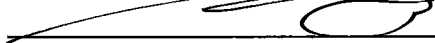


Application for Final Development Plan

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant.

*Applicant Name: Scott R. Harper *Phone: (614) 895-2050
 *Applicant Address: 105A Commerce Park Drive Westerville, Oh 43082 *Fax: _____
 *Applicant Email: scott@harperae.com
 *Applicant's Relationship to Project: Land Owner Option Holder Cont. Purchaser Agent
 *Name of Final Development Plan: The Goddard School
 *Address of Final Development Plan: 5515 Morse Road
 *Parcel ID# 025-011237-00 *Total Acreage 2.30 *Current Zoning Neighborhood Comm
 *Project Description: Proposed single story building for child daycare/school.

*Applicant's Signature  *Date 7/24/16

ADDITIONAL CONTACT INFORMATION:

Property Owner Name: Eric Park Phone: (614) 406-6711
 Property Owner Address: 5515 Morse Road, Columbus Ohio 43230 Fax: _____
 Contact Name: Eric Park Email: eric@rodersincorporated.com
 Developer Name: _____ Phone: _____
 Developer Address: _____ Fax: _____
 Contact Name: _____ Email: _____

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.

1. A Pre-Application Conference shall be scheduled with the Planning and Development Department.
2. A plan that complies with the Final Development Plan requirements stated in Chapter 1108.
3. A plan that complies with the 2011 State of Ohio Fire Code Fire Service Requirements.
4. Three (3) copies of plans: 24x36 size **folded** (not rolled) to 8 1/2 X 11 size prior to submission.
5. One (1) digital copy of completed application and associated plans.
6. A list of contiguous property owners and their mailing addresses.
7. Pre-printed mailing labels for all contiguous property owners.
8. Completed Final Development Plan Checklist from page 2 of this application.
9. Notarized Agreement to Build as Specified document from page 3 of this application.
10. Application Fee of \$500.

In accordance with Chapter 1108 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, was for approved by the City of Gahanna Planning Commission on _____.

Planning & Zoning Administrator's Signature _____ Date _____

For Internal Use:

SunGard File No. 16040035
 PC File No. FDP-16-2016
 Public Hearing Date: _____
CH + DR
 Revised 10-3-14/cas

RECEIVED
 APR 27 2016
 BY: SW (Received).....

PAID
 APR 27 2016
 BY: 2574 (Paid).....

ACCEPTED
 MAY 19 2015
 By: _____
 (Accepted by PZA)

Final Development Plan Checklist

Applicant
Or Agent

Planning & Zoning
Administrator

A. The Final Development Plan shall contain the following:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1. Scale: Minimum – one inch equals 100 feet.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. The proposed name of the development, approximate total acreage, north arrow, and date.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. The names of any public and/or private streets adjacent to or within the development.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Names and addresses of owners, developers and the surveyor who designed the plan.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Vicinity map showing relationship to surrounding development and its location within the community.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Natural features currently within proposed development, including drainage channels, tree lines bodies of water, and other significant features.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Current zoning district, building and parking setbacks.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8. Proposed location, size and height of building and/or structures.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Proposed driveway dimensions and access points.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Proposed parking and number of parking spaces.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11. Distance between buildings.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12. List of adjacent property owners for notification.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13. Reduced site plan suitable for showing on an overhead projector.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
14. 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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. In addition to the aforementioned requirements, the developer shall submit a table of development calculations. This table shall include:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. 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).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Setback calculations, (if needed).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. 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).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(Ord. 132-96. Passed 8-6-96.)		
C. The Final Development Plan should provide preliminary details regarding stormwater management, availability of utilities, necessary easements for construction, and other similar information as applicable. Details may be addressed on the plan or within a narrative summary. Information should be sufficient to demonstrate how these areas will generally be addressed.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



CITY OF GAHANNA

Agreement to Build as Specified

Your signature below affirms that, as the **Applicant/Property Owner/Developer/Business Owner**
(Please Circle One)

Scott R Harper

(Please Print Name)

The Goddard School

for _____,
(Please Print Final Development Plan Name & Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You also agree that any necessary change(s) to the project must go back through the Planning Commission process to amend the plans unless otherwise approved Administratively by the Department of Development.

Signature _____

Date 4/26/16

Rena Harper
(Signature of Notary)

4-26-16
(Date)



**RENA HARPER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
August 5, 2020
Recorded in
Franklin County**

Stamp/Seal

2.301 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military Lands, being comprised of a part of each of those tracts of land conveyed to The New Albany Company LLC by deeds of record in Official Records 12127E10 and 21256E01, and Instrument Numbers 199707110045399, 199707110045404, 199811120289607, 201009170121641 and 20109170121642 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at FCGS Monument Number 6623 found in the centerline of Morse Road (R/W width varies), the northwesterly corner of that 8.839 acre tract conveyed to S-K Gahanna, LLC by deed of record in Instrument Number 201505260068251, the southwesterly corner of that 0.304 acre tract conveyed as Parcel 7-WD to the City of Columbus, Ohio by deed of record in Instrument Number 201502040014476;

thence South 86° 49' 32" East, with said centerline, a distance of 872.32 feet to the northwesterly corner of that 0.267 acre tract conveyed as Parcel 21-WD to Franklin County Commissioners by deed of record in Instrument Number 200608030153013, said point being located North 86° 49' 32" West, a distance of 408.39 feet from FCGS Monument Number 1959;

thence South 00° 11' 32" East, with the westerly line of said 0.267 acre tract, (passing a 5/8 inch rebar capped "FCE" found at 30.05 feet) a total distance of 60.10 feet to a 5/8 inch rebar capped "FCE" found at the southwesterly corner thereof, in the southerly right of way line of said Morse Road, the TRUE POINT OF BEGINNING for this description;

thence South 86° 49' 32" East, with said southerly right-of-way line, a distance of 321.40 feet to an iron pin set;

thence South 03° 10' 28" West, crossing said New Albany Company tracts, a distance of 355.85 feet to an iron pin set;

thence North 86° 49' 32" West, crossing said New Albany Company tracts, a distance of 106.27 feet to an iron pin set in the easterly line of that 2.45 acre tract conveyed to Edward J. Doersam by deed of record in Official Record 3976G03;

thence North 00° 14' 44" East, with said easterly line, a distance of 9.52 feet to an iron pin set at an angle point in said easterly line;

thence North 00° 12' 03" West, continuing with said easterly line, a distance of 56.94 feet to an iron pin found at the northeasterly corner thereof;

thence North 86° 49' 32" West, with the northerly line of said 2.45 acre tract, a distance of 211.29 feet to an iron pin set;

thence North 03° 10' 28" East, crossing said New Albany Company tracts, a distance of 289.49 feet to the TRUE POINT OF BEGINNING, containing 2.301 acres of land, more or less, of which 0.056 acre is located within Parcel Number 025-011239, 0.626 acre is located within Parcel Number 025-011237, 0.665 acre is located within Parcel Number 025.011234 and 0.954 acre is located within Parcel Number 025-011226.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

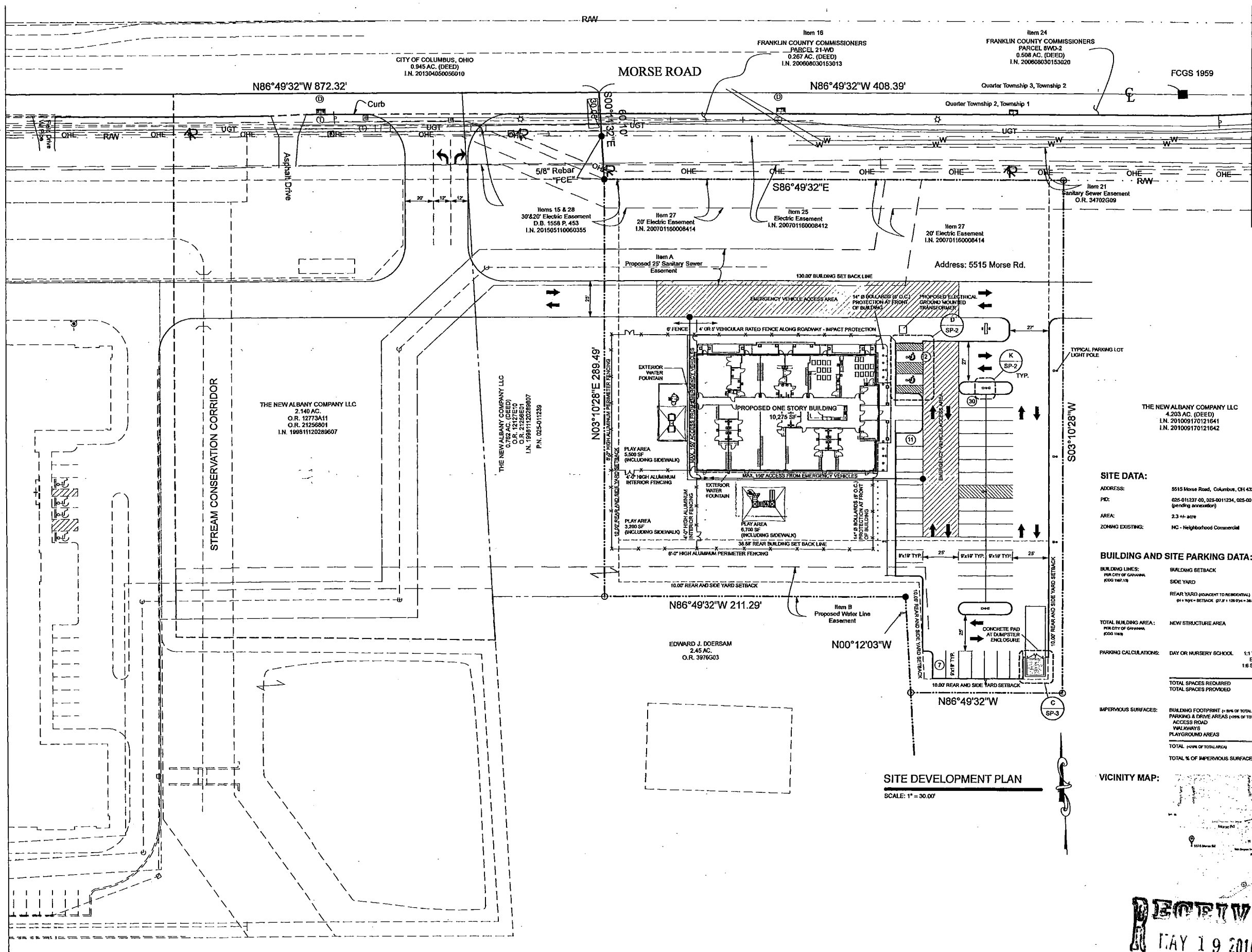
Matthew A. Kirk 4 APR 16

Matthew A. Kirk Professional Surveyor No. 7865



The New Albany Co.
8000 Walton Parkway #120
New Albany Ohio 43054

Mr. Edward J Doersam
P.O. Box 30874
Columbus Ohio 43230



SITE DATA:

ADDRESS: 5515 Morse Road, Columbus, OH 43230
 PID: 025-011237-00, 025-0011234, 025-0011226-00 (pending annexation)
 AREA: 2.3 +/- acre
 ZONING EXISTING: NC - Neighborhood Commercial

BUILDING AND SITE PARKING DATA:

BUILDING LINES: PER CITY OF GAYHAMA §502.14P.18	BUILDING SETBACK	130.00 FEET
	SIDE YARD	10.00 FEET
	REAR YARD (ADJACENT TO RESIDENTIAL) 9' x 10' x 1' SETBACK, (27.2' x 138.0' x 38.8')	38.88 FEET
TOTAL BUILDING AREA: PER CITY OF GAYHAMA §502.14P.9	NEW STRUCTURE AREA	10,275 SF
PARKING CALCULATIONS:	DAY OR NURSERY SCHOOL	1-1 TEACHER/EMPLOYEE 1-6 STUDENTS 23 SPACES 27 SPACES (160 STUDENTS)
	TOTAL SPACES REQUIRED	50 SPACES
	TOTAL SPACES PROVIDED	50 SPACES (2 HANDICAPPED)
IMPERVIOUS SURFACES:	BUILDING FOOTPRINT (10% OF TOTAL AREA)	10,275 SF
	PARKING & DRIVE AREAS (10% OF TOTAL AREA)	24,435 SF
	ACCESS ROAD	8,030 SF
	WALKWAYS	3,714 SF
	PLAYGROUND AREAS	1,718 SF
	TOTAL (% OF TOTAL AREA)	48,172 SF
	TOTAL % OF IMPERVIOUS SURFACE	48%



SITE DEVELOPMENT PLAN
 SCALE: 1" = 30.00'

DATE INT. REVISIONS



Scott R. Harper License #10781
 Expiration Date 12/31/2017

SITE DEVELOPMENT PLAN

THE
GODDARD SCHOOL
 FOR EARLY CHILDHOOD DEVELOPMENT

Morse Road
 Gahanna, Ohio

Harper Architectural Studio
 Harper Architects, LLC

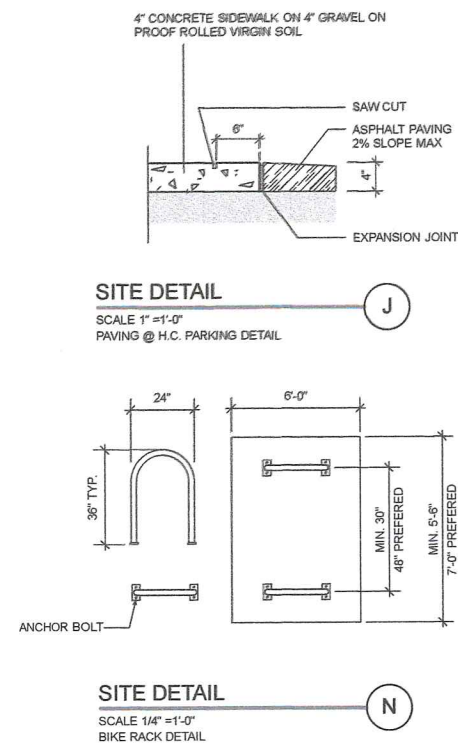
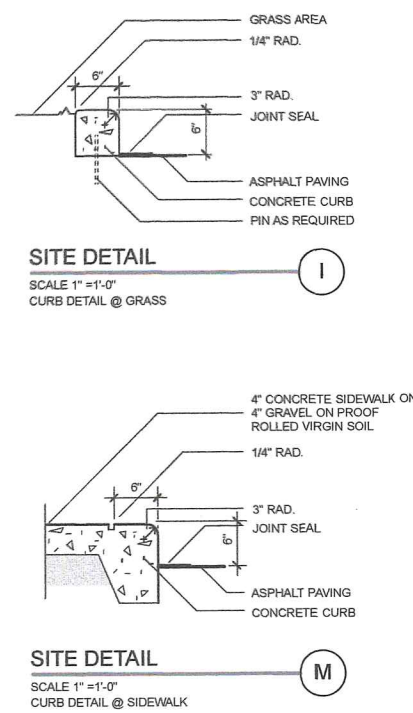
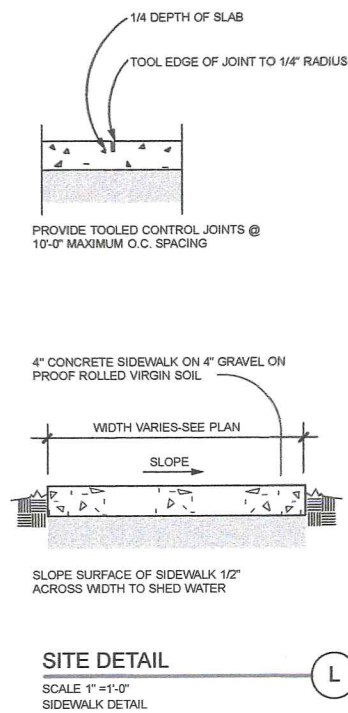
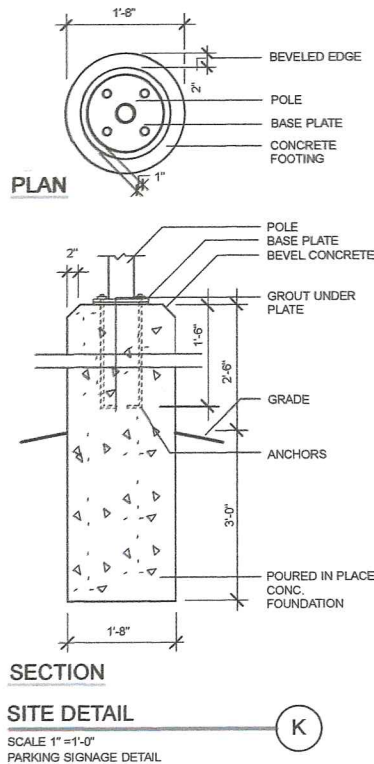
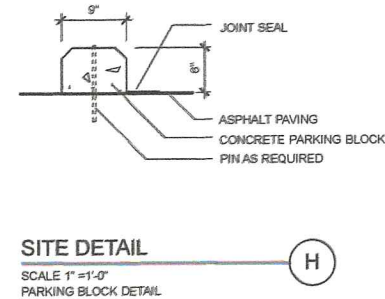
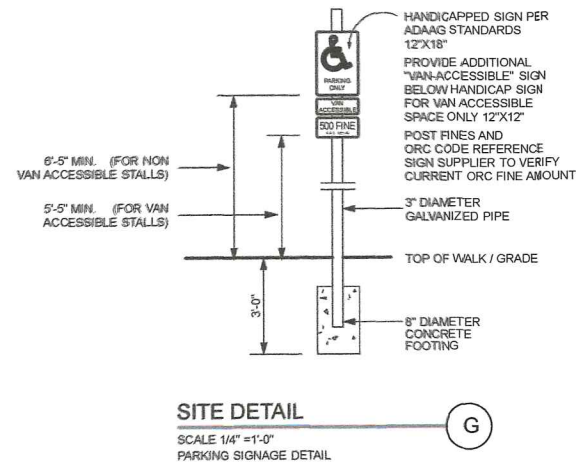
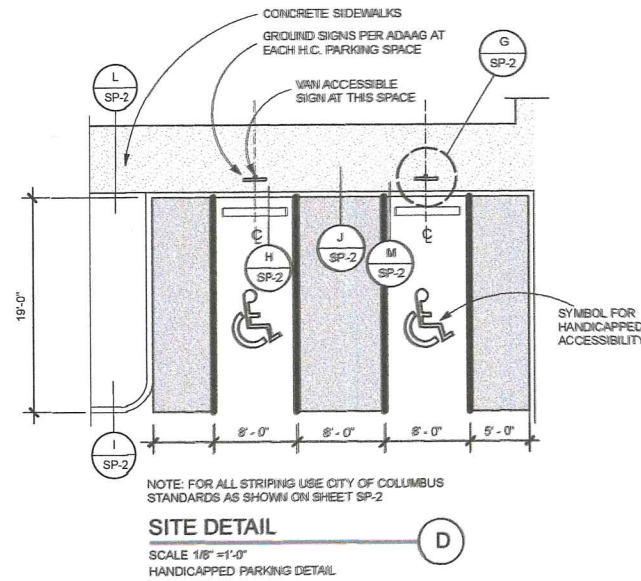
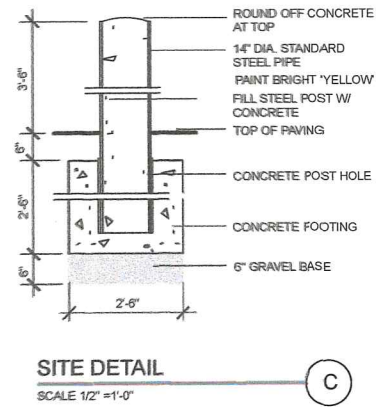
105A Commerce Park
 Westerville, Ohio 43082
 Ph: (614) 895-2050
 Fax: (614) 895-6204

