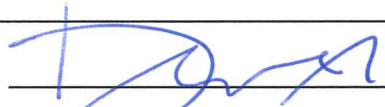


**\*REQUIRED INFORMATION: All correspondence will be addressed to the applicant.**

\*Applicant Name: Donald Kenney, Jr. \*Phone: 614-540-2400  
 \*Applicant Address: 470 Olde Worthington Road, 43082 \*Fax: 614-540-2401  
 \*Applicant Email: DKenneyJr@triangle-drk.com  
 \*Applicant's Relationship to Project:  Land Owner  Option Holder  Cont. Purchaser  Agent  
 \*Name of Final Development Plan: 670 Cross Pointe Road Project  
 \*Address of Final Development Plan: 670 Cross Pointe Road, Gahanna, OH 43230  
 \*Parcel ID# 025-012942-00 \*Total Acreage 3.13 \*Current Zoning OCT  
 \*Project Description: Proposed Office Use

\*Applicant's Signature  \*Date 7/6/16

**ADDITIONAL CONTACT INFORMATION:**

Property Owner Name: Donald Kenney, Jr. Phone: 614-540-2400  
 Property Owner Address: 470 Olde Worthington Road, 43082 Fax: \_\_\_\_\_  
 Contact Name: Donald Kenney, Jr. Email: DKenneyJr@triangle-drk.com  
 Developer Name: Donald Kenney, Jr. Phone: 614-540-2400  
 Developer Address: 470 Olde Worthington Road, 43082 Fax: 614-540-2401  
 Contact Name: Donald Kenney, Jr. Email: DKenneyJr@triangle-drk.com

**\*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. 116070011  
 PC File No. FDR-11-2016  
 Public Hearing Date: \_\_\_\_\_

**RECEIVED**  
 JUL 11 2016  
**PAID**  
 JUL 11 2016  
 BY: CK #2936  
 (Paid) (Accepted by PZA)

# Final Development Plan Checklist

Applicant  
Or Agent

Planning & Zoning  
Administrator

A. The Final Development Plan shall contain the following:

1. Scale: Minimum – one inch equals 100 feet.
2. The proposed name of the development, approximate total acreage, north arrow, and date.
3. The names of any public and/or private streets adjacent to or within the development.
4. Names and addresses of owners, developers and the surveyor who designed the plan.
5. Vicinity map showing relationship to surrounding development and its location within the community.
6. Natural features currently within proposed development, including drainage channels, tree lines bodies of water, and other significant features.
7. Current zoning district, building and parking setbacks.
8. Proposed location, size and height of building and/or structures.
9. Proposed driveway dimensions and access points.
10. Proposed parking and number of parking spaces.
11. Distance between buildings.
12. List of adjacent property owners for notification.
13. Reduced site plan suitable for showing on an overhead projector.
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.

✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓

B. In addition to the aforementioned requirements, the developer shall submit a table of development calculations. This table shall include:

1. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed).
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).
3. Setback calculations, (if needed).
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).

(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.

✓	✓
---	---



CITY OF GAHANNA

Agreement to Build as Specified

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

Donald R. Kenney Jr  
(Please Print Name)

for 670 Cross Pointe Road Project | 670 Cross Pointe Rd,  
(Please Print Final Development Plan Name & Address) Gahanna OH 43230

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 [Handwritten Signature]

Date 7/7/16

[Handwritten Signature]  
(Signature of Notary)

7/7/16  
(Date)



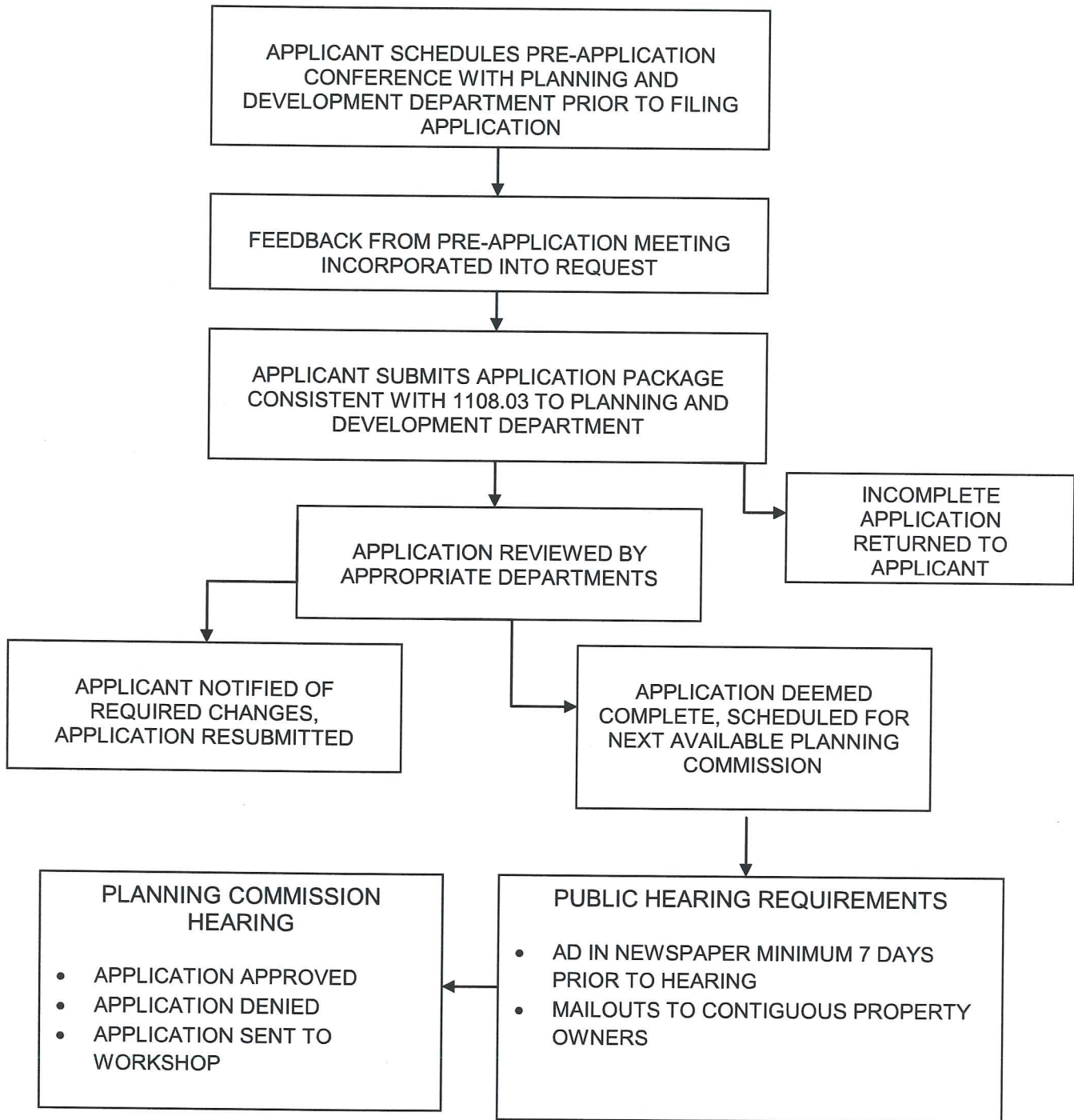
Kara L Perry  
Notary Public, State of Ohio  
MY COMMISSION EXPIRES 8/9/20

Stamp/Seal



# CITY OF GAHANNA

## FINAL DEVELOPMENT PLAN PROCEDURES



# MATERIAL LIST

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

Professional Insurance  
Agents Assn of Ohio Inc  
600 Cross Pointe Road  
Columbus, OH 43230-6696

Columbus Southern Power  
Tax Dept 27<sup>th</sup> Fl  
PO BOX 16428  
Columbus, OH 43216-6428

G & A Blais Enterprises Inc  
700 Cross Pointe Road  
Columbus, OH 43230-6685

EXHIBIT A-1

# MATERIAL LIST

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

Professional Insurance  
Agents Assn of Ohio Inc  
600 Cross Pointe Road  
Columbus, OH 43230-6696

Columbus Southern Power  
Tax Dept 27<sup>th</sup> Fl  
PO BOX 16428  
Columbus, OH 43216-6428

