



CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

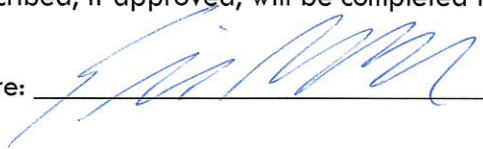
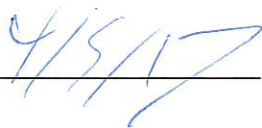
FINAL DEVELOPMENT PLAN APPLICATION

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

Project/Property Address or Location: 1130 Morrison Road		Project Name/Business Name (if applicable): Proposed Expansion for McNeilus facility	
Parcel ID No.(s) 026-190710	Current Zoning: OCT, Office, Commerce and Technology	Total Acreage: 2.86Ac	
Project Description: Construction of a building addition, paved parking lot and loading area.			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): Eric Morton		Address: 1480 Dublin Rd., Columbus, OH 43215	
E-Mail: emorton@krgre.com		Phone No. 614-255-4380	
ATTORNEY/AGENT INFORMATION			
Name:		Address:	
E-Mail:		Phone No.	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: Dublin Building Systems -Developer: Kohy Royer Griffith, Inc. -Architect: The Kleingers Group (engineer)		Contact Information (phone no./email): 614-889-1145 614-228-2471-614-882-4311	
Property Owner Name: (if different from Applicant) McNeilus Truck Manufacturing, Inc.		Contact Information (phone no./email):	

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

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

Applicant Signature:  _____ Date:  _____

INTERNAL USE ONLY

Zoning File No. _____ RECEIVED: _____ PAID: _____
PC Meeting Date: _____ DATE: _____ DATE: _____
PC File No. _____ CHECK#: _____

FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

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

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

INTERNAL USE ONLY

APPLICATION ACCEPTANCE

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

Planning & Zoning Administrator Signature:  Date: _____

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

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

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

I, McNeilus Truck & Manufacturing, the owner of the subject property listed on this application, hereby authorize Kohr Roger Griffith, Inc. to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: McNeilus Truck & Manufacturing - [Signature] Date: 4/4/17
VP - Branch Operations

AUTHORIZATION TO VISIT THE PROPERTY

I, McNeilus Truck & Mfg., the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: McNeilus Truck & Manufacturing - [Signature] Date: 4/4/17

Subscribed and sworn to before me on this 4 day of April, 2017
 State of MN County of Dodge
 Notary Public Signature: Roxanne K Musolf



AGREEMENT TO COMPLY AS APPROVED

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

Contractor/Applicant Signature: [Signature] Date: 5.1.17

Subscribed and sworn to before me on this 1 day of May, 2017
 State of OHIO County of Franklin
 Notary Public Signature: Kaitlin E Swendrick



Kaitlin E Swendrick
 Notary Public, State of Ohio
 My Commission Expires 02-14-22

SAVE APPLICATION

List of Contiguous Property Owners

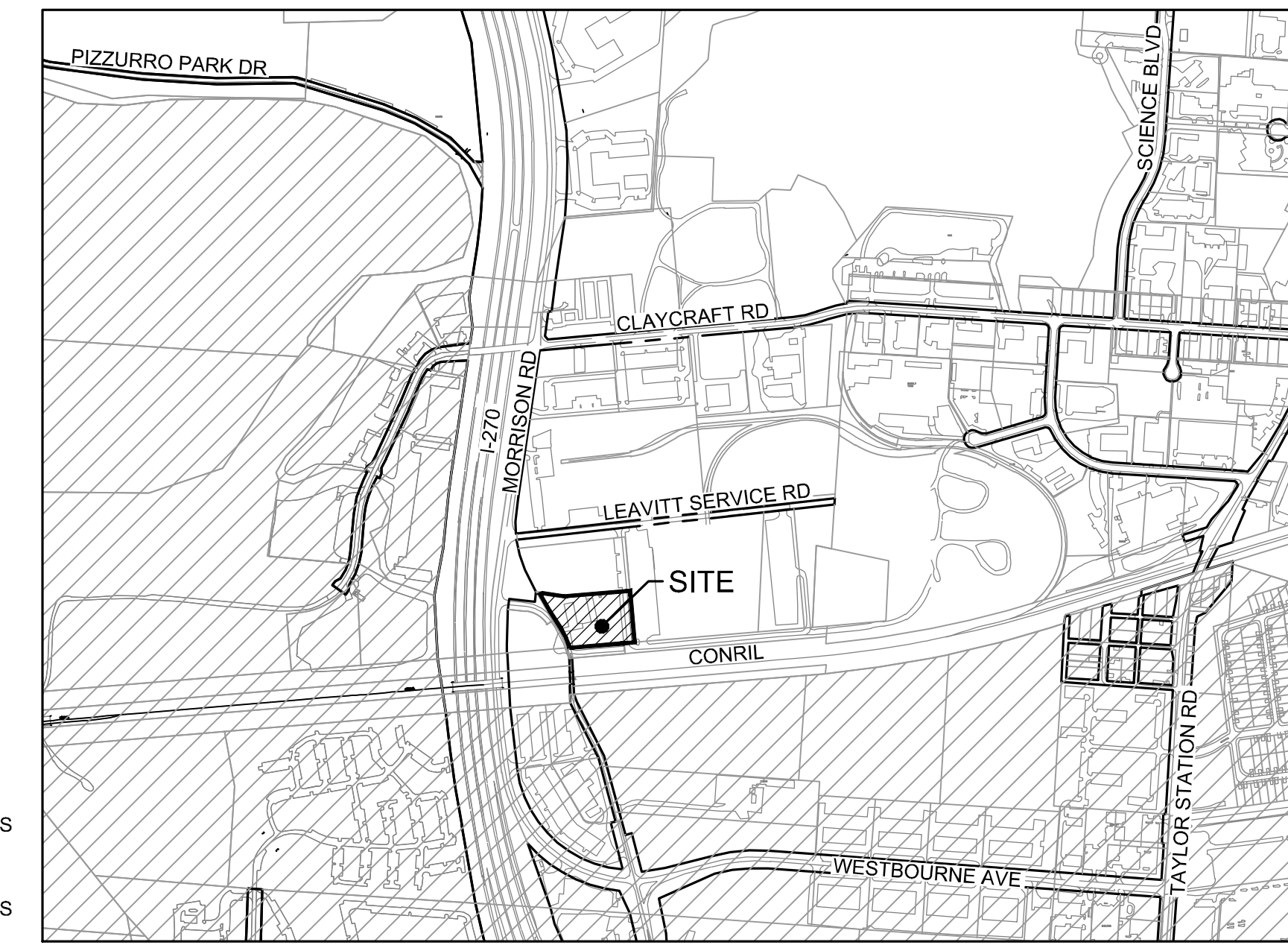
1. Kahiki Foods Inc
1100 Morrison Road.
Columbus Oh 43230

