

July 27, 2017

Logan Stang, Planner I  
City of Dublin  
Building Standards  
5800 Shier Rings  
Dublin, OH 43224

**RE: Motel 6 Development Plan Review Comments  
5570 Tuttle Crossing  
Dublin, OH 43017**

Dear Logan,

We are in receipt of the Development Plan Submission comments dated October 18, 2017, regarding the above referenced project and respond as follows:

**Final Development Plan**

- 1) Please provide the details for the dumpster enclosure for review and approval.
  - The dumpster enclosure is a cmu structure clad with brick. The steel swing gates will be wrapped with fiber cement planks to match the upper portion of the hotel. Refer to attached detail sheet.
- 2) Provide any proposed signage including location, landscaping, size, height, etc.
  - There will be a ground sign installed in the existing plant bed at the front entry with landscape spot lighting. The size and aesthetics will be consistent with the ground sign of the neighboring hotel. See attached photos for reference.
  - A second smaller 6'x'6' building mounted sign is being proposed at the south facade facing Tuttle Crossing. The final design will be submitted for approval when available.
- 3) Please provide a sidewalk connection from the building and parking lot to the existing bike path on Tuttle Crossing Boulevard, similar to Holiday Inn.
  - **Complied**
- 4) Verify masonry calculations on front elevation, development text requires a minimum of 25% based on the overall elevation.
  - The brick has been raised by 1'-4" to exceed the 25% requirement.



- 5) Please provide louver details and color specifications to ensure a consistent character with the proposed color scheme.
  - Louvers will match adjacent material color. At the punched windows, the louvers for the ptac units below will be integral to the anodized aluminum. See attached photo for reference.
- 6) Please verify that all surveyed trees are properly identified and noted for preservation or replacement. Trees 15087-15091 are not identified on the plan and tree 15020 is marked for removal but preserve in the table.
  - Trees 15087-15091 are located in the central parking lot area east of the building. Tree 15020 is to be removed. Table to be edited.
- 7) Show proposed utilities and grading on the tree survey. The outlet and headwall to the north may affect some existing trees.
  - Complied. Outlet adjusted to avoid conflict.
- 8) According to our calculations, the tree replacement requirement is 480-inches based on trees removed in good and fair condition. Please clarify the removal requirements and add more replacement trees to the project.
  - Total replacement has been reviewed and edited. The total amount is 549" which includes the evergreen trees noted in item #10.
- 9) Are trees to the west of the site along Tuttle Crossing going to be preserved? Verify that no utilities are in conflict with this area. Slide the new oak trees down to the west and add another oak near the entry wall.
  - Will comply. Utilities & grading have been shown on the tree survey for reference. Trees on the west side are along the property line and be protect to the extent possible in order to construct the building. Utilities are concentrated at the south end with minimal disturbance to trees.
- 10) Preserving the arborvitae's and spruce trees along Tuttle Crossing will look out of place with the neighboring development. Is there a landscape treatment you can use around this area to help soften or step down the evergreen planting?
  - These trees have now been eliminated. Only (4) deciduous trees remain along the Tuttle Crossing frontage.
- 11) Show limelight hydrangeas behind the stone wall at the entry to match the other side.
  - Complied
- 12) Replace the red maples and the pin oaks with hardier species. Kentucky Coffeetree, Sweetgum and Greenspire Lindens are recommended.
  - Complied
- 13) Swap the locations of the oaks and hawthorns along Tuttle Crossing.
  - Complied
- 14) Based on the interior tree requirement, it appears only one tree per island is necessary. Please confirm and remove the second tree if not needed.
  - Requirements have been reviewed and updated on sheet L3.01.
- 15) Add foundation plantings along the entire east side of the building.
  - Complied



- 16) Tighten the spacing of the hawthorn trees along Tuttle Crossing to 25-feet on center. Add another hawthorn tree behind the stone wall and another on the west side of the evergreen trees.
- **Complied. Note however Hawthorns and Oaks have been switched per comment #13**

## Engineering

- 17) Please revise the AutoTurn analysis using the following specifications for the largest aerial apparatus:
- Overall length (47 feet)
  - Wheelbase length (22 feet – 4 inches)
  - Overall Width (9 feet – 6 inches)
  - Wheelbase width (8 feet – 3 inches)
  - Front bumper to center of front axle (79 inches)
- Complied**
- 18) Please review the Dublin Stormwater Design Manual for calculation of maximum allowable release rates for water quantity. Maximum allowable release rates are determined based on the Dublin Master Plan and not the modeled pre-developed release rates.
- **Complied, allowable release rates have been updated.**
- 19) Please clarify if there is any offsite tributary area that will be draining onto your site and through your stormwater management facilities. If so, this needs to be included in the calculations.
- **There is no offsite tributary area draining onto our site.**
- 20) Please clarify Section 2.0 of the stormwater report; it appears there is work proposed through the stream corridor protection zone.
- **Complied.**
- 21) Please submit water quality calculations per the Dublin Stormwater Design Manual and clarify how proposed underground storage is meeting water quality requirements.
- **Complied, water quality calculations have been included within the drainage report as Appendix F**
- 22) Please submit storm sewer calculations for the project as well as a CAD file containing all proposed and existing linework, including drainage areas.
- **Complied, storm sewer calculations have been included within the drainage report as Appendix G**
- 23) Please note separate right of way permits will be required for all work within the right of way for private utilities (gas, fiber, electric, etc.).
- **Right of way permits will be provided prior to construction**
- 24) Please show the proposed lighting within the civil set.
- **Complied**
- 25) Please label the offset of the underground storage to the nearest property line.
- **Complied**
- 26) Screening would be required along the east property line for vehicular use areas which requires evergreen at a height of 3.5' and trees ever 40-feet. There is a provision in our code that allows a landscape easement for



multiple properties to utilize the same screening so an easement with Extended Stay could be established to share the screening.

- A landscape easement agreement will be used to satisfy the screening required on the East property line.

27) This property abuts residential on the west and north, perimeter screening is required consisting of a 6-foot high evergreen screen with 1 deciduous tree every 40-feet. Trees selected must have a mature height over 30-feet and existing deciduous trees can be used to meet this requirement.

- Due to existing trees to remain along the west property line that may count toward perimeter screening, new evergreen trees and shade trees were added to provide screening.