G & A Blais Enterprises Inc  
700 Cross Pointe Road  
Columbus, OH 43230-6685

EXHIBIT A-1



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

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

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

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

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

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

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

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

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

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

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

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

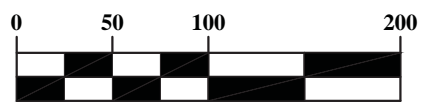
**ADVANCED CIVIL DESIGN,  
INC.**

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

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



**GRAPHIC SCALE**



1 inch = 100 feet

**EXHIBIT B-2**

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



**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

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

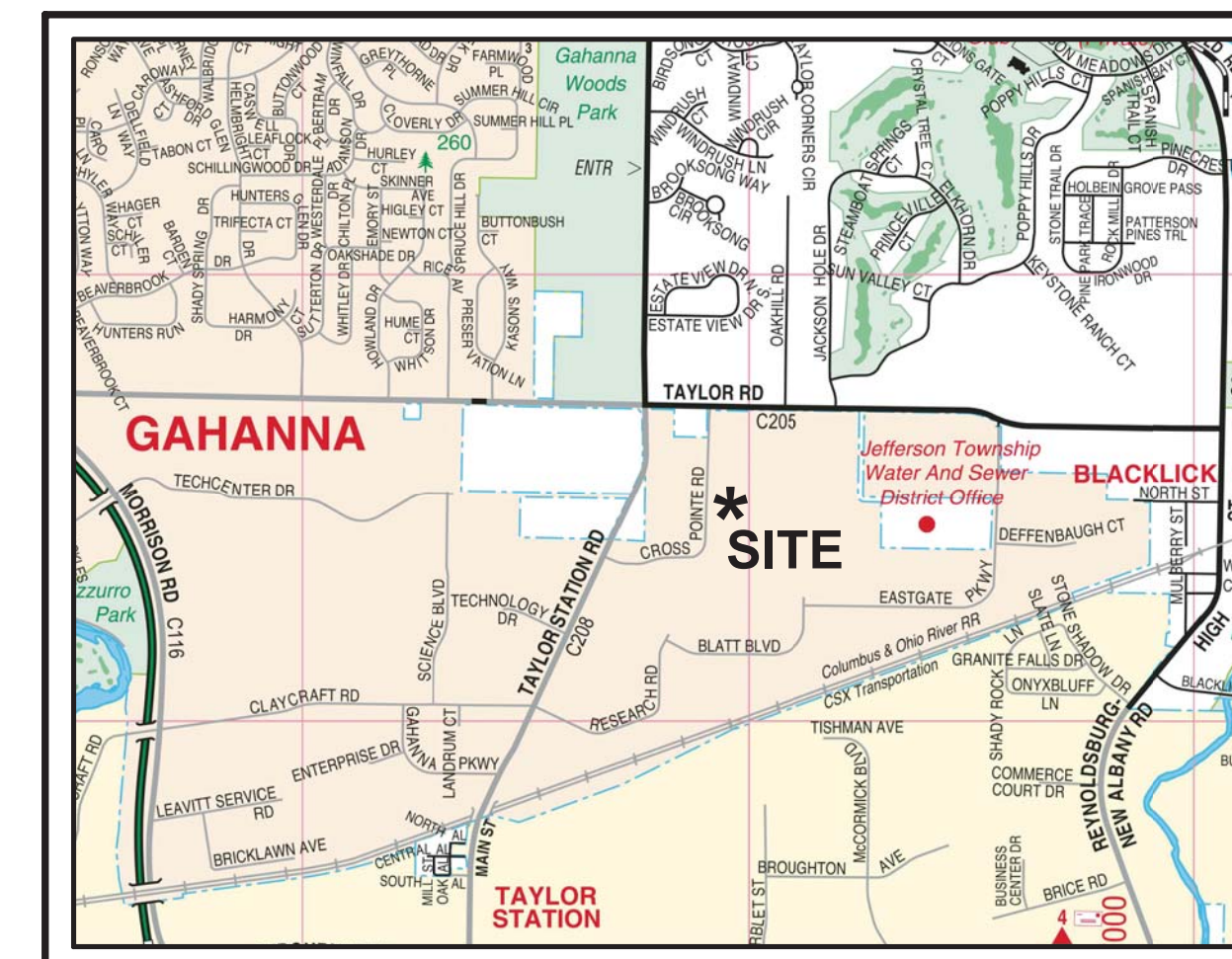
This exhibit is based on existing records from the Franklin County Recorder's and the Franklin County Auditor's Office.

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

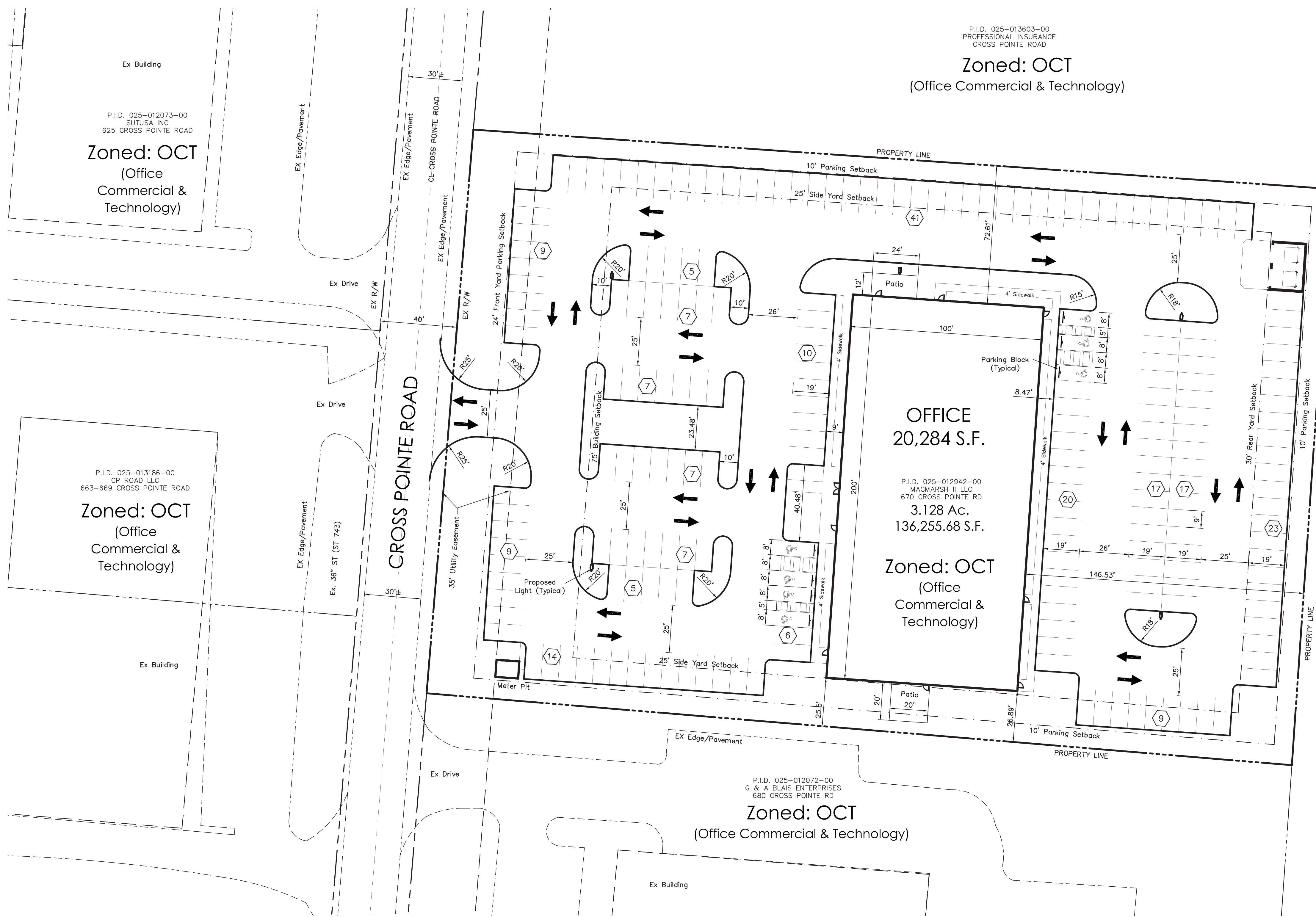
Z:\16-0018-414\DWG\PRODUCTION DRAWINGS\SURVEY\16-0018-414\_3.128 zoning exhibit.dwg Layout1 Jul 07, 2016 - 9:24:46am dbickham

**SITE STATISTICS**

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



**LOCATION MAP**  
NO SCALE

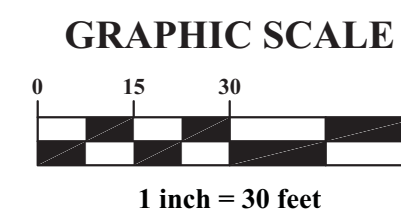


P.I.D. 025-013603-00  
PROFESSIONAL INSURANCE  
CROSS POINTE ROAD  
**Zoned: OCT**  
(Office Commercial & Technology)

P.I.D. 025-010850-00  
COLUMBUS SOUTHERN POWER  
6305 TAYLOR ROAD  
**Zoned: OCT**  
(Office Commercial & Technology)

P.I.D. 025-012942-00  
MACMARSH II LLC  
670 CROSS POINTE RD  
3,128 Ac.  
136,255.68 S.F.  
**Zoned: OCT**  
(Office Commercial & Technology)

P.I.D. 025-012072-00  
G & A BLAIS ENTERPRISES  
680 CROSS POINTE RD  
**Zoned: OCT**  
(Office Commercial & Technology)



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

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

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

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

PLAN PREPARED BY:

**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS

422 Beecher Road  
Gahanna, Ohio 43230  
PH 614.428.7750  
FAX 614.428.7755

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

CITY OF GAHANNA, OHIO  
**670 CROSS POINTE**  
**SITE PLAN**  
FOR  
**DONALD KENNEY JR.**  
**FINAL DEVELOPMENT PLAN**

Issue Dates:

Date:	07/08/2016
Scale:	1" = 30'
Drawn By:	DDS
Checked By:	TMW
Project Number:	16-0018-414
Drawing Number:	1 / 2

Z:\16-0018-414\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\FDP-SITE.dwg layout1 Jul 11, 2016 - 11:55:35am dastoffel



REVISIONS	

**OVERALL  
ILLUSTRATIVE PLAN**

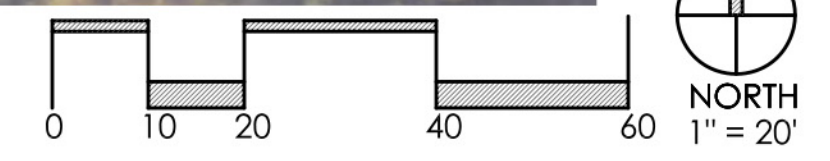
**670 CROSS POINTE ROAD  
PROJECT**

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

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

DATE	7/8/2016
PROJECT	16047
SHEET	

**IL-1**



**PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

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

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

**GENERAL PLANTING NOTES:**

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

**LANDSCAPE REQUIREMENTS**

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

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

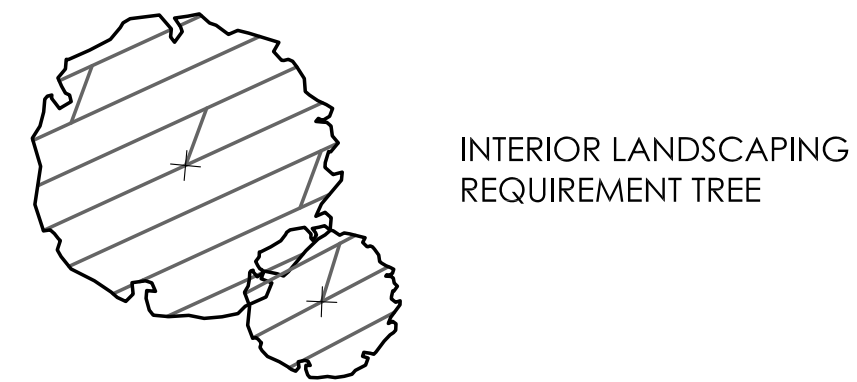
  

PARKING LOT SCREENING (ALONG PUBLIC R.O.W.)		
ALONG CROSS POINTE ROAD	3' HT. EVERGREEN HEDGE, WALL, MOUND OR COMBINATION THEREOF	24" HT. AT INSTALLATION EVERGREEN HEDGE OF SPECIES TO REACH 36" HT. WITHIN 4 YEARS

