

FINAL DEVELOPMENT PLAN APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 1509 Blatt Blvd, Gahanna OH 43230		Project Name/Business Name (if applicable): Commercial Self Storage- Ohio	
Parcel ID No.(s):	Current Zoning: I-1	Total Acreage: 10	
Project Description: Business to Business storage of products and warehousing of goods. Non- residential. Self storage warehouses from 300 sq. ft to 5,000 sq ft for commercial use.			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Jim Sapp		Applicant Address: 8070 Castleton Road, Indianapolis, IN 46250	
Applicant E-mail: Jsapp@esapp.com		Applicant Phone No.: 317-863-2033	
BUSINESS Name (if applicable): Commercial Self Storage			
ATTORNEY/AGENT Name: same as above		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor Circel City Contractors		Brent Kuhn, 317-710-7827,brent@circlecitcitycontractors.co	
Developer Circel City Contractors		Brent Kuhn, 317-710-7827,	
Architect Bob JOhnson, JH Architects		614-527-7590	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

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: Jim H. Sapp Date: 7/17/17

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. _____
PC Meeting Date: _____
PC File No. _____

RECEIVED: _____
DATE: _____

PAID: _____
DATE: _____
CHECK#: _____

FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1108 (visit www.municode.com) & Chapter 914, Tree Requirements	✓			
	2. Review the State of Ohio Fire Code Fire Service Requirements	✓			
	3. Pre-application conference with staff	✓		✓	
FINAL DEVELOPMENT PLAN shall contain the following:					
	4. Scale: Minimum - one inch equals 100 feet.	✓		✓	
	5. The proposed name of the development, approximate total acreage, north arrow, and date	✓		✓	
	6. The names of any public and/or private streets adjacent to or within the development	✓		✓	
	7. Names and addresses of owners, developers and the surveyor who designed the plan	✓		✓	
	8. Vicinity map showing relationship to surrounding development and its location within the community	✓		✓	
	9. Natural features currently within proposed development, including drainage channels, tree lines, bodies of water, and other significant features	✓		✓	
	10. Current zoning district, building and parking setbacks	✓		✓	
	11. Proposed location, size and height of building and/or structures	✓		✓	
	12. Proposed driveway dimensions and access points	✓		✓	
	13. Proposed parking and number of parking spaces	✓		✓	
	14. Distance between buildings	✓		✓	
	15. Any other information the Planning Commission may deem to be necessary to evaluate the application. These items can include such things as elevations, traffic studies, floor plans, etc.	✓		✓	
THE DEVELOPER SHALL SUBMIT A TABLE OF DEVELOPMENT CALCULATIONS. TABLE SHALL INCLUDE:					
	16. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed)	✓		✓	
	17. Lot coverage calculations: (square footage of site, area of permanently impervious surfaces broken down into buildings and parking, area of uncovered land, coverage requirements, proposed lot coverage)	✓		✓	
	18. Setback calculations, (if needed)	✓		✓	
	19. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of two-inch caliper trees required, and number of trees proposed)	✓		✓	
	20. List of contiguous property owners & their mailing address	✓		✓	
	21. Pre-printed mailing labels for all contiguous property owners	✓		✓	
	22. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓		✓	
	23. Application & all supporting documents submitted in digital format	✓		✓	
	24. Application & all supporting documents submitted in hardcopy format	✓		✓	
	25. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature: Bonnie Gard

Date: 8/1/17

INTERNAL USE

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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*

I, Jim Sapp, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Brent Lehn, Nick Elmason to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature: [Signature] Date: 7/17/17

AUTHORIZATION TO VISIT THE PROPERTY

I, Jim Sapp, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 7/17/17

Subscribed and sworn to before me on this 17 day of July, 2017.

State of Indiana County of Hamilton

Notary Public Signature: [Signature]



AGREEMENT TO COMPLY AS APPROVED

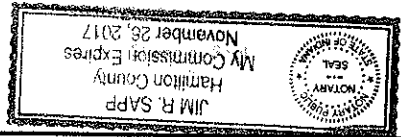
I, Theresa Sapp, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 7/17/17

Subscribed and sworn to before me on this 17 day of July, 2017.

