

FINAL DEVELOPMENT PLAN APPLICATION

PROPERTY INFORMATION			
Project/Property Address: 1195 Technology Dr, Gahanna, OH 43230		Project Name/Business Name: Rosen USA	
Parcel #: PID: 025-008886	Zoning: (see Map)	OCT	Acreage: 3.18ac (scope extent)

PLAN SPECIFICATIONS
Project Description & Proposed Use(s): New 45,445sf Tools Warehouse with ~75,000sf of hardscape improvements for employee parking and equipment yard. The project includes the removal of the 2,773sf prefabricated membrane structure located in their current equipment yard & replacement of asphalt pavement with concrete pavement in the equipment yard area.

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Brian Brooks	Applicant Address: 14120 Interdrive E, Houston, TX 77032
Applicant E-mail: bbrooks@rosen-group.com	Applicant Phone: 1-832-873-0275
Business Name (if applicable): Realrona Inc.	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Jason Honeycutt, Gensler (Architect)	713-844-0079 / jason_honeycutt@gensler.com
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: **BBrooks** Digitally signed by BBrooks
DN: DC=net, DC=RosenInspection, OU=rosen-group, OU=managed
+users, CN=BBrooks, E=bbrooks@rosen-group.com
Reason: I am approving this document
Location: Houston, Texas
Date: 2022.12.15 14:32:34-0600
First PDF created: Version: 12.0.2 Date: **12/15/22**

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No. **FDP 00023023**

RECEIVED: **KAW**
DATE: **1-5-23**

PAID: **1000.00**
DATE: **1-5-23**

Updated
Aug 2021



DEPARTMENT OF PLANNING

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

_____ (property owner name printed)

_____ (property owner signature) _____ (date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Brian Brooks

_____ (applicant/representative/property owner name printed)

BBrooks

Digitally signed by BBrooks
DN: DC=net, OU=RosenInspection, O=RosenGroup, OU=Managed users, CN=BBrooks, E=bbrooks@rosen-group.com
Reason: I agree to the terms defined by the placement of my signature in this document
Location: Houston, Texas
Date: 2022.12.15 14:19:18-0500
Ford PDF Reader Version: 12.0.2

December 15, 2022

_____ (applicant/representative/property owner signature)

_____ (date)

Subscribed and sworn to before me on this 15 day of December, 2022.

State of Texas County of Harris

Notary Public Signature: Carol Alf



025-008886
REALRONA INC
dba ROSEN USA
1195 Technology Drive
Columbus, OH 43230

Contiguous Property List

025-011724
PB Development LLC
1195 Technology Drive
Columbus, OH 43230

025-011182
Ribbon Technology Group
PO Box 30758
Columbus, OH 43230

025-006923
Woodstone Enterprises LP
300 Fidelity Bldg 502
Knoxville, TN 37902

025-006726
Franklin County Comm
909 Taylor Station Road
Columbus, OH 43230

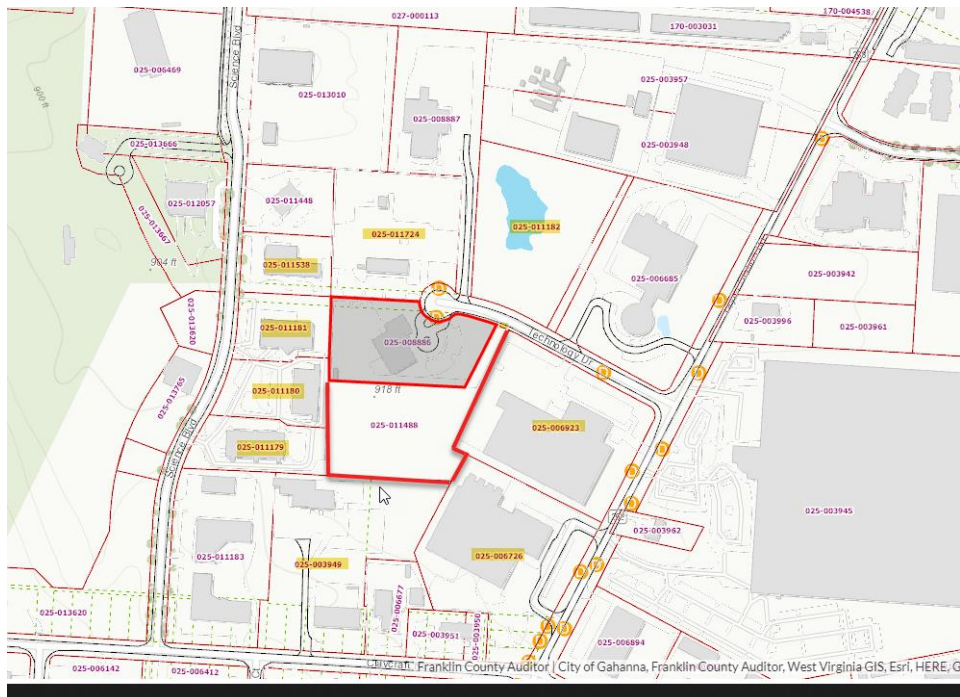
025-003949
William R. Patrick
1120 Claycraft Road
Columbus, OH 43230

025-011179
CES Investments LLC
901 NE River Road
Topeka, KS 66616-1133

025-011180
JBML Equities LLC
8025 Corporate Blvd.
Plain City, OH 43064

025-011181
SLS Real Estate of Ohio LLC
68 S. 4th Street
Columbus, OH 43215

025-011538
MHI Commerce Center
PO Box 9495
Fargo, ND 58106



PB DEVELOPMENT LLC
1196 TECHNOLOGY DRIVE
COLUMBUS, OH 43230

ROBERT J ECKART
1200 TECHNOLOGY DRIVE
COLUMBUS, OH 43230

WOODSTONE ENTERPRISES LP
875 TAYLOR STATION RD
COLUMBUS, OH 43230

FRANKLIN COUNTY COMM
909 TAYLOR STATION RD
COLUMBUS, OH 43230

WILLIAM R PATRICK
1120 CLAYCRAFT RD
COLUMBUS, OH 43230

CES INVESTMENTS LLC
890 SCIENCE BLVD
COLUMBUS, OH 43230

JBML EQUITIES LLC
870 SCIENCE BLVD
COLUMBUS, OH 43230

SLS REAL ESTATE OF OHIO LLC
850 SCIENCE BLVD
COLUMBUS, OH 43230

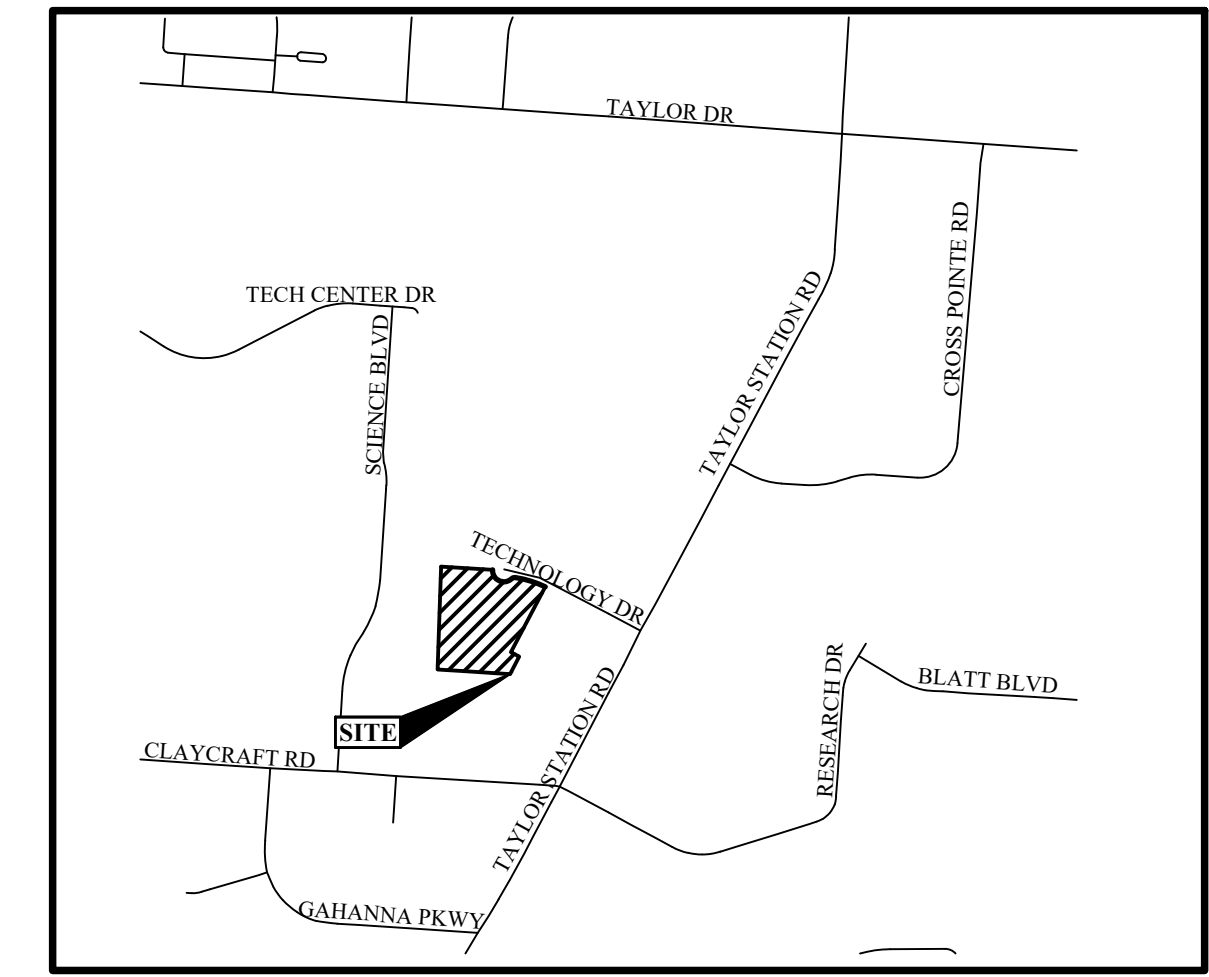
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR **ROSEN GAHANNA** PHASE 2 2022

PROJECT ZONING INFORMATION

Address: 1195 Technology Drive
 Tax Parcel No.: 025-008886-00
 Zoning Classification/District: OCT (Office, Commerce, and Technology District)
 Zoning Case No.: N/A
 Variances: N/A
 Commercial Overlay: N/A
 Total Site Area: 5.72 AC
 Flood Insurance Rate Map Number (FIRM): 39049C0352K
 Most Recent Effective Date of FIRM: June 6, 2008

PROJECT DATA TABLE

Proposed Building Height: 32'-11 1/2"
 No. of Proposed Buildings: 1 Building
 Proposed Commercial Square Foot: 45,500 SF
 Parking Required: 10 Spaces (1/5000 SF)
 Proposed Parking Provided: 68 Spaces
 Handicap Parking Required: 1 Space
 Handicap Parking Provided: 2 Spaces



LOCATION MAP
Not to Scale

DEVELOPER/OWNER

Rosen, USA
 Brian Brooks
 1195 Technology Drive
 Gahanna, OH 43230
 Tel: (832) 873-0275
 Email: bbrooks@rosen-group.com

ARCHITECT

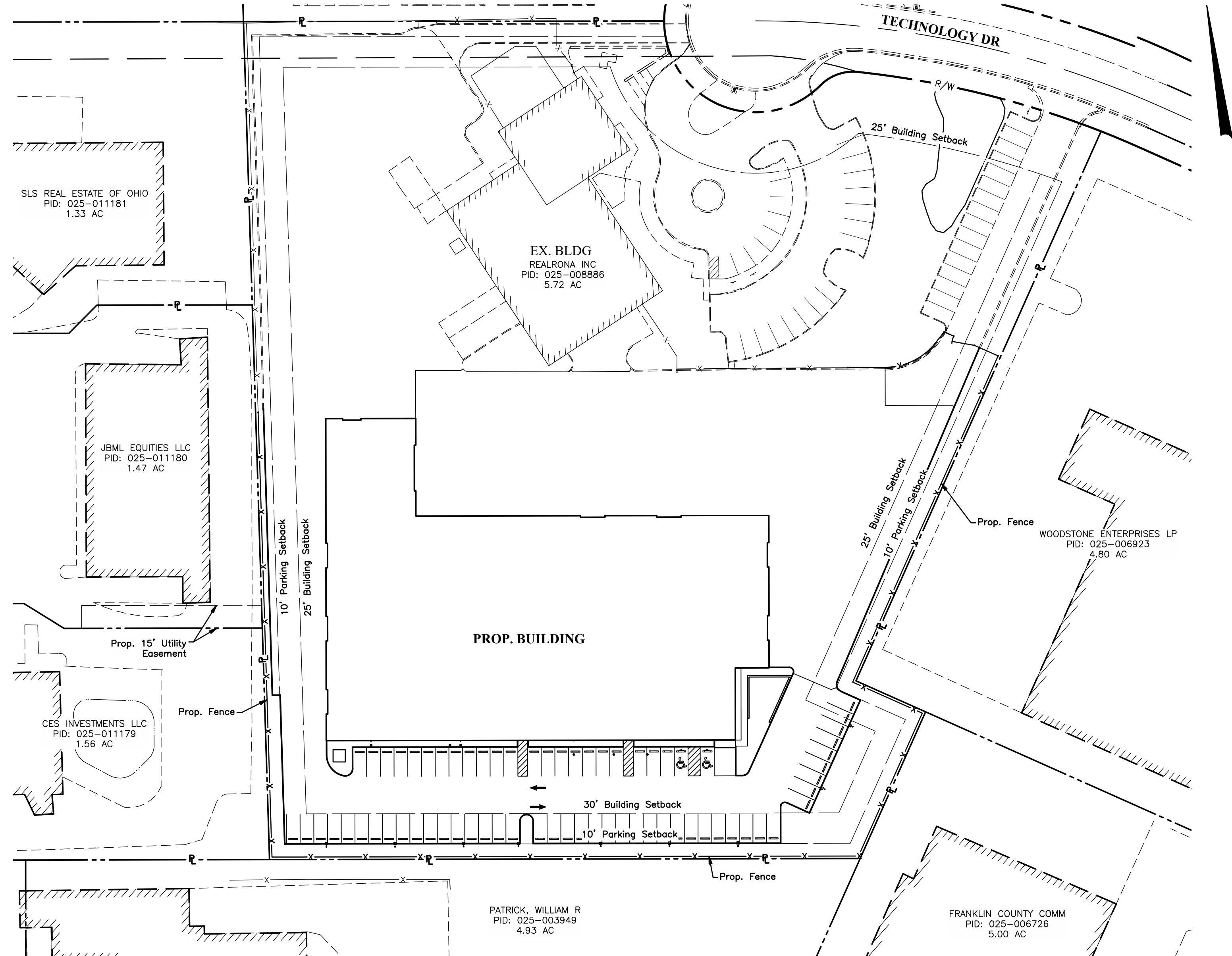
GENSLER
 Jason Honeycutt
 2 Houston Center
 909 Fannin Street, Suite 200
 Houston, Texas 77010
 Tel: (832) 533-9184
 Email: Jason_honeycutt@gensler.com

ENGINEER

EMH&T
 Brian Quackenbush
 5500 New Albany Road
 New Albany, Ohio 43054
 Tel: (614) 775-4390
 Email: bquackenbush@emht.com

SHEET INDEX

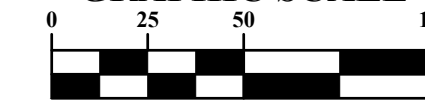
TITLE SHEET	C100
EXISTING CONDITIONS & DEMOLITION PLAN	C101
SITE PLAN	C102
UTILITY PLAN	C103
ENLARGED LANDSCAPE PLAN	L100
OVERALL LANDSCAPE PLAN	L101
BASIN LANDSCAPE PLAN	L102
LANDSCAPE DETAILS	L103



INDEX MAP

Scale: 1" = 50'

GRAPHIC SCALE



1 inch = 50 feet

BOUNDARY & TOPOGRAPHIC SURVEY

This plan is based on Boundary and Topographic Surveys prepared by Garcia Surveyors, Inc. and dated October 3, 2022.

Any questions about the boundary, or horizontal and vertical control should be directed to the following:

Garcia Surveyors, Inc.
 Douglas M. Kuypers, PS
 4290 Indianola Ave., Ste. 102
 Columbus, OH 43214
 614.800.8731

CITY OF GAHANNA APPROVAL

The signatures below signify only concurrence with the purpose and general location of the project. All technical details remain the responsibility of the Engineer preparing the plans.

Director of Planning, City Of Gahanna _____

Date _____

PREPARED BY:



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers - Surveyors - Planners - Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

This is to certify that good engineering practices have been utilized on the design of this project, and that all of the minimum local standards have been met, including those standards greater than minimum where, in my opinion, are needed to protect the safety of the public. Any variances to the above standards are consistent with sound engineering practices and are not detrimental to the public safety and convenience.

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 December 15, 2022

Registered Engineer No. _____

Date _____

MARK	DATE	DESCRIPTION

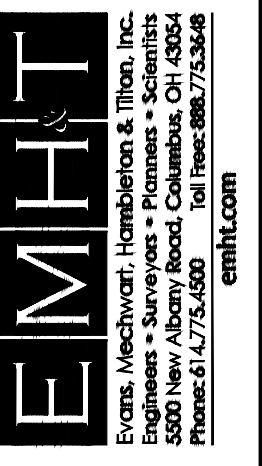
ROSEN, USA

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR
ROSEN GAHANNA
 PHASE 2

TITLE SHEET



DATE
 December 15, 2022

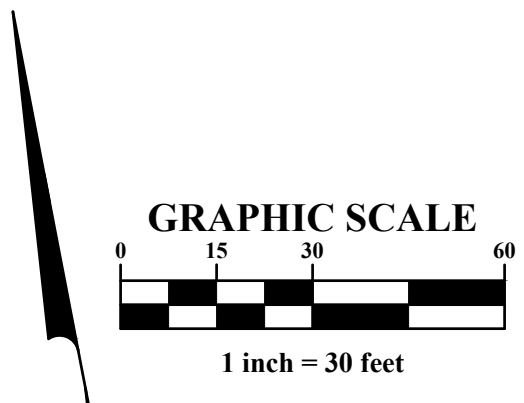
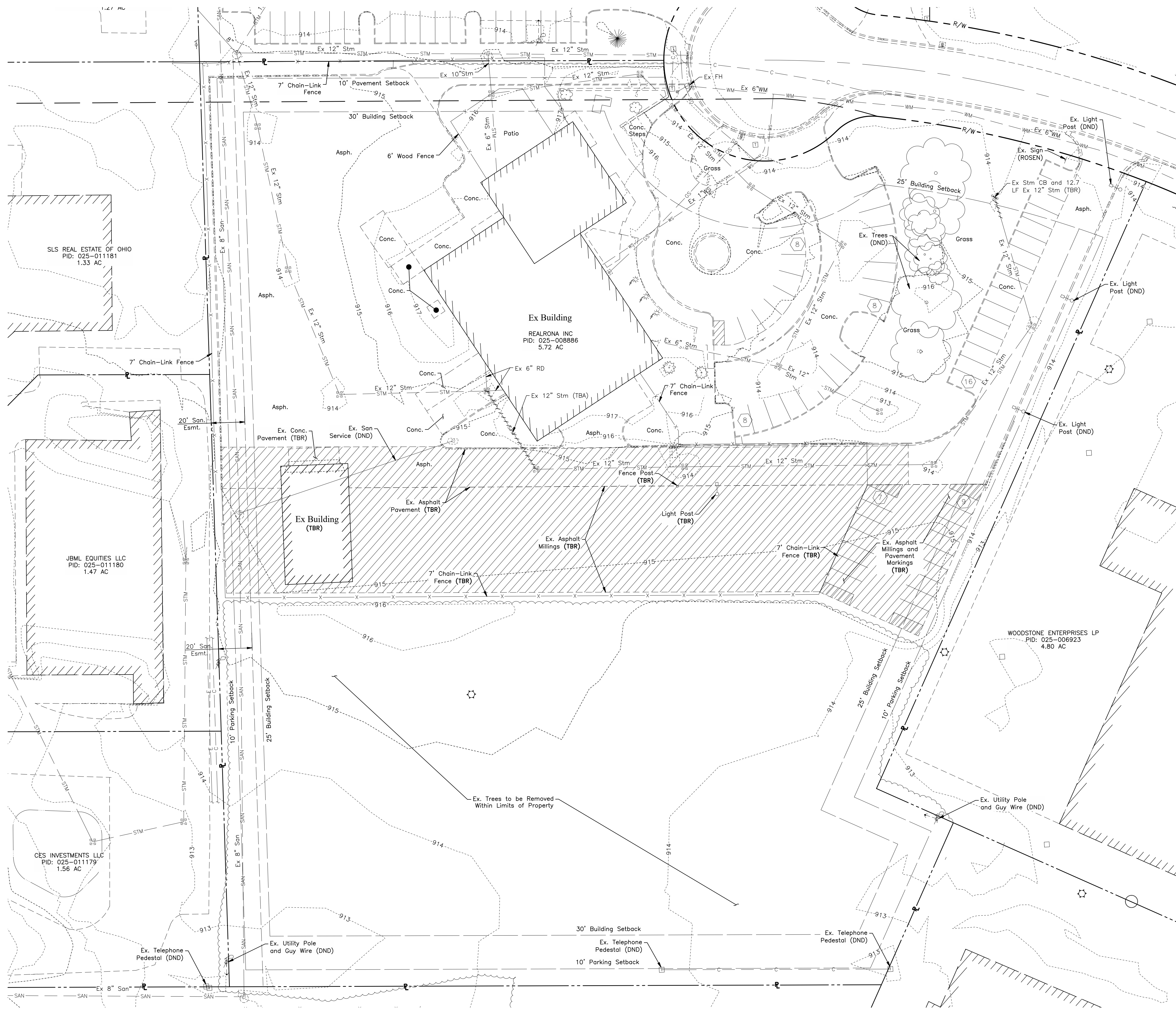
SCALE
 1" = 100'

