

UNIVERSITY COMMONS

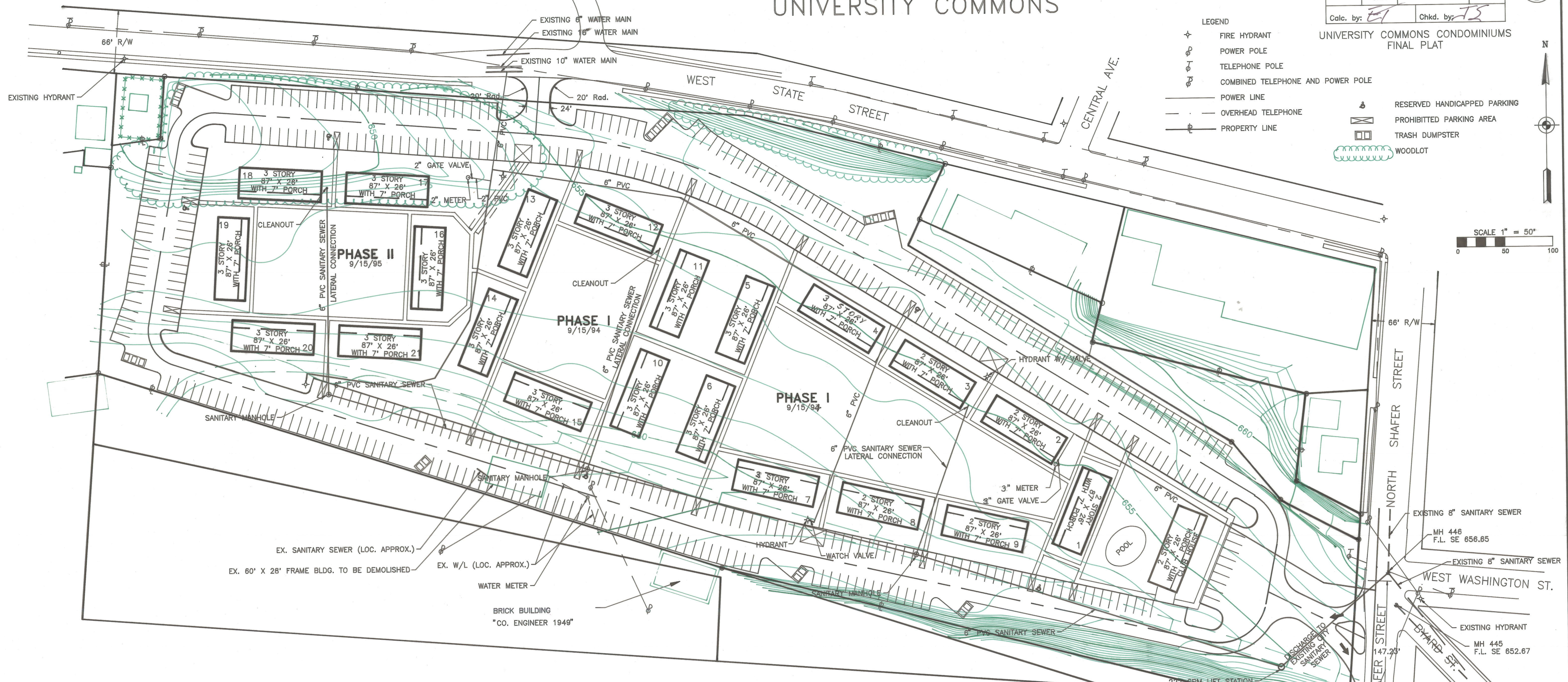
STATE	PROJECT
OHIO	
Calc. by: <i>ET</i>	Chkd. by: <i>JS</i>

2
2

LEGEND

- ⊕ FIRE HYDRANT
- ⊕ POWER POLE
- ⊕ TELEPHONE POLE
- ⊕ COMBINED TELEPHONE AND POWER POLE
- POWER LINE
- OVERHEAD TELEPHONE
- PROPERTY LINE
- ⊕ RESERVED HANDICAPPED PARKING
- ⊕ PROHIBITED PARKING AREA
- ⊕ TRASH DUMPSTER
- ⊕ WOODLOT

SCALE 1" = 50'
0 50 100



NOTES

Storm Water Control Plan

Storm runoff will be directed to a natural channel at the southwest corner of the site by means of a storm drainage collector system. The drainage collector system will consist of catchbasins and connecting culverts. The parking areas will utilize an inverted crown with catchbasins located at low points. During significant rainfall events the parking areas and court yards may act as temporary reservoirs to achieve the standards of the following paragraph.

The site will experience an increased runoff volume. The volume increase will be compensated for by reducing the peak rate of runoff from the "critical storm" and all more frequent storms occurring on the development area to the peak rate of runoff from a one-year-frequency, twenty-four-hour storm occurring on the same area under predevelopment conditions. For storm events with recurrence less frequent than the critical storm the design will be such that the peak discharge will be no greater than would have been experienced under the predevelopment condition up to the 100 year, 24 hour-storm. The critical storm is defined by Section 157.14 Paragraph (E)(2)(b) of the Athens Code of Ordinances.