SHEET DESIGNATION:
SP-1

DATE: APRIL 6TH 2016 SHEET 1 OF 3

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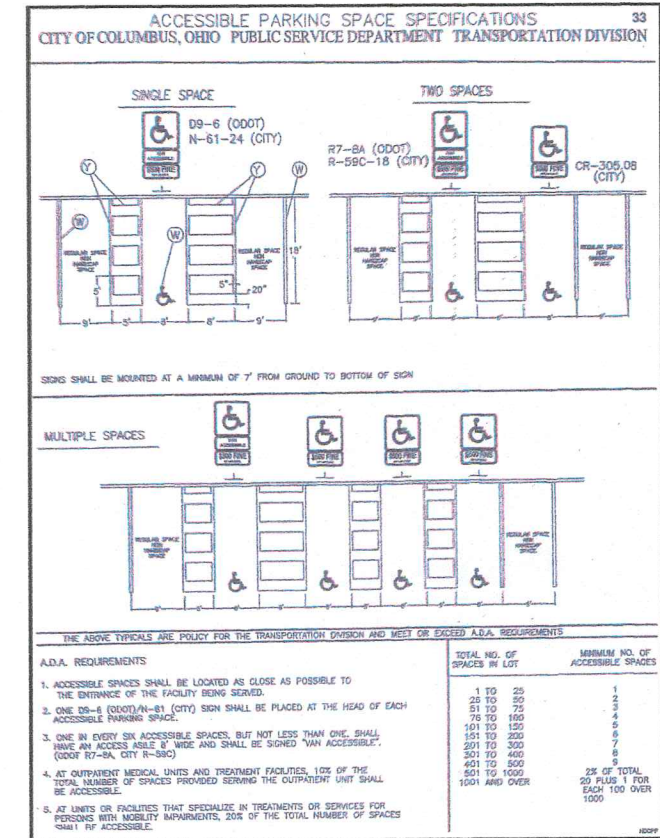


UTILITY NOTES:

1. THE DEPTH AND LOCATION OF ALL UNDERGROUND AND UNDERSLAB UTILITIES ARE NOT KNOWN. CARE SHALL BE TAKEN DURING DEMOLITION NOT TO DAMAGE ANY EXISTING UNDERGROUND OR UNDERSLAB UTILITIES THAT ARE NOT ABANDONED. THE CONTRACTOR / CONSTRUCTION MANAGER SHALL CONTACT OUPS AND EACH INDIVIDUAL UTILITY COMPANY WITH EASEMENTS AND UTILITIES ON THIS SITE TO FIELD MARK ALL UTILITIES PRIOR TO DIGGING OR COMMENCING WORK.
2. THE EXISTING BUILDING IS SERVED BY A FIBER OPTIC COMMUNICATION LINE. CONTACT THE OWNER AND THE OWNER'S COMMUNICATION PROVIDER TO FIELD MARK THE EXACT LOCATION AND DEPTHS OF THESE LINES. NO WORK AND/OR DIGGING SHALL COMMENCE UNTIL ALL UTILITIES HAVE LOCATED AND MARKED THEIR SERVICES ON THIS SITE.

GENERAL SITE WORK NOTES

1. ALL CONTRACTORS WORKING WITH THE SITE IN ANY ASPECT SHALL REVIEW ALL SITE RELATED DRAWINGS AND SHALL COORDINATE THEIR WORK WITH THE OTHER CONTRACTORS.
2. NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE QUESTIONS REGARDING THE DRAWINGS AND SPECIFICATIONS, IF UNUSUAL OR WET SOIL CONDITIONS ARE DISCOVERED, OR IF THERE ARE ANY CONFLICTS BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS.
3. NO CONTRACTOR SHALL BEGIN WORK UNTIL THE UTILITY COMPANIES HAVE LOCATED AND MARKED ALL UNDERGROUND UTILITIES AND DISCONNECTED ANY UTILITIES THAT MAY POTENTIALLY BE A HAZARD TO THE WORKERS OR OTHERS. THIS IS OF PARTICULAR IMPORTANCE REGARDING UNDERGROUND ELECTRICAL AND NATURAL GAS LINES.
4. ALL PAVED AND GRADED AREAS MUST DRAIN PROPERLY WHEN COMPLETE. WORK THAT DOES NOT DRAIN CORRECTLY WILL BE REJECTED UNTIL THE WORK IS CORRECTED.
5. ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES SHALL BE DISCONNECTED PRIOR TO THE START OF CONSTRUCTION. THESE UTILITIES SHALL THEN BE COMPLETELY REMOVED. THIS IS OF PARTICULAR IMPORTANCE REGARDING UNDERGROUND PIPING WHICH COULD CAUSE EROSION AND UNDERMINING OF BUILDING FOOTINGS IF NOT COMPLETELY REMOVED AND FILLED WITH ENGINEERED SOIL.
6. ALL EXISTING UNDERGROUND UTILITIES, AND OTHER INFORMATION SHOWN ON THE DRAWINGS, ARE BASED UPON DRAWINGS PROVIDED BY THE UTILITIES PROVIDERS AND INTERPRETATIONS THEREOF. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE ONLY SCHEMATIC. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL UTILITY COMPANIES SHOWN AS WELL AS THE OHIO UTILITY PROTECTION SERVICE PHYSICALLY MARK ALL UTILITY LOCATIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR CAN EXPECT TO MAKE SOME MINOR ADJUSTMENTS IN THE FIELD.
7. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE INFORMATION ON THE DRAWINGS IS CORRECT AS THE WORK PROCEEDS, AND TO NOTIFY THE ARCHITECT SHOULD IT BE NECESSARY TO MAKE A MODIFICATION TO THE PLAN.
8. ALL DOWNSPOUTS, GUTTERS, AND FOUNDATION DRAINS SHALL BE CONNECTED UNDERGROUND EITHER DIRECTLY TO THE PUBLIC STORM SEWER, OR TO THE ON-SITE UNDERGROUND STORM DRAINAGE SYSTEM.



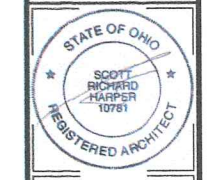
2 WORKING DAYS BEFORE YOU DIG

CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICES

THE OIL AND GAS PRODUCERS UNDERGROUND PROTECTION SERVICE

PO BOX 208
GRANVILLE, OHIO 43082
PHONE (614) 587-0486 OR
CALL TOLL FREE 800-925-0988



Scott R. Harper License #10781
Expiration Date 12/31/2017

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

Morse Road
Gahanna, Ohio

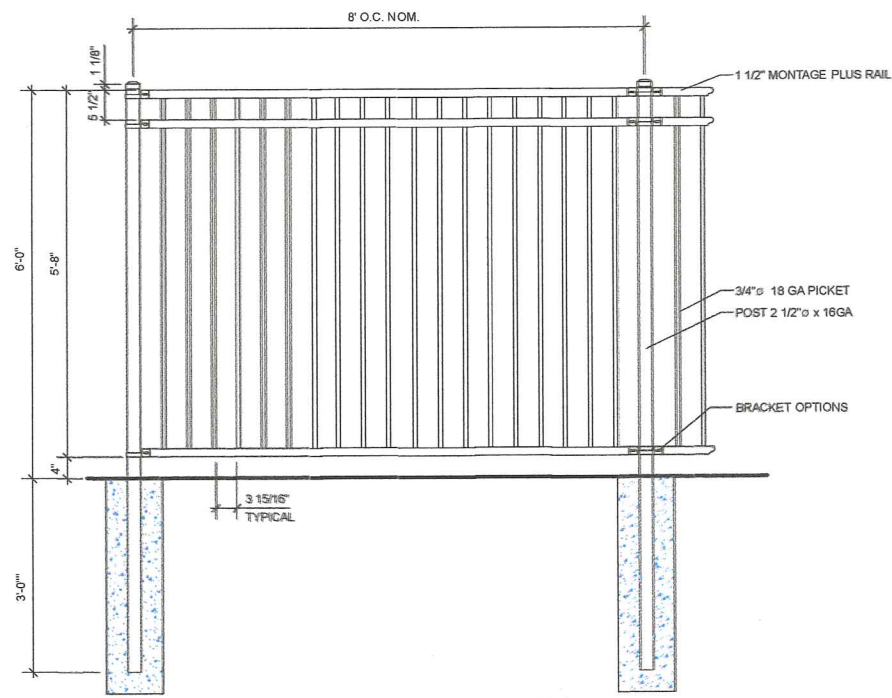
Harper Architectural Studio
Harper Architects, LLC

105A Commerce Park
Westerville, Ohio 43082
Ph: (614) 895-2050
Fax: (614) 895-2054

SP-2

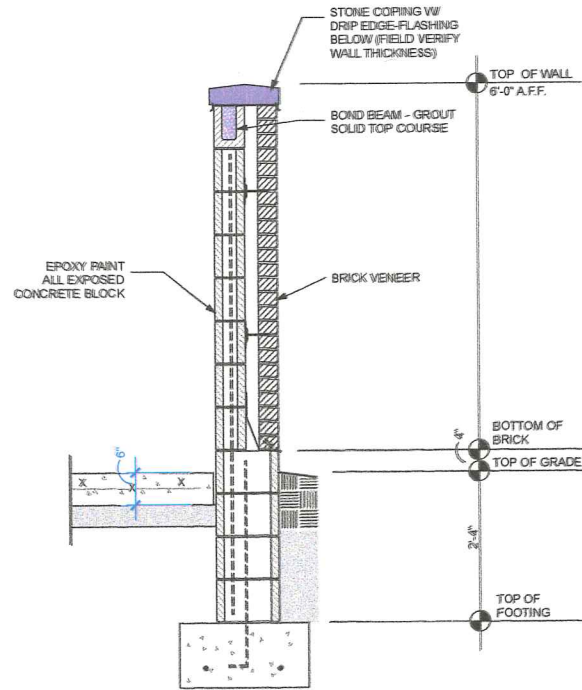
DATE: APRIL 8TH, 2016 SHEET # 04

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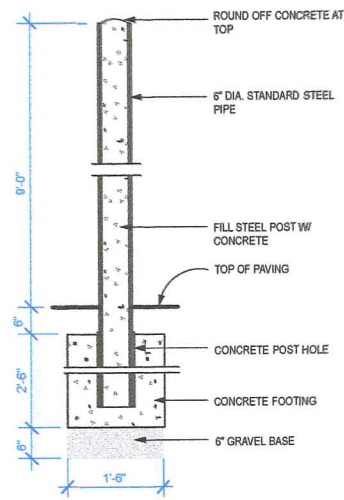


FENCE DETAIL
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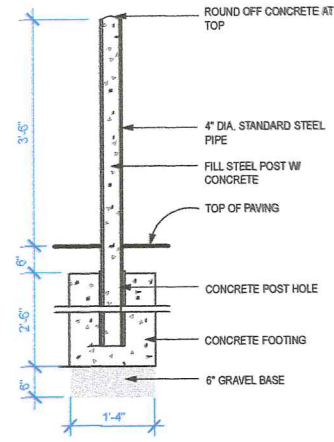
FENCE ELEVATION
AMERISTAR-FENCE SYSTEM
ORNAMENTAL STEEL FENCING
MONTAGE PLUS MAJESTIC



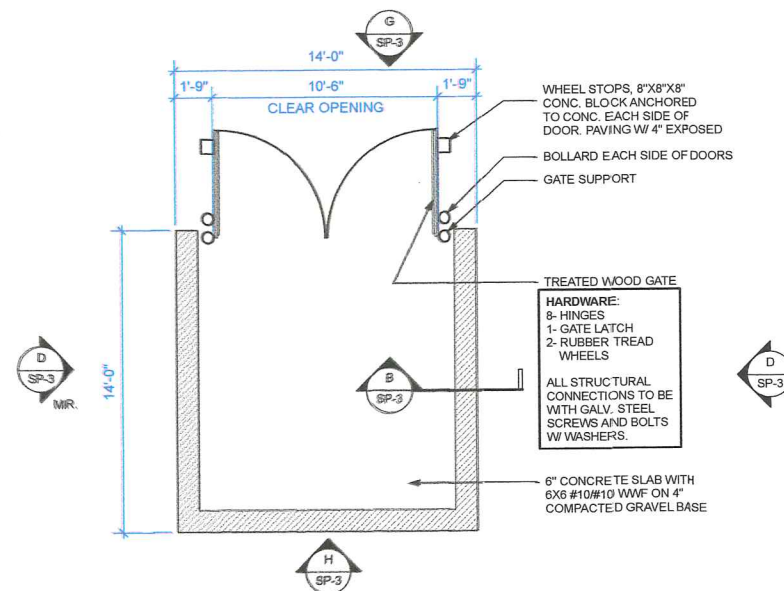
WALL SECTION OF DUMPSTER ENCLOSURE
SCALE 3/4" = 1'-0"



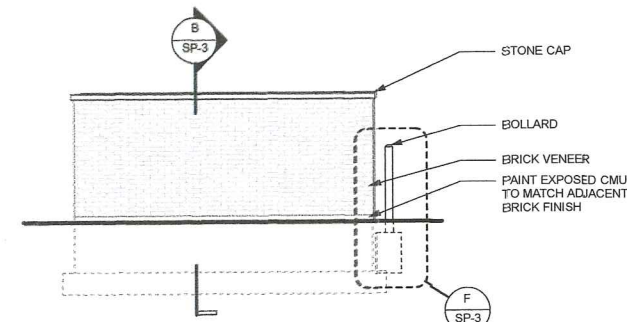
GATE SUPPORT POST
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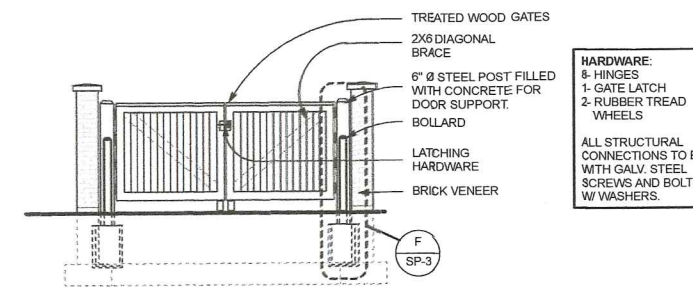
BOLLARD DETAIL
SCALE 3/4" = 1'-0"



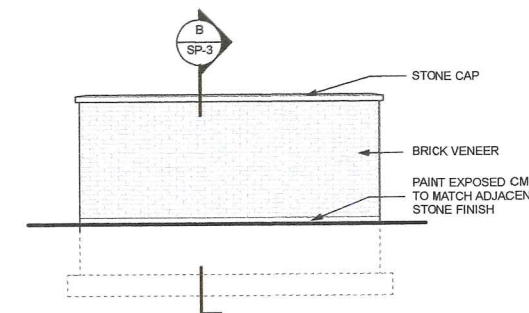
PLAN - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"



ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"

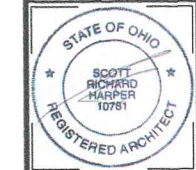


ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"



ELEVATION - DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"

DATE	INT.	REVISIONS



Scott R. Harper License #10781
Expiration Date 12/31/2017

SITE DETAILS

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

Morse Road
Gahanna, Ohio

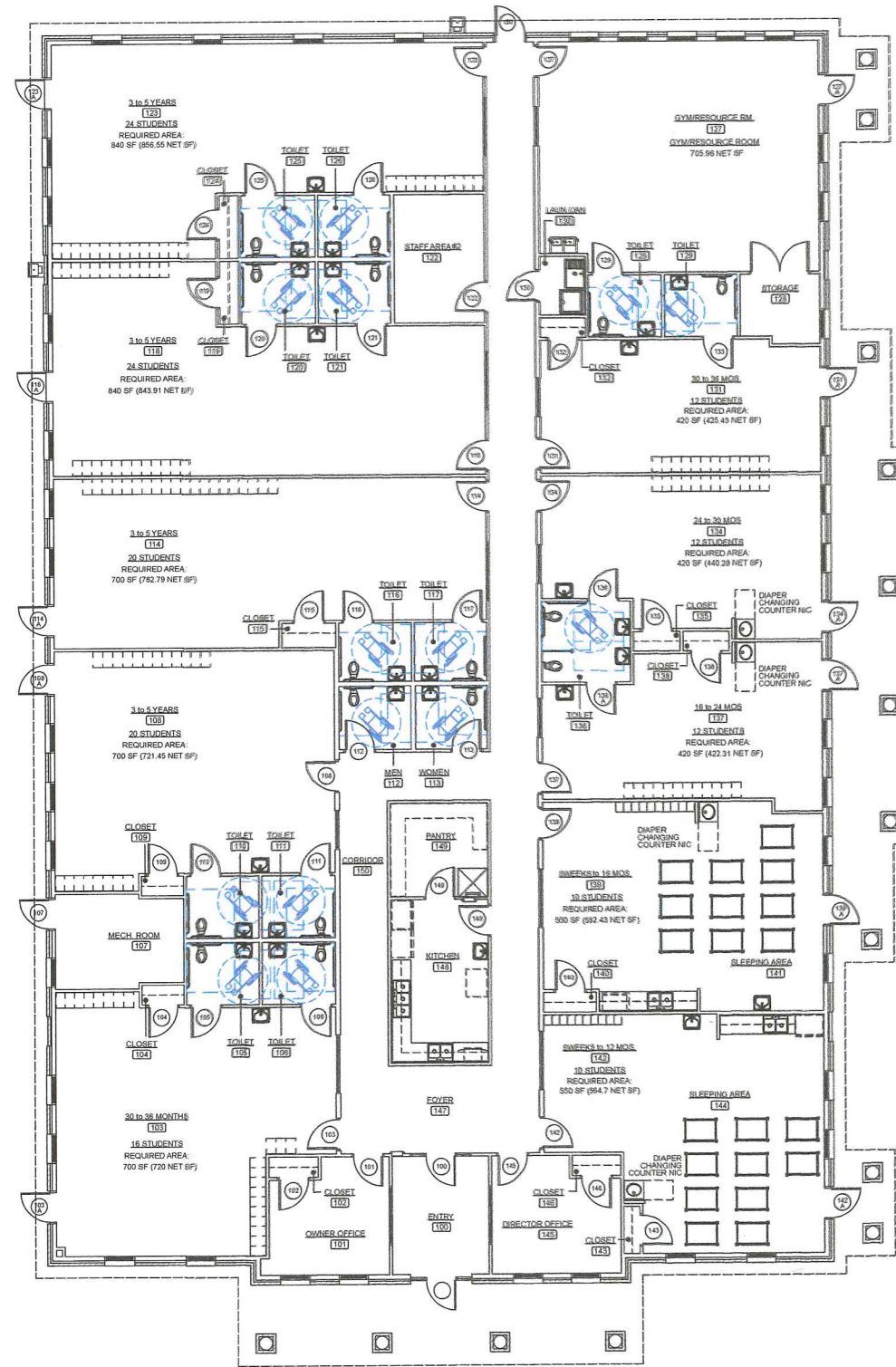
Harper Architectural Studio
Harper Architects, LLC

105A Commerce Park
Westerville, Ohio 43082
Ph: (614) 895-2050
Fax: (614) 895-2054

SHEET DESIGNATION:
SP-3

DATE: APRIL 8TH, 2016 SHEET #: 05

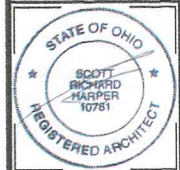
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FLOOR PLAN
SCALE: 1/8" = 1'-0"