JOB NO.
 20220634

SHEET
C100

J:\2022\20220634\Drawings\44Sheets\Final Development Plan\20220634 - Title Sheet.dwg - Last Saved By: mhucke, 12/15/2022 3:36 PM Last Printed By: Hucke, Matthew, 12/15/2022 3:53 PM (No Xrefs)

J:\20220634\Drawings\Drawings\Final Development Plan\20220634 - Existing & Demolition.dwg, Last Saved By: mhucke, 12/15/2022 3:49 PM, Last Printed By: Huckle, Matthew, 12/15/2022 3:53 PM



LEGEND

	Curb		Sidewalk/Curb Ramp
	Center Line Swale		Fence/Handrail
	Water Main		Water Service
	Domestic Water Service		Fire Water Service
	Sanitary Sewer Main		Sanitary Sewer Service
	Storm Sewer		Roof Drain
	Underdrain		Underground Electric Service
	Electric Duct Bank		Overhead Electric
	Overhead Electric & Communications		Underground Street Lighting
	Private Site Lighting		Communications Service
	Communications Duct Bank		Natural Gas Main
	Natural Gas Service		Tree Row
	Ornamental Tree/Shrub		Deciduous/Evergreen Tree
	Catch Basin		Detectable Warning Plate
	Curb & Gutter Inlet		Sign
	Headwall w/ Rock Channel Protection		Wheel Block
	Manhole		Handicap Pavement Symbol
	Cleanout		Bollard
	Fire Hydrant		Light Pole
	Fire Department Connection		Transformer
	Valve		Gas Meter
	Reducer		Pull Box
	Pavement (TBR)		

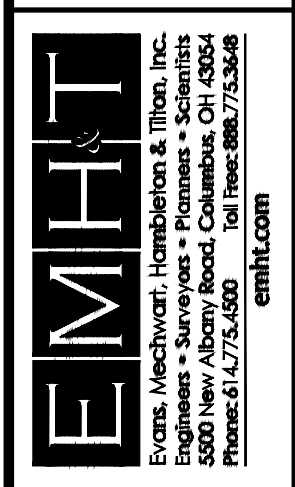
ABBREVIATIONS

EX	Existing
P/L	Property Line
TBR	To Be Removed
TBA	To Be Abandoned
R/W	Right Of Way
DND	Do Not Disturb

MARK	DATE	DESCRIPTION

ROSEN, USA

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
ROSEN GAHANNA
 PHASE 2
 EXISTING CONDITIONS & DEMOLITION PLAN



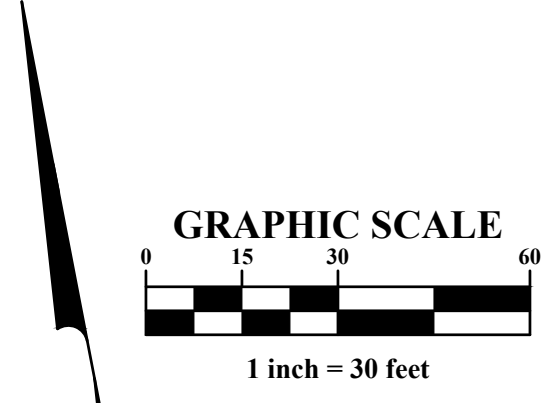
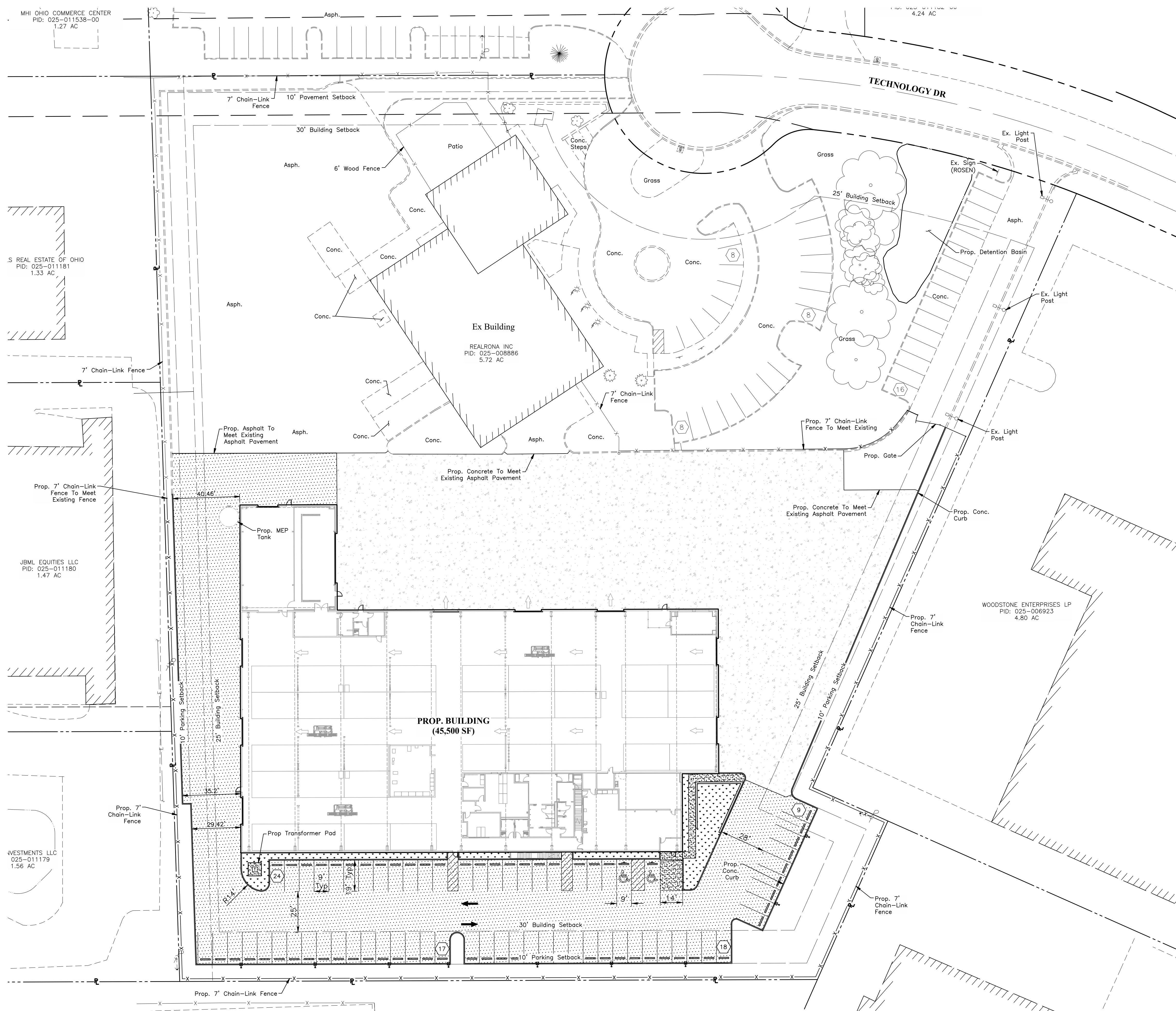
DATE
December 15, 2022

SCALE
1" = 30'

JOB NO.
20220634

SHEET
C101

J:\20220634\DWG\04Sheets\Final Development Plan\20220634 - Site Plan.dwg, Last Saved By: mhucke, 12/15/2022 3:51 PM, Last Printed By: Hucker, Matthew, 12/15/2022 3:53 PM (No Xrefs)



LEGEND

— WS — WS —	Water Service	●	Fire Hydrant
— DWS — DWS —	Domestic Water Service	○	Valve
— FWS — FWS —	Fire Water Service	○	Reducer
— SAS — SAS —	Sanitary Sewer Service	⊕	Fire Department Connection
— STM — STM —	Storm Sewer	⊕	Light Pole (Refer to Site Lighting Plan)
— RD — RD —	Roof Drain	⊕	Transformer
— U — U —	Underdrain		
— E — E —	Underground Electric Service		
— L — L —	Site Lighting		
— C — C —	Communications Service		
— GS — GS —	Natural Gas Service		
■	Catch Basin		
■	Curb & Gutter Inlet		
■	Headwall w/ Rock Channel Protection		
○	Manhole		
●	Cleanout		
○	Gas Meter (By Service Provider)		
▨	Concrete Sidewalk		
▨	Light Duty Asphalt Pavement		
▨	Concrete Pavement		
▨	See Landscape Plan For Details		

NOTE
Typical radii of proposed curbs are 5' unless otherwise noted.

MARK	DATE	DESCRIPTION

ROSEN, USA

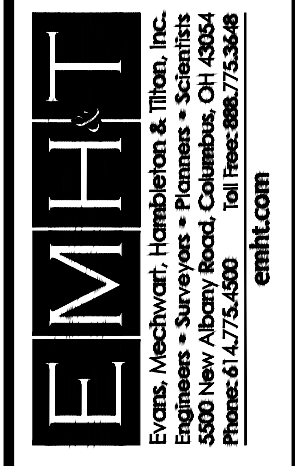
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
ROSEN GAHANNA
PHASE 2
SITE PLAN

DATE
December 15, 2022

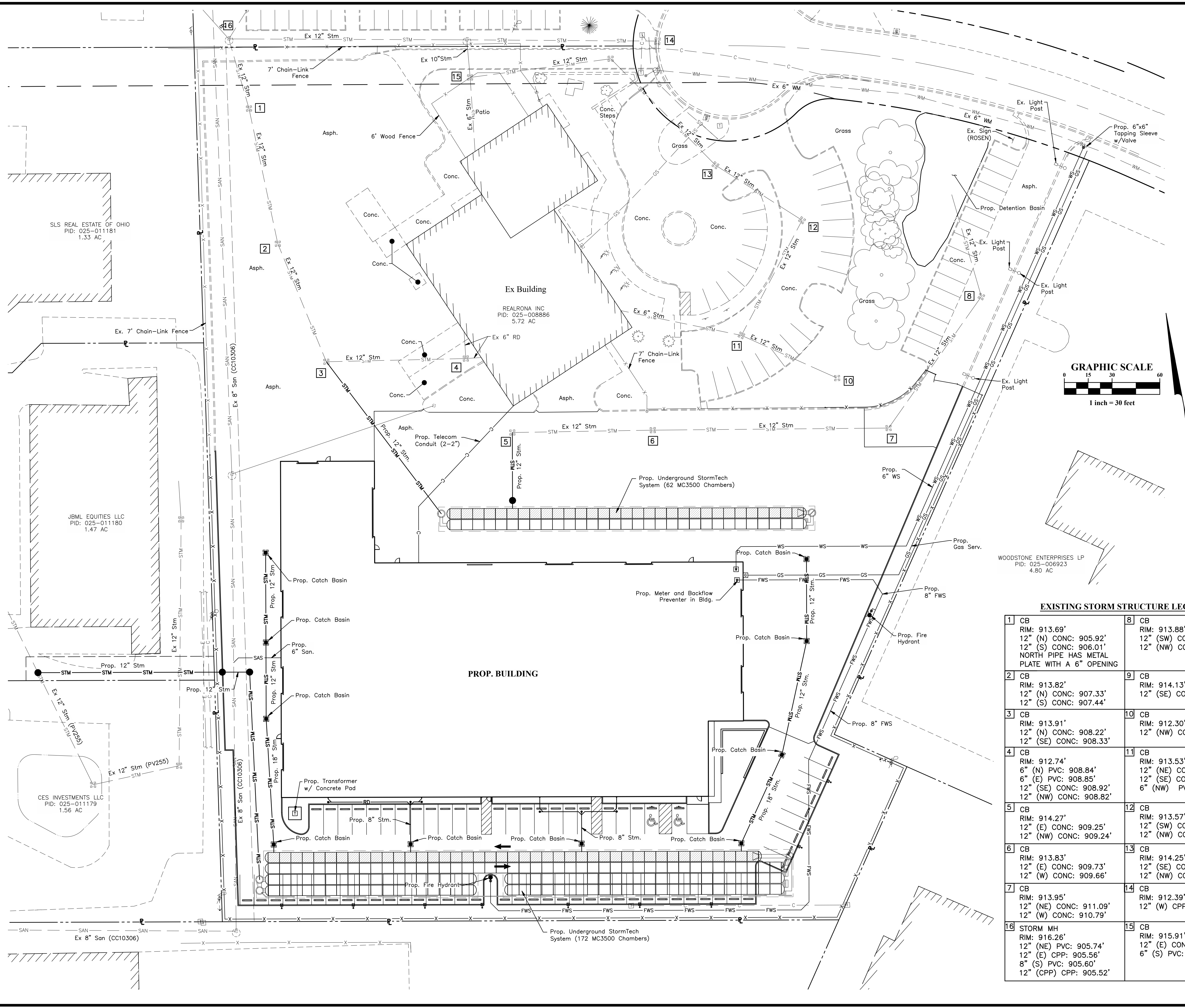
SCALE
1" = 30'

JOB NO.
20220634

SHEET
C102



J:\20220634\Drawings\44Sheets\Final Development Plan\20220634 - Utility Plan.dwg - Last Saved By: mhucke, 12/15/2022 3:52 PM. Last Printed By: Hucke, Matthew, 12/15/2022 3:53 PM (No Xrefs)

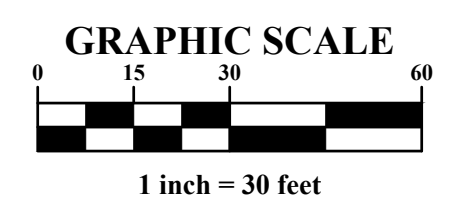


LEGEND

	Curb		Detectable Warning Plate
	Sidewalk/Curb Ramp		Sign
	Center Line Swale		Wheel Block
	Fence/Handrail		Handicap Pavement Symbol
	Water Main		Bollard
	Water Service		Light Pole
	Domestic Water Service		Transformer
	Fire Water Service		Gas Meter
	Sanitary Sewer Main		Pull Box
	Sanitary Sewer Service		
	Storm Sewer		
	Roof Drain		
	Underdrain		
	Underground Electric Service		
	Electric Duct Bank		
	Overhead Electric		
	Overhead Electric & Communications		
	Underground Street Lighting		
	Private Site Lighting		
	Communications Service		
	Communications Duct Bank		
	Natural Gas Main		
	Natural Gas Service		
	Tree Row		
	Ornamental Tree/Shrub		
	Deciduous/Evergreen Tree		

ABBREVIATIONS

EX	Existing
P/L	Property Line
TBR	To Be Removed
R/W	Right Of Way



EXISTING STORM STRUCTURE LEGEND

1 CB RIM: 913.69' 12" (N) CONC: 905.92' 12" (S) CONC: 906.01' NORTH PIPE HAS METAL PLATE WITH A 6" OPENING	8 CB RIM: 913.88' 12" (SW) CONC: 911.66' 12" (NW) CONC: 911.74'
2 CB RIM: 913.82' 12" (N) CONC: 907.33' 12" (S) CONC: 907.44'	9 CB RIM: 914.13' 12" (SE) CONC: 912.03'
3 CB RIM: 913.91' 12" (N) CONC: 908.22' 12" (SE) CONC: 908.33'	10 CB RIM: 912.30' 12" (NW) CONC: 909.92'
4 CB RIM: 912.74' 6" (N) PVC: 908.84' 6" (E) PVC: 908.85' 12" (SE) CONC: 908.92' 12" (NW) CONC: 908.82'	11 CB RIM: 913.53' 12" (NE) CONC: 909.48' 12" (SE) CONC: 909.55' 6" (NW) PVC: 909.85'
5 CB RIM: 914.27' 12" (E) CONC: 909.25' 12" (NW) CONC: 909.24'	12 CB RIM: 913.57' 12" (SW) CONC: 909.22' 12" (NW) CONC: 909.22'
6 CB RIM: 913.83' 12" (E) CONC: 909.73' 12" (W) CONC: 909.66'	13 CB RIM: 914.25' 12" (SE) CONC: 908.85' 12" (NW) CONC: 908.75'
7 CB RIM: 913.95' 12" (NE) CONC: 911.09' 12" (W) CONC: 910.79'	14 CB RIM: 912.39' 12" (W) CPP: 909.45'
16 STORM MH RIM: 916.26' 12" (NE) PVC: 905.74' 12" (E) CPP: 905.56' 8" (S) PVC: 905.60' 12" (CPP) CPP: 905.52'	15 CB RIM: 915.91' 12" (E) CONC: 907.13' 6" (S) PVC: 908.22'

PROPOSED

	Water Service		Fire Hydrant
	Domestic Water Service		Valve
	Fire Water Service		Reducer
	Sanitary Sewer Service		Fire Department Connection
	Storm Sewer		Light Pole (Refer to Site Lighting Plan)
	Roof Drain		Transformer
	Underdrain		
	Underground Electric Service		
	Site Lighting		
	Communications Service		
	Natural Gas Service		

REVISIONS	MARK	DATE	DESCRIPTION

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
ROSEN GAHANNA
PHASE 2
UTILITY PLAN

ROSEN, USA

EMHT
5000 New Albany Road, Columbus, OH 43264
Phone: 614.757.5500 Fax: 614.757.5500 emht.com

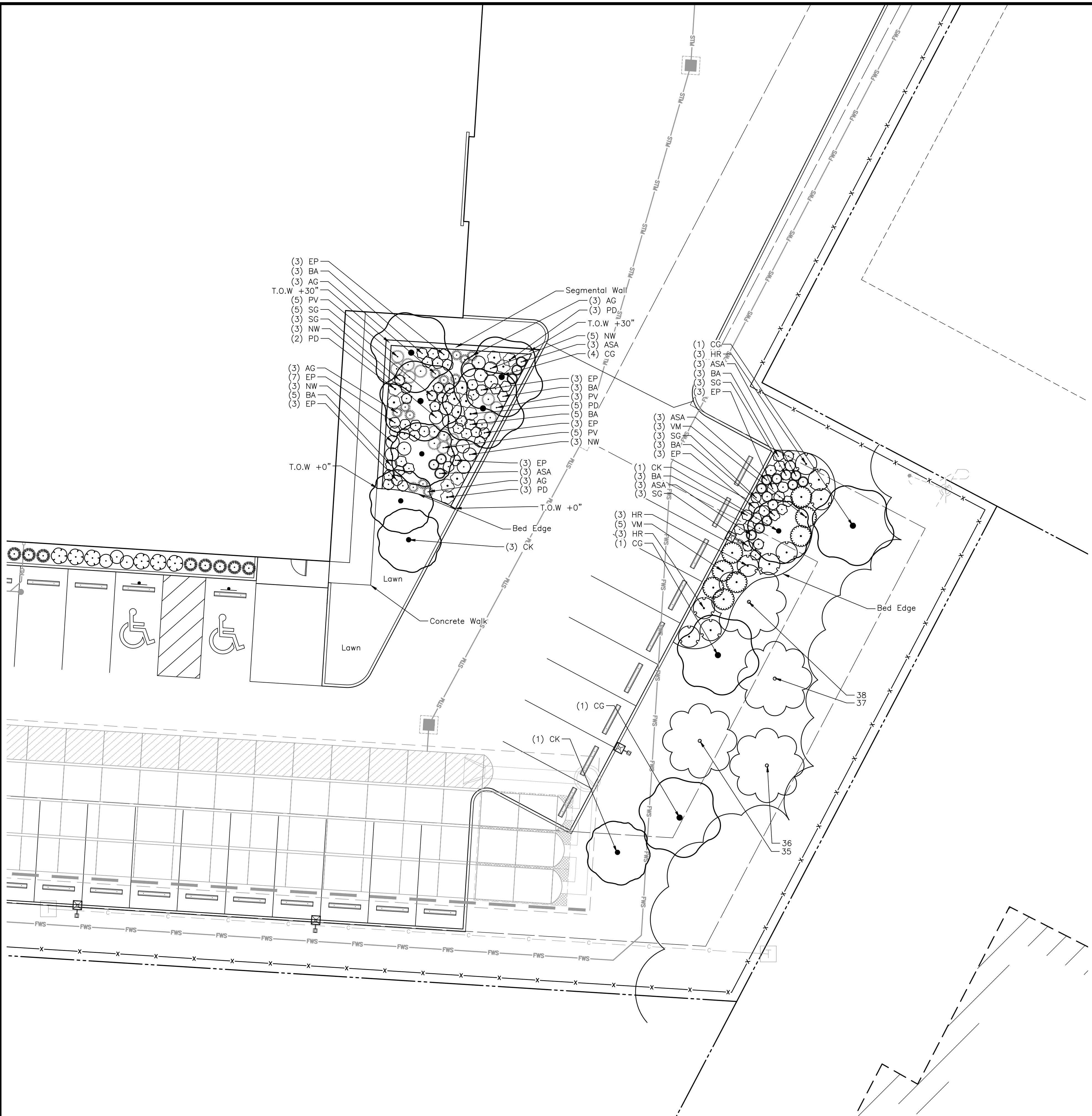
DATE: December 15, 2022

SCALE: 1" = 30'

JOB NO.: 20220634

SHEET: C103

\\cmhdad01\project01\20220634\Drawings\04Sheets\final development plan\20220634 - Landscape Plan.dwg, Last Saved By: bmoreaux, 2/2/2023 1:03 PM, Last Printed By: Moreaux, Bruce, 2/2/2023 1:26 PM (No Xrefs)



PLANT SCHEDULE GARDEN AREA

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	CK	3	Cornus kousa Kousa Dogwood	3" Cal.	B&B
	CG	4	Crataegus viridis Green Hawthorn	3" Cal.	B&B
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	
AG	12	Andropogon gerardii Big Bluestem	24" Ht.	Cont.	
ASA	6	Andropogon scoparius Little Bluestem	24" Ht.	Cont.	
PV	13	Panicum virgatum Switch Grass	24" Ht.	Cont.	
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	
BA	16	Baptisia australis Blue Wild Indigo	12" Ht.	Cont.	
EP	22	Echinacea x 'Purple Emperor' Purple Emperor Coneflower	12" Ht.	Cont.	
NW	14	Nepeta x 'Walker's Low' Walker's Low Catmint	24" Ht.	Cont.	
PD	13	Penstemon digitalis Beardtongue	12" Ht.	Cont.	
SG	8	Solidago canadensis Goldenrod	24" Ht.	Cont.	

