

File No. 16070010 Fee: _____
Supersedes File No.(s) _____ or none _____
Scheduled Public Hearing Date: _____

Check or Receipt#: _____
Initials: SWJ
Date Received 7/14/16

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
DESIGN REVIEW
CITY OF GAHANNA PLANNING COMMISSION**

DR-19-2016

***Required Information**

*Site Address 670 Cross Pointe Road, Gahanna, OH 43230
*Parcel ID# 025-012942-00 *Zoning District OCT
*Business Name 670 Cross Pointe Road Project *Contact Donald Kenney, Jr.
*Business Owner Name Donald Kenney, Jr. *Phone# 614-540-2400
*Business Address 470 Olde Worthington Road, Worthington, OH 43082
*Applicant Name Donald Kenney, Jr. *Applicant Email DKenneyJr@triangle-drk.com
*Applicant Full Address 470 Olde Worthington Road, Worthington, OH 43082
*Applicant Phone# 614-540-2400 Applicant Fax# N/A
*Designer/ Architect/ Engineer Collaborative Design, Ltd.
*Address 2727 Tuller Parkway #200 *Phone 614-376-4745
*City/ State/ Zip Dublin, OH 43017 Fax N/A
*D/A/E Representative Dellos Morrison Title Architect
*Design Review of: Site Plan x Landscaping x Building Design x Signage _____ Other _____
*Special Information Regarding the Property and its Proposed Use: _____

Submission Requirements

- (1) Applicant is required to complete the checklist on the following pages.
 - (2) Fee: \$50.00 for review plus \$.01 per square foot.
 - (3) Eleven copies of plans: Two (2) copies of 24x36 (folded, **not rolled**, to 8 1/2 x 11 inch size prior to submission) & nine (9) 11x17.
 - (4) Submit one (1) reduced drawing suitable to an 8 1/2 x 11 inch size.
 - (5) Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
 - (6) Submit a detailed list of materials.
- *Note: This application will not officially be accepted until **all** items listed above have been received.
**Note: Planning Commission members and/or City Staff may visit the property prior to the hearing to review the application.

*Applicant's Signature 

*Date 7/7/16

APPROVAL

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.
Conditions: _____

Planning & Zoning Administrator

Date



CITY OF GAHANNA

Agreement to Build as Specified

Your signature below affirms that, as the applicant Donald R. Kenney Jr
(Please Print - Applicant Name)

_____ for The Kenney Company, LLC / OXFORD DEVELOPMENTS LLC
(Business Name and/or Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You, as the applicant, also agree that any necessary change to the project must go back through Planning Commission process to amend the plans.

Applicant Signature [Signature]
(Applicant Name/Applicant Representative)

Date July 7, 2016

[Signature]
(Signature of Notary)

(Date) 7/7/16



Kara L Perry
Notary Public, State of Ohio
MY COMMISSION EXPIRES 8/9/20

SUBMITTAL REQUIREMENTS

	Applicant Or Agent	Planning & Zoning Administrator
I. GENERAL REQUIREMENTS		
A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 ½ x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation, the Commission does appreciate the use of the audio visual system whenever possible.	A. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Eleven (two 24x 36, nine 11x 17) black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission.	B. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.	C. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Materials List	D. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)		
A. Site Plan. A site plan is required containing the following information:		
1. Scale and north arrow,	1. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Project name and site address;	2. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. All property and street pavement lines;	3. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Existing and proposed contours;	4. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Gross area of tract stated in square feet;	5. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);	6. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. The designation of required buffer screens (if any) between the parking area and adjacent property;	7. <input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber);	8. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated;	9. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Identify photograph location;	10. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11. Location of all existing and proposed building on the site	11. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12. Location of all existing (to remain) and proposed lighting standards.	12. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);	13. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)

14.

15. Provide lot coverage breakdown of building and paved surface areas.

15.

B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

- 1. Scale;
- 2. Changes in ground elevation;
- 3. All signs to be mounted on the elevations;
- 4. Designation of the kind, color, and texture of all primary materials to be used;
- 5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

1.

2.

3.

4.

5.

C. Optional requirements at discretion of Planning Commission.

- 1. Scale model.
- 2. Section Profiles.
- 3. Perspective drawing.

1. _____

2. _____

3. _____

D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file.

D. _____ *at mtg*

E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

- 1. All size specifications;
- 2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
- 3. Materials, colors, and manufacturer's cut sheet;
- 4. Ground or wall anchorage details.

1.

2.

3.

4.

MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspouts	To be determined.	Silver	
Lighting	Lithonia or Equal	Black	
Roofing	Carlisle or equal	White	
Siding	Metl-Span or equal	Silver Medium Silver	
Signs			
Stucco			
Trim	Metl-Span or equal	Silver Medium Silver	
Windows	YKK or Kawneer or equal	Blue Tinted Glass with Clear Anodized Alum. Mullion	

**Parcel Description – 3.128 Acre
East of Taylor Station Road
East of Cross Pointe Road**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military Lands and being all of the that 3.128 acre tract of land conveyed MacMarsh II, LLC of record in Instrument Number 201501080002829 and part of Lot 8 as delineated on the plat of Crossroads Commerce Center of record in Plat Book 94, Page 91;

Beginning, for Reference, at the southwesterly corner of said Lot 8, being the northwesterly corner of Lot 6 of said Crossroads Commerce Center and being in the easterly right-of-way line of Cross Pointe Road (40') as dedicated in said Crossroads Commerce Center;

Thence **N 04° 44' 54" E**, along the westerly line of said Lot 8 and along the easterly right-of-way line of said Cross Pointe Road (40'), **178.35 feet to the True Point of Beginning**;

Thence **N 04° 44' 54" E**, continuing along the westerly line of said Lot 8 and along the easterly right-of-way line of said Cross Pointe Road (40'), **297.08 feet**;

Thence **S 86° 02' 44" E**, across said Lot 8, **451.86 feet** to the easterly line of said Lot 8 and being the westerly line of a 16.5405 acre tract conveyed to Columbus Southern Power Company of record in Instrument Number 200105170108973;

Thence **S 03° 57' 16" W**, along the common line of said Lot 8 and said 16.5405 acre tract, **303.37 feet**;

Thence **N 85° 15' 06" W**, across said Lot 8, **456.02 feet** to the **True Point of Beginning**. Containing **3.128 acres**, more or less.

This description is based on existing records from the Franklin County Recorder's and the Franklin County Auditor's Office. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System NAD83, NSRS 2007.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This description is not to be used for the transfer of land.

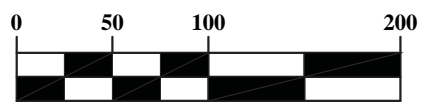
**ADVANCED CIVIL DESIGN,
INC.**

Parcel Exhibit ~ 3.128 Ac.
 Quarter Township 3, Township 1, Range 16
 United States Military Lands
 City of Gahanna, Franklin County, Ohio

Columbus Southern Power Company
 I.N. 200105170108973
 16.5405 Ac.



GRAPHIC SCALE



1 inch = 100 feet

EXHIBIT B-2

DRAWN BY: <i>DRB</i>	JOB NO.: 16-0018-414
DATE: 07/06/2016	CHECKED BY: <i>BCK</i>



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Bearings are based on the Ohio State Plane Coordinate System NAD83, NSRS 2007.

This exhibit is based on existing records from the Franklin County Recorder's and the Franklin County Auditor's Office.

