salay, yes. (Approved 5 – 0)

Mr. Brown said the **Preliminary and Final Plat** has one condition and asked if there was agreement to the condition.

1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

Mr. Reynolds agreed.

Motion and Vote
Ms. Salay moved, Ms. De Rosa seconded, to recommend approval of the Preliminary and Final Plat with one condition. The vote was as follows: Mr. Miller, yes; Mr. Stidhem, yes; Mr. Brown, yes; Ms. De Rosa, yes; Ms. Salay, yes. (Approved 5 – 0)

2. BSD Commercial District – Home2 Hotel 5000 Upper Metro Place
15-017BPR Basic Development Plan/Basic Site Plan Reviews

Vice Chair Brown said the following application is a request for review and approval of a basic development plan and a basic site plan for a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the south side of SR161 and on the west side of Frantz Road between West Bridge Street and Upper Metro Place. This is the first formal step for this Bridge Street District application and there is no development agreement contemplated, so the Commission is the final authority on this entire application and we will need to swear-in. He swore in anyone that had intended to address the Commission.

Devayani Puranik said this is a request for construction of a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request a Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review). She said this is the first stage for reviewing this application with two components to this application- basic development plan and basic site plan. She said the basic development plan review is required when there are more than one principle buildings being proposed on a block and basic site plan is to conduct the conceptual analysis for arrangement of the proposed uses, buildings, open spaces, and provide initial feedback on conceptual architecture. She said future

applications for this case will be final plan review which will be development plan and site plan review with detailed review of all the components of the case. She said this site is also part of the Upper Metro plat that was approved in 2001 and the plat will have to be updated to include the lots, right-of-way changes, and development standards.

Ms. Puranik said the development review process does not require a development agreement because there are no new roads or public infrastructure proposed for this site hence the Planning Commission is the required reviewing body in this case.

Ms. Puranik presented the proposed site plan saying that the site is located on the southwest corner of SR161 and Frantz Road. She said the site is zoned BSD Commercial which permits both hotel and office uses. She said the proposed layout with Frantz Road being designated as principle frontage street per the BSD Code and Upper Metro Place is designated as a neighborhood connector street and West Bridge Street stops being the principle frontage street because it is ODOT territory west of Frantz Road. She said there are limitations to what can happen because of the right-of-way limitations and also because of the interchange improvements.

Ms. Puranik said the proposal is for a hotel building and includes subdividing the block into two lots with a future phase being a two-story 14,000-square-foot office building. She said the hotel building is a four-story corridor building that is about 80,500-square-foot with 129 units. She said this plan will require 133 parking spaces or shared parking for the hotel and office. She said the applicant is proposing 122 spaces considering the overlap of hours of operation for hotel and office.

Ms. Puranik stated that 0.043-acre of open space is required for the hotel and office buildings and the applicant is proposing 0.044-acre, which is over 1,900 square-feet of open space to be distributed within two pocket plazas, one of which is toward the northeast corner and the other along Frantz Road. She said the initial concepts for this project showed the main entrance lobby for the hotel and fitness center mirrored with all the public spaces fronting on SR161 but with the limitations as to what can happen on SR161, Planning was concerned that the layout was not meeting the intent of the Code. She said that the ART suggested the building could be flipped so that all the public spaces, lobby areas, and the fitness area front on the principle frontage street that is Frantz Road. She said the extra patio space connecting landscaping is also provided along Frantz Road to enhance the pedestrian experience. She said there is a bikepath running along the eastern property line. She said the open spaces and patio areas are connected to the bikepath. She said there is a pedestrian connection provided near the main entrance to the building.

Ms. Puranik said a tower feature is proposed along the intersection of SR161 and Frantz Road and a second tower is proposed along the staircase near the main entrance lobby.

Ms. Puranik presented the facades on the proposed elevations. She said the applicant has proposed brick, stone, fiber cement panels, and glass. She presented the southeast, southwest, and northeast perspectives.

Gary Sebach, OHM Advisors, 161 Mill Street, Gahanna, said they started with the most ideal way to layout the site which was to maximize the parking and get the building to fit. He said they agree with the engagement to Frantz Road and to get the pedestrian activity onto the road, but knew in doing that, they would lose the efficiency of the layout of the site. He said when they flipped the building they lost seven or eight parking spaces to the original layout. He described the entrance to the hotel with a lobby, public space with breakfast snack light service for food, and an outdoor living room as part of the hotel brand, which includes some seating and a fire pit that is attractive and a way to energize Frantz Road. He said the second floor have rooms with a lounge area in the tower. He said they were trying to balance the Brand identity, image and look, so that it is recognized by the brand and the BSD Code requirements.

Mr. Sebach said they looked at 80 percent brick, stone and glass and felt the brick and stone made the building look heavy. He said they were considering a 21st century product that is available in the Midwest which is fiber cement panels. He said they are willing develop a mock up to get everyone comfortable with the material. He said the brand uses a lot of EIFS and siding for a very specific look. He said they have modified this building to meet with the Code. He showed examples of the fiber cement panel being used in other areas. He said it is a panel system available in up to 4 x 10 sizes with a reveal system and a rain screen providing the ability to remove the water properly.

Mr. Miller asked if the patio setup is primarily for the use of the hotel guests.

Mr. Sebach said there is light food available but is intended for the guests.

Mr. Miller asked how the hotel is being heated and cooled.

Mr. Sebach said the PTAC system will be in the room with louvers below the window and wall vents.

Mr. Brown asked if there were anyone from the public that wanted to speak on this project. [There were none.]

Ms. Puranik said she and the ART recommended approval of the Basic Development Plan with the following six conditions and the applicant has agreed to the conditions:

1) Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review;
2) Determine Bridge Street and Frantz Road right-of-way change details and reflect on the drawings prior to the Development Plan Review;
3) Provide details for the bike path connections from the site and proposed outdoor spaces by taking overlapping right-of-way and property lines into consideration;
4) Resolve phasing, demolition, and interim site condition plans for the Development Plan Review;
5) Coordinate fire access, building access, hydrant location details for the Development Plan Review; and
6) Coordinate the Upper Metro Plat update application process with the future applications.

Ms. Puranik said they need feedback regarding the materials being proposed and the future review will depend upon the feedback.

Ms. Salay asked about the tower on the south side, which looks as though there is a patio with glass.

Ms. Puranik said the tower will be lit at night but there will not be a patio.

Ms. Salay asked about the northern tower.

Ms. Puranik said they had indicated the glass will be slightly dark in color and lit at night.

Ms. Salay said she is not ready for fiber cement material and had not seen a building where it has worked well for the total building and being that this is a community that wants a product that looks really great forever. She said a hotel never looks better than the day it opens and as it changes hands she wants to make sure it looks good for the next use. She is also concerned with the green element on the building and said it looks like signage and should be placed inside the building with the exterior being neutral in color. She is favorable on the brick, stone and glass as materials and is supportive of the tall glass tower.

Ms. Salay said the louvers under the windows would not be a preference and would like to explore other options of high quality.

Russ Hunter, 555 Metro Place, Crawford Hoying Design Director, said at the City Council meeting there was some discussion regarding metal panels and they thought fiber cement might be a great alternative to get the contemporary look. He said this design is the white portion of the building protrudes from the darker pieces and has an 18 inch overhang and is impossible to do with brick and the fiber cement gives them design flexibility and if they use the right installers and materials the product has a 15-year color warranty and a 30-year product warranty. He said the reason it does because it is ordered with color which is painted twice and it is warranty the color. He said the Embassy Suites has really old EIFS which has a bad name and developers are going away from that product. He said the louvers is part of the window frame so it is one color and is a seamless solution.

Ms. Puranik said they recommend approval for two Basic Site Plan Waivers:

1. Building Type – Corridor Building
2. Ground Story Transparency – Corridor Building

Ms. Puranik said they are recommending disapproval of the third Basic Site Plan Waiver the applicant requested:

1. Blank Wall Limitations – Corridor Building

Ms. Puranik explained that the blank wall limitations are 15 feet horizontally and the staircase tower exceeds that requirement.

Ms. Puranik said one tower is permitted by Code and if more than one is proposed it can be approved the required reviewing body, which is the Planning Commission. She said if there are two towers it would have to be approved by a separate motion.

Ms. Puranik said they recommend approval of the Basic Site Plan with 14 conditions:

1) Resolve all the drawing discrepancies and issues for consistency prior to Site Plan Review;
2) Revise the Bridge Street and Frantz Road corner treatment and design to address the concerns regarding creating an activity node;
3) Provide additional information for the parapet height and parapet wrapping to determine the Code compliance;
4) Provide additional dimensions for the Tower height to determine Code compliance;
5) Provide detailed percentage calculations for the Primary Material coverage and product information and installation details to adequately support the use of these materials for the Site Plan Review;
6) Provide public access easements for the all publicly accessible open spaces (pocket plazas) for Site Plan Review;
7) Finalize the character, area, and suitability of each open space (pocket plaza) for Site Plan Review;
8) Coordinate and finalize loading spaces and building access zones for Site Plan Review;
9) Provide landscaping and tree preservation details and designs for Site Plan Review;
10) Provide Parking Plan at Site Plan Review;
11) Finalize details for the screening and wall for Site Plan Review;
12) Provide exterior lighting details to be finalized for Site Plan Review;
13) Finalize stormwater and utility details for Site Plan Review; and
14) Provide sign designs and locations for Site Plan Review.

Ms. De Rosa asked whose responsibility is the landscaping along SR161 with the plantings as it is a nice example of the area.

Ms. Puranik said it is part of the SR161 right-of-way and it is controlled by ODOT but they will decide through a maintenance agreement as the road work project is completed.

Ms. De Rosa said there are examples of mixed use branding of the hotel such as Cranberry, PA that could be interesting.

Mr. Miller asked about the materials of Tower 2.