PLANT SCHEDULE ADDITIONAL TREE PLANTING

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	CK	2	Cornus kousa Kousa Dogwood	3" Cal.	B&B
	CG	3	Crataegus viridis Green Hawthorn	3" Cal.	B&B
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	
HR	9	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	24" Ht.	Cont.	
VM	8	Viburnum acerifolium Mapleleaf Viburnum	24" Ht.	Cont.	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	
ASA	9	Andropogon scoparius Little Bluestem	24" Ht.	Cont.	
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	
BA	9	Baptisia australis Blue Wild Indigo	12" Ht.	Cont.	
EP	6	Echinacea x 'Purple Emperor' Purple Emperor Coneflower	12" Ht.	Cont.	
SG	9	Solidago canadensis Goldenrod	24" Ht.	Cont.	

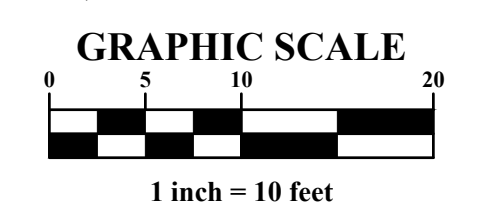
XX Existing Trees on Site (See Davey Institute Tree Survey Map)

914.05(a) MINIMUM TREES REQUIRED:

(1) A minimum of one shade tree caliper inch per 1,000 square feet of impervious surface unless located within the Planned Industrial District zoning districts.

±84,800 S.F. Total Impervious Surface
±84,800 / 1,000 = 85" caliper needed

542" Caliper - Existing Trees on Site
33" Caliper - Proposed Trees on Site



Note: See additional landscape requirements on overall landscape plan L101.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
December 15, 2022

MARK	DATE	DESCRIPTION

ROSEN, USA

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
ROSEN GAHANNA
PHASE 2
ENLARGED LANDSCAPE PLAN

EMHT
 5000 New Albany Road, Columbus, OH 43244
 Phone: 614.757.5500 Fax: 614.757.5500
 emht.com

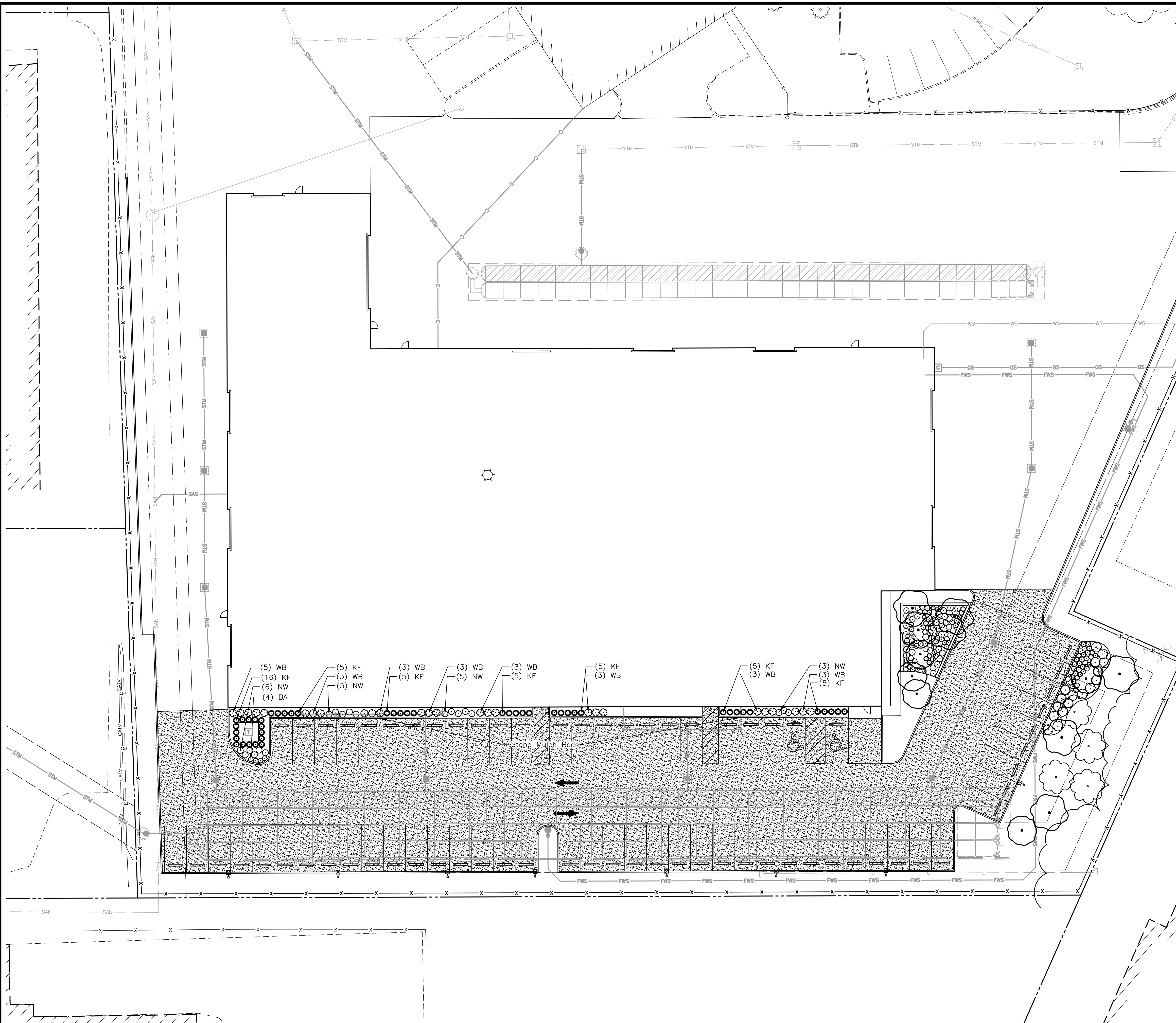
DATE
December 15, 2022

SCALE
1" = 10'

JOB NO.
20220634

SHEET
L100

\\cmhdad01\project01\20220634\DWG\04\Sheets\final development plan\20220634 - Landscape Plan.dwg, Last Saved By: bmoreaux, 2/2/2023 1:03 PM, Last Printed By: Moreaux, Bruce, 2/2/2023 1:26 PM (No Xrefs)

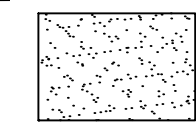


PLANT SCHEDULE BUILDING FRONTAGE PLANTINGS

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
WB	26	Weigela florida 'Bramwell' Fine Wine® Weigela	24" Ht.	Cont.
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
KF	46	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	24" Ht.	Cont.
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
BA	4	Baptisia australis Blue Wild Indigo	12" Ht.	Cont.
NW	19	Nepeta x 'Walker's Low' Walker's Low Catmint	24" Ht.	Cont.

1163.08 - INTERIOR LANDSCAPE REQUIREMENTS

HATCH

 23,511 Sq. Ft. Proposed Parking Area

1163.08(c) The required amount of interior landscaping area shall be five percent of the total area of the parking lot pavement.

.05 x 23,511 = 1175.6 sq. ft. Landscaping Area

1163.08(e) One tree per 100 square feet of required landscape area shall be required

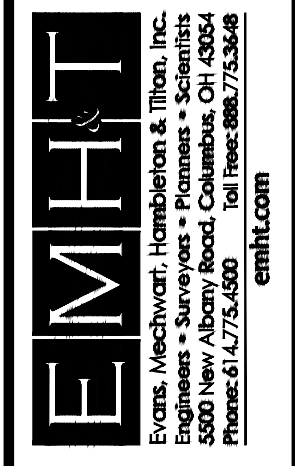
1,175.6 / 100 = 12 Trees Required
12 Trees Proposed (see enlarged landscape sheet L100)

- (5) WB
- (16) KF
- (6) NW
- (4) BA
- (5) KF
- (3) WB
- (5) NW
- (3) WB
- (3) WB
- (3) WB
- (5) KF
- (3) WB
- (5) KF
- (3) NW
- (3) WB
- (5) KF

MARK	DATE	DESCRIPTION

ROSEN, USA

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
ROSEN GAHANNA
PHASE 2
 OVERALL LANDSCAPE PLAN



DATE
December 15, 2022

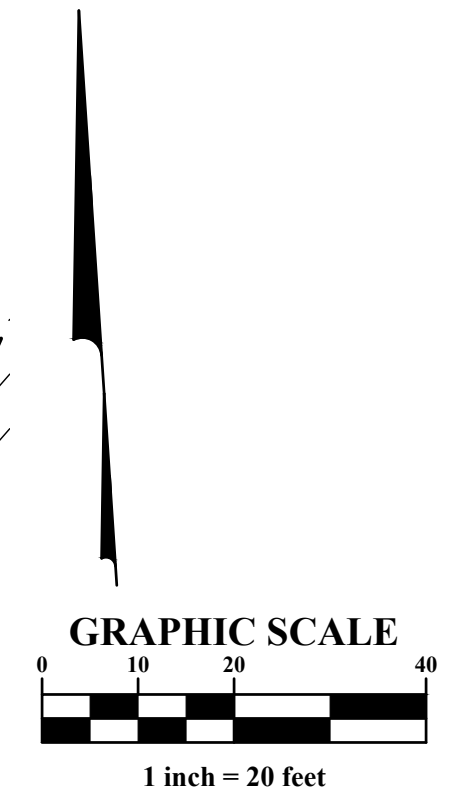
SCALE
1" = 30'

JOB NO.
20220634

SHEET
L101

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 December 15, 2022



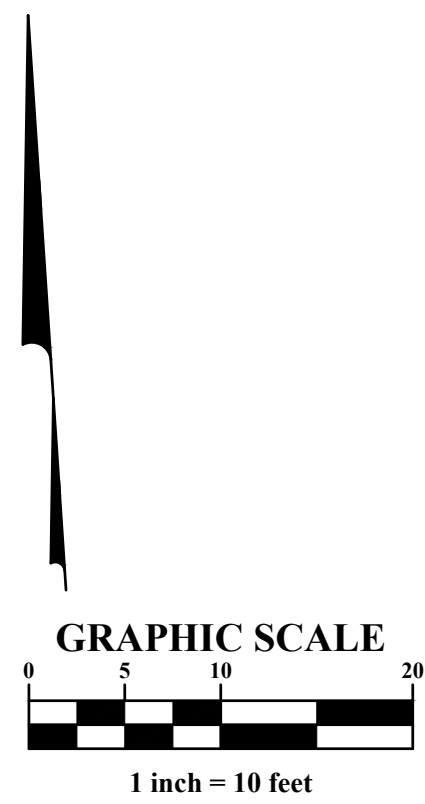
\\cmhdad01\project01\20220634\DWG\04Sheets\final development plan\20220634 - Landscape Plan.dwg, Last Saved By: bmoreaux, 2/2/2023 1:03 PM, Last Printed By: Moreaux, Bruce, 2/2/2023 1:26 PM (No Xrefs)



PLANT SCHEDULE BASIN PLANTINGS

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	BN	3	Betula nigra River Birch Multi-Trunk	3" Cal.	B&B
	QB	2	Quercus bicolor Swamp White Oak	3" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	IV	4	Ilex verticillata 'Jim Dandy' Jim Dandy Winterberry	24" Ht.	Cont.
	IN	13	Ilex verticillata 'Nano' Nano Red Sprite Winterberry	24" Ht.	Cont.
	IVM	8	Itea virginica 'Henry's Garnet' Henry's Garnet Sweetspire	24" Ht.	Cont.
	PS	14	Physocarpus opulifolius 'Seward' Summer Wine Ninebark	24" Ht.	Cont.

4" Depth 1"-3" Washed Local Rounded River Gravel
 (2) IV
 (3) PS
 (2) IVM
 (3) IN
 Bed Edge



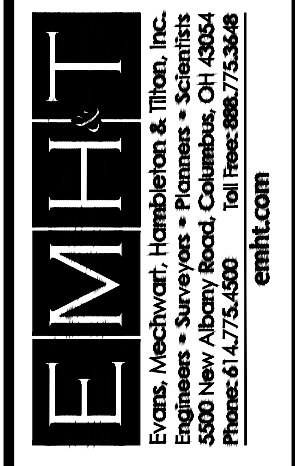
PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 December 15, 2022

MARK	DATE	DESCRIPTION

ROSEN, USA

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
ROSEN GAHANNA
 PHASE 2
 BASIN LANDSCAPE PLAN

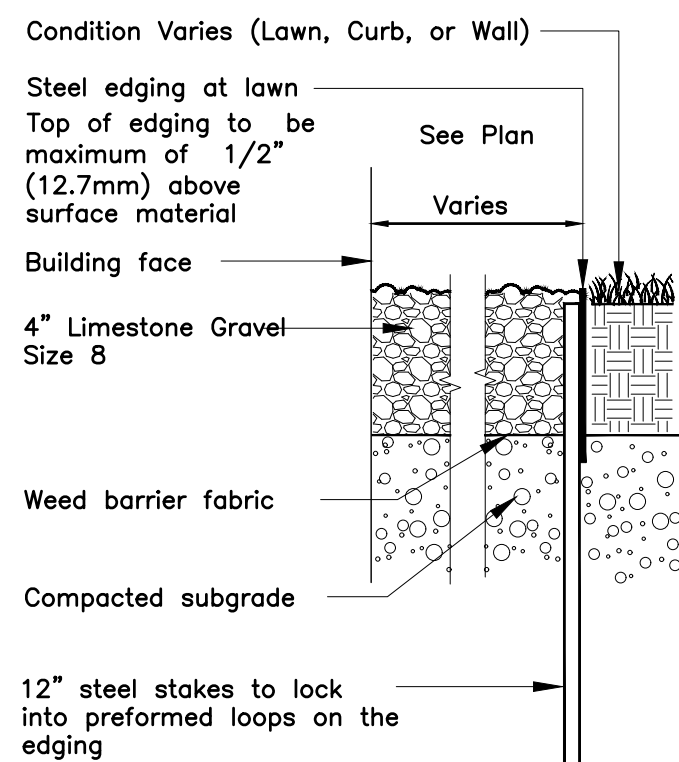


DATE
 December 15, 2022

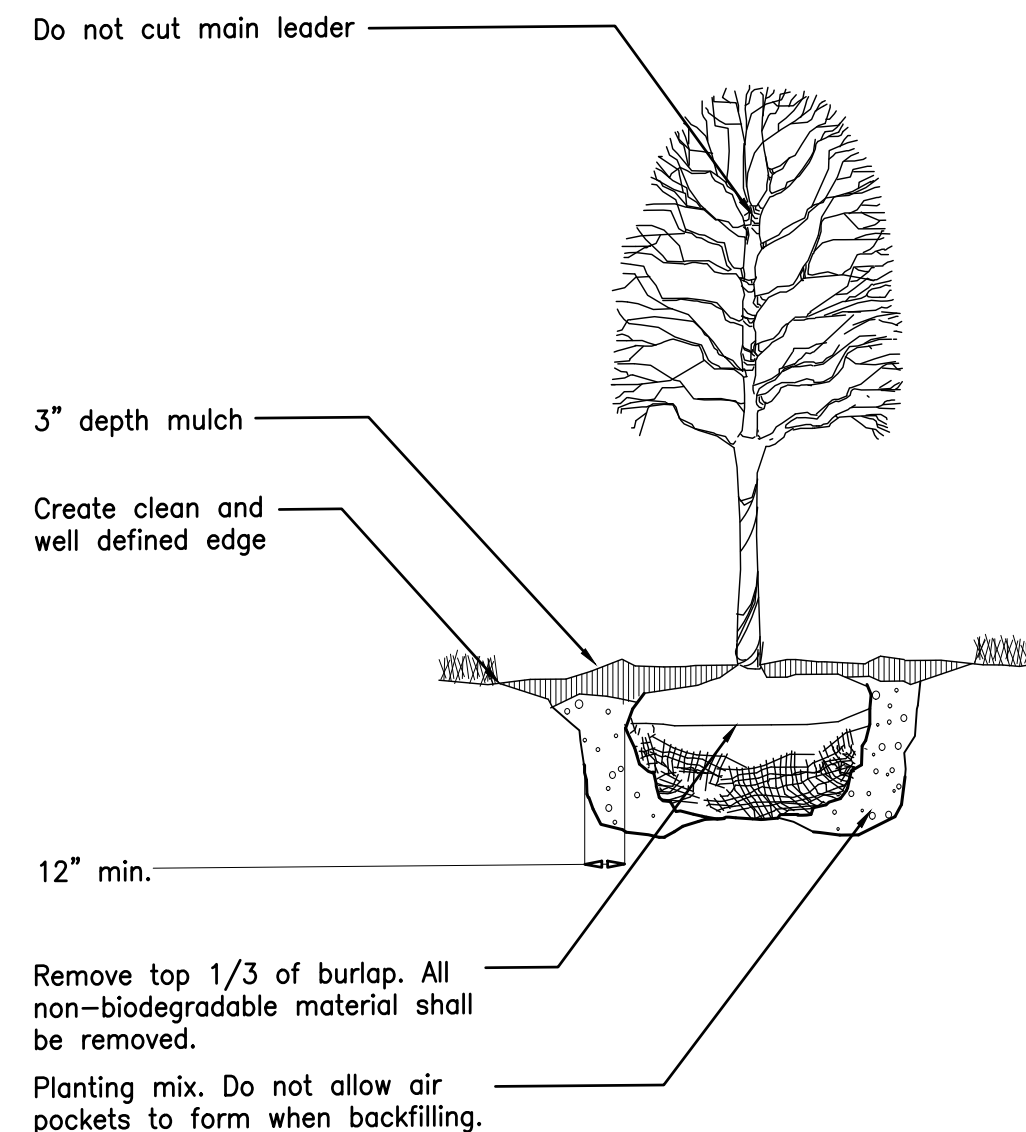
SCALE
 1" = 10'