2. 1120 Leavitt Rd
Columbus 43220
(mailing address):
STAG Gahanna LLC
1 Federal St.
Boston MA 02110

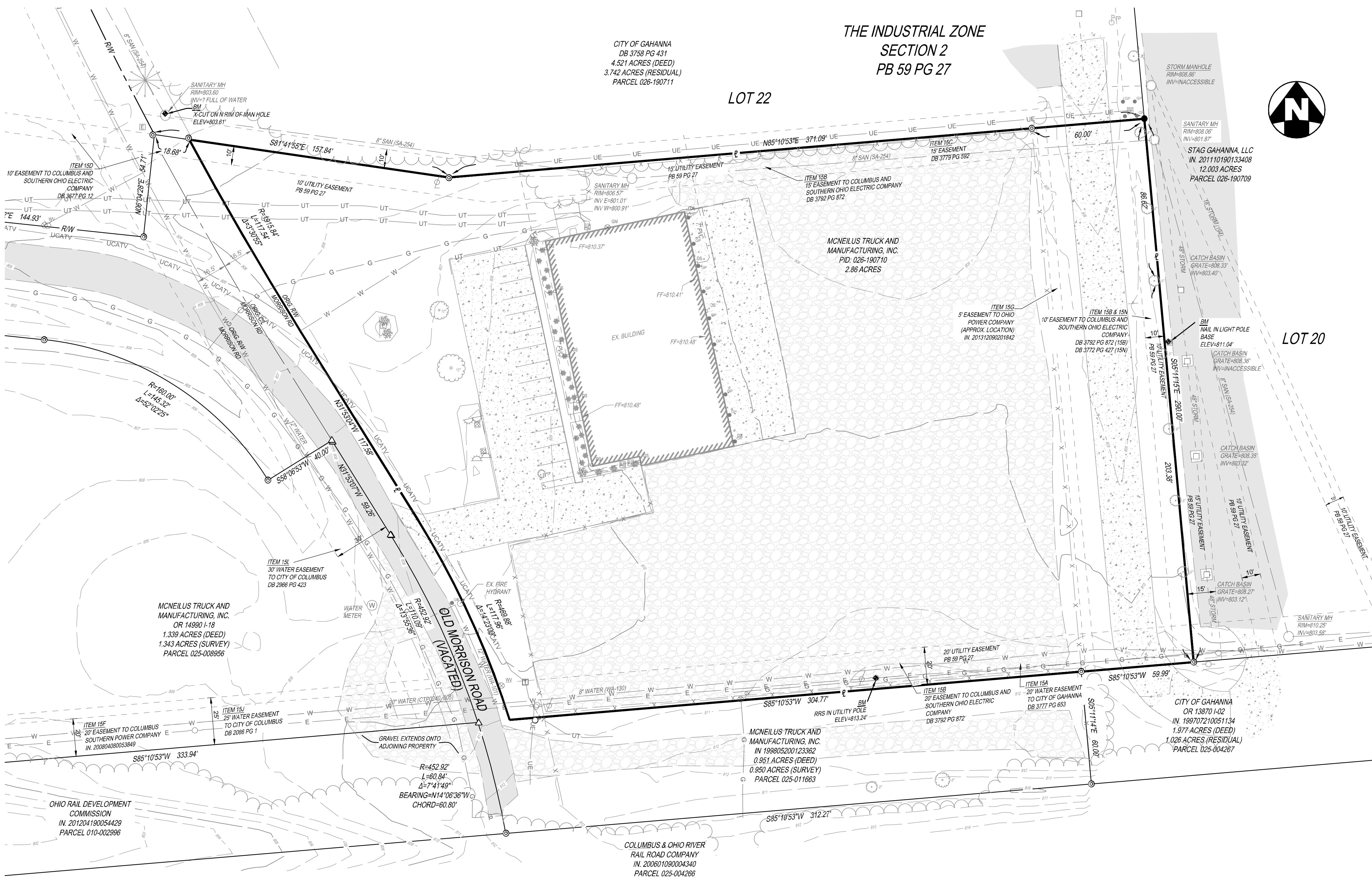
LEGEND

- | | | |
|----------------------------|----------------------------|-----------------------------|
| ● 5/8" CAPPED IRON PIN SET | ⊕ TELEPHONE MANHOLE | □ DOWN SPOUT |
| ○ 5/8" IRON PIN FOUND | ⊖ TELEPHONE PEDESTAL | ▭ TRAFFIC CONTROL CABINET |
| ⊕ 1" IRON PIPE FOUND | — GAS MAIN | ▭ TRAFFIC SIGNAL POLE |
| ▲ NAIL SET | ⊕ GAS VALVE | — SIGN |
| ▲ NAIL FOUND | — UNDERGROUND CABLE TV | — GUARD POST (PIPE BOLLARD) |
| ⊕ BENCHMARK | — WATER MAIN | — FLAG POLE |
| ⊕ UTILITY POLE | ⊕ FIRE HYDRANT | — FENCE |
| — GUY WIRE | ⊕ WATER VALVE | ⊕ HARDWOOD TREE |
| — UNDERGROUND ELECTRIC | ⊕ WATER METER | ⊕ SOIL BORING |
| — OVERHEAD ELECTRIC | ⊕ IRRIGATION CONTROL VALVE | — 901 CONTOUR LINES |
| ⊕ HVAC UNIT | ○ MANHOLE | ▭ CONCRETE |
| ⊕ TRANSFORMER | — CLEAN OUT | ▭ ASPHALT |
| ⊕ GROUND LIGHT | — SANITARY SEWER | ▭ GRAVEL |
| ⊕ ELECTRIC BOX | — STORM SEWER | |
| ⊕ LIGHT POLE | ⊕ CATCH BASIN | |
| — UNDERGROUND TELEPHONE | ⊕ INLET | |
| — OVERHEAD TELEPHONE | ⊕ YARD DRAIN | |

- NOTES**
- OCCUPATION IN GENERAL FITS SURVEY, WITH NO ENCROACHMENTS OVER THE PROPERTY LINE EXCEPT FOR GRAVEL DRIVE EXTENDING OVER SOUTH PROPERTY LINE AS SHOWN.
 - SOURCE DOCUMENTS AS NOTED.
 - ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - BASIS OF BEARINGS IS THE STATE PLANE COORDINATE (SPC) SYSTEM, OHIO SOUTH ZONE (NAD83-NRS2007), BASED ON A GPS SURVEY UTILIZING CORS STATION "COLB" AND MONUMENT "TRURD". THE PROJECT COORDINATES ARE BASED ON SPC AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000420748 APPLIED AT BASE POINT N 724.200.00 E 1.869.000.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
 - VERTICAL DATUM IS NAVD88 BASED ON SOURCE BENCHMARK "W189 RESET".
 - THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS COMMUNITY NUMBER 39049C0351K EFFECTIVE JUNE 17, 2008.
 - UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON APRIL 28, 2015. OUPS TICKET NUMBER A511-802-735 & ON MAY 5, 2015. OUPS TICKET NUMBER A513-201-298.
 - THERE ARE 13 DESIGNATED REGULAR PARKING SPACES AND 1 DESIGNATED HANDICAP PARKING SPACE WITHIN THE SUBJECT PROPERTY.
 - THERE IS NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION WITHIN RECENT MONTHS.
 - THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.
 - THERE IS NO OBSERVABLE EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY IS LOCATED IN AN OCT (OFFICE, COMMERCE & TECHNOLOGY) ZONING DISTRICT, FRONT YARD SETBACK IS 75' FOR WAREHOUSE, MANUFACTURING OR INDUSTRIAL USES, 60' FOR RETAIL, COMMERCIAL USES OR 40' FOR OFFICE USE, SIDE YARD SETBACK IS 25' FOR WAREHOUSE, MANUFACTURING OR INDUSTRIAL USES, 15' FOR RETAIL COMMERCIAL USE, 10' FOR OFFICE USES.
 - NO DIVISION OR PARTY WALLS ARE LOCATED ALONG THE BOUNDARY.
 - NO EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES WAS SEEN.
 - THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN MAY, 2015.



