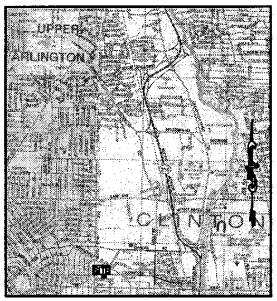
CITY OF COLUMBUS, OHIO

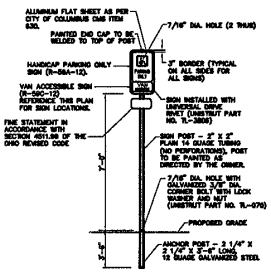
SITE PLAN

FOR

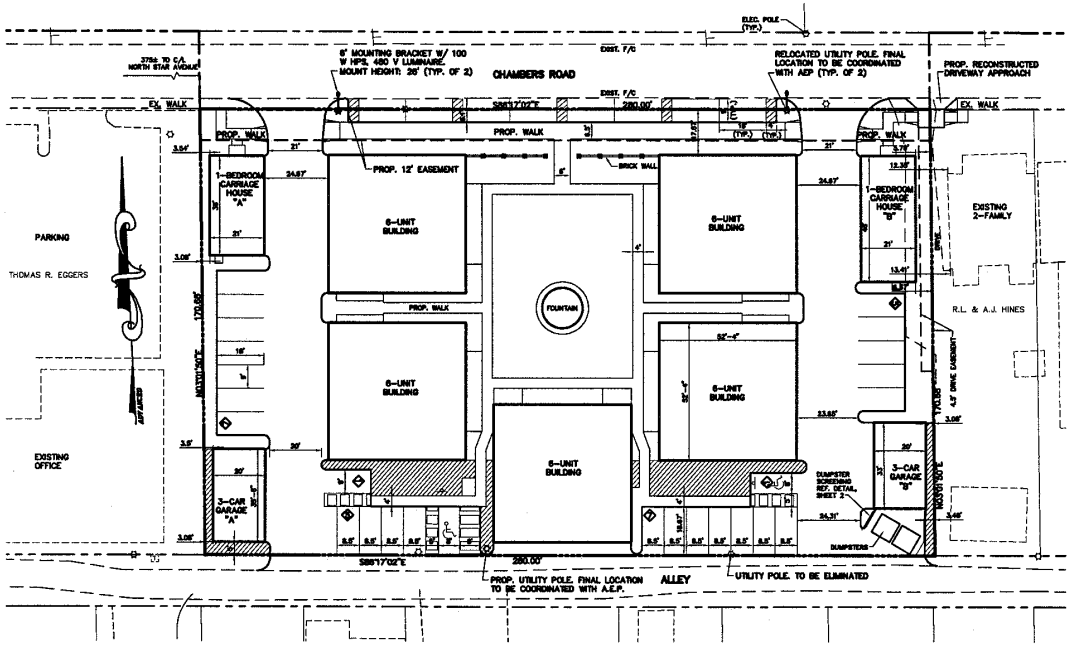
DRAYTON COURT APARTMENTS



LOCATION MAP
No Scale



TYPICAL HANDICAP SIGN DETAIL
NO SCALE



PROJECT DATA

SITE AREA:	1.10 AC.
EXISTING ZONING:	RURAL (CLINTON TOWNSHIP)
PROPOSED ZONING:	MULTIFAMILY (CITY OF COLUMBUS)
NUMBER OF UNITS:	32 D.U.
PROJECT DENSITY:	32 / 1.16 AC. = 27.6 D.U./AC. (INCLUDES 1/2 ALLEY)
PARKING REQUIRED:	64 SPACES (2 PER D.U.)
PARKING PROVIDED:	*66 SPACES (32 GARAGE, 34 ON-SITE) *AN ADDITIONAL 8 SPACES HAVE BEEN PROVIDED WITH THE WIDENING OF CHAMBERS ROAD. THESE SPACES WILL BE PARTIALLY CONTAINED WITHIN THE RIGHT-OF-WAY BY AGREEMENT WITH THE CITY OF COLUMBUS TRANSPORTATION DIVISION.
HANDICAP PARKING:	3 TOTAL (1 VAN 1 UNDER SHELTER)
UNIT SIZES:	1 ST FLOOR 1 BR UNIT: 760 S.F. 2 ND FLOOR 2 BR UNIT: 1187 S.F. 3 RD FLOOR 3 BR UNIT: 1630 S.F. CARRIAGE HOUSE 1 BR UNIT: 846 S.F.
PROPOSED BUILDING HEIGHTS:	6-UNIT BUILDING: 44' CARRIAGE HOUSES: 29' (TOP OF CUPOLA) GARAGE: 23' (TOP OF CUPOLA)

REAR YARD CALCULATION

TOTAL REAR YARD CALCULATION: 1335 S.F.