JOB NO.
 20220634

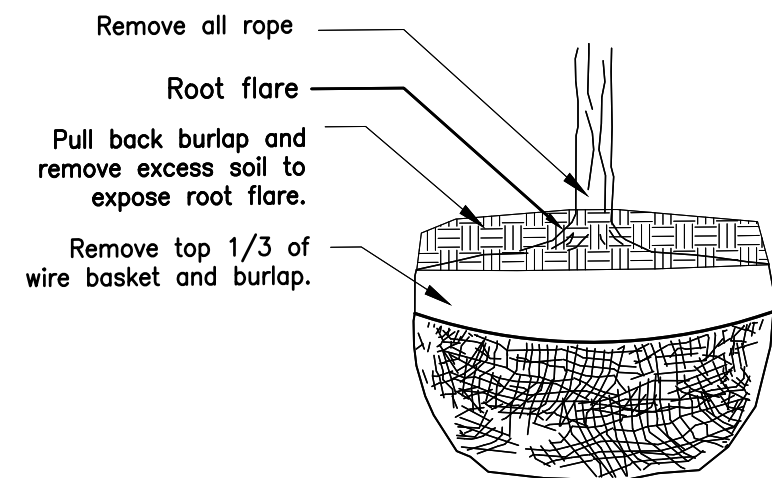
SHEET
L102



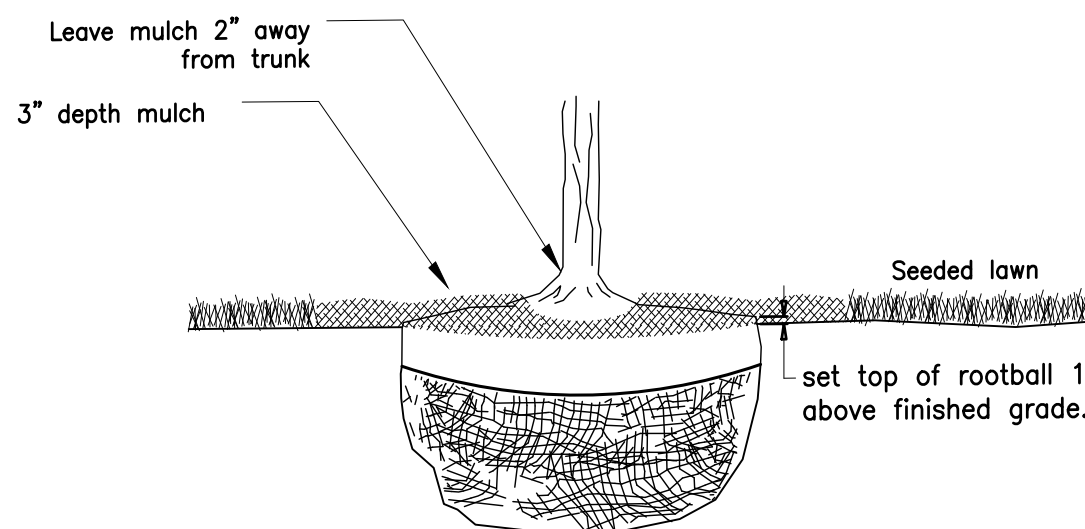
Stone Mulch Beds
No Scale



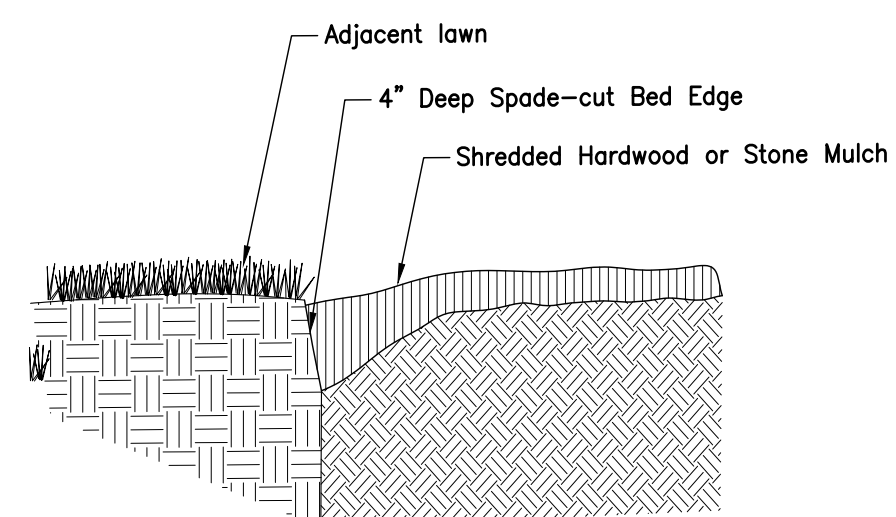
Deciduous Tree Planting
No Scale



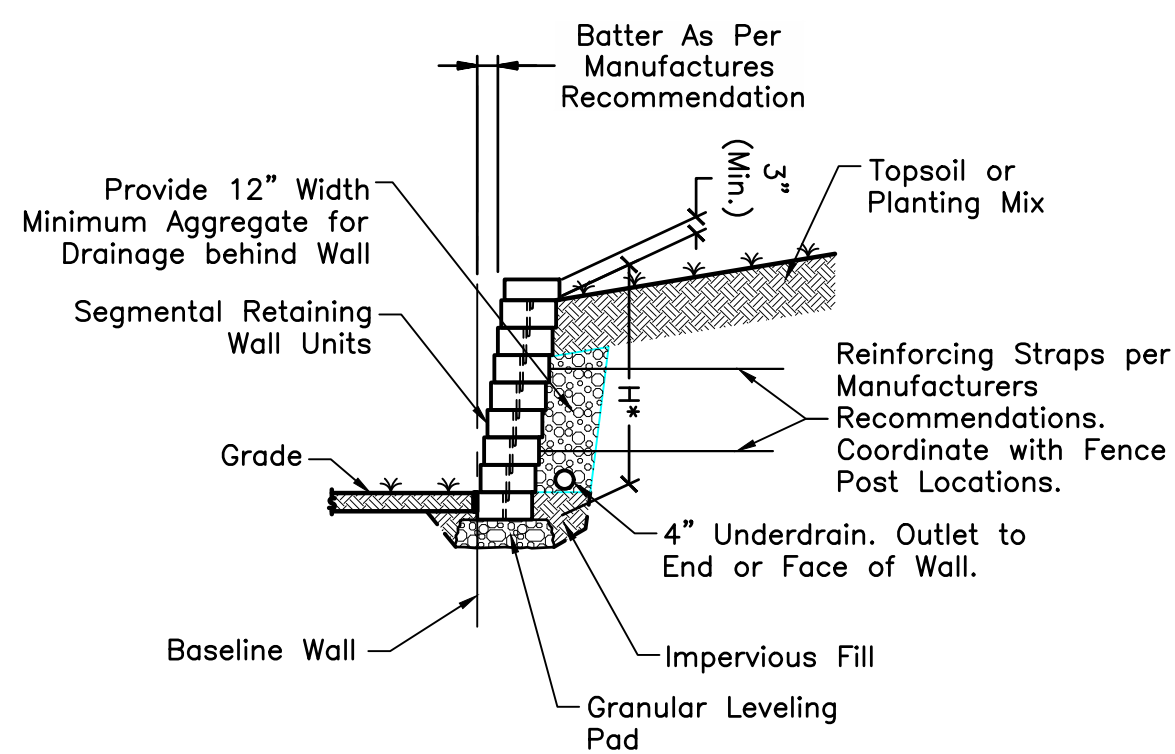
Rootball Preparation
No Scale



Rootball Setting
No Scale



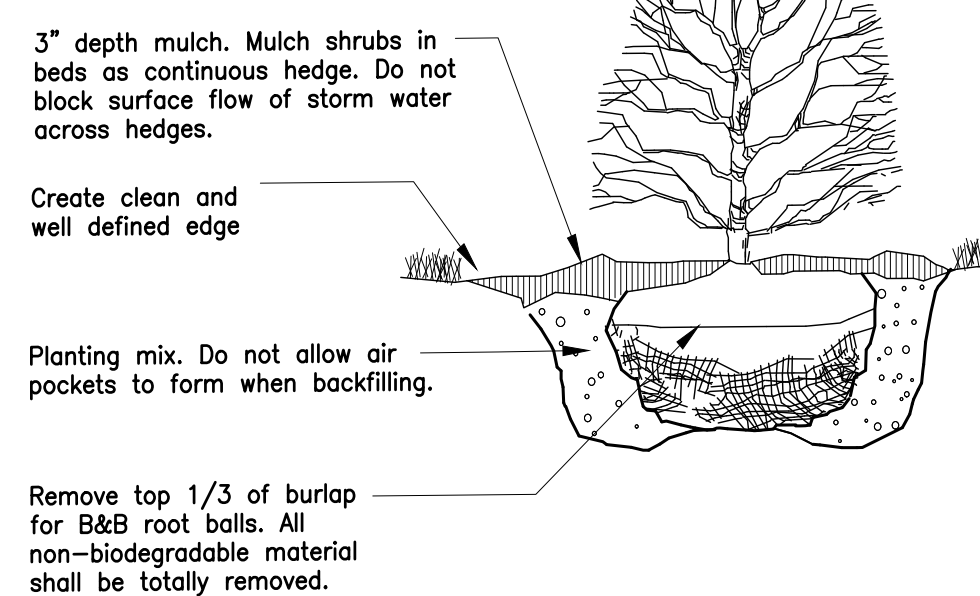
Planting Bed Edge
No Scale



Segmental Retaining Wall
No Scale

H* = Height Varies, See Grading Plan

The Segmental Retaining Wall shall be designed in accordance with the manufacturer's recommended design guidelines. Detail plans for the chosen retaining wall system, signed and sealed by a professional engineer licensed in the State of Ohio shall be submitted to EMH&T for review.



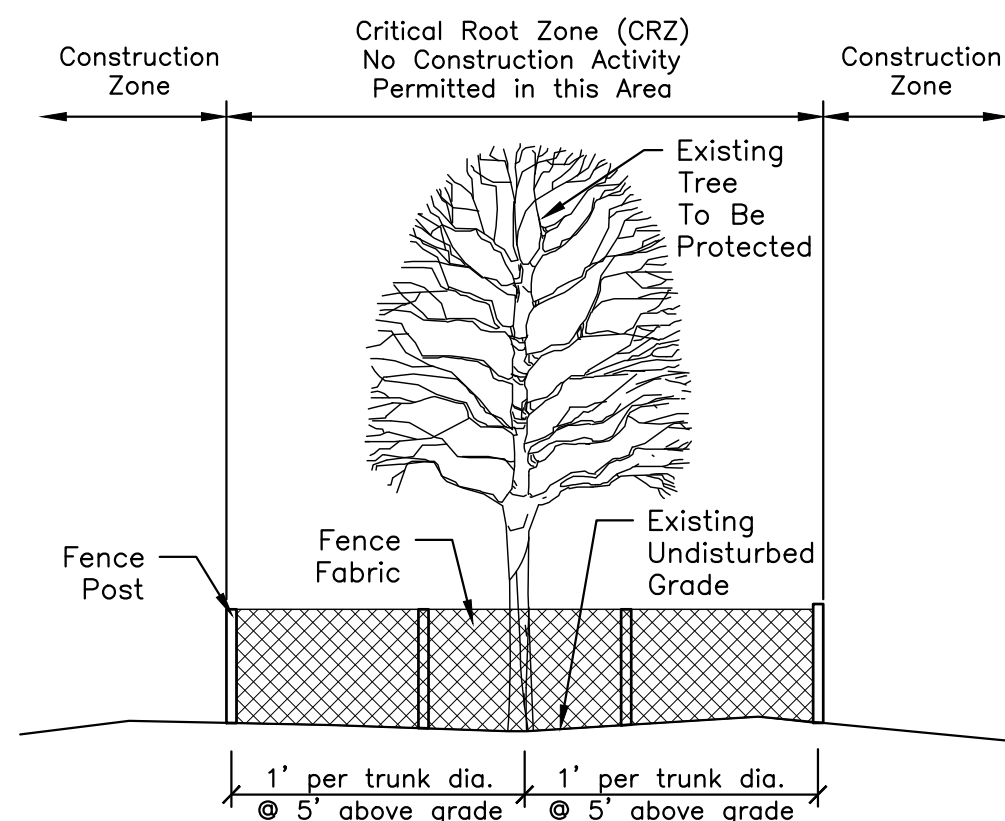
Shrub Planting
No Scale



Limestone Gravel Mulch Size 8
No Scale



Reading Rock Kodah Wall Units
No Scale



TREE PROTECTION NOTES

1. Fence positioning to comply with chapter 913.09 of the Gahanna Municipal Code.
2. CRZ = Critical Root Zone. Circular area around a tree equal to 1 foot of radius for each 1 inch of tree diameter measured at 5' above grade or the limit of the tree canopy whichever is greater.
3. ISA = International Society of Arboriculture
4. The following notes regarding work performed to protect trees during construction shall be performed as per the ANSI A300 Part 5 Management of Trees and Shrubs during Planning, Site Development, and Construction as well as the ANSI A300 Part 8 Root Management.
5. Tree protection measures shall be in place before the start of construction.
6. Existing trees to remain shall be protected against unnecessary cutting; breaking or skinning of roots; skinning and bruising of bark; smothering by stockpiling of construction materials or excavated materials; excess foot or vehicular traffic or parking of vehicles within the CRZ.
7. Trees to remain shall be protected with a fence. Place fence at limits of CRZ or as indicated on the plan. Fencing shall remain in place and be secured in an upright position during the entire construction period.
8. Fence posts shall be metal U-channel posts, spaced a maximum of 6'-0" on-center. Fence fabric shall be 4' high orange HDPE safety fence fabric. Secure fence fabric to posts with plastic ties spaced at 12" vertically.

Tree Protection Detail
No Scale

GENERAL NOTES:

1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
7. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
8. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
10. Mulch planting beds with shredded hardwood mulch of uniform dark brown color, unless otherwise indicated. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
12. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
14. Install all plants in accordance with planting details and specifications.
15. Parking lot and street trees shall have a clear canopy height of 6' min.
16. Trees shall be placed a minimum of 3' from sidewalks and curbs.
17. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
18. Excavate planting beds to a depth of 12 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subgrade. Place remaining Planting Mix in settled 6 inch lifts.
19. Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
20. Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-Til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
21. All trees and shrubs shall be fertilized with controlled release tablets of 20-10-5 composition. Size and number of tablets shall be per manufacturer's instructions.
22. Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
23. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
24. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
25. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
26. All annuals to be provided by Contractor from available seasonal stock.
27. Lawn seed mix shall proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Coddieshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns. Seeding rate shall be 8 to 10 pounds per 1000 square feet.
28. Lawn seed shall not have less than 98 percent purity and not have less than 90 percent germination.

REVISIONS

MARK DATE DESCRIPTION

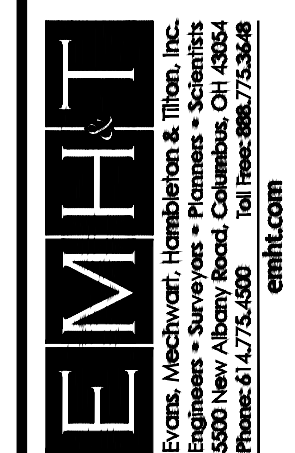
ROSEN, USA

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

FOR ROSEN GAHANNA PHASE 2

LANDSCAPE DETAILS



DATE

December 15, 2022

SCALE

AS NOTED

JOB NO.

20220634

SHEET

L103

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
December 15, 2022

\\cmhdad01\project\01\20220634\DWG\04Sheets\final development plan\20220634 - Landscape Plan.dwg, Last Saved By: bmoreaux, 2/2/2023 1:03 PM, Printed By: Moreaux, Bruce, 2/2/2023 1:26 PM, No Xrefs

Rosen – Gahanna Campus- Phase 1

Tree Survey

A tree survey was conducted on December 20, 2021, for ROSEN USA on the undeveloped portion of land to the south of their existing facility at 1195 Technology Drive, Gahanna Ohio.

Based on the survey, it has been determined there are 234 - 6" DBH or larger trees on the entire Rosen property. Of the 234 trees only 57 are located in the area slated for new construction. This represents 24.4% of protected trees on the site and is below the threshold specified in section 914.06 for tree removal in the Codified Ordinances for the City of Gahanna Ohio.

Of the 57 trees being removed, all trees fall within a range of 6" – 12" DBH and are of the following species and respective condition:

- 13 Trees – Catalpa – Good
- 1 Tree – Black Gum – Good
- 1 Trees – Ash – Fair/Poor
- 30 Trees – Cottonwood – Good
- 10 Trees – Pear – Fair/Poor
- 1 Tree – Pin Oak – Good
- 1 Trees – Elm – Fair/Poor

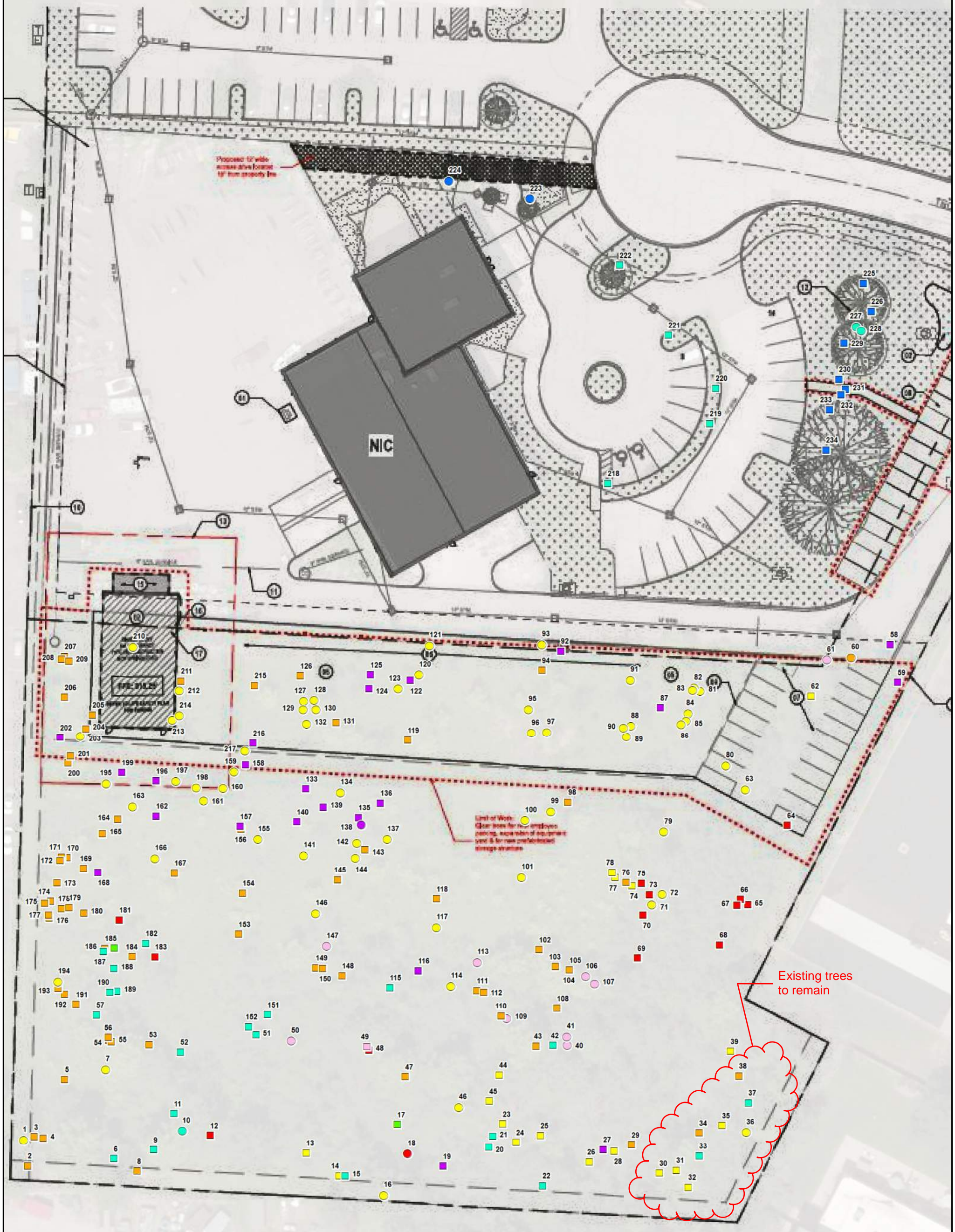
After the tree survey was overlaid onto the map showing the exact property lines and proposed work area the total number of trees on the property as well as the number of trees to be removed differ from the original survey that was submitted.













All trees being removed are required to support construction of an additional laydown area and a new building (pending City of Gahanna approval) for ROSEN USA on the undeveloped parcel of land south of their existing building and are not being removed for any safety reasons.

Being that the site is located adjacent to their current building at 1195 Technology Drive, Gahanna Ohio, there is limited economic viability of the site without tree removal.