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FLOOR PLAN

THE GODDARD SCHOOL
 FOR EARLY CHILDHOOD DEVELOPMENT
 Morse Road
 Gahanna, Ohio

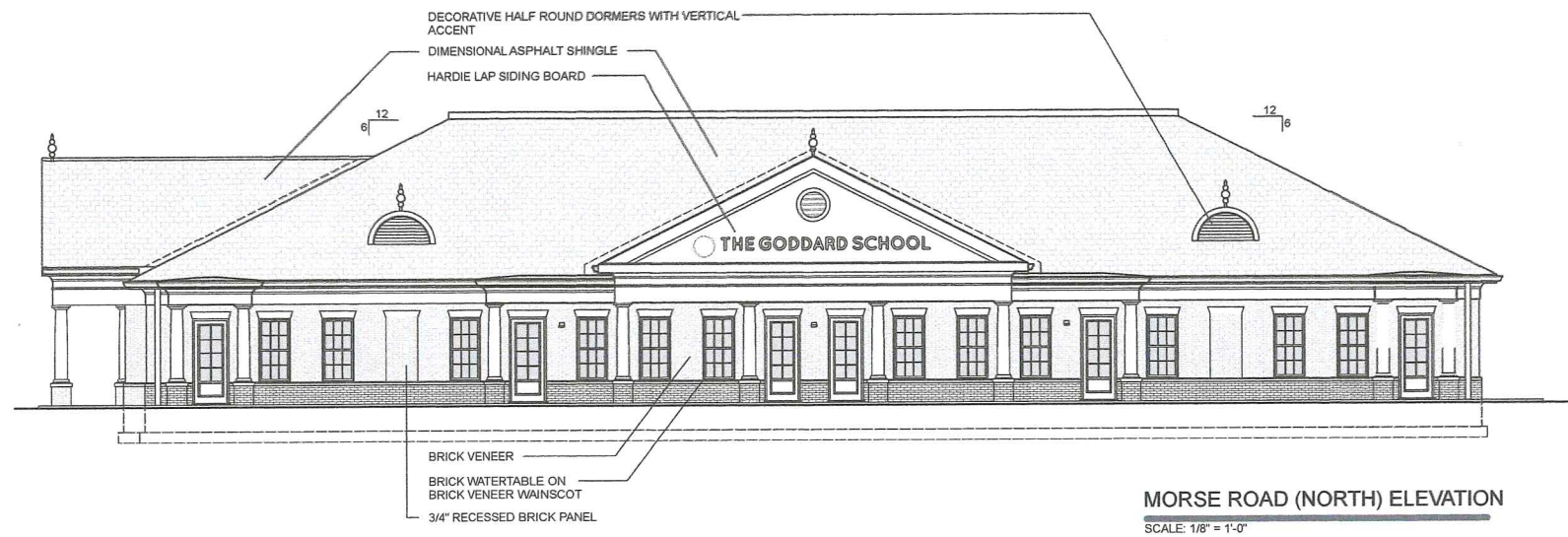
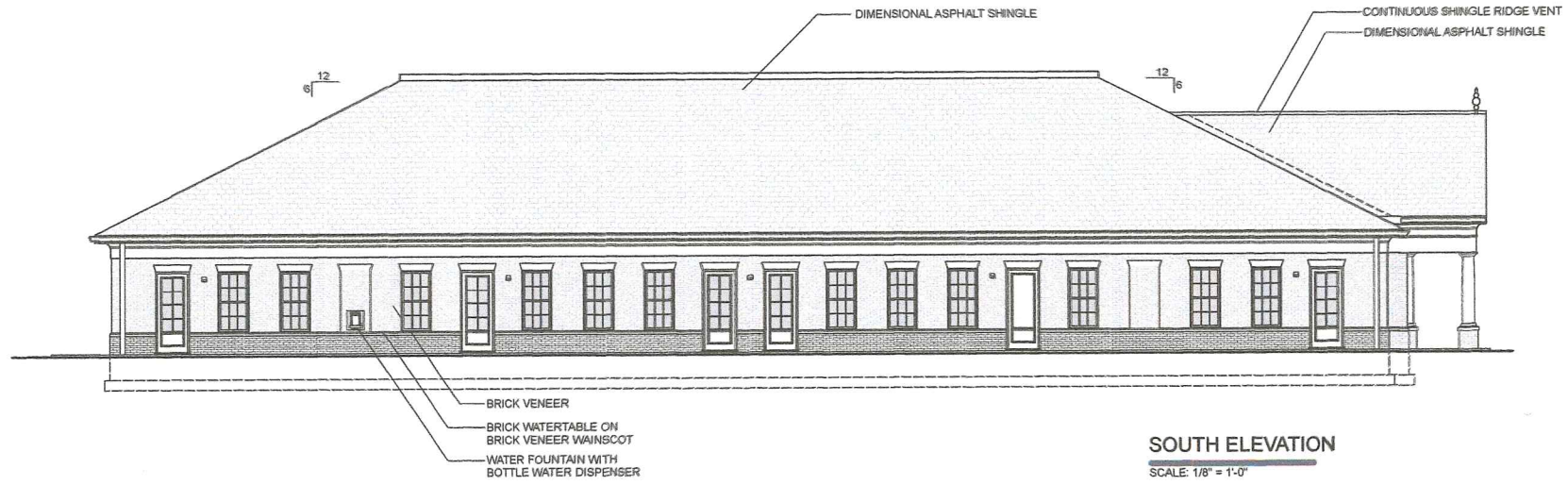
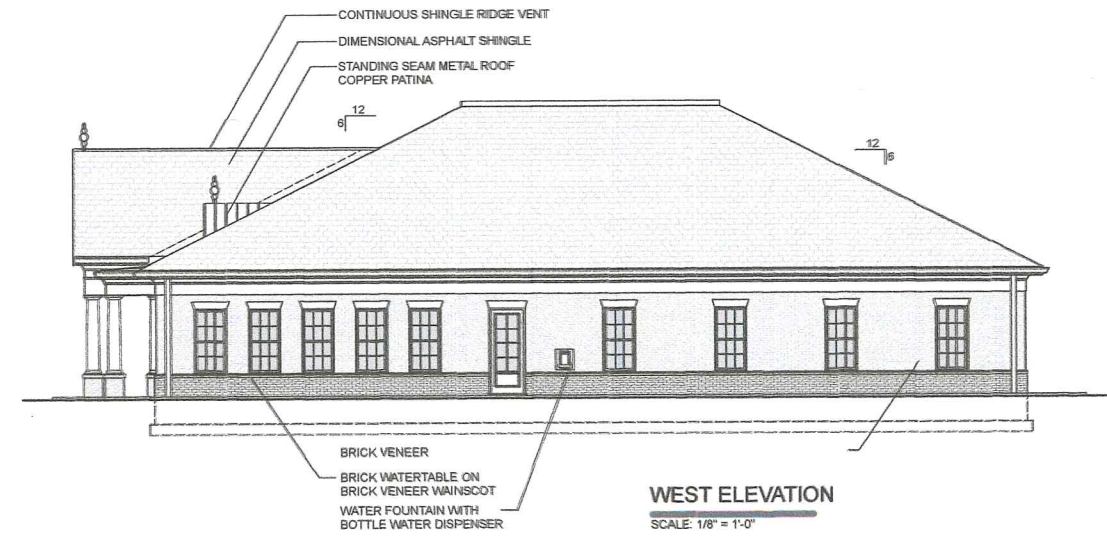
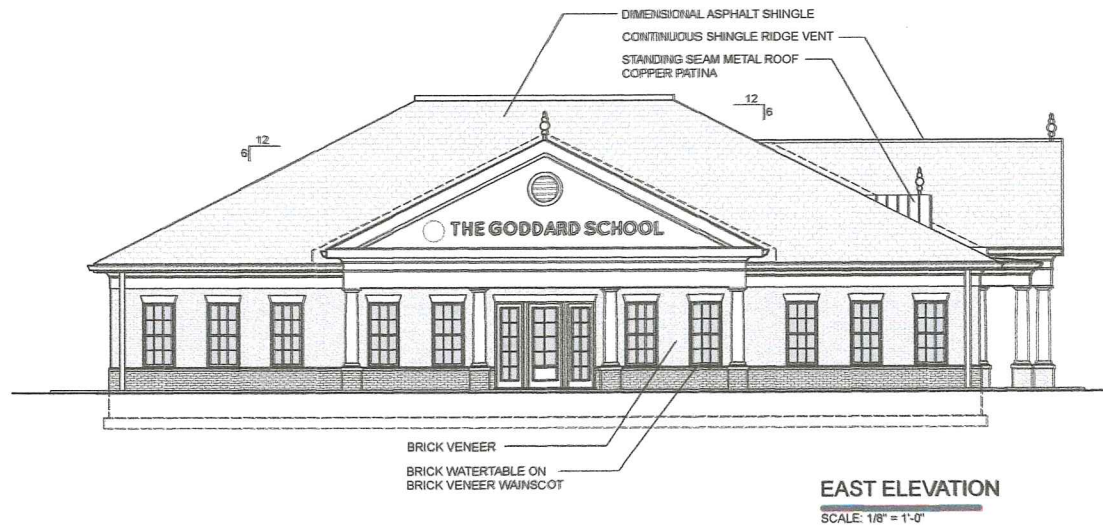
Harper Architectural Studio
 Harper Architects, LLC

105A Commerce Park
 Westerville, Ohio 43082
 Ph: (614) 895-2050
 Fax: (614) 895-2054

SHEET DESIGNATION

A-6

DATE	SHEET #
APRIL 8TH, 2016	09



DATE	INT.	REVISIONS



Scott R. Harper License #10781
Expiration Date 12/31/2017

Morse Road
Gahanna, Ohio



Harper Architectural Studio
Harper Architects, LLC
105A Commerce Park
Westerville, Ohio 43082
Ph: (614) 895-2050
Fax: (614) 895-2054

SHEET DESIGNATION
A-8
DATE: APRIL 8TH, 2016
SHEET # 11

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Schedule B Part II Items from Title Commitment File No. 01032-20077 issued by Stewart Title Guaranty Company with an effective date of March 17, 2016 at 8:00 A.M.

Items 1-12 NOT SURVEY RELATED ITEMS.

- Item 13 Easement granted to Columbus Railway Power and Light Company filed of record in Deed Book 858 page 644. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 14 Easement granted to Columbus Railway Power and Light Company of record in Deed Book 859 page 176. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 15 Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 1558 page 453. As supplemented of record in Instrument 201505110060355. 20' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON, 30' ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT, BUT IS SHOWN HEREON FOR REFERENCE.
- Item 16 Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 1558 page 452. EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item 17 Easement granted to Columbus and Southern Ohio Electric Company of record in Deed Book 1831 page 578. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 18 Easement contained of record in Official Record 6172 page 108. EASEMENT DESCRIBED FALLS WITHIN THAT PART OF THE SUBJECT TRACT THAT IS WITHIN PARCEL NUMBER 025-011226.
- Item 19 Sanitary Sewer Easement granted to James M. Ryan, Trustee, Trustee of James M. Ryan Family Trust II of record in Official Record 33443 page J13. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 20 Easement granted to the City of Gahanna, Ohio of record in Official Record 34702 page G09. SANITARY SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT, BUT IS SHOWN HEREON FOR REFERENCE.
- Item 21 Reservations, restrictions, covenants, limitations, easements, assessments, and/or other conditions of record in Deed Book 1315 page 393. THAT PART OF THE SUBJECT TRACT THAT IS WITHIN PARCEL NUMBER 025-011226 IS LOCATED WITHIN THE AREA DESCRIBED.
- Item 22 Easement for Sewer Purposes granted to the Franklin County Commissioners of record in Instrument 200608030153022. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 23 Easement contained of record in Instrument 200608030153020. RIGHT OF WAY IS NOT LOCATED ON THE SUBJECT TRACT, BUT IS SHOWN HEREON FOR REFERENCE.
- Item 24 Easement and Right of Way granted to Columbus Southern Power Company of record in Instrument 200701160008412. ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT, BUT IS SHOWN HEREON FOR REFERENCE.
- Item 25 Declaration of Covenants, Conditions, Restrictions and Easements for the Morse/62 Corridor Area of record in Instrument No. 201410270141553. SUBJECT TRACT IS LOCATED WITHIN THE AREA DESCRIBED.
- Item 26 Easements contained within Environmental Covenant Easement Agreement by and between The New Albany Company and Spectrum Acquisition Gahanna LLC of record in Instrument No. 201411100150293. EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
- Item 27 Easement Supplement by and between The New Albany Company LLC and Park Realty of Gahanna, LLC of record in _____ NO DOCUMENT OF RECORD.
- Item 28 Reservations, restrictions, covenants, limitations, easements, assessments, and/or other conditions of record in that certain Limited Warranty Deed by and between The New Albany Company LLC and Park Realty of Gahanna, LLC of record in _____ NO DOCUMENT OF RECORD.
- Item 29 Environmental Covenant Easement Agreement by and between The New Albany Company LLC and Park Realty of Gahanna, LLC of record in _____ NO DOCUMENT OF RECORD.

ADDITIONAL ITEMS:

- Item A Proposed 25' Sanitary Sewer Easement. PROPOSED EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item B Proposed Water Line Easement. PROPOSED WATER LINE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- Item C Easement and Right of Way granted to Columbus Southern Power Company of record in Instrument 200701160008414. 20' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS APPROXIMATELY SHOWN HEREON.

LEGEND	
● = Gas Marker Post	⊗ = Utility Pole
⊕ = Fire Hydrant	☆ = Light Pole
⊞ = Water Valve	■ = Electric Pull Box
⊚ = Water Service	—▲— = Sign
■ = Catch Basin	⊞ = Curb Inlet
⊙ = Storm Manhole	⊞ = Propane Tank
⊙ = Storm Manhole/w Grate Lid	↓ = Guy Wire
⊞ = Fiber Optic Pedestal	— = Fence
⊞ = Cable TV Pedestal	— W — = Water Line
⊙ = Telephone Manhole	— OHE — = Overhead Electric
⊙ = Sanitary Manhole	— UGT — = Underground Telephone
⊞ = Mail Box	

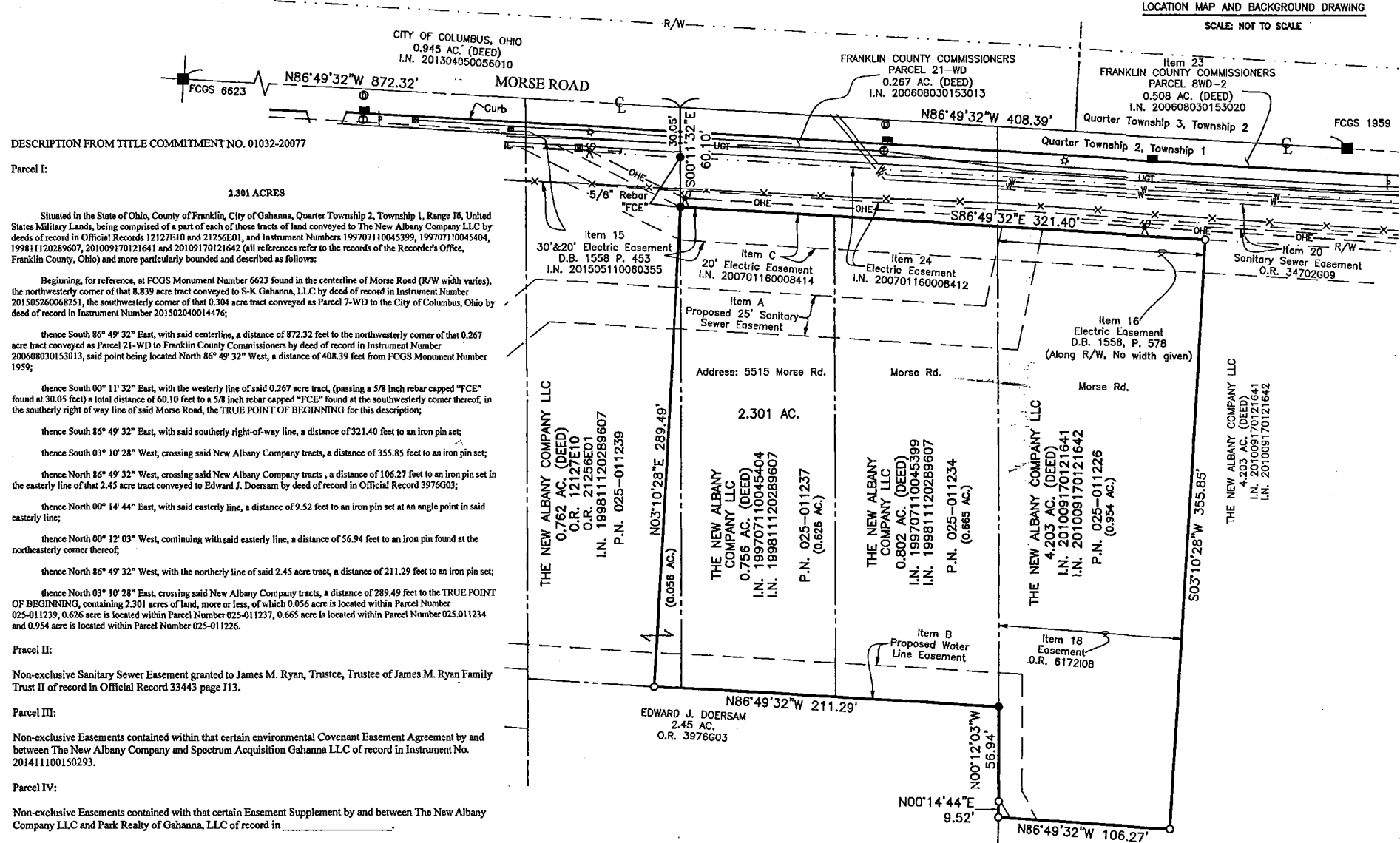
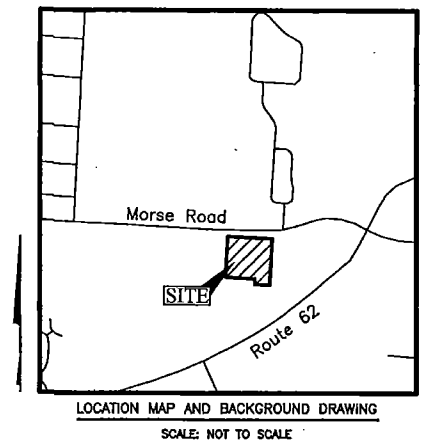
ALTA/NSPS LAND TITLE SURVEY

QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

NOTE:
Site was under construction at time of survey. ALL TOPOGRAPHICAL INFORMATION IS FROM A PREVIOUS SURVEY CONDUCTED ON THE SITE IN MAY OF 2014.