State of Indiana County of Hamilton

Notary Public Signature: [Signature]



Penske Truck Leasing
Attn: Real Estate
PO Box 563
Reading, PA 19603

Penske Truck Leasing
Attn: Real Estate
PO Box 563
Reading, PA 19603

Penske Truck Leasing
Attn: Real Estate
PO Box 563
Reading, PA 19603

Industrial Container Services
1385 Blatt Blvd
Columbus, OH 43230

Industrial Container Services
1385 Blatt Blvd
Columbus, OH 43230

Industrial Container Services
1385 Blatt Blvd
Columbus, OH 43230

Mauser, USA
1410 Blatt Blvd
Gahanna, OH 43230

Mauser, USA
1410 Blatt Blvd
Gahanna, OH 43230

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1410 Blatt Blvd
Gahanna, OH 43230

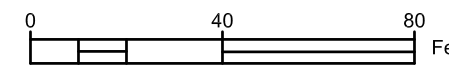
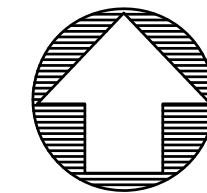
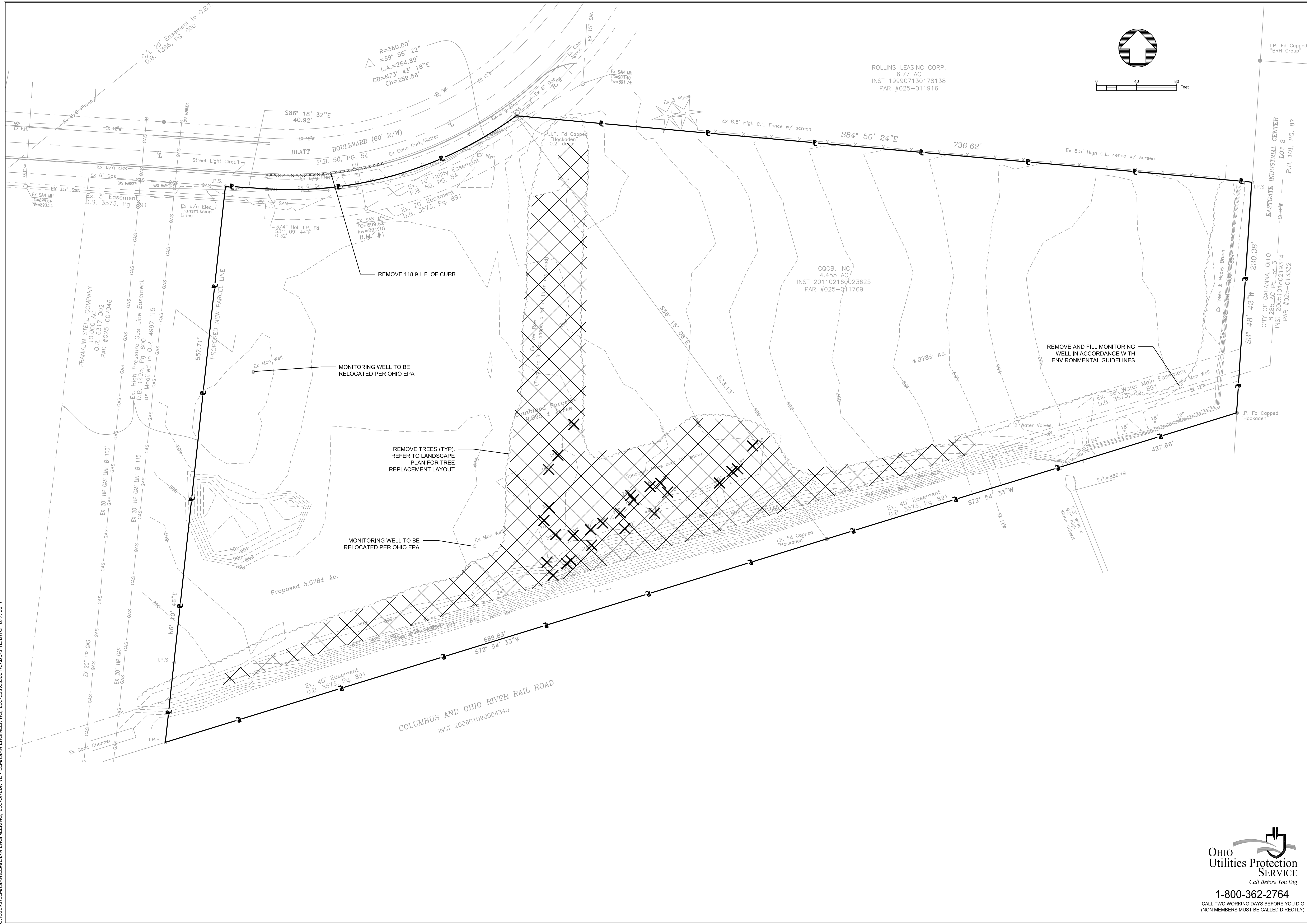
Lynn & Ken Singh
ReMax Town Center
Commercial Division
4215 Worth Avenue, Suite 230
Columbus, Ohio 43219