James Serdy

ISA Certified Arborist OH-6065A



Species			
	Black cherry		hawthorn spp
	Black gum		Pin oak
	Cottonwood		ash spp
	Hickory		catalpa spp
	Honeylocust		elm spp
			pear spp
			walnut spp
			maple spp
			oak spp

MapID	species_com	dbh	condition	exposure	notes	lat	lon	city	county
1	Cottonwood	20	Good	Partial Sun		39.99423	-82.8423	Columbus	Franklin
2	catalpa spp	18	Fair	Partial Sun		39.99419	-82.8423	Columbus	Franklin
3	catalpa spp	15	Fair	Partial Sun		39.99423	-82.8423	Columbus	Franklin
4	catalpa spp	7	Fair	Partial Sun		39.99423	-82.8423	Columbus	Franklin
5	catalpa spp	7	Fair	Partial Sun		39.99432	-82.8422	Columbus	Franklin
6	maple spp	9	Fair	Partial Sun		39.9942	-82.8421	Columbus	Franklin
7	Cottonwood	17	Fair	Partial Sun		39.99433	-82.8422	Columbus	Franklin
8	catalpa spp	21	Fair	Partial Sun		39.99418	-82.8421	Columbus	Franklin
9	maple spp	21	Fair	Partial Sun		39.99422	-82.8421	Columbus	Franklin
10	Hickory	8	Fair	Partial Sun		39.99424	-82.842	Columbus	Franklin
11	maple spp	8	Fair	Partial Sun		39.99427	-82.842	Columbus	Franklin
12	ash spp	17	Fair	Partial Sun		39.99424	-82.842	Columbus	Franklin
13	elm spp	10	Fair	Partial Sun		39.99421	-82.8418	Columbus	Franklin
14	elm spp	9	Fair	Partial Sun		39.99418	-82.8417	Columbus	Franklin
15	maple spp	15	Fair	Partial Sun		39.99418	-82.8417	Columbus	Franklin
16	Cottonwood	15	Fair	Partial Sun		39.99415	-82.8416	Columbus	Franklin
17	hawthorn spp	7	Fair	Partial Sun	to be removed with proposed building and site improvement, typ	39.99425	-82.8416	Columbus	Franklin
18	Black cherry	7	Fair	Partial Sun		39.99421	-82.8416	Columbus	Franklin
19	pear spp	7	Fair	Partial Sun		39.99419	-82.8415	Columbus	Franklin
20	maple spp	10	Fair	Partial Sun		39.99422	-82.8414	Columbus	Franklin
21	maple spp	15	Fair	Partial Sun		39.99423	-82.8414	Gahanna	Franklin
22	maple spp	15	Fair	Partial Sun		39.99416	-82.8413	Gahanna	Franklin
23	elm spp	7	Fair	Partial Sun		39.99425	-82.8414	Gahanna	Franklin
24	elm spp	8	Fair	Partial Sun		39.99423	-82.8414	Gahanna	Franklin
25	elm spp	6	Fair	Partial Sun		39.99424	-82.8413	Gahanna	Franklin
26	elm spp	8	Fair	Partial Sun		39.9942	-82.8412	Gahanna	Franklin
27	pear spp	7	Fair	Partial Sun		39.99422	-82.8412	Gahanna	Franklin
28	elm spp	10	Fair	Partial Sun		39.99421	-82.8412	Gahanna	Franklin
29	catalpa spp	15	Fair	Partial Sun		39.99422	-82.8412	Gahanna	Franklin
Existing trees to remain	30	elm spp	9	Fair	Partial Sun	39.99418	-82.8411	Gahanna	Franklin
	31	elm spp	8	Fair	Partial Sun	39.99419	-82.8411	Gahanna	Franklin
	32	elm spp	6	Fair	Partial Sun	39.99416	-82.8411	Gahanna	Franklin
	33	maple spp	25	Fair	Partial Sun	39.99421	-82.841	Gahanna	Franklin
	34	catalpa spp	12	Fair	Partial Sun	39.99424	-82.841	Gahanna	Franklin
	35	elm spp	12	Fair	Partial Sun	39.99425	-82.841	Gahanna	Franklin
	36	Cottonwood	16	Fair	Partial Sun	39.99424	-82.8409	Gahanna	Franklin
	37	maple spp	15	Fair	Partial Sun	39.99428	-82.8409	Gahanna	Franklin
	38	catalpa spp	16	Fair	Partial Sun	39.99432	-82.841	Gahanna	Franklin
	39	elm spp	10	Fair	Partial Sun	39.99436	-82.841	Gahanna	Franklin
40	Pin oak	13	Fair	Partial Sun	39.99437	-82.8413	Gahanna	Franklin	
41	Pin oak	10	Fair	Partial Sun	39.99438	-82.8413	Gahanna	Franklin	
42	maple spp	26	Fair	Partial Sun	39.99437	-82.8413	Gahanna	Franklin	
43	catalpa spp	22	Fair	Partial Sun	39.99437	-82.8413	Gahanna	Franklin	
44	elm spp	9	Fair	Partial Sun	39.99432	-82.8414	Gahanna	Franklin	
45	elm spp	10	Fair	Partial Sun	39.99429	-82.8414	Gahanna	Franklin	
46	Cottonwood	6	Fair	Partial Sun	39.99428	-82.8415	Gahanna	Franklin	

47	catalpa spp	18	Fair	Partial Sun	39.99432	-82.8416	Gahanna	Franklin
48	ash spp	11	Fair	Partial Sun	39.99436	-82.8417	Gahanna	Franklin
49	walnut spp	8	Fair	Partial Sun	39.99436	-82.8417	Gahanna	Franklin
50	Pin oak	11	Fair	Partial Sun	39.99437	-82.8418	Gahanna	Franklin
51	maple spp	9	Fair	Partial Sun	39.99438	-82.8419	Gahanna	Franklin
52	maple spp	10	Fair	Partial Sun	39.99436	-82.842	Gahanna	Franklin
53	catalpa spp	14	Fair	Partial Sun	39.99437	-82.8421	Gahanna	Franklin
54	ash spp	6	Fair	Partial Sun	39.99437	-82.8421	Gahanna	Franklin
55	catalpa spp	8	Fair	Partial Sun	39.99437	-82.8421	Gahanna	Franklin
56	catalpa spp	13	Fair	Partial Sun	39.99438	-82.8421	Gahanna	Franklin
57	maple spp	12	Fair	Partial Sun	39.99441	-82.8422	Gahanna	Franklin
58	pear spp	13	Good	Partial Sun	39.99495	-82.8407	Columbus	Franklin
59	pear spp	9	Good	Partial Sun	39.99489	-82.8407	Columbus	Franklin
60	Black gum	9	Good	Partial Sun	39.99493	-82.8407	Columbus	Franklin
61	Pin oak	10	Good	removed with approval	39.99493	-82.8408	Columbus	Franklin
62	elm spp	12	Good	from Gahanna Parks Dept	39.99487	-82.8408	Columbus	Franklin
63	Cottonwood	7	Good	on 02/02/2022	39.99474	-82.8409	Columbus	Franklin
64	ash spp	9	Good	Partial Sun	39.99469	-82.8409	Columbus	Franklin
65	ash spp	8	Good	Partial Sun	39.99457	-82.8409	Columbus	Franklin
66	ash spp	6	Good	Partial Sun	39.99458	-82.841	Columbus	Franklin
67	ash spp	6	Good	Partial Sun	39.99457	-82.841	Columbus	Franklin
68	ash spp	10	Good	Partial Sun	39.99451	-82.841	Columbus	Franklin
69	ash spp	7	Good	Partial Sun	39.99449	-82.8411	Columbus	Franklin
70	ash spp	6	Good	to be removed with	39.99456	-82.8411	Columbus	Franklin
71	Cottonwood	10	Good	proposed building and site	39.99457	-82.8411	Columbus	Franklin
72	Cottonwood	10	Good	improvement, typ	39.99459	-82.8411	Columbus	Franklin
73	ash spp	7	Good	Partial Sun	39.99459	-82.8411	Columbus	Franklin
74	elm spp	7	Good	Partial Sun	39.9946	-82.8412	Columbus	Franklin
75	ash spp	9	Good	Partial Sun	39.9946	-82.8411	Columbus	Franklin
76	catalpa spp	8	Good	Partial Sun	39.9946	-82.8412	Columbus	Franklin
77	elm spp	7	Good	Partial Sun	39.99461	-82.8412	Columbus	Franklin
78	elm spp	8	Good	Partial Sun	39.99462	-82.8412	Columbus	Franklin
79	Cottonwood	8	Good	Partial Sun	39.99468	-82.8411	Columbus	Franklin
80	Cottonwood	10	Good	Partial Sun	39.99477	-82.841	Columbus	Franklin
81	Cottonwood	8	Good	removed with approval	39.99488	-82.841	Columbus	Franklin
82	Cottonwood	7	Good	from Gahanna Parks Dept	39.99489	-82.841	Columbus	Franklin
83	Cottonwood	7	Good	on 02/02/2022	39.99488	-82.841	Columbus	Franklin
84	Cottonwood	7	Good	Partial Sun	39.99485	-82.841	Columbus	Franklin
85	Cottonwood	7	Good	Partial Sun	39.99484	-82.8411	Columbus	Franklin
86	Cottonwood	9	Good	Partial Sun	39.99483	-82.8411	Columbus	Franklin
87	pear spp	7	Good	Partial Sun	39.99486	-82.8411	Columbus	Franklin
88	Cottonwood	7	Good	Partial Sun	39.99483	-82.8412	Columbus	Franklin
89	Cottonwood	9	Good	Partial Sun	39.99482	-82.8412	Columbus	Franklin
90	Cottonwood	8	Good	Partial Sun	39.99483	-82.8412	Columbus	Franklin
91	Cottonwood	8	Good	Partial Sun	39.9949	-82.8412	Columbus	Franklin
92	pear spp	10	Good	Partial Sun	39.99494	-82.8413	Columbus	Franklin
93	Cottonwood	7	Good	Partial Sun	39.99495	-82.8413	Columbus	Franklin

94	catalpa spp	7	Good	Partial Sun	39.99491	-82.8413	Columbus	Franklin
95	Cottonwood	7	Good	Partial Sun	39.99486	-82.8414	Columbus	Franklin
96	Cottonwood	7	Good	Partial Sun	39.99482	-82.8413	Columbus	Franklin
97	Cottonwood	9	Good	Partial Sun	39.99482	-82.8413	Columbus	Franklin
98	catalpa spp	7	Good	Partial Sun	39.99472	-82.8413	Columbus	Franklin
99	Cottonwood	7	Good	Partial Sun	39.99471	-82.8413	Columbus	Franklin
100	Cottonwood	8	Good	Partial Sun	39.99469	-82.8414	Columbus	Franklin
101	Cottonwood	7	Good	Partial Sun	39.99461	-82.8414	Columbus	Franklin
102	catalpa spp	18	Good	Partial Sun	39.99451	-82.8413	Columbus	Franklin
103	catalpa spp	7	Good	Partial Sun	39.99448	-82.8413	Columbus	Franklin
104	catalpa spp	10	Good	Partial Sun	39.99448	-82.8413	Columbus	Franklin
105	catalpa spp	9	Good	Partial Sun	39.99448	-82.8413	Columbus	Franklin
106	Pin oak	8	Good	Partial Sun	39.99447	-82.8412	Columbus	Franklin
107	Pin oak	11	Good	Partial Sun	39.99446	-82.8412	Columbus	Franklin
108	catalpa spp	20	Good	Partial Sun	39.99442	-82.8413	Columbus	Franklin
109	Pin oak	10	Good	Partial Sun	39.99441	-82.8414	Columbus	Franklin
110	catalpa spp	9	Good	Partial Sun	39.99441	-82.8414	Columbus	Franklin
111	catalpa spp	9	Good	Partial Sun	39.99445	-82.8415	Columbus	Franklin
112	catalpa spp	7	Good	Partial Sun	39.99444	-82.8414	Columbus	Franklin
113	Pin oak	6	Good	Partial Sun	39.99449	-82.8414	Columbus	Franklin
114	Cottonwood	8	Good	Partial Sun	39.99445	-82.8415	Columbus	Franklin
115	maple spp	8	Good	Partial Sun	39.99445	-82.8416	Columbus	Franklin
116	pear spp	6	Good	Partial Sun	39.99448	-82.8416	Columbus	Franklin
117	Cottonwood	7	Good	Partial Sun	39.99454	-82.8415	Columbus	Franklin
118	catalpa spp	7	Good	Partial Sun	39.99458	-82.8415	Columbus	Franklin
119	catalpa spp	7	Good	Partial Sun	39.99481	-82.8416	Columbus	Franklin
120	Cottonwood	7	Good	Partial Sun	39.99491	-82.8416	Columbus	Franklin
121	Cottonwood	7	Good	Partial Sun	39.99495	-82.8415	Columbus	Franklin
122	pear spp	7	Good	Partial Sun	39.9949	-82.8416	Columbus	Franklin
123	Cottonwood	8	Good	Partial Sun	39.99488	-82.8416	Columbus	Franklin
124	pear spp	7	Good	Partial Sun	39.99488	-82.8417	Columbus	Franklin
125	pear spp	7	Good	Partial Sun	39.99491	-82.8417	Columbus	Franklin
126	catalpa spp	10	Good	Partial Sun	39.9949	-82.8418	Columbus	Franklin
127	Cottonwood	8	Good	Partial Sun	39.99487	-82.8418	Columbus	Franklin
128	Cottonwood	8	Good	Partial Sun	39.99487	-82.8418	Columbus	Franklin
129	Cottonwood	8	Good	Partial Sun	39.99485	-82.8418	Columbus	Franklin
130	Cottonwood	10	Good	Partial Sun	39.99485	-82.8418	Columbus	Franklin
131	catalpa spp	8	Good	Partial Sun	39.99484	-82.8417	Columbus	Franklin
132	Cottonwood	10	Good	Partial Sun	39.99483	-82.8418	Columbus	Franklin
133	pear spp	6	Good	Partial Sun	39.99474	-82.8418	Columbus	Franklin
134	Cottonwood	8	Good	Partial Sun	39.99473	-82.8417	Columbus	Franklin
135	pear spp	7	Good	Partial Sun	39.9947	-82.8417	Columbus	Franklin
136	pear spp	7	Good	Partial Sun	39.99472	-82.8416	Columbus	Franklin
137	Cottonwood	7	Good	Partial Sun	39.99467	-82.8416	Columbus	Franklin
138	Peach	6	Good	Partial Sun	39.99469	-82.8417	Columbus	Franklin
139	pear spp	7	Good	Partial Sun	39.99471	-82.8417	Columbus	Franklin
140	pear spp	6	Good	Partial Sun	39.99469	-82.8418	Columbus	Franklin

removed with approval
from Gahanna Parks Dept
on 02/02/2022

to be removed with
proposed building and site
improvement, typ

removed with approval
from Gahanna Parks Dept
on 02/02/2022

141	Cottonwood	8	Good	Partial Sun	39.99464	-82.8418	Columbus	Franklin
142	Cottonwood	7	Good	Partial Sun	39.99466	-82.8417	Columbus	Franklin
143	catalpa spp	7	Good	Partial Sun	39.99465	-82.8417	Columbus	Franklin
144	Cottonwood	6	Good	Partial Sun	39.99464	-82.8417	Columbus	Franklin
145	catalpa spp	8	Good	Partial Sun	39.99461	-82.8417	Columbus	Franklin
146	Cottonwood	7	Good	Partial Sun	39.99456	-82.8418	Columbus	Franklin
147	Pin oak	7	Good	Partial Sun	39.99451	-82.8417	Columbus	Franklin
148	catalpa spp	8	Good	Partial Sun	39.99447	-82.8417	Columbus	Franklin
149	catalpa spp	8	Good	Partial Sun	39.99448	-82.8418	Columbus	Franklin
150	catalpa spp	8	Good	Partial Sun	39.99448	-82.8417	Columbus	Franklin
151	maple spp	7	Good	Partial Sun	39.99441	-82.8418	Columbus	Franklin
152	maple spp	9	Good	Partial Sun	39.99439	-82.8419	Columbus	Franklin
153	catalpa spp	7	Good	Partial Sun	39.99453	-82.8419	Columbus	Franklin
154	catalpa spp	6	Good	Partial Sun	39.99459	-82.8419	Columbus	Franklin
155	Cottonwood	9	Good	Partial Sun	39.99467	-82.8419	Columbus	Franklin
156	catalpa spp	7	Good	Partial Sun	39.99468	-82.8419	Columbus	Franklin
157	pear spp	7	Good	Partial Sun	39.99468	-82.8419	Columbus	Franklin
158	pear spp	8	Good	Partial Sun	39.99477	-82.8419	Columbus	Franklin
159	Cottonwood	8	Good	Partial Sun	39.99476	-82.8419	Columbus	Franklin
160	Cottonwood	10	Good	Partial Sun	39.99474	-82.8419	Columbus	Franklin
161	Cottonwood	6	Good	Partial Sun	39.99472	-82.842	Columbus	Franklin
162	pear spp	7	Good	Partial Sun	39.9947	-82.8421	Columbus	Franklin
163	Cottonwood	9	Good	Partial Sun	39.99471	-82.8421	Columbus	Franklin
164	catalpa spp	7	Good	Partial Sun	39.99469	-82.8421	Columbus	Franklin
165	catalpa spp	8	Good	Partial Sun	39.99467	-82.8422	Columbus	Franklin
166	Cottonwood	8	Good	Partial Sun	39.99464	-82.8421	Columbus	Franklin
167	catalpa spp	7	Good	Partial Sun	39.99462	-82.842	Columbus	Franklin
168	pear spp	6	Good	Partial Sun	39.99462	-82.8422	Columbus	Franklin
169	catalpa spp	6	Good	Partial Sun	39.99462	-82.8422	Columbus	Franklin
170	catalpa spp	7	Good	Partial Sun	39.99464	-82.8422	Columbus	Franklin
171	catalpa spp	7	Good	Partial Sun	39.99464	-82.8422	Columbus	Franklin
172	catalpa spp	7	Good	Partial Sun	39.99464	-82.8422	Columbus	Franklin
173	catalpa spp	9	Good	Partial Sun	39.9946	-82.8422	Columbus	Franklin
174	catalpa spp	7	Good	Partial Sun	39.99458	-82.8423	Columbus	Franklin
175	catalpa spp	6	Good	Partial Sun	39.99457	-82.8423	Columbus	Franklin
176	catalpa spp	8	Good	Partial Sun	39.99455	-82.8423	Columbus	Franklin
177	catalpa spp	12	Good	Partial Sun	39.99456	-82.8423	Columbus	Franklin
178	catalpa spp	8	Good	Partial Sun	39.99457	-82.8422	Columbus	Franklin
179	catalpa spp	6	Good	Partial Sun	39.99457	-82.8422	Columbus	Franklin
180	catalpa spp	6	Good	Partial Sun	39.99456	-82.8422	Columbus	Franklin
181	ash spp	7	Good	Partial Sun	39.99455	-82.8421	Columbus	Franklin
182	maple spp	6	Good	Partial Sun	39.99452	-82.8421	Columbus	Franklin
183	ash spp	7	Good	Partial Sun	39.9945	-82.8421	Columbus	Franklin
184	catalpa spp	7	Good	Partial Sun	39.9945	-82.8421	Columbus	Franklin
185	hawthorn spp	8	Good	Partial Sun	39.99451	-82.8421	Columbus	Franklin
186	catalpa spp	8	Good	Partial Sun	39.99451	-82.8422	Columbus	Franklin
187	maple spp	6	Good	Partial Sun	39.9945	-82.8422	Columbus	Franklin

to be removed with
proposed building and site
improvement, typ

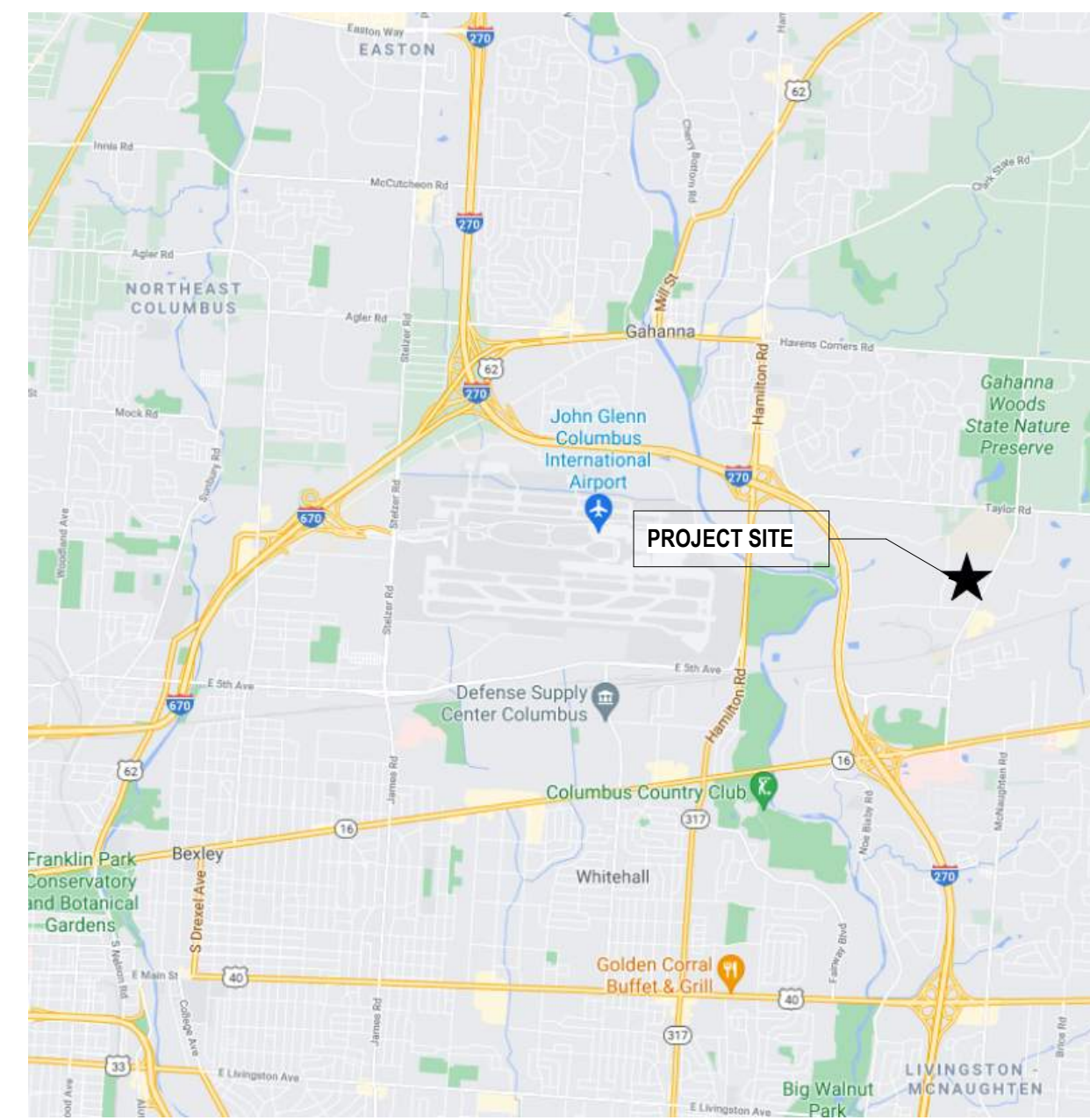
188	maple spp	9	Good	Partial Sun	39.99448	-82.8421	Columbus	Franklin
189	maple spp	9	Good	Partial Sun	39.99445	-82.8421	Columbus	Franklin
190	maple spp	8	Good	Partial Sun	39.99444	-82.8421	Columbus	Franklin
191	catalpa spp	6	Good	Partial Sun	39.99443	-82.8422	Columbus	Franklin
192	catalpa spp	6	Good	Partial Sun	39.99444	-82.8422	Columbus	Franklin
193	catalpa spp	7	Good	Partial Sun	39.99445	-82.8422	Columbus	Franklin
194	Cottonwood	7	Good	Partial Sun	39.99446	-82.8422	Columbus	Franklin
195	Cottonwood	9	Good	Partial Sun	39.99475	-82.8422	Columbus	Franklin
196	pear spp	8	Good	Partial Sun	39.99475	-82.8421	Columbus	Franklin
197	Cottonwood	6	Good	Partial Sun	39.99475	-82.842	Columbus	Franklin
198	Cottonwood	10	Good	Partial Sun	39.99474	-82.842	Columbus	Franklin
199	pear spp	8	Good	Partial Sun	39.99476	-82.8421	Columbus	Franklin
200	catalpa spp	6	Good	Partial Sun	39.99478	-82.8422	Columbus	Franklin
201	catalpa spp	9	Good	Partial Sun	39.99479	-82.8422	Columbus	Franklin
202	pear spp	7	Good	Partial Sun	39.99481	-82.8422	Columbus	Franklin
203	Cottonwood	11	Good	Partial Sun	39.99482	-82.8422	Columbus	Franklin
204	catalpa spp	7	Good	Partial Sun	39.99483	-82.8422	Columbus	Franklin
205	catalpa spp	10	Good	Partial Sun	39.99485	-82.8422	Columbus	Franklin
206	catalpa spp	9	Good	Partial Sun	39.99487	-82.8422	Columbus	Franklin
207	catalpa spp	8	Good	Partial Sun	39.99493	-82.8422	Columbus	Franklin
208	catalpa spp	6	Good	Partial Sun	39.99493	-82.8422	Columbus	Franklin
209	catalpa spp	6	Good	Partial Sun	39.99492	-82.8422	Columbus	Franklin
210	Cottonwood	10	Good	Partial Sun	39.99494	-82.8421	Columbus	Franklin
211	catalpa spp	8	Good	Partial Sun	39.9949	-82.842	Columbus	Franklin
212	Cottonwood	11	Good	Partial Sun	39.99488	-82.842	Columbus	Franklin
213	Cottonwood	7	Good	Partial Sun	39.99484	-82.842	Columbus	Franklin
214	Cottonwood	9	Good	Partial Sun	39.99485	-82.842	Columbus	Franklin
215	catalpa spp	10	Good	Partial Sun	39.99489	-82.8419	Columbus	Franklin
216	pear spp	7	Good	Partial Sun	39.99481	-82.8419	Columbus	Franklin
217	Cottonwood	8	Good	Partial Sun	39.99479	-82.8419	Columbus	Franklin
218	maple spp	7	Good	Partial Sun	39.99518	-82.8412	Columbus	Franklin
219	maple spp	6	Good	Partial Sun	39.99527	-82.841	Columbus	Franklin
220	maple spp	6	Good	Partial Sun	39.99532	-82.841	Columbus	Franklin
221	maple spp	6	Good	Partial Sun	39.9954	-82.8411	Columbus	Franklin
222	maple spp	10	Good	Partial Sun	39.9955	-82.8412	Columbus	Franklin
223	Honeylocust	8	Good	Partial Sun	39.9956	-82.8413	Columbus	Franklin
224	Honeylocust	6	Good	Partial Sun	39.99562	-82.8415	Columbus	Franklin
225	oak spp	28	Good	Partial Sun	39.99547	-82.8407	Columbus	Franklin
226	oak spp	24	Good	Partial Sun	39.99543	-82.8407	Columbus	Franklin
227	Hickory	8	Good	Partial Sun	39.99541	-82.8407	Columbus	Franklin
228	Hickory	12	Good	Partial Sun	39.9954	-82.8407	Columbus	Franklin
229	oak spp	18	Good	Partial Sun	39.99539	-82.8408	Columbus	Franklin
230	oak spp	16	Good	Partial Sun	39.99533	-82.8408	Columbus	Franklin
231	oak spp	14	Good	Partial Sun	39.99532	-82.8408	Columbus	Franklin
232	oak spp	11	Good	Partial Sun	39.99531	-82.8408	Columbus	Franklin
233	oak spp	32	Good	Partial Sun	39.99529	-82.8408	Columbus	Franklin
234	oak spp	34	Good	Partial Sun	39.99523	-82.8408	Columbus	Franklin