DESCRIPTION FROM TITLE COMMITMENT NO. 01032-20077

Parcel I:
2.301 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 2, Township 1, Range 16, United States Military Lands, being comprised of a part of each of those tracts of land conveyed to The New Albany Company LLC by deeds of record in Official Records 12127E10 and 21256E01, and Instrument Numbers 199707110045399, 199707110045404, 199811120289607, 201009170121641 and 20109170121642 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at FCGS Monument Number 6623 found in the centerline of Morse Road (R/W width varies), the northwesterly corner of that 8.839 acre tract conveyed to S-K Gahanna, LLC by deed of record in Instrument Number 201505260068251, the southwesterly corner of that 0.304 acre tract conveyed as Parcel 7-WD to the City of Columbus, Ohio by deed of record in Instrument Number 201502040014476;

thence South 86° 49' 32" East, with said centerline, a distance of 872.32 feet to the northwesterly corner of that 0.267 acre tract conveyed as Parcel 21-WD to Franklin County Commissioners by deed of record in Instrument Number 200608030153013, said point being located North 86° 49' 32" West, a distance of 408.39 feet from FCGS Monument Number 1959;

thence South 00° 11' 32" East, with the westerly line of said 0.267 acre tract, (passing a 5/8 inch rebar capped "FCE" found at 30.05 feet) a total distance of 60.10 feet to a 5/8 inch rebar capped "FCE" found at the southwesterly corner thereof, in the southerly right of way line of said Morse Road, the TRUE POINT OF BEGINNING for this description;

thence South 86° 49' 32" East, with said southerly right-of-way line, a distance of 321.40 feet to an iron pin set;

thence South 03° 10' 28" West, crossing said New Albany Company tracts, a distance of 355.85 feet to an iron pin set;

thence North 86° 49' 32" West, crossing said New Albany Company tracts, a distance of 106.27 feet to an iron pin set in the easterly line of that 2.45 acre tract conveyed to Edward J. Doersam by deed of record in Official Record 3976603;

thence North 00° 14' 44" East, with said easterly line, a distance of 9.52 feet to an iron pin set at an angle point in said easterly line;

thence North 00° 12' 03" West, continuing with said easterly line, a distance of 56.94 feet to an iron pin found at the northeasterly corner thereof;

thence North 86° 49' 32" West, with the northerly line of said 2.45 acre tract, a distance of 211.29 feet to an iron pin set;

thence North 03° 10' 28" East, crossing said New Albany Company tracts, a distance of 289.49 feet to the TRUE POINT OF BEGINNING, containing 2.301 acres of land, more or less, of which 0.856 acre is located within Parcel Number 025-011239, 0.626 acre is located within Parcel Number 025-011237, 0.665 acre is located within Parcel Number 025-011234 and 0.954 acre is located within Parcel Number 025-011226.

Parcel II:
Non-exclusive Sanitary Sewer Easement granted to James M. Ryan, Trustee, Trustee of James M. Ryan Family Trust II of record in Official Record 33443 page J13.

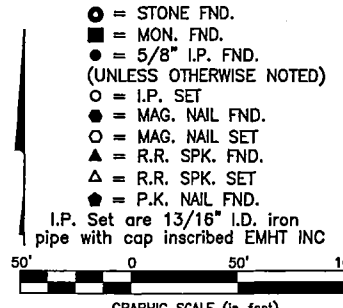
Parcel III:
Non-exclusive Easements contained within that certain environmental Covenant Easement Agreement by and between The New Albany Company and Spectrum Acquisition Gahanna LLC of record in Instrument No. 201411100150293.

Parcel IV:
Non-exclusive Easements contained with that certain Easement Supplement by and between The New Albany Company LLC and Park Realty of Gahanna, LLC of record in _____

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Map (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain), Community Panel No.39049C0211K.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

BASIS OF BEARINGS:
The Bearings shown hereon are based on the Ohio State Plane Coordinate System, (South Zone), as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.



CERTIFICATION: Commitment No. 01032-20077

To: The New Albany Company LLC, Goddard School, Park Realty of Gahanna, LLC, Stewart Title Guaranty Company and Stewart Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8 and 13 of Table A thereof. The fieldwork was completed in May of 2014.

By: Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

EMHT		Date: April 5, 2016
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5300 New Albany Road, Columbus, OH 43054 Phone: 614.775.4300 Toll Free: 888.775.3648 emht.com		Scale: 1" = 50'
		Job No: 2016-0342
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION



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

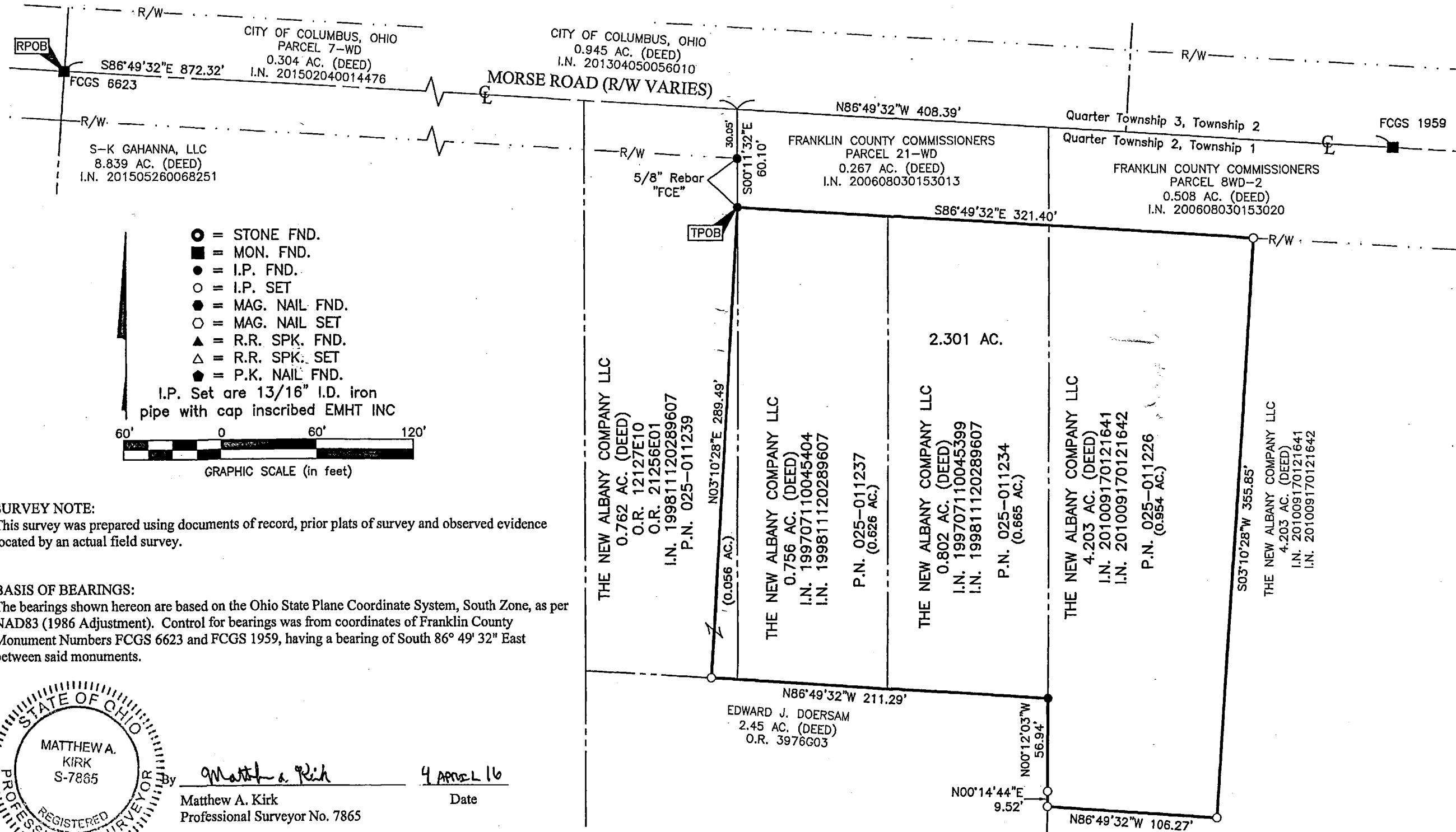
SURVEY OF ACREAGE PARCEL

QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO

Date: April 4, 2016
 Scale: 1" = 60'
 Job No: 2016-0342



SURVEY NOTE:

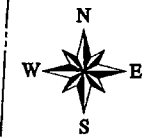
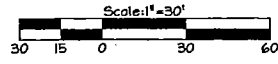
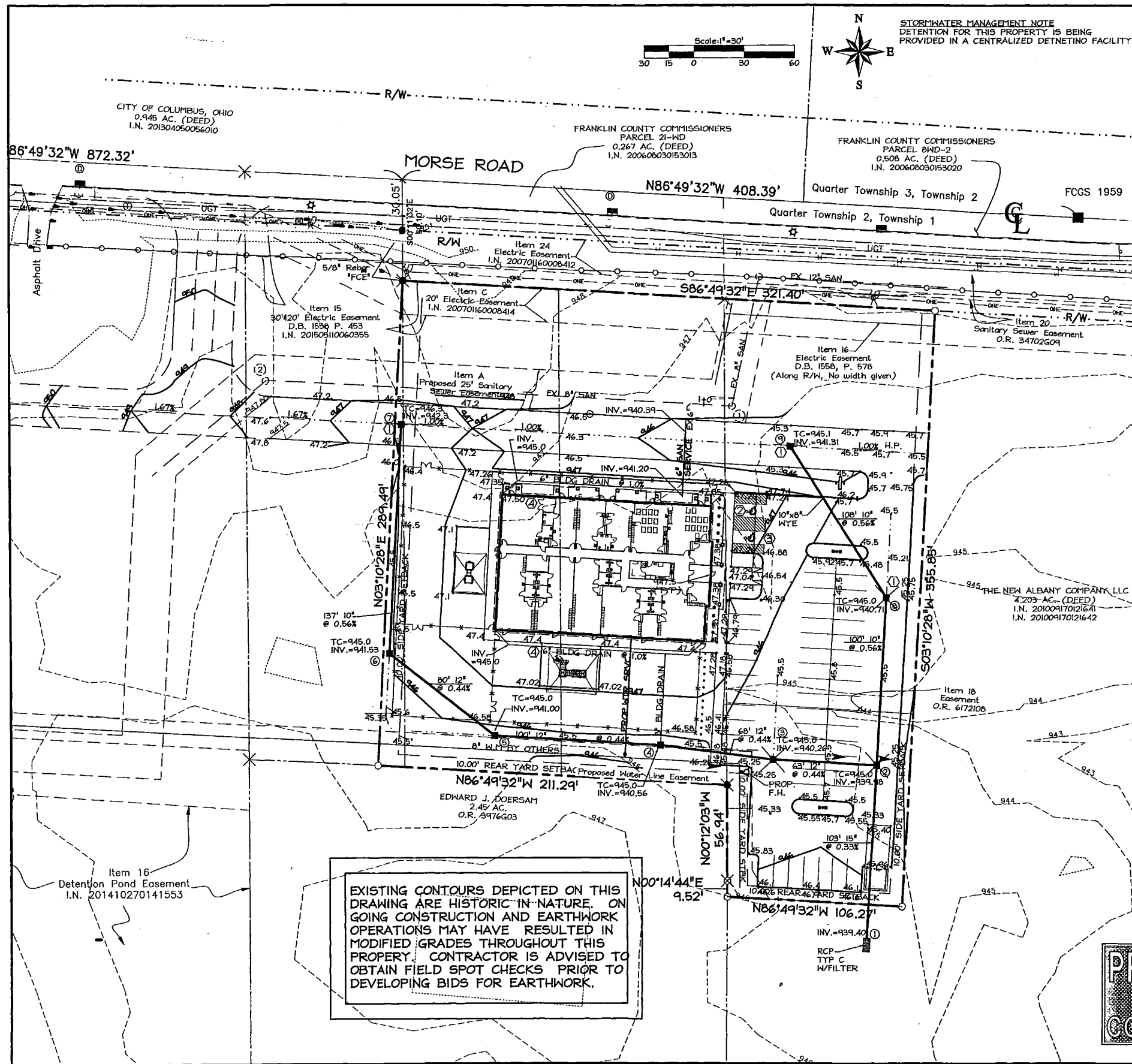
This survey was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey.

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of Franklin County Monument Numbers FCGS 6623 and FCGS 1959, having a bearing of South 86° 49' 32" East between said monuments.



By Matthew A. Kirk Date 4 APRIL 16
 Matthew A. Kirk
 Professional Surveyor No. 7865



STORMWATER MANAGEMENT NOTE
 DETENTION FOR THIS PROPERTY IS BEING PROVIDED IN A CENTRALIZED DETENTION FACILITY

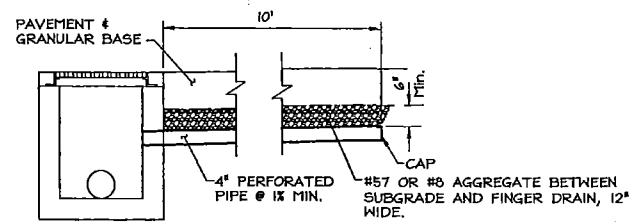
SITE DEVELOPMENT NOTES

EARTHWORK ACTIVITIES INCLUDING COMPACTION SHALL BE PER THE SCHEDULE ON SHEET 5.

ADD 800/900 TO PROPOSED ELEVATIONS TO OBTAIN USGS ELEVATIONS.

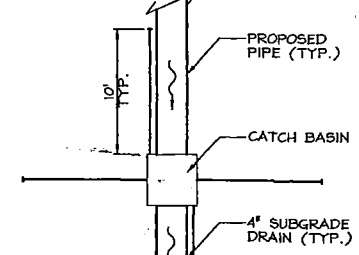
PROPOSED FLOOD ROUTING CODED NOTES:

- ① PROVIDE UNDERDRAINS AT CATCH BASINS #2, #3 & #8 PER DETAIL BELOW.
- ② THERE IS NO GRADE TRANSITION ALONG THE FRONTAGE WALK ALONG THE HANDICAP PARKING AREA.
- ③ SLOPES CANNOT EXCEED 2.00% IN ANY DIRECTION OVER HANDICAP MANEUVERING AREAS.
- ④ BUILDING DOWNSPOUT DRAIN AT MINIMUM 1.5% SLOPE UNLESS OTHERWISE NOTED. VERTICAL DOWNSPOUTS SHALL BE CONNECTED PER DETAIL BELOW.



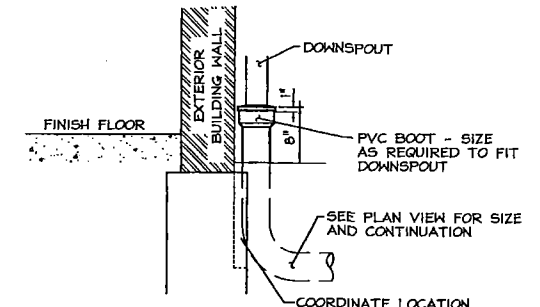
FINGER DRAIN DETAIL

SCALE: 1/2"=1'
 PROVIDE 4" STRUCTURE UNDERDRAIN IN FOUR DIRECTIONS AT STRUCTURES #5, 2, 3 & 8 IN PAVEMENT. AND IN TWO DIRECTIONS AT #5, 7 & 9



FINGER DRAIN LAYOUT

NO SCALE



DOWNSPOUT BOOT

SCALE: 1"=1'

COORDINATE LOCATION OF DOWNSPOUTS WITH BUILDING CONTRACTOR FOR POSSIBLE FOUNDATION MODIFICATIONS

EXISTING CONTOURS DEPICTED ON THIS DRAWING ARE HISTORIC IN NATURE. ON GOING CONSTRUCTION AND EARTHWORK OPERATIONS MAY HAVE RESULTED IN MODIFIED GRADES THROUGHOUT THIS PROPERTY. CONTRACTOR IS ADVISED TO OBTAIN FIELD SPOT CHECKS PRIOR TO DEVELOPING BIDS FOR EARTHWORK.

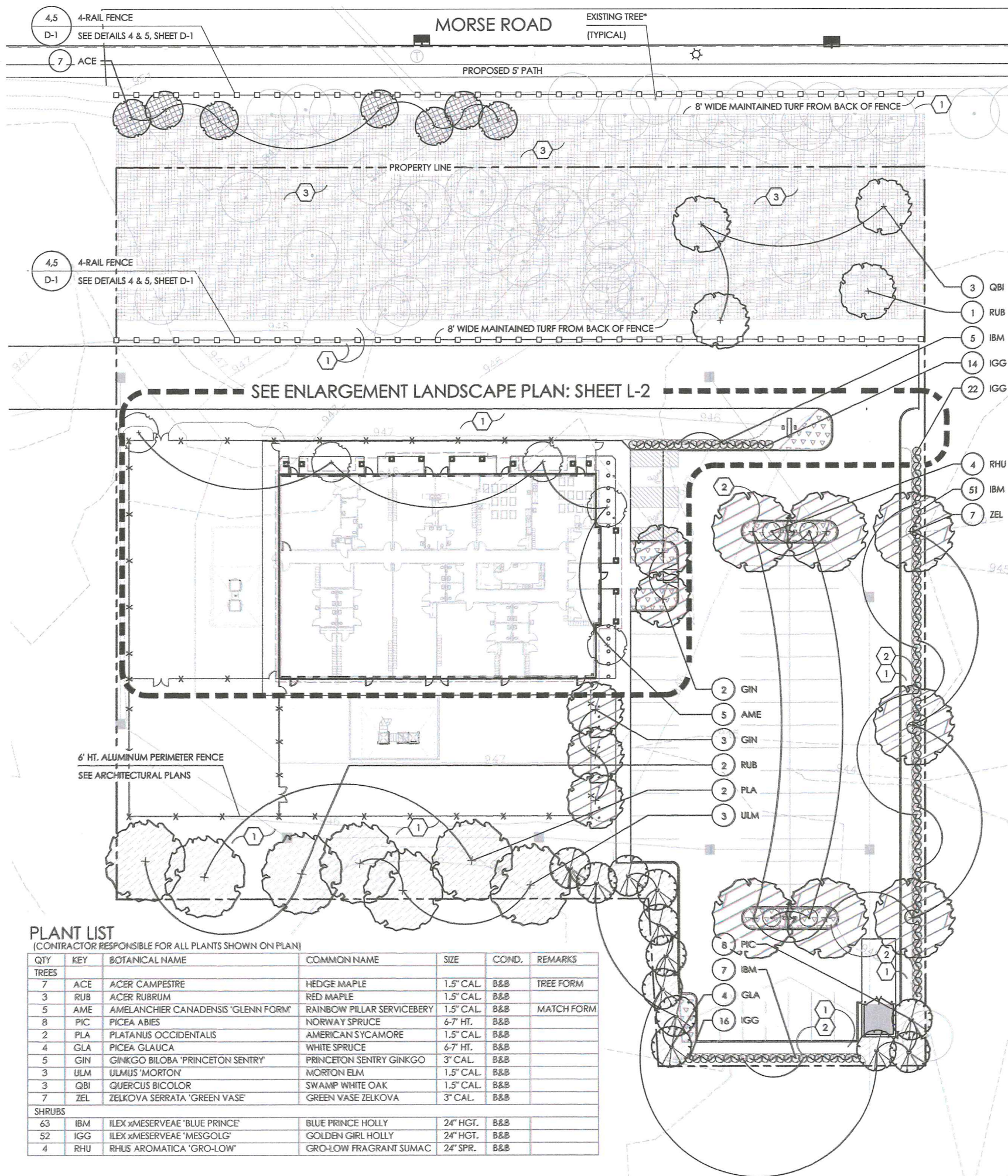
PRELIMINARY NOT FOR CONSTRUCTION

Grading/Drainage Plan

ISSUED:	04-21-2016
AS BUILT	

DES Engineering, LLC
 12750 Richmond Road
 Xenia, Ohio 45395
 614-638-0071 Fax: 937-736-2409

THE GODDARD SCHOOL
 FOR EARLY CHILDHOOD DEVELOPMENT
 MORSE ROAD, GAHANNA, OHIO



GENERAL PLANTING NOTES:

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

LANDSCAPE REQUIREMENTS

INTERIOR GREEN SPACE	REQUIRED	PROVIDED
PARKING AREA = +/- 22,521 S.F.	1,126 S.F. (5%)	1,174 S.F. (5.2%)
1 TREE @ 3" CAL. PER 100 S.F. OF REQ'D I.G.S.	12 TREES @ 3" CAL.	12 TREES @ 3" CAL.