GENERAL NOTES

ALL SITE ROADS, DRIVES, RAMPS AND MEANS OF ACCESS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE DIVISION OF FIRE PUBLISHED JUNE 11, 1998.

SIGNAGE AND GRAPHICS SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE (SET ALL GRAPHICS A MINIMUM OF 15' FROM RIGHT-OF-WAY).

ALL DIMENSIONS ARE TO EDGE/PAVEMENT OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

ALL ASPECTS OF REFUSE COLLECTION WILL CONFORM TO TITLE 13 OF THE CITY ZONING CODE.

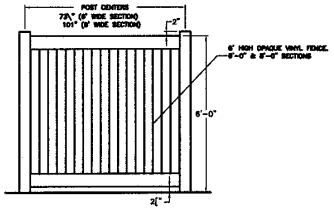
PARKING RESTRICTIONS:

A. PARKING IS NOT TO BE ALLOWED ANYWHERE BUT IN GARAGES OR IN STRIPED PARKING SPACES AS DESIGNATED ON THE SITE PLAN. THE OWNER/ DEVELOPER, THEIR SUCCESSORS AND ASSIGNS (INCLUDING THE ASSOCIATION OF HOMEOWNERS) MUST PROVIDE AND MAINTAIN ADEQUATE AND PROPER SIGNAGE TO DESIGNATE ALL NO PARKING ZONES.

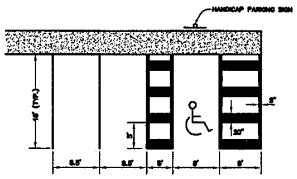
B. THE OWNER, DEVELOPER AND OR THE ASSOCIATION OF HOMEOWNERS MUST ESTABLISH AND MAINTAIN AN AGREEMENT (S) WITH PRIVATE TOWING COMPANY(S), WHICH AGREEMENT(S) AUTHORIZE THE PRIVATE TOWING COMPANY(S) TO REMOVE/TOW ANY VEHICLES PARKING IN RESTRICTED AREAS. THERE MAY BE ONE OR MORE SUCH AGREEMENTS WITH ONE OR MORE TOWING COMPANY(S), FOR ANY TIME/SLOTS THIS TERMS, ETC., AS THE ASSOCIATION DETERMINES, SO LONG AS AT LEAST ONE SUCH AGREEMENT SHALL ALWAYS AT ALL TIMES BE IN FORCE FOR THE PURPOSES OF ENFORCEMENT/REMOVAL/TOWING AS REQUIRED ABOVE.

C. TOW/NO AGREEMENTS SHALL BE FILED WITH THIS DIVISION OF FIRE, FIRE/PREVENTION BUREAU UPON EXECUTION OF CONTRACT.

D. THE OWNER, DEVELOPER, OR THE ASSOCIATION OF HOMEOWNERS, AS APPLICABLE, SHALL DESIGNATE THE CITY OF COLUMBUS AS AN AUTHORIZED AGENT FOR THE SOLE AND SPECIFIC PURPOSES OF ENFORCEMENT OF PARKING RESTRICTIONS AND THE ISSUANCE OF CITATIONS AND/OR REMOVAL OF VEHICLES PARKED IN VIOLATION OF POSTED PARKING RESTRICTIONS ON PRIVATE STREETS OR ALLEYS.



DUMPSTER SCREENING DETAIL
NO SCALE



TYPICAL HANDICAP PARKING DIMENSIONS
NO SCALE

Jeffrey L. Brown
April 22, 2004

Final Copy
Dan Bier
4/22/04

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

CITY OF COLUMBUS, OHIO
SITE PLAN
FOR
DRAYTON COURT APARTMENTS

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
4908 Morse Road
Suite 101
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 30'
DATE: APRIL 21, 2004
SHEET 1 / 1
JOB: 03-0002-07

Z:\03-0002-07\dwg\Existing Greenway.dwg SHEET 1 Apr 22, 2004 - 6:56:10pm jbrown

ORD0635-2004; Z03-128)