Mr. Sebach said the medium grey is actually brick. He said that the tower element that is 17 feet has been moved to meet the requirement of 15 feet for a blank wall and have resolved the issue.

Mr. Miller said he agrees with the use of brick, glass, and stone. He said the statement of this building and the setback is essential for this impact building. He said the lower room's transparency can be handled with landscaping and has no problem with louvers with integration into the window frame. He said the tower has to have an architectural detail.

Mr. Stidhem said he is worried about the setbacks along SR161 and Frantz Road with the public events that take place at that location. He liked the fire pit on the patios.

Mr. Brown said he likes how the building engages the street and parking behind the building. He agrees with the landscaping along SR 161 but knows that is a staff and ODOT issue to resolve. He appreciates the rhythm and scale of the building and likes the two towers. He said the element as a singular monolithic piece itself is unique and dynamic. He said is big objection comes to fiber cement which he does know about.

Mr. Langworthy said the ART discussion had more to do with the limitation on primary materials and ultimately they have concern that it will lead to monotony buildings and the inability to get nice accents beyond the 20 percent limitation. He said with some really good creative architecture it can be overcome but that was their basic concern that they are narrowing down this pallet of materials. He suggested looking at other materials to add to the permitted materials palette that could expand their primary materials to use.

Ms. De Rosa asked what other materials that were discussed.

Mr. Brown said there are a ton of other materials that are available and is not opposed to fiber cement as a product in itself and it is a good material with longevity but it is how it is integrated into the building and what system is it being attached and mentioned a rain screen and how is it attached.

Mr. Sebach said they have spent a lot of time researching the details and they are using a extruded aluminum frame to create a crisp line on all the panel joints and all the corner joints and in this case it will be a wood frame with wood furring strips and the panel is nailed into that with the panel system with a pre-finish and gets a second top coat finish that paints all the reveals to look like one continues system. He said they will be doing a mock up for this and other projects because it is a worthy discussion to look at the product, the corner and joint details.

Mr. Langworthy said their discussion was regarding the installation manner and durability.

Ms. Salay asked about their project in Worthington if it is a good installation.

Mr. Hunter said the Worthington Heights project it is a good installation with a different installation method the way the panels are sealed together with a board and batten installation. The proposed project is just a different style. He said there is a Volunteers Of America is being built on Van Buren Drive south of Downtown and they are doing the installation wall by wall and offered that this project be watched to see how it comes together and look at the reveal and fastener details and evaluate if it is an appropriate material.

Mr. Langworthy said the ART discussed having a third party inspector to verify the installation is done as specified with separate reporting.

Mr. Brown said he is a huge fan of Rain Screen but the ability to shed dirt in a non-streaky manner is limited. He said there are some examples at Easton with dynamic façades because they have integrated other materials. He said he is not opposed to cement board in a siding. He said it is about life cycle of a building and how it transitions to something else in the future and this site is a gateway to the City and if it is wrong it says something about people's initial impression of Dublin.

Mr. Sebach said their struggle is that they want to introduce some color and is struggling because in using brick, stone and glass the building is very heavy and they have done buildings in Dublin for 20. He said they want to do something with a lot of impact that is why they are doing the different color brick and a thin brick in the white.

Ms. Salay asked they show renderings with the new brick and stone and at City Council they talked about using secondary materials but they really want them to use primary materials like brick, stone and glass because that is traditional Dublin with longevity of buildings to be around for 50 to 100 years. She said she is interested in seeing other materials to be used as secondary materials. She said without the renderings to see if they agree it is too heavy, but they need a signature hotel and maybe this isn't the brand that should be on this site.

Ms. Puranik showed some early renderings of the brick, stone and glass.

Ms. De Rosa said she agrees with Ms. Salay that the primary materials are preferred and this site needs to be more of tradition materials.

Mr. Brown said for this location it needs to be dynamic and needs to fold into the district and like the tower elements and the architecture, but as described he is not a huge fan of the system being used for the fiber cement.

Brent Crawford, 555 Metro Place, said regarding the brand, there was a lot of thought with Marriott, Hilton as to which brand would be appropriate on this site. He said the analysis came down to the average daily rate and looking at the market it was decided this product was what would be supported. He said he appreciates the comments with changes and improvements to the building but the brand is all they can get for this site.

Ms. De Rosa said the Marriott chain with the open patio and living spaces is probably the category that is right for this site.

Ms. Salay asked if the four-story building is enough for this gateway site, she had envisioned a taller building for this site.

Mr. Crawford agreed but thought it was a cost issue to go to the next level the financial model does not support.

Mr. Brown asked if there were any other comments. [There were none.]

Mr. Sebach said they would like to move forward with the waiver requests and come back with the revised concepts at the next stage of review to work through the envelope discussion.

Mr. Miller said there are six conditions proposed for the Basic Development Plan and asked if the applicant agreed to the conditions.

Mr. Hunter agreed to the six conditions.

Motion and Vote
Ms. De Rosa made a motion of approval for the Basic Development Plan with six conditions as stated, Ms. Salay seconded. The vote was as follows: Mr. Miller, yes; Mr. Stidhem, yes; Mr. Brown, yes; Ms. De Rosa, yes; and Ms. Salay, yes. (Approved 5 – 0)

Mr. Brown said there are waivers requested.

Motion and Vote
Mr. Brown made a motion of approval for the two Site Plan Waivers for Building Type – Corridor Building and Ground Story Transparency – Corridor Building, Mr. Miller seconded. The vote was as follows: Ms. De Rosa, yes; Ms. Salay, yes; Mr. Stidhem, yes; Mr. Miller, yes; and Mr. Brown, yes. (Approved 5 – 0)

Motion and Vote
Mr. Brown made a motion to disapprove the Blank Wall Limitations – Corridor Building, Mr. Stidhem seconded. The vote was as follows: Ms. Salay, yes; Ms. De Rosa, yes; Mr. Brown, yes; Mr. Miller, yes; and Mr. Stidhem, yes. (Disapproved 5 – 0)

Motion and Vote
Ms. Salay made a motion to approval of the Second Tower based on the discussion at ART, Mr. Miller seconded. The vote was as follows: Ms. De Rosa, yes; Mr. Brown, yes; Ms. Salay, yes; Mr. Miller, yes; and Mr. Stidhem, yes. (Approved 5 – 0)

Mr. Brown said there are 14 conditions and asked if there were any clarifications to the conditions.

Ms. De Rosa said condition #2 with regard to landscaping is very important and asked that they work with ODOT to maintain the high quality landscaping along that corner.

Ms. Husak said they will add to #5 the comments of the Planning Commission regarding materials.

Mr. Brown asked if the applicant agreed to the conditions and the modifications.

1) Resolve all the drawing discrepancies and issues for consistency prior to Site Plan Review.
2) Revise the Bridge Street and Frantz Road corner treatment and design to address the concerns regarding creating an activity node.
3) Provide additional information for the parapet height and parapet wrapping to determine the Code compliance.
4) Provide additional dimensions for the Tower height to determine Code compliance.
5) Provide detailed percentage calculations for the Primary Material coverage and product information and installation details to adequately support the use of these materials for the Site Plan Review *taking the concerns and suggestions expressed by the Planning and Zoning Commission on May 7, 2015 into account.*
6) Provide public access easements for all publicly accessible open spaces and pedestrian connections.
7) Finalize the character, area, and suitability of each open space (pocket plaza) for Site Plan Review.
8) Coordinate and finalize loading spaces and building access zones for Site Plan Review.
9) Provide landscaping and tree preservation details and designs for Site Plan Review.
10) Provide Parking Plan at Site Plan Review.
11) Finalize details for the screening and wall for Site Plan Review.
12) Provide exterior lighting details to be finalized for Site Plan Review.
13) Finalize stormwater and utility details for Site Plan Review.
14) Provide sign designs and locations for Site Plan Review.

Mr. Hunter agreed to the conditions.

Motion and Vote
Mr. Brown made a motion of approval for the Basic Site Plan with 14 conditions as stated, Ms. Salay seconded. The vote was as follows: Mr. Miller, yes; Mr. Stidhem, yes; Ms. De Rosa, yes; Ms. Salay, yes; and Mr. Brown, yes. (Approved 5 – 0)

Vice Chair Brown called for a short break 8:14 pm.

The meeting resumed at 8:21 pm.

3. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
15-018 DP-BSD/SP-BSD/CU **Riverside Drive and Dale Drive**
Development Plan/Site Plan Reviews
Conditional Use

Vice Chair Brown said the following application is a request for the first phase of a new mixed-use development, including four buildings containing 153 dwelling units, approximately 81,500 square feet of office uses, approximately 47,500 square feet of commercial (retail, restaurant, personal services) uses, and an 869-space parking structure on a 3.47-acre site. He said the proposal includes four new public streets and two blocks of development. He said the site is on the east side of Riverside Drive, north of the intersection with Dale Drive. He explained that the Commission is the final authority on this entire application and swore in anyone that had intended to address the Commission on this application.

Phil Hartmann said with respect to cases 3 and 4, Bridge Park representatives and the City Administration have been meeting and going through outstanding issues. He said as a result of the outstanding issues, the applicant has agreed to request that the cases before the Commission this evening be tabled. He said they would like to go through the comment phase to get feedback from the Commission, but there will not be a vote on the cases, as they will be requested to be formally tabled.

Rachel Ray said this site located on the east side of Riverside Drive. She summarized the past actions and provided an overview of the process and the project and gave Staff comments and analysis. She said this project includes 18 proposed Waivers, but they are not looking for any actions, but would like to get the Commission's feedback on the proposed actions, including the proposed Waivers.