Lynn & Ken Singh
ReMax Town Center
Commercial Division
4215 Worth Avenue, Suite 230
Columbus, Ohio 43219

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4215 Worth Avenue, Suite 230
Columbus, Ohio 43219



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elmasian
engineering, LLC

PO BOX 9452
DUBLIN, OH 43016
PH: 614-327-2008
www.elmasian.net

NO.	DATE	BY

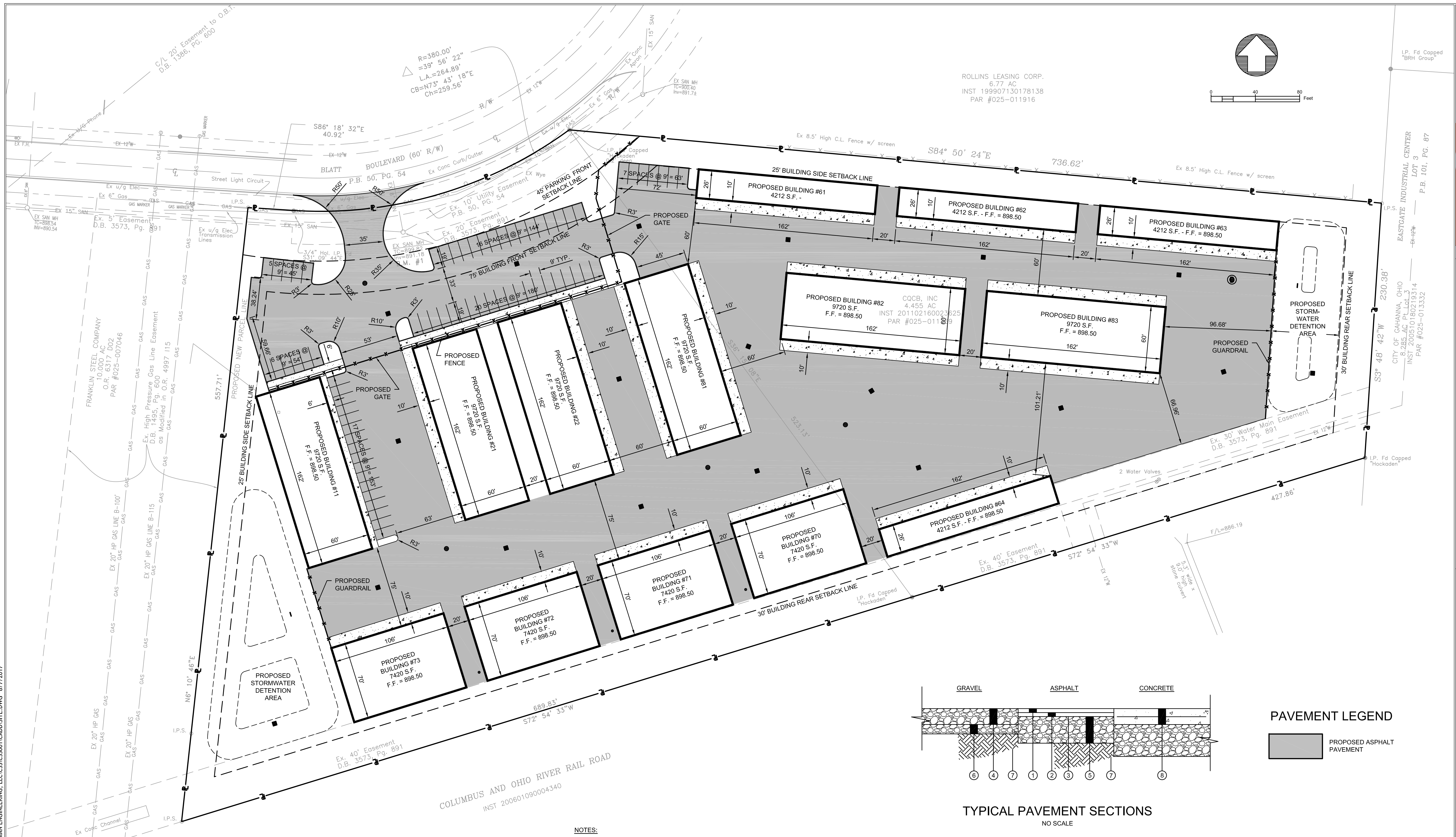
DEMOLITION PLAN
COMMERCIAL SELF STORAGE
1509 BLATT BLVD - GAHANNA, OHIO

OHIO
