

LOCATION MAP
NOT TO SCALE

FOR THE DIVISION OF POWER

THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD PRIMARY, SECONDARY, AND PROPOSED STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OUPS AT 811 OR 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND "THE CITY OF COLUMBUS" CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMS). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMS MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING CONDUCTOR SAFETY POLICY AND HOLD CARD SYSTEM, MIS-95. COPIES OF WHICH ARE AVAILABLE FROM DOP. IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

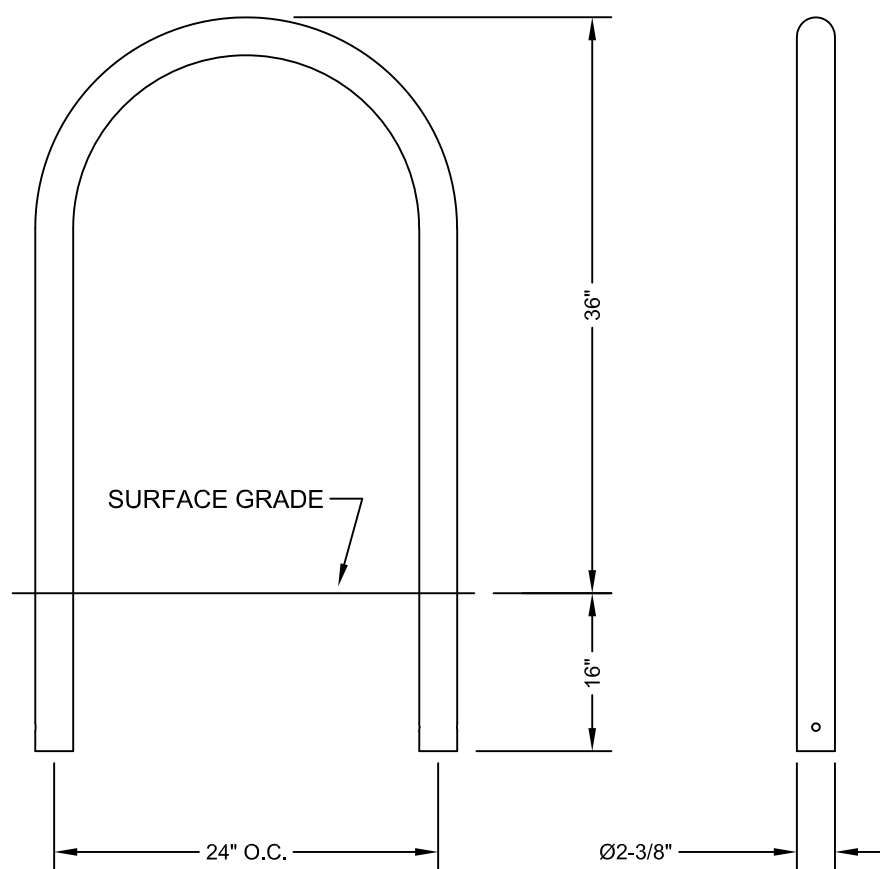
RIGHT-OF-WAY

NO PRIVATE ITEMS SHALL BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES DOOR SWINGS, STEPS, FOUNDATIONS, BUILDINGS, STAIRS, RAILINGS, OVERHEAD OBSTRUCTIONS OR ANY OTHER PRIVATE ITEM.