Ms. Ray said when this project comes back before the Commission, there will be seven motions proposed. She noted that in the Bridge Street District, decisions or applications are time-limited. She said there are Site Plan Waivers, a request for Open Space Fee-in-Lieu determination, which means the applicant is requesting to not have to provide all the required open space onsite, the (final) Development Plan, a Parking Plan, approval of a second tower, discussion of the Site Plan, and then the Conditional Use for the parking structures since they are visible from the right-of-way.

Ms. Ray said the Basic Development Plan and the Basic Site Plan were reviewed and approved by City Council in January 2015 and there were a lot of discussions on the architectural concepts, so the applicant will be talking about how they have responded to those comments in the weeks/months since that time. She said the Preliminary Plat approval was granted by City Council in March 2015, which focused on the street layout.

Ms. Ray said following this stage, the next steps required include an application for a Master Sign Plan for this project before building permitting and occupancy can be finalized. She said Minor Project Reviews will

City of Dublin

ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 30, 2015

The Administrative Review Team made the following determination at this meeting:

5. BSD Commercial District – Home-2 Hotel **5000 Upper Metro Place**
15-017BPR **Basic Development Plan/Basic Site Plan Reviews**

Proposal:	Construction of a new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place.
Request:	Review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review) in accordance with Zoning Code Section 153.066(C).
Applicant:	Nelson Yoder, Crawford Hoying Development Partners.
Representative:	Michael Burmeister, OHM Advisors.
Planning Contacts:	Devayani Puranik, Planner II; (614) 410-4662; dpuranik@dublin.oh.us and Jennifer M. Rauch, AICP, Senior Planner; (614) 410-4690; jrauch@dublin.oh.us

REQUEST 1: SITE PLAN WAIVERS
Request for a recommendation of approval to the Planning and Zoning Commission for three Site Plan Waivers:

1. Building Type – Corridor Building
2. Ground Story Transparency – Corridor Building
3. Blank Wall Limitations – Corridor Building

Determination: Two Site Plan Waivers (Building Type – Corridor Building and Ground Story Transparency – Corridor Building) were recommended for approval to the Planning and Zoning Commission. One Site Plan Waiver for Blank Wall Limitations – Corridor Building, was recommended for disapproval to the Planning and Zoning Commission.

REQUEST 2: BASIC DEVELOPMENT PLAN
Request for a recommendation of approval of the Basic Development Plan to the Planning and Zoning Commission with the following six conditions:

1) Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review;
2) Determine Bridge Street and Frantz Road right-of-way change details and reflect on the drawings prior to the Development Plan Review;
3) Provide details for the bike path connections from the site and proposed outdoor spaces by taking overlapping right-of-way and property lines into consideration;

4) Resolve phasing, demolition, and interim site condition plans for the Development Plan Review;
5) Coordinate fire access, building access, hydrant location details for the Development Plan Review; and
6) Coordinate the Upper Metro Plat update application process with the future applications.

Determination: The Basic Development Plan was recommended for approval to the Planning and Zoning Commission with six conditions.

REQUEST 3: SECOND TOWER
Request for a recommendation of approval for a second tower element on the corridor building in accordance with the provisions of §153.062(D)(4)(a).

Determination: Recommendation for approval for a second tower element on the corridor building.

REQUEST 4: BASIC SITE PLAN
Request for a recommendation of the Basic Site Plan to the Planning and Zoning Commission with the following 14 conditions:

1) Resolve all the drawing discrepancies and issues for consistency prior to Site Plan Review;
2) Revise the Bridge Street and Frantz Road corner treatment and design to address the concerns regarding creating an activity node;
3) Provide additional information for the parapet height and parapet wrapping to determine the Code compliance;
4) Provide additional dimensions for the Tower height to determine Code compliance;
5) Provide detailed percentage calculations for the Primary Material coverage and product information and installation details to adequately support the use of these materials for the Site Plan Review;
6) Provide public access easements for the all publicly accessible open spaces (pocket plazas) for Site Plan Review;
7) Finalize the character, area, and suitability of each open space (pocket plaza) for Site Plan Review;
8) Coordinate and finalize loading spaces and building access zones for Site Plan Review;
9) Provide landscaping and tree preservation details and designs for Site Plan Review;
10) Provide Parking Plan at Site Plan Review;
11) Finalize details for the screening and wall for Site Plan Review;
12) Provide exterior lighting details to be finalized for Site Plan Review;
13) Finalize stormwater and utility details for Site Plan Review; and
14) Provide sign designs and locations for Site Plan Review.

Determination: The Basic Site Plan was recommended for approval to the Planning and Zoning Commission with 14 conditions.

STAFF CERTIFICATION

Steve Langworthy

Steve Langworthy, Planning Director

mixed-use development. She reported the parking lot islands will stay in place as well as the light poles. She asked the ART if there should be other considerations.

Aaron Stanford asked if there would be any work involved for public utilities.

Russ Hunter, Crawford Hoying Development Partners, said the demolition is purely for the structures and the utilities would be cut prior.

Steve Langworthy asked the ART if there were any other questions or concerns about this application. [Hearing none.] He confirmed a target date for the ART determination is set for May 7, 2015.

DETERMINATIONS

5. BSD Commercial District – Home-2 Hotel 5000 Upper Metro Place
15-017BPR Basic Development Plan/Basic Site Plan Reviews

Devayani Puranik said this is a request for construction of a new four-story hotel with 129 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for a Basic Plan Review (Basic Development Plan Review and Basic Site Plan Review) in accordance with Zoning Code Section 153.066(C).

Ms. Devayani presented an aerial view of the site as well as where the site is positioned within the BSD Zoning district map. She showed a photograph of the building as it exists today. She reiterated that the application is comprised of two components, the Basic Development Plan Review and the Basic Site Plan Review. She explained the Basic Development Plan is required if more than one principal structure on one or more lots and she is recommending approval with six conditions. She said the Basic Site Plan is a conceptual analysis of the arrangement of proposed uses, buildings, and opens spaces and provides feedback on the proposed architectural concepts. She said she is recommending approval with 14 conditions as well as three Site Plan Waivers.

Ms. Devayani presented the proposed site plan as it relates to the adjacent building, Embassy Suites and explained the Office shown on the proposed site plan is not part of this application at this time. She noted the parking in the rear and side for the two buildings, which will be shared by hotel and office uses. She described the site of 2.57 acres zoned BSD Commercial that includes a four-story corridor building that is an 80,481-square-foot hotel with 129 units. She noted the future two-story 14,000-square-foot building that is intended to be office space. She said this plan will require 133 parking spaces of shared parking for the hotel and office. She said the applicant is proposing 122 spaces considering the overlap of hours of operation for hotel and office. She added a loading space is provided under the canopy, which meets the area requirement for the loading space per the BSD regulations. However she said, the location of the space may not be ideal for the functionality of the site and should be finalized with a Parking Plan for the Site Plan Review.

Ms. Devayani stated that 0.043 acres of open space is required for the hotel and office buildings and the applicant is proposing the 0.044 acres of open space be distributed within two pocket plazas, one of which is toward the northeast corner and the other along Frantz Road. She said the West Bridge Street/Frantz Road corner treatment will need closer attention as it is a crucial public activity node. She said one of the opportunities for the proposed development is the provision of usable, high-quality urban open spaces as this is a high visibility gateway to the City of Dublin for visitors traveling along SR 161. Given its high visibility along SR 161 and Frantz Road, she added this development has the potential to set the tone for the Bridge Street District, serving as a model and making a statement about the ability to implement urban development in suburban communities like Dublin.

Steve Langworthy inquired about the plat. Ms. Devayani said this site is governed by deed restrictions enforced by the City of Dublin, which will need to be modified or removed as part of the plat review by City Council. She added the original plat for Upper Metro will need to be re-platted to remove outdated information and reflect changes to the right-of-way and include any additional requirements outlined in the BSD Code provisions. She said the applicant is considering sub-dividing the single lot into two lots to separate the hotel and the office building. These changes will have to be reflected in the plat as well.

Ms. Devayani presented the ground floor plan. She said the public spaces such as the main hotel lobby, bar, and fitness center are facing Frantz Road to activate the street, however the three guest rooms adjacent to the pedestrian walk closer to the intersection at this ground level, will for the most part have curtains drawn; thereby creating blank spaces defeating the intent of activating the streetscape. She recalled that the ART has strongly expressed concerns about the need to activate the area at the Frantz Road/West Bridge Street intersection. She stated that two set of door are provided on the Primary Street Façade (Frantz Road): on set of doors will be open to the public during business hours and the other is part of the tower at the Frantz Road/West Bridge Street intersection but can only be used by keycard holders. She said the entrance on Frantz Road near the patio will provide access to the public uses in the building, though not the main entrance to the building. She said the main entrance to the building is accessed internally off the drop-off area under the canopy.

Ms. Devayani presented the facades on the proposed elevations. She said the applicant has proposed materials of brick, stone, fiber cement panels, and glass. She pointed out the two towers, one located at the main intersection to serve as a gateway tower feature and the other is proposed closer to the main lobby for a staircase. She said one tower is permitted per building unless approved by the required reviewing body. She presented the southeast, southwest, and northeast perspectives. She pointed out the sandstone color stone at the base, a combination of gray brick and beige fiber cement panels for the façade, and darker fiber cement bands at the top. She said the applicant is requesting a Waiver to permit fiber cement panels as a primary material. The ART recommended the applicant provide product information, installation details, and pictures of the product being used in a high quality manner in a similar climate and after the product had been installed for several years. The ART is not only concerned about initial installation and aesthetics but how the material performs over time (wear and tear, color fading, etc.)

Ms. Devayani presented the proposed Landscape Plan. She reported that a tree survey table was provided along with the landscape plan but clarification is needed as there are discrepancies. She said the proposed parking lot islands need to be at least 10-feet in width and many are not in compliance. She said a street wall and shrubs are required along vehicular use areas. She indicated that bike paths may need to overlap the right-of-way and property lines.