- LEGEND:**
- ▭ CITY OF GAHANNA CORPORATION LIMITS
 - ▨ CITY OF COLUMBUS CORPORATION LIMITS



VICINITY MAP
SCALE: 1"=800'

OWNER: McNEILUS
1130 MORRISON ROAD
GAHANNA, OHIO 43230
PHONE: (614) 445-9614
CONTACT: RICH IRELAN
EMAIL: rirelan@dublinbuilding.com

DEVELOPER: DUBLIN BUILDING SYSTEMS
6233 AVERY ROAD
DUBLIN, OHIO 43016
PHONE: (614) 889-1445
CONTACT: RICH IRELAN
EMAIL: rirelan@dublinbuilding.com

SITE ENGINEER: THE KLEINGERS GROUP
350 WORTHINGTON ROAD
SUITE B
WESTERVILLE, OH 43082
PHONE: (614) 882-4311
FAX: (614) 882-4479
CONTACT: KYLE WEBER
EMAIL: kyle.weber@kleingers.com

EXISTING USE: COMMERCIAL
PROPOSED USE: COMMERCIAL

ZONING DISTRICT: OCT, OFFICE, COMMERCE, AND TECHNOLOGY
ADJACENT ZONING DISTRICTS: OFFICE, COMMERCE, AND TECHNOLOGY (N, S, W & E)

SITE AREA: 124,689.94 SQ FT (2.86 AC)
SQUARE FOOTAGE (BUILDING): 15,485 SF
PAVED AREA: 15,813 SF
GRAVEL AREA: 43,416 SF
TOTAL IMPERVIOUS AREA: 74,714 SF

REQUIRED PARKING: 1/BUSINESS VEHICLE + 1/1,000 SF
0 + 15,485/1,000 = 16 SPACES
EXISTING PARKING SPACES: 14 SPACES
PROPOSED PARKING SPACES: 8 SPACES
PROVIDED PARKING: 22 SPACES (20 STANDARD + 2 HANDICAP)

BUILDING HEIGHT: 1 STORY, 30 FT

FLOOD ZONE DESIGNATION: ZONE X
MAP 39049C0351K EFFECTIVE JUNE 17, 2008

APPROVALS

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

APPROVED:

_____ CITY ENGINEER, CITY OF GAHANNA, OHIO	DATE
_____ WATER RESOURCES ENGINEER, CITY OF GAHANNA, OHIO	DATE
_____ PUBLIC SERVICE DIRECTOR, CITY OF GAHANNA, OHIO	DATE

CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd. Ste B
