



Application for Certificate of Appropriateness for Design Review
City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4125

*REQUIRED INFORMATION: All correspondence will be addressed to the applicant, unless noted otherwise.

*Site Address 1600 Eastgate Pkwy.
*Parcel ID# 025-010847, 025-010849, 025-006924, *Zoning District OCT
*Design Review of: Site Plan ☒ Landscaping ☒ Building Design ☒ Signage ☐ Other ☐
*Special Information Regarding the Property and its Proposed Use: Pizzuti Training Center

*Applicant Name The Pizzuti Companies, c/o Jim Miller Email jimiller@pizzutti.com
*Applicant Full Address 625 N. High St., Ste. 500 *City/State/Zip Columbus, OH 43215
*Applicant Relationship contract purchaser *Phone# 614-280-4000
*Agents Name: Glen Dugger *Email: gdugger@smithandhale.com *Phone 614-221-4409

*ADDITIONAL REQUIRED INFORMATION: If different than applicant.

*Business Name _____ *Contact _____
*Business Owner Name _____ *Phone _____
*Business Address _____
*Designer/ Architect/ Engineer EMH&T
*Address 5500 New Albany Road *Phone 614-775-4500
*City/ State/ Zip Columbus, OH 43054
*D/A/E Representative Amy Nagy *Title _____

*SUBMISSION REQUIREMENTS: Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.

1. Plans: Two (2) 11x17 & One (1) copy of 24x36 (folded, not rolled, to 8 1/2 x 11 inch size prior to submission) if needed for legibility. Two (2) copies of all other documents.
2. One (1) digital copy of completed application and associated plans. Plans to be in 11x17 format.
3. Applicant is required to complete the checklist on the following pages.
4. Fee: \$50.00 for review plus \$.01 per square foot.
5. Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
6. Submit a detailed list of materials.
7. Provide a notarized Agreement to Construct as Approved. Free notary services are provided in our office.
8. Please refer to section 1167 of the City of Gahanna Code Ordinance (found at www.municode.com).

*Applicant's Signature _____ *Date 3/23/16

For Internal Use:

APPROVAL

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: _____

Planning & Zoning Administrator _____ Date _____

Zoning/PC File No. _____
Sunguard No. 16040002
Reference File No. 16040001
Hearing Date: _____

Revised: February 2016

RECEIVED
MAR 30 2016
(Received)

PAID
MAR 30 2016
(Paid)

ACCEPTED

APR 13 2015

By: Page 1 of 6

BY: S/N

BY: CK 479675

SUBMITTAL REQUIREMENTS

| | Applicant Or Agent | Planning & Zoning Administrator |
|---|---|---------------------------------------|
| I. GENERAL REQUIREMENTS | | |
| A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 1/2 x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation. | A. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Two 24x 36 and One 11x 17 black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission. | B. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal. | C. <input type="checkbox"/> | <input type="checkbox"/> |
| D. Materials List | D. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>→ Providing a power point with proposed photos at Workshop.</p> | | |
| II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING) | | |
| A. Site Plan. A site plan is required containing the following information: | | |
| 1. Scale and north arrow, | 1. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Project name and site address; | 2. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. All property and street pavement lines; | 3. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Existing and proposed contours; | 4. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Gross area of tract stated in square feet; | 5. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any); | 6. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. The designation of required buffer screens (if any) between the parking area and adjacent property; | 7. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber); | 8. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated; | 9. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Identify photograph location; | 10. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Location of all existing and proposed building on the site | 11. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Location of all existing (to remain) and proposed lighting standards. | 12. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Provide breakdown of parking spaces required and spaces provided (see COG 1163); | 13. <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)

14. ✓ ✓

15. Provide lot coverage breakdown of building and paved surface areas.

15. ✓ ✓

B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

1. Scale;
2. Changes in ground elevation;
3. All signs to be mounted on the elevations;
4. Designation of the kind, color, and texture of all primary materials to be used;
5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

1. ✓ ✓
2. ✓ ✓
3. ✓ ✓
4. ✓ ✓
5. ✓ ✓

C. Optional requirements at discretion of Planning Commission.

1. Scale model.
2. Section Profiles.
3. Perspective drawing.

1.
2.
3.

D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file.

D.
*List provided
Board to be provided
at meeting.*

E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

1. All size specifications;
2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
3. Materials, colors, and manufacturer's cut sheet;
4. Ground or wall anchorage details.

1. ✓ ✓
2. ✓ ✓
3. ✓ ✓
4. ✓ ✓

MATERIAL LIST

| Item | Manufacturer Name | Color Name | Color Number |
|------------------------|--------------------------------|---------------------|--------------|
| Awnings | Part of Metal Building | | |
| Back | Northshore Synthetic Stone | Heritage | |
| Gutters and Downspouts | Varco Pruden | Cool Egyptian White | |
| Lighting | | | |
| Roofing | Varco Pruden | Galvalume | |
| Siding | Varco Pruden | Cool Egyptian White | |
| Signs | | | |
| Stucco | N/A | | |
| Trim | Varco Pruden | Cool Egyptian White | |
| Windows | Kawneer / Tubelight Storefront | Anodized Aluminum | |



CITY OF GAHANNA

Agreement to Construct as Approved

Your signature below affirms that, as the contractor/applicant _____

(Please print - Contractor/Applicant Name)

James J Miller for, The Bizzuti Companies
(Business Name and/or Address)

the above named project will be built as approved and specified by the City of Gahanna Planning & Zoning Administrator (or Designee). As the contractor or applicant, you also agree that any proposed change to the approved plans must be reported to the Planning and Zoning Administrator. Significant changes to the project, as determined by the Planning and Zoning Administrator, must be approved.

Contractor/Applicant

Signature _____

(Please sign)

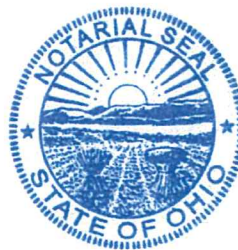
Date 3/30/16

Stacie M Trucco

(Signature of Notary)

3-30-16

(Date)



Stacie M. Trucco
Notary Public, State of Ohio
My Commission Expires 10-01-2019

Stamp/Seal



Roadway

RX2 LEDGINE



Project: _____
Location: _____
Cat. No: _____
Type: **PR1**
Lamps: _____ Qty: _____
Notes: _____

The Philips Lumec RX2 is the perfect LED solution for roadway lighting and is the ideal luminaire for both new and retrofit installations. The performance, energy savings, and uniformity of this luminaire allow for it to be a one to one replacement for standard HID cobra-head style luminaires.

Ordering guide

example: RX2-160-G2-A-3-N-A-5-RCD-PHXL-DMG-SP2-H

| Luminaire | LED Module | Finish | Optical System | Color temp. (CCT) ² | Voltage | Drive current | Twist-Lock Receptacle | Luminaire Options | Driver and Dimming | Surge Protection | Luminaire Accessories |
|-------------------|--|--|--|--------------------------------|------------------------------|---|--|---|--|---|---|
| RX2 | | | | N | | | | | | | |
| RX2 RX2 medium | 80-G2 or 96-G2 or 112-G2 or 160-G2 | A Black finish B White finish H Bronze finish I Gray finish | 2 Type II 3 Type III 4 Type IV 5 Type V | N 4000K | A 120-277VAC B 347-480VAC | 3 350mA 80 LED 96 LED 112 LED 5 530mA 80 LED 96 LED 112 LED 160 LED 7 700mA 80 LED 96 LED 112 LED | Standard: RCD ^{1,3,7} Receptacle for twist-lock photocell or shorting cap, 5-pin (standard) Optional: RCD ^{7,3,7} Receptacle for twist-lock photocell or shorting cap, 7-pin (optional) | PH8 ³ Twist-lock Photoelectric Cell, A (120-277VAC) PH8/480 ³ Twist-lock Photoelectric Cell, B (480VAC) PHXL ³ Twist-lock Photoelectric Cell, extended life, A (120-277VAC) PH9 ³ Shorting cap | Standard: DMG ¹ Dimmable driver 0-10V Optional: Dynadimmer Economy mode DA ^{*2,4,5} DB ^{*2,4,5} DC ^{*2,4,5} Median mode DD ^{*2,4,5} DE ^{*2,4,5} DF ^{*2,4,5} Safety mode DG ^{*2,4,5} DH ^{*2,4,5} DJ ^{*2,4,5} Custom dimming mode DZ ^{*2,4,5} (Consult factory) *Includes 0-10v dimming | SP2 ⁶ 20kV / 20kA Surge Protector (optional) | N None - no accessory H House side shield, external, 1 per luminaire (field install) |

- Please note these integrated features come standard with RX2 luminaires.
- Denotes Dynadimmer module option. A (120-277VAC) only - not available with B (347-480VAC).
- Use of photoelectric cell or shorting cap is required to ensure proper illumination.
- Not available with B (347-480VAC).