to be removed with proposed building and site improvement, typ

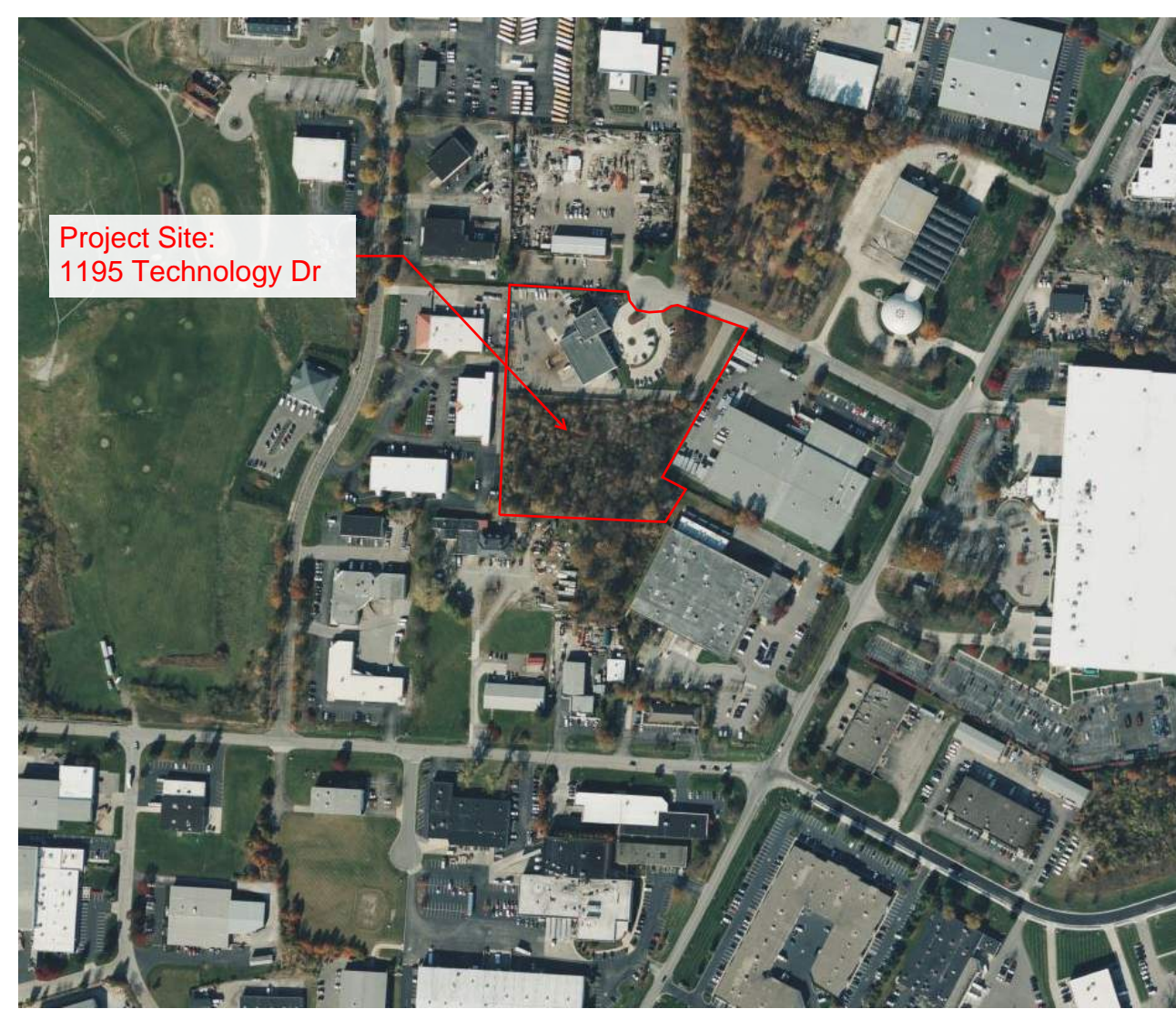
removed with approval from Gahanna Parks Dept on 02/02/2022

Existing trees to remain

VICINITY MAP



LOCATION MAP



PROJECT ADDRESS & LOT COVERAGE BREAKDOWN

ADDRESS:
1195 TECHNOLOGY DRIVE
GAHANNA, OH 43230

PROPERTY SIZE: 5.51 ac

GENERAL ZONING & PROJECT INFORMATION

ADDRESS: 1195 TECHNOLOGY DRIVE
PARCEL NO.: 025-008886-00

EXISTING ZONING: O/C2
CLASSIFICATION/DISTRICT: O/C2
TOTAL SITE AREA: 5.72 ac (249,163 sf)
FRONT PARKING SETBACK: 45'
SIDE & REAR PARKING SETBACK: 10'
FRONT BUILDING SETBACK: 75'
SIDE BUILDING SETBACK: 25'
REAR BUILDING SETBACK: 30'

BUILDING USE: WAREHOUSE
EXISTING BUILDING AREA (SF): 20,039 (Precast Concrete Building & Sprung Storage Building)
PROPOSED BUILDING AREA (SF): 45,445 (Proposed Warehouse Building)
MAXIMUM LOT COVERAGE (1157.03 sq ft): 80% of total site (196,600 sf)
EXISTING LOT COVERAGE: 45.4% (113,086 sf of impervious area)
PROPOSED LOT COVERAGE: 81.5% (203,216 sf of impervious area)
AREA OF UNCOVERED LAND: 45,947 sf (18.5%)
TOTAL IMPERVIOUS AREA (BUILDING): 58,963 sf (Existing + Proposed)
TOTAL IMPERVIOUS AREA (PARKING & OTHER PAVEMENTS): 144,253 sf (Existing + Proposed)

PROJECT DESCRIPTION

New 45,445sf Tools Warehouse with ~75,000sf of hardscape improvements for expanded employee parking and equipment yard. The project includes the removal of the 2,773 sf prefabricated membrane structure located in their current equipment yard and replacement of asphalt pavement with concrete pavement in the equipment yard area.

EXISTING BUILDING TO REMAIN: 17,266 sf (Level 01: 13,519 sf & Level 02: 3,747 sf)
REMOVED BUILDING: 2,773 sf (Sprung Warehouse Building)
PROPOSED BUILDING: 45,445 sf
TOTAL BUILDING SF: 62,711 sf

PARKING CALCULATION:

REQUIRED PARKING SPACES:
OFFICE (1,350sf): 22 (7,494 sf)
WAREHOUSING (115,000sf): 12 (55,217 sf)
TOTAL REQUIRED: 34 SPACES

EXISTING PARKING TO REMAIN: 40
PROPOSED PARKING: 68
TOTAL PROVIDED: 108 (INCL 5 ACCESSIBLE SPACES)



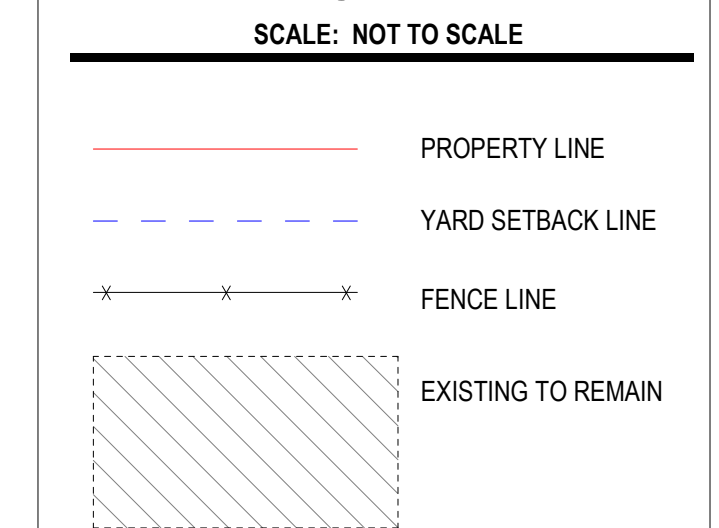
SHEET NOTES

- 01 NEW CHAINLINK FENCE TO MATCH EXISTING, ALIGN WITH PROPERTY LINE, U.N.O.
- 02 NEW CONCRETE DRIVEWAY, RE: CIVIL
- 03 NEW ASPHALT DRIVEWAY, RE: CIVIL
- 04 NEW 9' X 20' PARKING STALL
- 05 NEW ADA 9' X 20' PARKING STALL & PAINTED STRIPING
- 06 NEW PAINTED STRIPING
- 07 NEW CONCRETE PAD FOR MEP EQUIPMENT, RE: CIVIL & MEP
- 08 EXISTING SITE LIGHTING & POLE TO REMAIN, U.N.O.
- 09 NEW SITE LIGHTING & POLE TO MATCH EXISTING WORK, TYP.
- 10 EXISTING CURB TO REMAIN
- 11 NEW CONCRETE CURB, RE: CIVIL
- 12 NEW GRAVEL, RE: CIVIL/LANDSCAPE
- 13 ACCESSIBLE PARKING SIGN, TYP.
- 14 BOLLARDS, REF: SITE DETAIL 01A0.101 OR 02A0.101
- 15 NEW PRECAST WHEEL STOP
- 17 NATIVE GARDEN AREA (WINDOWSILL 42")
- 18 NATIVE GARDEN AREA, PROVIDE SCREEN PLANTING 3'-5' TALL
- 19 PRESERVE EXISTING TREES IN THIS AREA, REPLACE UNDERSTORY WITH DENSER EVERGREEN.
- 20 NEW CONCRETE SIDEWALK
- 21 PROPERTY LINE
- 22 25'-0" SIDE YARD SET BACK
- 23 30'-0" REAR YARD SET BACK
- 24 10'-0" PARKING SET BACK
- 25 EXISTING ASPHALT DRIVEWAY
- 26 EXISTING CONCRETE SLAB
- 27 DOWNSPOUT, RE: MEP & CIVIL
- 28 PROVIDE LANDSCAPING OVER NEW UTILITIES FROM STREET
- 29 NEW ELECTRIC OPERATED GATE TO MATCH EXISTING GATE ON PROPERTY, PRESSURE SENSOR FOR EXIT, RE: ELECTRICAL FOR POWER & OWNER FOR SECURITY ACCESS.
- 31 MEP EQUIPMENT
- 32 10'-0" OHIO BELT EASEMENT
- 33 10'-0" GAHANNA SANITARIA EASEMENT
- 34 FIRE LINE

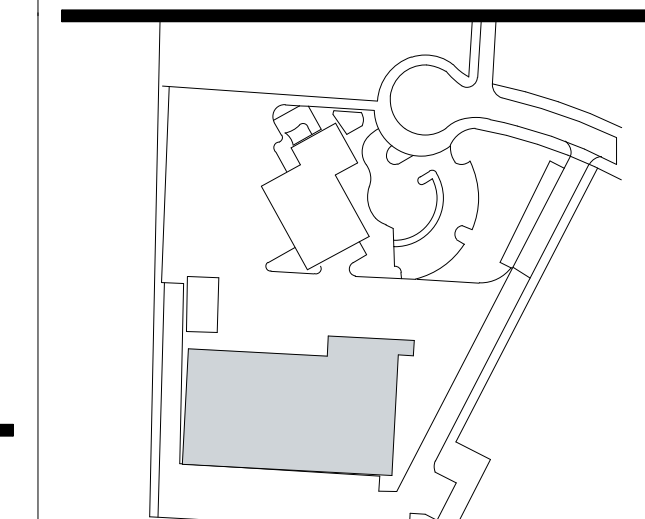
GENERAL NOTES

- A. RE: G1.010 DRAWING SERIES FOR LEGENDS, SYMBOLS AND ABBREVIATIONS.
- B. RE: G2.000 SHEET SERIES FOR CODE ANALYSIS RELATED TO PROJECT.
- C. DOOR NUMBERS ARE THE SAME AS THE ROOM INTO WHICH THEY SWING. MULTIPLE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATION. RE: A0.400 FOR DOOR SCHEDULE AND TYPES.
- D. ALL PARTITIONS AT THE WINDOW WALL ARE CENTERED ON EITHER COLUMNS OR WINDOW MULLIONS, U.N.O.
- E. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.
- F. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, U.N.O. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.

LEGEND



KEY PLAN



ROSEN GROUP

1195 Technology Drive
Gahanna, OH 43230

Gensler

309 Fannin Street
Suite 200
Houston, TX 77010
United States

Tel 713.844.0000
Fax 713.844.0001



CIVIL
5500 New Albany Road
Columbus, OH 43054
Tel 614.778.0546

STRUCTURAL
3700 Sam Houston Pkwy S
Suite 100
Houston, TX 77042
Tel 713.868.1591



MEP
1 Greenway Plaza
Suite 1100
Houston, TX 77046
Tel 713.781.2526

AVI / IT / SEC
390 Glenborough
Suite 290
Houston, TX 77067
Tel 832.249.9379

Date	Description
05/09/2022	CONCEPT SITE PLAN
07/15/2022	ISSUE FOR DESIGN REVIEW & PRICING
12/16/2022	ISSUE FOR PLANNING COMMISSION DESIGN REVIEW

Seal / Signature

THESE DOCUMENTS ARE RELEASED FOR DESIGN REVIEW ONLY. THEY ARE NOT INTENDED FOR BUILDING PERMIT OR CONSTRUCTION PURPOSES.

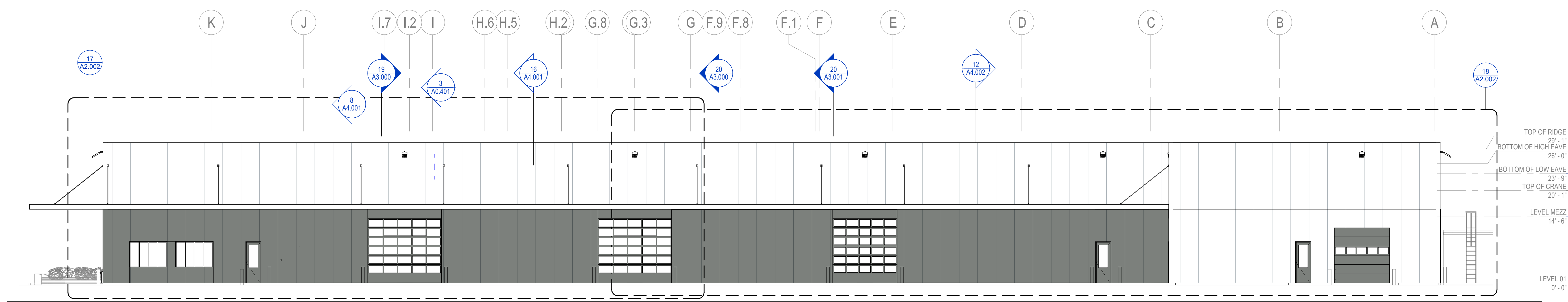
Project Name
Rosen - Gahanna Phase 2 Building

Project Number
02.8853.000

Description
SITE PLAN

Scale
As indicated

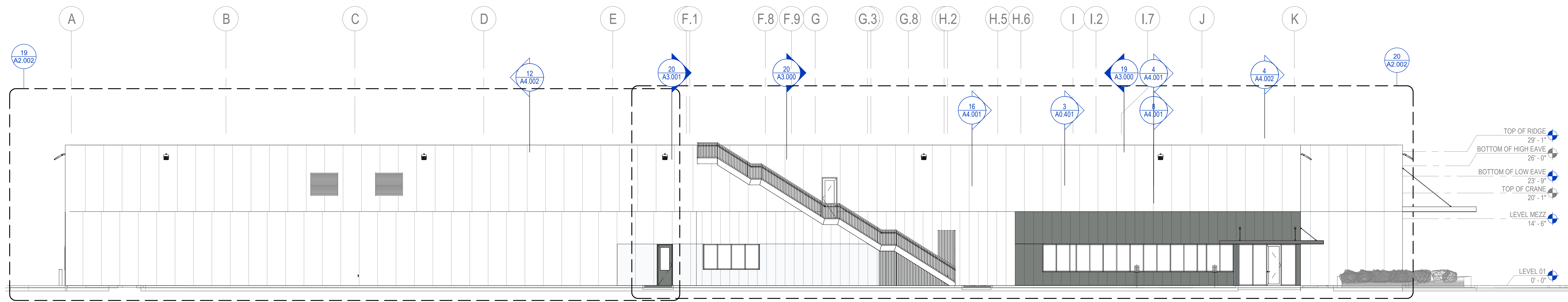
A0.001



17 BUILDING ELEVATION - NORTH FACADE OVERALL

SCALE: 3/32" = 1'-0"

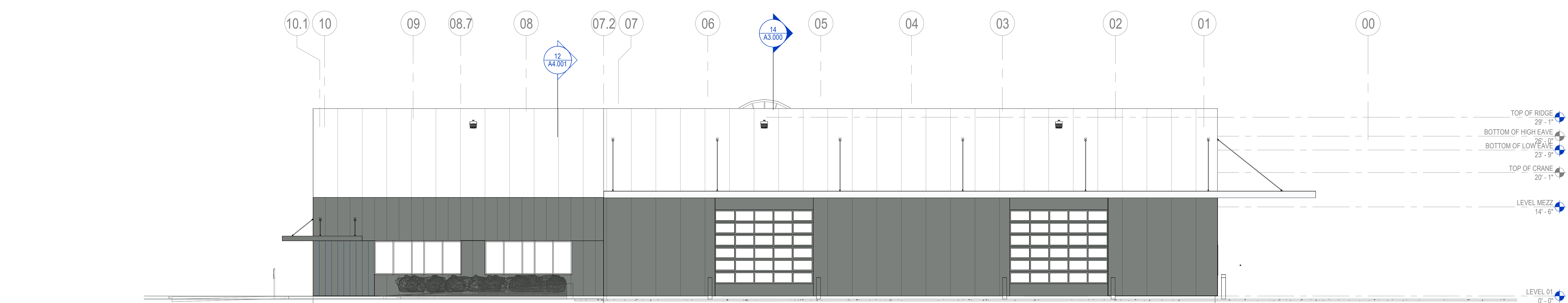
REF: 20 / A1.101



18 BUILDING ELEVATION - SOUTH FACADE OVERALL

SCALE: 3/32" = 1'-0"