Utilities Protection
SERVICE
Call Before You Dig

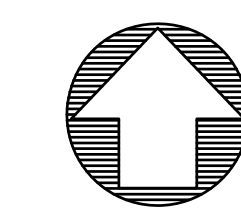
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

DATE	8/7/2017
SCALE	1" = 40'
SHEET NO.	3 OF 9
FILE NO.	CSS001

C:\USERS\ELMASIAN\ELMASIAN ENGINEERING, LLC\CSS001\CADD\SITE.DWG 8/17/2017



ROLLINS LEASING CORP.
6.77 AC
INST 199907130178138
PAR #025-011916



0 40 80 Feet

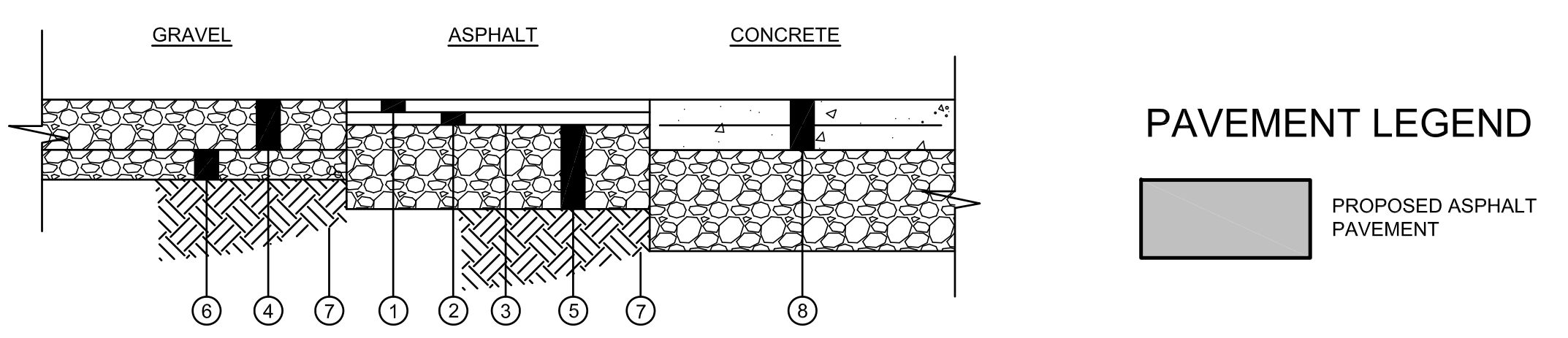
elmasian
engineering, LLC
P.O. BOX 9452
DUBLIN, OHIO 43016
PH: 614-327-2008
www.elmasian.net

