

Application for Final Development Plan

City of Gahanna, Ohio ■ Planning Commission

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

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

*Name of Final Development Plan Bell Equipment
*Address of Final Development Plan Taylor Road
*Parcel ID# 025-013633-00 *Total Acreage 2.96 *Current Zoning L-M-1
*Project Description New facility to house truck repair and sales as well as a small retail area for truck parts
*Applicant Name Drew Gatliff (M+A Architects) *Phone 614 764-0407
*Applicant Address 775 Yard Street, Suite 325 *City/State/Zip Columbus, Ohio 43212
*Applicant's Relationship to Project Architect *Email drewg@ma-architects.com
*Agent Name Drew Gatliff *Email drewg@ma-architects.com *Phone 614 764-0407

***ADDITIONAL REQUIRED CONTACT INFORMATION:** If different than applicant.

*Property Owner Name Value Recovery Group II, LLC *Phone 975-5629c 324-5959 X2090 off.
*Property Owner Address 919 Old Henderson Road *City/State/Zip Columbus, Ohio 43220
*Contact Name David Poe *Email dpoe@valueremedy.com
*Developer Name Roslovic Building Company *Phone 614 328-0660
*Developer Address 600 Morrison Road *City/State/Zip Gahanna, Ohio 43230
*Contact Name John Roslovic *Email JERoslovic@roslovic.com

***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. A Pre-Application Conference shall be scheduled with the Planning and Development Department.
2. Plans that comply with the Final Development Plan requirements stated in Chapter 1108. Refer to the City of Gahanna Code Ordinance (found at www.municode.com).
3. Plans that comply with the 2011 State of Ohio Fire Code Fire Service Requirements.
4. Two (2) 11x17 copies of plans and associated documents.
5. One (1) copy of plans: 24x36 size (**folded** - not rolled - to 8 1/2 X 11 size prior to submission) IF necessary for legibility.
6. One (1) digital copy of ALL submitted documents. Plans to be in 11x17 format.
7. A list of contiguous property owners and their mailing addresses.
8. (2) copies of pre-printed mailing labels for all contiguous property owners.
9. Completed Final Development Plan Checklist from page 2 of this application.
10. Notarized Agreement to Construct as Approved document from page 3 of this application.
11. Application Fee of \$500.

*Applicant's Signature [Signature] *Date 7/15/16

For Internal Use:

APPROVAL

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

Planning & Zoning Administrator's Signature _____ Date _____

PC File No. FDP-12-2016
Sungard No. 16080519
Reference file No. DR-19-2016
Hearing Date: _____

RECEIVED PAID
JUL 15 2016
JUL 15 2016
ACCEPTED
AUG 23 2016
BY: SW (Received) BY: ck 37171 (Paid) BY: SW (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.

1. ☒

2. ☒

3. ☒

4. ☒

5. ☒

6. ☒

7. ☒

8. ☒

9. ☒

10. ☒

11. ☒

12. ☒

13. ☒

14. ☒

1. ☒

2. ☒

3. ☒

4. ☒

5. ☒

6. ☒

7. ☒

8. ☒

9. ☒

10. ☒

11. ☒

12. ☒

13. ☒

14. ☒

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.)

1. ☒

2. ☒

3. ☒

4. ☒

1. ☒

2. ☒

3. ☒

4. ☒

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.

1. ☒

1. ☒



CITY OF GAHANNA

Agreement to Construct as Approved

Your signature below affirms that, as the contractor/applicant DREW GATLIFF
(Please print - Contractor/Applicant Name)

_____ for, BELL EQUIPMENT
(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 July 15, 2016

Gina K. Sheppard
(Signature of Notary)

July 15, 2016
(Date)