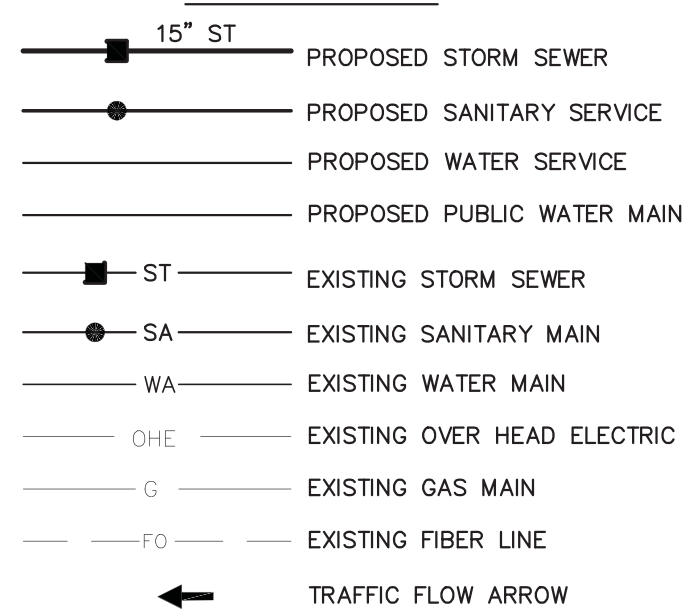
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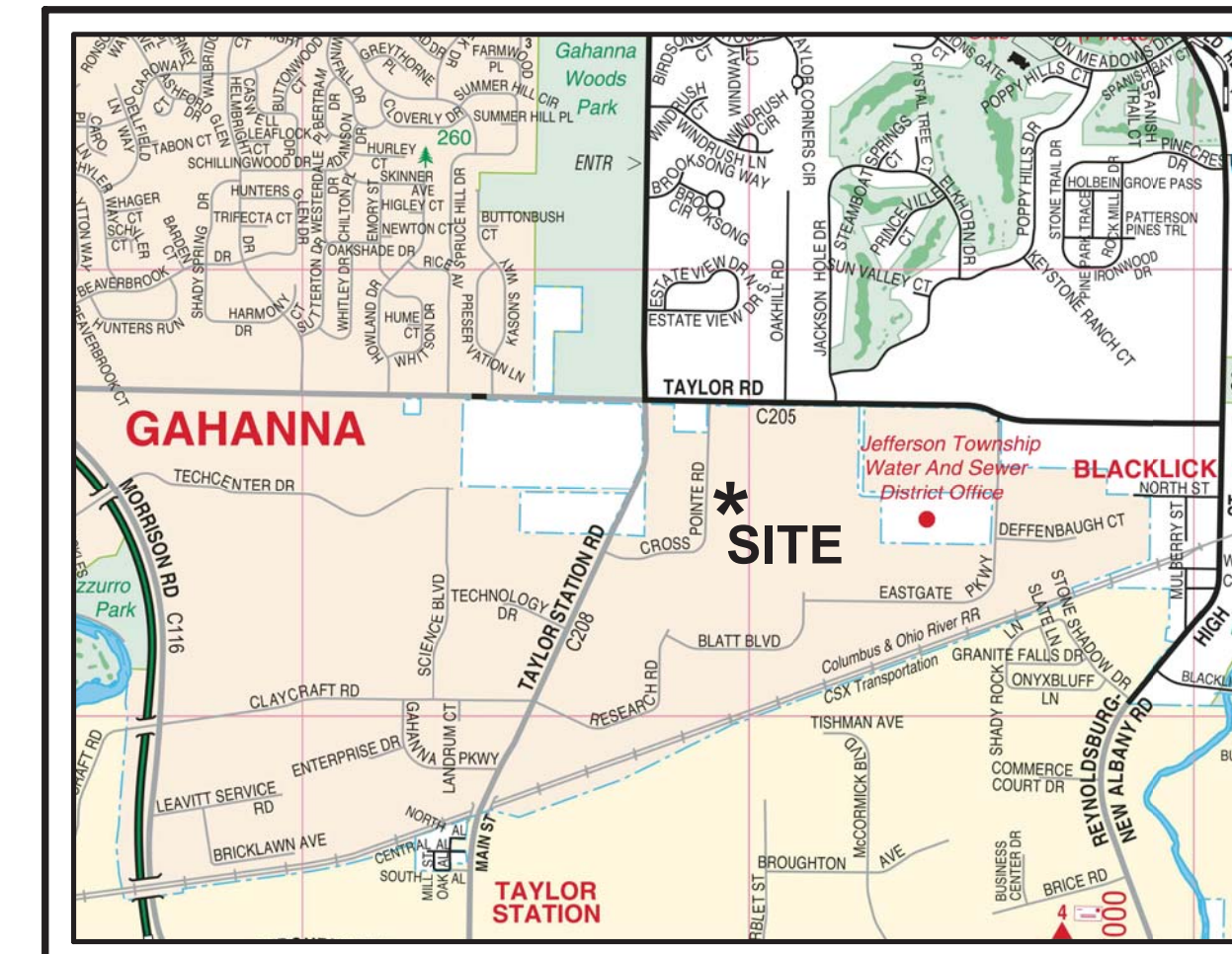
SITE STATISTICS

PROPOSED	OFFICE DEVELOPMENT
ADDRESS	670 CROSS POINTE ROAD
PARCEL #	025-012942-00
EXISTING ZONED	OCT
PROPOSED ZONED	OCT
TOTAL SITE AREA	3,128 ACRES (136,255 S.F.)
MAX LOT COVERAGE AREA (80%)	109,004 S.F.
BUILDING AREA	20,284 S.F.
PAVEMENT AREA	77,156 S.F.
LOT COVERAGE AREA	97,440 S.F. (71.5%)
WALK AREA	1,812 S.F.
MAX BUILDING HEIGHT	24'-0"
REQUIRED PARKING (1/300 S.F. OF BUILDING)	68 SPACES
PROVIDED PARKING	213 SPACES (INCLUDING 7 ADA)
REQUIRED ADA SPACES	7 SPACES
PROVIDED ADA SPACES	7 SPACES
INTERNAL LANDSCAPE REQUIREMENTS	
TOTAL PARKING AREA	77,156 S.F.
REQUIRED INTERNAL LANDSCAPE AREA (5%)	3,857 S.F.
PROVIDED INTERNAL LANDSCAPE AREA (10.6%)	8,248 S.F.

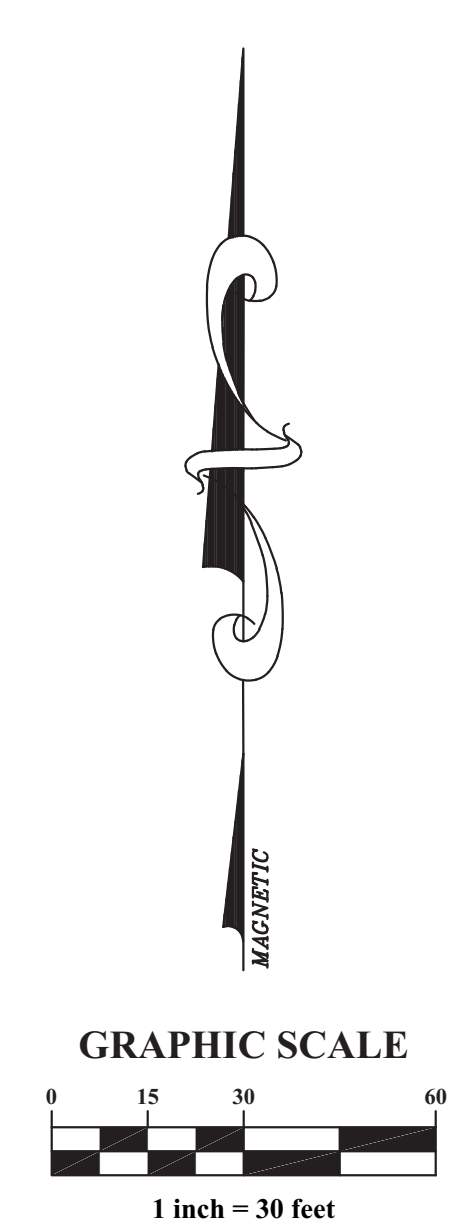
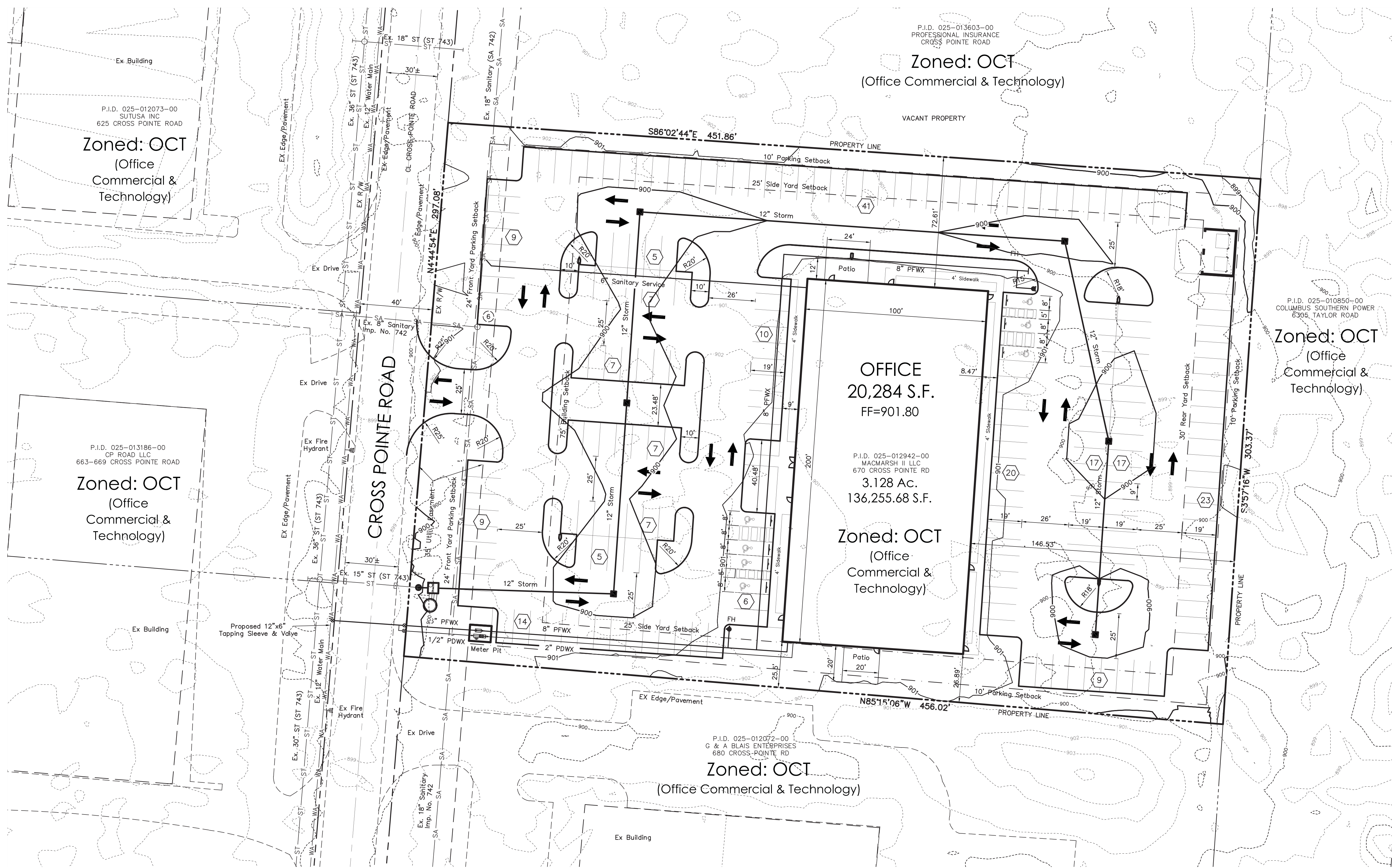
LEGEND



THE SUBJECT PROJECT AREA LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0352K, WITH AN EFFECTIVE DATE OF 06/17/2008, IN FRANKLIN COUNTY, OHIO.