NO.	DATE	BY

SITE DIMENSION PLAN
COMMERCIAL SELF STORAGE
1509 BLATT BLVD - GAHANNA, OHIO

DATE	8/7/2017
SCALE	1" = 40'
SHEET NO.	4 OF 9
FILE NO.	CSS001

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG (NON MEMBERS MUST BE CALLED DIRECTLY)



TYPICAL PAVEMENT SECTIONS
NO SCALE

- ① 1-1/2" HOT-MIXED, ASPHALT CONCRETE SURFACE - (PG 64-22) ITEM 448
- ② 1-1/2" HOT-MIXED, ASPHALT CONCRETE INTERMEDIATE - (PG 70-22M) ITEM 448
- ③ BITUMINOUS PRIME COAT - ITEM 408, 0.35 GAL. PER SQ. YD.
- ④ 6" AGGREGATE BASE - ITEM 304, TWO 3" LIFTS
- ⑤ 8" AGGREGATE BASE - ITEM 304, TWO 4" LIFTS
- ⑥ 2" AGGREGATE BASE - NUMBER 2 STONE
- ⑦ COMPACTED SUBBASE - ITEM 310
- ⑧ 6" REINFORCED PORTLAND CEMENT CONCRETE - ITEM 451 WITH 6x6xW2.9xW2.9 W.W.F. AND 6" COMPACTED GRAVEL BASE

- NOTES:**
- ALL DIMENSIONS AND RADII ARE GIVEN TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION IS NOT GIVEN.
 - ALL EXTERIOR SITE SPECIFIC PORTLAND CEMENT SHALL MEET THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR CURING AND INSTALLATION. THE MINIMUM PCC ALLOWED IS 3000 P.S.I. AT 28 DAY, WITH AIR ENTRAINMENT MEETING THE DOT REQUIREMENTS.
 - CONTRACTOR SHALL ADJUST AND/OR SAWCUT EXISTING PAVEMENT AS REQUIRED TO PROVIDE A CLEAN, SMOOTH ABUTMENT AND GRADE. CONTRACTOR SHALL HOT TAR SEAL ALL PAVEMENT CUTS TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING DETAILS AND SPECIFICATIONS.
 - REFER TO LANDSCAPE PLAN FOR PROPOSED TREE AND SHRUB DETAILS AND SPECIFICATIONS.

NOTES

1. THESE PAVEMENT SECTIONS ARE NOT DETERMINED FROM ANY GEOTECHNICAL REPORT. THE PROPOSED PAVEMENT SECTIONS ARE SUBJECT TO APPROVAL BY THE OWNER. THE OWNER WILL DETERMINE THE PAVEMENT SECTION TO BE USED.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1509 Blatt Boulevard

Project Name/Business Name: Commercial Self Storage

SUBMITTED BY:

Name: Robert S. Priestas, P.E. Title: City Engineer

Department: Department of Public Service and Engineering

Final Development Plan

General Comments

- A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk. If it is the desire of the developer to request a concurrent plan review, a formal separate submission must be made to the Engineering Division. That submittal shall include 5 hard copies of all submitted documents, as well as one electronic copy.
- Both parcels shall be combined into one lot.
- The parking areas, and aisles shall be revised to meet current parking stall and drive aisle dimension standards.

