



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

SUBDIVISION WITHOUT PLAT 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 Rd, Gahanna, Oh 43230		Project Name/Business Name (if applicable): McNeilus Truck Manufacturing, Inc.	
Parcel ID No.(s) 26-190710, 25-008956, 25-011663	Current Zoning: Industrial	Total Acreage: 5.13	
Reason for request: This project has three (3) existing lots. We intend to combine the two lots along Morrison while leaving the McNeilus building on the rear lot. We will keep the existing McNeilus address on Morrison (we will maintain access off Morrison) and add one access off Bricklawn. We will prepare a lot split from the rear lot in order to dedicate R/W per the City's request in our pre-application meeting.		Acreage to be split: 0.400Ac for R/W dedication	
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. _____

PC Meeting Date: _____

PC File No. _____

RECEIVED: _____

DATE: _____

PAID: _____

DATE: _____

CHECK#: _____

SUBDIVISION WITHOUT PLAT 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 1106 (visit www.municode.com)				
	2. Pre-application conference with staff				
	3. Survey of property certified by registered surveyor (11x17" copy)				
	4. Legal description of property certified by registered surveyor (11x17" copy)				
	5. Application fee (in accordance with the Building & Zoning Fee Schedule)				
	6. Application & all supporting documents submitted in digital format				
	7. Application & all supporting documents submitted in hardcopy format				
	8. UPON APPROVAL: <u>original</u> deed(s) must be signed and stamped "approved" by the Clerk of Council of the City of Gahanna and then, at the expense of the applicant, recorded with the Franklin County Recorder's Office .				
	9. Authorization Consent Form Complete & Notarized (see page 3)				

APPLICATION ACCEPTANCE

INTERNAL USE ONLY

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 (buildable lot).
- Forwarded to Administration for consideration

Planning & Zoning Administrator Signature: Bonnie Gard Date: _____

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

City Engineer Signature: _____ Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

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
V.P. 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, Dubois 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

0.400 ACRE TRACT

Situated in the City of Gahanna, County of Franklin, State of Ohio; also being a part of Section 3, Township 1, Range 16, United States Military Lands; also being a portion of Lot 21 as delineated in The Industrial Zone Section 2 as recorded in Plat Book 59 Page 27, also being a portion of a 0.369 acre tract as originally conveyed to McNeilus Truck and Manufacturing, Inc. as described in Deed Book 3779 Page 592 and a portion of a 2.494 acre tract, the remainder of a 2.822 acre tract as originally conveyed to McNeilus Truck and Manufacturing, Inc. as described in Deed Book 3662 Page 728; being more particularly described as follows:

Commencing at an iron pin set at the intersection of the southerly right-of-way of Leavitt Service Road (34' right-of-way, Plat Book 59 Page 27) and the easterly right-of-way of Morrison Road (variable right-of-way, ODOT FRA-270-30.30N plans), said point also being the northwesterly corner of Lot 20 of said The Industrial Zone Section 2, a 12.003 acre tract as conveyed to STAG Gahanna, LLC as recorded in Instrument No. 201110190133408, said point also being located North 17° 44' 11" West for a distance of 4270.87' from Monument "Truro"; thence,

Along the easterly right-of-way line of Morrison Road following a curve to the left having a *radius of 626.54'*, *an arc length of 174.88'*, *a central angle of 15° 59' 31"* and *a chord that bears South 15° 57' 20" East for a distance of 174.31'* to a point of compound curvature; thence,

Along the easterly right-of-way line of Morrison Road following a curve to the left having a *radius of 1930.78'*, *an arc length of 137.89'*, *a central angle of 4° 05' 31"*, and *a chord that bears South 25° 59' 50" East for a distance of 137.86'* to a point, said point being the most northerly corner of a 0.951 acre tract as conveyed to McNeilus Truck and Manufacturing, Inc. as recorded in Instrument No. 199805200123362, said point also being the southwesterly corner of Lot 22 of said The Industrial Zone Section 2, said point witnessed by a 1" iron pipe found that bears South 79° 00' 38" West for a distance of 0.91' from said point; thence,

Along a portion of the northerly line of said 0.951 acre tract and along a northerly line of said Lot 21 and along a southerly line of said 3.742 acre tract, *South 81° 41' 55" East for a distance of 157.84'* to a 1" iron pipe found, said point being the westerly-most corner of said 0.369 acre tract, passing over a 1" iron pipe found at a distance of 18.16' from the beginning of this course; thence,

Along the common line of said Lot 21 and said Lot 22, *North 85° 10' 53" East for a distance of 311.09'* to a 1" iron pipe found, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the common line of said Lot 21 and said Lot 22, *North 85° 10' 53" East for a distance of 60.00'* to an iron pin set, said point being the northeasterly corner of said Lot 21 and the southeasterly corner of said Lot 22, said point also being along a westerly line of said Lot 20; thence,