LOCATION MAP
NO SCALE



OWNER/DEVELOPER
DONALD KENNEY JR.
470 OLDE WORTHINGTON ROAD
WORTHINGTON, OHIO 43082
PHONE (614) 540-2400
FAX (614) 540-2401

ENGINEER
ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OH 43230
PHONE (614) 428-7750
FAX (614) 428-7755

BUILDING ARCHITECT
COLLABORATIVE DESIGN, LTD.
2727 TULLER PARKWAY, SUITE 200
DUBLIN, OH 43017
PHONE (614) 798-1515

LANDSCAPE ARCHITECT
FARIS PLANNING & DESIGN, LLC
243 N 5TH STREET #401
COLUMBUS, OH 43215

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

OWNER/DEVELOPER
DONALD KENNEY JR.
470 OLDE WORTHINGTON ROAD
WORTHINGTON, OHIO 43082
PHONE (614) 540-2400
FAX (614) 540-2401

CITY OF GAHANNA, OHIO
670 CROSS POINTE
SITE PLAN
FOR
DONALD KENNEY JR.
CERTIFICATE OF APPROPRIATENESS

Issue Dates:
Date: 07/08/2016
Scale: 1" = 30'

Drawn By: DDS
Checked By: TMW

Project Number:
16-0018-414

Drawing Number:
1 / 1

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REVISIONS	

**OVERALL
ILLUSTRATIVE PLAN**

**670 CROSS POINTE ROAD
PROJECT**

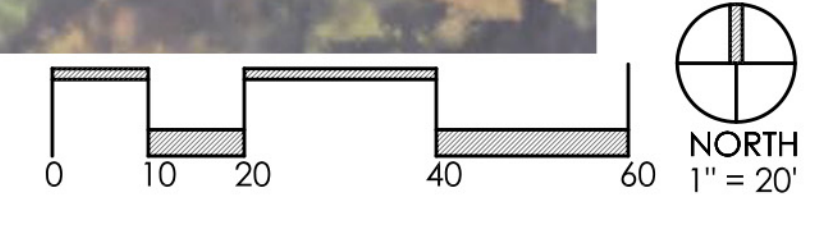
PREPARED FOR
DONALD KENNEY, JR.
 470 OLDE WORTHINGTON ROAD
 WORTHINGTON, OH 43082

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
 Suite 401 Columbus, OH 43215
 243 N. 5th Street www.farisplanninganddesign.com
 P (614) 487-1964

DATE	7/8/2016
PROJECT	16047
SHEET	

IL-1



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
12	CBF	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	3" CAL	B&B	
7	UT	ULMUS 'MORTON GLOSSY' TRIUMPH	TRIUMPH ELM	3" CAL	B&B	
12	UF	ULMUS 'FRONTIER'	FRONTIER ELM	3" CAL	B&B	
4	GTI	GLEDITSIA TRIACANTHOS F. INERMIS 'IMPCOLE' IMPERIAL	IMPERIAL HONEY LOCUST	3" CAL	B&B	
4	PLA	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3" CAL	B&B	
SHRUBS						
61	JCS	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HGT.	B&B	
5	TOT	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	36" HGT.	B&B	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

GENERAL PLANTING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LANDSCAPE REQUIREMENTS

INTERIOR GREEN SPACE	REQUIRED	PROVIDED
PARKING AREA = +/- 77,156 S.F.	3,857 S.F. (5%)	8,248 S.F. (10.6%)
1 TREE @ 3" CAL. PER 100 S.F. OF REQ.'D I.G.S.	39 TREES @ 3" CAL.	39 TREES @ 3" CAL.

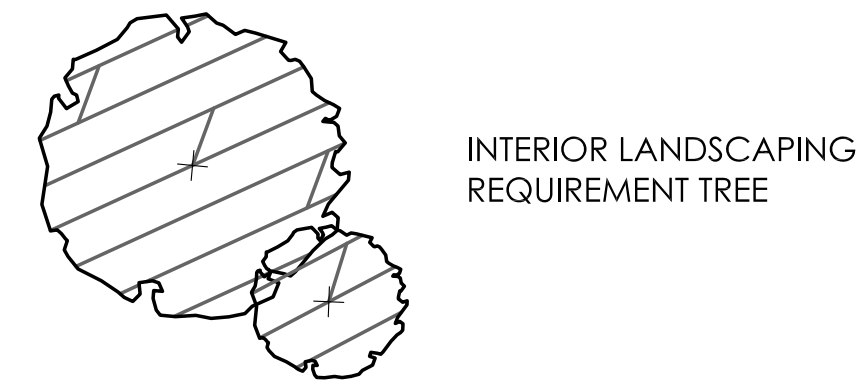
STREET TREES (ALONG PUBLIC R.O.W.)		
ALONG CROSS POINTE ROAD	1 SMALL TREE PER 30' OF R.O.W.	EX. TREES TO BE PRESERVED

PARKING LOT SCREENING (ALONG PUBLIC R.O.W.)		
ALONG CROSS POINTE ROAD	3' HT. EVERGREEN HEDGE, WALL, MOUND OR COMBINATION THEREOF	24" HT. AT INSTALLATION EVERGREEN HEDGE OF SPECIES TO REACH 36" HT. WITHIN 4 YEARS

CODED CONSTRUCTION NOTES:

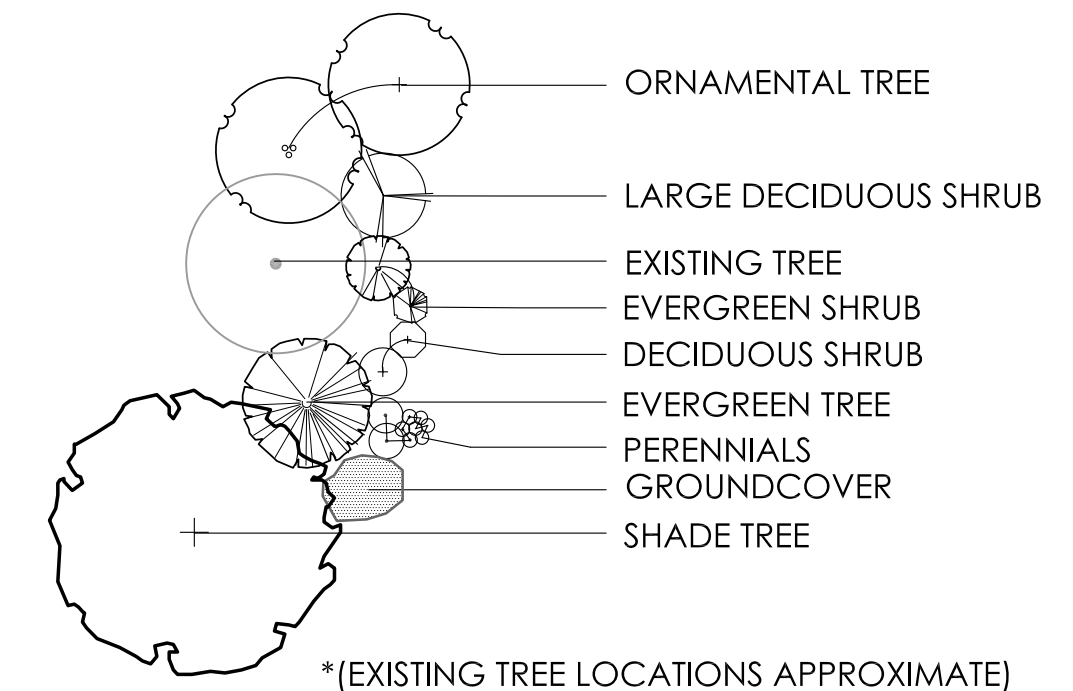
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 4' HT. DECORATIVE ALUMINUM FENCE - ULTRA FENCING FLAT TOP COMMERCIAL SERIES IN BLACK POWDER-COAT FINISH MODEL #UAF-200 OR OWNER-APPROVED EQUAL. (SEE DETAIL 4, SHEET SD-1 FOR MORE INFORMATION)