Site Access

- Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review. It is unexpected that this development will exceed 100 trips in the peak hour, and thus most likely will not require a Traffic Impact Study. The owner or developer shall provide sufficient information to confirm the vehicle end trips generated by this development in the peak hour.
- The site access will be to Blatt Boulevard via a new curb cut.
- A 5' sidewalk shall be constructed along the frontage of the new development.

Sanitary Sewer

- There is an existing 15” sanitary sewer located onsite that can be accessed to provide sanitary sewer service for the development.

Water Service

- There is an existing 12” water line located on the north side of Blatt Boulevard that can be accessed to provide service for this development. This line can be tapped to provide service to the development for both domestic and fire suppression. If the tap should require excavation into the roadway, it will require a repair to meet City standards.

Stormwater Management

- Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.
- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Design Review

- No comments.

APPLICATION STAFF COMMENTS

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T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1509 Blatt Blvd.

Project Name/Business Name: Commercial Self Storage

SUBMITTED BY:

Name: Bonnie Gard Title: Planning & Zoning Administrator

Department: Service

Final Development Plan

- Self-storage is a permitted use in OCT
- Building and parking setbacks are code compliant
- Parking stalls and drive aisle widths are code compliant
- Ingress/egress width is sufficient for MFD

A Variance to the sidewalk requirement may be applied for through planning commission, but must ultimately be approved by City Council.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1509 Blatt Blvd

Project Name/Business Name: Commercial Self Storage

SUBMITTED BY:

Name: Michael Blackford **Title:** Deputy Director

Department: Planning and Development

The applicant is proposing to develop a commercial self-storage facility on property zoned Office, Commerce, and Technology (OCT).

Area/Land Use Plan

The subject property is not located within any subarea plan. It is located within the Industrial Future Land Use per the 2002 Land Use Plan. Objectives and Principles of the Industrial Land Use include but aren't limited to the following:

- Any industrial site should be developed in a safe manner with enhanced site design that is architecturally compatible with surrounding development.
- Permit those types of industries that will stabilize, enhance, and diversify the economic base.

2015 Economic Development Strategy/TIF

The project is located within priority development area (PDA) #5. Desirable uses within PDA #5 are industrial in nature. Warehousing/storage are uses the Strategy contemplated for this property. The request is consistent with the recommendations of the Strategy.

The property is located within the Eastgate-Pizzutti TIF (Tax Increment Financing). Project costs have been estimated at \$10 million. This would lead to an annual TIF contribution of approximately \$111,837.

Tree Code

The revised site plan is not consistent with Chapter 914. 102 inches of tree preservation is shown in the southeast corner of the property by the preservation of four trees. An additional 201 inches are required. The site plan states that this requirement is met on the southeast portion of the property but specific tree species and size are not depicted. Specific trees to be preserved are required to be shown on the plan in order to receive credit. Please show additional trees to be preserved or plant an additional 201 inches.



Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230
Phone: (614) 471-0542

Development Plan Review Response

Applicant **Commercial Self Storage**
1509 Blatt Blvd.
Gahanna, OH 43230

1. Since the facility area of the storage complex is over 62,000 square feet, two separate fire department access roads are required.

D104.2 Building exceeding 62,000 square feet in area

Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads..

2. The roadway has two gates located on it. A Click to Enter shall be installed on the gates to allow emergency access by public safety forces in accordance with Section 503.3 of the Ohio Fire Code.

503.5 Required gates or barricades. The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325 as listed in rule 1301:7-7-47 of the Administrative Code. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200 as listed in rule 1301:7-7-47 of the Administrative Code.

3. The portion of the roadway considered fire department access roadway shall be constructed as heavy duty in accordance with D102.1 of the Ohio Fire Code (see below).

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading.

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

4. The building area is approximately 95,000 square feet. Fire flow for a VB building is approximately 8000 GPM based on Table B105.1 of the Ohio Fire Code.