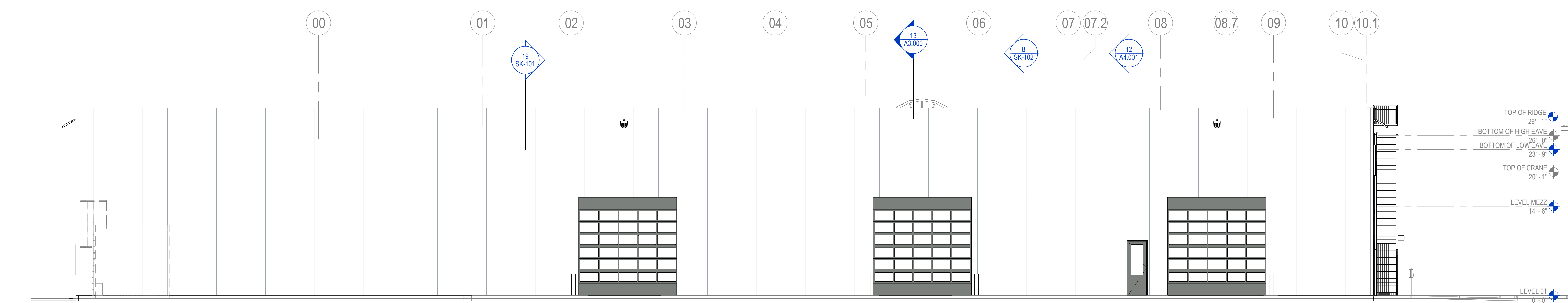
REF: 20 / A1.101



19 BUILDING ELEVATION - EAST FACADE

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

REF: 20 / A1.101



20 BUILDING ELEVATION - WEST FACADE

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

REF: 20 / A1.101

SHEET NOTES

ROSEN GROUP

1195 Technology Drive
Gahanna, OH 43230

Gensler

309 Fannin Street
Suite 200
Houston, TX 77010
United States
Tel 713.844.0000
Fax 713.844.0001



CIVIL
5500 New Albany Road
Columbus, OH 43054
Tel 614.778.0546

STRUCTURAL
3700 Sam Houston Pkwy S
Suite 100
Houston, TX 77042
Tel 713.868.1591



MEP
1 Greenway Plaza
Suite 1100
Houston, TX 77046
Tel 713.781.2526

AVI / IT / SEC
390 Glenborough
Suite 250
Houston, TX 77067
Tel 832.249.9379

Date	Description
07/15/2022	ISSUE FOR DESIGN REVIEW & PRICING
09/26/2022	DRAFT ISSUE FOR PERMIT & PRICING
12/16/2022	ISSUE FOR PLANNING COMMISSION DESIGN REVIEW

GENERAL NOTES

LEGEND

SCALE: NOT TO SCALE

- EXTERIOR WALL TYPE A
- EXTERIOR WALL TYPE B
- EXTERIOR WALL TYPE C (CANOPY)

Seal / Signature

THESE DOCUMENTS ARE RELEASED FOR DESIGN REVIEW ONLY. THEY ARE NOT INTENDED FOR BUILDING PERMIT OR CONSTRUCTION PURPOSES.

Project Name

Rosen - Gahanna Phase 2 Building

Project Number

02.8853.000

Description

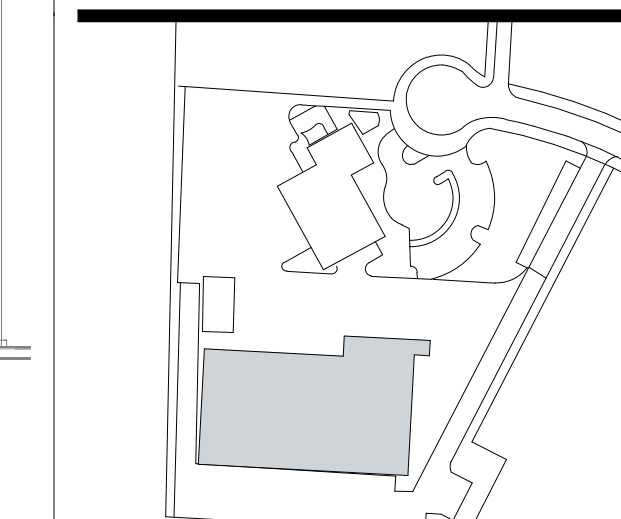
BUILDING ELEVATIONS

Scale

As indicated

A2.001

KEY PLAN



12/08/2022 3:37:37 PM BIM 360://02.8853.000 - Rosen - Gahanna CampusA_002.8853.000 - Rosen - Gahanna Warehouse 021.rvt

EGRESS ANALYSIS

SCALE: NOT TO SCALE

Table with 2 columns: Category and Value. Rows include Occupant Load, Egress Width Per Occupant Served, Egress Width Calculations, Egress Access Travel Distance, and Portable Fire Extinguishers.

MINIMUM PLUMBING FACILITIES

SCALE: NOT TO SCALE

Table for plumbing facilities showing requirements for water closets, urinals, lavatories, showers, and drinking fountains by gender and occupancy type.

PARKING ANALYSIS

SCALE: NOT TO SCALE

Table for parking analysis showing total and accessible parking spaces provided vs required for existing and new office and warehouse areas.

ALLOWABLE BUILDING HEIGHT AND AREA

SCALE: NOT TO SCALE OBC TABLE 504.3 & 504.4

Table for allowable building height and area with columns for construction type and building height/area options.

AREA MODIFICATIONS

SCALE: NOT TO SCALE OBC SECTION 506

Table for area modifications showing floor area for various building elements across levels.

- 1. FRONTAGE AREA INCREASES FROM SECTION 506.2 ARE COMPUTED THIS: A. PERMETER WHICH FRONTS A PUBLIC WAY OR OPEN SPACE HAVING 30 FEET MINIMUM WIDTH + 943' - 8" FT B. TOTAL BUILDING PERMETER + 943' - 8" FT C. RATIO (FP) = 1 D. H = MINIMUM WIDTH OF PUBLIC WAY + 30' - 0" FT E. PERCENT OF FRONTAGE INCREASE IF = 100 (FP - 0.25) x W300 = 75

FIRE-RESISTANCE RATING REQUIREMENTS

SCALE: NOT TO SCALE OBC TABLE 601/602

Table for fire-resistance rating requirements listing building elements and their required ratings.

* Indicate section number permitting reduction ** 8-4 hours or N/A - Not applicable

FIRE-RESISTANCE RATED CONSTRUCTION

SCALE: NOT TO SCALE OBC CHAPTER 7 & 10

Table for fire-resistance rated construction listing building elements and their required ratings.

INTERIOR FINISHES

SCALE: NOT TO SCALE OBC CHAPTER 8

WALL AND CEILING FINISHES CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450 CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450 CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450

Table for interior finishes showing required classes for exit enclosures, corridors, and rooms.

OCCUPANCY CLASSIFICATION

SCALE: NOT TO SCALE OBC CHAPTER 3

Table for occupancy classification listing categories like ASSEMBLY, BUSINESS, EDUCATIONAL, FACTORY, HAZARDOUS, INSTITUTIONAL, MERCANTILE, RESIDENTIAL, STORAGE, and UTILITY AND MISC.

ACCESSORY OCCUPANCIES

Table for accessory occupancies listing categories like ASSEMBLY, BUSINESS, EDUCATIONAL, FACTORY, HAZARDOUS, INSTITUTIONAL, MERCANTILE, RESIDENTIAL, STORAGE, and UTILITY AND MISC.

INCIDENTAL USES (TABLE 509)

- Room types and quantities: FURNACE ROOM, ROOMS WITH BOILERS, REFRIGERANT MACHINE ROOM, HYDROGEN CUTOFF ROOMS, INCINERATOR ROOMS, PAINT SHOPS, LABORATORIES, LAUNDRY ROOMS, GROUP I-3 CELLS, GROUP I-2 WASTE AND LINEN COLLECTION ROOMS, STATIONARY STORAGE BATTERY SYSTEMS, ROOMS CONTAINING FIRE PUMPS, ROOMS WITH BOILERS, GROUP I-2 STORAGE ROOMS, GROUP I-2 COMMERCIAL KITCHENS, GROUP I-2 LAUNDRIES, GROUP I-2 ROOMS OR SPACES THAT CONTAIN FUEL-FIRED HEATING EQUIPMENT.

- SPECIAL USES: 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427

- SPECIAL PROVISIONS: 509.2, 509.3, 509.4, 509.5, 509.6, 509.7, 509.8, 509.9

- MIXED OCCUPANCY: ACCESSORY OCCUPANCY (508.2) - A-3 BREAK ROOMS, B OFFICE NON-SEPARATED USE (508.3) THE REQUIRED TYPE OF CONSTRUCTION FOR THE BUILDING SHALL BE DETERMINED BY APPLYING THE HEIGHT AND AREA LIMITATIONS FOR EACH OF THE APPLICABLE OCCUPANCIES TO THE ENTIRE BUILDING...

APPLICABLE CONSTRUCTION CODES

SCALE: NOT TO SCALE

Table for applicable construction codes listing codes like 2017 OHIO BUILDING CODE, PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, FIRE/LIFE SAFETY CODE, ACCESSIBILITY CODE, and ENERGY CODE.

PROJECT DESCRIPTION

SCALE: NOT TO SCALE

The project includes a new 45,455 sf Tools Warehouse building with approximately 75,000 sf of hardscape improvements for additional employee parking and equipment yard. The project also includes the removal of the 2,800 sf prefabricated membrane structure located in their existing equipment yard.

Table for Gross Building Area showing Level, Existing Building, and New Building in square feet.

Table for Existing Building (NOT IN SCOPE) showing Level, Existing Building, and New Building in square feet.

Table for New Building showing Level, Existing Building, and New Building in square feet.

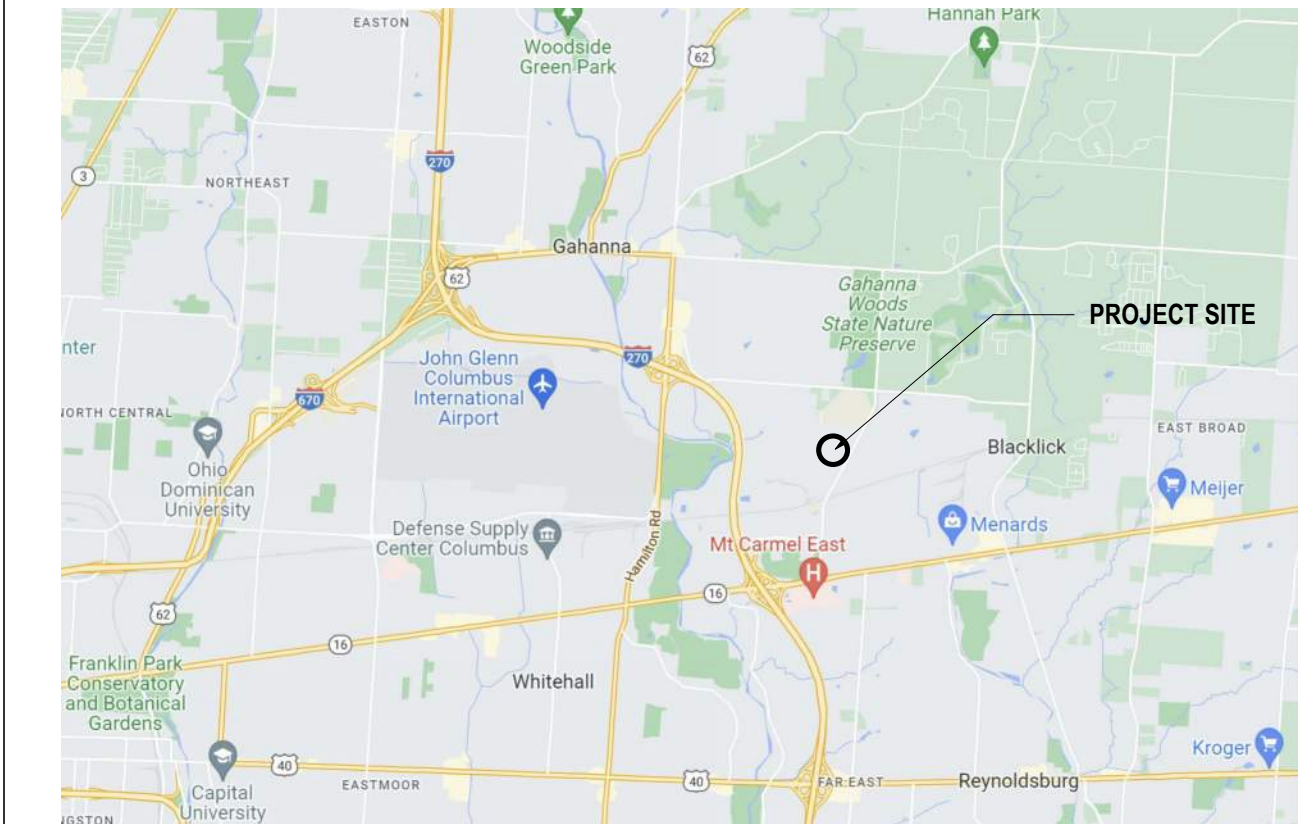
SPRINKLERS: X NO YES PARTIAL

STANDPIPES: X NO YES CLASS: I II III WET OR DRY

FIRE PROTECTION: MULTIPURPOSE DRY-CHEMICAL PORTABLE FIRE EXTINGUISHERS TYPE 4-A-80-B-C, 10 LB. CAPACITY, SPACED AT 75'-0" TRAVEL DISTANCE AROUND THE FLOOR.

VICINITY MAP

SCALE: NOT TO SCALE



Date Description: 07/15/2022 ISSUE FOR DESIGN REVIEW & PRICING 09/26/2022 DRAFT ISSUE FOR PERMIT & PRICING

LOCATION MAP

SCALE: NOT TO SCALE



ADDRESS: 1195 TECHNOLOGY DRIVE, COLUMBUS, OH PARCEL NO.: 025-008886-00 ZONING: OCT

GENERAL ZONING & PROJECT INFORMATION

SCALE: NOT TO SCALE

- ZONING: 1. SCALE: NORTH ARROW & ADDRESS: SEE SITE PLAN AND INFORMATION ON THIS SHEET 2. PROPERTY AND STREET PAVEMENT LINES: SEE SITE PLAN FRONT PARKING SETBACK: 45' SIDE & REAR PARKING SETBACK: 10' FRONT BUILDING SETBACK: 75' SIDE BUILDING SETBACK: 25' REAR BUILDING SETBACK: 30' 3. PROPERTY SIZE: 5.72 AC (249,163 SF) 4. PROPOSED INGRESS / EGRESS TO SITE INCLUDING PARKING: ACCESS LIMITED TO TECHNOLOGY DR, SEE SITE PLAN. SEE PARKING CALCULATIONS ON THIS SHEET 5. LOCATION OF EXISTING AND PROPOSED BUILDING LOCATIONS: EXISTING PRECAST BUILDING TO REMAIN, SEE SITE PLAN FOR REMOVED MEMBRANE BUILDING & NEW BUILDING. 6. LOCATION OF EXISTING AND PROPOSED EXTERIOR LIGHTING SEE SITE PLAN AND PHOTOMETRIC SITE PLAN 7. PARKING ANALYSIS: SEE INFORMATION ON THIS SHEET 8. LOT COVERAGE BREAKDOWN: EXISTING LOT COVERAGE: 45.4% (113,086 SF IMPERVIOUS AREA) NEW LOT COVERAGE: 81.5% (203,216 SF IMPERVIOUS AREA)

ROSEN GROUP

1195 Technology Drive Gahanna, OH 43230

Gensler

909 Fannin Street Suite 200 Houston, TX 77010 United States Tel: 713.844.0000 Fax: 713.844.0001

EM|H|T Engineers, Surveyors, Planners, Scientists IMEG The Future. Built Smarter.

CIVIL 5500 New Albany Road Columbus, OH 43054 Tel: 614.778.0546 STRUCTURAL 3700 Sam Houston Pkwy S Suite 100 Houston, TX 77042 Tel: 713.868.1591

Wylie Design and Engineering of TriState World's Security

MEP Suite 1100 Mezzanine Houston, TX 77046 Tel: 713.781.2526 AV/IT/SEC 390 Glenborough Suite 250 Houston, TX 77067 Tel: 832.249.9379

Seal / Signature

THESE DOCUMENTS ARE RELEASED FOR DESIGN REVIEW ONLY. THEY ARE NOT INTENDED FOR BUILDING PERMIT OR CONSTRUCTION PURPOSES.

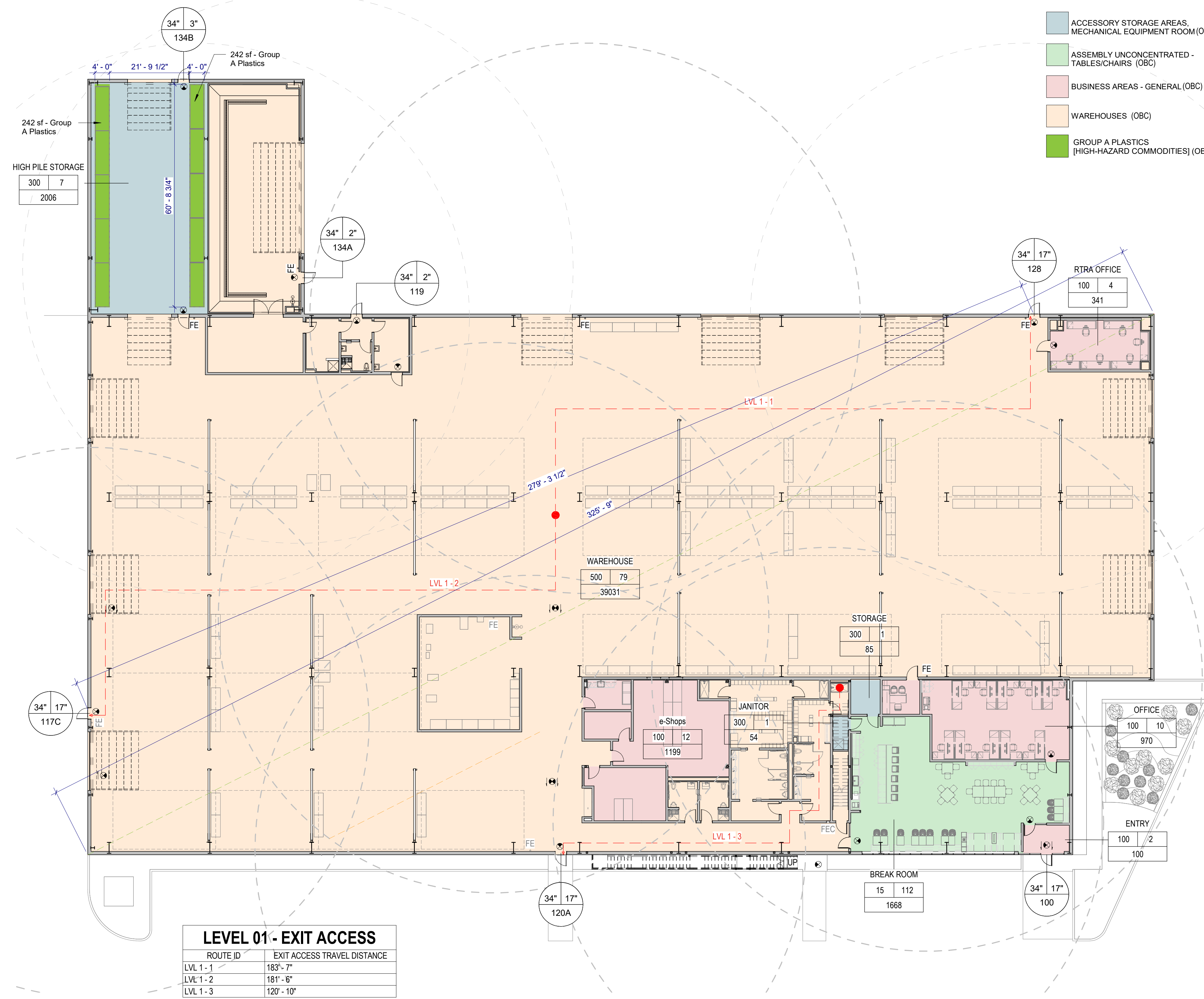
Project Name: Rosen - Gahanna Phase 2 Building Project Number: 02.8853.000 Description: CODE ANALYSIS Scale: NOT TO SCALE