REQUIRED PLANT KEY

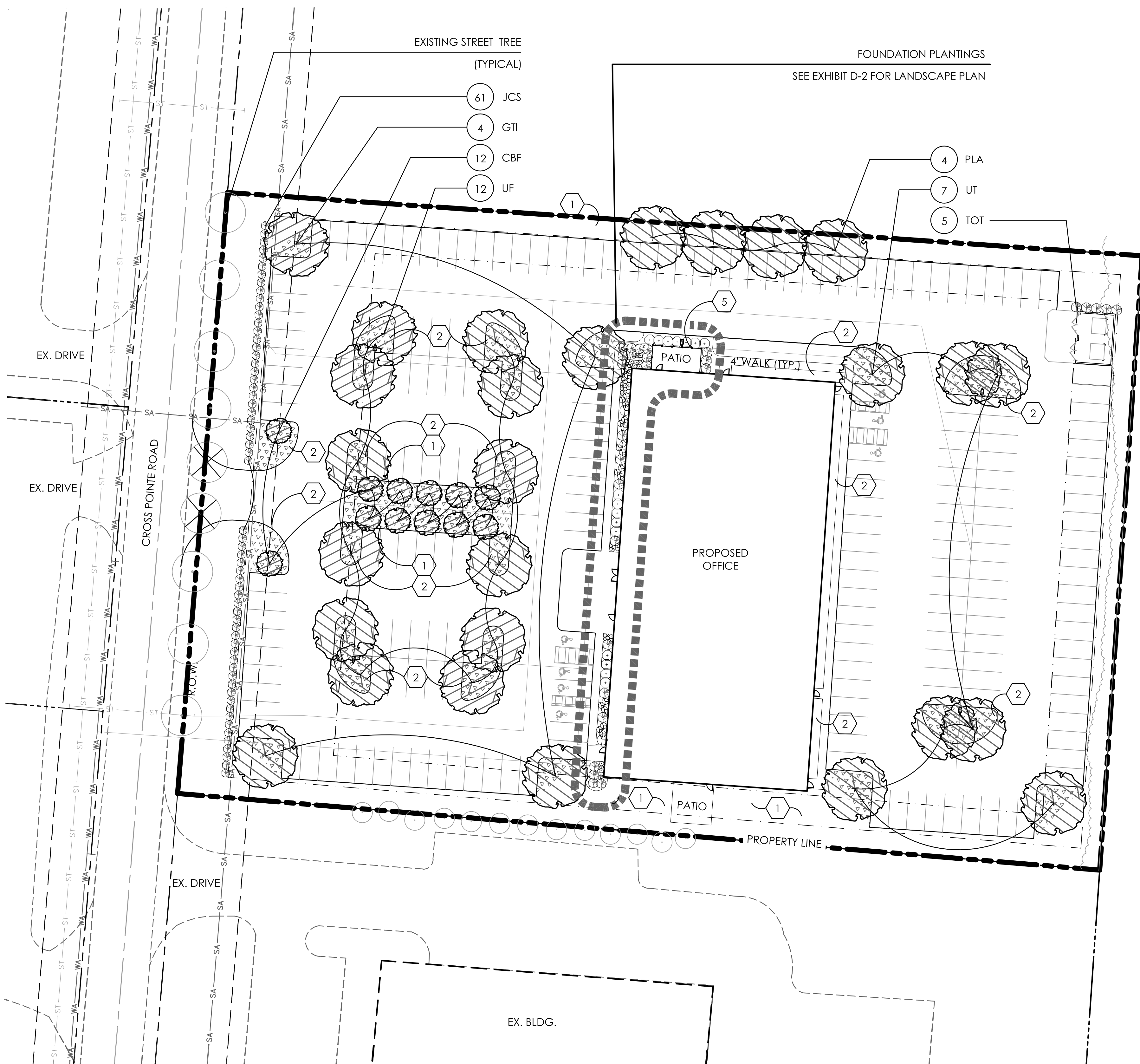
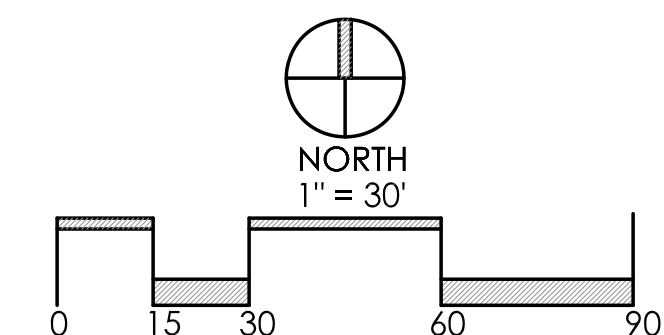


PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**PRELIMINARY
NOT FOR CONSTRUCTION**



REVISIONS

OVERALL
LANDSCAPE PLAN

670 CROSS POINTE ROAD
PROJECT

PREPARED FOR
DONALD KENNEY, JR.
470 OLDE WORTHINGTON ROAD
WORTHINGTON, OH 43082

Faris Planning & Design

LAND PLANNING
LANDSCAPE ARCHITECTURE
243 N. 5th Street
Suite 401
Columbus, OH 43215
P (614) 487-1964
www.farisplanninganddesign.com

DATE 7/8/2016

PROJECT 16047

SHEET

D-1

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
13	JUN	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	4' HGT.	B&B	
21	HYP	HYPERICUM 'KOLMAREF'	MAGICAL RED FAME ST. JOHN'S WORT	18" HGT.	B&B	
9	TAX	TAXUS xMEDIA 'EVERLOW'	EVERLOW YEW	18" HGT.	B&B	
2	VIB	VIBURNUM xRHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	36" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
17	CAK	CALAMOGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	NO. 2	CONT.	
10	ECH	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	NO. 1	CONT.	
16	HEM	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	NO. 1	CONT.	
16	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	NO. 2	CONT.	
13	PER	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	NO.1	CONT.	

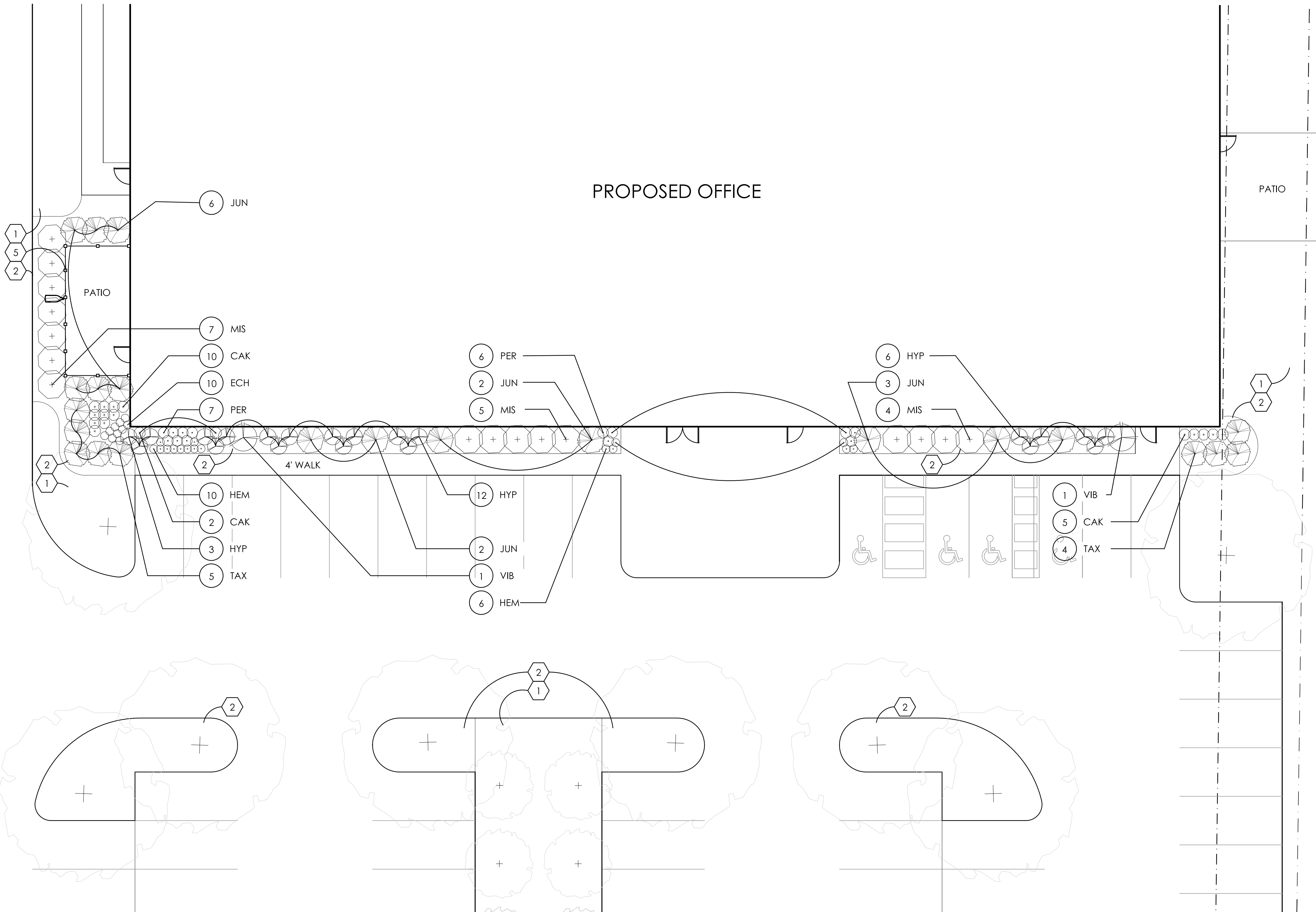
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

GENERAL PLANTING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

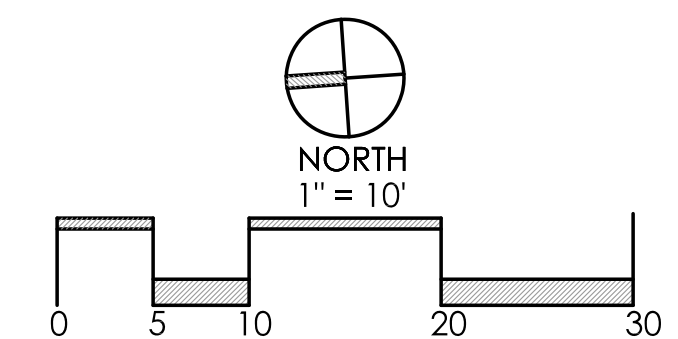
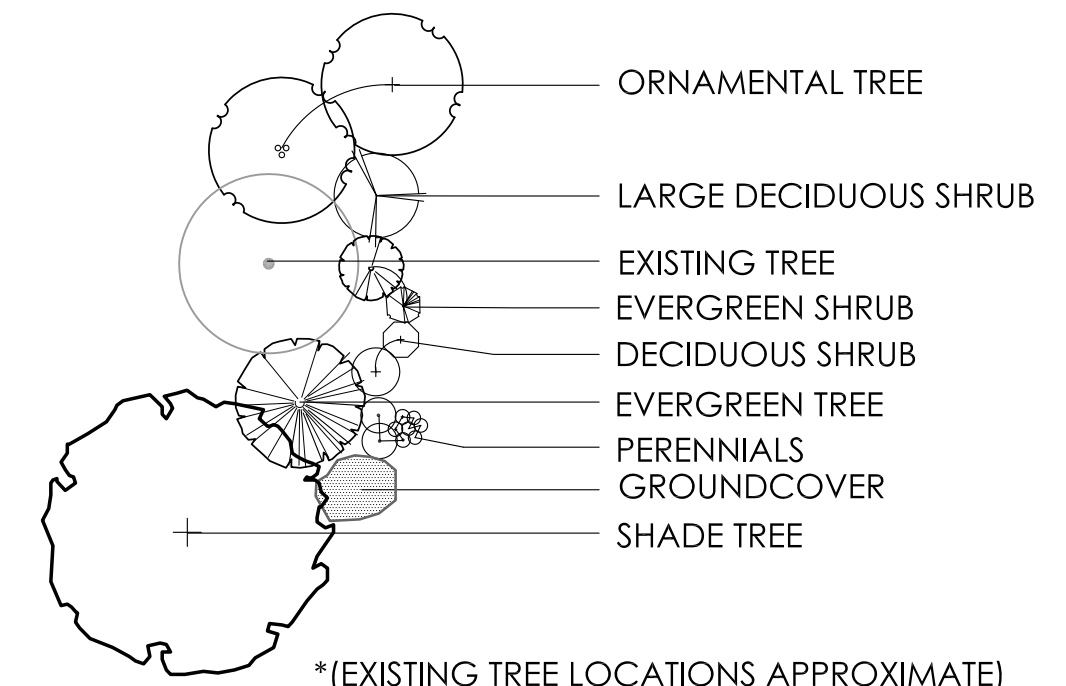
CONSTRUCTION NOTES:

- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 4' HT. DECORATIVE ALUMINUM FENCE - ULTRA FENCING FLAT TOP COMMERCIAL SERIES IN BLACK POWDER-COAT FINISH MODEL #UAF-200 OR OWNER-APPROVED EQUAL. (SEE DETAIL 4, SHEET SD-1 FOR MORE INFORMATION)



PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS

NO.	DESCRIPTION

**BUILDING FOUNDATION
LANDSCAPE PLAN**

**670 CROSS POINTE ROAD
PROJECT**

PREPARED FOR
DONALD KENNEY, JR.
470 OLDE WORTHINGTON ROAD
WORTHINGTON, OH 43082

Faris Planning & Design

LANDSCAPE ARCHITECTURE
Columbus, OH 43215
Suite 401
243 N. 5th Street
P (614) 487-1964
www.farisplanninganddesign.com

DATE 7/8/2016

PROJECT 16047

SHEET

D-2

ULTRA
FENCING • RAILING

Fencing Specifications			
Components	Residential Series	Commercial Series	Industrial Series
Pickets	3/4" sq. x .050	1/2" sq. x .055	1" sq. x .062
Ultra Picket	1" x 3/4" x .062		
Light Commercial Picket	1" x 3/4" x .050		
Rails Top Wall	1 1/2" x .062	1 3/4" x .065	1 5/8" x .070
Side Wall	1" x .080	1 1/4" x .088	1 5/8" x .100
Standard Posts	2" sq. x .050	2" sq. x .080	2 1/2" sq. x .100
	2" sq. x .080	2" sq. x .125	3" sq. x .125
	2" sq. x .125	2 1/2" sq. x .100	
Gate Posts	2 1/2" sq. x .100	2" sq. x .125	3" sq. x .125
	2" sq. x .125	2" sq. x .125	3" sq. x .125
	2 1/2" sq. x .100	4" sq. x .125	
Picket Spacing	3 3/4"	3 3/4"	3 3/4"
	1 5/8" optional	1 1/2" optional	1 3/8" optional
Ultra Picket	3 3/4"		
Post Spacing	72 1/2" on center	72 1/2" on center	72 1/2" on center
			8' wide optional
Heights Available	36" 42" 48"	36" 42" 48"	36" 45" 60" 72"
	54" 60" 72"	54" 60" 72"	84" 95" 108"
			120" 132" 144"

Colors
Ultra Fencing, Railing, Gates and Designer Accessories are available in nine classic colors as well as custom specified hues. All colors are applied with a special Powercoat™ finish to resist harsh weather and heat.

Colors shown represent an approximate comparison and may vary slightly from actual product color.

Finish:
Advanced Powercoat™ allows us to produce a high quality, long lasting finish, which is also environmentally friendly. Powercoat is twice the thickness and hardness of a typical baked enamel finish. Meets AAMA 2604-5 standards for the ultimate in durability and UV protection.

Materials:
All Ultra Fence™ components are extruded from Ultrun™ 6005-T5 alloy, with a minimum ultimate strength of 35,000 psi. Every fence system is assembled with stainless steel, corrosion resistant fasteners, with heads painted to match the finish of the fence. Ultra offers posts in a variety of thicknesses, punched to accept the channel on the fence. Designer Accessories are zinc die cast aluminum. All Designer Accessories are Powercoat™ finished.

Ultra Aluminum Lifetime Warranty
Ultra Aluminum fence and railing products are guaranteed for life against defects in workmanship and/or materials. The Powercoat™ finish on all fencing and railing by Ultra Aluminum is guaranteed for life against cracking, peeling or chipping. Visit our website for more information and a copy of the warranty.

Environmentally Responsible
Ultra is proud to use recycled aluminum in our products. Aluminum is the most commonly recycled metal in the world. Our Powercoat™ coating process is environmentally friendly and virtually pollution-free.

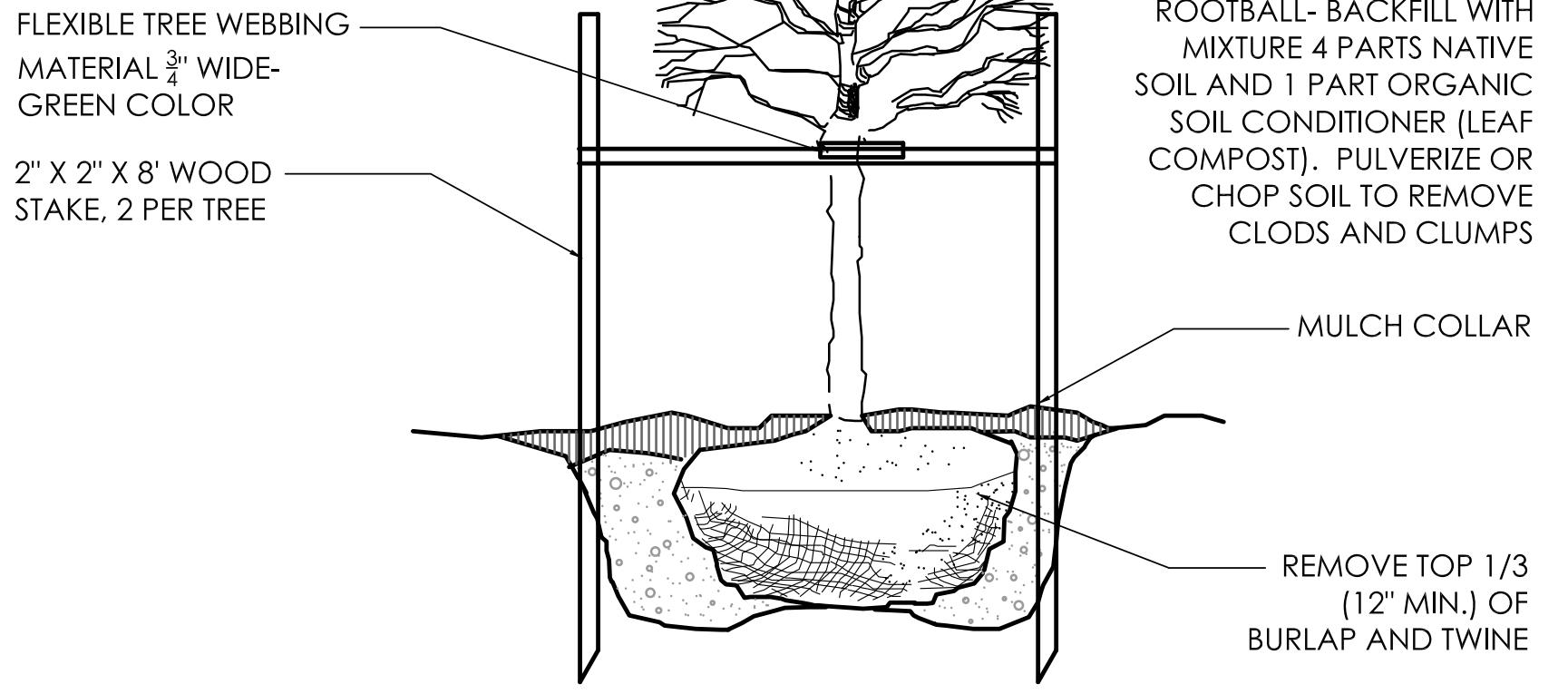
Design Options
Ultra Fencing is available in a wide selection of design configurations.

