

UNIVERSITY PLANNING OVERLAY DATA

REQUIREMENTS FOR APARTMENT-RESIDENTIAL DISTRICT

SITE AREA: LOTS 48 & 49, INDIANOLA FOREST ADDITION = 14,856 SF

BUILDING FLOOR AREA:

FLOORS 1-3 35.33X86.66 = 3062 X 3 = 9186 SF

LOWER LEVEL 51.33X86.66 = 4448 SF

TOTAL BLDG FLOOR AREA = 13,634 SF

BREAKDOWN OF BLDG USE:

LOWER LEVEL APTS (2) 4448 SF

FIRST FLOOR APTS (2) 3062 SF

3 UNITS 2ND & 3RD FLOORS 6124 SF

TOTAL 13,634 SF

AVERAGE AREA PER APT 1947 SF

(x) 3372.567 FLOOR AREA RATIO

REQUIRED RATIO = 0.60

FLOOR AREA / LOT AREA = 13,634 SF / 14,856 SF = 0.91

3332.21 FRONT YARD SETBACK - EXISTING BLDG 28 FT TO PORCH

3372.563 MAXIMUM LOT COVERAGE

30% OF 14,856 = 4457 SF; FLOORS ABOVE GRADE = 3062 SF

3062 / 4456 = 21%

3372.561 DENSITY, MAX DENSITY ALLOWED 700 SF / UNIT

SITE AREA 14,800 / 700 = 21 UNITS ALLOWED

REQUESTED 7 UNITS

3372.562 LANDSCAPE REQUIRED = 10% OF LOT AREA = 1486 SF

ACTUAL = 25 X 105 = 2625 SF = 18%

3372.545 BUILDING HEIGHT MAX. OVERALL HEIGHT = 36FT

ACTUAL = 30 FT

3332.27 REAR YARD AREA MIN. REQUIRED = 25% OF LOT AREA = 3713 SF

ACTUAL = 31 X 147.5 = 4572 OR 31%

3372.564 MINIMUM PARKING REQUIREMENTS

TOTAL FOR 7 APARTMENTS

(13,634 - 7X300) / 200 X 0.66 = 38 SPACES

TOTAL SPACES REQUIRED = 38

3372.564 EXCEPTION TO THE FORMULA

THE TOTAL NUMBER OF PARKING SPACES REQUIRED NEED NEVER EXCEED THE PRODUCT OF FOUR PARKING SPACES TIMES THE NUMBER OF DWELLING UNITS:

7 UNITS X 4 SPACES = 28 SPACES

(x) 3372.564 REDUCE UNIT PARKING (28) TWENTY-EIGHT SPACES TO (11) ELEVEN SPACES

(x) 3342.18B PARKING SETBACK LINE (REDUCE FROM 25 FT TO 0 FT SETBACK ON 17TH AVE.)

(x) 3342.06 AISLE- PARKING AISLE FOR PARALLEL PARKING (REDUCE TO 11 FT FOR AN 18 FT SEGMENT OF AISLEWAY)

(x) 3342.09 DUMPSTER AREA- A DUMPSTER IS A STRUCTURE (VARIANCE TO ALLOW DUMPSTER IN SETBACK)

(x) 3372.521 SUPPLEMENT PARKING REQUIREMENTS (MANEUVERING TO BE ALLOWED BETWEEN BUILDING AND 17TH AVENUE)

NOTE: (x) DESIGNATES VARIANCES REQUIRED

NOTE:

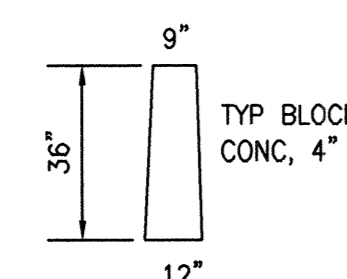
PARKING SPACES SHOWN THUS (X)