Westerville, OH 43082
614.882.4311

SEAL:

NO.	DATE	DESCRIPTION

PROPOSED EXPANSION FOR McNEILUS
1130 MORRISON ROAD
GAHANNA, OHIO

PROJECT NO:	150101.000
DATE:	04-07-2017
SCALE:	
SHEET NAME:	

SITE SURVEY

SHEET NO. **1/3**

GENERAL NOTES:

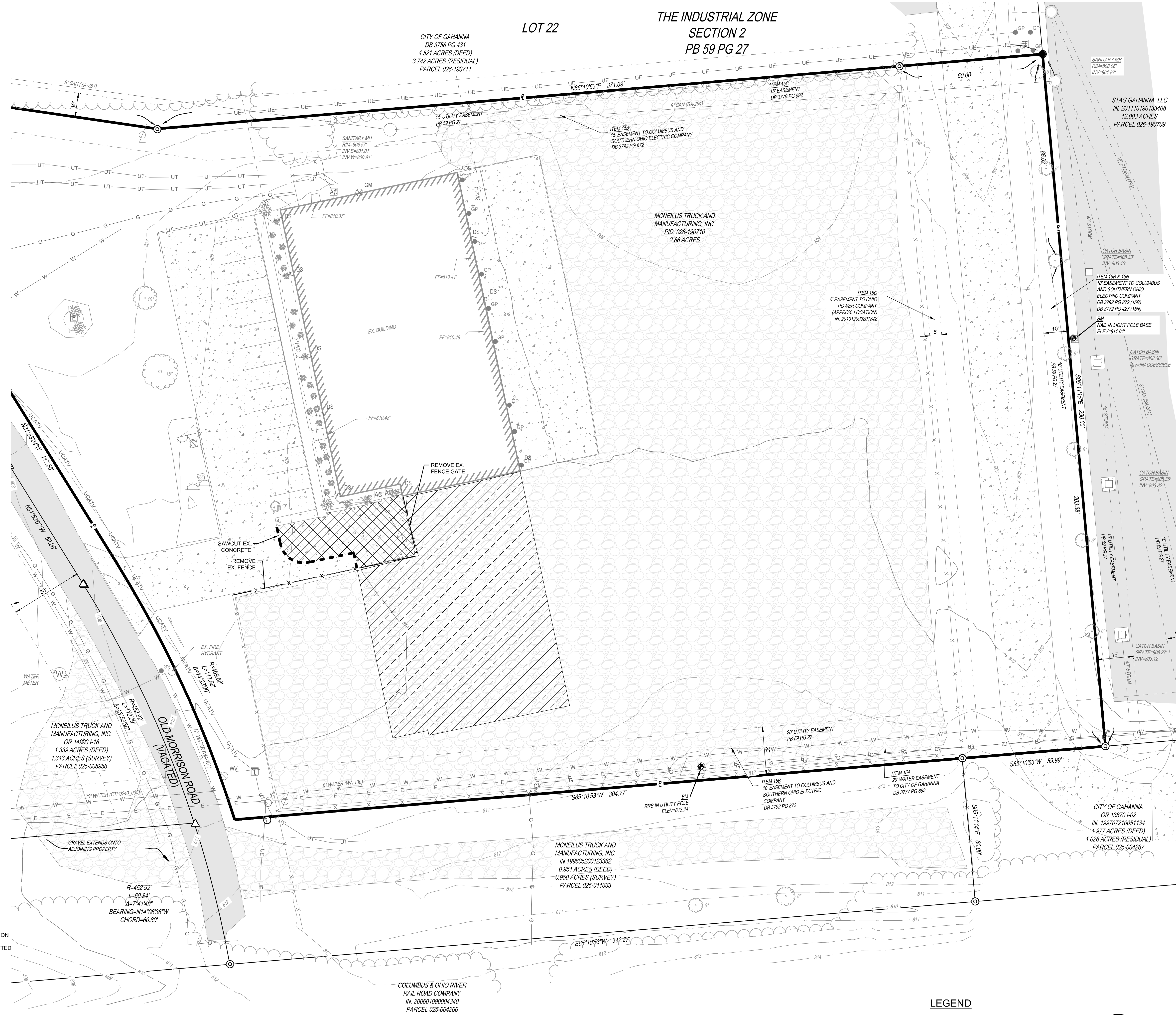
- ALL PLANS & CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "RULES AND REGULATIONS" OF THE CITY OF GAHANNA, AND APPLICABLE OHIO DEPARTMENT OF TRANSPORTATION AND CITY OF COLUMBUS STANDARDS.
- A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE OHIO EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH WRITTEN REPORTS TO OWNER. OWNER WILL OBTAIN NPDES PERMIT, IF REQUIRED.
- ITEM NUMBERS REFER TO THE OHIO DEPARTMENT OF TRANSPORTATION AND CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, MOST RECENT EDITION. ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF GAHANNA. WHEN IN CONFLICT, THE CITY OF GAHANNA REQUIREMENTS SHALL PREVAIL.
- CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB, UNLESS OTHERWISE NOTED. ALL COORDINATES ARE TO BACK OF CURB, OR EDGE OF PAVEMENT WHEN CURB IS NOT PRESENT.
- CONCRETE WALKS SHALL BE 4" THICK WITH CONTROL JOINTS EQUALLY SPACED AT NO MORE THAN 6' ON CENTER. EXPANSION JOINTS SHALL BE PLACED 30' ON CENTER.
- PAVEMENT MARKINGS SHALL CONFORM TO THE COLORS AND WIDTHS SPECIFIED IN THE OHIO MANUAL OF UNIFORMS TRAFFIC CONTROL DEVICES AND APPLIED IN ACCORDANCE WITH THE PLAN.