TABLE B105.1
MINIMUM REQUIRED FIRE FLOW AND FLOW DURATION FOR BUILDINGS^a

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons per minute) ^c	FLOW DURATION (hours)
Type IA and IB b	Type IIA and IIIA b	Type IV and V-A b	Type IIB and IIIB b	Type V-B b		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901 -Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401 -Greater	138,301-Greater	85,101 -Greater	8,000	

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. The minimum required fire flow shall be permitted to be reduced by 25 percent for Use Group R.

b. Types of construction are based on the *International Building Code*.

c. Measured at 20 psi.

5. Listed below is the number of fire hydrants required , based on Table C105.1 of the Ohio Fire Code.

TABLE C 105.1

NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a,b,c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^d
1,750 or less	1	500	250
2,000 - 2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500 - 4,000	4	350	210
4,500 - 5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500 - 7,000	7	250	150
7,500 or more	8 or more ^e	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m

- a. Reduce by 100 feet for dead-end streets or roads
- b. Where streets are provided with median dividers which can be crossed by firefighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet- on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.

Additional requirements and comments could follow after plans are submitted and the review process starts



August 1, 2017

Date

Steve Welsh, Captain, Fire Marshal



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 1509 BLATT BLVD

Project Name/Business Name: commercial self storage

SUBMITTED BY:

Name: Kenneth W. Fultz **Title:** Chief Building Official

Department: Building Division

No comments.

Kelly Wicker

From: Sheila Murphy
Sent: Thursday, July 27, 2017 1:43 PM
To: Kelly Wicker
Subject: RE: DR and FDP for 1509 Blatt Blvd

K
As long as the PD has access to the lots in the event of an emergency we have no comment against it.
Thanks
S

From: Kelly Wicker
Sent: Monday, July 24, 2017 1:00 PM
To: Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>
Subject: FW: DR and FDP for 1509 Blatt Blvd

Staff,
Please review the following DR and FDP for 1509 Blatt Blvd Commercial Self Storage. All comments are due by noon on Monday July 31. The applicant is updating the plans to reflect 9x19 spaces with a minimum 25' drive aisle, and will forward the lighting cut sheet and Lot coverage calculations.

<T:\Zoning\Applications IN PROGRESS\1509 Blatt Blvd Commercial Self Storage DR17\1509 Blatt Blvd Commercial Self Storage DR17.pdf>

<T:\Zoning\Applications IN PROGRESS\1509 Blatt Blvd Commercial Self Storage FDP17\1509 Blatt Blvd Commercial Self Storage FDP17.pdf>

Thank you,

KELLY WICKER
Zoning Clerk
Department of Public Service
Division of Building and Zoning



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8/2/2017

Final Development Plan Response Letter

Department of Public Service and Engineering

General Comments

- A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk. If it is the desire of the developer to request a concurrent plan review, a formal separate submission must be made to the Engineering Division. That submittal shall include 5 hard copies of all submitted documents, as well as one electronic copy.

We are requesting a concurrent plan review and have submitted drawings, as requested.

- Both parcels shall be combined into one lot.

Both parcels were combined into one lot when the western parcel was split for the purchase.

- The parking areas, and aisles shall be revised to meet current parking stall and drive aisle dimension standards.

We will revise these items upon resubmission.

Site Access

- Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review. It is unexpected that this development will exceed 100 trips in the peak hour, and thus most likely will not require a Traffic Impact Study. The owner or developer shall provide sufficient information to confirm the vehicle end trips generated by this development in the peak hour.

Per the owner, the site will not receive more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period. Therefore, we will not be providing a Traffic Impact Study.

- The site access will be to Blatt Boulevard via a new curb cut.

We are aware of this and it is noted on the Demolition Plan sheet.

- A 5' sidewalk shall be constructed along the frontage of the new development.

There are not any sidewalks in this area. Can we apply for a variance for this requirement?

Sanitary Sewer

- There is an existing 15" sanitary sewer located onsite that can be accessed to provide sanitary sewer service for the development.

We are aware of this and are planning to connect to it.