Ms. Devayani said she recommended approval of the Basic Development Plan with the following six conditions:

1) Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review;
2) Determine Bridge Street and Frantz Road right-of-way change details and reflect on the drawings prior to the Development Plan Review;
3) Provide details for the bike path connections from the site and proposed outdoor spaces by taking overlapping right-of-way and property lines into consideration;
4) Resolve phasing, demolition, and interim site condition plans for the Development Plan Review;
5) Coordinate fire access, building access, hydrant location details for the Development Plan Review; and
6) Coordinate the Upper Metro Plat update application process with the future applications.

Ms. Devayani said she recommended approval for two Basic Site Plan Waivers:

1. Building Type –Corridor Building
2. Ground Story Transparency – Corridor Building

Colleen Gilger asked how close the applicant came on transparency. Ms. Devayani stated that Code requires a minimum of 60% transparency for the ground story street facing elevation. She said this was met along the Frantz Road elevation at 61%. She said transparency for the West Bridge Street elevation was 43% and the 60% requirement is intended for retail use in the Corridor Building type.

Ms. Devayani said she is recommending disapproval of the third Basic Site Plan Waiver the applicant requested:

1. Blank Wall Limitations – Corridor Building

Ms. Devayani explained that the blank wall limitations are 15 feet horizontally and the staircase tower exceeds that requirement. Mr. Langworthy said the sign that reads “Home2” appears to blend into the wall. Melissa Spires, OHM Advisors, said the drawing did not do the sign justice and ensured the ART that the sign will be brighter.

Ms. Devayani said there were other items she wanted the ART to provide feedback on. She asked if the ART had an issue with two towers and brought attention to the height of the tower.

Fred Hahn inquired about the rationale for the additional tower. Rachel Ray said the tower was to serve as a focus feature for the terminal vista. Ms. Spires clarified that the vista tower was located on SR 161.

Russ Hunter, Crawford Hoying Development Partners, said the towers are not in view at the same time as when one tower is in view, the other is tucked around the corner.

Jeff Tyler said the towers were architecturally appropriate even though they appeared different from each other because the towers were located far enough apart.

The ART agreed they approved of the two towers.

Ms. Devayani asked the ART for feedback on the fiber cement panels being added to the permitted primary materials of brick, stone, and glass.

Mr. Tyler suggested the fiber cement be considered a secondary material as he thought a Waiver might be approved easier for the percentage for a secondary material. He said he was concerned that requesting a Waiver for fiber cement to be a primary material may be setting a precedent. He noted that it was approved as a secondary material for the Tuller Flats application.

Claudia Husak said the percentage was twice the amount permitted.

Jennifer Rauch suggested requesting additional product information for the Site Plan.

Mr. Langworthy said he wanted to hear this topic discussed with the PZC. He indicated he did not believe the issue was as much about the materials as it was in the details and installation. He said he had no bias against fiber cement. He said ART’s issues have been with the products installation details, how it is used, maintained, as well as how it appears over time.

Ms. Devayani encouraged the applicant to provide this information to which Mr. Hunter replied he would prepare.

Ms. Devayani asked for feedback about the Dublin wall that was coming down in some places. She asked the ART if the wall should be reconstructed in kind with limestone or if the wall should be designed closer to the architecture proposed.

Ms. Husak asked if the wall was coming down, if it had to be replaced.

Ms. Devayani explained Code requires a wall to screen the pavement where it is visible from the street.

Laura Ball said the Dublin wall has a weaving shape with daffodil beds flowing through the area but are struggling to keep the beds alive and most of the beds on the private side are failing.

Mr. Hahn questioned how the traditional Dublin wall would look next to this more contemporary building. Joanne Shelly suggested a wall design such as alternating a wall with shrubs. The ART determined that a Dublin wall should be resurrected as the same Dublin wall.

Ms. Devayani said she recommended approval of the Basic Site Plan with 14 conditions:

1) Resolve all the drawing discrepancies and issues for consistency prior to Site Plan Review;
2) Revise the Bridge Street and Frantz Road corner treatment and design to address the concerns regarding creating an activity node;
3) Provide additional information for the parapet height and parapet wrapping to determine the Code compliance;
4) Provide additional dimensions for the Tower height to determine Code compliance;
5) Provide detailed percentage calculations for the Primary Material coverage and product information and installation details to adequately support the use of these materials for the Site Plan Review;
6) Provide public access easements for the all publicly accessible open spaces (pocket plazas) for Site Plan Review;
7) Finalize the character, area, and suitability of each open space (pocket plaza) for Site Plan Review;
8) Coordinate and finalize loading spaces and building access zones for Site Plan Review;
9) Provide landscaping and tree preservation details and designs for Site Plan Review;
10) Provide Parking Plan at Site Plan Review;
11) Finalize details for the screening and wall for Site Plan Review;
12) Provide exterior lighting details to be finalized for Site Plan Review;
13) Finalize stormwater and utility details for Site Plan Review; and
14) Provide sign designs and locations for Site Plan Review.

Ms. Devayani said she wanted to discuss condition #2 as this was her main concern. She asked how this would be addressed. Mr. Langworthy discerned that conditions 7 – 14 would be dealt with later.

Mr. Hunter asked for clarification on condition #2.

Ms. Puranik said part of the issue was the three guest rooms that would have their curtains drawn for the most part, reducing activity at that corner.

Mr. Hahn inquired about the grades and if those rooms would even be seen at street level between the walls and grade changes. He asked if renderings could be provided to help visualization of that area. He requested a rendering that shows the area along SR 161 too.

Mr. Hunter referred to condition #3 and said the applicant could make that blank wall look better. He said they would work through it to prepare for the Site Plan Review.

Ms. Husak inquired about the pillars for the roof for the outdoor space along Frantz Road. She asked about the patio and if steel was being used. Ms. Spires recognized this was missed from the plan and said she thought the front canopy would be stone. Mr. Hunter said the applicant would make this consistent.

Mr. Langworthy asked the applicant if he agreed to the six conditions for the Basic Development Plan as stated earlier. The applicant agreed to the conditions.

Mr. Langworthy confirmed that the ART recommended approval of the Basic Development Plan to the Planning and Zoning Commission, with six conditions:

1) Resolve all the drawing discrepancies and issues for consistency prior to Development Plan Review;
2) Determine Bridge Street and Frantz Road right-of-way change details and reflect on the drawings prior to the Development Plan Review;
3) Provide details for the bike path connections from the site and proposed outdoor spaces by taking overlapping right-of-way and property lines into consideration;
4) Resolve phasing, demolition, and interim site condition plans for the Development Plan Review;
5) Coordinate fire access, building access, hydrant location details for the Development Plan Review; and
6) Coordinate the Upper Metro Plat update application process with the future applications.

Mr. Langworthy confirmed that the ART recommended approval to the Planning and Zoning Commission for two Basic Site Plan Waivers:

1. Building Type –Corridor Building
2. Ground Story Transparency – Corridor Building

Mr. Langworthy asked the applicant about the ART's recommendation of disapproval of the third Basic Site Plan Waiver:

1) Blank Wall Limitations – Corridor Building

Mr. Hunter said he was okay with the disapproval for now but might have it worked out by the time the application gets forwarded to the PZC.

Mr. Langworthy confirmed that the ART recommended disapproval to the Planning and Zoning Commission for the following Basic Site Plan Waiver:

1) Blank Wall Limitations – Corridor Building

Mr. Langworthy asked the applicant if they had any issues with the 14 Basic Site Plan conditions. Mr. Hunter responded he was fine.

Mr. Langworthy confirmed that the ART recommended approval of the Basic Site Plan to the Planning and Zoning Commission, with 14 conditions as listed above.

Mr. Langworthy asked the ART if there were any further questions or comments. [There were none.] He confirmed the ART's recommendation of approval of the Basic Development Plan and Basic Site Plan to the Planning and Zoning Commission for May 7, 2015.

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MARCH 26, 2015

ART Members and Designees: Steve Langworthy, Planning Director; Jeff Tyler, Building Standards Director; Fred Hahn, Director of Parks and Open Space; Alan Perkins, Fire Marshal; and Aaron Stanford, Civil Engineer.

Other Staff: Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Jennifer Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Andrew Crozier, Planning Assistant; and Laurie Wright, Staff Assistant.

Applicants: Melissa Spires, and Daniel Mayer, OHM Advisors (Case 1); and Russ Hunter, Crawford Hoying Development Partners (Cases 1 & 2); and Darren Meyer, MKSK; Teri Umbarger, Moody Nolan; and Brian Quackenbush, EMH&T (Case 2).

Steve Langworthy called the meeting to order.

CASE REVIEWS

1. BSD Commercial District – Home-2 Hotel **5000 Upper Metro Place**
15-017BPR **Basic Development Plan/Basic Site Plan Reviews**

Devayani Puranik said this is a request for construction of a new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for Basic Development Plan and Basic Site Plan Reviews in accordance with Zoning Code Section 153.066(D).

Ms. Puranik presented a revised layout and described the changes, one of which was the loading/drop off area that had been relocated to the Frantz Road frontage.

Melissa Spires, OHM Advisors, said the new layout shows the building is the same but the building configuration is mirrored and flipped on Frantz Road. She said the "outdoor living room area" is now situated on Frantz Road leading directly into the lobby, instead of along US 33/Bridge Street, which satisfies the need for a real public entrance along Frantz Road. She explained that with this new configuration, 122 parking spaces are shown, which has decreased the number of spaces by seven from the original submission. She indicated the applicant will not meet the requirement of 131 parking spaces and would need to request a Waiver.

Ms. Puranik inquired about open space. As a result of the new layout, Ms. Spires said open space was lost and a fee-in-lieu of open space dedication would need to be requested.

Ms. Puranik said the architecture had been revised since the ART meeting on March 19th. Ms. Spires said the interior to the site was updated to reflect what was on the exterior of the building. She presented a hard copy of the updated elevation.