Along the easterly line of said Lot 21 and along a portion of the westerly line of said Lot 20, *South 05° 11' 15" East for a distance of 290.00'* to a 1" iron pipe found, said point being the southeasterly corner of said Lot 21 and the southwesterly corner of said Lot 21, said point also being along the northerly line of a 1.026 acre tract, the remainder of a 1.977 acre tract as conveyed to City of Gahanna as recorded in Official Record 13870 I-02 and Instrument No. 199707210051134; thence,

Along a portion of the southerly line of said 2.494 acre tract and along a portion of the northerly line of said 1.026 acre tract, *South 85° 10' 53" West for a distance of 60.00'* to a 1" iron pipe found, said point being the northwesterly corner of said 1.026 acre tract, said point also being the northeasterly corner of said 0.951; thence,

Along a new division line through said Lot 21, said line being parallel and 60.00' distant to the easterly line of said Lot 21 and the westerly line of said Lot 20, *North 05° 11' 15" West for a distance of 290.00'* to the point of beginning, containing 0.400 acres of land, more or less, as

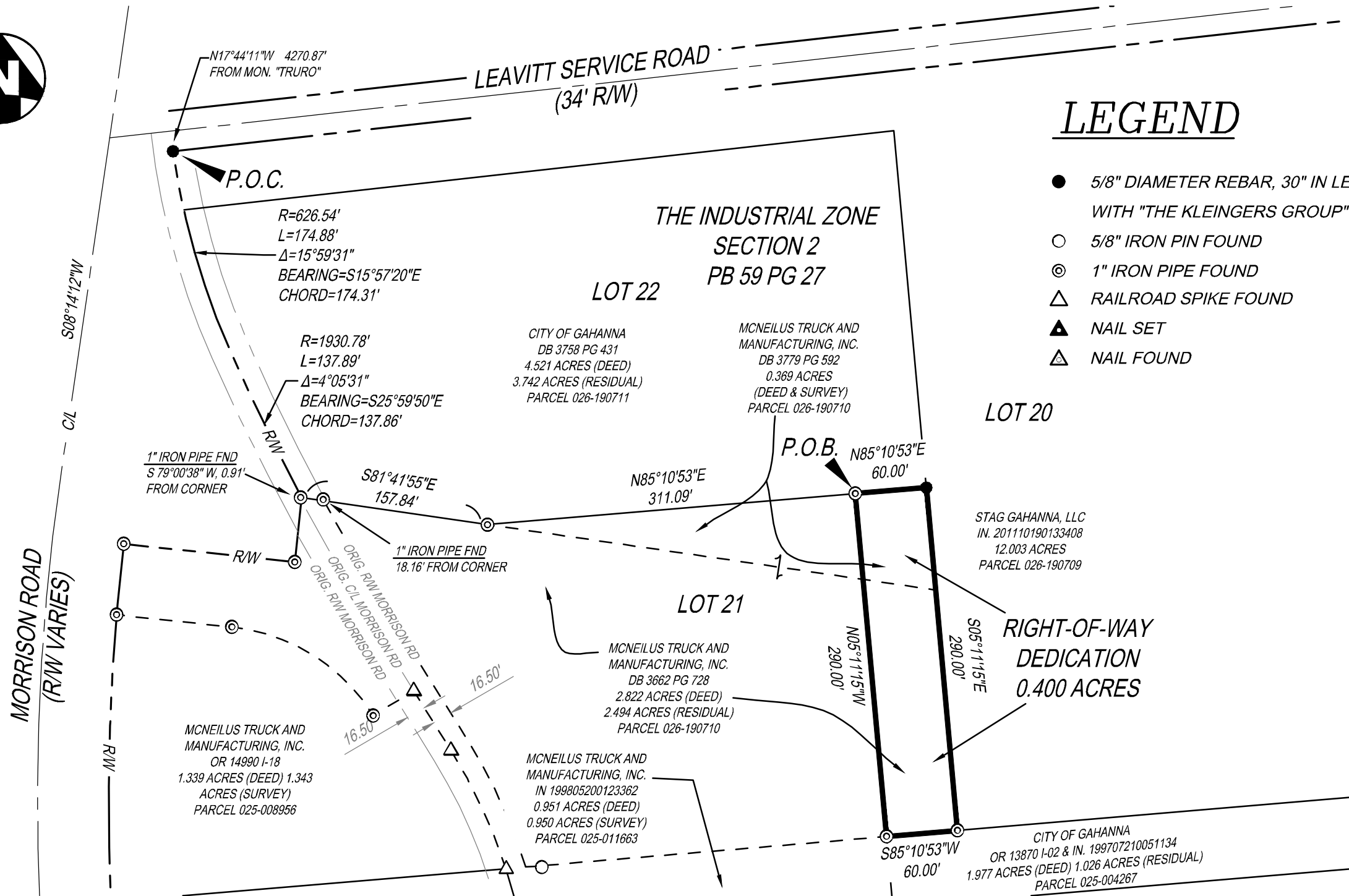
determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a field survey performed by The Kleingers Group in May, 2015.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007) with a portion of the centerline of Morrison Road being South 08° 14' 12" West, based on a GPS survey utilizing CORS Station "COLB" and Monument "Truro".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "THE KLEINGERS GROUP".