**CODED CONSTRUCTION NOTES:**

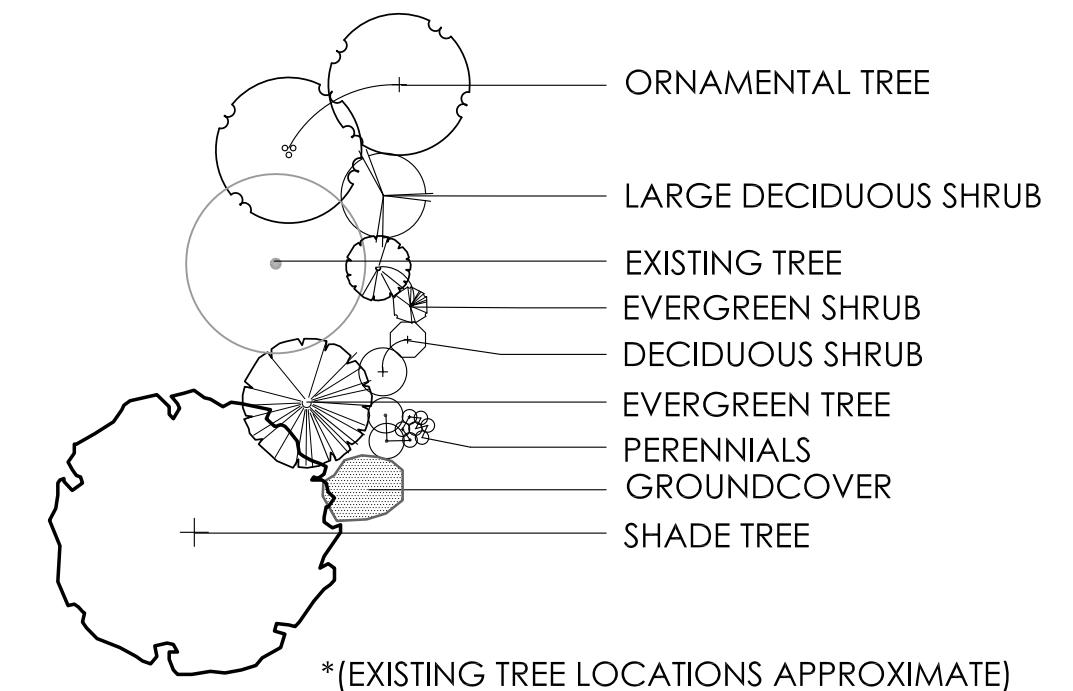
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 4' HT. DECORATIVE ALUMINUM FENCE - ULTRA FENCING FLAT TOP COMMERCIAL SERIES IN BLACK POWDER-COAT FINISH MODEL #UAF-200 OR OWNER-APPROVED EQUAL. (SEE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

**REQUIRED PLANT KEY**

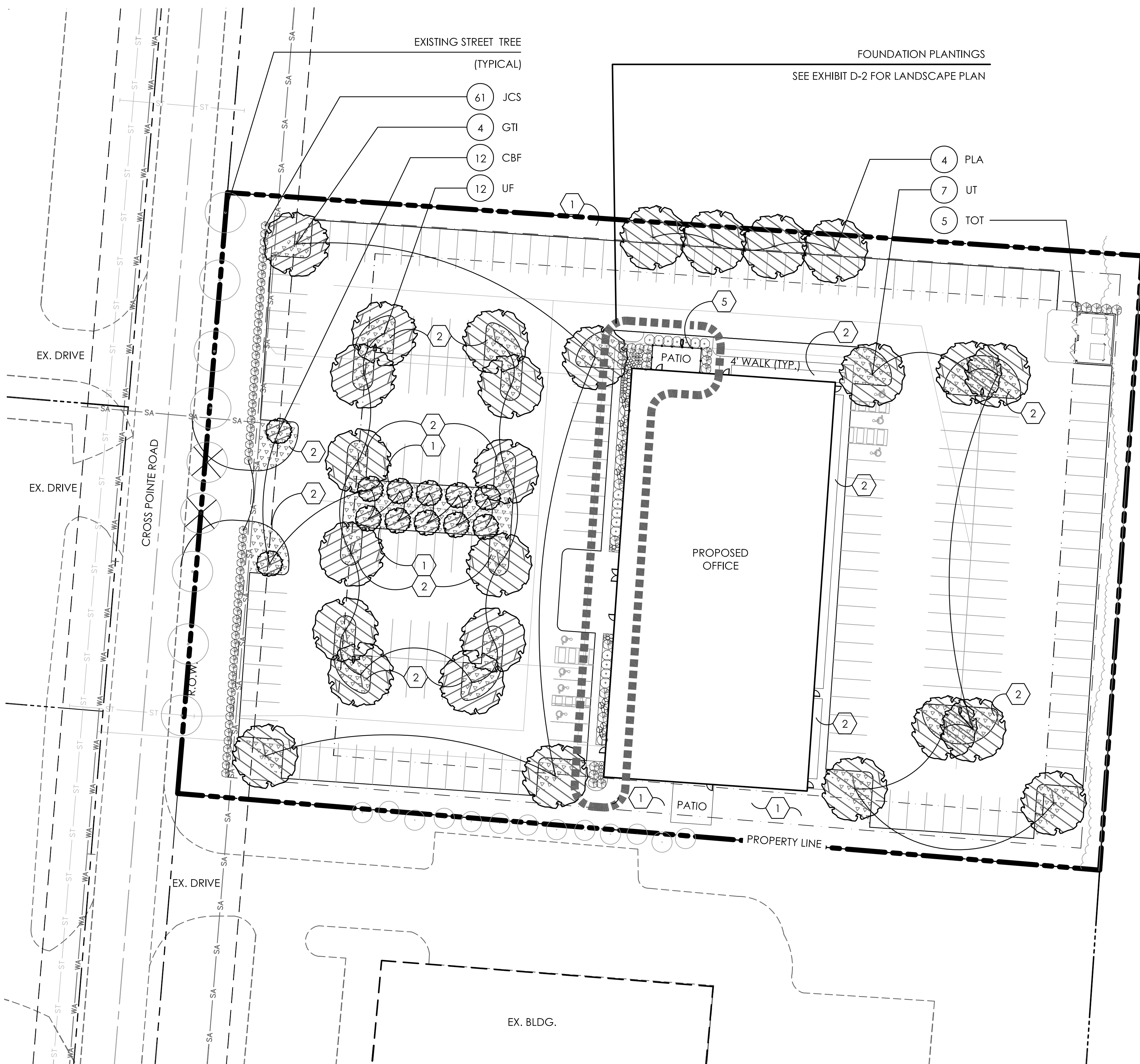
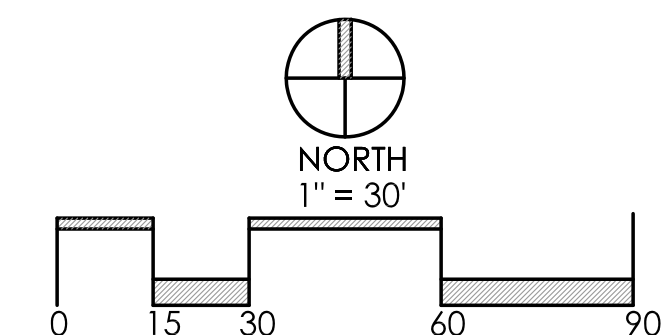


**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**PRELIMINARY  
NOT FOR CONSTRUCTION**



REVISIONS


OVERALL  
LANDSCAPE PLAN

670 CROSS POINTE ROAD  
PROJECT

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

Faris Planning & Design

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

DATE 7/8/2016

PROJECT 16047

SHEET

D-1

**PLANT LIST**

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

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

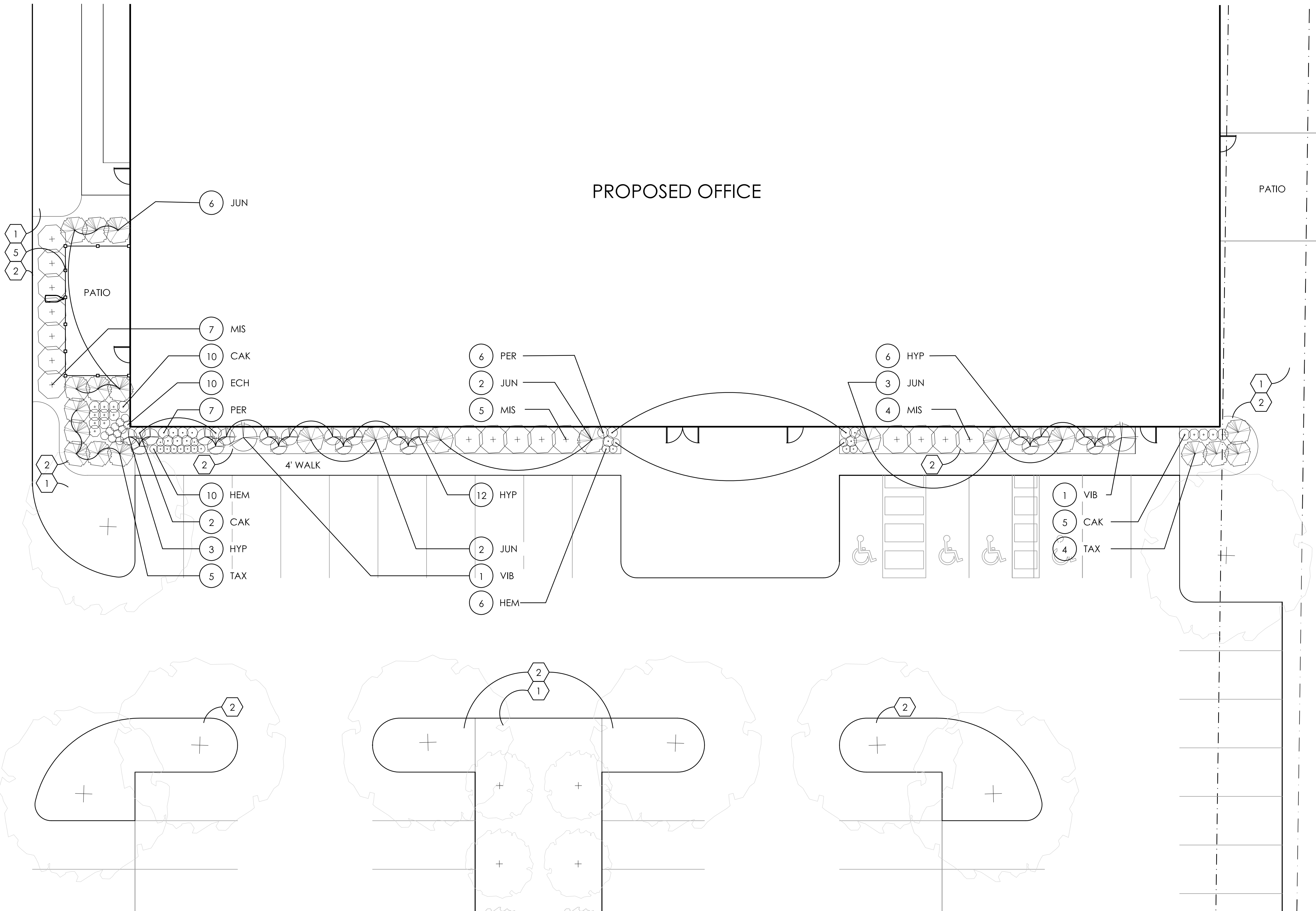
\*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