Ms. Spires presented material samples that included the cream colored fiber cement board to show that it was a warmer color than what appeared to be stark white on the previous elevations. She presented the accent color that is close to a lime green, dark bronze glass, dark brown brick, and Trenstone that is a tan colored panel the size of 6 inches by 24 inches to be used for the base of the building.

Ms. Spires presented a hard copy of the preliminary landscape plan.

Russ Hunter, Crawford Hoying Development Partners, said the new entry on the corner at Bridge Street/US 33 and Frantz Road requires a key card access. He explained that the door will be unlocked during normal business hours.

Ms. Puranik inquired about the 30-foot wide, one-way loading/drop off area, and whether the driveway needed to be quite so wide. Ms. Spires indicated that area could be slightly decreased in width. Mr. Hunter said the center island is narrow and they will consider changing the widths on both sides of the island while ensuring the radii will accommodate turns on this one-way circulation drive.

Joanne Shelly inquired about the open space. Mr. Hunter said he had asked Mr. Langworthy last week what was more important: a public entrance on Frantz Road, adding parking, or the pocket park between the buildings, and he said he heard the response to that question that the open space in this location was less important to him than the building entrance on Frantz Road. He said the applicant is short on parking and is trying to strike a balance.

Colleen Gilger asked if square footage could be taken from the area for a future office building. Mr. Hunter said that was possible but questioned if that would be enough to resolve all the parking and open space issues.

Jennifer Rauch recommended that the applicant go through the exercise to find out. She suggested that the applicant explore whether an open space could be provided somewhere on the corner. Ms. Spires clarified there is green space on the corner by the tower and around building.

Ms. Puranik reported that Planning would like to better understand the placement of four hotel rooms along the Frantz Road ground floor frontage.

Ms. Rauch said she liked the direction the application was going with this revised concept, but questioned whether the design was where it needed to be to move forward.

Fred Hahn said a perspective of the site from the sidewalk level could help address the ground floor transparency issue.

Ms. Rauch added the grade change could impact the view.

Jeff Tyler asked if transparency was the issue for the ground floor, or privacy for the guests, in terms of Planning's concern with the four hotel rooms along the ground floor on Frantz Road. Ms. Rauch answered that both were factors.

Mr. Tyler inquired about the percentage of primary and secondary materials. Ms. Spires replied that the primary material is fiber cement for which the applicant will need to request a Waiver. Additionally she said, there may be a Waiver needed for the ground floor transparency requirement for the side of the hotel that faces SR161.

Mr. Tyler inquired about the height of the parapet. Ms. Spires answered the parapet is six feet high, not counting the towers.

Ms. Rauch asked if at that height, if the parapet would screen all the mechanicals. Ms. Spires said the mechanicals had not been added to the rooftop plans yet but she is hoping that six feet is high enough to screen the mechanicals.

Steve Langworthy inquired about the canopy and stated a Waiver would need to be requested based on the location. He asked if the canopy architecture would coordinate with the principal structure. He asked if the design detail of the canopy columns was considered. Ms. Spires replied that the details were not defined yet.

Daniel Mayer, OHM Advisors, said the look will be contemporary with tongue and groove wood planking for the ceiling of the canopy containing flush lighting.

Ms. Puranik asked for clarification on the glass colors. Mr. Mayer said the soft tint produces a bronzing effect. Ms. Spires added the windows in the tower will be lighter. Mr. Mayer said the applicant will illustrate their intent for all the glass.

Mr. Hunter said there would be louvers on the windows, which is a Quaker product that looks like one piece.

Ms. Rauch reported that it had been determined by the Law Director that the deed restrictions could be eliminated as part of the plat rather than amending the TIF.

Ms. Puranik again asked the applicant to consider the guest rooms on Frantz Road given their impacts on the exterior building architecture and inability to meet transparency requirements.

Ms. Shelly recommended that the applicant review the BSD Code requirements for open space to possibly integrate more into their plan. Ms. Spires agreed to try and designate as much open space as they could. Ms. Rauch added the open space can be a combination of different types.

Alan Perkins said the fire access was acceptable. He asked for an auto-turn exhibit, which Ms. Spires provided. He said if the hydrant and sprinkler were the same as on the last plan then he approves. He said there needs to be room for the fire department to navigate access from Frantz Road.

Aaron Stanford inquired about the path connections of the site to the existing bike path on Frantz Road. Ms. Spires said the existing wall would be reconstructed to make the connection and more sidewalks would be added. She explained there would be openings on the rock wall to provide a few connections throughout the site.

Mr. Stanford inquired about stormwater management. Ms. Spires said engineering was working on the stormwater management plan and she would share their plan as soon as it was completed.

Mr. Tyler asked what type of construction would be used and the answer was that wood construction is proposed. He indicated the application had come a long way but asked the applicants to consider resolving more issues to eliminate more of the Waivers.

Mr. Langworthy asked the ART if there were any further questions or comments. [There were none.] He stated that the ART's recommendation to the Planning and Zoning Commission was scheduled for April 2, 2015.

2. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
Riverside Drive and Dale Drive
15-018 DP-BSD/SP-BSD **Development Plan/Site Plan Reviews**

Rachel Ray said this is a request for the first phase of a new mixed-use development, including four buildings containing 149 dwelling units, 98,700 square feet of office uses, 48,900 square feet of eating and drinking uses, and an 864-space parking structure on a 3.47-acre site. She said the proposal includes four new public streets and two blocks of development. She said the site is on the east side of Riverside

Ms. Rauch asked if stormwater management had been submitted, to which Mr. Quackenbush replied that it had not.

Mr. Langworthy asked the ART if there were any further questions or comments with respect to this application at this time. [There were none.] He stated that the ART's recommendation to the ARB was scheduled for April 9, 2015.

4. BSD Commercial District – Home-2 Hotel 5000 Upper Metro Place
15-017BPR Basic Development Plan/Basic Site Plan Reviews

Jennifer Rauch said this is a request for construction of a new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for Basic Development Plan and Basic Site Plan Reviews in accordance with Zoning Code Section 153.066(D).

Gary Sebach, OHM Advisors, said the applicant created two landscape plan studies where the building was moved to the required build zone in both cases. He said when the building is rotated, parking does not work as well; 9 – 10 spaces are lost. He noted that Option 1 was the preferred layout but fire truck access was not reviewed yet. He showed what happens when the proposed building is rotated. As it stands today he said, the Home2 hotel brand is telling them that the plan is four spaces short to meet their requirement of one parking space per room. He said if parking is shared during peak hours, the hotel would not need a single car for every room. He explained that even if the building is rotated, the connection to Frantz Road would be the same. He asked if a different connection point could be incorporated to stay with the original plan as submitted. He suggested a true entrance at the corner tower and an entrance at the end with a pocket park but the entrance would just be for guests to use and a key would be needed for entry. He suggested the entry point could be highlighted with glass.

Ms. Rauch said there are still major concerns about this prominent corner. Per the Code requirement, she said the intent is for a public entrance. She indicated there are ways with different configurations to make this work. She noted that ground floor transparency was still an issue. She said this plan is not pedestrian in scale.

Jeff Tyler brought up the possibility of a cross-access agreement with the Embassy Suites for parking. He said he found that the parking lot at the Embassy Suites does not fill up even during peak business times.

Vern Hoying, Crawford Hoying Development Partners, asked of these two options if they would fulfill the need for an entry point. Ms. Rauch clarified that a primary entry needs to be open to the public on Frantz Road.

Gary Gunderman confirmed the only primary entrance is the porte-cochere and the rest of the entrances would need key card access.

Mr. Hoying said at some hotels, some entrances are locked after normal business hours and visitors are required to be buzzed in.

Mr. Sebach said the hotel is perfect for this site; it is hard to imagine office or retail here because of the location of the neighborhoods. He did not think that the Code was written for this type of use. He restated that the concession is a real public entrance along Frantz Road. He asked if the public would be more engaged if the building was flipped. He said this use is right to fill this corner, whether or not the corner is active. He restated that parking is an issue when the building is rotated but that did not change the pedestrian engagement of this site.

Mr. Gunderman inquired about the internal public use areas and guest rooms. He suggested locating the public use space adjacent to Frantz Road; even if there was a secondary entrance out to Frantz Road, at least the entrance would be open the same hours as the primary entrance if it were relocated to the south side. He asked why this suggested plan would not work.

Mr. Sebach said it was possible to go through the outdoor living room area and there would not have to be the same restrictions.

Steve Langworthy said Option 1 looked over-landscaped. He suggested by meeting the minimum requirement of landscape, if perhaps six more parking spaces could be added.

If the landscaping was modified, Mr. Sebach thought 1 or 2 parking spaces could be added.

Russ Hunter, Crawford Hoying Development Partners, said more spaces were not going to be found in this layout. Mr. Langworthy said it was hard to visualize the restrictions in a sketch drawing.

Ms. Shelly asked if the proposed building could be moved closer towards Frantz Road. Ms. Rauch said it would depend on the outdoor space. Mr. Sebach said if the building was moved closer to Frantz Road, the patio would be in the right-of-way and the building would not be in the required build zone.

Mr. Hunter asked by adding parking, the pocket park between the buildings would be lost and asked if the parking issue was a hurdle to get over.

Ms. Rauch asked how truly inflexible the brand was for changing the internal spaces/floor plan. At this point, she said it is hard to say that the ART would support the Waivers needed to make this work.

Mr. Sebach explained how the internal areas function as a whole. He said the brand has a formula and all the pieces interrelate.

Ms. Shelly noted that the building forms a corner and the inside of that corner makes dead space. She said it appears to just be a sidewalk. Mr. Sebach clarified that was a service area for laundry and service to go in/out there. Mr. Hunter said the pool hides the service aspect and mechanicals out there.