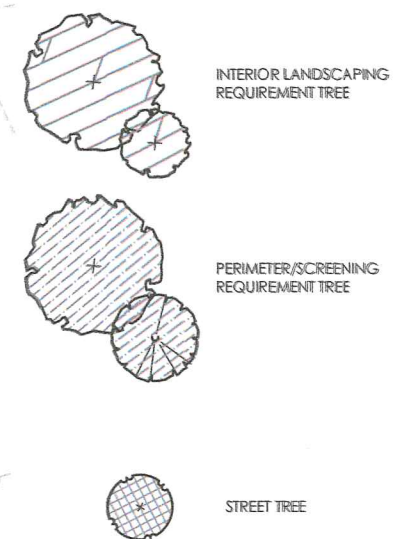
PERIMETER LANDSCAPING (ADJ. TO CONFLICTING ZONING)	REQUIRED	PROVIDED
+/- 278' OF SOUTHERN BOUNDARY (ADJACENT TO RESIDENTIAL ZONING)	15' WIDE BUFFER, 1 TREE/40 L.F. & 6' MIN. HT. CONTINUOUS SCREEN	10' MIN. WIDTH BUFFER, 7 TREES, AND 6' HT. CONTINUOUS SCREEN COMBINING FENCING & EVERGREEN TREES
+/- 363' OF EASTERN AND SOUTHERN BOUNDARY (COMMERCIAL T.B.D.)	BUFFER OF 3' MIN. HT. AND WIDTH	BUFFER OF 3' MIN. HT. AND WIDTH

STREET TREES (ALONG PUBLIC R.O.W.)	REQUIRED	PROVIDED
ALONG MORSE ROAD	1 SMALL TREE (W/ 10' OF O.H.E.) PER 30' OF R.O.W.	COMBINATION OF 14" EX. AND 7 NEW SMALL TREES FOR +/- 321' OF R.O.W.

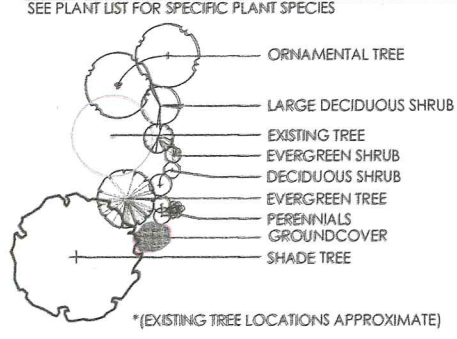
CODED CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. LOW MOW SEED MIX: JACKLIN SCOTTISH LINKS, 6 LBS/1000 SF, 250 LBS/ACRE. APPLY MULCH AND EROSION CONTROL MATTING PER ODOT CMS 659 AND 671. MOW IN FALL AT 3". FERTILIZE 1 LB NITROGEN/1000 SF IN FALL, ORGANIC PREFERRED, NON-PHOSPHORUS CONTAINING

REQUIRED PLANT KEY



PLANT KEY TYPICALS



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
7	ACE	ACER CAMPESTRE	HEDGE MAPLE	1.5" CAL.	B&B	TREE FORM
3	RUB	ACER RUBRUM	RED MAPLE	1.5" CAL.	B&B	
5	AME	AMELANCHIER CANADENSIS 'GLENN FORM'	RAINBOW PILLAR SERVICEBERRY	1.5" CAL.	B&B	MATCH FORM
8	PIC	PICEA ABIES	NORWAY SPRUCE	6-7' HT.	B&B	
2	PLA	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1.5" CAL.	B&B	
4	GLA	PICEA GLAUCA	WHITE SPRUCE	6-7' HT.	B&B	
5	GIN	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" CAL.	B&B	
3	ULM	ULMUS 'MORTON'	MORTON ELM	1.5" CAL.	B&B	
3	QBI	QUERCUS BICOLOR	SWAMP WHITE OAK	1.5" CAL.	B&B	
7	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL.	B&B	
SHRUBS						
63	IBM	ILEX xMESERVEAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	24" HGT.	B&B	
52	IGG	ILEX xMESERVEAE 'MESGOLG'	GOLDEN GIRL HOLLY	24" HGT.	B&B	
4	RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPR.	B&B	

REVISIONS

OVERALL LANDSCAPE PLAN

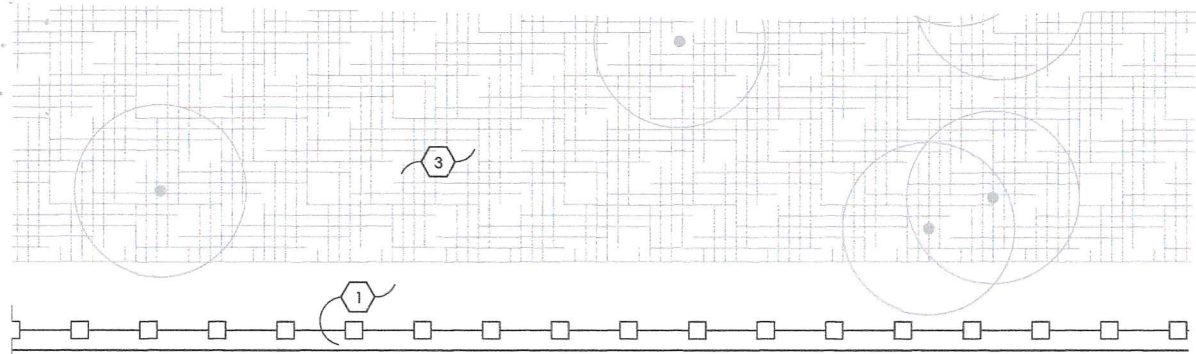
THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT
MORSE ROAD
GAHANNA, OH 43230

Paris Planning & Design
LANDSCAPE ARCHITECTURE
243 N. 5th Street
P. 614.487.1944
Suite 401
Columbus, OH 43215
www.parisplanninganddesign.com

DATE 4/26/15

PROJECT 16016

SHEET L-1

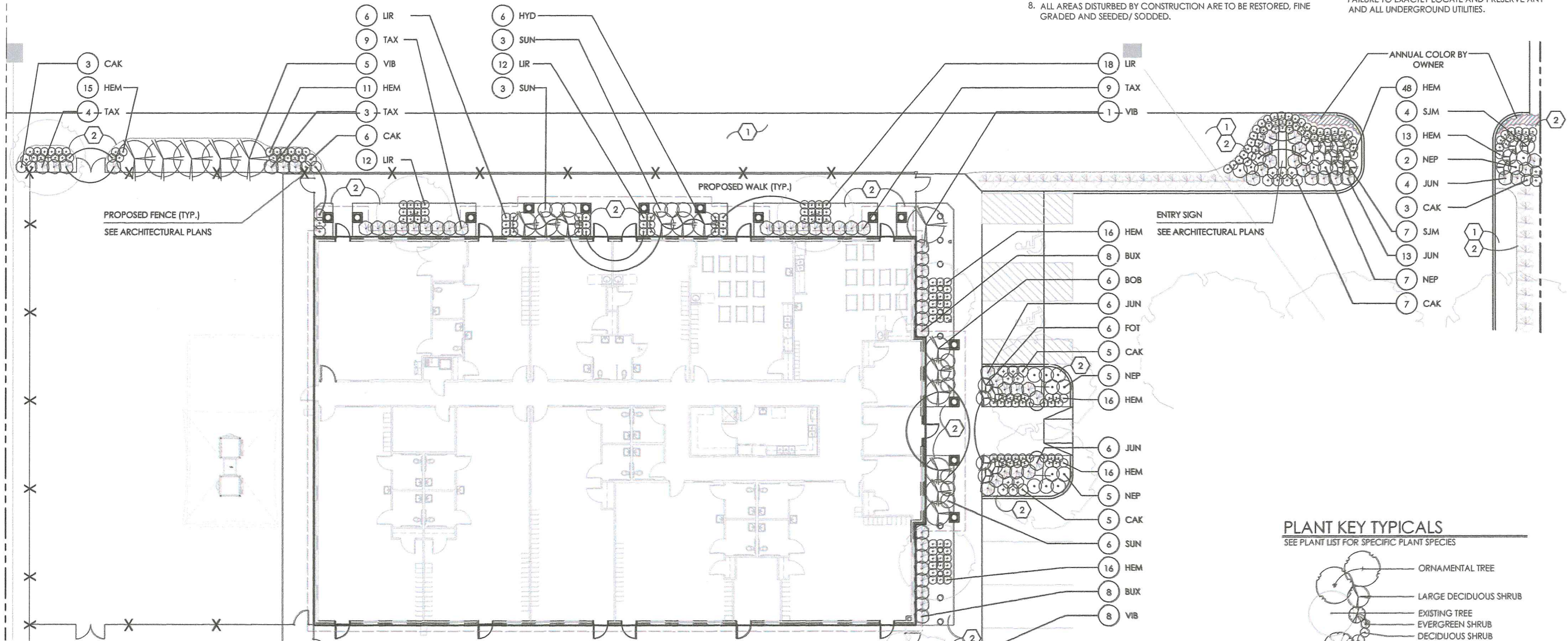


CODED CONSTRUCTION NOTES:

- ① LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ② LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- ③ LOW MOW SEED MIX: JACKLIN SCOTTISH LINKS, 6 LBS/1000 SF, 250 LBS/ACRE, APPLY MULCH AND EROSION CONTROL MATTING PER ODOT CMS 659 AND 671, MOW IN FALL AT 3", FERTILIZE 1 LB NITROGEN/1000 SF IN FALL, ORGANIC PREFERRED, NON-PHOSPHORUS CONTAINING

GENERAL PLANTING NOTES:

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- 2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
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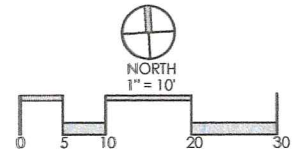
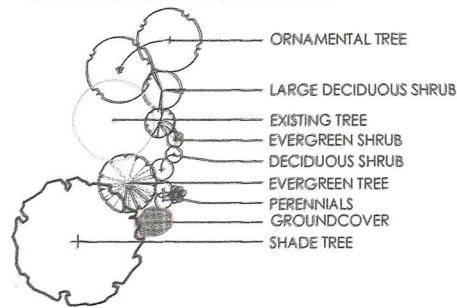


PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

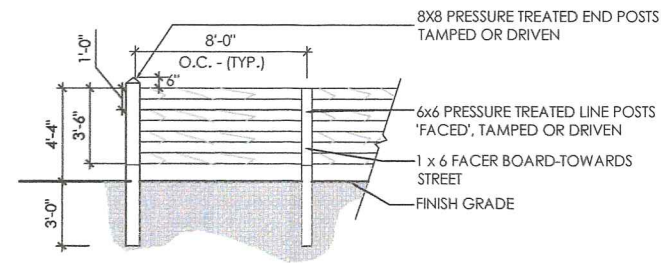
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
16	BUX	BUXUS x'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B&B	
6	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HGT.	B&B	
29	JUN	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	18" SPR.	B&B	
6	BOB	HYDRANGEA PANICULATA 'ILVOBO'	BOBO HYDRANGEA	24" HGT.	B&B	
6	HYD	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	24" HGT.	B&B	
25	TAX	TAXUS xMEDIA 'DENSIFORMIS'	DENSE YEW	18" HGT.	B&B	
11	SJM	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	18" HGT.	B&B	
14	VIB	VIBURNUM RHYTIDOPHYLLOIDES 'ALLEGHENY'	ALLEGHENY VIBURNUM	24" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
29	CAK	CALAMAGROSTIS xACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO. 2	CONT.	
12	SUN	HOSTA 'SUN POWER'	SUN POWER HOSTA	NO. 1	CONT.	
151	HEM	HEMEROCALLIS x'HAPPY RETURNS'	HAPPY RETURNS DA'YULY	NO. 1	CONT.	
48	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	VARIEGATED LILYTURF	NO. 1	CONT.	
19	NEP	NEPETA FAASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	NO. 1	CONT.	

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

PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">ENLARGEMENT LANDSCAPE PLAN</p>	
<p>THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT MORSE ROAD GAHANNA, OH 43230</p>	
<p>Paris Planning & Design LANDSCAPE ARCHITECTURE 243 N. 5th Street Columbus, OH 43215 P: (614) 497-1964 www.landscapeanddesign.com</p>	
DATE	4/26/15
PROJECT	16016
SHEET	
L-2	



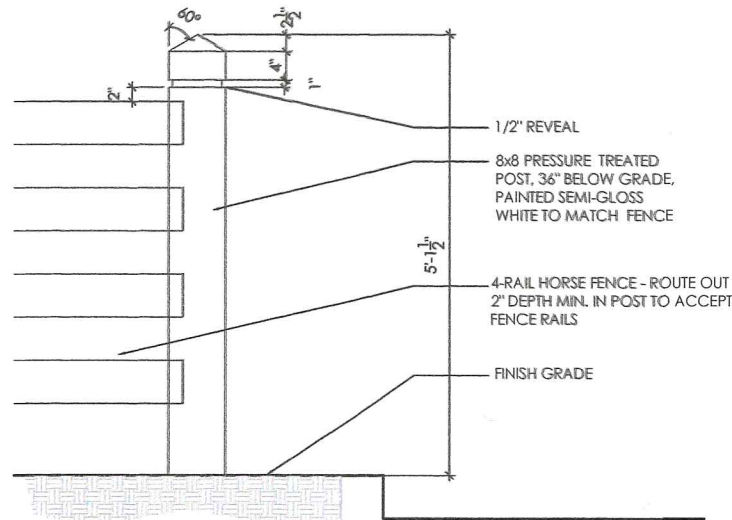
NOTES:
POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

FENCE BOARDS
BOARDS SHALL BE 1" X 6" X 1 1/2" POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

PAINT
PAINT SHALL BE A SEMI GLOSS WHITE

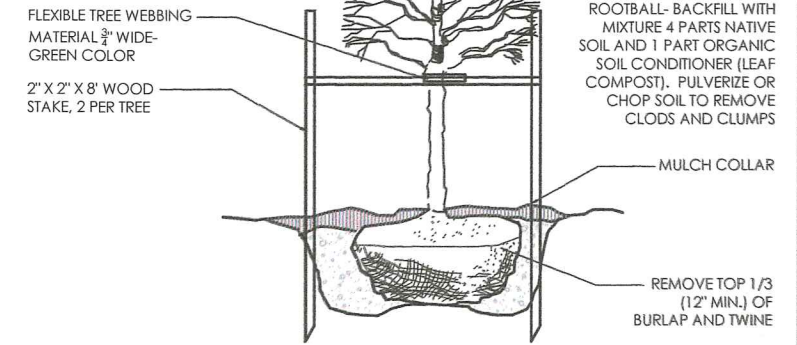
FASTENERS
NAILS-10D PLAIN SHANK BOX GALVANIZED

4 4 RAIL FENCE
N.T.S.



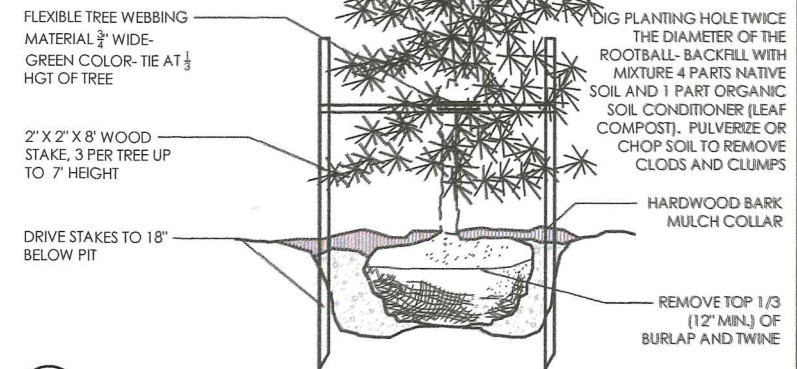
5 8" END POST
N.T.S. 05-1009

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



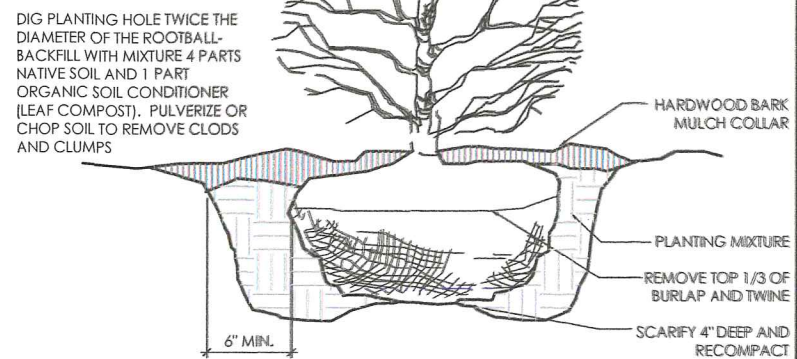
1 DECIDUOUS TREE
N.T.S. 01-1001

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



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

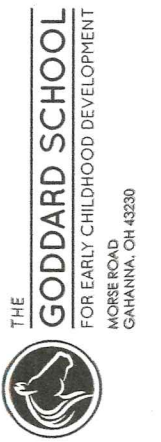
NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.



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

REVISIONS	

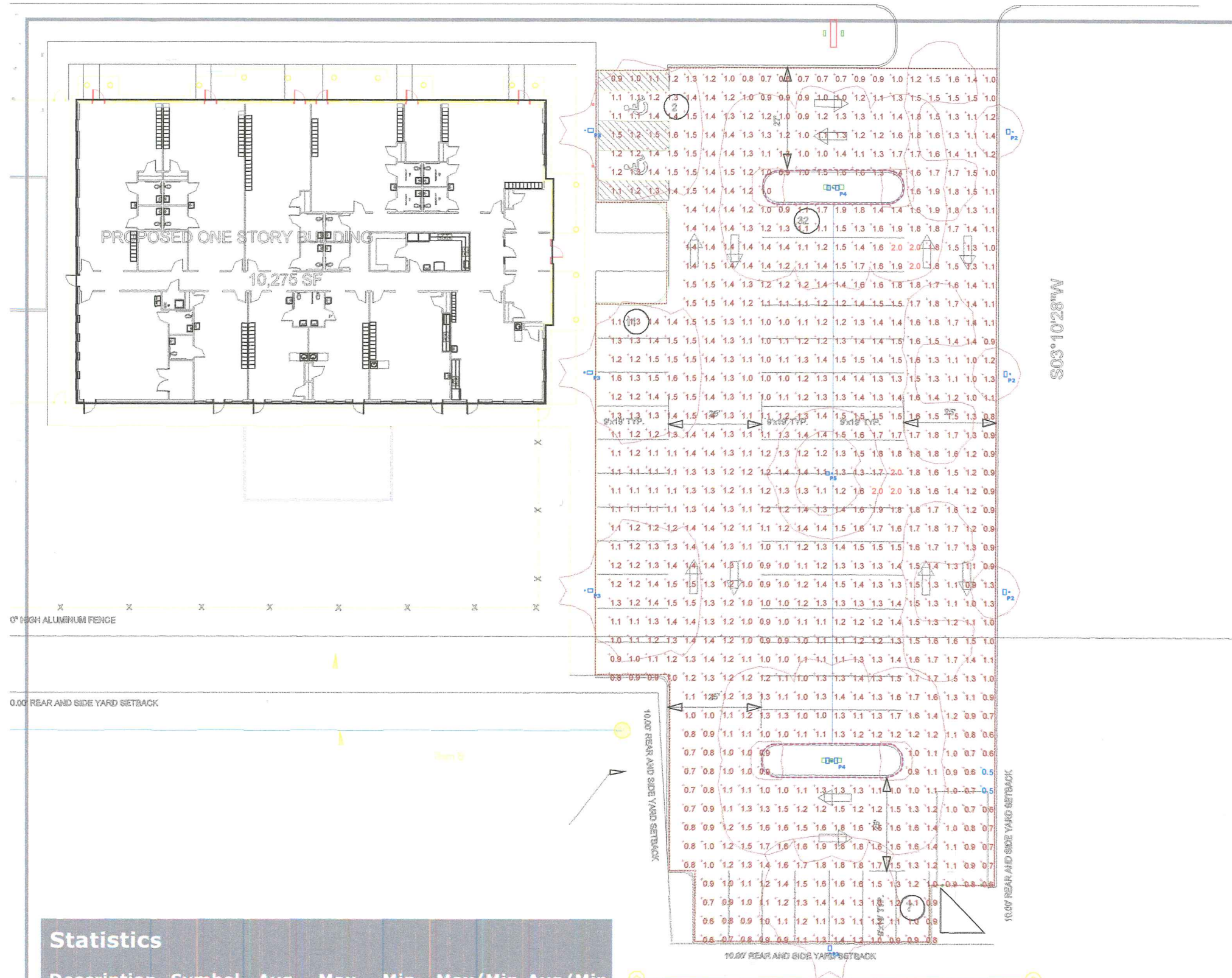
LANDSCAPE
DETAILS



Paris Planning & Design
LANDSCAPE ARCHITECTURE
243 N. 5th Street
P. (614) 497-1944
Suite 401
Columbus, OH 43215
www.parisplanninganddesign.com

DATE	4/26/15
PROJECT	16016
SHEET	

D-1

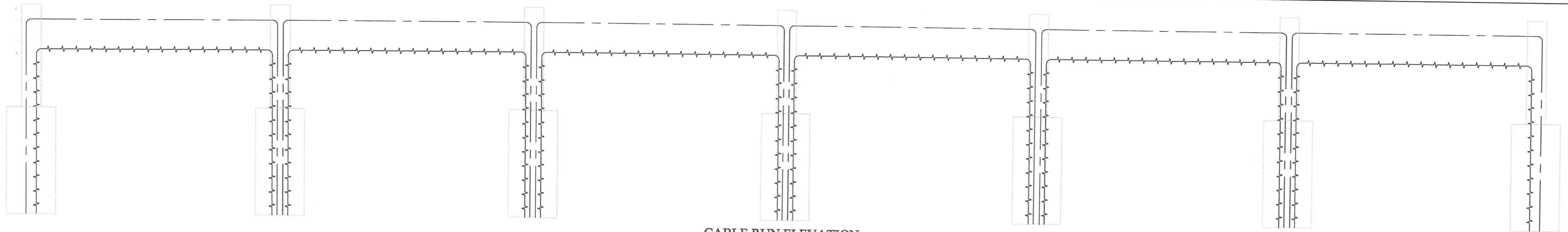


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	2.0 fc	0.5 fc	4.0:1	2.6:1

Note

- Area Lights mounted on 20' AFG.
- Iso-Lines represent a 1 footcandle contribution of an individual fixture/ pole assembly
- Calculations at grade are the expected maintained average illumination at 50,000 hours.