- Dimming choices: Select either 1 of the 9 Dynadimmer module DA-DJ options or DZ for Dynadimmer module Custom Dimming Profile (consult factory).
- When SP2 option is selected you will get SP2 instead of standard SP1.
- When RCD7 option is selected you will get 7-pin instead of standard RCD 5-pin.

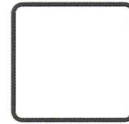
| | |
|--------|--|
| Job: | |
| Type: | |
| Notes: | |

Poles

Page 1 of 4

5" / 6" Straight Square Steel

The Philips Gardco SSS straight steel pole consists of a one-piece square fabricated steel lighting standard. The carbon steel base plate is secured to the shaft with a continuous circumferential weld providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat. All poles include anchor bolts, full base cover, hand hole, ground lug and top cap.



| PREFIX | HEIGHT | SIZE | GAUGE | DRILLING | FINISH | OPTIONS |
|--------|--------|------|-------|----------|--------|---------|
| SSS | 25 | 5 | 7 | | | |

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

| PREFIX | HEIGHT | SIZE | GAUGE | DRILLING |
|--------|--------|------|-------|--------------------|
| SSS5 | 20' | 5" | 7 | D1 1 Way |
| SSS6 | 25' | 6" | 11 | D2 2 Way |
| | 30' | | | D2@90 2 Way at 90° |
| | 35' | | | D3 3 Way |
| | 40' | | | D4 4 Way |
| | | | | T2 2 3/8" OD Tenon |
| | | | | T4 4" OD Tenon |

| FINISH | OPTIONS |
|---|---|
| PP Prime Painted BRP Bronze Paint BLP Black Paint WP White Paint NP Natural Aluminum Paint GV Galvanized (No Paint) FPGV Finished Paint over Galvanized (specify color) OC Optional Color Paint Specify RAL designation ex: OC-RAL7024. SC Special Color Paint Specify. Must supply color chip. | FES Festoon Outlet AHH Additional Hand Hole Couplings Indicate size (1/2", 3/4", 1", 1 1/4", 1 1/2".) Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 4. CL Coupling - Internal thread Single Mount Bullhorn Brackets Indicate height above base and orientation to hand hole. See Pole Orientation Information on Page 4. GM-080-19 Single - 1.9" OD GM-080-24 Single - 2.4" OD Motion Response Provisions GMR Provision for Gardco HID Motion Response System Minimum Pole Height is 18'. Includes a 1/2" coupling placed 180° to the hand hole, 12' above the pole base. MSM Motion Sensor Mounting Provision for LED Luminaires available with Motion Response Minimum Pole Height is 18'. Includes a special hand hole with 1/2" coupling placed in the cover plate, 180° to the hand hole, 15' above the pole base. <div>Refer to Steel Pole Accessories sheet 79415-26 for additional accessories.</div> |

1611 Clovis Barker Road, San Marcos, TX 78666

(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

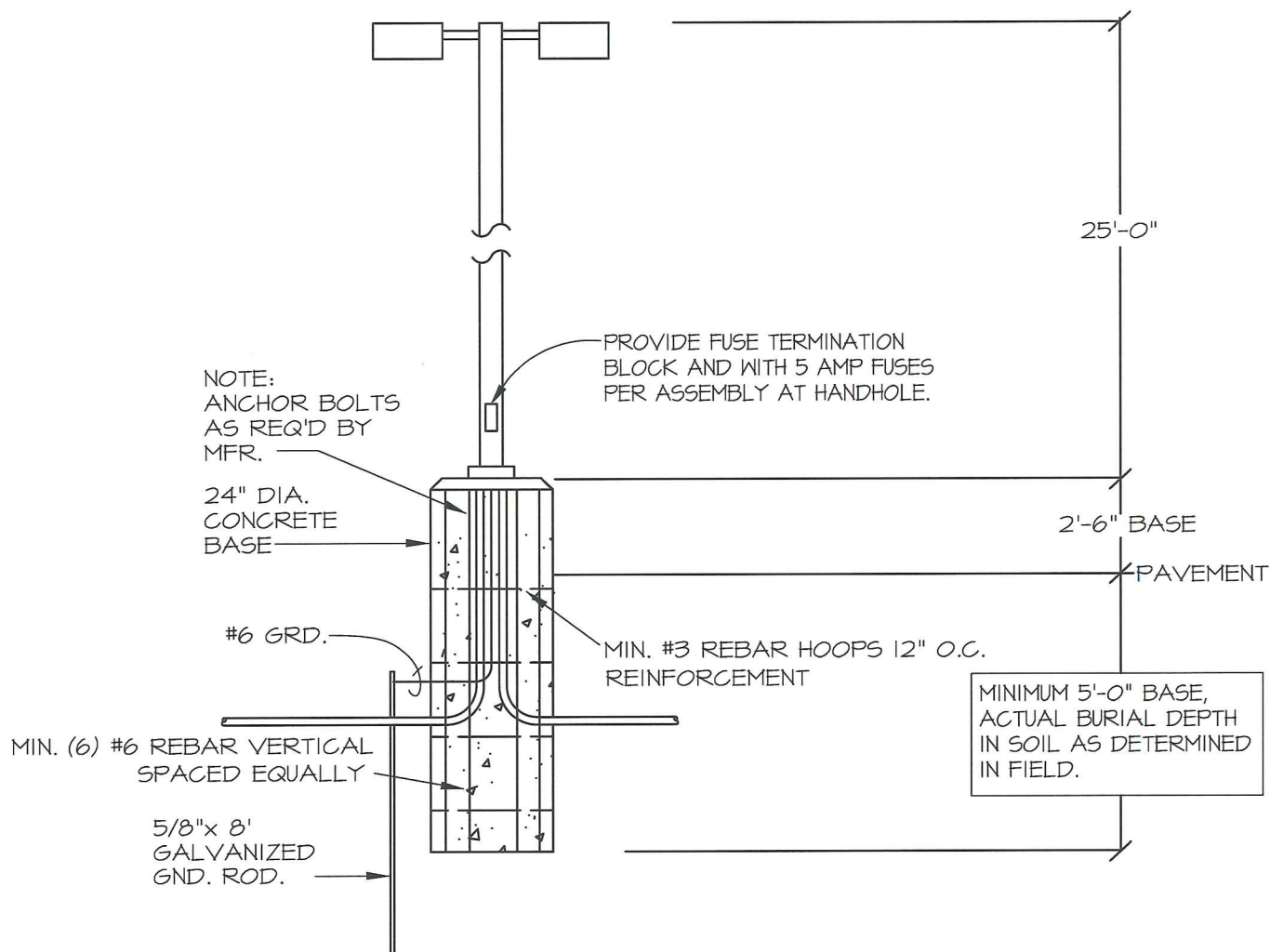
© 2011 Koninklijke Philips Electronics N.V. All Rights Reserved.

Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

79415-18/0611

PHILIPS





PL1 - POLE BASE DETAIL

SCALE: NTS

GENERAL NOTES

- I. FIELD COORDINATE ALL UNDERGROUND WORK WITH CIVIL DRAWINGS AND OTHER TRADES.

Roehrenbeck
Electrical, Inc.