GRADING NOTES:

- CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK, ONLY AS SHOWN ON DRAWINGS. LANDSCAPE THAT CONFLICTS WITH PROPOSED WORK SHALL BE CAREFULLY REMOVED AND TRANSPLANTED INTO A NEARBY AREA WITHIN THE EXISTING LANDSCAPE BED.
- PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
- SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
- ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
- CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THE OHIO EPA.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH STATE OF OHIO SPECIFICATIONS ITEM 659.

UTILITY NOTES:

- FORTY-EIGHT HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: THE OHIO UTILITY PROTECTION SERVICES (OUPS), THE CITY OF GAHANNA UTILITIES DEPARTMENT, AND ALL OTHER AGENCIES WHICH MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OHIO UNDERGROUND PROTECTION, INC.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS.
- SITE CONTRACTOR SHALL BRING ALL UTILITIES TO WITHIN 5' OF THE OUTSIDE BUILDING WALL UNLESS OTHERWISE NOTED ON PLANS.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES, ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MUST PROVIDE PROTECTION UNTIL TURNOVER OF BUILDING.
- THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTIONS, ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE STORM OUTLET.
- ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- ALL STORM STRUCTURES ARE CITY OF COLUMBUS TYPES UNLESS OTHERWISE INDICATED.
- ALL CATCH BASINS IN THE PAVEMENT ARE TO HAVE 4-4" PERFORATED UNDER DRAINS EXTENDING 12 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION, CAPPED AND WRAPPED IN SOCK. ALL CATCH BASINS IN THE CURB ARE TO HAVE 2-4" PERFORATED UNDER DRAINS EXTENDING 12 LF FROM THE CATCH BASIN IN THE UPHILL DIRECTION, CAPPED AND WRAPPED IN SOCK.
- ALL CATCH BASINS WITH DEPTH GREATER THAN 4.5' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF CITY OF COLUMBUS ITEM 711.
- FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, COORDINATE WITH CONSTRUCTION MANAGER. ALL ROOF DRAINS ARE TO BE 8" UNLESS OTHERWISE NOTED.
- STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35, PVC PROFILE PIPE PER ODOT ITEM 707.33, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33 OR CONTECH ULTRA FLO ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.01, 707.02. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 603, TYPE A.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- ALL MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF CITY OF COLUMBUS ITEM 711.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- ADJUST ALL EXISTING CASTINGS & CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
- ALL CATCH BASIN GRATES LOCATED WITHIN PAVEMENT OR SIDEWALK AREAS SHALL CONFORM TO ADA REQUIREMENTS.
- A MINIMUM VERTICAL CLEARANCE OF 10' SHALL BE MAINTAINED BETWEEN THE WATERLINE AND ANY UTILITIES CROSSING THE WATERLINE. A MINIMUM HORIZONTAL CLEARANCE OF 10' SHALL BE MAINTAINED BETWEEN THE WATERLINE AND SANITARY SEWER.
- ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING:
 - NYOPLAST-ADS DRAIN BASIN
 - NDS DURACAST FABRICATED PVC CATCH BASIN
 - AGRI-DRAIN CATCH BASIN, OR APPROVED EQUAL
- CONTRACTOR TO REMOVE ALL EXISTING UTILITIES WITHIN THE PROPOSED BUILDING FOOTPRINT.
- ALL STORM STRUCTURE ELEVATIONS ARE GRATE ELEVATIONS, UNLESS OTHERWISE NOTED.
- ALL CONCRETE PIPE, STORM AND SANITARY SEWER STRUCTURES SHALL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE, STORM AND SANITARY STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEET THEIR SPECIFICATIONS. PIPE AND STRUCTURES WITHOUT PROPER IDENTIFICATION WILL NOT BE PERMITTED FOR INSTALLATION.



THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 350 Worthington Rd., Ste B
 Westerville, OH 43082
 614.882.4311

SEAL:

NO.	DATE	DESCRIPTION

PROPOSED EXPANSION FOR McNEILUS
 1130 MORRISON ROAD
 GAHANNA, OHIO

PROJECT NO: 150101.000
 DATE: 04-07-2017
 SCALE: 1"=20'-0"

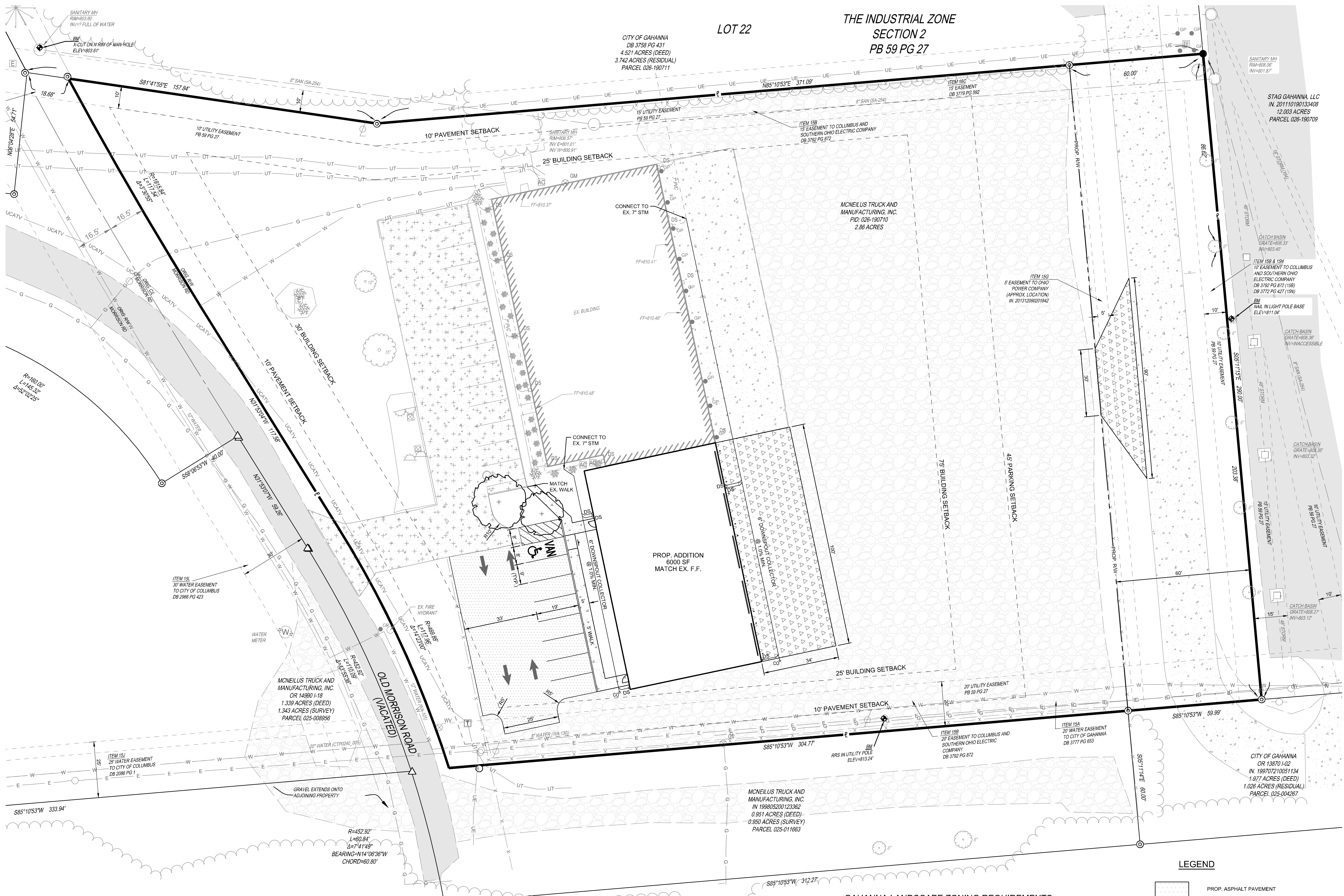
SHEET NAME: **GENERAL NOTES & DEMO PLAN**