**GENERAL PLANTING NOTES:**

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. 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.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

**CONSTRUCTION NOTES:**

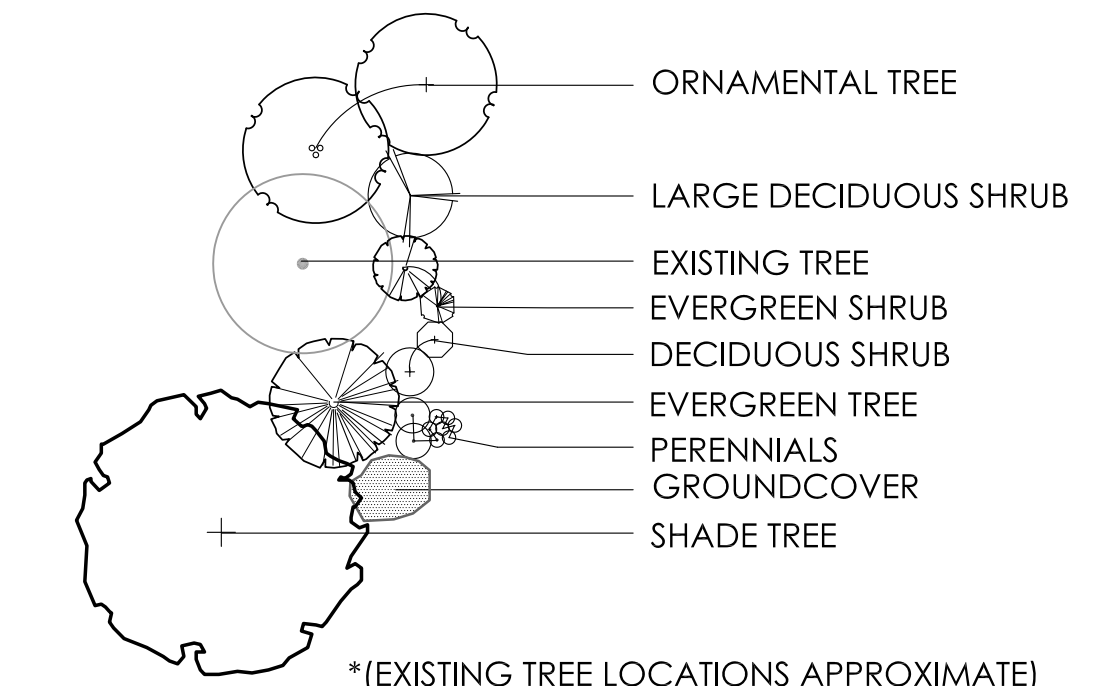
1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE ACROSS ALL SURFACES.
5. 4' HT. DECORATIVE ALUMINUM FENCE - ULTRA FENCING FLAT TOP COMMERCIAL SERIES IN BLACK POWDER-COAT FINISH MODEL #UAF-200 OR OWNER-APPROVED EQUAL. (SEE DETAIL 4, SHEET SD-1 FOR MORE INFORMATION)



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**PLANT KEY TYPICALS**

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



\*(EXISTING TREE LOCATIONS APPROXIMATE)