G2.000

MAX. FLOOR AREA ALLOWANCE PER OCCUPANT

SCALE: NOT TO SCALE

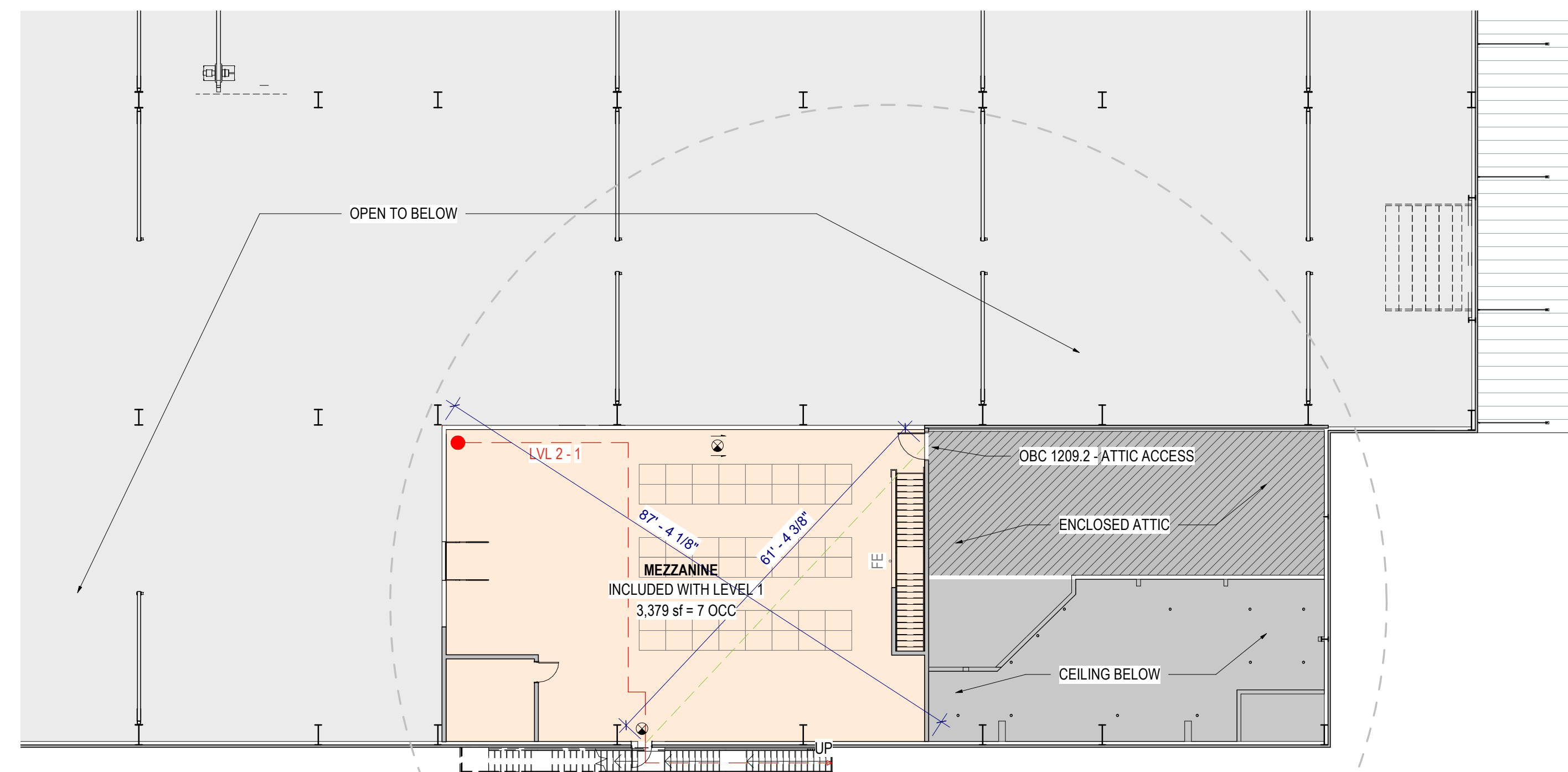
LEVEL 01 - OCCUPANCY TABULATION TABLE						
NAME	OCCUPANCY TYPE	AREA	SOFT PER OCCUPANT	OCCUPANT LOAD	WIDTH REQUIRED (NON-SPRINKLER)	
					WIDTH REQUIRED, OTHER (IN) NS	WIDTH REQUIRED STAIR (IN) NS
WAREHOUSE	WAREHOUSES (OBC)	39,031 SF	500	79	15.71	23.57
e-Shops	BUSINESS AREAS - GENERAL (OBC)	1,199 SF	100	12	2.50	3.75
ENTRY	BUSINESS AREAS - GENERAL (OBC)	100 SF	100	2	0.30	0.45
OFFICE	BUSINESS AREAS - GENERAL (OBC)	970 SF	100	10	2.04	3.06
RTRX OFFICE	BUSINESS AREAS - GENERAL (OBC)	341 SF	100	4	0.78	1.17
BREAK ROOM	ASSEMBLY UNCONCENTRATED - TABLES/CHAIRS (OBC)	1,668 SF	15	112	22.34	33.52
HIGH PILE STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (OBC)	2,006 SF	300	7	1.44	2.16
JANITOR	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (OBC)	54 SF	300	1	0.14	0.20
STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (OBC)	85 SF	300	1	0.16	0.23
		45,455 SF		227		



10 LEVEL 01 - LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"

REF: 1 / AD.400



LEVEL 02 - EGRESS PATHS

ROUTE ID	EXIT ACCESS TRAVEL DISTANCE
LVL 2-2	104'-6"

12 LEVEL MEZZANINE - LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"

REF: 3 / AD.401

OCCUPANCY LEGEND

- ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM (OBC)
- ASSEMBLY UNCONCENTRATED - TABLES/CHAIRS (OBC)
- BUSINESS AREAS - GENERAL (OBC)
- WAREHOUSES (OBC)
- GROUP A PLASTICS (HIGH-HAZARD COMMODITIES) (OBC)

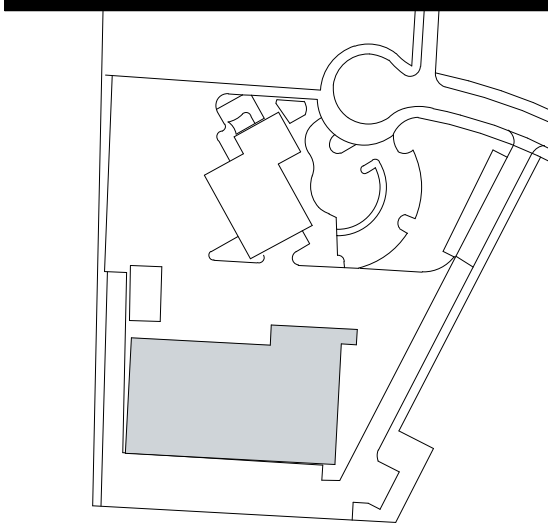
LIFE SAFETY LEGEND

- EGRESS TRAVEL PATH - DISTANCE NOTED IS ACTUAL. ALLOWABLE DISTANCE IS 300'-0" (B AND S OCCUPANCY) AND 250'-0" (A OCCUPANCY)
- SPACE NAME
- OCCUPANCY LOAD
- SPACE SF
- OCCUPANCY LOAD FACTOR AND METHOD
- EXIT DOOR WIDTH PROVIDED
- EXIT WIDTH REQUIRED
- EXIT DOOR NAME
- EXIT STAIR WIDTH PROVIDED
- EXIT WIDTH REQUIRED
- EXIT STAIRS NAME
- HOLD OPEN
- PANIC DEVICE
- ELECTROMAGNETIC LOCK
- FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER
- EXIT SIGN - SEE ELECTRICAL
- AREA NOT IN CONTRACT
- Optional
- COMMON PATH OF TRAVEL
- TRAVEL DISTANCE
- POINT OF DECISION
- EXIT DOOR
- EXIT CAPACITY (DOOR EGRESS WIDTH / .15)
- ANTICIPATED LOAD
- EGRESS WIDTH
- EXIT STAIR
- EXIT CAPACITY (STAIR EGRESS WIDTH / .2)
- ANTICIPATED LOAD
- EGRESS WIDTH

GENERAL NOTES

- A. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75-FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY AUTHORITY HAVING JURISDICTION.
- B. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS AND AS REQUIRED BY APPLICABLE CODES, AND ADDITIONAL SIGNS AS REQUIRED BY AUTHORITY HAVING JURISDICTION. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS AS REQUIRED. COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
- C. DOORS OPENING INTO REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.
- D. 20-MINUTE DOOR JAMBS TO BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED.
- E. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS.
- F. WOOD BLOCKING WHERE PERMITTED SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
- G. EXTEND OR MODIFY EXISTING FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/LIFE SAFETY SYSTEM. SUBMIT PLANS TO AUTHORITY HAVING JURISDICTION WITH COMPLETE DESCRIPTION OF SEQUENCE OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- H. EXTEND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED TO PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM. SUBMIT PLANS TO AUTHORITY HAVING JURISDICTION AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
- I. AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.

KEY PLAN



ROSEN GROUP

1195 Technology Drive
Gahanna, OH 43230

Gensler

309 Fannin Street
Suite 200
Houston, TX 77010
United States
Tel 713.844.0000
Fax 713.844.0001



CIVIL
5500 New Albany Road
Columbus, OH 43054
Tel 614.778.0546

STRUCTURAL
3700 Sam Houston Pkwy S
Suite 100
Houston, TX 77042
Tel 713.868.1591



MEP
1 Greenway Plaza
Suite 1100
Houston, TX 77046
Tel 713.781.2526

AV/IT/SEC
390 Glenborough
Suite 290
Houston, TX 77067
Tel 832.249.9379

Date	Description
07/15/2022	ISSUE FOR DESIGN REVIEW & PRICING
09/26/2022	DRAFT ISSUE FOR PERMIT & PRICING

Seal / Signature

THESE DOCUMENTS ARE RELEASED FOR DESIGN REVIEW ONLY. THEY ARE NOT INTENDED FOR BUILDING PERMIT OR CONSTRUCTION PURPOSES.

Project Name
Rosen - Gahanna Phase 2 Building

Project Number
02.8853.000

Description
LIFE SAFETY PLAN

Scale
1/16" = 1'-0"

G2.110

2 Houston Center
909 Fannin, Suite 200
Houston TX 77010
USA

Tel 713.844.0000
Fax 713.844.0001



February 15, 2022

City of Gahanna
Department of Planning

Subject: Project 1195 Technology Dr – **Final Development Plan**

Final Development Plan Comment Response 1
Project Number: 02.8853.200
File Code: 3BD

Dear Kelly Wicker:

The following has been prepared in response to Staff Comments dated 01/26/23 on the Final Development Plan submission. Each item has been addressed with a comment response following it in italics and when necessary corresponding changes or clarifications have been made to the submission documents. If you should have any questions about this response please contact me.

Fire District Comments:

1. The proposed building size is a one story 45,445 square feet. The building construction type is not listed on the prints provided. Assuming it is of IIB construction, the required fire flow would be 4500 gallons per minute. With the building sprinklered, you can reduce the fire flow for the building by 75 percent.

Response: The proposed one-story, 45,455 sf building is S-2 occupancy (non-separated uses B & A-3), type IIB construction, non-sprinklered. The allowable building area is 45,500 sf (26,000 + 19,500 area increase due to frontage). Included with this response are sheets G2.000 Code Analysis & G2.110 Life Safety Plan to further describe the proposed building's compliance with the Ohio Building Code & Ohio Fire Code.

2. The Fire Department Connection shall not be attached to the building.

Response: Noted, see response to comment 1.

3. Roadways are of adequate width. *Response: Noted.*

4. The fire division has no other objections for the new building design. *Response: Noted.*

Building Comments:

5. The project will be required to comply with the 2017 Ohio Building Code, along with all required plan reviews and permits obtained. *Response: Acknowledged.*



City of Gahanna
Department of Planning
February 15, 2022
Page 2

Planning Comments:

6. Please see comments on associated applications and revise the FDP submittal as necessary.

Response: Noted.

Parks Comments:

7. A Davey Institute Tree Survey Map is referenced, but I do not see it attached. I would like to see this survey. Plant selections look appropriate overall. *Cornus kousa* may struggle in such an industrial setting, but it is a better option than some other dogwood species. Since existing trees are being saved, plans for protection fencing should be shown at ten feet beyond the drip line of the tree (per code 914 requirements). Many mature trees will be removed as a result of this project, and all preserved trees must be protected throughout the entire construction process.

Response: The requested tree survey has been included with these responses. Revised Landscape drawings L100-104 have been included with these responses. A tree protection detail complying with the referenced requirements has been included on sheet L103. Rosen acknowledges tree protection for existing trees scheduled to remain is required from the beginning to end of construction activities.

Sincerely,

A handwritten signature in black ink that reads "Jason Honeycutt".

Jason Honeycutt, AIA
Senior Associate

cc: Brian Brooks, Project Manager, Rosen Group
Suzanne Schreider, AIA, Principal, Gensler
Brian Quackenbush, P.E., Principal, EMH&T



March 7, 2023

Realrona Inc
14120 Interdrive E
Houston, TX 77032-3324

RE: Project 1195 Technology Dr Final Development Plan

Dear Realrona Inc:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Fire District

1. The proposed building size is a one story 45,445 square feet. There has been an omission in the square footage on the mezzanine, which is 3,234 square feet. Per the Ohio Building Code Section 505.2 the mezzanine shall be included in determining fire area. That makes the facility 48,679 square feet. With this in mind, the discussion with Mr. Honeycutt, and his reply letter. He opines in OBC Table 506.2 that being a Type II B non -sprinklered will be 26,000 square feet. There can be an increase of basically 75% construction per OBC 506.3.3, that would be increasing the total area to 45,500 square feet. Being IIB construction, the required fire flow for 48,679 square feet would be 4750 gallons per minute. With the building sprinklered, you can reduce the fire flow for the building by 75 percent.
2. With the high-piles storage of a High Hazard Class as listed in the prints, the fire division needs to examine the type of hazard and if secondary containment needs to be added.
3. The Fire Department Connection shall not be attached to the building.

Building

4. The project will be required to comply with the 2017 Ohio Building Code, along with all required plan reviews and permits obtained.

Planning

5. Please see comments on associated applications and revise the FDP submittal as necessary.

City Engineer

6. Detailed engineering plan review is to occur upon acceptance/approval of the final development plan. This will require a grading plan. *(Informational Comment)*
7. Ensure ADA compliant ramps with access to building. See callout/detail 20 on landscape details sheet.

If you have general comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025. If your questions are specific to a certain department's comments please reach out to that department.

Sincerely,

Kelly Wicker
Planning and Zoning Coordinator

Department of Planning 200 S. Hamilton Rd. Gahanna, Ohio 43230



STAFF REPORT

Request Summary

The applicant is requesting approval of Final Development Plan, Design Review, Conditional Use, and Variance applications for a new warehouse and various hardscape improvements at the Rosen USA site at 1195 Technology Drive. The property is currently zoned OCT – Office, Commerce, and Technology. The OCT district explicitly allows for industrial/warehouse uses, but approval of a Conditional Use is required for outdoor storage.

The site is presently developed with an existing building and parking lot for use by Rosen USA. In February 2022, a Conditional Use application was approved for outdoor storage for an expansion of the existing equipment yard. A prefabricated membrane structure was also approved and currently exists on the site. Several variances were also approved as they were deemed necessary to continue to develop the site in a manner that is compatible with the original development. This included variances to setbacks, permitted materials, and parking lot screening and landscaping.

The current proposal is for the construction of a 45,500 SF tool warehouse just south of the primary structure, along with approximately 75,000 SF of hardscape improvements. This includes removing the existing membrane structure. The hardscape improvements include 23,511 SF of parking with 68 total spaces, exceeding the required 10 spaces plus one per each business vehicle. Additionally, the proposed lot meets all interior landscaping requirements.

A further expansion of the equipment yard is also included in the proposal, for which approval of the Conditional Use is required. The Code requires that all outdoor storage be screened from adjacent properties and the right-of-way, and this requirement is satisfied by a proposed 7-foot fence.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

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

Design Review

The property is zoned OCT and is therefore subject to the standards of Design Review District 4 (DRD-4).

General review criteria for Design Review applications include the following:

- 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.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District



- Maintain, protect and enhance the physical surroundings of the Design Review District.

Conditional Use

Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

Variance

The following variance has been requested:

1. 1155.04(c)(2) – Side and Rear Setbacks
 - a. The side and rear setbacks from the property line for pavement is a minimum of 10 feet.
 - b. The proposed pavement will encroach approximately 6 feet into the setback. Staff does not object to the variance request. Setback variances have been approved previously at this site and this variance will line up new pavement with the existing.

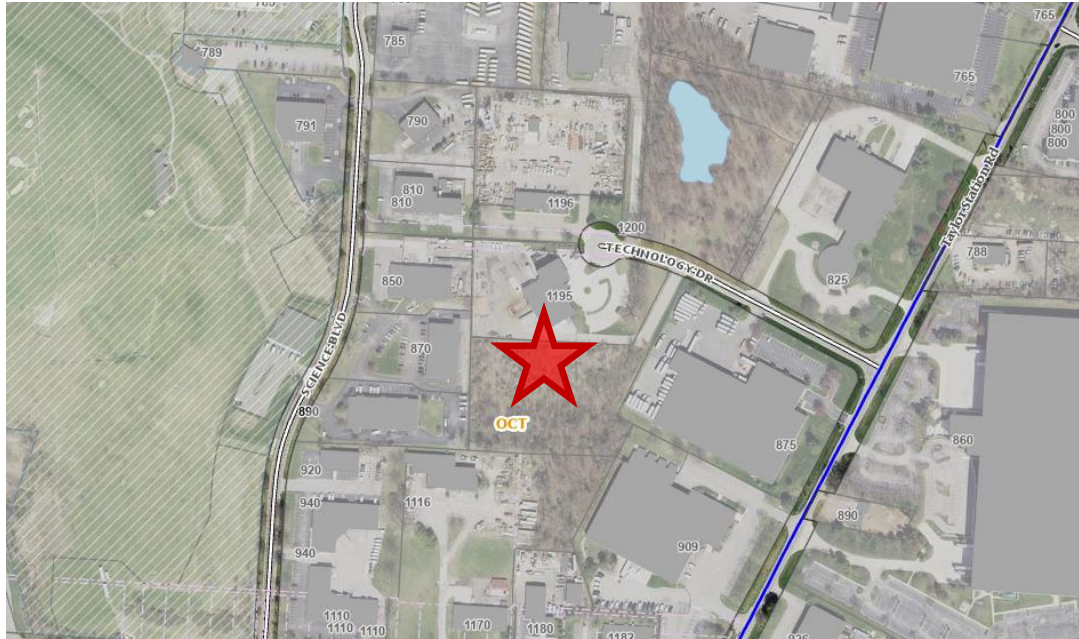
Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

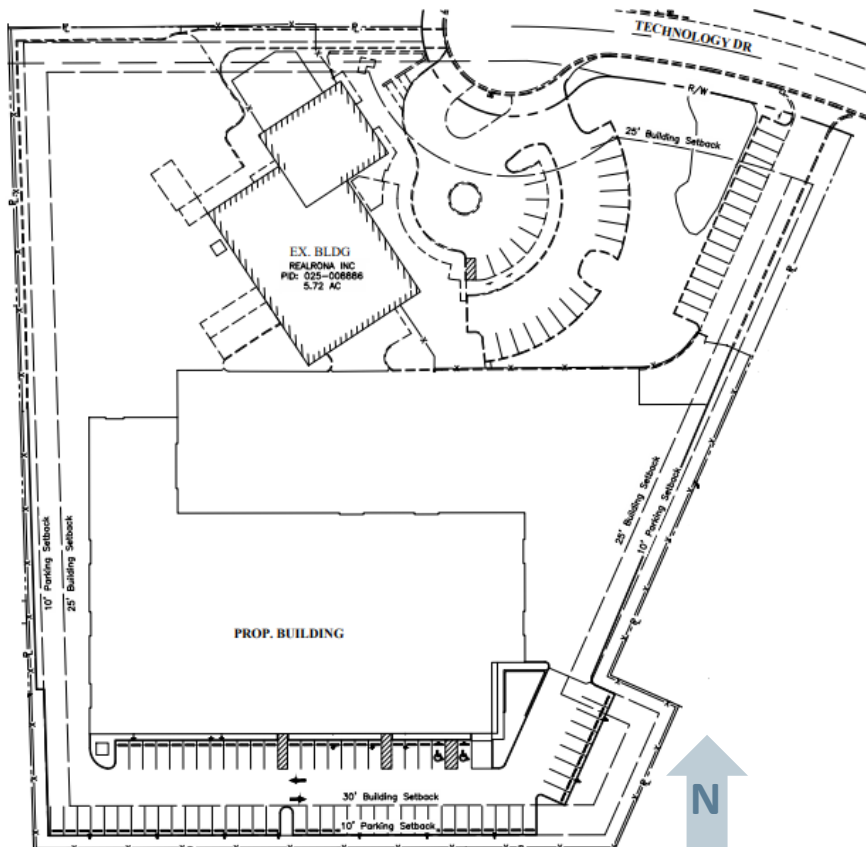
Staff Comments

Staff recommends approval of all four applications as submitted. The proposed development meets all applicable Code requirements and above criteria. The requested variance is minor in nature and other setback variances have been previously granted for this site. The Conditional Use application for outdoor storage satisfies all criteria and is in line with other development in the OCT district. It will also be sufficiently screened from public view and meets all other requirements in Chapter 1155.07.

Location/Zoning Map



Submitted Site Plan



Submitted Rendering



Respectfully Submitted By:
Maddie Capka
Planner