SHEET NO: **2/3**

LEGEND

- [Cross-hatched box] REMOVE EX. CONCRETE
- [Diagonal lines box] REMOVE EX. GRAVEL
- [Dashed line] SAWCUT





LOT 22
 THE INDUSTRIAL ZONE
 SECTION 2
 PB 59 PG 27

CITY OF GAHANNA
 DB 3758 PG 431
 4.521 ACRES (DEED)
 3.742 ACRES (RESIDUAL)
 PARCEL 026-190711

MCNEILUS TRUCK AND
 MANUFACTURING, INC.
 PID: 026-190710
 2.86 ACRES

STAG GAHANNA, LLC
 IN: 201110190133408
 12.003 ACRES
 PARCEL 026-190709

MCNEILUS TRUCK AND
 MANUFACTURING, INC.
 OR 14980 I-18
 1.339 ACRES (DEED)
 1.343 ACRES (SURVEY)
 PARCEL 025-008956

MCNEILUS TRUCK AND
 MANUFACTURING, INC.
 IN: 199805200123362
 0.951 ACRES (DEED)
 0.950 ACRES (SURVEY)
 PARCEL 025-011663

CITY OF GAHANNA
 OR 13870 I-02
 IN: 199707210051134
 1.977 ACRES (DEED)
 1.026 ACRES (RESIDUAL)
 PARCEL 025-004267

COLUMBUS & OHIO RIVER
 RAIL ROAD COMPANY
 IN: 200601080004340
 PARCEL 025-004266

GAHANNA LANDSCAPE ZONING REQUIREMENTS

	REQUIRED	PROPOSED
VEHICULAR USE AREAS - INTERIOR (SECTION 1163.08)		
PROVIDE LANDSCAPE AREA EQUAL TO MIN. 5% OF THE TOTAL AREA OF PARKING LOT PAVEMENT	4033 SF OF PAVEMENT AREA = 202 SF OF LANDSCAPE AREA REQUIRED	380 SF OF LANDSCAPE AREA PROPOSED
TREE REQUIREMENT	1 TREE PER 100 SF OF REQUIRED LANDSCAPE AREA OR PORTION THEREOF (3" MIN. CALIPER) 202 SF OF LANDSCAPE AREA = 2 TREES	2 TREES PROPOSED

LEGEND

- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE
- PROP. HEAVY DUTY CONCRETE
- PROP. TREE (3" CAL.)
- TRAFFIC CIRCULATION PATTERN
- ALTERNATE 1 (ASPHALT PAVEMENT ON TOP OF EX. CONCRETE)



THE KLEINGERS GROUP
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 355 Worthington Rd. Ste B
 Westerville, OH 43082
 614.882.4311

SEAL:

NO.	DATE	DESCRIPTION

PROPOSED EXPANSION FOR McNEILUS
 1130 MORRISON ROAD
 GAHANNA, OHIO

PROJECT NO: 150101.000
 DATE: 04-07-2017
 SCALE:

SHEET NAME: **SITE PLAN**
 SHEET NO: **3/3**



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

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

Project/Property Address or Location: 1130 Morrison Rd.

Project Name/Business Name: McNeilus

SUBMITTED BY:

Name: Kenneth W. Fultz Title: Chief Building Official

Department: Building Department

No comments.

From: [Sheila Murphy](#)
To: [Kelly Wicker](#)
Subject: RE: Comments Due Wednesday
Date: Monday, May 08, 2017 10:08:07 AM

K

No comments from the PD other than access to gated areas that Fire Marshal Walsh brought up.

Thanks

S

From: Kelly Wicker
Sent: Monday, May 08, 2017 9:55 AM
To: Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>
Subject: Comments Due Wednesday

Hello,

This is a reminder that all comments are due by Wednesday, May 10, by 12:00pm.

Thank you,

KELLY WICKER

Zoning Clerk

Department of Public Service

Division of Building and Zoning



CITY OF GAHANNA

200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4025
614.342.4111(fax)
kelly.wicker@gahanna.gov
www.Gahanna.gov
Twitter @CityOfGahanna

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

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

Project/Property Address or Location: 1130 Morrison

Project Name/Business Name: McNeilus Expansion

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

The applicant seeks approval for a lot split, a Final Development Plan, and DR for this site.

SWP – 0.400 acres of property to be split from Lot 21 to be dedicated for public ROW

FDP – A 6,000 sq ft addition to the existing building is proposed. The addition meets all the setback requirements of the OCT code. 8 additional parking spaces are proposed including one handicapped space.

DR – The exterior building finishes will match those of the existing building. As the site is now compacted gravel (impervious surface per City Engineer), no new impervious surface is be added, thus the tree planting code does not apply to this site. Two trees are proposed at the front of the new addition.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

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

Project/Property Address or Location: 1130 Morrison Road

Project Name/Business Name: McNeilus

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

The applicant has proposed a 6,000 square foot building addition, 22 additional parking spaces, and a new loading area. One item to note is that the newly adopted Tree Preservation and Planting requirements of Chapter 914 do not apply to this request as it does not add any new impervious surface. The additions are located in the area of existing impervious, therefore, Chapter 914 does not apply.