10 REGULAR

1 H.C.

11 TOTAL AVAILABLE AS SHOWN

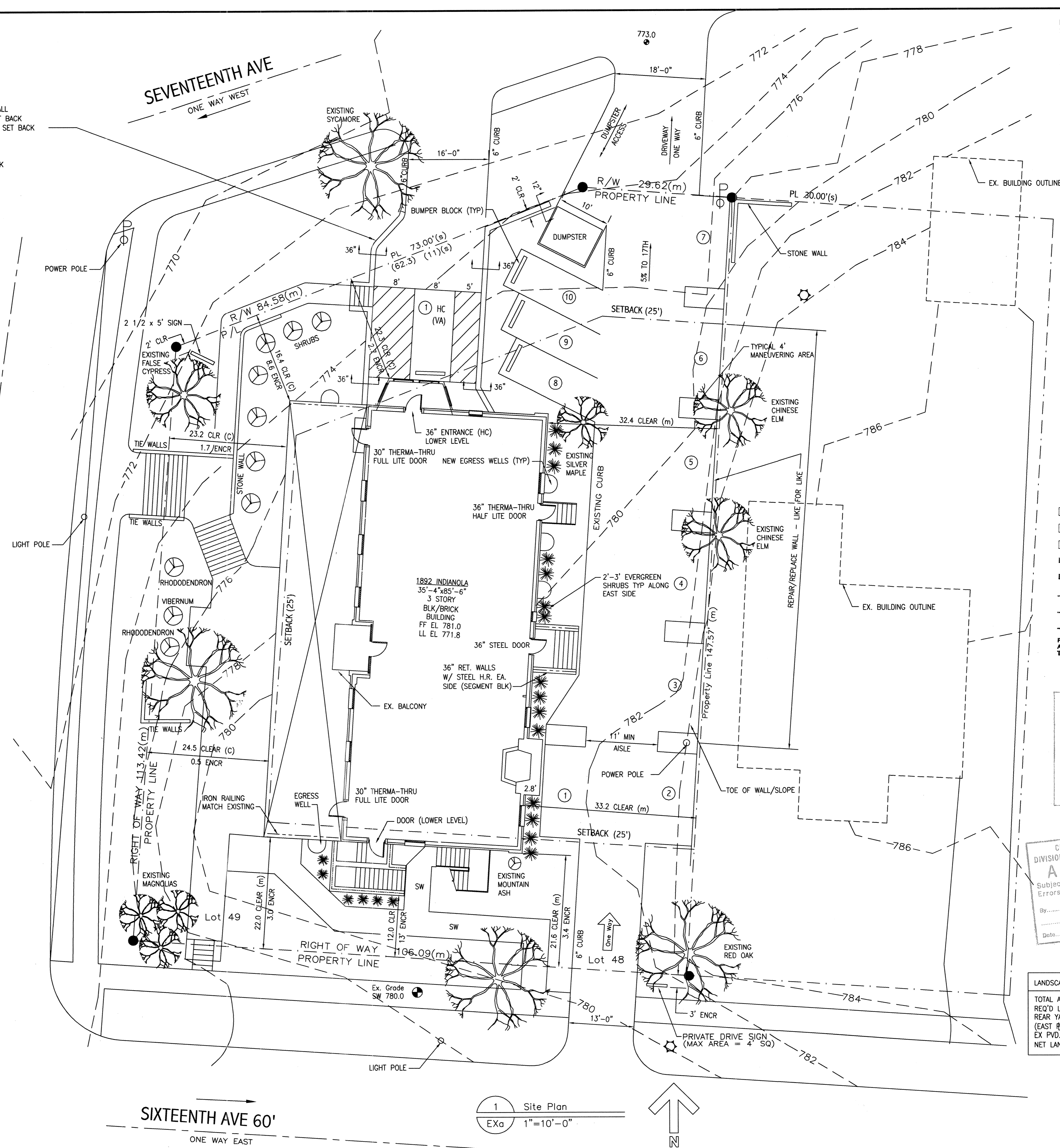
SEGMENT BLOCK RETAINING WALL
APPROX 36" HIGH, BLOCK SET BACK
5/8" PER COURSE = 5 5/8" SET BACK



INDIANOLA AVE. (60')

SEVENTEENTH AVE
ONE WAY WEST

SIXTEENTH AVE 60'
ONE WAY EAST



BOUNDARY INFORMATION FROM 11/26/02
SURVEY BY
LANDMARK SURVEY GROUP INC.
BY SCOTT D. GRUNDEI PS #8047

SETBACK INFORMATION FROM
1. 11/26/02 SURVEY BY
LANDMARK SURVEY GROUP INC.
BY SCOTT D. GRUNDEI PS #8047
2. 2/10/02 SURVEY BY
MYERS SURVEYING COMPANY INC
BY ALBERT J. MYERS PS #6579
3. 1/06/03 CALCULATIONS BY
MCJUNKIN ENGINEERING INC.
BY CHARLES MCJUNKIN PS #5717

City of Columbus
Public Service Department
Transportation Division

PLANNING & DEVELOPMENT

APPROVAL

CONDITIONAL APPROVAL

DISAPPROVAL

DATE 1/28/03

BY [Signature]

Permit must be obtained for the Driveway
Approach prior to construction from the
Transportation Division, PERMIT SECTION

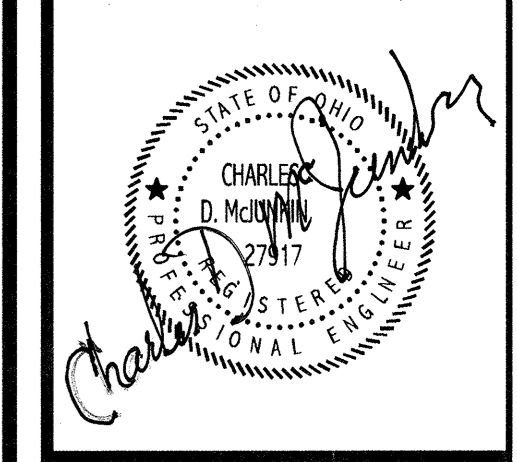
CITY OF COLUMBUS
DIVISION OF FIRE
FIRE PREVENTION BUREAU
APPROVED
NOT APPROVED
APPROVED AS NOTED
BY [Signature]
1/28/03

CITY OF COLUMBUS, OHIO
DIVISION OF SEWERAGE AND DRAINAGE
APPROVED
Subject to Contract Requirements.
Errors and Omissions Excepted.
By [Signature]
Date: 1/27/03

LANDSCAPED REAR YARD REQUIRED
TOTAL AREA OF PROPERTY = 14,857 SF
REQ'D LANDSCAPED REAR YARD = 743 SF (5%)
REAR YARD GROSS = 4720 SF
(EAST 1/2 TO EAST LINE OF BLDG EXT. N & S)
EX PVD., CHIMNEY, EXITS, TOTAL PVD = 3703 SF
NET LANDSCAPED AREA = 819 SF (5.5%)

REVISIONS	
NO.	DATE

McJUNKIN ENGINEERING, INC.
Civil-Environmental-Municipal
Engineering and Surveying
555 West Schrock Rd., Suite E.
Westerville, Ohio 43081
(614) 523-0044 Fax (614) 895-5650



Charles D. McJunkin

REMODELING
at
1892 Indianola Ave,
Columbus, Ohio

DRAWING TITLE

SITE PLAN

AS NOTED

OCTOBER 21, 2002

PS

DRAWING NUMBER

EXHIBIT A