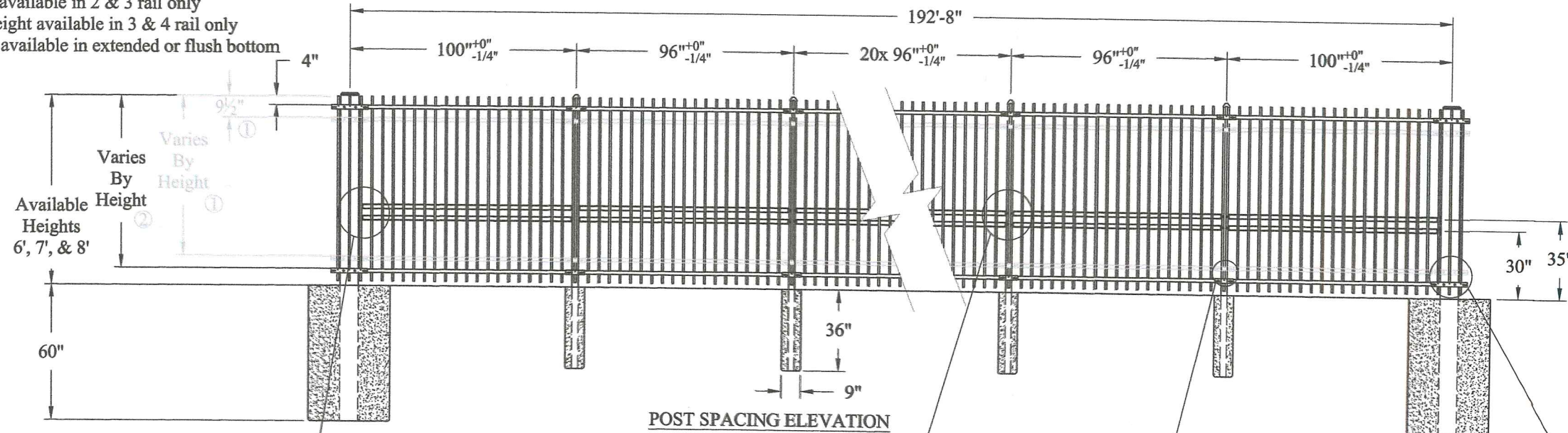
Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	P5	1	BEACON PRODUCTS	22NB-50 TYPE V LENS	TYPE SR AT 700mA.	22 NICHIA LEDS	1	VP-S-22NB-50-T5R.ies	5020	0.95	50
	P3	4	BEACON PRODUCTS	22NB-50-T3-5K	VIPER 50W-T2	22 NICHIA LEDS	1	VP-S-22NB-50-T3.ies	4710	0.95	50
	P4	2	BEACON PRODUCTS	22NB-50-T4-5K	VIPER 50W-T2	22 NICHIA LEDS	1	VP-S-22NB-50-T4.ies	4644	0.95	100



CABLE RUN ELEVATION

NOTES:

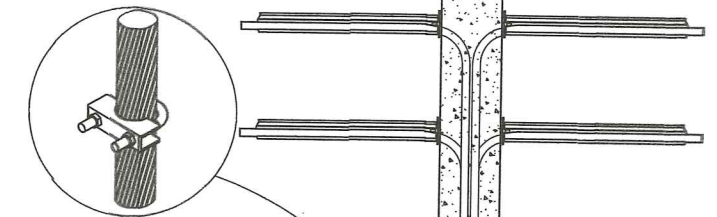
- 1.) 6' height available in 2 & 3 rail only
7' & 8' height available in 3 & 4 rail only
- 2.) 6' height available in extended or flush bottom



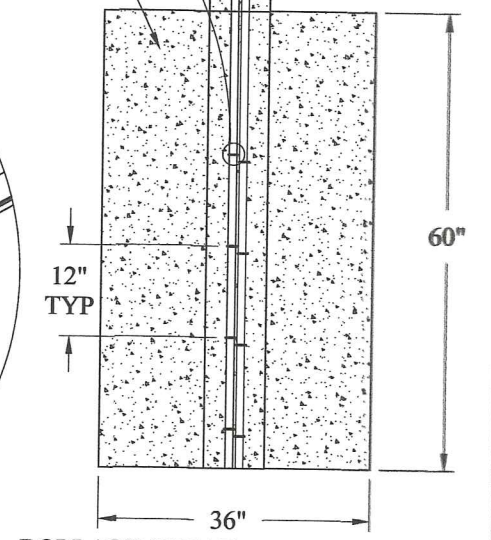
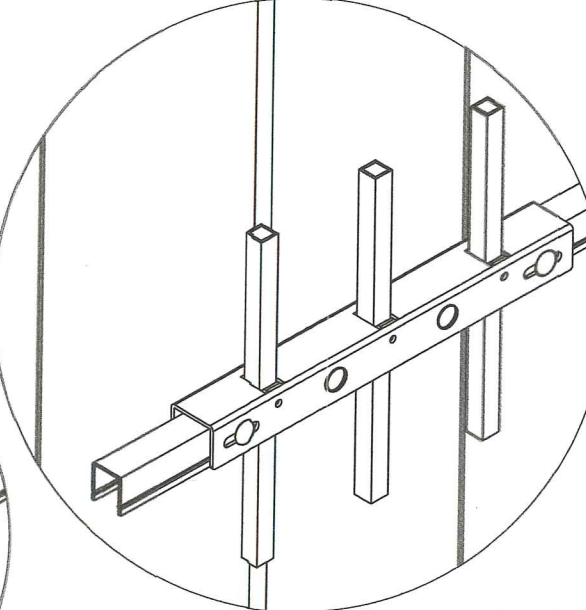
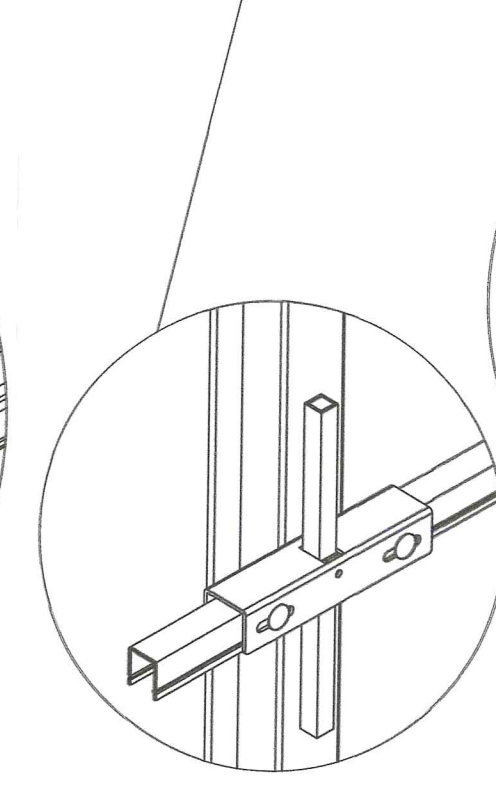
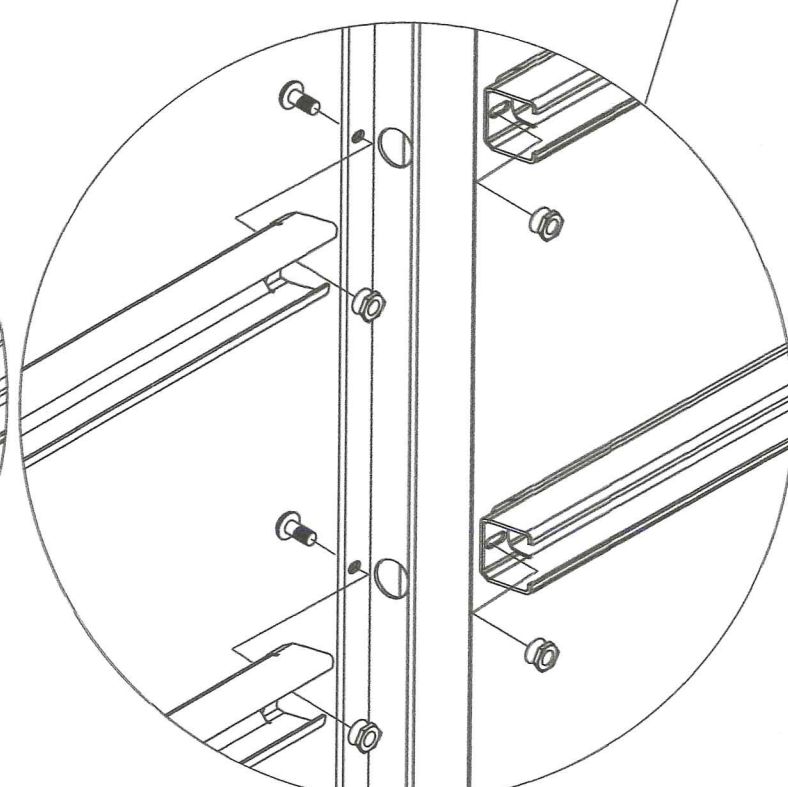
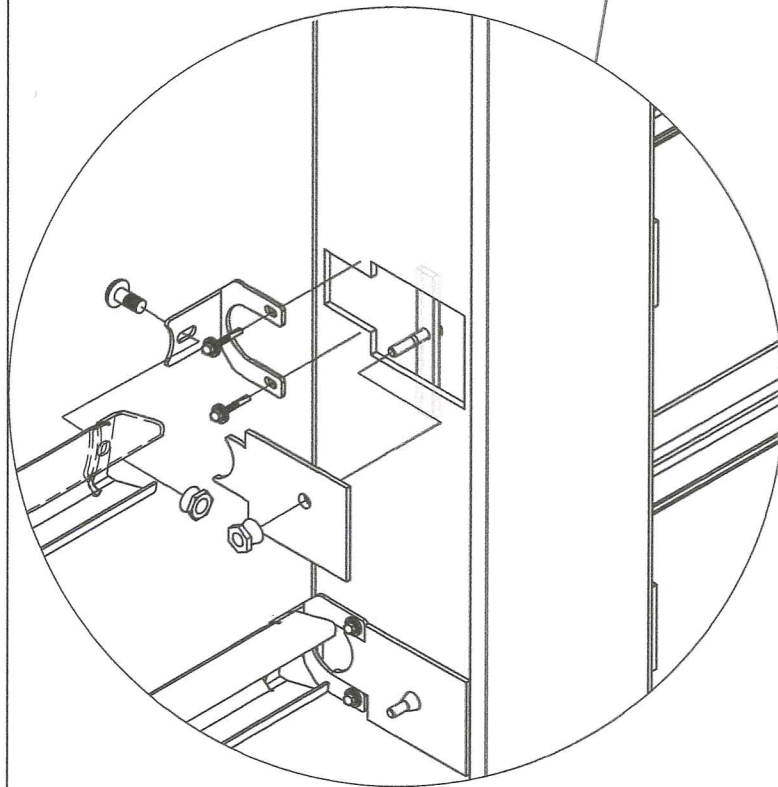
POST SPACING ELEVATION

THE PU50-P2 SYSTEMS HAVE BEEN ENGINEERED TO COMPLY WITH THE IMPACT CONDITIONS AND PENETRATION DISTANCES SPECIFIED IN THE ASTM F2656 CLASSIFICATIONS.

FILL WITH 4,000 #psi CONCRETE (AFTER CABLES AND FASTENERS ARE INSTALLED)



4,000 #psi CONCRETE



BOLLARD DETAIL

PROPRIETARY INFORMATION
This drawing is the proprietary property of AMERISTAR, Tulsa, OK and must not be duplicated or used in whole or in part for the making of drawings, prints or parts to the detriment of, or harm to, the owner. In accepting this drawing, the recipient agrees to keep the information contained confidential.

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1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

TITLE: STALWART II PU50-P2 MONTAGE PLUS COMM. GENESIS		
DATE: 06/13/13	SCALE: DNS	SHEET: 1/1
DRN BY: TLS	CHK BY: CI	REV: A
DRAWING NO: SMG1-P502WR		



CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Goddard School
Project Address: 5515 Morse Rd

Planning and Development

Representatives from the Goddard School approached Planning and Development staff in search of a location for a new school within the City. Staff recommended the subject property on Morse Road after reviewing several other locations. Staff believes the site is appropriate for the intended use as the property and majority of adjacent properties are zoned Neighborhood Commercial (NC). Additionally, Morse Road serves both commercial and residential users, which makes it ideal for a daycare.

The property was rezoned to Neighborhood Commercial (NC) in the fall of 2014 as part of a larger redevelopment project. The properties just to the west were approved for the use of a senior living facility that is currently under construction. Daycare is permissible as a conditional use.

The site is located within the North Triangle Concept Plan. The Plan calls for a 150' open space corridor measured from the centerline of Morse Road. The final development plan (FDP) shows a 130' corridor. This is consistent with other approvals, most notably the Spectrum senior living facility. Staff has no concerns or objections to the 130' corridor. The Concept Plan provides for a land use category of Office/Mixed Use on the majority of the property while the eastern most edge is designated Commercial. The requested use is consistent with both of these designations.

The 2015 Economic Development Strategy includes the subject property as part of a larger target site. As such, the Strategy provides an estimate to the number of jobs, total payroll, construction cost, and city revenues. Construction costs and total jobs are consistent with the estimations of the Strategy, however, payroll and city revenues will be less than anticipated. This is not surprising as the Strategy estimations were based on the assumption that the majority of development in this target site would be office even though it is zoned for retail. With that said, the project represents a major investment as construction costs are estimated at \$3,000,000. 40 full time jobs are anticipated with an annual payroll of \$1,000,000.

FDP Criteria

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

1. The proposed development meets the applicable development standards of the zoning ordinance.

The proposed development appears to meet the development standards of the zoning ordinance.



CITY OF GAHANNA

2. The proposed development is in accord with appropriate plans for the area.

The proposed development is consistent with the North Triangle Concept Plan and the 2015 Economic Development Strategy.

3. The proposed development would not have undesirable effects on the surrounding area.

It does not appear the proposed development will have an undesirable effect on surrounding properties. The project, if approved, will provide for redevelopment of a site that has been identified as a target site within our Strategy.

4. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

The project appears to be in keeping with existing land use character as the site is surrounded by similarly developed commercial development or land zoned for commercial.

Conditional Use Criteria

Planning Commission shall approve a conditional use if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and applicable development standards are met.

Daycare is a conditional use within the Neighborhood Commercial zone district.

2. The proposed development is in accord with appropriate plans for the area.

The proposed development is consistent with the North Triangle Concept Plan and the 2015 Economic Development Strategy. Both plans call for commercial uses on the property.

3. The proposed development will not have undesirable effects on the surrounding area.

It does not appear that the proposed use will have an undesirable effect on the surrounding area. Similar and more intense uses are prevalent in the surrounding area.

4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

It appears that the proposed development, daycare, is keeping with existing land use character. Surrounding properties consist of similar or more intense uses.

Design Review Criteria

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



CITY OF GAHANNA

1. Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
3. Contribute to the continuing economic and community vitality of the Design Review District.
4. Maintain, protect and enhance the physical surroundings of the Design Review District.

It is Development staff's opinion that the request meets the four conditions for approval.

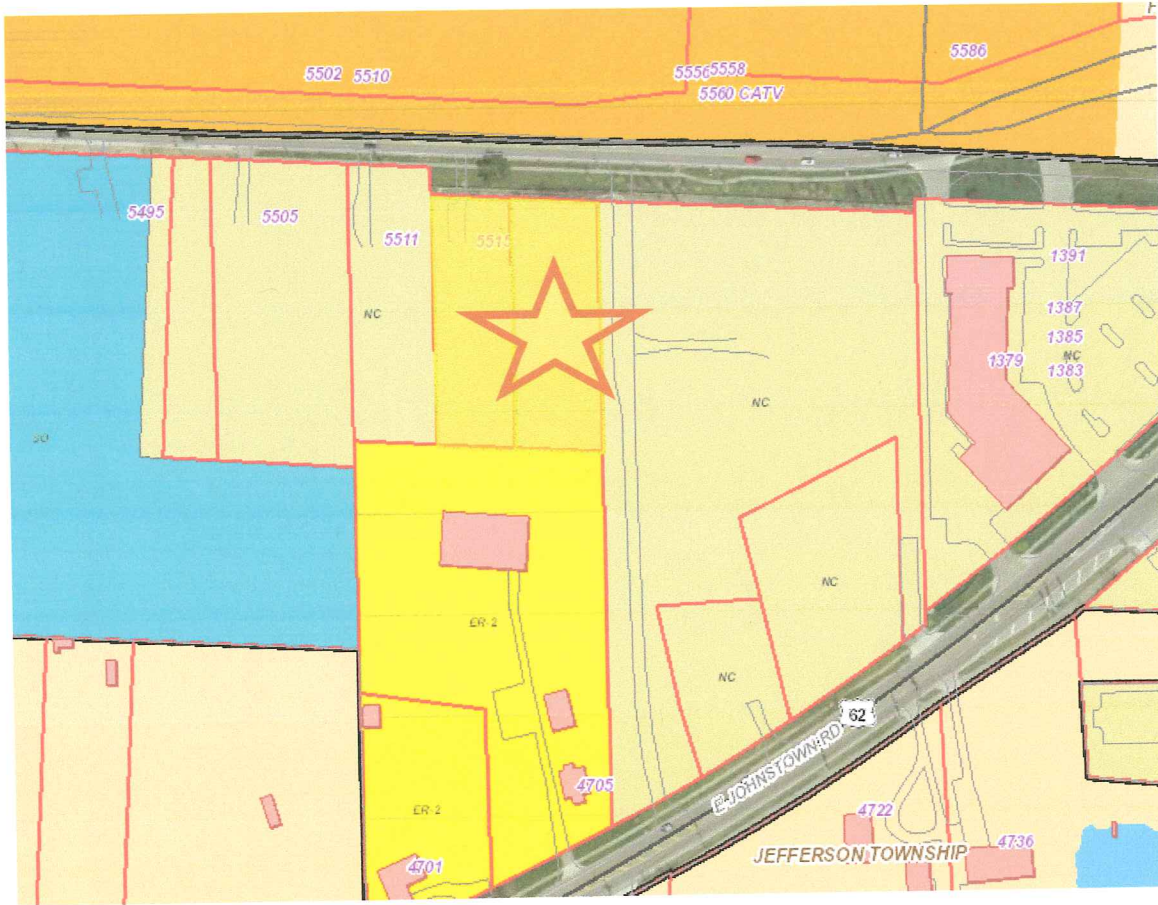
In reviewing requests for design review approval, Planning Commission shall examine the following:

1. Building design to include building massing and general architectural character, exterior surface treatments, fenestration, composition of all building elevations and the overall building color scheme.
2. Site development to include arrangement of buildings and structures on the site, use of signage, means of integrating: parking and drives, points of access to public streets, internal access drive patterns and placement, variety, quantity and size of landscape materials.
3. Overall impact of the proposed project or development on the surrounding properties to determine the effect the project or development will have upon the appearance and environment of the district.
4. Enhance the attractiveness and desirability of the district in keeping with its purpose and intent.
5. Encourage the orderly and harmonious development of the district in a manner in keeping with the overall character of the district.
6. Improve residential amenities in any adjoining residential neighborhood.
7. Enhance and protect the public and private investment in the value of all land and improvements within the district and each adjoining district or neighborhood.