Ms. Rauch asked if an entrance could be placed where there were currently four guest rooms on the north side of the building.

Mr. Langworthy emphasized the importance of Frantz Road from a development standpoint for the City. He noted how everything is set back on Frantz Road and the intent is for future development to be brought forward so Option 1 would help that alignment.

Mr. Sebach said he hears what the ART is saying but feels really stuck.

Mr. Hoying asked if the ART collectively desired Option 1.

Mr. Langworthy said it was a better option even without the open space. He explained that how a building relates to the street in this area is more important than open space.

Ms. Rauch said that even if the ART recommended disapproval of the Waivers for these plans that did not prevent the applicant from moving forward to the PZC for their review.

Mr. Hunter emphasized the need to make this work and not lose the hotel for this site. He indicated this site would be tough for restaurants given the access issues.

Mr. Sebach asked to discuss the architecture. He said the applicant added glass for more transparency, tweaked the design of the tower; and changed the base material internally. He explained the brown brick was too heavy and will be replaced with a lighter color brick or modern stone. He asked the ART for feedback on the proposed material change for the base. He said even if the applicant decides to flip this building it will contain the same architecture.

Mr. Langworthy asked what happens to the white fiber board over time and if it was truly as white as it appeared in the renderings. Mr. Sebach said it will be more of a cream colored panel as opposed to a stark white.

Melissa Spires, OHM Advisors, said the dimension of the panels are 18 inches by 6 feet and appear as a flat panel. She explained the lines were softer and she provided real world examples of the panels. Mr. Sebach noted the fiber board provided a fresh modern look.

Ms. Shelly said it appeared to have been applied over existing brick, which is not acceptable. She asked if the building layout and façade treatment were set as a brand standard because Staff had looked at the brand across the country and found a lot of different architectural concepts. She said the design in Philadelphia, PA was a completely vertical design. Mr. Sebach said that was a building with a lot more floors than what is being proposed for Dublin and emphasized the brand needs to be maintained.

Mr. Hoying said there is a brand standard so as travelers cross the country, they recognize the buildings as the brand.

Mr. Langworthy requested examples of materials truer to color. Ms. Spires said she would provide those examples.

Mr. Langworthy said he liked the evolution of the tower with more glass and asked the ART if they had any further comments or questions with regard to this application. [There were none.]

5. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
Riverside Drive and Dale Drive
15-018 DP-BSD/SP-BSD **Development Plan/Site Plan Reviews**

Rachel Ray said this is a request for the first phase of a new mixed-use development, including four buildings with 149 dwelling units, 98,700 square feet of office uses, 48,900 square feet of eating and drinking uses, and an 864-space parking structure on a 3.47-acre site. She said the proposal includes four new public streets and two blocks of development. She said the site is on the east side of Riverside Drive, north of the intersection with Dale Drive. She said this is a request for review and recommendation of approval to the Planning and Zoning Commission for this application for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Ray said she had no new materials to present. She said the applicant has received the most up-to-date comments from Staff. However, she did say that the applicant has retracted vinyl windows as a proposed material.

Teri Umbarger, Moody Nolan, asked if it is acceptable for the applicant to be at 29% transparency when 30% was required. Ms. Ray said that could be within the Administrative Departure range if the applicant had reached their limit after exhausting all architecturally appropriate options.

Ms. Ray asked the applicant if they had anything new to present or was it still a work in progress.

Miguel Gonzales, Moody Nolan, said the applicant met the maximum transparency at the retail level but were working through the levels above.

Ms. Shelly said a decision had not been made with regards to street furniture. Ms. Rauch said that will need to be discussed.

Mr. Tyler indicated it should be the ARB's decision on the architectural appropriateness of the tower. He said more variety in window types and storefronts from building to building was preferable but there was nothing to substantiate that in the Code. He said he did not see strong architectural character changes from one building to another.

Ms. Rauch said she would consolidate her list of outstanding issues. She indicated a recommendation by the ART is anticipated for March 19, 2015, to be forwarded to the Architectural Review Board for their meeting on March 25, 2015, therefore, the plans should be revised by March 16, 2015.

Gary Sebach, OHM Advisors, indicated the applicant did not want to present to the ARB on March 25th since he would be out of town, and would prefer to attend the April 15, 2015, meeting. Ms. Rauch said a time extension would need to be filed.

Mr. Langworthy asked the ART if there were any further questions or concerns with regard to this application. [There were none.]

2. BSD Commercial District – Home-2 Hotel 5000 Upper Metro Place
15-017BPR Basic Development Plan/Basic Site Plan Reviews

Devayani Puranik said this is a request for construction of a new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for Basic Development Plan and Basic Site Plan Reviews in accordance with Zoning Code Section 153.066(D).

Ms. Puranik said there had been no changes since this application was introduced last week and she recapped what was discussed at the last meeting. She said mainly the comments related to the proposed architecture and the ART had said the design was not where it needed to be to move forward. She asked the applicant if there were any updates.

Gary Sebach, OHM Advisors, responded that there was no time to make changes since last week's meeting. He said since he was not in attendance the week prior, he wanted to hear the ART's comments first-hand this week.

Ms. Puranik recapped that the materials appear heavy, and more transparency and glass were suggested, especially more glass for the tower. She said that the intersection of this site at Bridge Street and Frantz Road is significant and the corner should be more active. She said the area should be more fun and that a gateway feature was needed at this intersection. She said a rendering of landscaping has been presented. She pointed out the door that was an exit only.

Mr. Sebach said they provided a design that fit within the requirements of 80% brick and stone for two elevations.

Ms. Puranik explained that windows can be included in the calculations for transparency if more glass is introduced to the point it becomes an integrated architectural element.

Jeff Tyler recapped that the ART had said the building looked institutional in character and that the windows were too long and narrow, especially on the upper floors.

Mr. Sebach said they are striving for a middle ground for the brand and Code. He said he agreed the building needs a better scale and he had some ideas. He suggested that the width of the glass could be increased.

Ms. Puranik reviewed the elevations for the back of the building. She explained that Code has restrictions for blank walls, which the applicant currently exceeds. She added a vertical division is required every 45 feet and asked if another material could be introduced.

Joanne Shelly reiterated that this site is in a prominent location and the ART would prefer something interesting to look at on that corner and this concept was not fitting of a memorable building. She said the elevation perspectives highlight the blank wall where it begs for more interest.

Ms. Puranik indicated that artwork or a mural had been suggested by the applicant last week. She said not only was this a gateway into the city but it could be the last building that people would see on their way out of the city as well.

Mr. Sebach inquired about the tower feature as he wanted to gain a better sense of what the ART desired.

Mr. Tyler reiterated that the applicant had not gone far enough with the design.

Steve Langworthy said the issue with the entrance was due to the Code requirement of have a principal entrance on a Principal Frontage Street as a public, usable entrance to the building. He said the interior does not allow for free flowing circulation for that entrance on Bridge Street and Frantz Road, and the ART had suggested a change to the interior for a Code compliant public entrance. He stated that the corner needed to be highlighted and that the tower feature should be a memorable, demonstrable part of the building. He suggested making the tower a memorable architectural element.

Mr. Sebach said he would go back and take another look at the brand.

Ms. Puranik requested a right-of-way drawing for SR161 as a corner piece and suggested contacting Tina Wawszkiewicz in Engineering.

Ms. Puranik indicated that there are deed restrictions on the site, and that Legal was involved as the City is the enforcer of the original TIF agreement for that area as well as the recipient for the benefits. She said the Planning and Zoning Commission was the decision-making body and a determination should be made in the next couple of weeks.

Mr. Burmeister inquired about the procedure.

Ms. Rauch said the procedure followed the BSD Code and it was the City's responsibility to clean up the record with respect to the deed restrictions. She stated that Jennifer Readler, the City's legal counsel, was working on this. Ms. Puranik stated the public improvements resulting from the TIF have been completed.

Aaron Stanford encouraged the applicant to place a sidewalk to the south of the hotel building along Frantz Road and to link to the existing bike path on Frantz Road. He said that portion of the wall would also need to be reconstructed to make the connection.

Mr. Burmeister confirmed he would place a break in the wall to allow for the sidewalk connection.

Mr. Stanford said the driveway layout looked a lot better but other drawings needed to be revised to show the same layout.

Ms. Puranik stated the applicant met the requirements for the area of open space but specified that neither a pocket plaza nor a pocket park appropriately fit the proposal as the open space was not the right size for either.

Ms. Ray said a Waiver could be appropriate, provided the open spaces were well-designed and would meet the intent of the open spaces that would serve the site's users.

Mr. Burmeister said the applicant would decide on one or the other type of open space. Mr. Langworthy added that nice amenities should be incorporated into the open space.

Vern Hoying, Crawford Hoying Development Partners, noted that the feel of the H2 prototype design was important to the corporate brand. He said the design aspects are a balancing act with functionality. He said Hilton has done extensive testing on the interior layout and it all works but serious work could be done on the exterior design while keeping some flavors and feel of the H2 prototype.

Mr. Langworthy suggested it might be necessary to "Dublinize" the H2 prototype.

Mr. Langworthy asked the ART if there were any further questions or concerns with regard to this application. [There were none.] He said the ART would make a recommendation for this Basic Development Plan/Basic Site Plan on March 19, 2015, to be forwarded to the Planning and Zoning Commission.

3. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
Riverside Drive and Dale Drive
15-018 DP-BSD/SP-BSD **Development Plan/Site Plan Reviews**

Rachel Ray said this is a request for the first phase of a new mixed-use development, including four buildings containing 149 dwelling units, 98,700 square feet of office uses, 48,900 square feet of eating and drinking uses, and an 864-space parking structure on a 3.47-acre site. She said the proposal includes four new public streets and two blocks of development. She said the site is on the east side of Riverside Drive, north of the intersection with Dale Drive. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for this application for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Ray provided a handout for the Development Plan showing how the application measured against the Code and highlighted the few outstanding issues.