ULTRAFENCE.COM | 800.656.4420

MADE IN THE USA | AFA MEMBER | POWDER COATED TOUGH™ | UA 05 10/11

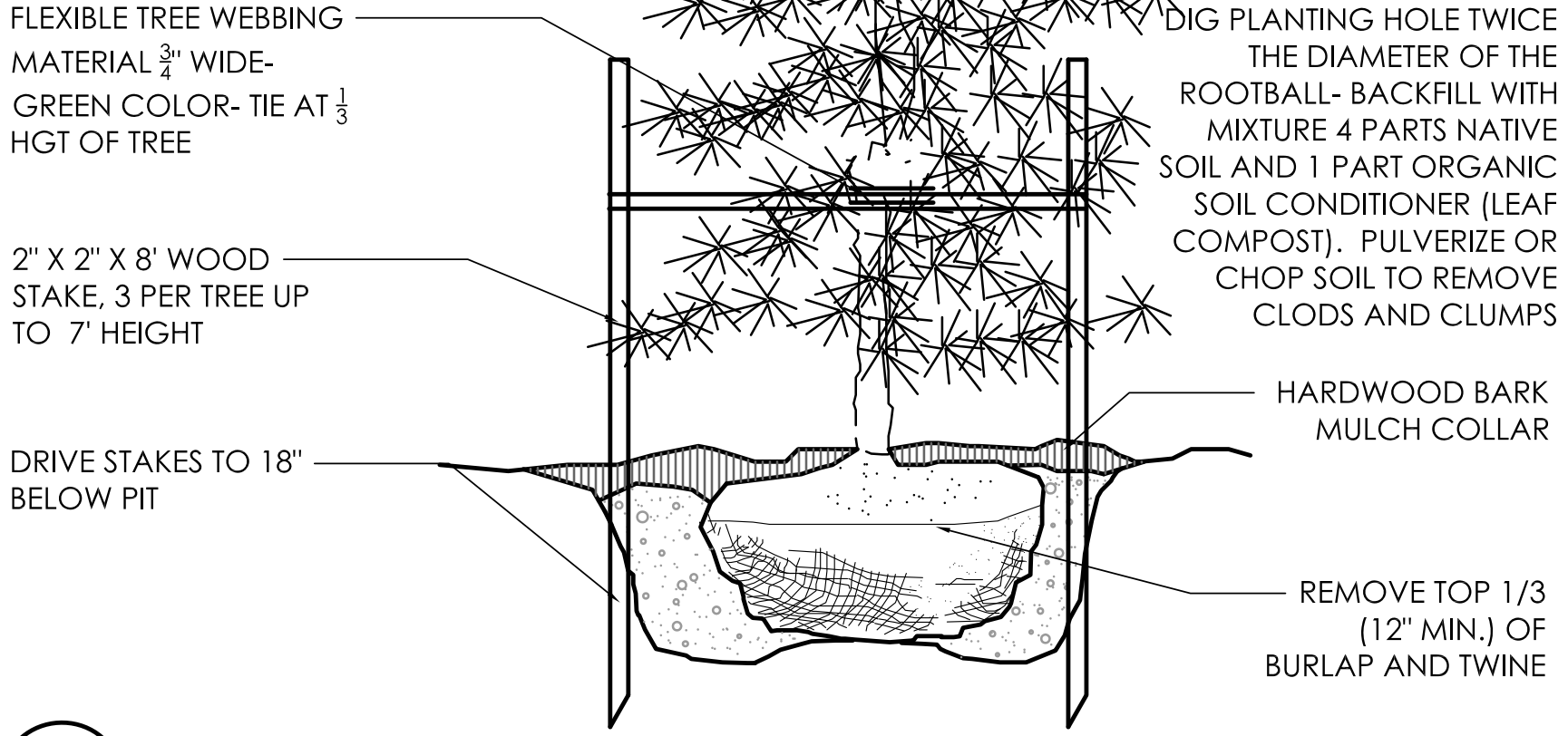
4 DECORATIVE ALUMINUM FENCE (OR OWNER-APPROVED)
SCALE: N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE



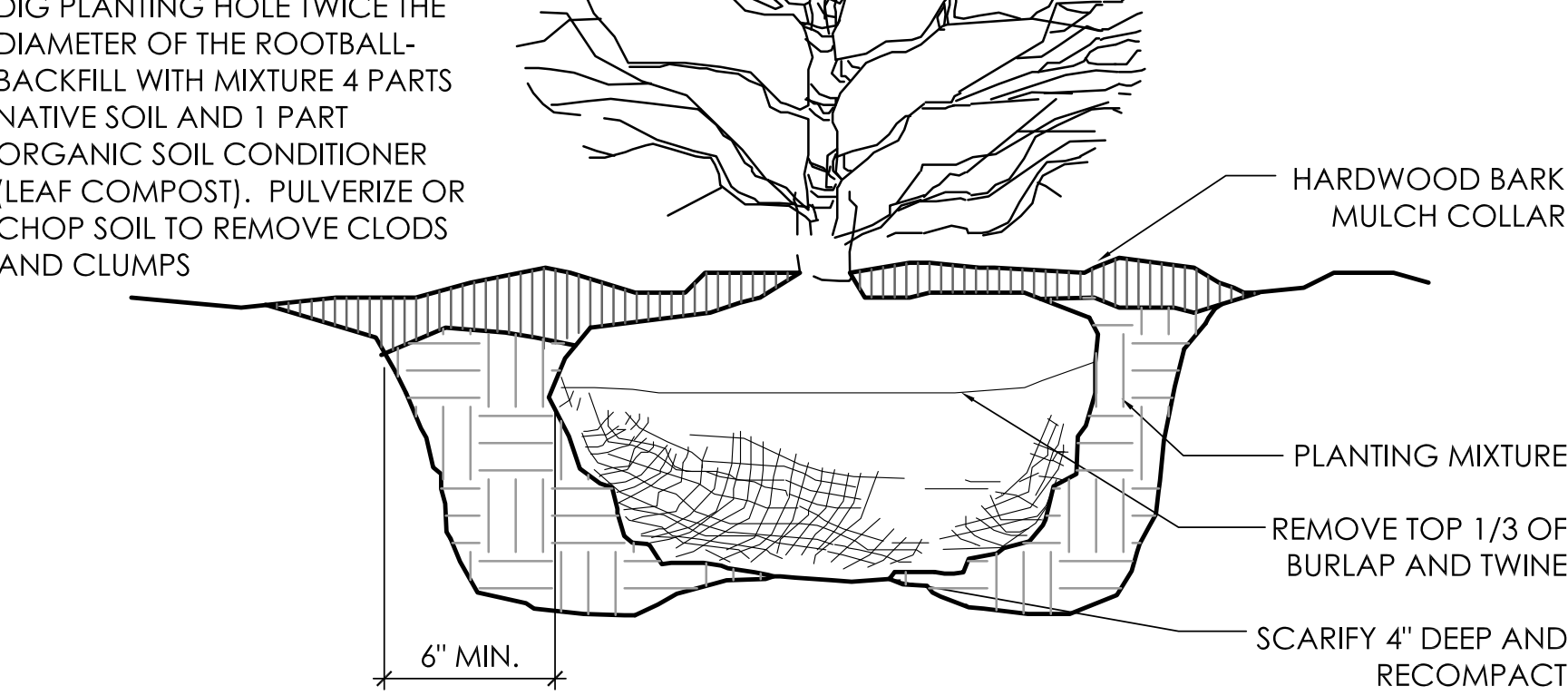
1 DECIDUOUS TREE
N.T.S. 01-1001

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE.



2 EVERGREEN TREE UNDER 7' HGT.
N.T.S. 01-1100

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.



3 SHRUB PLANTING DETAIL
N.T.S. 01-1300

REVISIONS	

670 CROSS POINTE ROAD PROJECT

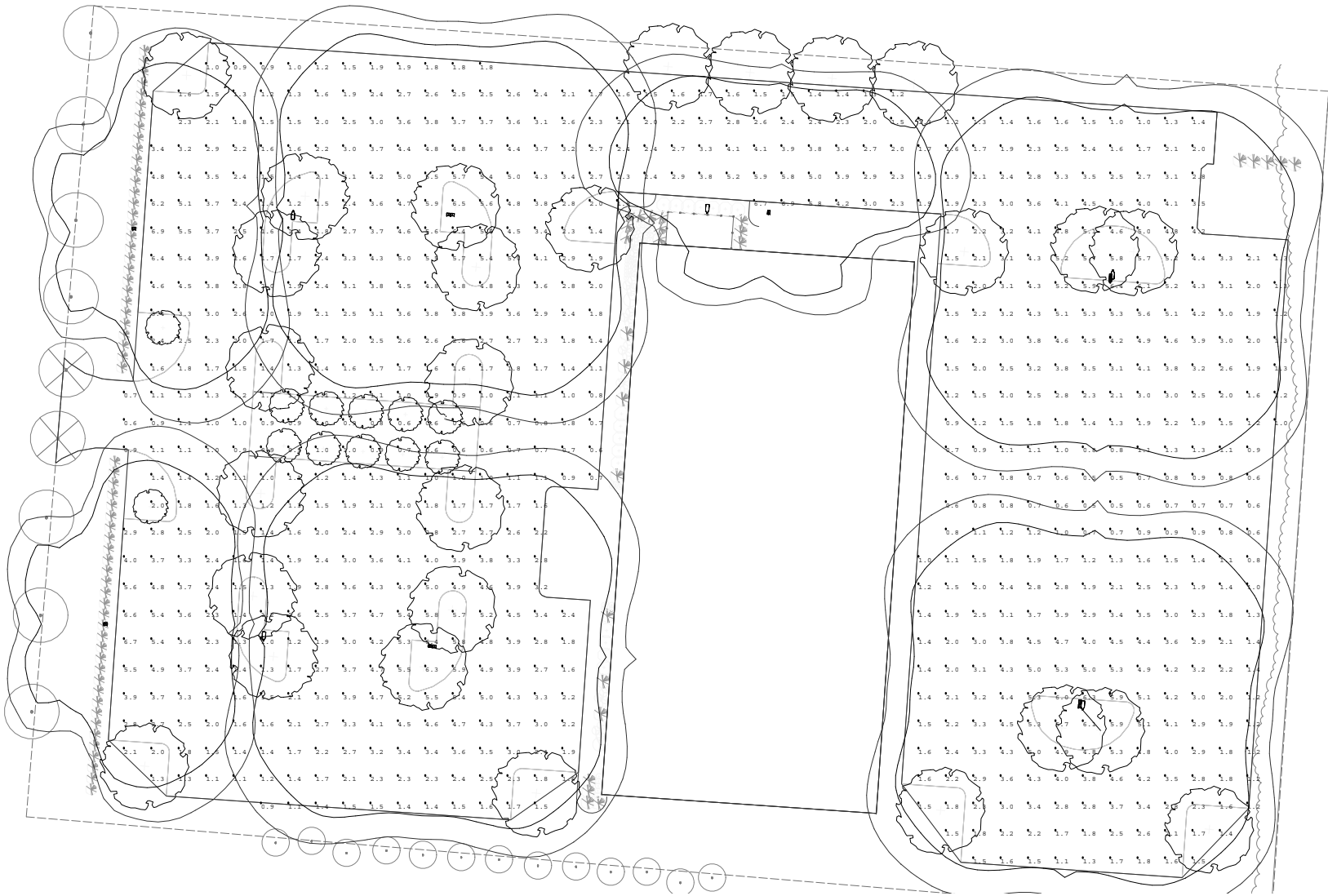
PREPARED FOR
DONALD KENNEY, JR.
470 OLDE WORTHINGTON ROAD
WORTHINGTON, OH 43082

Faris Planning & Design

LAND PLANNING & LANDSCAPE ARCHITECTURE
Suite 401
243 N. 5th Street
Columbus, OH 43215
P (614) 487-1964
www.farisplanninganddesign.com