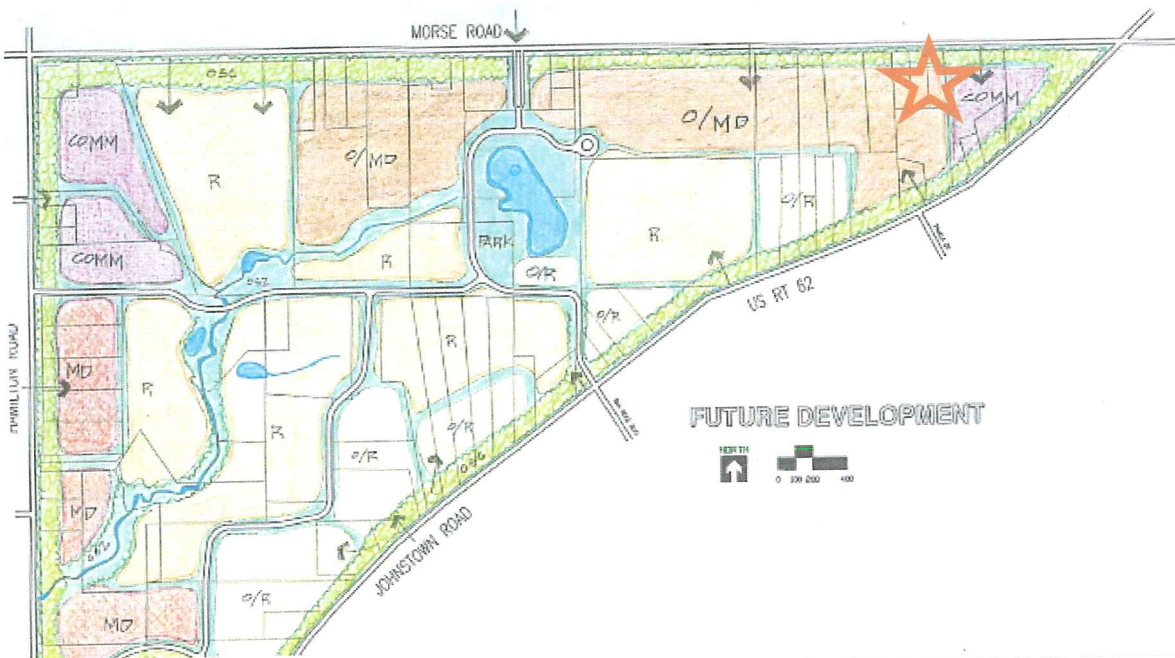


CITY OF GAHANNA

Zoning Map



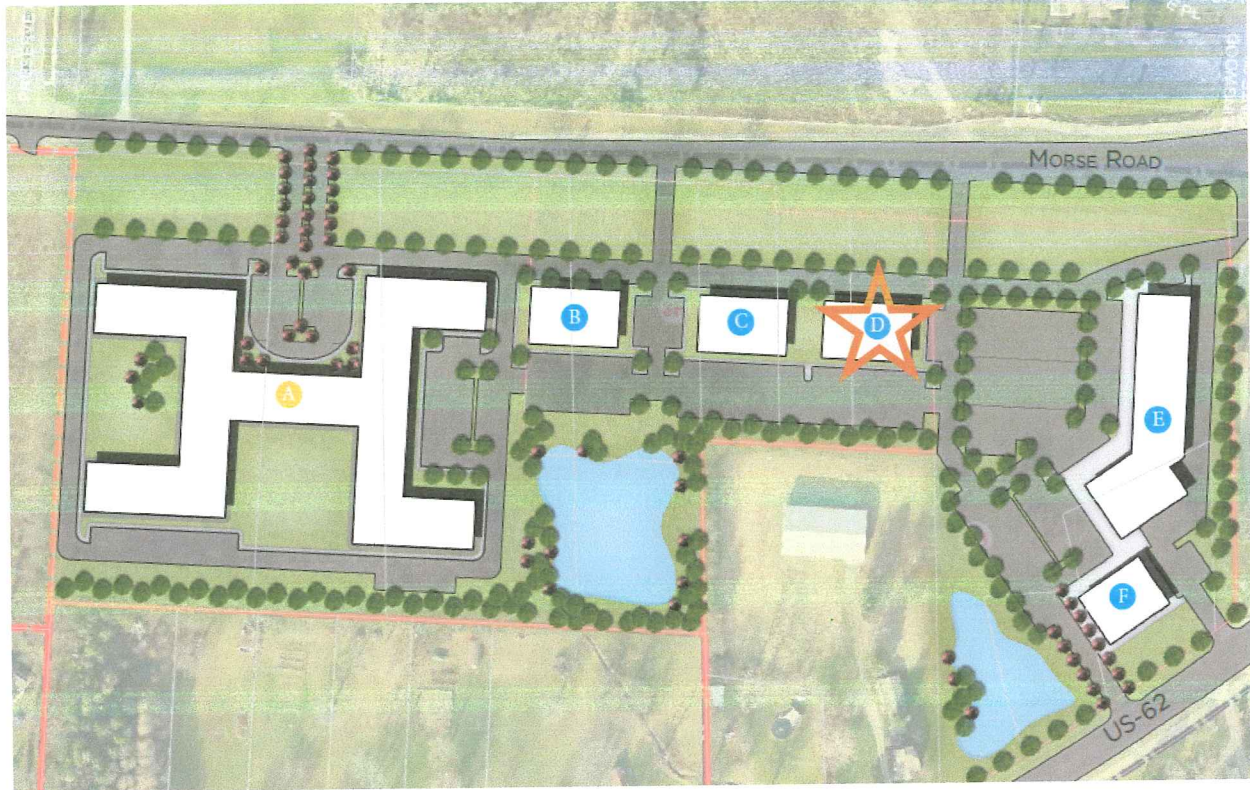
North Triangle





CITY OF GAHANNA

ED Strategy



PDA #3 - NORTH TRIANGLE

TARGET SITE 3F, 3G

Project Summary

Total Acreage	12.90	Total Jobs	257
Non-residential SF	120,900	Weighted Average Salary	\$ 45,227
Residential Units	0	Total Payroll	\$ 11,620,173
Original Parcel Value	\$ -	Hotel Rooms	0
Total Construction Cost	\$ 19,659,888	Annual Hotel Room Revenue	\$ -
Revised Value	\$ 19,659,888		

TIF on Site? **Yes**

Revenues

	City & Schools Total Property	Property/TIF	City Income Tax
Over 3 Years	\$ 697,006	\$ 443,871	\$ 359,164
Over 5 Years	\$ 4,360,708	\$ 750,993	\$ 731,936
Over 10 Years	\$ 9,190,915	\$ 1,560,026	\$ 1,713,906
Over 15 Years	\$ 14,394,420	\$ 2,431,584	\$ 2,771,767

Return on Investment

	City & Schools	City
Over 3 Years	\$ 898,957	\$ 645,822
Over 5 Years	\$ 4,830,622	\$ 1,220,907
Over 10 Years	\$ 10,380,778	\$ 2,749,888
Over 15 Years	\$ 16,380,121	\$ 4,417,286

Costs

	City Service Costs	Incentives Costs
Over 3 Years	\$ 157,213	\$ -
Over 5 Years	\$ 262,022	\$ -
Over 10 Years	\$ 524,044	\$ -
Over 15 Years	\$ 786,066	\$ -



CITY OF GAHANNA

Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director, Planning and Development



CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Goddard School
Project Address: 5515 Morse Rd

This proposed 10,275 sq ft one story building is to be constructed on a 2.3± acre parcel fronting Morse Road. The building is set back 130' from the center line of Morse Road to preserve the Open Space Corridor recommendation of the North Triangle Plan. All applicable building and parking setbacks have been met. Parking stall sizes and drive aisles both meet code requirements. Fencing will surround the playground areas, with special impact protection fencing along the front drive. The dumpster enclosure will be constructed of the same materials as the main building, and will have gates on one side. This project will share an access drive with the lot to the west. A white board fence will be erected along the Morse Road frontage.

Exterior materials consist of brick veneer Hardie lap siding board, and dimensional asphalt shingles. The landscape plan is robust and meets code requirements. A photometric plan is included in the submission documents, as well as the cut sheet for the cut off fixtures and wall packs.

The Conditional Use approval is required for day care facilities in Neighborhood Commercial zoning.

Respectfully Submitted By:

BONNIE GARD

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



"HERB CAPITAL OF OHIO"



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Goddard School

Project Address: 5515 Morse Road

General Comments

- A formal final engineering plan review will be performed following approval of the Final Development Plan.

Site Access

- A detailed Traffic Impact Study shall be required if the development generates more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period.
- The proposed site shall use the access locations currently under construction as part of the Spectrum Development in accordance to the original approved traffic impact study performed for this overall development
- The City of Gahanna Thoroughfare Plan requires that the right-of-way on Morse Road between Underwood Farms Drive and Johnstown Road be 120'. The development shall ensure that the required 60' of right-of-way required for the south side of Morse Road is provided. If necessary, the dedication of any additional right-of-way shall be dedicated to the City of Gahanna as part of the Final Engineering Plan review process.

Sanitary Sewer

- There is an existing 8 inch sanitary sewer line running across the north part of this parcel that can provide service to the building. This sewer was constructed as a public improvement by the development to the west (Spectrum). A dedicated easement may be required.

Water Service

- There is an existing 8 inch water line running across the south side of this parcel that can provide both domestic and fire suppression service to the building. This water line was constructed as a public improvement by the development to the west (Spectrum). A dedicated easement may be required.
- New hydrants will need to be added to the existing connection points shown on the water line plans.
- Check with Jefferson Township Fire Department to verify that these hydrant locations just provide adequate fire protection.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

Stormwater Management

- Detention and water quality treatment will be required and will need to be designed per City of Gahanna standards, Codified Ordinances Chapter 1193. Lack of open space on the parcel, most likely will result in the need for underground storage and treatment for detention and water quality/
- 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.

Respectfully Submitted By: Robert S. Priestas, P.E.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



Mifflin Township Division of Fire
 Fire Inspection Bureau
 485 Rocky Fork Blvd., Gahanna, OH 43230
 Phone: (614) 471-0542

PLAN REVIEW

Occupant Name:	The Goddard School	Inspection Date:	5/3/2016
Address:	5515 MORSE Road	Inspection Type:	Plan Review
Suite:		Inspected By:	Steve Welsh (614) 679-4078 welshs@mifflin-oh.gov
City:	GAHANNA		

OH Fire Codes 2011

Chapter 5 Fire service features

503.2.1 Access roads - width of not less than 20 feet

Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with paragraph (C)(6)(503.6) of this rule, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

ACTION REQUIRED: *The entrance lane from Morse Road shall have a width of not less than 20 feet to accommodate any incoming fire apparatus. This is where the fire department access road starts.*

503.2.2 Authority.

The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

ACTION REQUIRED: *The fire department access road shall be constructed to accommodate a 75000 lb piece of fire apparatus.*

503.2.4 Turning radius.

The required turning radius of a fire apparatus access road shall be determined by the fire code official.

ACTION REQUIRED: *A turning performance analysis shall be provided from the fire apparatus manufacturer.*

503.2.7 Grade.

The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

503.2.8 Angles of approach and departure.

The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

503.3 Marking.

Where required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING-FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

507.1 Required water supply.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

ACTION REQUIRED: A 10,275 square foot building shall required a water flow of at least 2,250 gpm if it is a II B structure and 2,750 gpm if it is a V B structure in accordance with Table B105.1 of the Ohio Fire Code. These flow requirements shall decrease if the building is fully sprinklered.

Construction of a structure subject to Section 104.2.2 shall be in compliance with the provisions of the Ohio Fire Code.

Inspector:


Signature valid only in mobile-eyes documents

Steve Welsh
5/3/2016

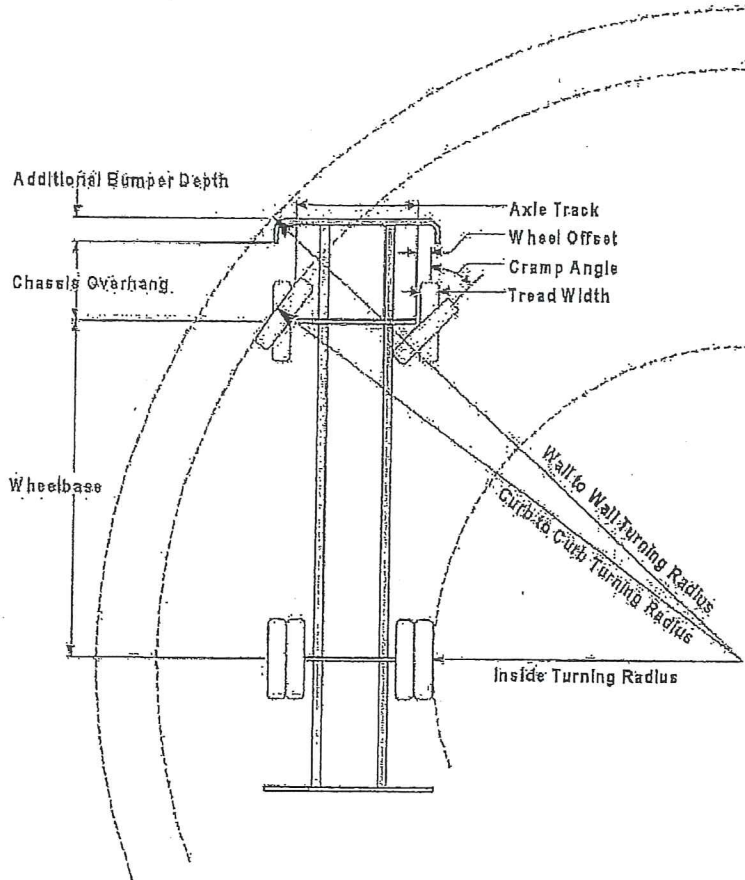


Turning Performance Analysis

8/14/2008

Bid Number: Mifflin Twp. Division of Fire
 Department: 3560

Chassis: Arrow-XT Chassis, PAP/SkyArm/Midmount
 Body: Aerial, Platform 100', Alum Body



Parameters:

Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.25 in.
Tread Width:	17.80 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	149.60 in.
Wheelbase:	254.00 in.

Calculated Turning Radii:

Inside Turn:	24 ft. 1 in.
Curb to Curb:	39 ft. 8 in.
Wall to Wall:	47 ft. 4 in.

Comments:

Components	PRIDE #	Description
Bumpers	0012245	Bumper, 19" extended - all chassis'
Aerial Devices	0022160	Aerial, 100' Pierce Platform
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, DLX/Qtm/AXT
Wheels, Front	0091794	Wheels, Frt, Steel 22.50" x 13.00", 24K IFS (445)
Tires, Front	0078245	Tires, Michelin, 445/65R22.50 20 ply XZY 3 tread (24,000 TAK 4)

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.

including here those definitions that are most closely associated with the subject matter of this chapter is to provide more convenient access to them without having to refer back to Chapter 2. For convenience, these terms are also listed in Chapter 2 with a cross reference to this section. The use and application of all defined terms, including those defined in this section, are set forth in Section 201.

FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as *fire lane*, public street, private street, parking lot lane and access roadway.

- ❖ Fire access roads are required to be all-weather surfaced roadways that are designed for the weight and type of emergency vehicle that may use the road. No specific surface material is required for a fire apparatus access roadway. It is up to the fire code official to decide whether the surface will support the load of the anticipated emergency vehicles in accordance with Section 503.2.3.

It should be noted that this is a general term intended to include any private roadway providing the required access to a building. As such, private driveways could be included and subject to the provisions of Section 503.

FIRE COMMAND CENTER. The principal attended or unattended location where the status of the detection, alarm communications and control systems is displayed, and from which the system(s) can be manually controlled.

- ❖ Fire command centers are communication centers where dedicated manual and automatic facilities are located for the origination, control and transmission of information and instructions pertaining to a fire emergency to the occupants (including fire department personnel) of the building. Fire command centers must provide facilities for the control and display of the status of all fire protection (detection, signaling, etc.) systems. These stations must be located in secure areas as approved by the fire code official. Often, this is a location near the primary building entrance. Fire command centers may also be combined with other building operations and security facilities, when allowed by the fire code official; however, operating controls for use by the fire department must be clearly marked and not subject to tampering by unauthorized persons (see the commentary to Section 508.1 for further discussion).

FIRE DEPARTMENT MASTER KEY. A limited issue key of special or controlled design to be carried by fire department officials in command which will open key boxes on specified properties.

- ❖ Several companies market emergency entry systems that use master keys. These keys are used to open key boxes and entry gates, and turn on/off electronic switches that control electric gates and certain build-

ing functions, such as smoke control systems, fans and special processes.

FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

- ❖ The term "fire lane" is synonymous with "fire apparatus access road"; however, the driving surface may not be the same as for a public road.

KEY BOX. A secure device with a lock operable only by a fire department master key, and containing building entry keys and other keys that may be required for access in an emergency.

- ❖ The key box is part of an emergency entry system. The building owner/manager places a key box or key vault on the exterior of the building or at the entrance to the facility, placing keys, access cards or security codes inside the box. The emergency responders can use their special fire department master key to enter the box and gain access to the building or facility.

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

- ❖ This section introduces the requirements for dedicated fire apparatus access roads serving new and relocated buildings in the jurisdiction. The requirements are to be established in coordination with the local fire service to accommodate the jurisdiction's fire apparatus and equipment. The intent of the requirements is to provide the fire department with sufficient access to buildings to enable efficient fire suppression and rescue operations.

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

Exception: The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.

3. There are not more than two Group R-3 or Group U occupancies.

❖ This section establishes the maximum distance from buildings or facilities to fire apparatus access roads. The provisions intend to limit the maximum length of hose needed to reach any point along the exterior of a building or facility from a fire department vehicle. Large area buildings may require a fire apparatus access road on all four sides. An access road is required to extend to within 150 feet (45 720 mm) of all portions of the grade level floor of each new or relocated building [see Figure 503.1.1(1)]. The 150-foot (45 720 mm) distance is based on the standard length of preconnected hoses carried on fire apparatus.