Erosion and Sediment Control

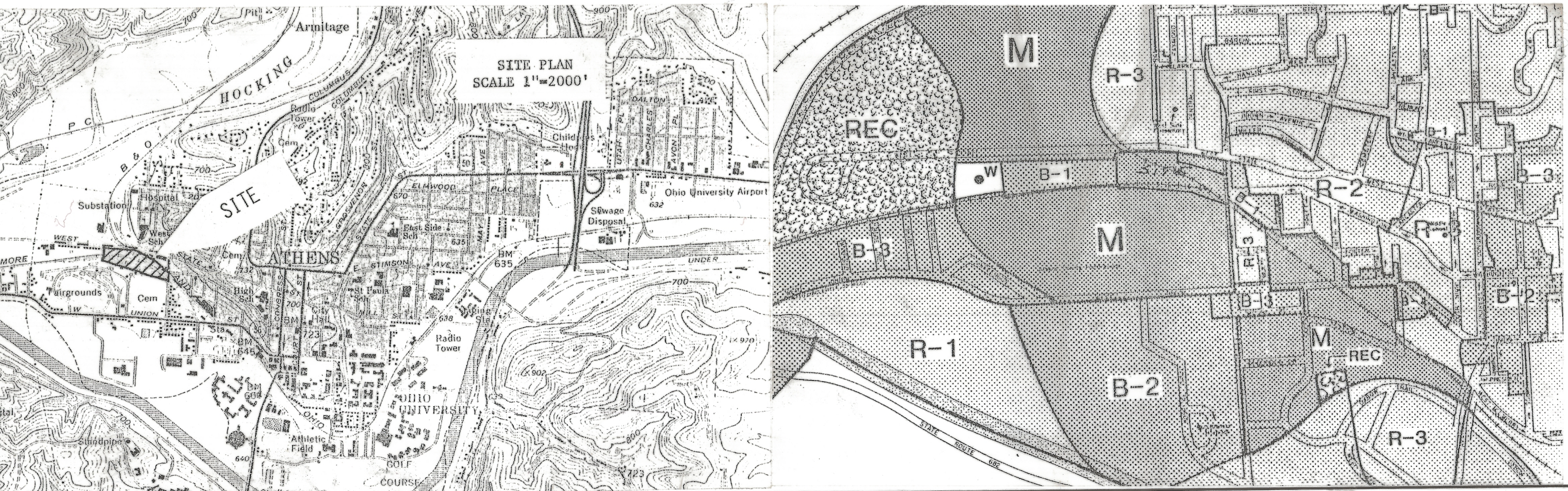
The potential for sediment pollution of water resources will be addressed by minimizing erosion at the site and by filtering development site runoff to remove suspended sediment. Technical standards and specifications for measures to be taken to meet the criteria of Section 157.15 of the Athens Code of Ordinances are found in "Water, Management and Sediment Control for Urbanizing Areas" (Soil Conservation Service, USDA, March, 1987) Chapter VII.

Specific measures include straw bale dikes, silt fence, temporary sumps, minimized disturbance and establishment of a permanent vegetative cover.

- A. A blanket easement twenty foot wide will be provided the City of Athens for water, sanitary sewer and storm drains.
- B. The maximum building height will be 45 feet and 3 stories.
- C. Parking and driveways for each Phase will paved prior to occupancy of the Phase.
- D. A minimum of one parking space per bedroom will be provided, however the maximum number of parking spaces required will be 445.
- E. The minimum building setback will be thirty feet (front, rear, left and right).
- F. The proposed use will be construction of 1, 2, or 4 bedroom residential units. The minimum number of units will be 116 and the maximum number will be 232.
- G. There will be no streets dedicated to public use by this proposal. The parking areas and driveways will be private roadways.
- H. Storm drainage will be designed in accordance with Sec. 151.441 of the Athens Code of Ordinances.
- I. The minimum lot width is 190.53 feet.
- J. The maximum lot coverage will be 12.5%.
- K. A zoning change has been proposed for Lot 1 of this site from M1 to R3.
- L. This plan will conform to the Athens Street Plan as per Sec. 151.515 of the Athens Code of Ordinances.
- M. Prior to construction the developer will conform to Subdivision Regulation Section 151.322.

NOTE: 100 Year Flood Plain Elevation = 650

ENVELOPE: 454A
UNIVERSITY COMMONS
ATHENS



Revision approved this 18th day of Nov. 1993
Joanne D. Pringley
Planning Commission Athens, Ohio

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Designed by:
Eugene Triplett
Eugene Triplett P.E.# 41077

UNIVERSITY COMMONS
15 SOUTH SHAFER STREET
SITE PLAN
prepared for
STUDENT REAL ESTATE INC. dba
UNIVERSITY HOUSING
8 NORTH COURT ST. P.O. BOX 787
ATHENS, OHIO 45701
(614) 693-7571

Date: 11/23/1992 REV.4/15/93 & 11/10/93
Drawn by: _____ Checked by: _____ Scale 1"=50'