Quality Electrical Service Since 1964
Engineering · Construction · Maintenance
2525 English Road Columbus, OH 43207
phone (614) 443-9709 fax (614) 443-9723

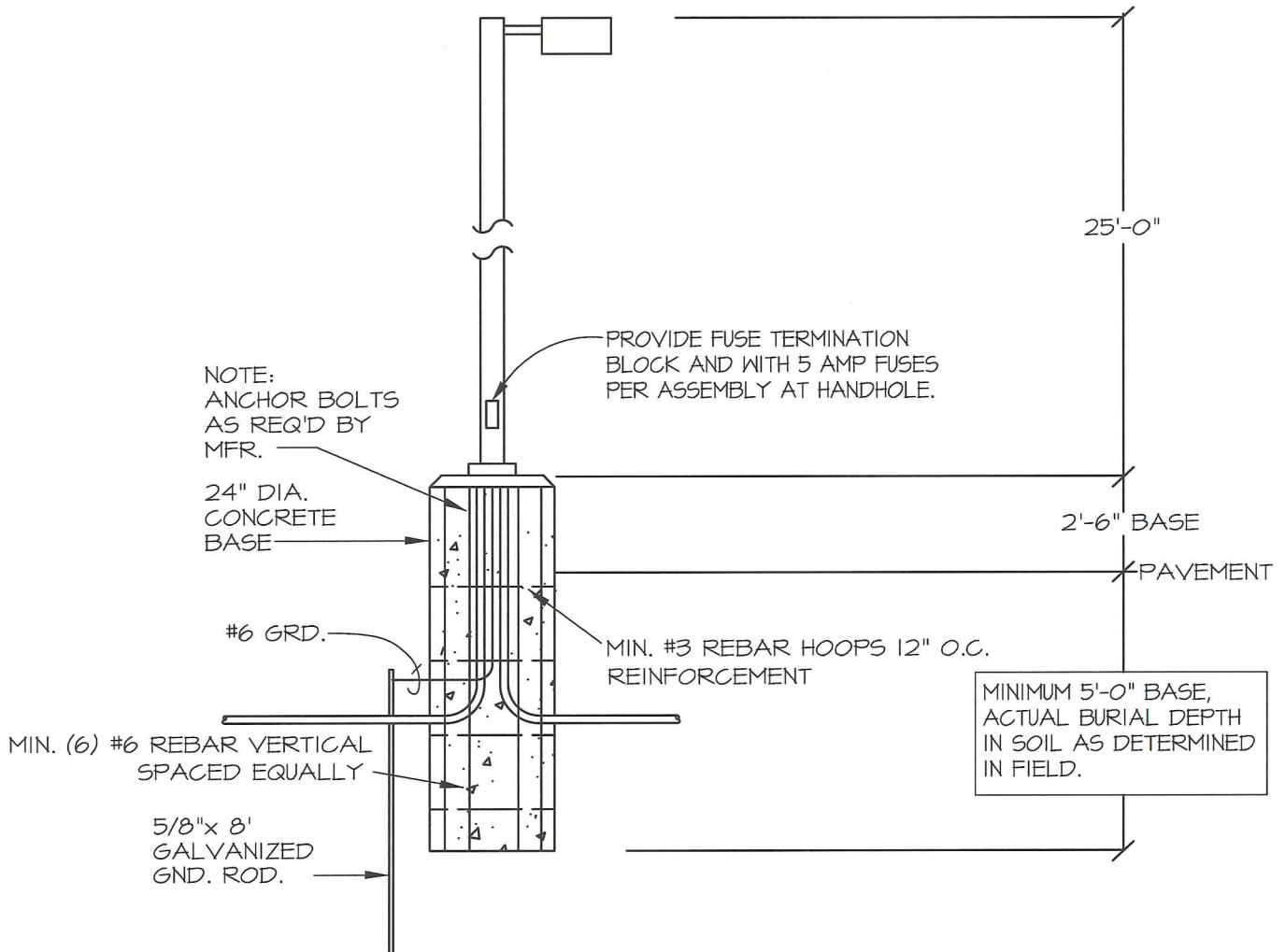
"NOTICE" - THIS DRAWING AND ENGINEERING DESIGN HAS BEEN
PREPARED BY ROEHEREBECK ELECTRIC, INC. FOR USE ONLY
AS AUTHORIZED BY ROEHEREBECK ELECTRIC, INC.

POLE BASE DETAIL

COLUMBIA GAS - TRAINING FACILITY
EASTGATE PARKWAY
GAHANNA, OH

REVISIONS/ADDENDUMS:

D1



PL2, PL3, PR1 - POLE BASE DETAIL

SCALE: NTS

GENERAL NOTES

- I. FIELD COORDINATE ALL UNDERGROUND WORK WITH CIVIL DRAWINGS AND OTHER TRADES.

Roehrenbeck
Electric, Inc.

Quality Electrical Service Since 1964
Engineering • Construction • Maintenance
2525 English Road Columbus, OH 43207
phone (614) 443-9709 fax (614) 443-9723

"NOTICE" - THIS DRAWING AND ENGINEERING DESIGN HAS BEEN
PREPARED BY ROEHEREBECK ELECTRIC, INC. FOR USE ONLY
AS AUTHORIZED BY ROEHEREBECK ELECTRIC, INC.

POLE BASE DETAIL

COLUMBIA GAS - TRAINING FACILITY
EASTGATE PARKWAY
GAHANNA, OH

REVISIONS/ADDENDUMS:

D2

PHILIPS Stonco

Wall mount

LytePro LED Sconce

LPW32



Project: _____
Location: _____
Cat.No: _____
Type: **WP1**
Quantity: _____
Notes: _____

The Philips Stonco LytePro LED Small Wall Sconce LPW32 features outstanding value in a compact, architectural design. This wall sconce features state-of-the-art, long-life and maintenance savings, in a combined discreet LED package with high precision over-optic design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW32 is ideal for building perimeters and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Stocked luminaires – Ordering guide¹

| Catalog Number | Description | UPC Code |
|----------------|---|--------------|
| LPW32-78DGY | LPW32, 71W, 700mA, 4000K, 120-277V, Dark gray textured paint | 786034960564 |
| LPW32-78WH | LPW32, 71W, 700mA, 4000K, 120-277V, White textured Paint | 786034960571 |
| LPW32-78BZ | LPW32, 71W, 700mA, 4000K, 120-277V, Bronze textured paint | 786034960588 |
| LPW32-71BZPCB | LPW32, 71W, 700mA, 4000K, 120V, Bronze textured paint, w/button photocell | 786034960595 |
| LPW32-7DTBZMR | LPW32, 71W, 700mA, 4000K, 120 or 277V, Bronze textured paint, w/motion response | 786034960601 |

Stocked accessories - Ordering guide (Must be ordered separately)