Transportation
Ms. Ray said multiple modes of transportation needed to be considered: how buses could be accommodated within the travel lanes along Bridge Park Avenue; cycle track details including materials, delineation, sign, and intersections; and motorcycle parking. She asked if COTA needs 11 feet for buses, the applicant should show how they would be accommodated, and how pedestrians would be able to access the sidewalk, etc. She suggested that spaces for motorcycle parking could be incorporated on Tuller Ridge Drive.

Brian Quackenbush, EMH&T, requested clarification on delineation of the cycle tracks. Ms. Ray deferred to Joanne Shelly and Aaron Stanford. She said how bikes will need to navigate the intersections at Mooney and Longshore needed to be determined as well.

INTRODUCTIONS

2. BSD Commercial District – Home-2 Hotel **5000 Upper Metro Place**
15-017BPR **Basic Development Plan/Basic Site Plan Reviews**

Devayani Puranik said this is a request for construction of a new four-story hotel with 126 suites and associated site improvements on a 2.57-acre site on the west side of Frantz Road between West Bridge Street and Upper Metro Place. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Basic Development Plan Review and Basic Site Plan Review in accordance with Zoning Code Section 153.066(D).

Ms. Puranik said the design has not changed substantially since the Pre-Application Review at last week's ART meeting. She reported the open space area meets the requirement, but the proposed open spaces do not meet the individual size requirements for pocket plazas and pocket parks, since they are sized somewhere in between each type. She said six possible Waivers have been identified to date, including: shared parking; main entrance location; primary materials; transparency on the ground floor; and the building type since corridor building types are not permitted in in the BSD Commercial District.

Russ Hunter, Crawford Hoying Development Partners, said Hilton has officially approved this design. He explained this is a H2 prototype. He said they need to strike a balance with adding more windows for privacy but adds to the cost. He said they have made changes to the stone and are bringing down the parapet to help with the appearance of heaviness in terms of the architecture.

Gary Gunderman inquired about the transparency percentages. Ms. Puranik said the first floor is 37%, the ground floor is 60%, and the other stories are15%. She said the 18% transparency for portions of the ground floor is an issue.

Jeff Tyler said the applicant has not gone far enough with the architectural design. He explained this intersection is a gateway into the City of Dublin. He indicated that the proposed design looks corporate in character and almost institutional. He said if this comes back to the ART again the same way, he will not support this project. He indicated that the City is looking for more than a corporate design; the City needs a gateway piece at this location.

Steve Langworthy said he would have been more comfortable with the design if the whole corner was treated the same as the tower element. He said now the building appears to be just blocks of stone between bricks and nothing is prevalent as a gateway feature. He emphasized that all four corners of this intersection should eventually have something interesting. He asked if perhaps more glass could be incorporated.

Mr. Tyler also liked the idea of introducing more glass as well as insets where a siding treatment could be used. He suggested opening it up to make it separate and with more depth.

Joanne Shelly stated this design was architecturally plain and this was an opportunity to do something really interesting. She said the corner begs for art, especially at the brick corner. She said she echoes Mr. Tyler's and Mr. Langworthy's comments.

Fred Hahn inquired about the transparency on the ground floor. He said he thought the requirements were intended for another building type, not a hotel. He said revisions should be centered on more interesting architecture instead of compliance with transparency. Mr. Tyler agreed.

Mr. Langworthy said public activity should be placed on the outside walls.

Rachel Ray added the floor plan has not changed since the ART had provided comments last week, and this design showing hotel rooms on the ground floor at the corner of Bridge Street and Frantz Road is not appropriate.

Ms. Puranik clarified that last week the applicant was asked to move the public space to the corner.

Mr. Hunter said that moving public spaces to the corner was an operational issue.

Mr. Tyler asked if the pool would fit on the west side of the building, which would open up the entryway from the street and the parking lot. Mr. Hunter said there would still be some operational issues, but it was worth consideration.

Mr. Langworthy asked Mr. Hunter if he would recap what he was hearing from the ART.

Mr. Hunter said he was hearing the ART say that the design of the corner needs attention, although the overall ground floor transparency could be appropriate. He said he is being told that there are other options to be considered and that putting the pool on the west end of the building but also along SR161 may be appropriate.

Mr. Gunderman stated the proposal still appears institutional.

Mr. Langworthy indicated that if changes were made at the corner, it would drive other changes to occur.

Mr. Langworthy asked the ART if there were any further questions or concerns with regard to this application. [There were none.]

3. BSD Scioto River Neighborhood District – Bridge Park – Phase 1 (C Block)
Riverside Drive and Dale Drive
15-018 DP-BSD/SP-BSD **Development Plan/Site Plan Reviews**

Rachel Ray said this is a request for the first phase of a new mixed-use development, including four buildings containing 149 dwelling units, 98,700 square feet of office uses, 48,900 square feet of eating and drinking uses, and an 864-space parking structure on a 3.47-acre site. She said the proposal includes four new public streets and two blocks of development. She said the site is on the east side of Riverside Drive, north of the intersection with Dale Drive. She said this is a review and recommendation of approval to the Planning and Zoning Commission for this application for Development Plan and Site Plan Reviews under the provisions of Zoning Code Section 153.066(E)-(F).

Ms. Ray stated that she had spoken with the applicant earlier in the week and they had discussed the boundaries for the Development Plan, Site Plan, and Final Plat. She said the Development Plan encompasses the street network, block framework, and building arrangement. She said this proposal includes Tuller Ridge Drive, Bridge Park Avenue, Mooney Street, and Longshore Street. She said the Development Plan Review examines street requirements, rights-of-way, and bike network. She added the review determines lot and block requirements and permitted building types.
Ms. Ray said the Site Plan Review encompasses four buildings in the area identified as the C block. She said a Final Plat was submitted and includes the same roadways, which form three blocks. She said the Site Plan Review serves as a review of uses, building types, open space types, and site development standards including parking, landscaping, and signs.

Ms. Ray noted that there were still some timing issues to work out in terms of the final disposition of the COTA site and the development agreement.

Ms. Ray reported the applicant provided numerous plans for C block but she did not have an opportunity to review them thoroughly prior to this meeting. However, she noted the following:

- Street sections are not consistent with the Preliminary Plat, including no cycle track shown along Bridge Park Avenue.

CITY OF DUBLIN

Division of Planning
5800 Shier-Rings Road
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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

JANUARY 8, 2004

The Planning and Zoning Commission took the following action at this meeting:

3. **Area Rezoning 03-099Z - Inner Circle I-270 Commercial Area Rezoning**
Location: 46 parcels comprising an area of approximately 411 acres as annexed from Washington Township between 1965 and 1969, southeast of I-270, west of Dublin Road, north of Rings Road.
Request: Review and approval of ordinance to establish Dublin CC, Community Commercial, OLR, Office, Laboratory, and Research, SO, Suburban Office and Institutional and LI, Limited Industrial Districts.
Property Owners: (To the LI District) OCLC Online Computer Library Center Inc., 6565 Frantz Road; OCLC Online Computer Library Center Inc, 5000 Post Road; Midwestern Enterprises LLC, 6540 Frantz Road; **(To the OLR District)** Delphineus Associates LLC, 5151 Blazer Parkway; Ashland Oil & Refining Tax Dept., P.O. Box 14000, Lexington, Kentucky 40512; Metro Medical LLC Bradford Investment Co, 5050 Blazer Parkway; William and Lujean Bay, 5178 Paul G. Blazer Parkway; City Of Dublin, c/o Jane S. Brautigam, 5200 Emerald Parkway; Great Lakes Reit L P, 655 S. Metro Place Road; Great Lakes Reit L P, 823 Commerce Drive, Suite 300,Oakbrook, Illinois 60523; Randal Garvey, 5142 Paul G. Blazer Parkway; Susan Park, 5158 Paul G. Blazer Parkway; Kendall-Dublin LLC, 5100 Rings Road; Pizzuti Properties, 2 Miranova Place, Suite 800, Columbus, Ohio 43215; Duke Construction LP, 5600 Blazer Parkway, Suite 100; Tugys Ltd.; and National Tax Search LLC, PO Box 81290, Chicago, Illinois 60681-0290. **(To the CC District)** Dublin Plaza LP, 225 W. Bridge Street; Dublin Plaza LP, 221 W. Bridge Street; Heartland Bank, 6500 Frantz Road; Carolyn Nash, 220 Bridge Street; Carolyn Nash, 252 Monsarrat Drive; Host Restaurants, 5175 Post Road; NRS Equities, 5131 Post Road; Red Elm LLC, 5125 Post Roado 43017; Realty Income Corp., P.O. Box 460069, Escondido, Ca 92046; West Bridge Street Associates, 200 W. Bridge Street; 5151 Post Road LLC, 5151 Post Rd.; Mid-America Properties, 5105 Post Rd..; Bef Reit Inc, 5067 Post Rd; Brentlinger Real Estate Company LLC, 5035 Post Rd.; Cooker Restaurant Corp, 5000 Upper Metro Place; Dublin Suites Inc, 5100 Upper Metro Place; Live Oak Properties Ltd, c/o Ohio Equities LLC, 605 S. Front S0t Suite 200, Columbus, Ohio 43215; Krisjal LLC, 9011 Fields, Ertel Road, Cincinnati, Ohio 45249; Richard Roby, 5200 Post Road; First American Tax L J Melody Co Inc., P.O. Box 560807, Dallas, Texas 75356-0807; and Sullivan Acquisition LLC, 218 W. Bridge

PLANNING AND ZONING COMMISSION
RECORD OF ACTION
JANUARY 8, 2004

3. **Area Rezoning 03-099Z - Inner Circle I-270 Commercial Area Rezoning**
Street. **(To the SO District)** 250 Bridge Group. ***All addresses are located in Dublin, Ohio 43017 unless otherwise noted.***
Applicant: City of Dublin, c/o Jane S. Brautigam, City Manager, 5200 Emerald Parkway, Dublin, Ohio 43017.
Staff Contact: Anne Wanner, Planner.