**REVISIONS**

NO.	DESCRIPTION

**BUILDING FOUNDATION  
LANDSCAPE PLAN**

**670 CROSS POINTE ROAD  
PROJECT**

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

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

DATE 7/8/2016

PROJECT 16047

SHEET

**D-2**

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

**Colors**

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

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

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

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

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

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

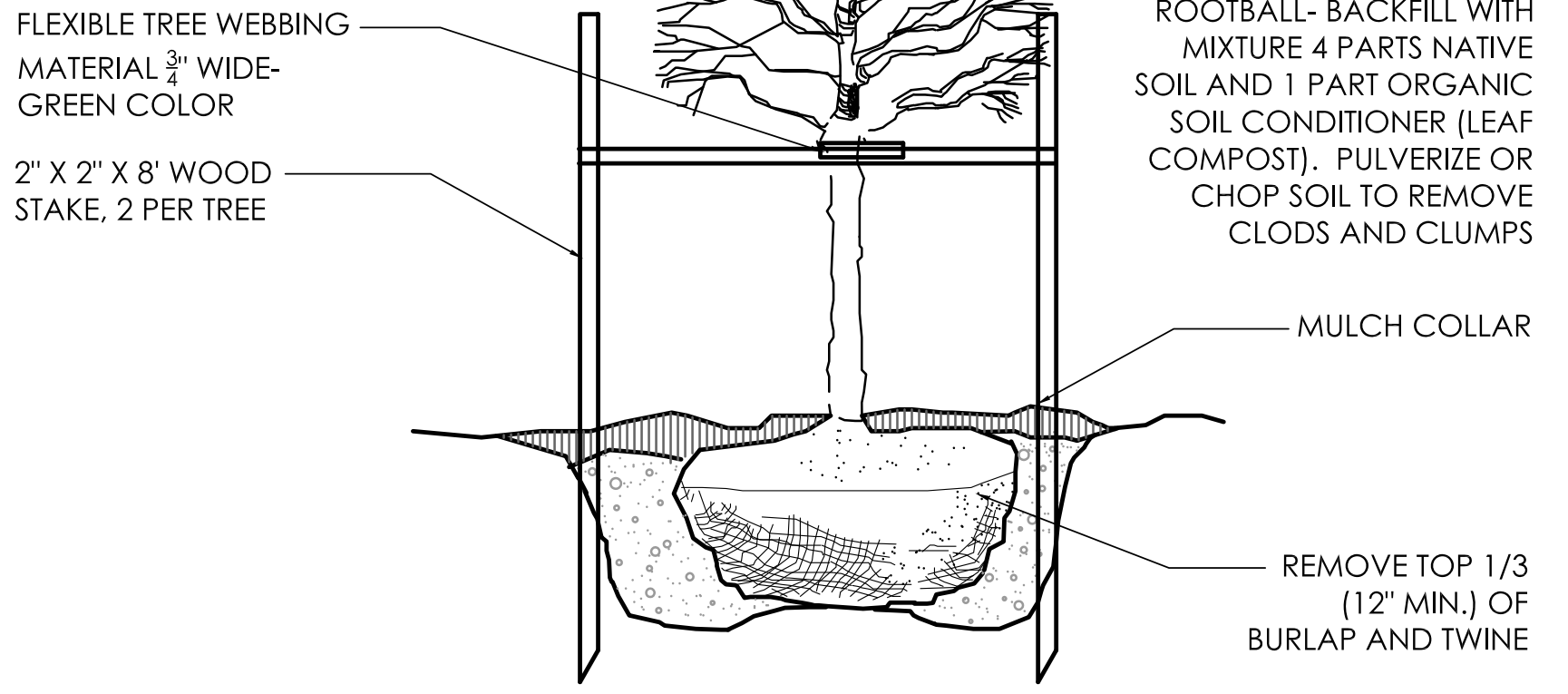
**Design Options**

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

ULTRAFENCE.COM | 800.656.4420

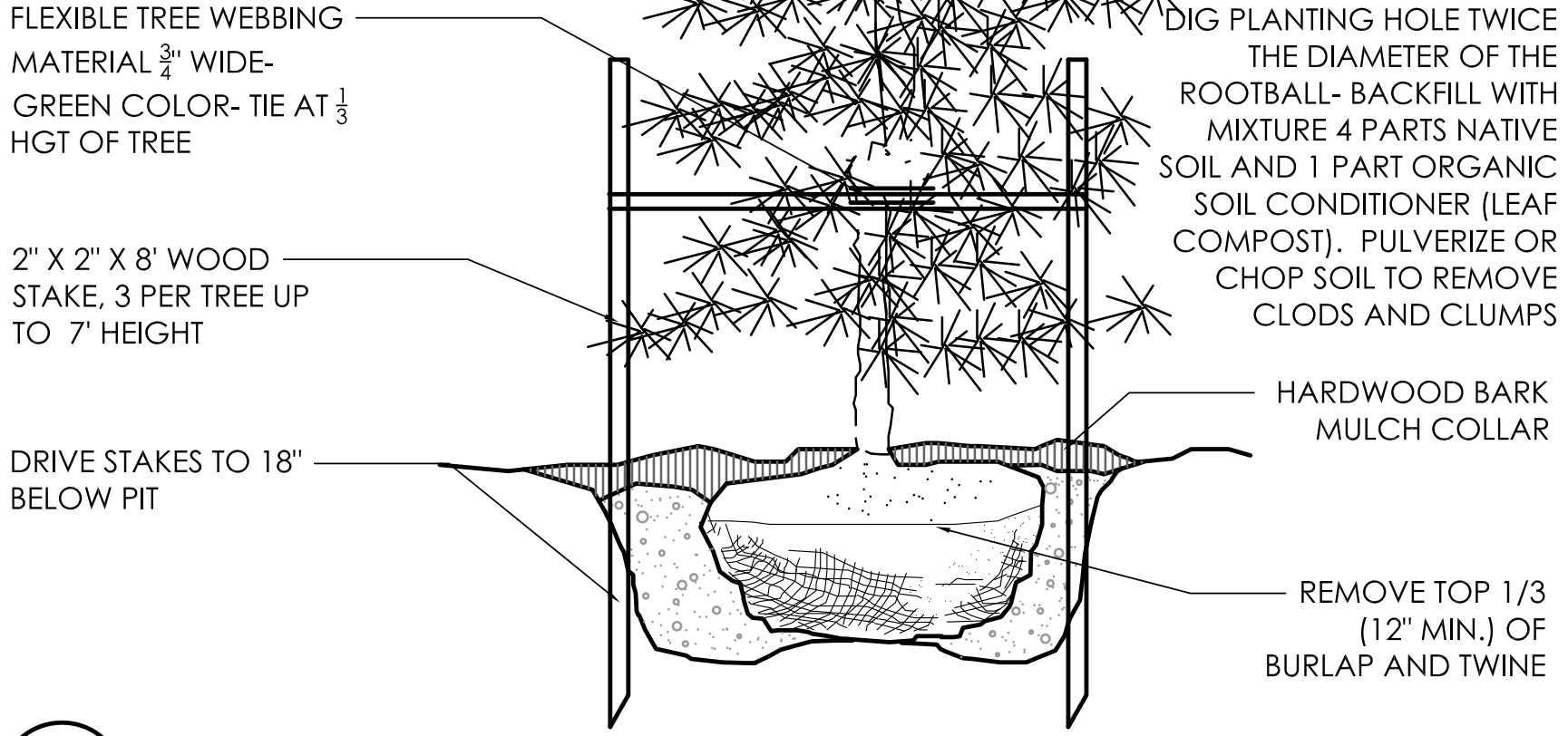
**4 DECORATIVE ALUMINUM FENCE (OR OWNER-APPROVED)**  
SCALE: N.T.S.

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



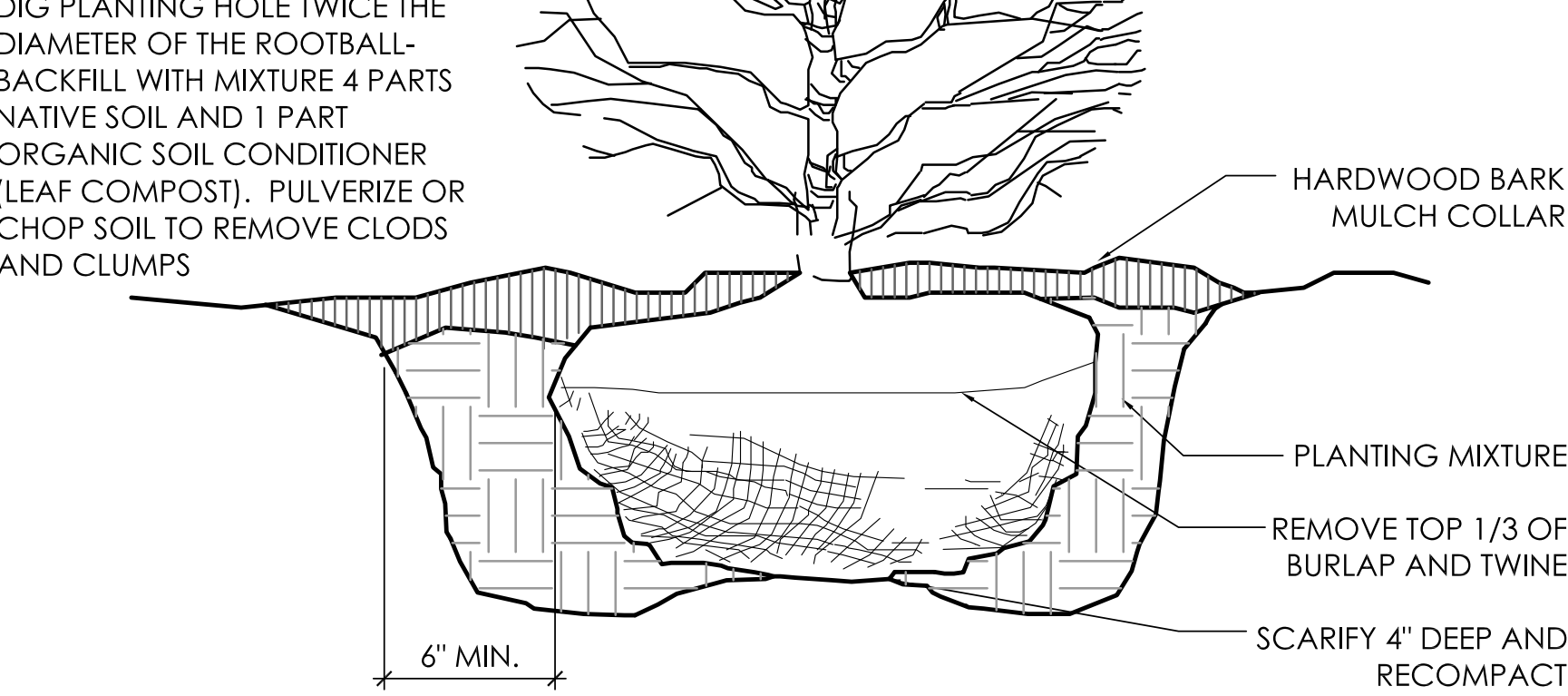
**1 DECIDUOUS TREE** 01-1001  
N.T.S.

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



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

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



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

REVISIONS	

SITE DETAILS

PROJECT

670 CROSS POINTE ROAD

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

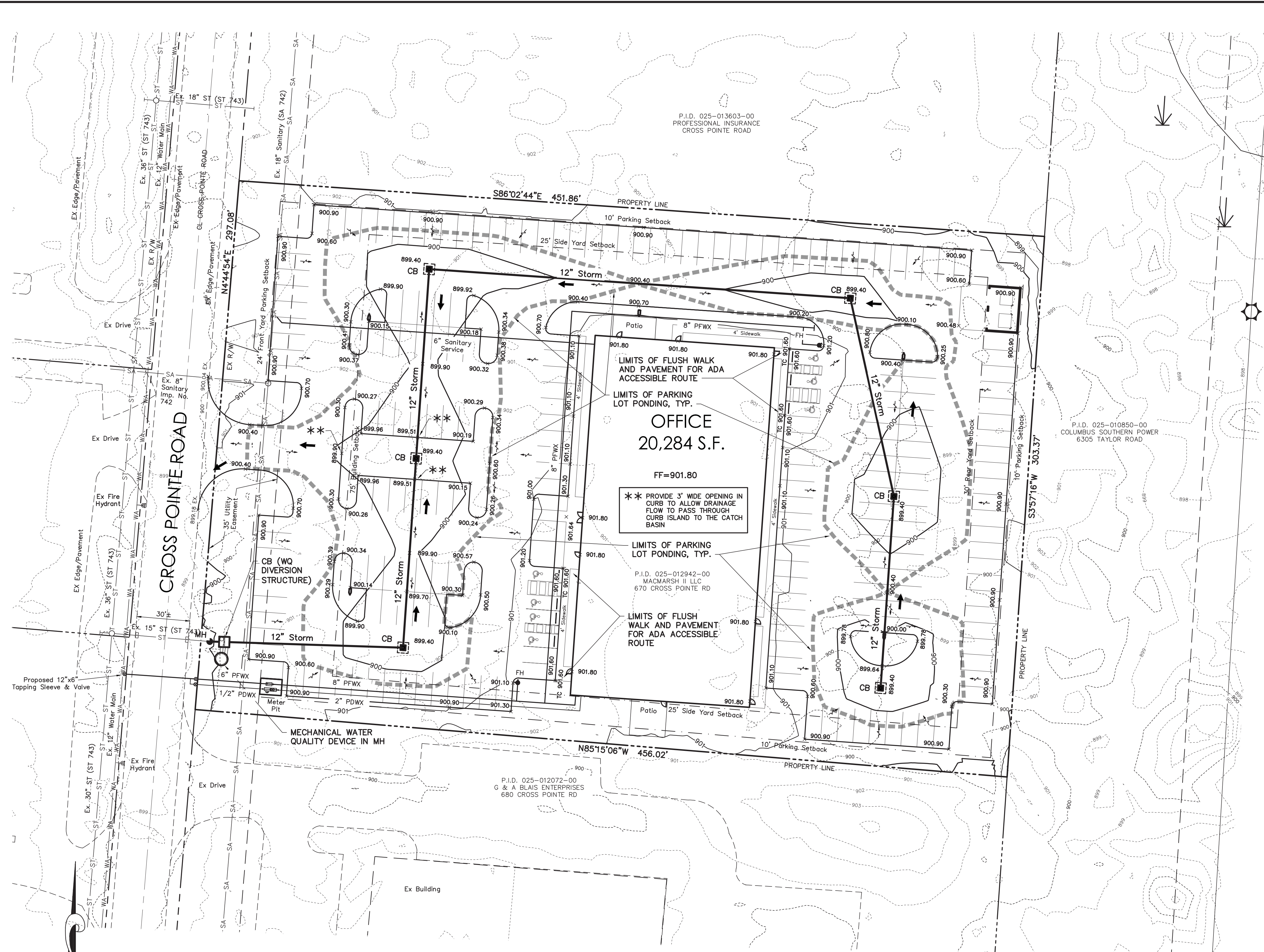
Faris Planning & Design

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

DATE	7/8/2016
PROJECT	16047
SHEET	

SD-1

Z:\16-0018-41A\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\FDP-GRADING.dwg 2 GRADING PLAN Jul 11, 2016 - 12:04:33pm ddt/ffl



### STORMWATER MANAGEMENT NARRATIVE

**SITE SUMMARY:**  
THIS SUMMARY OUTLINES THE STORMWATER MANAGEMENT SYSTEM FOR A PROPOSED OFFICE BUILDING DEVELOPMENT AND ASSOCIATED PARKING AT 670 CROSS POINTE IN THE CITY OF GAHANNA, OHIO. STORMWATER MANAGEMENT WILL BE PROVIDED FOR THE SITE AS REQUIRED BY THE CITY OF GAHANNA'S CURRENT STORMWATER MANAGEMENT POLICY.