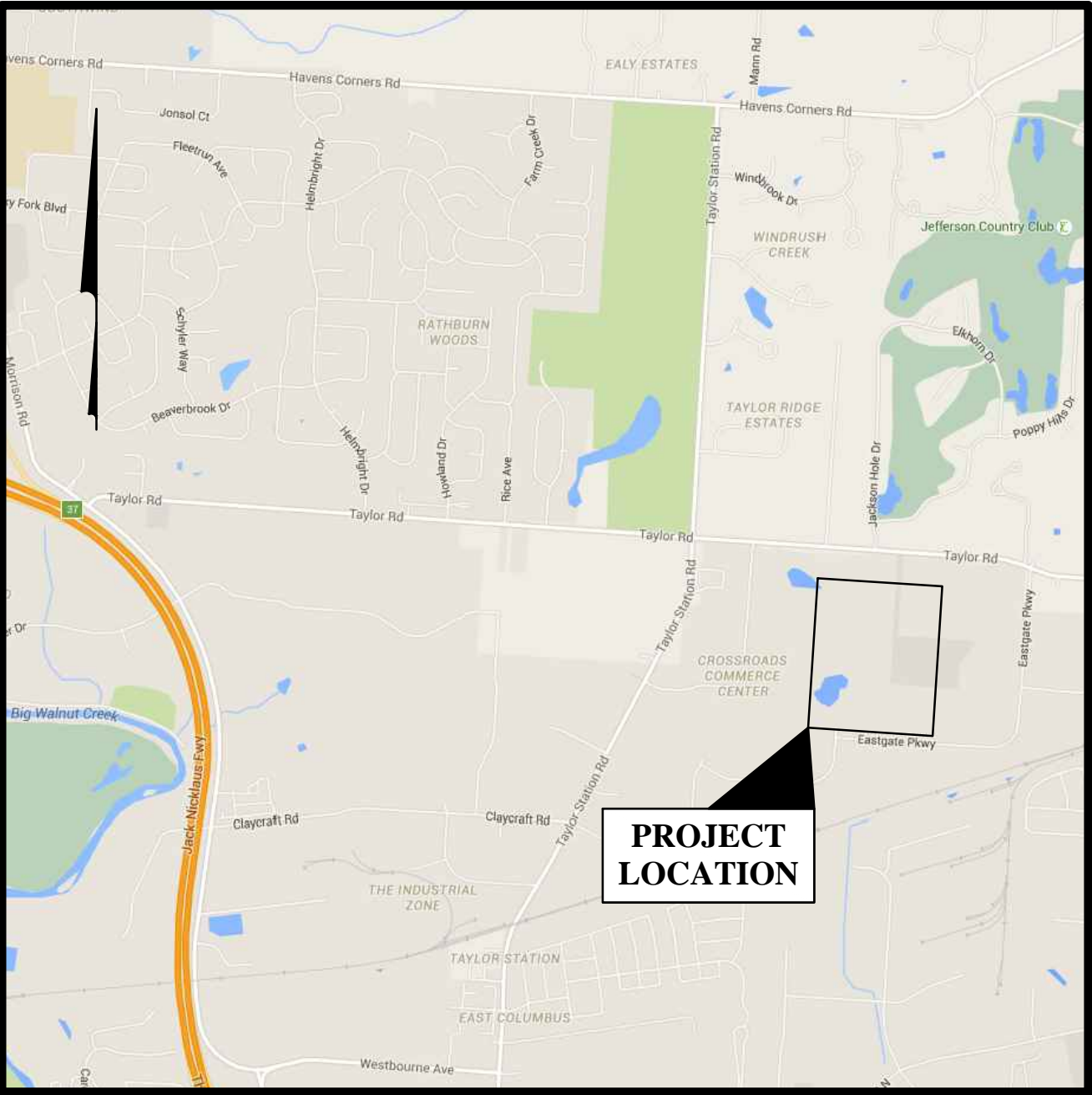
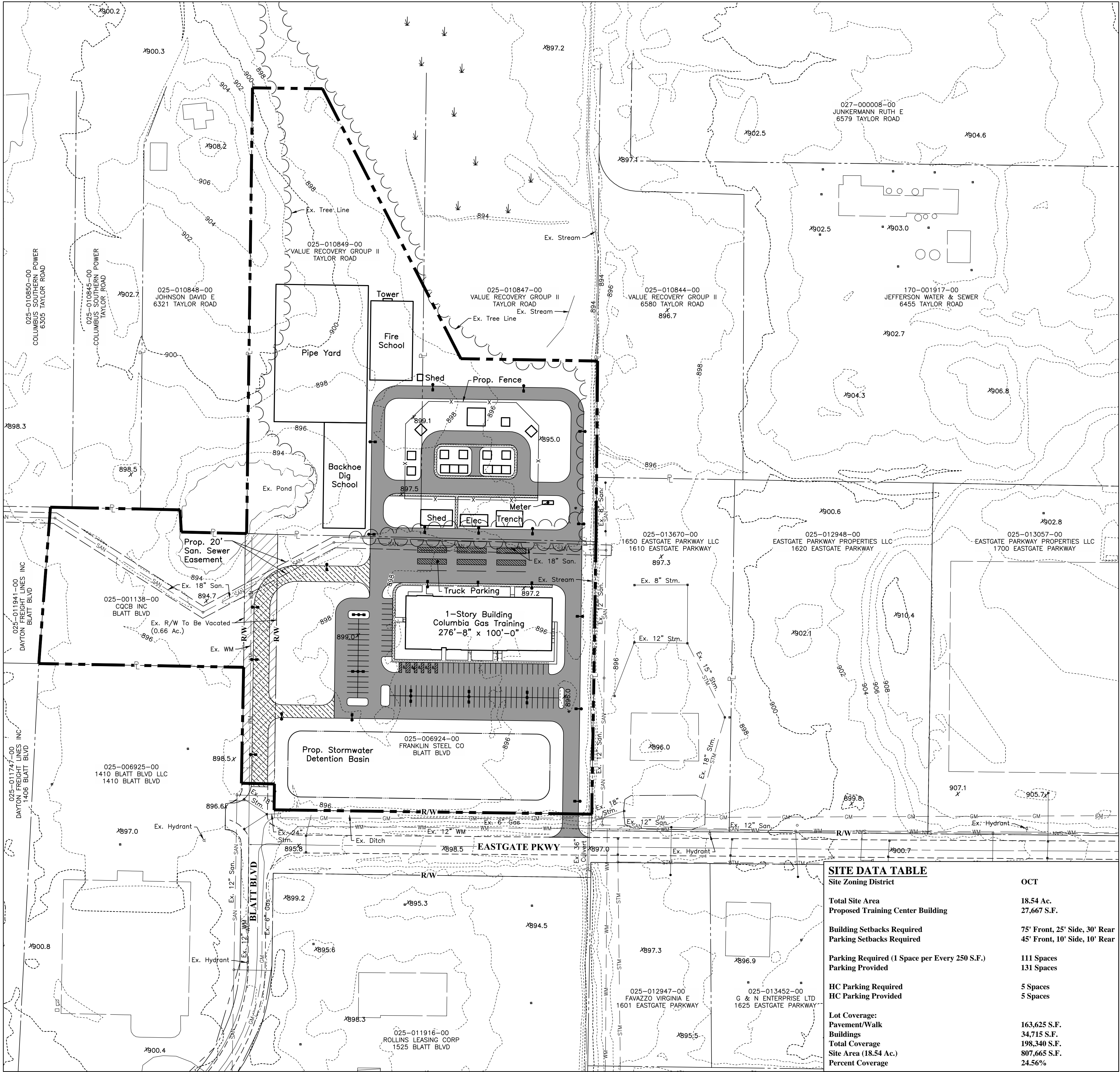
| Catalog Number | Description | UPC Code |
|----------------|--|--------------|
| LPWCVRPLT-BZ | LPW Universal wall cover mounting plate, Bronze textured paint | 786034960618 |

Description of catalog codes

| Family | Drive current | Voltage | Finish | Options |
|--|-------------------------|---|---|---|
| LPW32 = LytePro 32 LED Small Wall Sconce | 7 = 700mA drive current | 8 = 120-277V 1 = 120V DT = Dual Tap, 120V or 277V | BZ = Bronze textured paint DGY = Dark gray textured paint WH = White textured paint | PCB = Button photocontrol MR = Motion response |

1. Color availability and options vary by model; consult stock luminaires ordering guide above.

\\cmlhda01\Project01\20160148\Drawings\4Sheets\Exhibits\2016-03-30 Final Development Plan - Sheet 1.dwg, Last Saved By: cdavitt, 3/30/2016 2:22 PM Last Printed By: Davitt, Conor, 3/30/2016 2:22 PM (No Xrefs)



LOCATION MAP
Scale: N.T.S.

LEGEND

| | |
|---------|---------------------------------------|
| — SAN — | Existing Sanitary |
| — STM — | Existing Storm |
| — WM — | Existing Water Main |
| — GM — | Existing Gas Main |
| — — — | Proposed Property Line |
| ■ | Proposed Pavement |
| ▨ | Future Pavement |
| ▤ | Proposed Sidewalk |
| ▧ | Existing R/W To Be Vacated (0.66 Ac.) |

NOTES

All radii are 5' unless otherwise noted.

All curb to be 6" extruded unless otherwise noted.

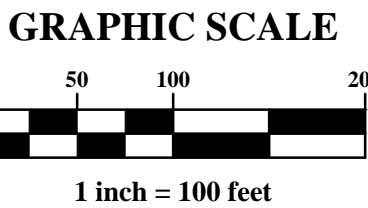
All Dimensions given are measured to the face of curb.

All radius dimensions given are measured along the face of curb.