MOTION: To approve this area rezoning because it will provide an appropriate Dublin zoning classification for land within the City limits to provide for the effective administration of development standards, procedures, etc., and will maintain the established development pattern that has been in place for many years and establishes land uses consistent with those listed in the Community Plan.

VOTE: 7-0.

RESULT: This area rezoning was approved. It will be forwarded to City Council with a positive recommendation.

STAFF CERTIFICATION

Frank A. Ciarochi

Frank A. Ciarochi
Acting Planning Director

Mr. Saneholtz said if he owned his property for 30 or 40 years and he did not know what the zoning was; why should he care or expect that it changed in any way. He understood they were not trying to change what the City had interpreted the zoning to be, but it is still the City's interpretation versus the property owner's and there is no documentation that supports either position (other than staff saying that it has been on the map for a period of years).

Mr. Gunderman said the only point that Mr. Saneholtz was missing was that the average citizen's most likely point of contact is simply to come to City Hall and look at the map. That is the dominant communication tool that happens for the regular citizenry. Most of the time, nothing else ever happens that would create a need for any information from the City. Mr. Banchefsky added ...other than when you buy your house.

Mr. Saneholtz asked Mr. Wood when he acquired these properties. Mr. Wood guessed 25 to 30 years ago. Mr. Gunderman said from the City's point of view, it was not relevant.

Mr. Wood said the cemetery is adjacent to this site and the property across the street is park, so there is a buffer area. He was sure that eight-family units could not be built. He said the intent was just to keep the twin singles, but he did not think it could ever conform on R-2 zoning.

Further discussion took place regarding the type of zoning a property has when it is annexed into the City. Ms. Reiss knew that the township had a zoning ordinance in the early 60s, so annexed properties would have had some kind of zoning. She believed Ms. Wanner was not able to find records, but some kind of zoning would have been in place at the time of annexation.

Mr. Banchefsky said it is a non-conforming use right now, but it may not have been a non-conforming use under township zoning. He said staff assumes it was a lawfully existing non-conforming use, although it is not known to be true. It could have been illegal at the time it was built. They are being given the benefit of the doubt by staff.

Mr. Messineo made a motion to approve this area rezoning because it will provide an appropriate Dublin zoning classification for land within the City limits to provide for the effective administration of development standards, procedures, etc., and will maintain the established development pattern that has been in place for many years, and establishes land uses consistent with those listed in the Community Plan. Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Gerber abstained, because his wife owned a property in this area for which he paid a mortgage; Ms. Boring, yes; Ms. Reiss, no; Mr. Sprague, yes; Mr. Saneholtz, no; Mr. Zimmerman, yes; and Mr. Messineo, yes. (Approved 4-2-1.)

3. Area Rezoning 03-099Z - Inner Circle I-270 Commercial Area Rezoning

Anne Wanner said this area rezoning is comprised of 46 parcels totaling approximately 411 acres. Most of the parcels are located on the inside of I-270. Properties listed in this application include several commercial, retail, and office establishments, including Ashland Incorporated, Embassy Suites, and OCLC. She showed an aerial slide indicating the proposed zonings. The zones proposed for these properties are: OLR, Office Laboratory Research District; LI, Limited Industrial District; CC, Community Commercial District; and SO, Suburban Office and Institutional District. She said these parcels have been shown on the Dublin Zoning Map for the last 15 to 20 years and the parcels range in size from 0.5 acre to 40 acres. The Post Road

properties that are being rezoning are located on the south side. She said the MAG Dealerships and the Field of Corn are also included in this application.

These sites were annexed into Dublin between 1965 and 1969. Ms. Wanner said an informational meeting was held and several property owners attended. She had also spoken to property owners by phone. Ms. Wanner said staff is recommending approval of this application.

Ms. Reiss asked why LI was wanted along the freeway. Mr. Gerber said for the same reason given for the previous case. She said if the Commission recommended this, someone could come in tomorrow and put light industrial there.

Ms. Wanner said those two parcels were fully developed with LI development standards as the OCLC Campus. The sideyards and rear yards are dictated by the building height and depth. She said the development standards are not as strict in the LI District as they are in SO or OLR Districts. If something different was assigned to these parcels, it could potentially create non-conformities for OCLC that do not exist today.

Mr. Gerber made the motion to approve this area rezoning because it will provide an appropriate Dublin zoning classification for land within the City limits to provide for the effective administration of development standards, procedures, etc., will maintain the established development pattern that has been in place for many years and establish land uses consistent with those listed in the Community Plan. Mr. Zimmerman seconded the motion, and the vote was as follows: Mr. Messineo, yes; Mr. Saneholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Ms. Reiss, yes; Mr. Zimmerman, yes; and Mr. Gerber, yes. (Approved 7-0.)

4. Area Rezoning 03-105Z - Inner Circle I-270 Residential (South Dublin Road) Area Rezoning

Anne Wanner presented this area rezoning which is comprised of 74 parcels totaling approximately 136 acres. It is located on the Inner Circle of I-270. She showed a slide of the area to be rezoned. The parcels are south of Longview Drive, north of Hayden Run, east of Paul G. Blazer Parkway, and west of the Scioto River. This application includes several established neighborhoods including Llewellyn Estates, and Hayden Run Additions 1 and 2. The Thomas Elementary School, the Rings Road Water Tower, and a single-family residence are also included. She said all these properties are proposed to be zoned R-1, Restricted Suburban Residential District. Staff is recommending approval of this area rezoning.

Mr. Zimmerman made a motion to approve this area rezoning because it will provide an appropriate Dublin zoning classification for land within the City limits to provide for the effective administration of development standards, procedures, etc., will maintain the established development pattern that has been in place for many years, and establish land uses consistent with those listed in the Community Plan. Mr. Messineo seconded the motion, and the vote was as follows: Mr. Saneholtz, yes; Mr. Sprague, yes; Ms. Boring, yes; Mr. Gerber, yes; Ms. Reiss, yes; Mr. Messineo, yes; and Mr. Zimmerman, yes. (Approved 7-0.)

CITY OF DUBLIN

BOARD OF ZONING APPEALS
BOARD ORDER

JUNE 25, 1998

The Board of Zoning Appeals heard the variance application shown below on this date. Based on its finding, the Board took the following action:

1. **Variance 98-040V - Cooker Bar and Grille - 5000 Upper Metro Place**
   Location: 2.563 acres located on the southwest corner of Frantz Road and West Dublin-Granville Road.
   Existing Zoning: CC, Community Commercial District.
   Request: A variance to Sections:
   1) 153.159(B)(5) to permit the use of one wall sign in combination with one ground sign; and
   2) 153.164 to increase the height of the wall sign from 15 feet to 18.5 feet.
   Proposed Use: A proposed restaurant of approximately 7,000 square feet with a 50 square foot wall sign 18.5 feet in height and a 50 square foot ground sign. Both signs bear the copy "Cooker Bar and Grille."
   Applicant: Mark Fisher, Cooker Restaurant Corporation, 5500 N. Village Boulevard, Suite 2000, West Palm Beach, Florida 33419; represented by Jim Hartley, Signcom, Incorporated, 527 West Rich Street, Columbus, Ohio 43215.

MOTION: To approve this variance with five conditions:

1) That the ground sign be integrated with the approved landscape plan for Upper Metro Place and be set back to conform with Code, subject to staff approval;
2) That the two signs utilize the same color scheme;
3) That no exposed neon tubing be utilized;
4) That the site meet Landscape Code requirements and provisions from the TIF agreement, subject to staff approval; and
5) That the lighting of the ground and wall signs be turned off during non-business hours.

* Bob Albright, attorney representing the applicant, agreed to the above conditions.

VOTE: 3-1

RESULT: This variance application was approved.

RECORDED VOTES:

Brent Davis	Yes
Chester Porembski	Yes
Ruth Meeker Reiss	Not Present
Amy Salay	No
William Sherman	Yes

STAFF CERTIFICATION

Barbara M. Clarke

Barbara M. Clarke
Planning Director

CITY OF DUBLIN

BOARD OF ZONING APPEALS
BOARD ORDER

APRIL 23, 1998

The Board of Zoning Appeals heard the variance application shown below on this date. Based on its finding, the Board took the following action:

4. **Variance 98-040V - Cooker Bar and Grille - 5000 Upper Metro Place**
Location: 2.563 acres located on the southwest corner of Frantz Road and West Dublin-Granville Drive.
Existing Zoning: CC, Community Commercial District.
Request: A variance to Sections:
   1) 153.159(B)(5) to permit the use of one wall sign in combination with one ground sign; and
   2) 153.164 to increase the height of the wall sign from 15 feet to 18.5 feet.

Proposed Use: A proposed restaurant of approximately 7,000 square feet with a 50 square foot wall sign and a 50 square foot ground sign.
Applicant: Cooker Restaurant Corporation, c/o Mark Fisher, 5500 North Village Boulevard, Suite 2000, West Palm Beach, Florida 33419.

MOTION: To table this variance.

*Jim Hartley of Sign Com, representing the applicant, requested tabling.

VOTE: 4-0

RESULT: After a lengthy discussion, this variance was tabled. The Board requested: additional information about the grading and/or landscaping proposed along S.R. 161, elevations of all building facades, and consideration of a lower, monument-design sign along S.R. 161.

RECORDED VOTES:

Brent Davis	Absent
Chester Porembski	Yes
Ruth Meeker Reiss	Yes
Amy Salay	Yes
William Sherman	Yes

STAFF CERTIFICATION

Barbara M. Clarke

Barbara M. Clarke
Planning Director