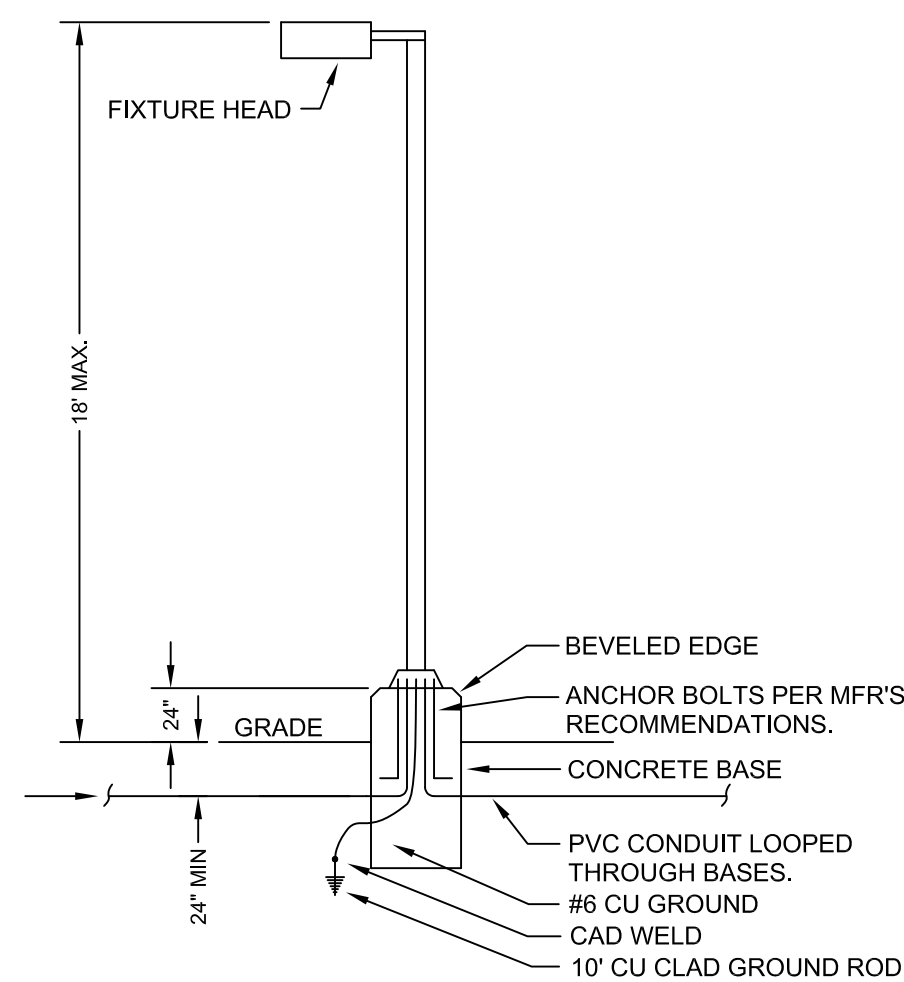
ANY BRICKS REMOVED FROM THE RIGHT-OF-WAY SHALL BE RETURNED TO THE CITY OF COLUMBUS.

Legend

P.B. = Plat Book
D.B. = Deed Book
O.R.V. = Official Records Volume
Inst.No. = Instrument Number
I.P. = Iron Pipe
RR Spk. = Railroad Spike
C/L = Centerline
R/W = Right-of-Way
LA R/W = Limited Access Right-of-Way
M.H. = Manhole
C.B. = Catch Basin
F.H. = Fire Hydrant
U.P. = Utility Pole
L.P. = Light Pole
E. = Electric
U.E. = Underground Electric
E.M. = Electric Meter
E.T. = Electric Transformer
G. = Gas
G.M. = Gas Meter
G.V. = Gas Valve
W. = Water
W.M. = Water Meter
W.V. = Water Valve
T.P. = Telephone Pedestal
T. = Telephone
O.B.T. = Ohio Bell Telephone
C&SOE = Cols. & Southern Ohio Electric
CATV = Cable Television
R.P. = Record Plan
San. = Sanitary Sewer
Stm. = Storm Sewer
Comb. = Combination Sewer
B.T. = Blacktop
w.w. = window well
c.w. = Concrete walk
c.s. = concrete stoop/steps
c.o. = cleanout
P.I.V. = Post Indicator Valve
706.21' = Spot Elevation

