



VICINITY MAP
NOT TO SCALE

SITE DEVELOPMENT DATA

EXISTING USE: VACANT LOT
 PROPOSED USE: HOTEL (3 FLOORS)
 EXISTING ZONING: PCD (PLANNED UNIT DEVELOPMENT)
 ADJACENT ZONING DISTRICTS: R1(WEST& SOUTH), R-12(NORTH), PCD(EAST)
 PARCEL ID: 273-005384-00
 SITE AREA: 2.78 ACRES
 PARKING PROVIDED: 124 SPACES (119 STANDARD AND 5 ADA)
 REQUIRED FRONT PARKING SETBACK: 55 FT (PER TUTTLE CROSSING DEVELOPMENT STANDARDS TEXT PG 21)
 REQUIRED FRONT BUILDING SETBACK: 66 FT (PER TUTTLE CROSSING DEVELOPMENT STANDARDS TEXT PG 21)
 REQUIRED SIDE PARKING AND BUILDING SETBACK: 15 FT (PER TUTTLE CROSSING DEVELOPMENT STANDARDS TEXT PG 21)
 REQUIRED SCPZ SETBACK: 50 FT (PER CITY CODE SECTION 53.200)
 FLOOD ZONE DESIGNATION: ZONE X
 MAP 39049C0134K, EFFECTIVE 06/17/2008

PROPOSED LEGEND

- 16 PARKING COUNT
- STORM SEWER PIPE
- CATCH BASIN
- HEADWALL
- SANITARY SEWER PIPE
- SANITARY SEWER CLEANOUT
- WATERLINE PIPE
- WATER VALVE

EXISTING LEGEND

- 5/8" IRON PIN FOUND
- BENCHMARK
- UTILITY POLE
- UNDERGROUND ELECTRIC
- GROUND LIGHT
- ELECTRIC BOX
- LIGHT POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- GAS MAIN
- UNDERGROUND CABLE TV
- PULL BOX
- CABLE TV BOX
- WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- SANITARY MANHOLE
- CLEAN OUT
- SANITARY SEWER
- STORM MANHOLE
- STORM SEWER
- CATCH BASIN
- INLET
- DOWN SPOUT
- SIGN
- GUARD POST (PIPE BOLLARD)
- MAILBOX
- PINE TREE
- HARDWOOD TREE
- 804 CONTOUR LINES
- 805 CONTOUR LINES
- CONCRETE
- LANDSCAPE AREA

THE KLEINGERS GROUP
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SEAL:

NO.	DATE	DESCRIPTION

CONCORD EXTENDED STAY HOTEL
 TUTTLE CROSSING BLVD.
 FRANKLIN COUNTY,
 DUBLIN, OH 43016

PROJECT NO: 230622.000
 DATE: 08-11-2023
 SCALE:

ZONING PLAN

SHEET NO: **1/2**



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