**EXISTING CONDITIONS:**  
THE 3.1+/- ACRE SITE AREA IS CURRENTLY A VACANT DEVELOPMENT PARCEL PREVIOUSLY ESTABLISHED UNDER THE CROSS POINTE MASTER DEVELOPMENT PLAN. THE SURFACE CONDITION CONSISTS OF MOSTLY TURF GRASS ON HEAVILY COMPACTED GROUP D SOILS. THE EXISTING SITE GRADES ARE RELATIVELY FLAT WITH A SLIGHT DROP IN ELEVATION ON THE EASTERN EDGE OF THE PROPERTY.

**EXISTING SITE SOILS CLASSIFICATIONS** RANGE FROM "bb" (BENNINGTON SILT LOAM - HSG C/D) TO "w" (WESTLAND SILTY CLAY LOAM - HSG B/D). THE SOIL CHARACTERISTICS FOR THESE CLASSIFICATIONS ARE SOMEWHAT POORLY DRAINED WITH A MODERATE AVAILABLE WATER CAPACITY. THE SOIL PROFILE CONSISTS OF A SILT LOAM IN THE UPPER AREAS FOLLOWED BY A SILTY CLAY LOAM TO LOAM IN THE LOWER PROFILE DEPTHS.

**PROPOSED CONDITIONS:**  
THE PROPOSED 670 CROSS POINTE DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF A COMMERCIAL OFFICE BUILDING ALONG WITH THE ASSOCIATED PARKING LOT AND ACCESS DRIVES. THE GRADING DESIGN DIRECTS SURFACE RUNOFF INTO THE PROPOSED STORM SEWER SYSTEM CATCH BASINS LOCATED THROUGHOUT THE PARKING LOT AND DRIVE AISLES. A MANUFACTURED WATER QUALITY DEVICE WILL BE PLACED IN THE STORM SEWER SYSTEM TO TREAT THE STORM WATER PRIOR TO RELEASING INTO THE EXISTING PUBLIC STORM SEWER SYSTEM THAT RUNS ALONG THE EAST SIDE OF CROSS POINTE ROAD.

**STORM WATER QUANTITY CONTROL:**  
STORM DRAINAGE SYSTEMS FOR LAND AFTER DEVELOPED OR IMPROVED SHALL BE DESIGNED SO THAT THE PEAK RATE OF STORMWATER RUNOFF AFTER DEVELOPMENT DOES NOT EXCEED A ONE YEAR FREQUENCY STORM BEFORE DEVELOPMENT OF THE LAND FOR ALL STORMS, FROM A ONE YEAR FREQUENCY-TWENTY-FOUR HOUR STORM THROUGH THE CRITICAL STORM. ADDITIONALLY, THE 100 YEAR POST-DEVELOPED RELEASE RATE SHALL BE NO GREATER THAN THE 10 YEAR PRE-DEVELOPED RATE. THE CRITICAL STORM FOR THIS PROJECT WILL BE A 25 YEAR STORM EVENT.

THE PROJECT SITE WILL UTILIZE INTERIOR PARKING LOT PONDING AREAS (NOT EXCEEDING ONE FOOT IN DEPTH) TO ACHIEVE THE REQUIRED ON-SITE WATER QUANTITY CONTROL VOLUME. THE REQUIRED DETENTION VOLUME IS ESTIMATED TO BE IN THE RANGE OF 22,000 C.F. AN ORIFICE PLATE WILL BE PLACED IN A DOWNSTREAM STRUCTURE PRIOR TO THE WATER QUALITY CONTROL STRUCTURE. THE ORIFICE PLATE WILL BE SIZED TO ACHIEVE THE ALLOWABLE RELEASE RATE AND MAXIMUM PONDING ELEVATION ALLOWABLE. FLOOD ROUTING WILL OCCUR DURING RAINFALL EVENTS EXCEEDING THE 100-YEAR STORM INTENSITY. THE FLOOD ROUTING POINT FOR THE SITE IS PROPOSED TO BE DIRECTED TOWARDS THE PROPOSED ENTRANCE DRIVE AND INTO THE PUBLIC STREET.

**STORM WATER QUALITY CONTROL:**  
THIS PROJECT LIES WITHIN AN EXISTING COMMERCIAL DEVELOPMENT CONSTRUCTED PRIOR TO THE CURRENT WATER QUALITY TREATMENT REGULATION. THE PROPOSED SITE IS COMPLETELY SURROUNDED BY IMPERVIOUS SURFACE AND THE ON-SITE SOILS ARE PRIMARILY COMPACTED CLAY. DUE TO THESE SITE CHARACTERISTICS THE OPTIONS FOR THE INSTALLATION OF THE PREFERRED Bmps IS LIMITED.

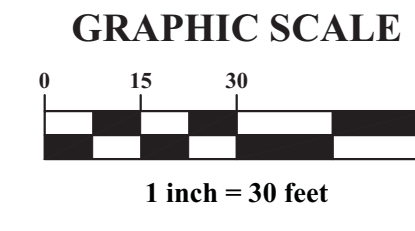
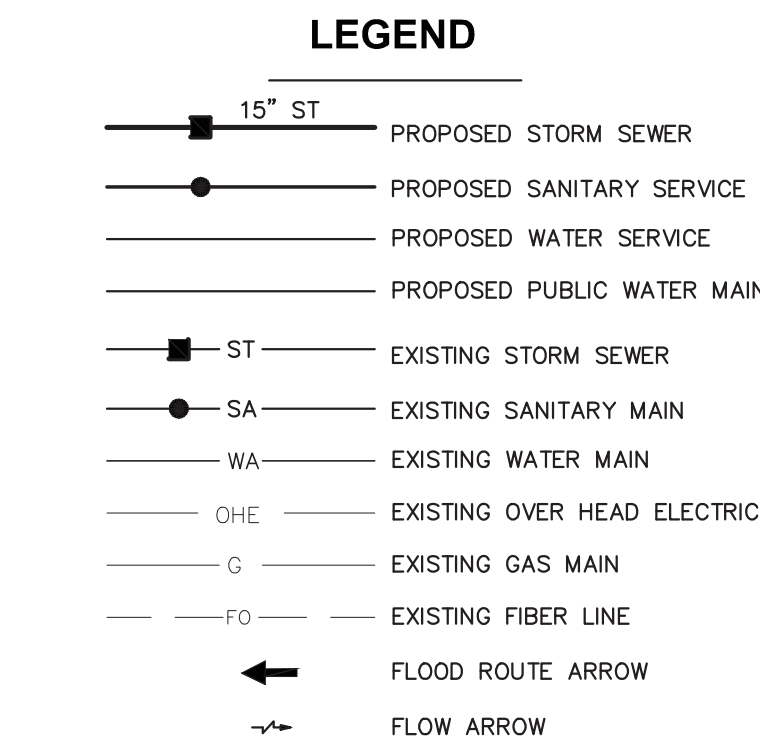
BELOW IS A LISTING OF EACH OF THE 4 STORMWATER QUALITY CONTROL GROUPS PER THE CITY OF COLUMBUS SWDM TABLE 3-6 AND THE RELATED HARDSHIP FOR THIS PROJECT TO MEET THE INTENDED REQUIREMENTS.

- GROUP 1: STORMWATER BASINS**  
THE DEVELOPMENT AREA IS ONLY 3.1 ACRES AND CANNOT SUSTAIN THE LAND AREA REQUIRED FOR A STORMWATER BASIN.
- GROUP 2: MEDIA FILTERS**  
DUE TO EXISTING R/W WIDTHS AND ABUNDANCE OF EXISTING UTILITY EASEMENTS FOR WATER, GAS, STORM AND SANITARY, THE MAJORITY OF THE OPEN AREAS ARE NOT AVAILABLE FOR THE INSTALLATION OF VIABLE MEDIA FILTER CONTROLS.
- GROUP 3: VEGETATED SWALES AND FILTER STRIPS**  
AGAIN, DUE TO EXISTING R/W WIDTHS AND ABUNDANCE OF EXISTING UTILITY EASEMENTS FOR WATER, GAS, STORM AND SANITARY, THE MAJORITY OF THE OPEN AREAS ARE NOT AVAILABLE FOR THE INSTALLATION OF VIABLE SWALE OR MEDIA FILTER STRIPS.
- GROUP 4: CONTROLS FOR COMMERCIAL ACTIVITY AREAS**  
THIS PROJECT DOES NOT MEET THE CRITERIA APPLICABLE TO THIS CONTROL GROUP.

AS SUCH, POST-CONSTRUCTION WATER QUALITY CONTROL WILL BE PROVIDED THROUGH THE USE OF A PROPOSED OFF-LINE WATER QUALITY STRUCTURE. THE WATER QUALITY STRUCTURE PROPOSED IS IN ACCORDANCE WITH THE MANUFACTURERS AND MODELS THAT HAVE RECEIVED APPROVAL FROM THE OHIO DEPARTMENT OF TRANSPORTATION.

**WATER QUALITY FLOW (WQF) CALCULATION**  
PER ODOT L&D, VOL.2, SECTION 1115.5  
WQF = CIA (C=0.9 \* I=0.65 IN./HR. \* A=3.1 AC.)  
0.9\*0.65\*3.1 = 1.81 CFS

BASED ON THE RESULTING FLOW THAT REQUIRES TREATMENT AN ODOT TYPE 1 MANUFACTURED SYSTEM IS REQUIRED UTILIZING 20 L.F. TOTAL OF 12" PIPING BETWEEN THE CONTROL STRUCTURE AND DIVERSION MANHOLE. (REF. ODOT L&D, VOL.2 TABLES 1117-1 & 1117-2). BASED ON THE TYPE 1 DESIGNATION, THE HYDRO-INTERNATIONAL 4-FT DIAMETER "DOWNSTREAM DEFENDER" WILL BE SPECIFIED FOR THIS PROJECT.