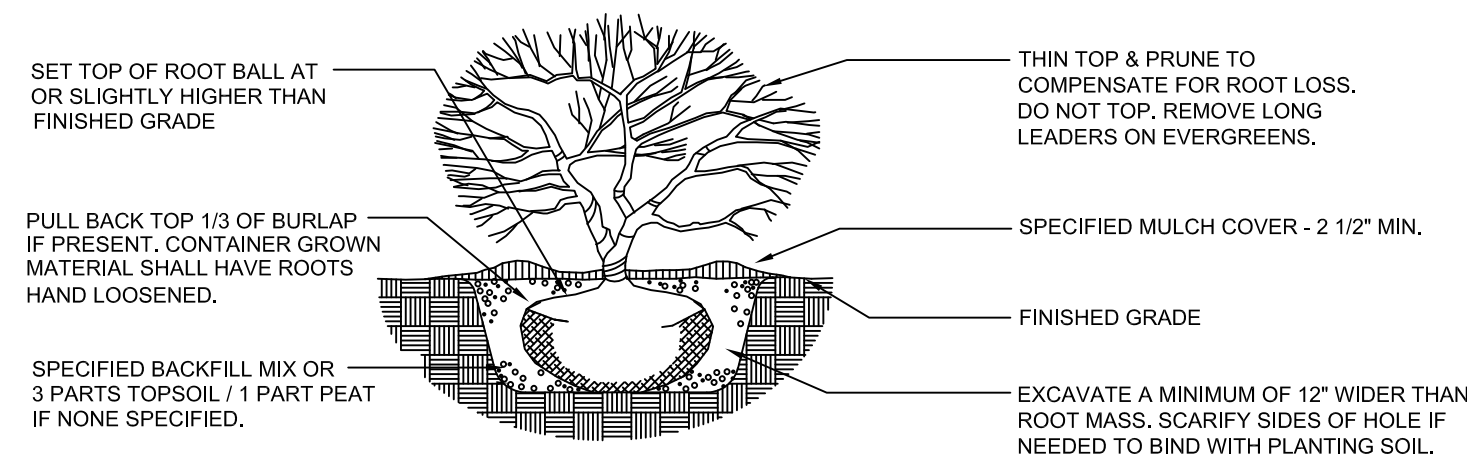


BIKE RACK DETAIL
NTS

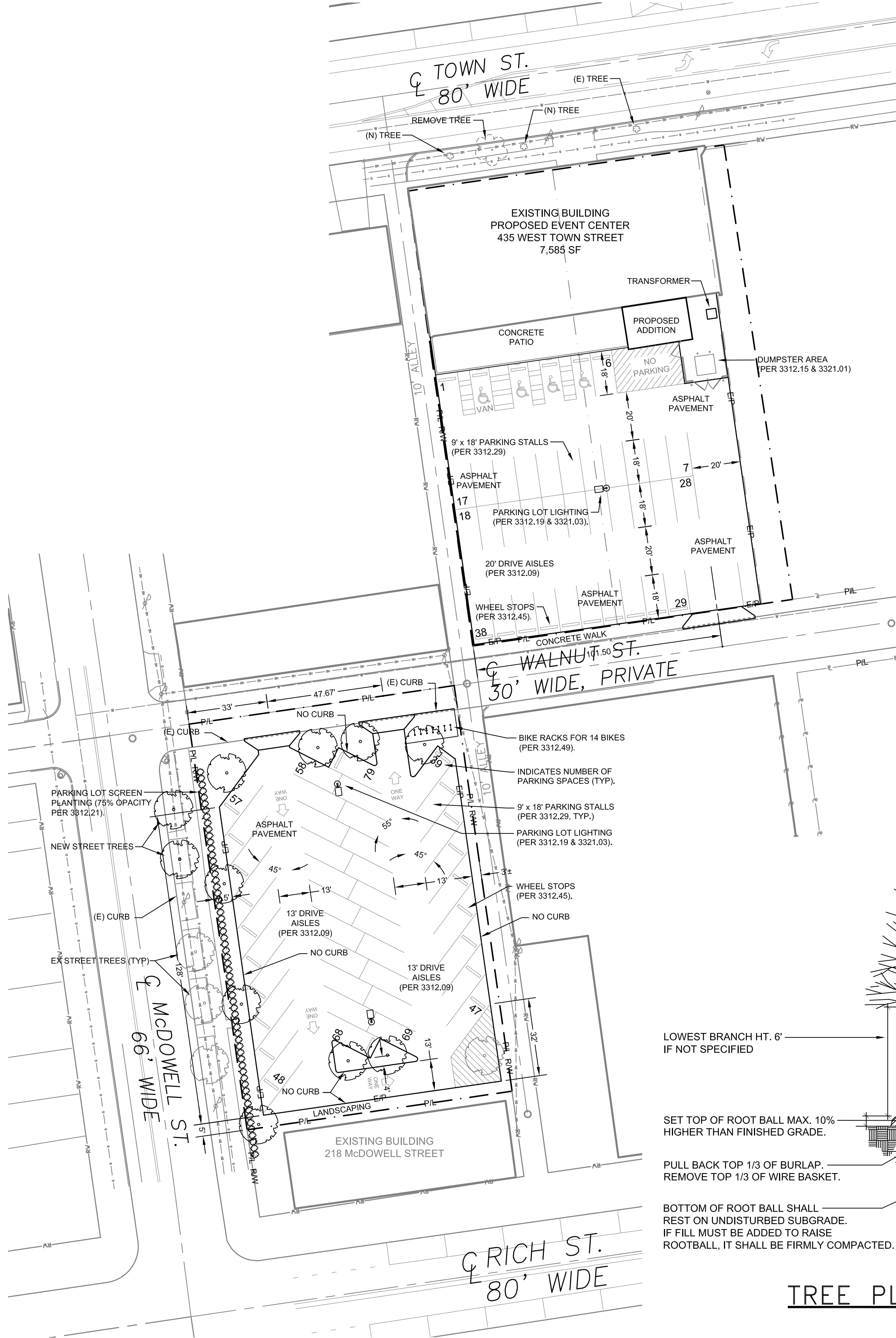


CONCRETE BASE TO BE 30"Ø, 72" BELOW GRADE, 4000 PSI CONCRETE WITH 6 #5 VERTICAL REBARS AND #3 TIES ON 12" CENTERS.

POLE LIGHT DETAIL
NTS



SHRUB PLANTING DETAIL
NTS



LOWEST BRANCH HT. 6' IF NOT SPECIFIED

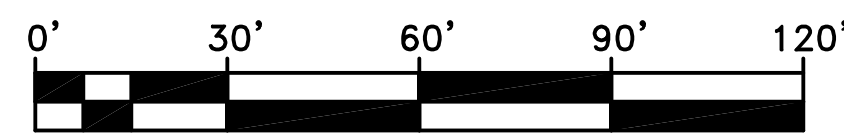
SET TOP OF ROOT BALL MAX. 10% HIGHER THAN FINISHED GRADE.

PULL BACK TOP 1/3 OF BURLAP. REMOVE TOP 1/3 OF WIRE BASKET.

BOTTOM OF ROOT BALL SHALL REST ON UNDISTURBED SUBGRADE. IF FILL MUST BE ADDED TO RAISE ROOTBALL, IT SHALL BE FIRMLY COMPACTED.

TREE PLANTING DETAIL
NTS

TREES UP TO 3" CALIPER



GRAPHIC SCALE
1" = 30'

SITE DATA

OWNER/DEVELOPER:	MANHATTAN PROJECT LLC PO BOX 3660 LOS ANGELES, CALIFORNIA 90078 MR. LANCE ROBBINS, MANAGER (323) 228-4627
ENGINEER:	KRAMER ENGINEERS 394 OAK STREET COLUMBUS, OHIO 43215 (614) 233-6911 JMILLER@KRAMERENGINEERS.COM
CERTIFIED ADDRESS:	435 WEST TOWN STREET & 218 McDOWELL STREET COLUMBUS, OHIO
CURRENT ADDRESS:	435 WEST TOWN STREET & 218 McDOWELL STREET COLUMBUS, OHIO
PARCEL ID:	435 WEST TOWN STREET 218 McDOWELL STREET 010-008463 010-067261