Michael L. Keller
Professional Surveyor, Ohio License No. 7978

Date



LEGEND

- 5/8" DIAMETER REBAR, 30" IN LENGTH, WITH "THE KLEINGERS GROUP" CAP
- 5/8" IRON PIN FOUND
- ⊙ 1" IRON PIPE FOUND
- △ RAILROAD SPIKE FOUND
- ▲ NAIL SET
- ◁ NAIL FOUND



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

LANDS OF MCNEILUS TRUCK AND MANUFACTURING, LLC
 SEC. 3, TWP. 1, R. 16, USML
 PT. LOT 21,
 THE INDUSTRIAL ZONE
 SECTION 2
 PB 59 PG 27
 CITY OF GAHANNA,
 FRANKLIN COUNTY, OHIO

SEAL:



NO. DATE DESCRIPTION

PROJECT NO: 150101.001

DATE: 11/04/16

SCALE: 1"=100'



SHEET NAME:
RIGHT-OF-WAY DEDICATION

SHEET NO.

1 OF 1

NOTES

- 1.) OCCUPATION IN GENERAL FITS SURVEY.
- 2.) SOURCE DOCUMENTS AS NOTED.
- 3.) ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 4.) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83-NSRS2007) WITH A PORTION OF THE CENTERLINE OF MORRISON ROAD BEING SOUTH 08° 14' 12" WEST BASED ON A GPS SURVEY UTILIZING CORS STATION "OHUN" AND MONUMENT "TRURO".
- 5.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN MAY, 2015.



I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

MICHAEL L. KELLER
 OHIO PROFESSIONAL SURVEYOR NO. 7978

DATE



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



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

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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

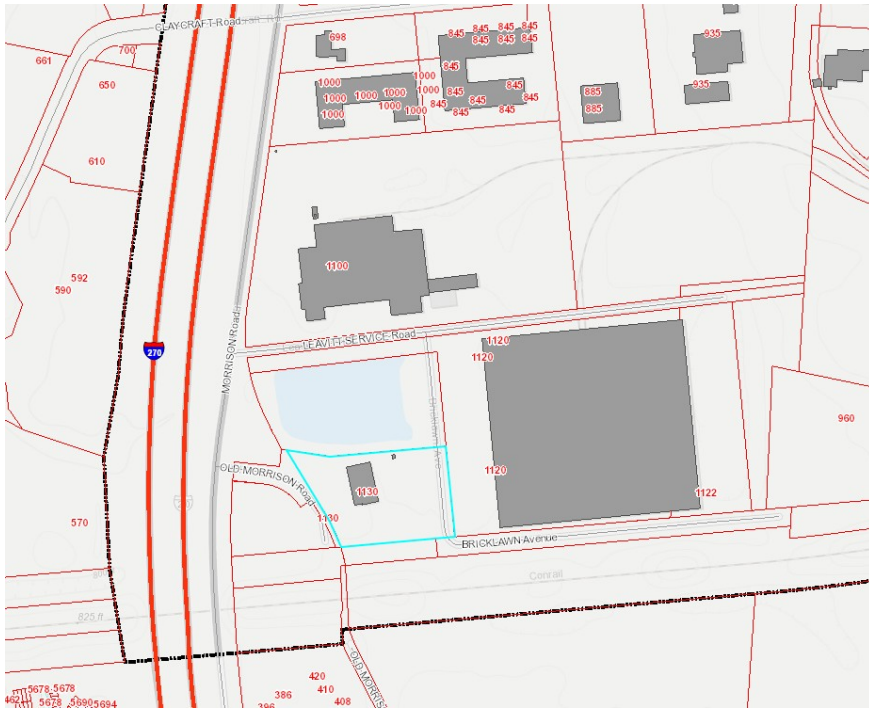
A Final Development Plan (FDP) shall conform to all zoning requirements and conform to the goals and objectives established in the City's approved Land Use Plan, or other applicable studies. Planning Commission shall approve an application for FDP if the following four conditions are met:

- 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

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
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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