*Elevations per record plan

DEVELOPER
The Pizzuti Companies
The Offices at the Joseph
629 N. High Street, Suite 500
Columbus, OH 43215
Contact: Stephen Touzinsky
Phone number: (614) 280-4010
Email: stouzinsky@pizzuti.com

ENGINEER/SURVEYOR
EMH&T
5500 New Albany Road
Columbus, OH 43054
Contact: Amy Nagy, PE
Phone number: (614) 775-4376
Email: anagy@emh.com



| SITE DATA TABLE | |
|---|-------------------------------|
| Site Zoning District | OCT |
| Total Site Area | 18.54 Ac. |
| Proposed Training Center Building | 27,667 S.F. |
| Building Setbacks Required | 75' Front, 25' Side, 30' Rear |
| Parking Setbacks Required | 45' Front, 10' Side, 10' Rear |
| Parking Required (1 Space per Every 250 S.F.) | 111 Spaces |
| Parking Provided | 131 Spaces |
| HC Parking Required | 5 Spaces |
| HC Parking Provided | 5 Spaces |
| Lot Coverage: | 163,625 S.F. |
| Pavement/Walk | 34,715 S.F. |
| Buildings | 198,340 S.F. |
| Total Coverage | 807,665 S.F. |
| Site Area (18.54 Ac.) | 24.56% |
| Percent Coverage | |

PROJECT DESCRIPTION
The Columbia Gas Training Facility development includes the construction of a 27,667 square feet one-story office building.

STORMWATER MANAGEMENT
The storm water for this project will be controlled by a proposed pond at the southern end of the site. Final calculations will be submitted for the pond during the final engineering approval process.

| REVISIONS | | |
|-----------|------|-------------|
| MARK | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

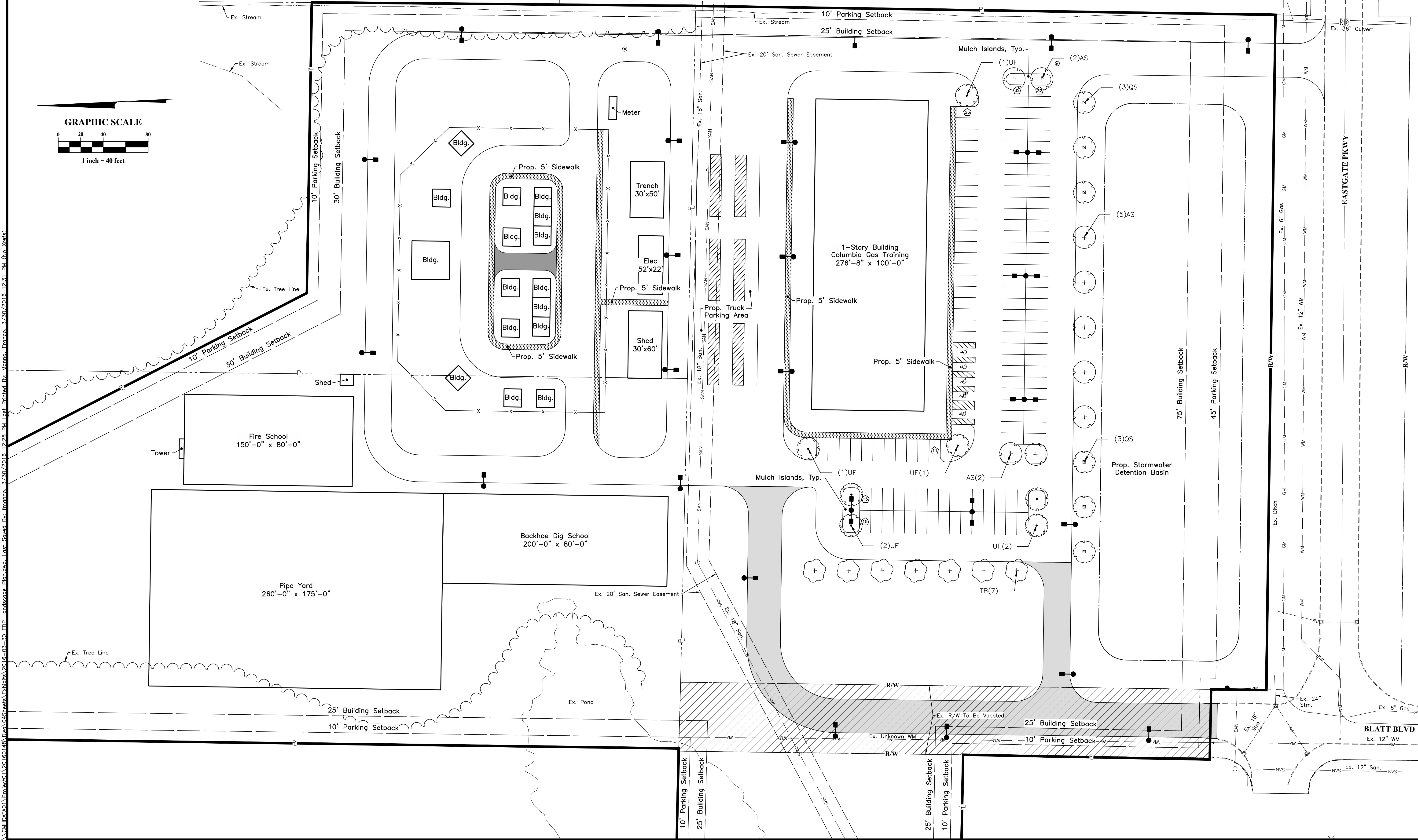
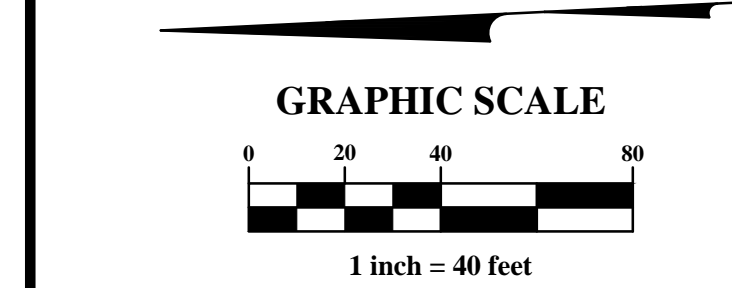
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
FOR
FINAL DEVELOPMENT PLAN
COLUMBIA GAS TRAINING FACILITY
BLATT PROPERTY

EMH&T
5500 New Albany Road, Columbus, OH 43054
Engineers • Surveyors • Planners • Scientists
Phone: 614.775.5500 Fax: 614.775.5501
emh.com

| | |
|---------|----------------|
| DATE | March 30, 2016 |
| SCALE | As Noted |
| JOB NO. | 2016-0148 |
| SHEET | 1/3 |

\\COMPUTER\DATA\1\2016\148\Drawings\Sheets\Exhibits\2016-03-30_FDP_Landscape_Plan.dwg, Last Saved By: Immo, 3/30/2016 12:28 PM, Printed By: Manno, Franco, 3/30/2016 12:31 PM (No Xrefs)

| LANDSCAPE CALCULATIONS | |
|--|--|
| ±56,500 s.f. Parking Lot Pavement | |
| ±56,500 x 5% =±2,825 s.f. Landscape Required | |
| ±2,910 s.f. Landscape Provided | |
| ±2,825 s.f. x 1% = 29 Trees Required | |
| 29 Trees Provided | |



| PLANT SCHEDULE | | | | | |
|----------------|-----|------------------------------|------------------|---------|-----------|
| TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
| AS | 9 | Acer freemanii 'Sienna Glen' | Freeman Maple | 3" Cal. | B&B |
| QS | 6 | Quercus shumardii | Shumard Oak | 3" Cal. | B&B |
| TB | 7 | Tilia americana 'Boulevard' | Boulevard Linden | 3" Cal. | B&B |
| UF | 7 | Ulmus x 'Frontier' | Frontier Elm | 3" Cal. | B&B |

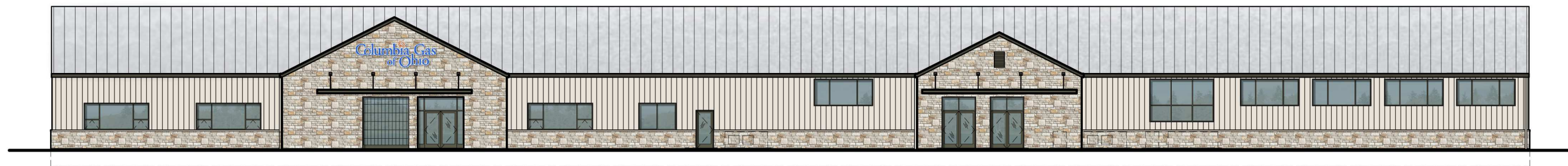
| REVISIONS | | |
|-----------|------|-------------|
| MARK | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN / LANDSCAPE PLAN
FOR
COLUMBIA GAS TRAINING FACILITY
BLATT PROPERTY

