

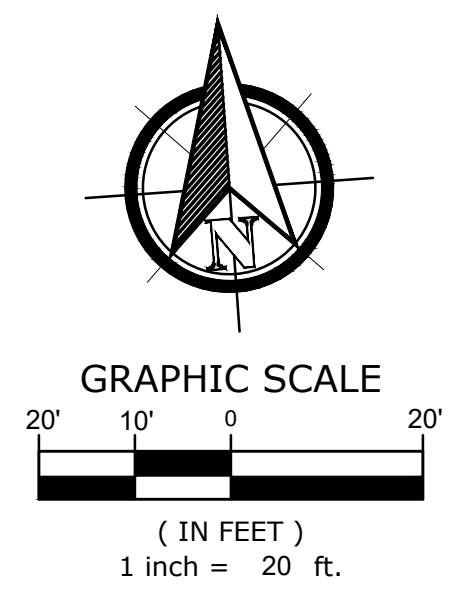
**SITE DATA**

ADDRESS: 3224 MORSE ROAD, COLUMBUS, OHIO 43231  
 PARCEL ID: 010-158416  
 SITE AREA: 2.28 ACRES ±  
 ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)  
 EXISTING USE: UNDEVELOPED  
 PROPOSED USE: COMMERCIAL  
 BUILDING AREA: 10,582 S.F.  
 MAXIMUM BUILDING HEIGHT: 35'

**PARKING:** COMMERCIAL SPACE OVER 10,000 S.F.  
 MIN. ONE (1) SPACE FOR EACH 250 S.F. GROSS FLOOR AREA = 21,164 / 250 = 84.7  
 MAX. ONE (1) SPACE FOR EACH 200 S.F. GROSS FLOOR AREA = 21,164 / 200 = 105.82  
 PROVIDED = 105  
 HANDICAP SPACES REQUIRED = 5  
 HANDICAP SPACES PROVIDED = 5

**BICYCLE PARKING:**  
 REQUIRED: 20 SPACES (1 PER 20 PARKING SPACES WITH 20 MAXIMUM)  
 PROVIDED: 6 SPACES

**LOADING SPACE:**  
 REQUIRED: 0  
 PROVIDED: 1



**IBI**

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SUBMISSION:

REVISION:

STAMP:

PREPARED FOR:

DESIGN	DRAFT	CHECK
ML	ML	EPC

IBI NO.: -----

DATE: 04/14/2022

SCALE:  
 HORIZONTAL:  
 VERTICAL:

SHEET TITLE:  
**RESTAURANT & COMMERCIAL**  
 3224 MORSE ROAD  
 COLUMBUS, OH 43231  
 OPTION # 3A

SHEET NO.: 1/1