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Water Service

- There is an existing 12" water line located on the north side of Blatt Boulevard that can be accessed to provide service for this development. This line can be tapped to provide service to the development for both domestic and fire suppression. If the tap should require excavation into the roadway, it will require a repair to meet City standards.

We are aware of this and are planning to connect to it. We will note on the plans the street repair requirement.

Stormwater Management

- Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.

Plans will comply with regulations.

- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.

A Dry Detention Basin is planned for water quality and detention measures.

- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Plans will comply with regulations.

Service

- Received list of contiguous property owners – need pre-printed mailing labels

We have mailed the pre-printed mailing labels. Please let us know if they have not been received by Friday.

- Requested 9'x19' parking spaces with 25' drive aisles

We will revise these items upon resubmission.

- Ditto Planning and Development's comments regarding 914 tree calculations, interior parking lot landscape calculation, and need for color rendering of building façade facing the street.

We will revise these items upon resubmission.



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Planning and Development

FDP

- Site plan cover sheet indicates 6.95 acres of impervious area post development. This equates to 302,742 square feet of impervious area. Chapter 914.05 requires one caliper inch per 1,000 square feet of impervious rounded to the nearest whole number. 303 inches are required. Site plan indicates 276 inches are required. Please clarify.

Landscape Calculations (914) has been updated to match the site plan calculations. The calculation is now based on 302,742 square feet of impervious area as opposed to the previously calculated 275,165 square feet.

- The requirements of Chapter 914 are in addition to other requirements (Chapter 914.02(a)). Therefore trees planted to meet the requirements of 1163.08 do not count towards the requirements of 914. Please revise accordingly.

The landscape requirements have been separated in order to show which calculations correlate with each chapter. Our intent is to meet the 914 requirements entirely with existing trees preserved along the south. The trees planted around the parking lot are used exclusively to meet the requirement of 1163.08.

- Tree calculations indicate the southern boundary has 174 inches of preservation. According to the plan there are 104 inches of preservation. Please revise accordingly.

The calculations for the southern boundary have been revised. There are a total of 303 inches preserved: (3 trees @ 18" = 54 preserved credits) + (1 tree @ 24" x 2 = 48" preserved credits) = 102 inches of preserved credit. The remaining existing trees along the southern perimeter are being used to for the 201" left over.

- Chapter 914.05(d) limits the size of newly planted trees to a maximum of 2 ½ caliper inches. Approval from the Director of Parks and Recreation is necessary in order to allow 3 inch caliper trees to be counted towards meeting the requirements of 914.

The parking lot trees that are shown at 3" Cal. are being used to meet the requirement stated in Chapter 1163.08(e) Interior Landscape Requirements. This code section specifically states 3" caliper trees as the minimum and so we have not changed these trees to 2.5"

DR

- The Design Review application requires color renderings from all sides of the building. Please provide. Of special importance is the view of the site from Blatt Blvd. Additional comments may be forthcoming based on revised plans.

We will submit these items upon resubmission.



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Fire

- Since the facility area of the storage complex is over 62,000 square feet, two separate fire department access roads are required.

Per a letter dated 8/1/2017, from Fire Marshal, Stephen Welsh:

“After consulting with Assistant Fire Chief Brian Dunlevy and Robert Priestas, Gahanna City Engineer, the fire division will allow just one entrance into the Commercial Self Storage project at 1509 Blatt Blvd. The 35 foot entrance will allow for the required 20 foot ingress for fire apparatus and still allow egress if necessary. “

- The roadway has two gates located in it. A Click to Enter shall be installed on the gates to allow emergency access by public safety forces in accordance with Section 503.3 of the Ohio Fire Code.

We will revise the plans to include this information.

- The portion of the roadway considered fire department access roadway shall be constructed as heavy duty in accordance with D102.1 of the Ohio Fire Code.

We will revise the plans to include this information.

- Listed below is the number of fire hydrants required, based on Table C105.1 of the Fire Code.

Per a letter dated 8/1/2017, from Fire Marshal, Stephen Welsh:

“The location of the two fire hydrants on the property are acceptable to the fire division. “