EMHT

5875 N. MacArthur, Columbus, OH 43230
Engineers • Surveyors • Planners • Scientists
5800 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.3456
emht.com

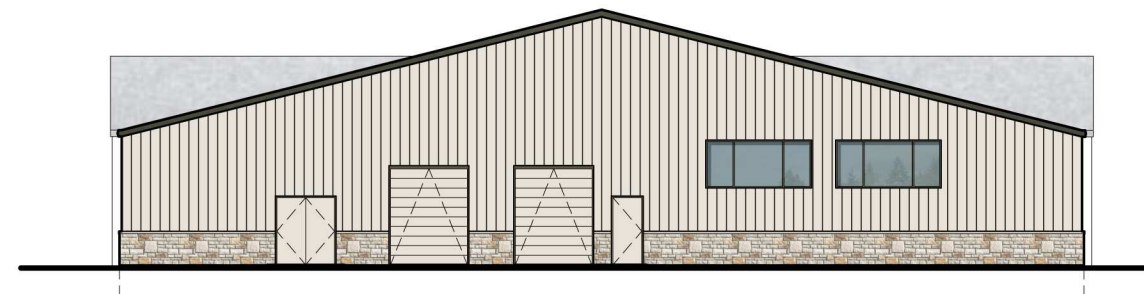
| | |
|---------|----------------|
| DATE | March 30, 2016 |
| SCALE | As Noted |
| JOB NO. | 2016-0148 |
| SHEET | 3/3 |



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

Sheet No. Title ELEVATIONS
Project # 16098
Date 03/15/16

These drawings are instruments of the Architect's service and are the property of LGA Partners, LP. They shall not be reproduced or used in any way, whatsoever, without the written permission of LGA Partners, LP. © 2015

COLUMBIA GAS TRAINING CENTER

EASTGATE PARKWAY
GAHANNA, OHIO

SCALE: 1" = 20'-0"

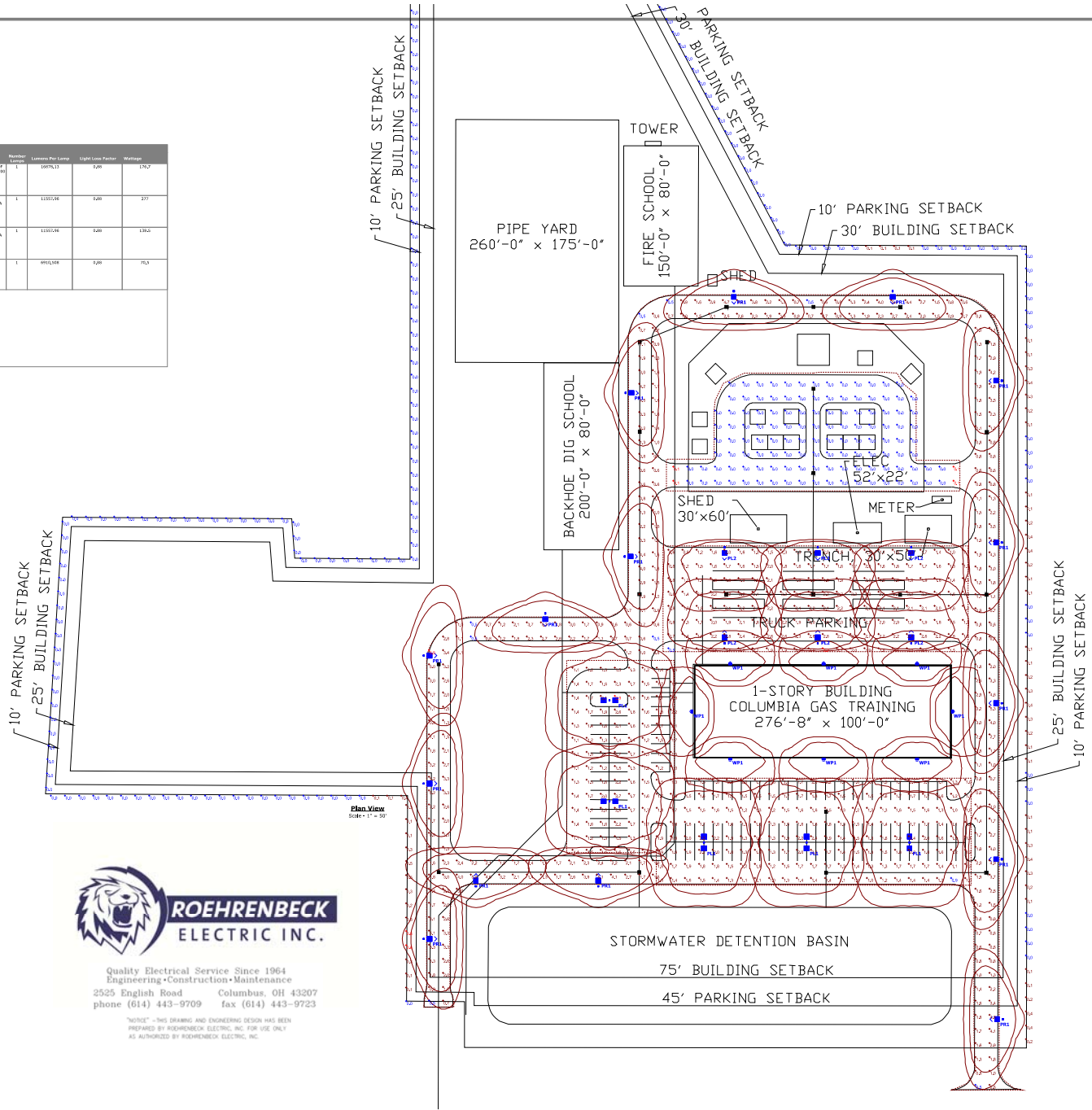
lga PARTNERS

1425 Forbes Ave. Suite 400 Pittsburgh, PA 15219
P 412.243.3430 F 412.224.4747

| Statistics | | | | | | | |
|------------------------------|--------|--------|--------|--------|---------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Avg/Max |
| Drive Lanes | + | 1.9 fc | 5.5 fc | 0.5 fc | 11.0:1 | 3.8:1 | 0.3:1 |
| Employee Parking | + | 1.6 fc | 2.9 fc | 0.9 fc | 3.2:1 | 1.8:1 | 0.6:1 |
| Light level at property line | | 0.0 fc | 0.6 fc | 0.0 fc | N/A | N/A | 0.0:1 |
| Training Village | + | 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A | 0.0:1 |
| Truck Parking | + | 1.9 fc | 3.2 fc | 0.5 fc | 6.4:1 | 3.8:1 | 0.6:1 |

| Fixture | Label | Quantity | Manufacturer | Model Number | Description | Footcandle | Lamp | Number | Lumens Per Lamp | Light Loss Factor | Wattage |
|---------|-------|----------|---------------|----------------|--|-----------------|--|--------|-----------------|-------------------|---------|
| PR1 | 15 | 1 | PHILIPS LUMID | 8000K/42-2400K | LED, 80 LED, 100 W, 8000K, TYPE 2, 4000K, CLEAR, 4000K | 1000000/4200000 | LED, 80 LED, 100 W, 8000K, TYPE 2, 4000K, CLEAR, 4000K | 1 | 1000000 | 0.80 | 170.7 |
| PL1 | 5 | 1 | PHILIPS LUMID | 8000K/42-2400K | LED, 80 LED, 100 W, 8000K, TYPE 2, 4000K, CLEAR, 4000K | 1000000/4200000 | LED, 80 LED, 100 W, 8000K, TYPE 2, 4000K, CLEAR, 4000K | 1 | 1000000 | 0.80 | 170.7 |
| PL2 | 6 | 1 | PHILIPS LUMID | 8000K/42-2400K | LED, 80 LED, 100 W, 8000K, TYPE 2, 4000K, CLEAR, 4000K | 1000000/4200000 | LED, 80 LED, 100 W, 8000K, TYPE 2, 4000K, CLEAR, 4000K | 1 | 1000000 | 0.80 | 170.7 |
| WP1 | 8 | 1 | PHILIPS LUMID | 8000K/42-2400K | LED, 80 LED, 100 W, 8000K, TYPE 2, 4000K, CLEAR, 4000K | 1000000/4200000 | LED, 80 LED, 100 W, 8000K, TYPE 2, 4000K, CLEAR, 4000K | 1 | 1000000 | 0.80 | 170.7 |

- Note**
1. ALL FIXTURES TO BE FURNISHED WITH A STANDARD DARK BRONZE FINISH
 2. LED LIGHT SOURCE TO BE NEUTRAL 4000K
 3. LIGHT POLE FIXTURE TYPES PL1, PL2, PL3, PR1 TO BE MOUNTED ON A 25 FT SQUARE STEEL POLE WITH DARK BRONZE FINISH ON A ROUND 24" DIAMETER, 30" AFG, OVERALL FIXTURE MOUNTING HEIGHTS TO BE 27'-0" AFG
 4. BUILDING MOUNTED WP1 FIXTURES ASSUMED TO BE INSTALLED AT 20 FT AFG
 5. A STANDARD LIGHT LOSS FACTOR OF 0.88 HAS BEEN APPLIED TO ACCOUNT FOR LIGHT SOURCE DEPRECIATION.