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

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

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

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

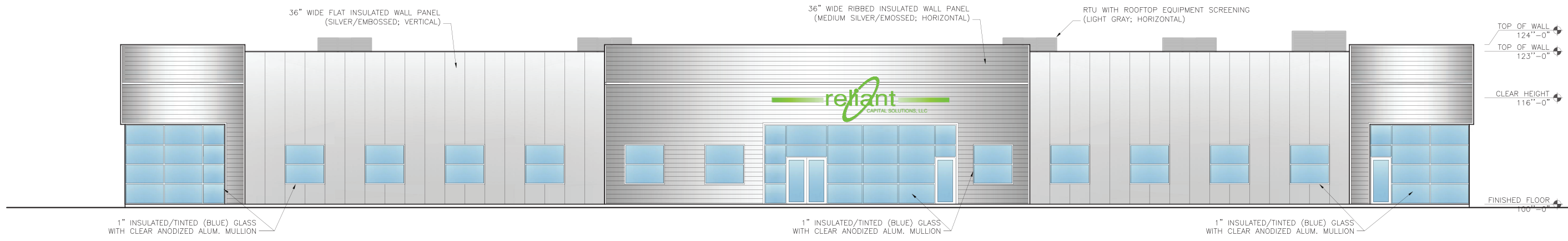
PLAN PREPARED BY:  
**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS

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

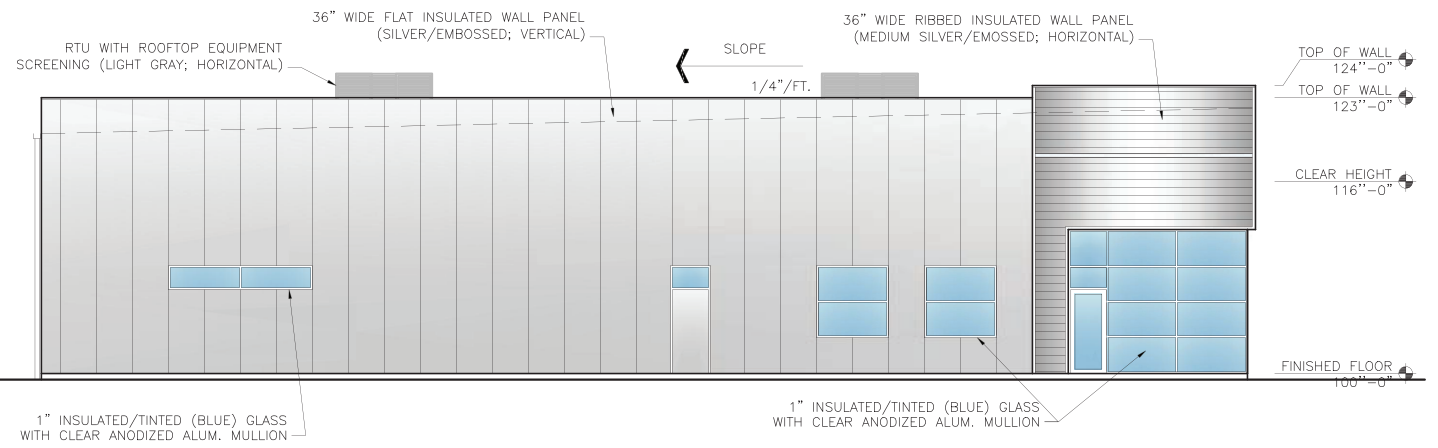
CITY OF GAHANNA, OHIO  
**670 CROSS POINTE**  
**GRADING & UTILITY PLAN**  
FOR  
**DONALD KENNEY JR.**  
**FINAL DEVELOPMENT PLAN**

Date: 07/08/2016  
Scale: 1" = 30'  
Drawn By: DDS  
Checked By: TMW  
Project Number: 16-0018-414  
Drawing Number:

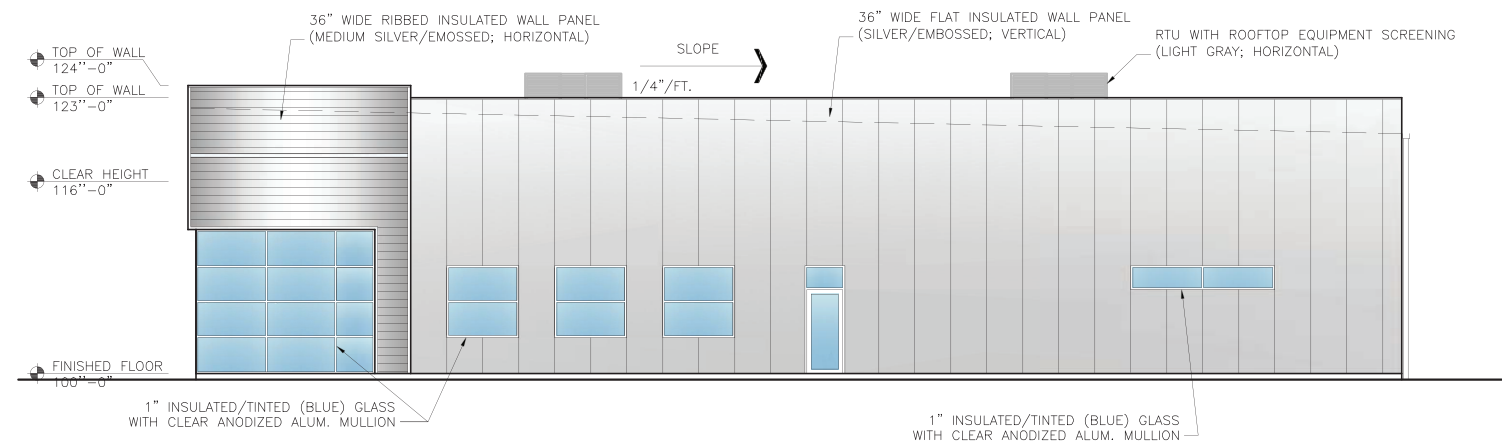




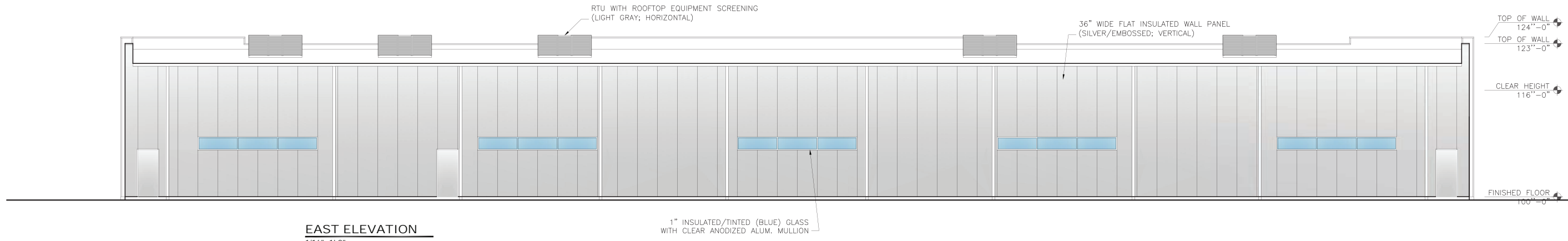
**WEST ELEVATION**  
1/16"=1'-0"



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



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



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

670 CROSS POINT ROAD

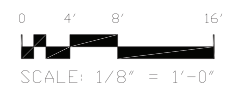
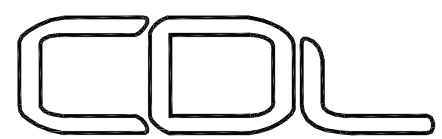
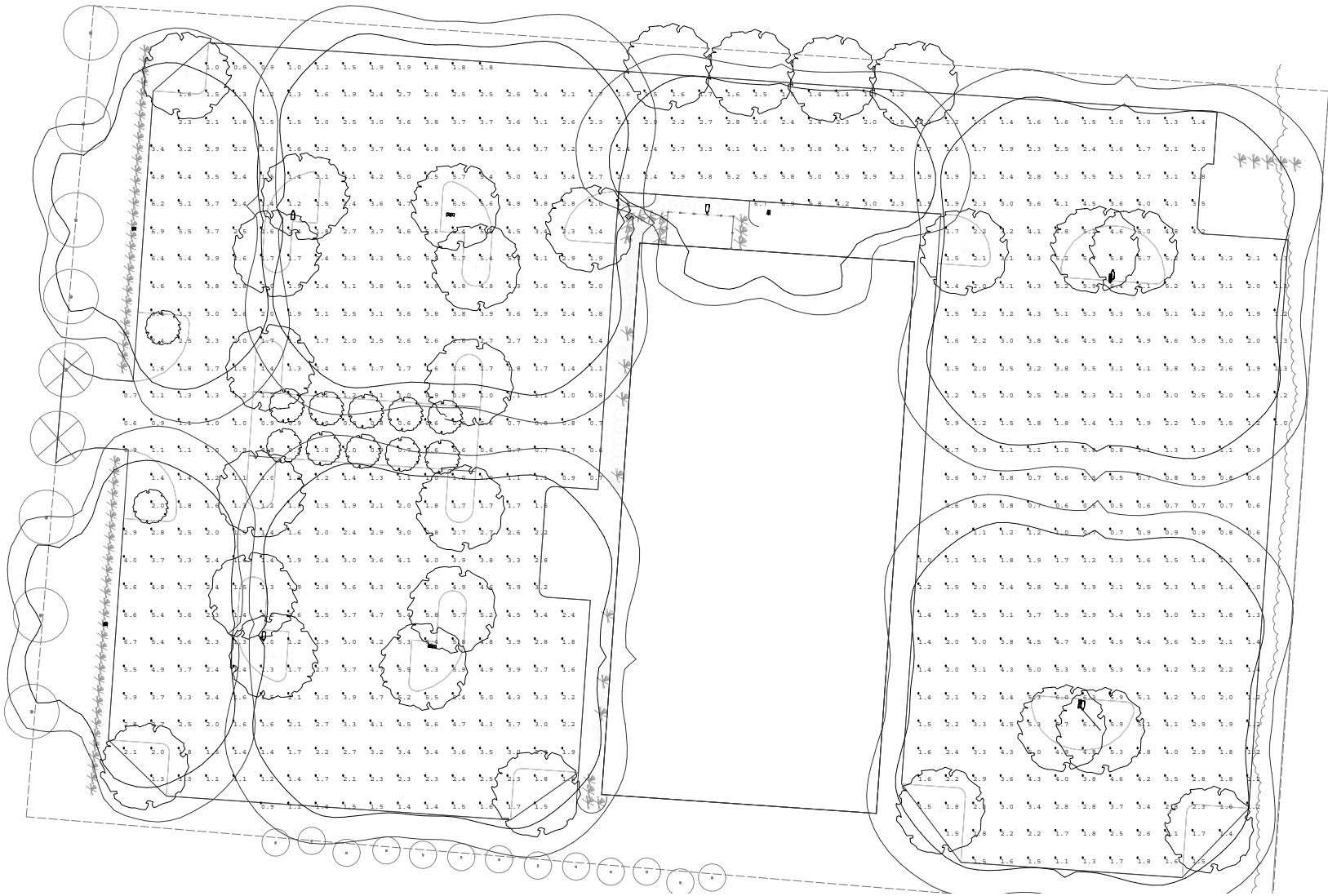