DATE	7/8/2016
PROJECT	16047
SHEET	

SD-1



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	3	PL3	SINGLE	N.A.	0.836	DSX2 LED 80C 1000 40K T3M MVOLT
	4	PL5-2@18	BACK-BACK	N.A.	0.836	DSX2 LED 80C 1000 40K T5W MVOLT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot_Planar	Illuminance	Fc	2.62	6.9	0.5	5.24	13.80

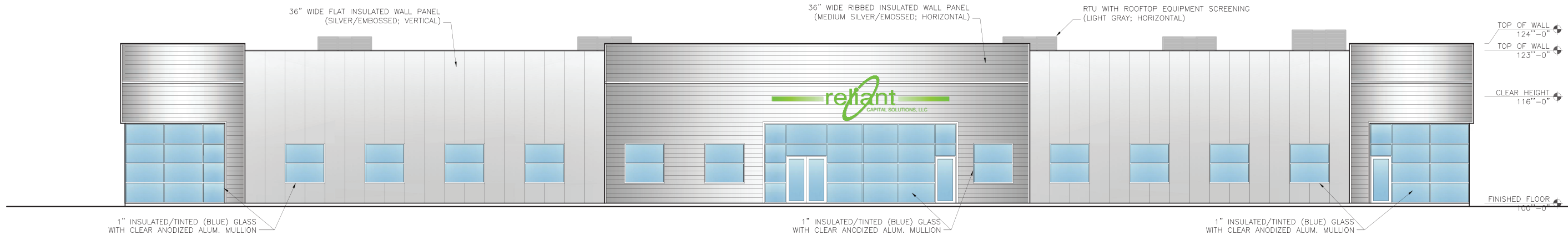


W	DATE	COMMENT

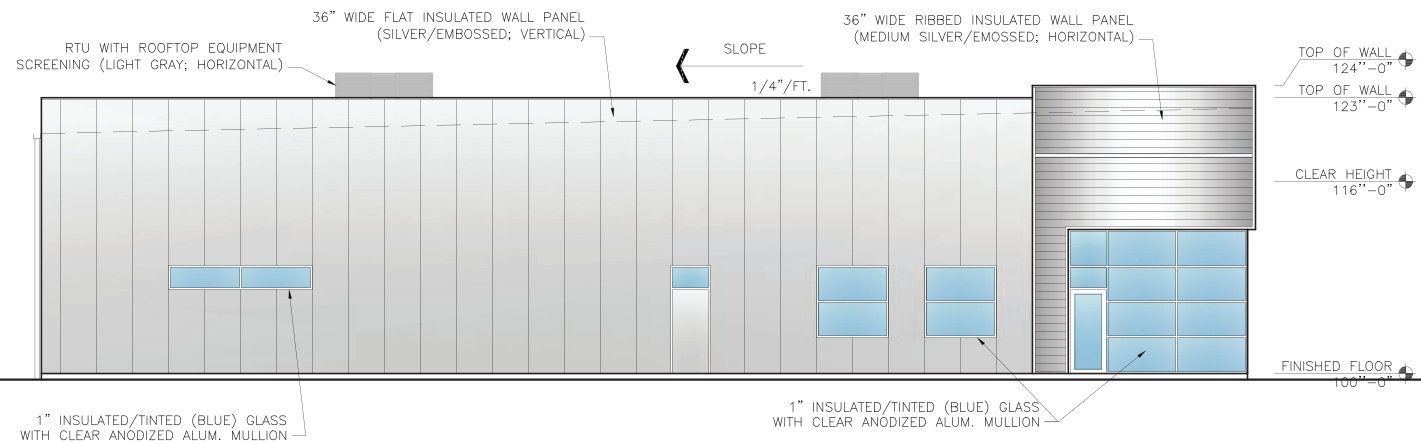
Revisions

Drawn By: LOEB ELECTRIC
 Checked By:
 Date: 7/11/2016
 SCALE:

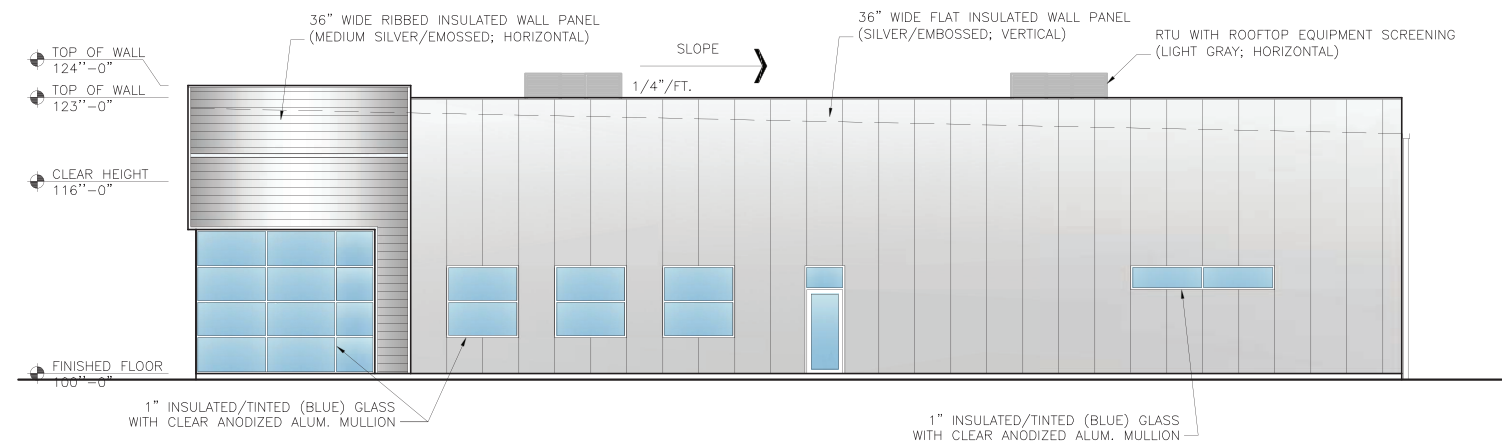
670 CROSSPOINTE
 REVISED



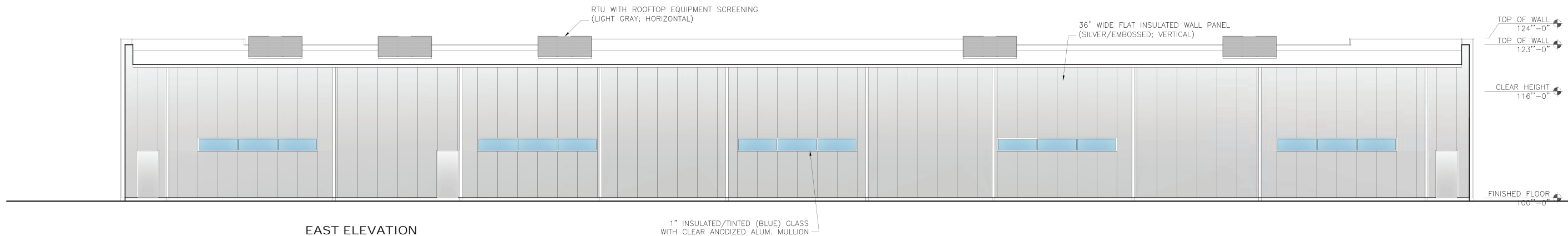
WEST ELEVATION
1/16"=1'-0"



NORTH ELEVATION
1/16"=1'-0"



SOUTH ELEVATION
1/16"=1'-0"

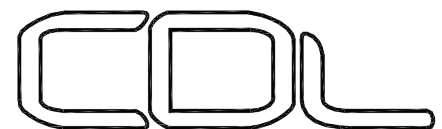


EAST ELEVATION
1/16"=1'-0"