A long narrow building may require fire department access roads on two sides only, if all portions of the grade level floor are within 150 feet (45 720 mm) of the access road [see Figure 503.1.1(2)].

Small buildings may require an access road on one side only, if the access road is within 150 feet (45 720 mm) of all portions of the grade level floor [see Figure 503.1.1(3)].

Item 1 of the exception states that the 150-foot (45 720 mm) distance may be increased, with the approval of the fire code official, when the building is equipped throughout with an NFPA 13, 13R or 13D automatic sprinkler system, as applicable. The code does not give the fire code official guidance on how much of an increase over 150 feet (45 720 mm) is reasonable. The fire code official must make the determination based on the response capabilities of his or her emergency response units and the anticipated magnitude of the incident.

The “alternative means” in Item 2 of the exception may include standpipes, automatic sprinklers, remote fire department connections or additional fire hydrants.

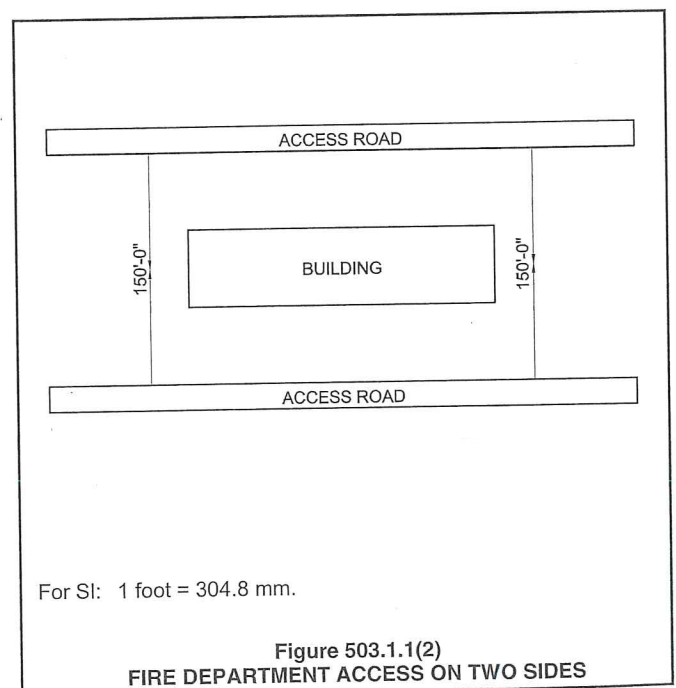
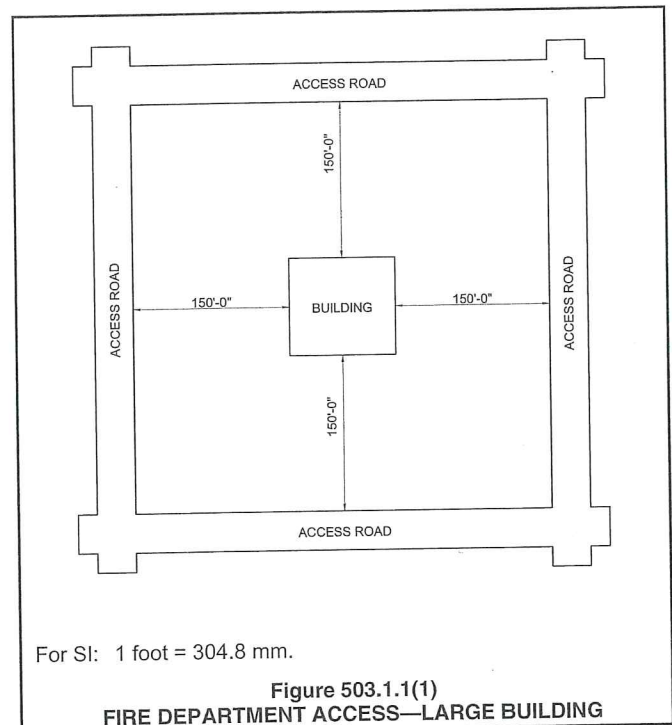
The Group R-3 facilities noted in Item 3 of the exception include one- and two-family dwellings and townhouses not falling within the scope of the *International Residential Code*® (IRC®); adult and child care facilities that accommodate five or less people for less than 24 hours per day and congregate living facilities with 16 or fewer persons. Group U occupancies are utility and miscellaneous accessory buildings or structures. See Occupancy Classification for the definitions of “Residential Group R” and “Miscellaneous Group U” in Section 202; the IRC commentary, Section R101.2; and the *International Building Code*® (IBC®) commentary, Section 310.1.

A question that often arises is whether it is the intent of the code’s regulations pertaining to fire apparatus access roads to be applicable to residential development sites upon which buildings are constructed under the provisions of the IRC. For information on this topic, see the commentary to Section 102.5.

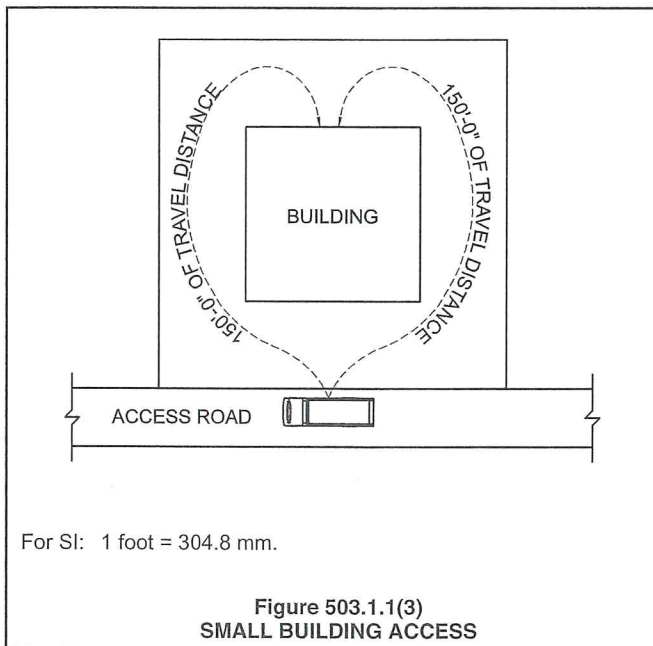
Another question that arises is whether it is the intent of this section to preclude locating a new building directly on a lot line, often referred to as a “zero lot line building.” While it is true that some very large area buildings may require a fire apparatus access road on

all four sides, this section does not specifically deal with exterior walls that may be located on the lot line in such buildings where the distance to a portion of that wall exceeds 150 feet (45 720 mm) from a fire apparatus access road. As such, the fire code official must determine the code’s application in accordance with Section 102.9 and in consideration of the exception to this section.

In determining the application, however, it should be considered that, in order for the fire department access contemplated by this section to be effective, an exterior wall would need to have openings in it through which



access to the interior of the building could be achieved by hose streams or personnel. In the case of an exterior wall constructed on a property line with a zero-foot fire separation distance, Table 602 of the IBC requires that such walls have a fire-resistance rating of between 1 and 3 hours (depending on the occupancy group assigned to the building) and IBC Section and Table 705.8 require that such walls be without any openings. As such, access to the first (or any) floor level of that exterior wall would appear to provide little or no tactical usefulness to the fire department, especially if code-complying access is provided to other sides of the building.



503.1.2 Additional access. The *fire code official* is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

❖ Additional access roads may be required by the fire code official based on his or her knowledge of traffic patterns, local weather conditions, terrain or the anticipated magnitude of a potential incident.

503.1.3 High-piled storage. Fire department vehicle access to buildings used for *high-piled combustible storage* shall comply with the applicable provisions of Chapter 23.

❖ Chapter 23 has special requirements for building access in occupancies with high-piled storage, but the requirements for fire apparatus access roads are the same as those required in this chapter.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

❖ The dimensions of fire department access roads are based on the size and height of emergency vehicles, their turning radius and the fact that emergency veh-

icles may be required to pass each other on the access road.

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

❖ The dimensions in this section are established to give fire apparatus continuous and unobstructed access to buildings and facilities.

This section requires that the unobstructed width of a fire apparatus access road must not be less than 20 feet (6096 mm). The intent of the minimum 20-foot (6096 mm) width is to provide space for fire apparatus to pass one another during fire-ground operations. The need to pass may occur when engines are parked for hydrant hook-up, laying hose or when trucks are performing aerial ladder operations. When an engine company is connected to a fire hydrant parallel to the curb using a front suction connection and using a side-discharge port on the pump, the horizontal distance that is needed to make a no-kink bend in the discharge fire hose can be considerable, especially when a large-diameter hose (LDH) is being used. The roadway width needed to accommodate such a common operational scenario would be the width of the apparatus plus the no-kink bending radius of the discharge hose, leaving minimal roadway width for other apparatus to squeeze by, if needed. Including adjacent road shoulders in the 20-foot (6096 mm) width measurement could yield substandard and inadequate driving surfaces for apparatus and, as such, they are not to be included in the minimum width.

The minimum vertical clearance of 13 feet, 6 inches (4115 mm) is the standard clearance used for highway bridges and underpasses. The vertical clearance requirement would apply in cases where a building or portion of a building, such as a canopy or porte-cochere, projects over all or a portion of the required width of the fire apparatus access road. Conversely, if the full required width of the fire apparatus access road is provided outside of the footprint of the projecting building element, the vertical clearance requirement would not apply. It is not the intent of this section that all projecting elements be constructed with a 13-foot, 6-inch (4115 mm) vertical clearance, regardless of whether they encroach upon the required width of a fire apparatus access road. Appendix D contains additional guidance on fire apparatus access road dimensions. It is important to note that the appendices are not considered part of the code unless specifically adopted (see Section 1 of the sample adopting ordinance on page xiii of the code).

503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

❖ The fire code official may require greater dimensions based on the size and maneuverability of the anticipated emergency response apparatus, including mu-

tual-aid apparatus from neighboring communities or agencies.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

- ❖ This provision does not specify a particular type of surface. It is written in performance language; therefore, the surface must carry the load of the anticipated emergency response vehicles and be driveable in all kinds of weather.

The term “all-weather driving capabilities” would typically require some type of paved or hard surface. Gravel would be prone to problems in areas subject to much rain or in snowy climates where plowing could reduce the gravel roadbed to mud very quickly. Alternatives to concrete or asphalt, such as interlocking pavers, may be used when approved by the fire code official. Jurisdictions may benefit from developing a local policy outlining specific design requirements for fire apparatus access roads to clarify local interpretations of the section. The policy should include local requirements for surfacing and include acceptable surfacing materials.

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the *fire code official*.

- ❖ The turning radius of an access road should be based on the turning radius of the anticipated responding emergency vehicles and must be approved by the fire code official.

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus.

- ❖ In consideration of the hazards inherent in attempting to back emergency vehicles, especially larger ones such as tower ladders, out of a long dead-end roadway, this section intends to create a safer situation by requiring that dead-end access roads over 150-foot long (45 720 mm) be equipped with an approved turnaround designed for the largest anticipated emergency-response vehicles. Appendix D contains examples of dead-end turnaround configurations. It is important to note that the appendices are not considered part of the code unless specifically adopted (see Section 1 of the sample adopting ordinance on page xiii of the code).

503.2.6 Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the *fire code official*. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use,

approved barriers, *approved* signs or both shall be installed and maintained when required by the *fire code official*.

- ❖ Bridges and elevated surfaces must be capable of carrying the weight of emergency response apparatus and must be marked with signage posting the weight limit of the bridge or elevated surface. Evaluation of bridges should be done in cooperation with the appropriate local or state agency having jurisdiction over private or public roadway bridges.

503.2.7 Grade. The grade of the fire apparatus access road shall be within the limits established by the *fire code official* based on the fire department’s apparatus.

- ❖ Generally, any grade exceeding 10 percent or a 10-foot (3048 mm) rise in a 100-foot (30 480 mm) length is required to have the approval of the fire code official. See Appendix D for additional guidance on fire apparatus access roads. Note that the appendices are not considered part of the code unless specifically adopted (see Section 1 of the sample adopting ordinance on page xiii of the code).

503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the *fire code official* based on the fire department’s apparatus.

- ❖ The angle of approach is the angle between the ground and a line running from the bottom of the front fire to the lowest-hanging point directly in front of it, which is usually the front bumper of the apparatus. This angle gives an indication of how steep an incline the vehicle can clear when approaching that angle.

The angle of departure is the angle between the ground and a line running from the bottom of the rear fire to the lowest-hanging point directly behind it, which is usually the rear step/tailboard of the apparatus. Similar to the approach angle, this angle indicates how steep an incline the vehicle can clear when departing from that angle.

These design aspects of a fire apparatus access road are crucial to successful navigation by apparatus and must be tailored to accommodate each piece of fire apparatus of the jurisdiction.

503.3 Marking. Where required by the *fire code official*, *approved* signs or other *approved* notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

- ❖ Fire department access roads are normally designated on private property to provide fire service access; therefore, maintenance of the access roads, signage and any supplementary markings (pavement marking, curbs markings, etc.) are the responsibility of the owner of the property on which the fire apparatus road is located. Signage and supplemental mark-

ings should be in accordance with applicable local or state motor vehicle laws and should be enforced with the cooperation of the local police agency. Appendix D contains examples of signage. It is important to note that the appendices are not considered part of the code unless specifically adopted (see Section 1 of the sample adopting ordinance on page xiii of the code).

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

- ❖ To enforce “no parking” in fire apparatus access roads (fire lanes) the roads must be clearly marked. Some jurisdictions cite the building owner if the fire apparatus road is not properly marked and posted, and cite the vehicle for parking or blocking the access road if the access road is clearly marked. Other jurisdictions place the responsibility for marking the access roads, as well as the policing of “no parking” zones, on the building owner. In some states, motor vehicle laws may stipulate that fire apparatus access roads/fire lanes posted on private property may only be enforced by a traffic citation where an enforcement contract has been executed between the property owner and the local jurisdiction; that all markings be in accordance with the motor vehicle code and that the designated roadways be described in detail in the local “no parking” ordinances of the jurisdiction.

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. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

- ❖ The fire code official may require the installation and maintenance of gates or barricades across fire apparatus roads to prevent unauthorized vehicles from blocking or parking in the access road. The design and dimensions of the gates or barricades must be approved by the fire code official. Additionally, the gate or barricade must be operable or removable by the responding emergency units to provide them with quick access.

This section also addresses an important public safety issue regarding the automatic operation of vehicular gates. Protection is needed from potential entrapment of individuals between an automatically moving gate and a stationary object, or surface, in close proximity to such gate. Gates intended for automation require specific design, construction and installation to accommodate entrapment protection to minimize or eliminate excessive gate gaps, openings and protrusions identified as contributing to the hazard of entrapments that have historically caused numerous serious injuries and deaths.

This section references two appropriate standards that deal with automatic gate safety: UL 325 and ASTM F 2200. UL 325 is an ANSI-recognized safety standard containing provisions governing gate openers. Gate openers listed to the requirements of UL 325 provide an improved level of assurance that safety requirements have been met for such openers. ASTM F 2200 is a consensus document containing provisions governing the construction of vehicular gates intended for automation, and has been harmonized with the applicable provisions of UL 325.

503.5.1 Secured gates and barricades. When required, gates and barricades shall be secured in an *approved* manner. Roads, trails and other accessways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the *owner* and the *fire code official*.

Exception: The restriction on use shall not apply to public officers acting within the scope of duty.

- ❖ The owner may secure the fire apparatus access road and restrict its use to emergency vehicles only, if warranted. If there is a need to secure gates or barricades, jurisdictions may require a padlock or key switch (on electrically operated gates) designed for the same key as key boxes provided in accordance with Section 506. Occasionally, electronically operated gates are required to be provided with a backup mechanism or breakaway feature in case the primary operating means fails.

The exception makes it clear that the securing of fire apparatus access roads is not intended to impede the legitimate and necessary use of the road by duly authorized public officers, such as police officers or other municipal personnel.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be *approved* by the fire chief. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

- ❖ This section does not require that security gates be installed, but since they can affect fire department operations, their installation must be approved by the fire chief. Where installed, security gates must be operable in an emergency by the emergency response units and the means of operation must be acceptable to the fire chief. Electrically operated gates should also include a manual method of operation (also see commentary, Section 503.5.1).

This section requires on-going maintenance of security gates so that ready access to the roadway may be accomplished. If gates are not maintained in a manner that prevents appreciable delay of emergency response, the fire code official has the authority to have gates removed because they would then

be considered to constitute an obstruction of the required roadway width as regulated in Section 503.4.

Also addressed in this section is an important public safety issue regarding automatic operation of vehicular gates. Protection is needed from the potential entrapment of individuals between an automatically moving gate and a stationary object, or surface, in close proximity to such gate. Gates intended for automation require specific design, construction and installation to accommodate entrapment protection to minimize or eliminate excessive gate gaps, openings and protrusions identified as contributing to the hazard of entrapments that have historically caused numerous serious injuries and deaths.

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SECTION 504 ACCESS TO BUILDING OPENINGS AND ROOFS

504.1 Required access. Exterior doors and openings required by this code or the *International Building Code* shall be maintained readily accessible for emergency access by the fire department. An *approved* access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the *fire code official*.

❖ The exterior openings referred to in this section are typically exit discharge doors, since such openings provide fire department access directly into the building or to a fire-resistance-rated enclosure from which to operate in multiple-story buildings. This section also includes access openings for rack or high-piled storage buildings required by Section 2306.6. Under certain circumstances, in order for emergency response personnel to get equipment from the fire or other emergency apparatus to the building, the fire code official is authorized to require approved walkways from the apparatus access road to the building openings on grade level.

504.2 Maintenance of exterior doors and openings. Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words THIS DOOR BLOCKED. The sign shall consist of letters having a principal stroke of not less than $\frac{3}{4}$ inch (19.1 mm) wide and at least 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. *Exit* and *exit access* doors shall com-

ply with Chapter 10. Access doors for *high-piled combustible storage* shall comply with Section 2306.6.1.

❖ This section pertains not only to emergency access openings, but also to all exterior doors that have a functional appearance from the outside but are not operable. Doors that are part of the required means of egress or that are required by Section 2306.6 must not be rendered unusable or blocked. Only doors not required by the code or the IBC for means of egress may be blocked or made unusable. Even then, they must be marked from the outside so that emergency personnel will not attempt to use them.

504.3 Stairway access to roof. New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a *stairway* to the roof. *Stairway* access to the roof shall be in accordance with Section 1009.13. Such *stairway* shall be marked at street and floor levels with a sign indicating that the *stairway* continues to the roof. Where roofs are used for roof gardens or for other purposes, *stairways* shall be provided as required for such occupancy classification.

❖ The stairway to the roof required by this section must comply with Sections 1009.13 through 1009.13.2. If the stairway to the roof serves as a means of egress from an occupied roof, then the stairway must be equipped with all the components of an exit stairway, such as the required riser and tread dimensions, handrails, etc. If the stairway to the roof is not required for roof egress, Section 1009.13 allows the stairway segment from the top floor to the roof to be an alternating tread device. The access to the roof is required for firefighter use and not the general public; therefore, the door leading to the roof may be secured in a manner approved by the fire code official with due consideration given to whether the door is an egress element for the roof. These provisions apply only to new buildings four or more stories in height (see commentary, Sections 1009.13 and 1022.8).

SECTION 505 PREMISES IDENTIFICATION

505.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

❖ Buildings must be easily identifiable by emergency responders from the emergency response vehicle. This should include the backs of buildings that face alleys or roads, since the emergency response unit may of-



CITY OF GAHANNA

STAFF COMMENTS

Project Name: The Goddard School
Project Address: 5515 Morse Rd

No comment.

Respectfully Submitted By: *Troy Eaton*