PARCEL AREA:	435 WEST TOWN STREET 218 McDOWELL STREET 0.522 ACRES (22,732 SQUARE FEET) 0.515 ACRES (22,433 SQUARE FEET)
PARCEL ZONING:	SITE IS ZONED Z13-043, EAST FRANKLINTON DISTRICT, EFD (EFFECTIVE 08/21/2013). ADJACENT PROPERTIES ARE ZONED Z13-043, EAST FRANKLINTON DISTRICT, EFD (EFFECTIVE 08/21/2013).
COUNCIL VARIANCE:	NONE
AREA COMMISSION:	EAST FRANKLINTON REVIEW BOARD
SUB DISTRICT:	ARTS AND INNOVATION
CIVIC ASSOCIATION:	NONE
PLANNING OVERLAY:	EAST FRANKLINTON
COMMERCIAL OVERLAY:	N/A
EXISTING BLDG AREA:	7,585 SQUARE FEET
PROPOSED BLDG AREA:	7,585 SQUARE FEET
ALLOWED HEIGHT:	60'
PROPOSED BUILDING HEIGHT:	25'
SETBACKS, PARKING:	FRONT YARD: 5' SIDE YARD: 0' REAR YARD: 0'
SETBACKS, BUILDING:	FRONT YARD: 0'
PARKING REQUIRED:	TBD
PARKING PROVIDED:	435 WEST TOWN STREET ACCESSIBLE SPACES = 34 SPACES 218 McDOWELL STREET ACCESSIBLE SPACES = 44 SPACES TOTAL PARKING SPACES = 82 SPACES BICYCLE = 14 SPACES
INTERIOR TREES:	REQUIRED: 9 PROVIDED: 9
LOADING SPACES:	REQUIRED: 0 SPACES PROVIDED: 0 SPACES
FLOOD DESIGNATION:	FEMA MAP NUMBER: 39049C0309K FEMA PANEL: 309 OF 465 FEMA FLOOD HAZARD: ZONE X