670 CROSS POINT ROAD



EXHIBIT F-1

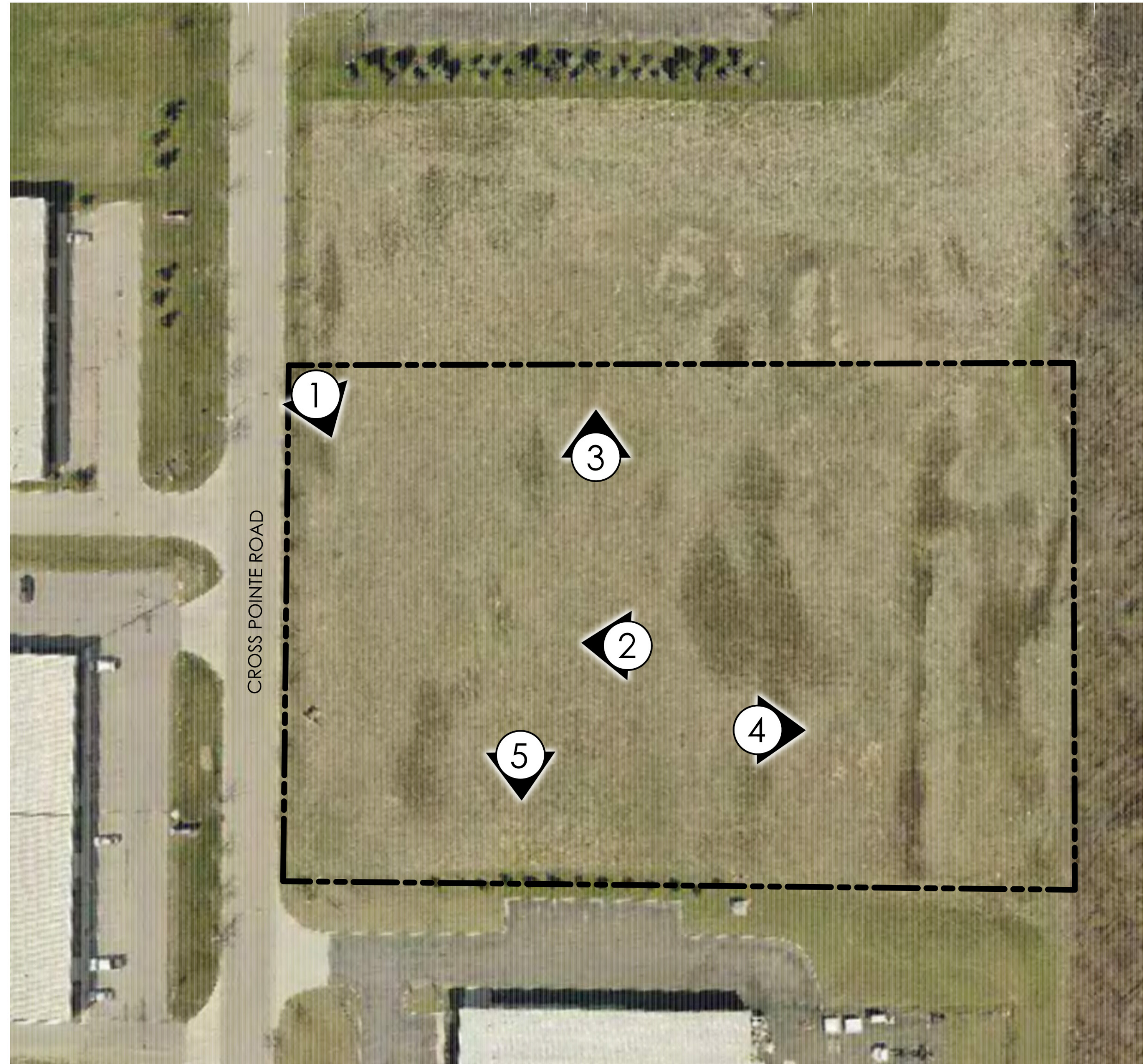




1 SITE FROM NORTHWEST CORNER
SCALE: N.T.S.



2 SITE FRONTAGE AND OPPOSITE PROPERTIES FROM INTERIOR
SCALE: N.T.S.



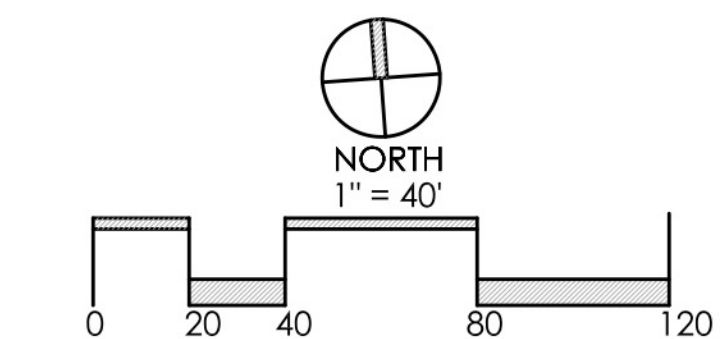
3 ADJACENT PROPERTY TO NORTH
SCALE: N.T.S.



4 ADJACENT PROPERTY TO EAST
SCALE: N.T.S.



5 ADJACENT PROPERTY TO SOUTH
SCALE: N.T.S.



REVISIONS	

SITE PHOTOGRAPHY

670 CROSS POINTE ROAD PROJECT

PREPARED FOR
DONALD KENNEY, JR.
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WORTHINGTON, OH 43082

Paris Planning & Design

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DATE 7/8/2016

PROJECT 16047

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CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Kenny Company Offices

Project Address: 670 Cross Pointe Rd.

Planning and Development

Staff has been working diligently with the developer for months to find a new location for a tenant that has a need for additional space. A new building allows for the retention of over 100 jobs and provides the necessary space to accommodate future growth. This project represents a significant investment in our jobs corridor that will have a substantial financial impact to the City.

The site is not located within a subarea plan or within a target site within a priority development area (PDA). It is located within the Industrial land use as identified on the future land use map. The industrial land use permits offices as well as more traditional industrial uses such as manufacturing. One of the objectives of the industrial land use is to permit and encourage industries that stabilize, enhance and diversify the economic base. The proposed development accomplishes this objective.

Planning and Development staff emphatically support the requested use and recommend approval of the FDP and DR.

FDP/DR Criteria

Planning Commission shall approve an application for Final Development Plan if the following four conditions are met:

1. The proposed development meets the applicable development standards of this Zoning Ordinance.
2. The proposed development is in accord with appropriate plans for the area.
3. The proposed development would not have undesirable effects on the surrounding area.
4. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:

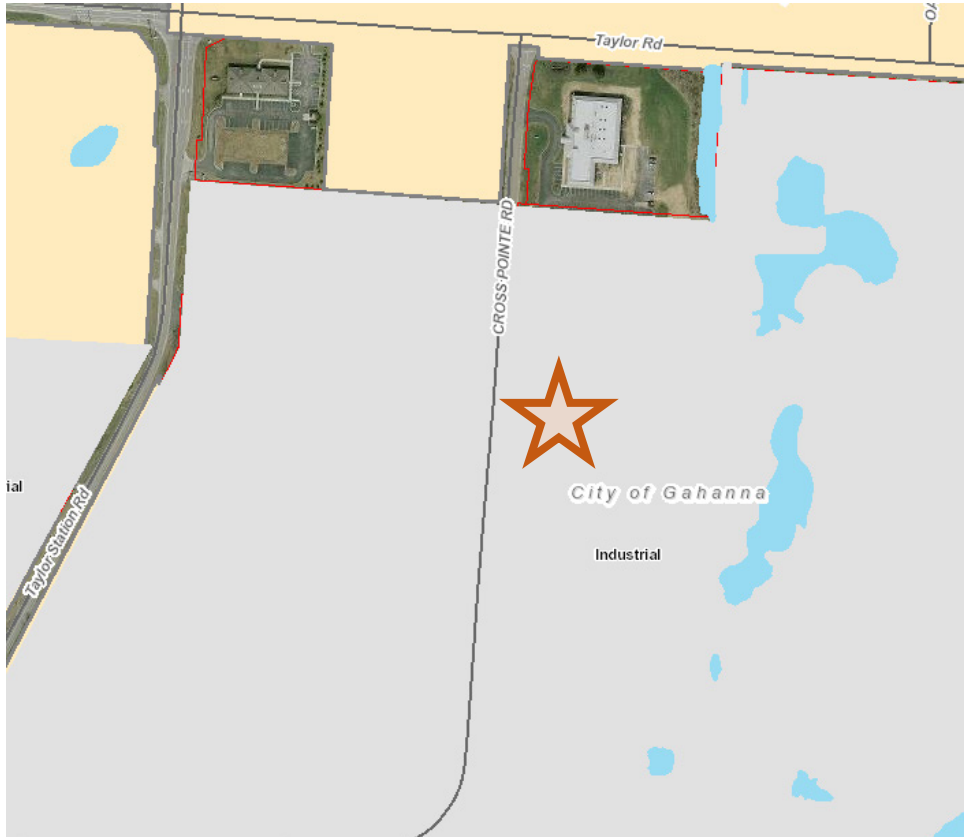
1. Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.



CITY OF GAHANNA

3. Contribute to the continuing economic and community vitality of the Design Review District.
4. Maintain, protect and enhance the physical surroundings of the Design Review District.

Future Land Use Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Kenny Company Office
Project Address: 670 Cross Pointe Rd.

The applicant proposes to build a 20,284 sq ft office building on 3.128 acres located in the OCT zoned district. The site is located at the northern portion of Cross Pointe near Taylor Road, on the east side of the road. All building setbacks have been met or exceeded, and all parking setbacks have been met. Parking stall sizes and drive aisle widths meet code. The minimum number of required parking spaces is 68, with 213 provided. This number of spaces is needed to accommodate the number of employees who will be working from the office. Lot coverage is 71.5%. Parking lot interior landscaping requirements have been met and exceeded. See David Reutter's comments on Green Infrastructure.

Exterior finishes include both vertical and horizontal metal panels, blue tinted glass with clear anodized aluminum mullions. Signage can be administratively approved.

Existing street trees will be preserved, along with several trees along the south property line. A total of 39 trees and 69 shrubs will be installed on the site. Foundation plantings will consist of shrubs and perennials/ornamental grasses.

Parking lot lighting will be provided by LED cut off fixtures atop 20' poles.

Respectfully Submitted By:

BONNIE GARD

Planning & Zoning Administrator
Department of Public Service & Engineering
Division of Building & Zoning



"HERB CAPITAL OF OHIO"