Area/Land Use Plan

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

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

2015 Economic Development Strategy

The Strategy looked at current market conditions within the competitive market area (CMA) for industrial and found a low vacancy rate of 6.4% (the CMA includes properties inside and outside Gahanna). It also found that very little of the inventory has been constructed in the last ten years. This indicates that there is excellent potential for new industrial development. Based on existing market conditions, the Strategy states that the City can support 800,000 square feet of industrial space over the next ten years.

The project location is located within priority development area (PDA) #4. It is not a target site, therefore a specific plan of development was not identified. Generally, PDA #4 was identified as appropriate for industrial and similar uses.

Design Review

Applications for Design Review are subject to the following criteria:

- a) Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain continuity and provide protection of existing design environment;
- b) Contribute to the improvement and upgrading of the architectural and design character of the Design Review District;
- c) Contribute to the continuing economic and community vitality of the Design Review District; and
- d) Maintain, protect and enhance the physical surroundings of the Design Review District.

Properties that are zoned Office, Commerce, and Technology (OCT) are subject to the design standards of Design Review District-4 (DRD-4). Relevant standards of DRD-4 are as follows:

- a) Adequate walkways and landscaped islands should be distributed throughout the development. These should emphasize the use of perimeter and central landscape features and easily observe patterns of circulation.
- b) Integration of natural screening elements should be used to maximize visual interest and foster a natural relationship between the development and the land.
- c) In order to protect land values of adjoining parcels, explicit materials, colors, styles, etc. should be established to control development.

In addition to the standards of DRD-4, OCT has specific standards for design. Relevant standards of OCT are as follows:

- a) Exterior materials for industrial uses are brick, jumbo brick, stone or simulated stone, architectural pre-cast concrete, EIFS, split faced concrete block, and architectural metal panels of high quality with a rust free long lasting finish.
- b) The main façade of all buildings shall be designed to enhance the visual appeal of the district.
- c) Windows shall be incorporated as practical.

The application does not contain a materials list so it is difficult to determine compliance with the applicable standards. Additionally, it is Planning and Development staff's opinion that the renderings do not meet some of the objectives of the district, specifically enhancement of the district through visual appeal and the use of windows as practical. Staff recommends that the building incorporate additional materials and/or windows to add visual appeal.

It should be noted that the surrounding area contains a mix of industrial activities. Existing buildings on our adjacent to the subject property were constructed in the late '70s/early '80s. It appears that they were constructed emphasizing function over form.

Final Development Plan

A Final Development Plan (FDP) shall conform to all zoning requirements and conform to the goals and objectives established in the City's approved Land Use Plan, or other applicable studies. Planning Commission shall approve an application for FDP if the following four conditions are met:

- a) The proposed development meets the applicable development standards of the zoning ordinance.
- b) The proposed development is in accord with appropriate plans for the area.
- c) The proposed development would not have undesirable effects on the surrounding area.
- d) The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Planning and Development staff believes that the proposed request is consistent with the requirements for approval.

Location Map



Street View



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

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Project/Property Address or Location: 1130 Morrison Road

Project Name/Business Name: McNeilus Truck Manufacturing, Inc.

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

Final Development Plan Application

General Comments

- A formal final engineering plan review will be performed following approval of the Final Development Plan, or concurrently with the FDP process if requested by the Developer at their risk.

Site Access

- The site access for this project will be via the existing access drive from Morrison Road, and a new proposed access from Bricklawn Avenue.
- It is unexpected that this development will exceed 100 trips in the peak hour, and thus most likely will not require a Traffic Impact Study. The owner or developer shall provide sufficient information to confirm the vehicle end trips generated by this development in the peak hour.
- A cross access easement should be dedicated for the access drive from Morrison Road in the event that the remaining parcels transfer ownership.
- Can the width of the new approach be reduced at the edge of pavement for Bricklawn Avenue.

Sanitary Sewer

- No new taps are expected for this project.

Water Service

- No new taps are expected for this project.

Stormwater Management

- Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193.
- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for any proposed 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.

Subdivision Without Plat Application

General

- The legal description and exhibit shall be signed and stamped by a registered professional surveyor.
- The legal description and exhibit shall be pre-approved by Franklin County.

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



Mifflin Township Division of Fire Fire Inspection Bureau

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

Development Plan Review Response 2017050301

Applicant **McNeilus**
1130 Morrison Road
Gahanna, OH 43230

1. The building with the addition should be approximately 15,000 square feet. Fire flow for a IIB building is 2500 GPM based on Table B105.1 of the Ohio Fire Code.

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

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

295, 901 -Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750
—	—	191,401 -Greater	138,301-Greater	85,101 -Greater	8,000

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

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

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

c. Measured at 20 psi.

5. This will require a minimum of three fire hydrants for the property to achieve this flow, based on Table C105.1 of the Ohio Fire Code. There are two on Old Morrison Road and one on Levitt Service Road that are within the road frontage requirements. Hydrant coverage should be ok.

TABLE C 105.1

NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

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

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

a. Reduce by 100 feet for dead-end streets or roads

b. Where streets are provided with median dividers which can be crossed by firefighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet- on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.

c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

d. Reduce by 50 feet for dead-end streets or roads.

e. One hydrant for each 1,000 gallons per minute or fraction thereof.

2. The gate on Levitt Service is 30 feet wide, providing adequate access to the building.

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

May 3, 2017

Date



Steve Welsh, Captain, Fire Marshal