NOTES

1. THE PROPOSED PROJECT WILL COMPLY WITH COLUMBUS CITY CODE CHAPTERS:

- 3321.01 DUMPSTER
- 3312.21 & 3321.07 LANDSCAPING AND SCREENING (PARKING LOT SCREENING TO BE MIN 30" H).
- 3321.05 VISION CLEARANCE
- 3312.19 AND 3321.03 LIGHTING
- 3312.39 STRIPING AND MARKING
- 3312.45 REQUIRED SURFACE FOR PARKING
- 3312.45 WHEEL STOP DEVICE.

- 2. THIS SITE COMPLIANCE PLAN IS VALID FOR ONE (1) YEAR FROM DATE OF APPROVAL.
- 3. THIS SITE IS NOT LOCATED WITHIN ANY FLOOD PLAIN.

PRELIMINARY
NOT FOR CONSTRUCTION

KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/CIVIL ENGINEERING

394 OAK STREET
COLUMBUS, OHIO 43215
WWW.KRAMERENGINEERS.COM
TEL: 614.233.6911
FAX: 614.233.6914



EF_18-06-001
NEW EVENT CENTER
435 WEST TOWN STREET &
218 McDOWELL STREET
COLUMBUS, OHIO

DATE: 02-04-19
SCALE: AS NOTED
DRAWN BY: -
REVISIONS:
#1
#2
#3

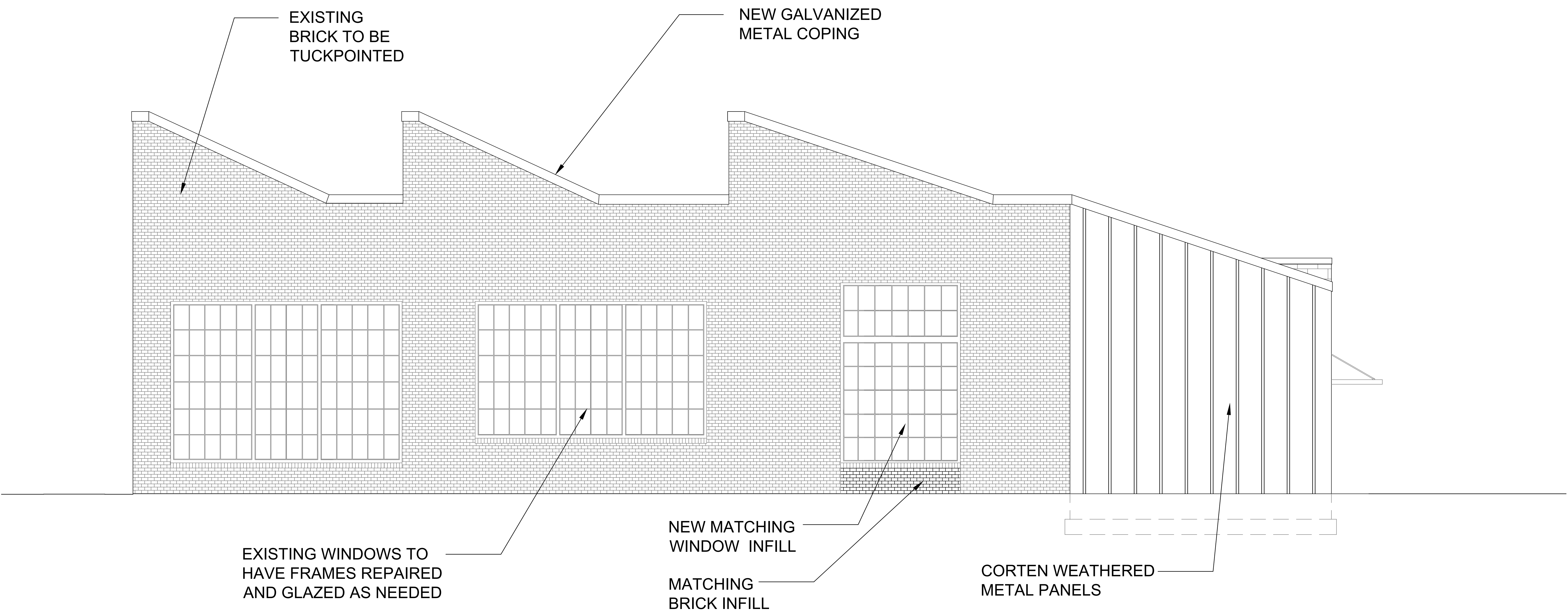
SITE
DEVELOPMENT
PLAN

1



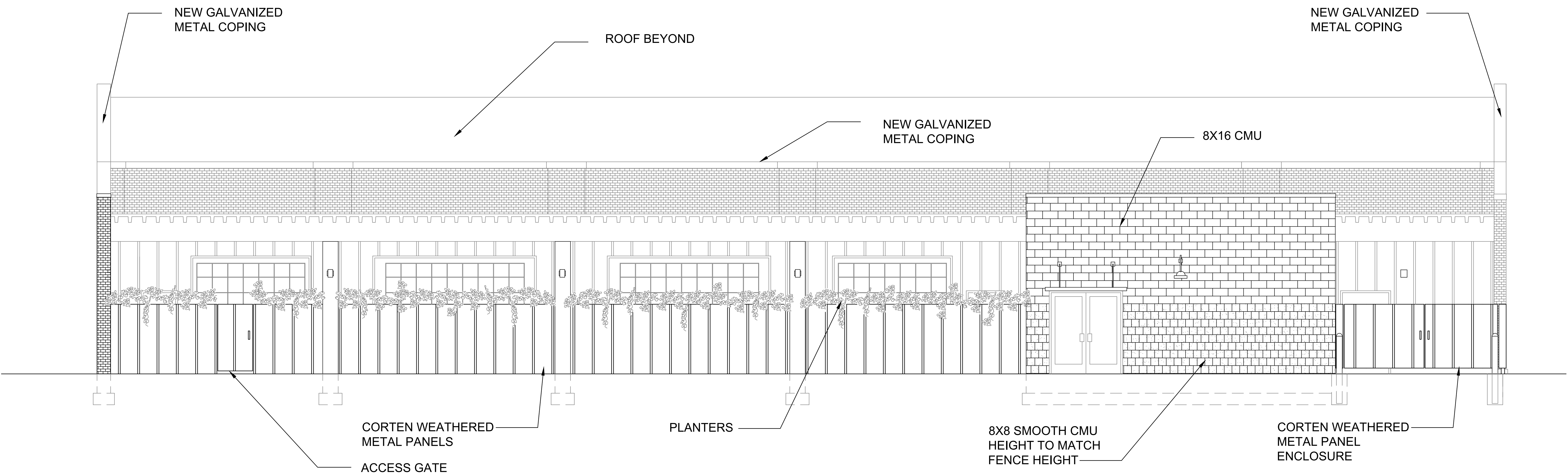
1-800-362-2764

CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



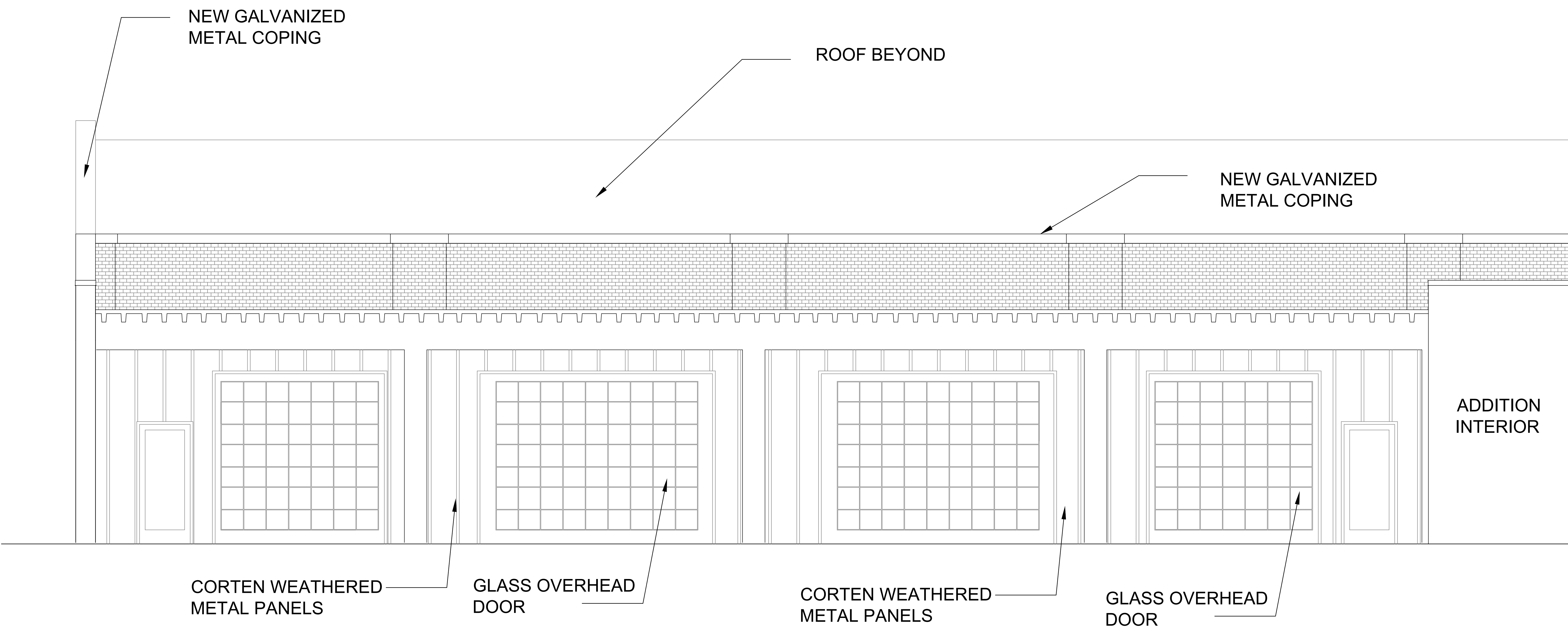