**ROEHDREBECK
ELECTRIC INC.**

Quality Electrical Service Since 1964
Engineering • Construction • Maintenance

2525 English Road Columbus, OH 43207
phone (614) 443-9709 fax (614) 443-9723

"NOTES" - THIS DRAWING AND ENGINEERING DESIGN HAS BEEN
PREPARED BY ROEHDREBECK ELECTRIC INC. FOR USE ONLY
AS AUTHORIZED BY ROEHDREBECK ELECTRIC INC.



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Pizzuti Training Facility

Project Address: 1385 Blatt Blvd

Planning & Development Department

The project site is located on the north side of Eastgate Parkway and adjacent to right-of-way for Blatt Blvd. The project site is over 18 acres in size and is wholly located within the Office, Commerce, and Technology (OCT) zoning classification.

The northern portion of the property is located on property commonly referred to as the “Junkermann Tract”. This property is a separate parcel and will require a subdivision without plat application in order to be developed as proposed. The property just to the north of the project site is a wetland that will be subdivided and donated to the City as part of this project.

The site is located within two target sites as identified in the 2015 Economic Development Strategy. The project site comprises all of site 5O and a portion of 5F. Neither target site included a conceptual plan or identified a specific use type. Market research conducted as part of the Strategy indicates that PDA #5 has significant growth capabilities within the industrial and flex space use categories. The proposed expansion and use is consistent with this overarching industry type recommendation.

Although the site isn’t located within a subarea plan, it is located within the Industrial Future Land Use and zoned Office, Commerce, and Technology (OCT). An objective of the Industrial land use is to ensure industrial sites are developed in a safe manner that is architecturally compatible with surrounding development. The training facility has been reviewed by appropriate City departments in addition to Mifflin Township Fire. There are no concerns regarding the appropriateness of the use or safety concerns.

It is anticipated that the training facility will employ approximately 12-15 individuals. In addition to the onsite employees, the facility will bring in hundreds of Columbia Gas employees annually for training. This represents a significant impact to the City’s economy as these visitors will be staying, eating, and shopping in our City.

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.



CITY OF GAHANNA

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.

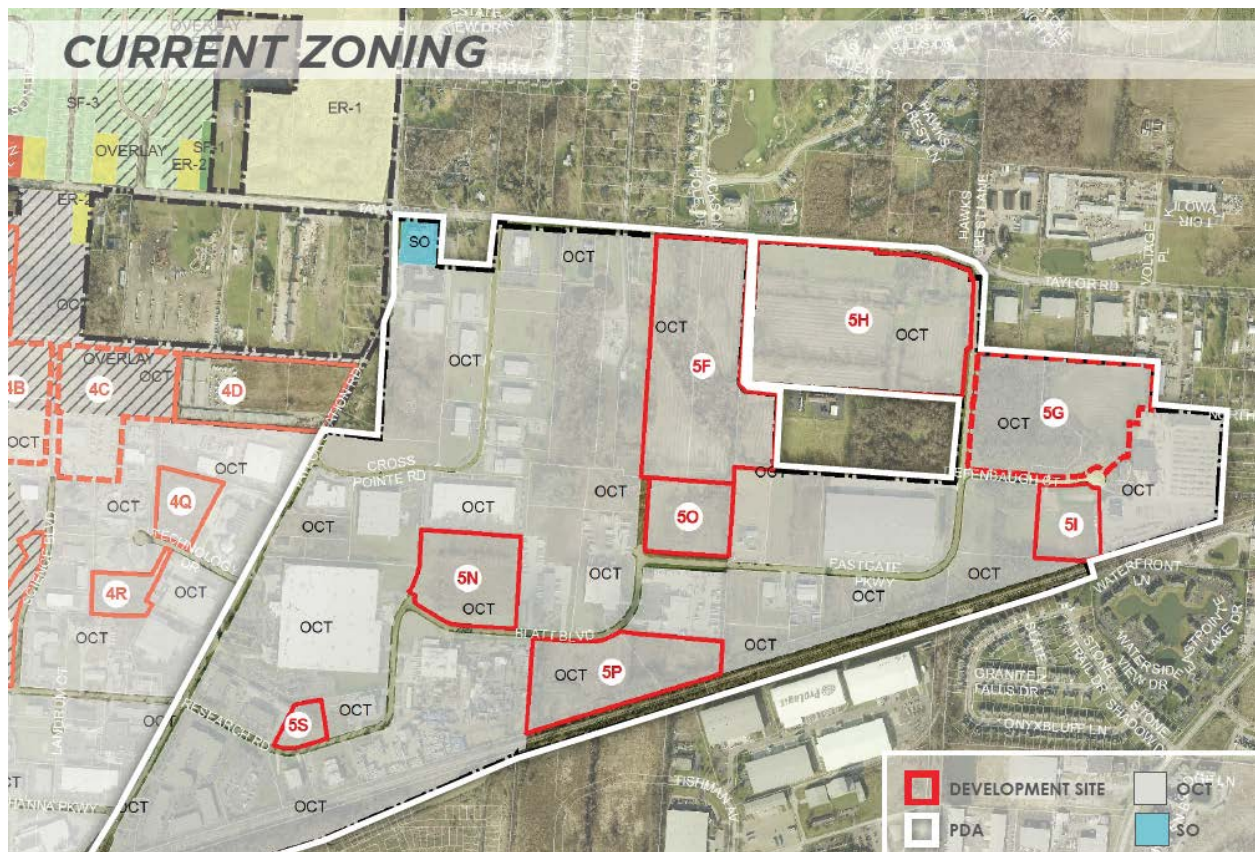
It is Development staff's opinion that the request meets the four conditions for approval.