EXHIBIT F-1





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

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



W	DATE	COMMENT

Revisions

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

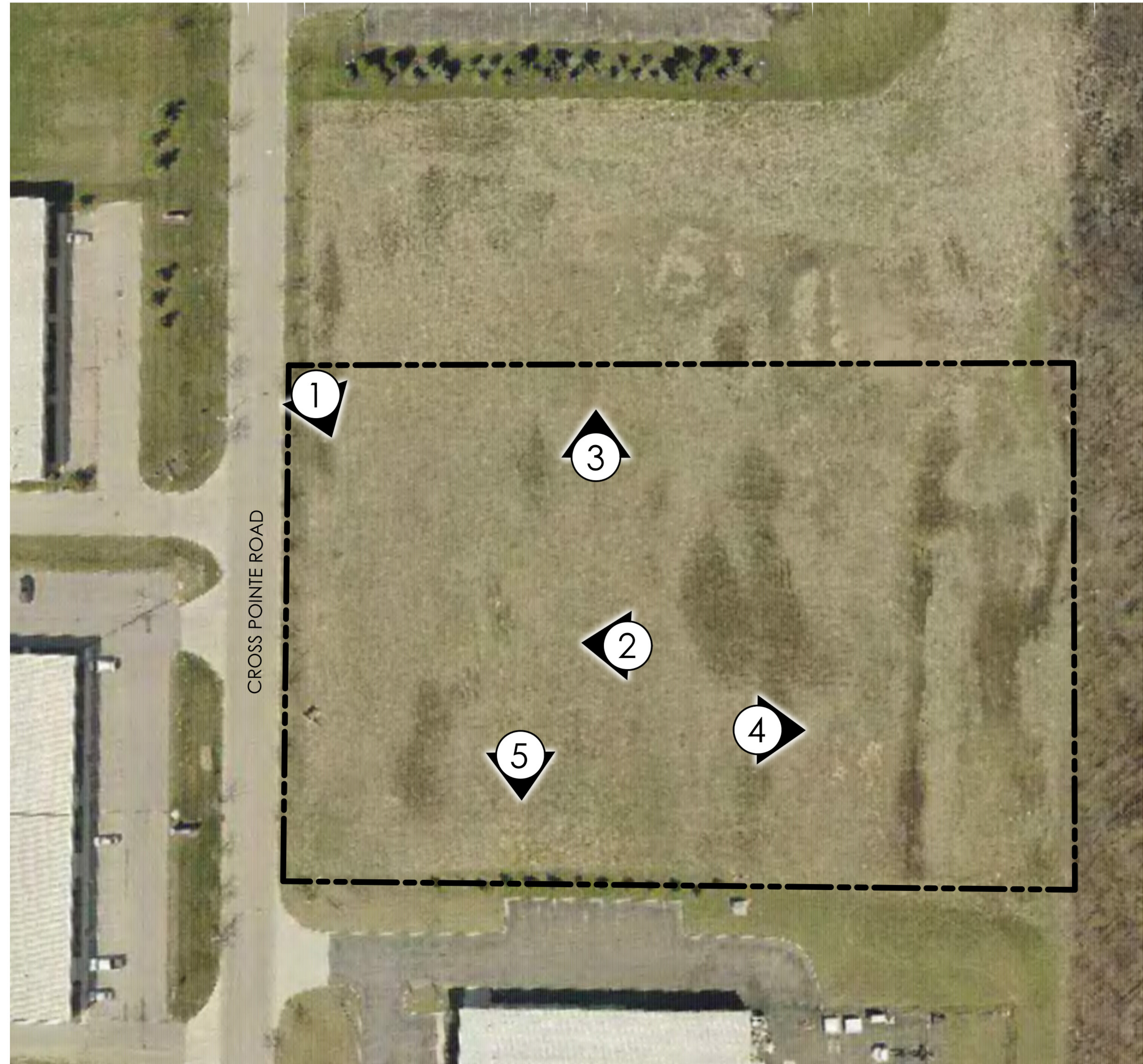
670 CROSSPOINTE  
 REVISED



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



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



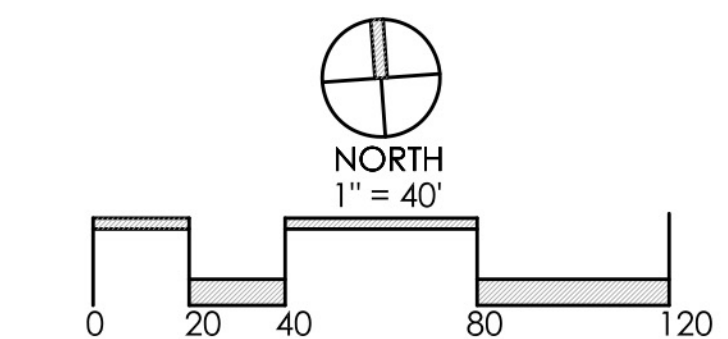
3 ADJACENT PROPERTY TO NORTH  
SCALE: N.T.S.



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



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



REVISIONS	

SITE  
PHOTOGRAPHY

**670 CROSS POINTE ROAD  
PROJECT**  
PREPARED FOR  
DONALD KENNEY, JR.  
470 OLDE WORTHINGTON ROAD  
WORTHINGTON, OH 43082

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

DATE	7/8/2016
PROJECT	16047
SHEET	



## CITY OF GAHANNA

### STAFF COMMENTS

Project Name: The Kenny Company Offices

Project Address: 670 Cross Pointe Rd.

#### Planning and Development

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

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

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

#### FDP/DR Criteria

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

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

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

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



## CITY OF GAHANNA

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

### Future Land Use Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director



## CITY OF GAHANNA

### STAFF COMMENTS

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

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

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

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

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

Respectfully Submitted By:

**BONNIE GARD**

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



"HERB CAPITAL OF OHIO"



## CITY OF GAHANNA

### STAFF COMMENTS

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

#### 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

- A Traffic Impact Study will 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 location of the proposed access to Cross Pointe Road appears acceptable. The proposed drive shall align with the existing drive on the west side of Cross Pointe Road.

#### Sanitary Sewer

- There is an existing 18 inch sanitary sewer located onsite that can be accessed to provide sanitary sewer service for the development.

#### Water Service

- There is an existing 12 inch water line located in an easement running along the west side of Cross Pointe Road. This line can be tapped to provide service to the development for both domestic and fire suppression. Open cut of the roadway will not be permitted to complete the tap.

#### Stormwater Management

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

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

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

---

### Development Plan Review Response

**Applicant** Kenny Company Offices  
670 Cross Pointe Drive  
Gahanna, OH 43230

The initial review of the building plot reveals the ingress lane of the entrance shall be 20 feet in width in accordance with Section 503.2.1 of the 2011 Ohio Fire Code. The roadway around the building complies with the requirements of Section 503.2.

#### **503.2 Specifications.**

Fire apparatus access roads shall be installed and arranged in accordance with *paragraphs (C)(2)(a)(503.2.1) to (C)(2)(h)(503.2.8) of this rule.*

#### **(a) 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 the *paragraph (C)(6)(503.6) of this rule*, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

#### **(b) 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.

#### **(c) 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.

#### **(d) 503.2.4 Turning radius.**

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

#### **(e) 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.

#### **(f) 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 as listed in [rule 1301:7-7-47 of the Administrative Code](#). 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.

**(g) 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.

**(h) 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.

**SECTION D102 REQUIRED ACCESS**

**D102.1 Access and loading.**

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

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



July 27, 2016

---

Date Steve Welsh, Captain, Fire Marshal

---



## CITY OF GAHANNA

### STAFF COMMENTS

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

Based on the submitted plans, stormwater control will likely use conventional on-lot detention, or infiltration chambers and a manufactured water quality bmp. The City encourages the use of green infrastructure on development sites. The large parking islands and impervious surface of the parking area lend themselves to serve dual roles that achieve stormwater runoff reduction and increased water quality. Pervious pavers, internal water storage layers, tree wells and structural fill, and bioretention, can all be combined within traditional parking areas to better emulate natural stormwater controls, often at a reduced cost compared to conventional controls, and achieve better water quality and reduced volume discharges. Consideration of GI practices is best done at the earliest stage of planning to be cost effective.

Respectfully Submitted By:  
David Reutter  
Franklin SWCD



"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

STAFF COMMENTS

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

*No comments, since the only document with regard to building codes is a preliminary site plan.*

Respectfully Submitted By:

*Kenneth W. Fultz*  
Kenneth W. Fultz, P.E.  
Chief Building Official



"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

STAFF COMMENTS

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

*Owner should consider installing  
trail or sidewalk for future  
connectivity for pedestrians.  
Thanks!*

Respectfully Submitted By:

*Troy Euton  
P&R Director*





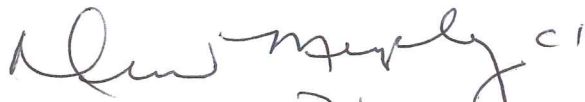
CITY OF GAHANNA

STAFF COMMENTS

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

THE POLICE DEPARTMENT DOES NOT HAVE ANY  
ISSUES WITH THE PROPOSED RELIANT CAPITAL  
DEVELOPMENT

Respectfully Submitted By:

  
CHIEF OF POLICE



"HERB CAPITAL OF OHIO"

Professional Insurance  
Agents Assn of Ohio Inc  
600 Cross Pointe Road  
Columbus, OH 43230-6696

Columbus Southern Power  
Tax Dept 27<sup>th</sup> Fl  
PO BOX 16428  
Columbus, OH 43216-6428

G & A Blais Enterprises Inc  
700 Cross Pointe Road  
Columbus, OH 43230-6685

EXHIBIT A-1