WEST ELEVATION

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



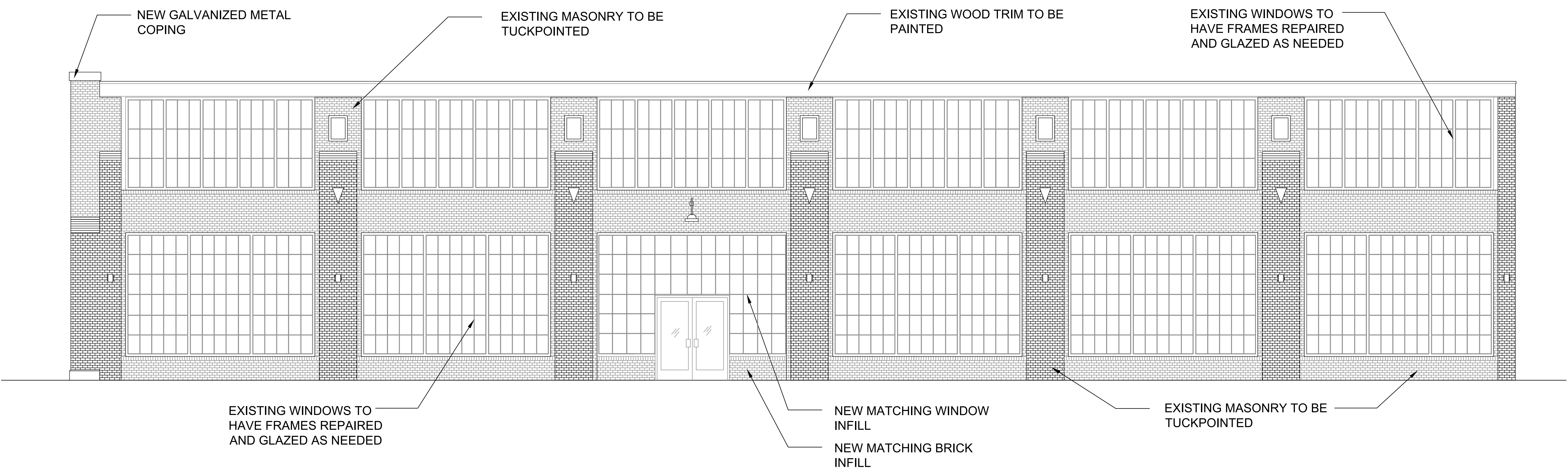
SOUTH ELEVATION

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



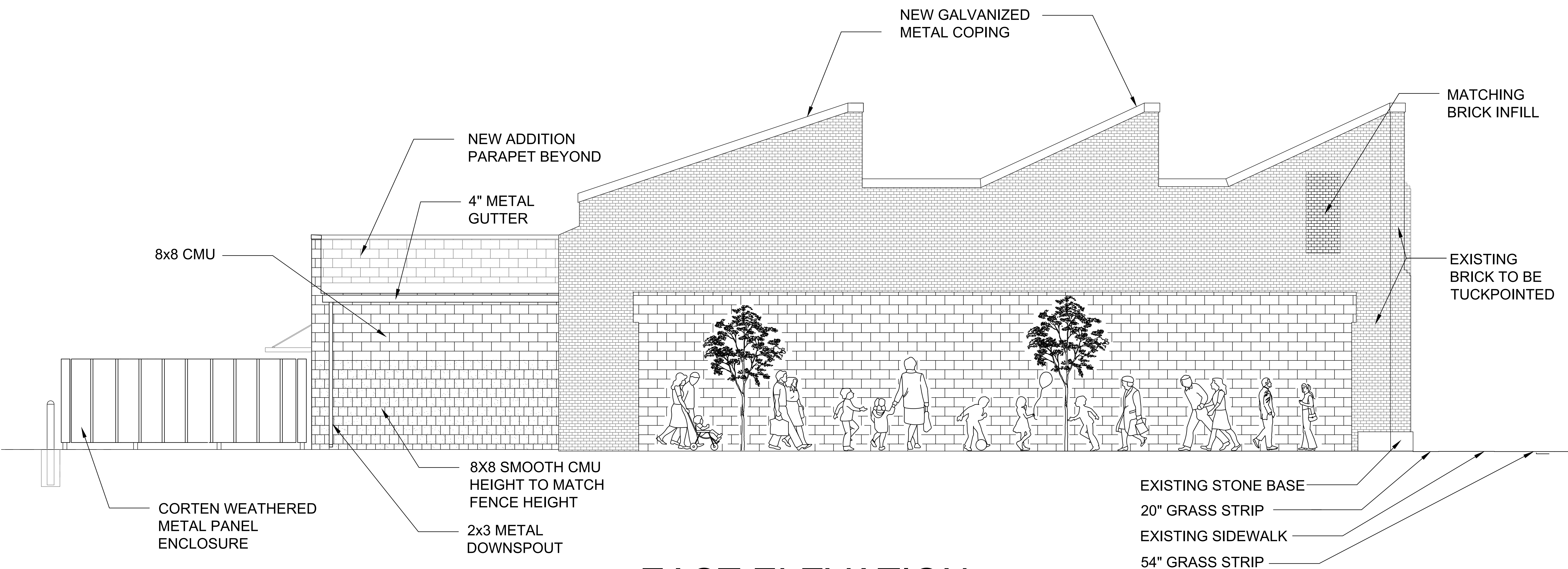
SOUTH PATIO ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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