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

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

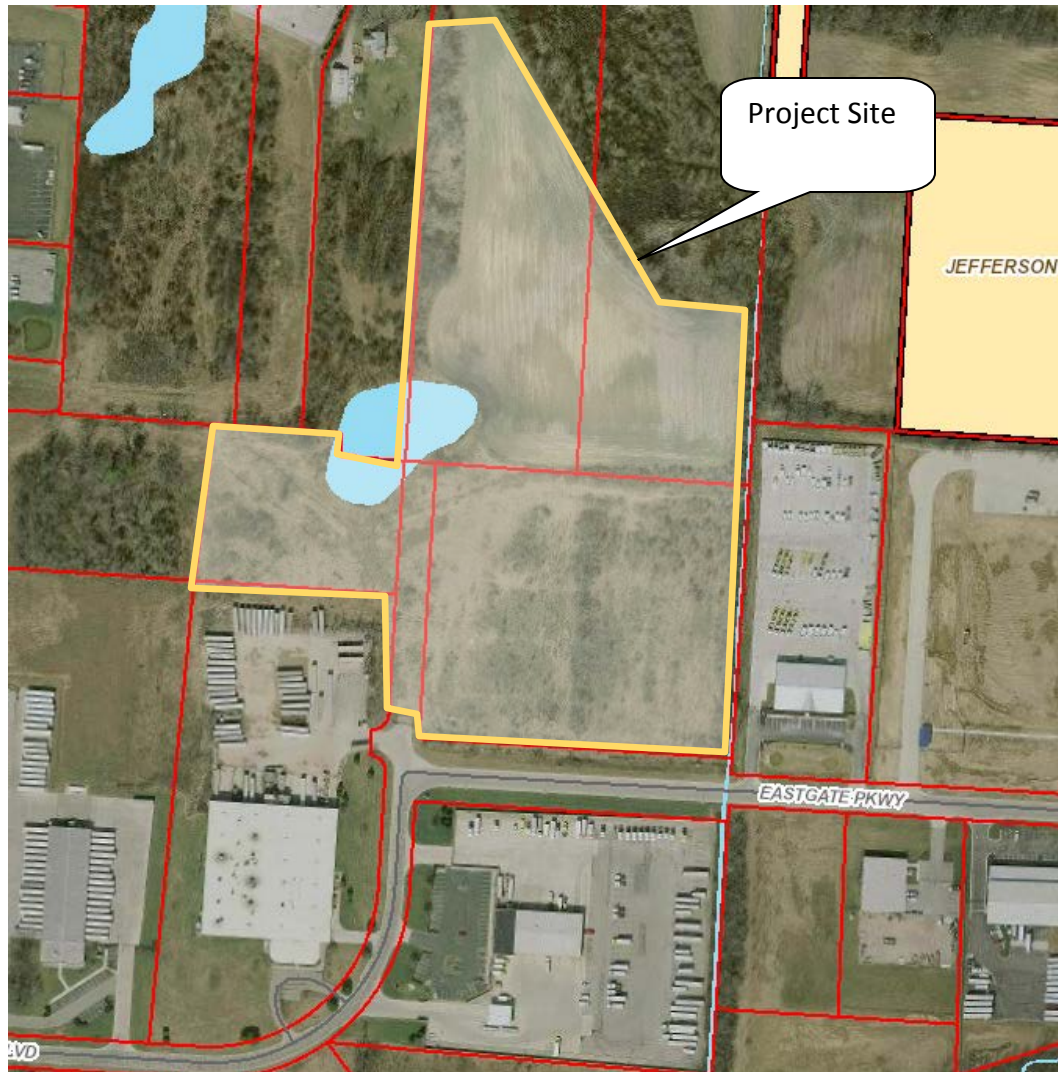
ED Strategy (Sites 5F and 5O)





CITY OF GAHANNA

Aerial





CITY OF GAHANNA

Street View



Columbia Gas facility
adjacent to site



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



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Pizzuti Training Center FDP and DR

Project Address: 1385 Blatt Blvd, 1600 Eastgate Parkway

The Pizzuti Company proposes to build a training facility to provide instruction to those workers in the field of natural gas service. This is a state of the art campus which will be able to utilize a classroom experience as well as specific hands-on training areas. The campus will be comprised of a main building (27,667 sq ft), a mini-village, a fire school, a pipe yard, and a backhoe digging school.

This facility will be able to accommodate the neighboring fire departments' training needs as well, and is encouraged by the developer.

All applicable building and parking setbacks have been met. Right-of-Way will be purchased from the City to accommodate an access on the west side of the property from Blatt Blvd., and a second access to and from Eastgate Parkway will be provided on the east side of the property.

Exterior building materials are a mix of metal and synthetic stone, and will be compatible and comparable with the Columbia Gas building to the east. A photometrics plan and cut sheet for the lighting is included in the application. A total of 29 trees will be installed per code requirements.

Storm water detention is accounted for by a pond at the front of the complex.

A subdivision without plat application is forthcoming and will be administratively approved to allow a piece of VRG's property (see site plan) to the north to be combined with the Pizzuti property to create the whole campus.

Respectfully Submitted By:

BONNIE GARD

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



"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: Pizzuti Training Facility

Project Address: 1385 Blatt Blvd

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

- Information provided by the developer shows that the development may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, thus a minor Traffic Impact Study will be required.
- Two access drives are shown for the project. It is suggested by our office that the easternmost access drive be coordinated with the adjacent property owner (Columbia Gas) for a potential shared access in an effort to reduce curb cuts on Eastgate.
- The western access may be built to private standards if the existing right-of-way is purchased by the developer or vacated. All existing utilities shall be provided easement if the right-of-way is sold or vacated. If the right-of-way remains, the roadway shall be extended per public standards.

Sanitary Sewer

- There is an existing 18 inch sanitary sewer located onsite that can be accessed to provide sanitary sewer service for the development. A sanitary sewer easement will be required to be dedicated to the City as part of the engineering plan review and approval process.

Water Service

- There is an existing 12 inch water line located in an easement running along the north side of Eastgate Parkway. This line can be tapped to provide service to the development for both domestic and fire suppression.
- Jefferson Water and Sewer District should be contacted about the development since this site falls within their well protection zone.

Stormwater Management

- It appears storm water detention and water quality requirements will be addressed with



"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

on-site per the provided site plan. 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 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

Memorandum

Date: April 20, 2016

To: Bonnie Gard, City of Gahanna Zoning Administrator

From: Frederick Kauser, Fire Chief

RE: Final Development Plan
1385 Blatt Blvd., Gahanna/Mifflin Township

Copy: Steve Welsh, Fire Marshal



The Fire Division has reviewed the site plan for the proposed Columbia Gas Training Center and has no substantive comments.

Additionally, and due to the unique firefighter training and development opportunities afforded to the Fire Division, I support and endorse the City's acceptance and operation of the facility. I am more than willing to provide a testimony to the Board if requested.

On April 13th I met with development, zoning and building officials of the City, representatives of Columbia Gas, and the parent corporation NiSource as well as representatives of the Developer, Pizzuti, and their General Counsel from the law firm of Smith and Hale. I was presented with detailed site plans and the proposed utilization for the site and training facility. I asked numerous questions about the training and risk management processes, hours of operation, assessment of the potential impact to adjacent occupancies, residents and the environment, and integrated safety systems.

Our agency conducted an internal review the following day, April 14, 2016. We considered access to the site for responding fire apparatus and EMS vehicles, the location of municipal fire hydrants, required water flow necessary to provide fire protection, likelihood of an uncontrolled natural gas leak or fire, potential for rescue or the management of an injured worker, and risks to adjacent commercial and industrial occupancies, residents and the environment.

Our agency determined that the risks associated with the operation of the proposed training facility are likely to be less than those compared to other commercial and

industrial facilities located in proximity to this site. We also believe that an incident on this site, if it were to occur, would be limited and contained to this parcel. We are also confident that the operation of this training facility will not impact our present capacity to deliver safety services to the entire community and that our operational capabilities exceed those required to protect a facility and operation of this type.

If you have additional questions or if revisions are proposed to the plans that may impact the delivery of emergency services to this site or that may impact public safety please contact me at 614-471-0542.



CITY OF GAHANNA
STAFF COMMENTS

Project Name: Pizzuti Training Facility

Project Address: 1385 Blatt Blvd

No Comment.

Respectfully Submitted By:

Troy Euton, Director P&R



"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: Pizzuti Training Facility

Project Address: 1385 Blatt Blvd

No comments at this point in the review process.

Respectfully Submitted By:

*Kenneth W. Feltz 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: Pizzuti Training Facility

Project Address: 1385 Blatt Blvd

Conditions for the presence of wetlands occurs on the site. Setbacks for wetlands is based on the quality of the wetlands and construction or disturbance of those wetlands needs to be permitted. A determination of wetlands on site should be evaluated before construction unless a prior valid determination has been made. The location of the backhoe dig school and extension of the sanitary line are two areas likely to contain wetlands. The backhoe dig school is located in hydric soils. Excavation in those soils will be saturated to the surface Dec-May and likely have a high water table throughout the year.

Clearing of the site had already begun 4/14/16. The potential for wetlands on site and sediment and erosion controls needs to be determined prior to this.

Respectfully Submitted By:

Dave Reutter, CESSWI #0419
Franklin Soil and Water Conservation District





CITY OF GAHANNA
STAFF COMMENTS

Project Name: Pizzuti Training Facility

Project Address: 1385 Blatt Blvd

The Gahanna Division of Police has no objections.

Respectfully Submitted By:

Terrie Snider on behalf of Chief Dennis Murphy



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614.349.4000 PHONE 614.349.4100 FAX WWW.GAHANNA.GOV