Gina K. Sheppard
Notary Public, State of Ohio
My Commission Expires 07-08-2020

Stamp/Seal

HINES, JOHN F TR
1061 CYPRESS LN
COLUMBUS, OH 43230

WILLIAM L JAMES
MICHELE B HOBBS
1065 CYPRESS LN
COLUMBUS, OH 43230

PAMELA NORRIS
MAXINE COMYAS
1067 CYPRESS LN
COLUMBUS, OH 43230

HUNTINGTON EASY EQUITY
7575 HUNTINGTON PARK DR
COLUMBUS, OH 43235-5618

DAVID W BARNITZ
1073 CYPRESS LN
COLUMBUS, OH 43230

FIFTH THIRD BANK
DFW4-2
1500 SOLONA BLVD BLDG 1
ROANOKE, TX 76262-1720

ARTHUR RESENDES
BLANCHE RESENDES
1045 PINWOOD LN
COLUMBUS, OH 43230

THE STATE BANK AND TRUST
PO BOX 467
DEFIANCE, OH 43512-0467

LOANCARE SERVICING CENTER
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

WELLS FARGO REAL ESTATE
MAC X2302-04D
1 HOME CAMPUS
DES MOINES, IA 50328-0001

CHASE HOME FINANCE, LLC
1500 SOLONA BLVD BLDG 1
ROANOKE, TX 76262-1720

CCO MORTGAGE
6053 S FASHION SQUARE DR
SUITE 99
SALT LAKE CITY, UT 84107-5439

MICHELE BOCKWICH
3333 RICHMOND RD
SUITE 350
BEACHWOOD, OH 44122-4196

DAVID L DECONNICK
1061 TAYLOR RD
COLUMBUS, OH 43230

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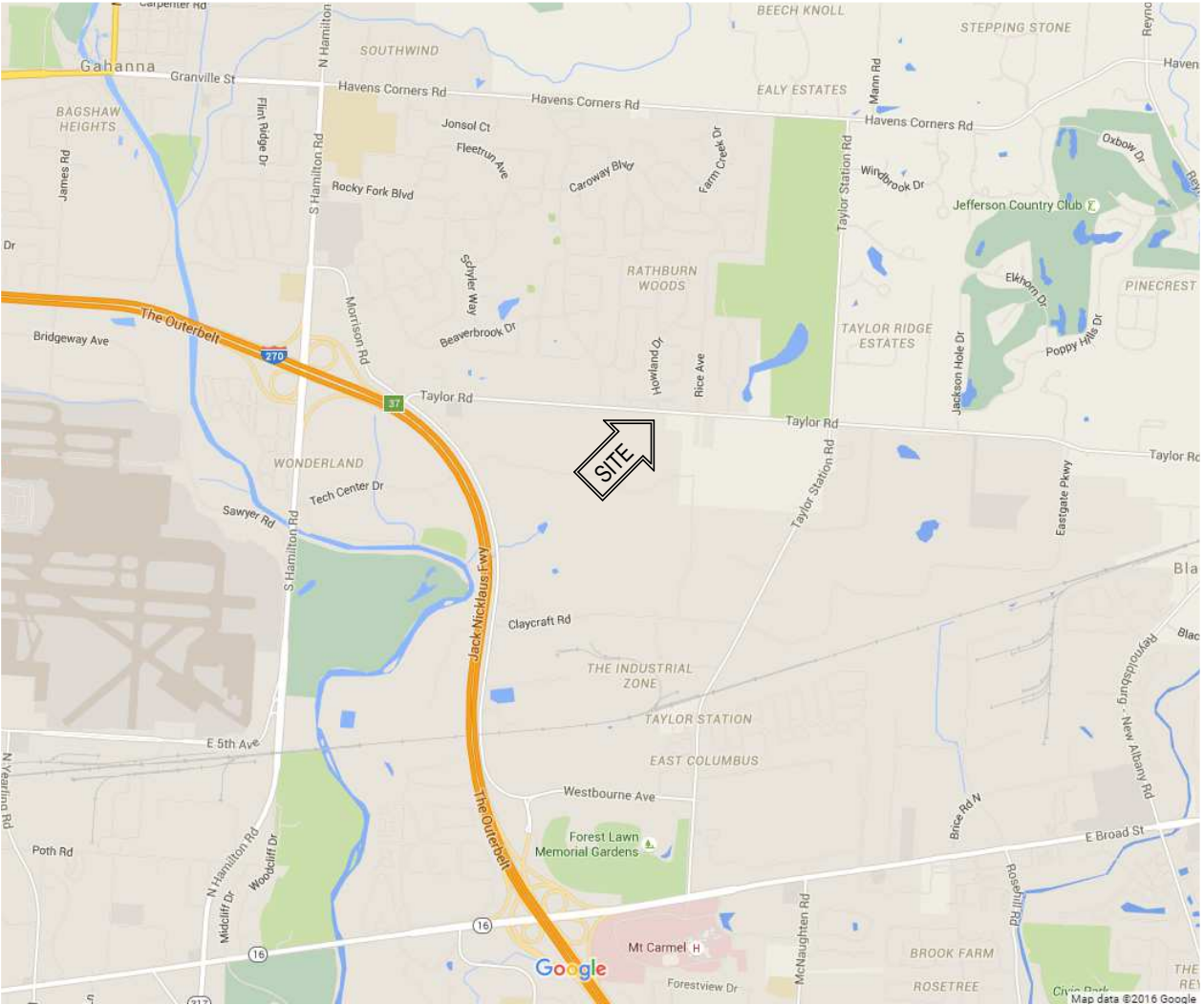






Bell Equipment

08/10/16



VICINITY MAP

- z-0 cover sheet
- z-1 preliminary site plan
- z-2 preliminary floor plan
- z-3 preliminary elevations
- z-4 preliminary elevations
- z-5 landscape plan

- C-101 PRELIMINARY SITE LAYOUT PLAN
- C-102 PRELIMINARY SITE UTILITY PLAN
- C-103 PRELIMINARY SITE GRADING PLAN

OWNER:
VALUE RECOVERY GROUP
919 OLD HENDERSON RD
GAHANNA, OHIO 43230

USER:
BELL EQUIPMENT
850 SCIENCE BLVD
GAHANNA, OHIO 43230

ARCHITECT (AGENT):
M+A ARCHITECTS
775 YARD STREET, SUITE 325
COLUMBUS, OHIO 43212

PARKING REQUIREMENTS

OFFICE AREA (3,125SF) = 9 PARKING SPACES
REPAIR SHOP (9,520SF) = 15 PARKING SPACES
TOTAL PARKING SPACES REQD = 24 PARKING SPACES

TOTAL PARKING SPACES PROVIDED = 29 PARKING SPACES

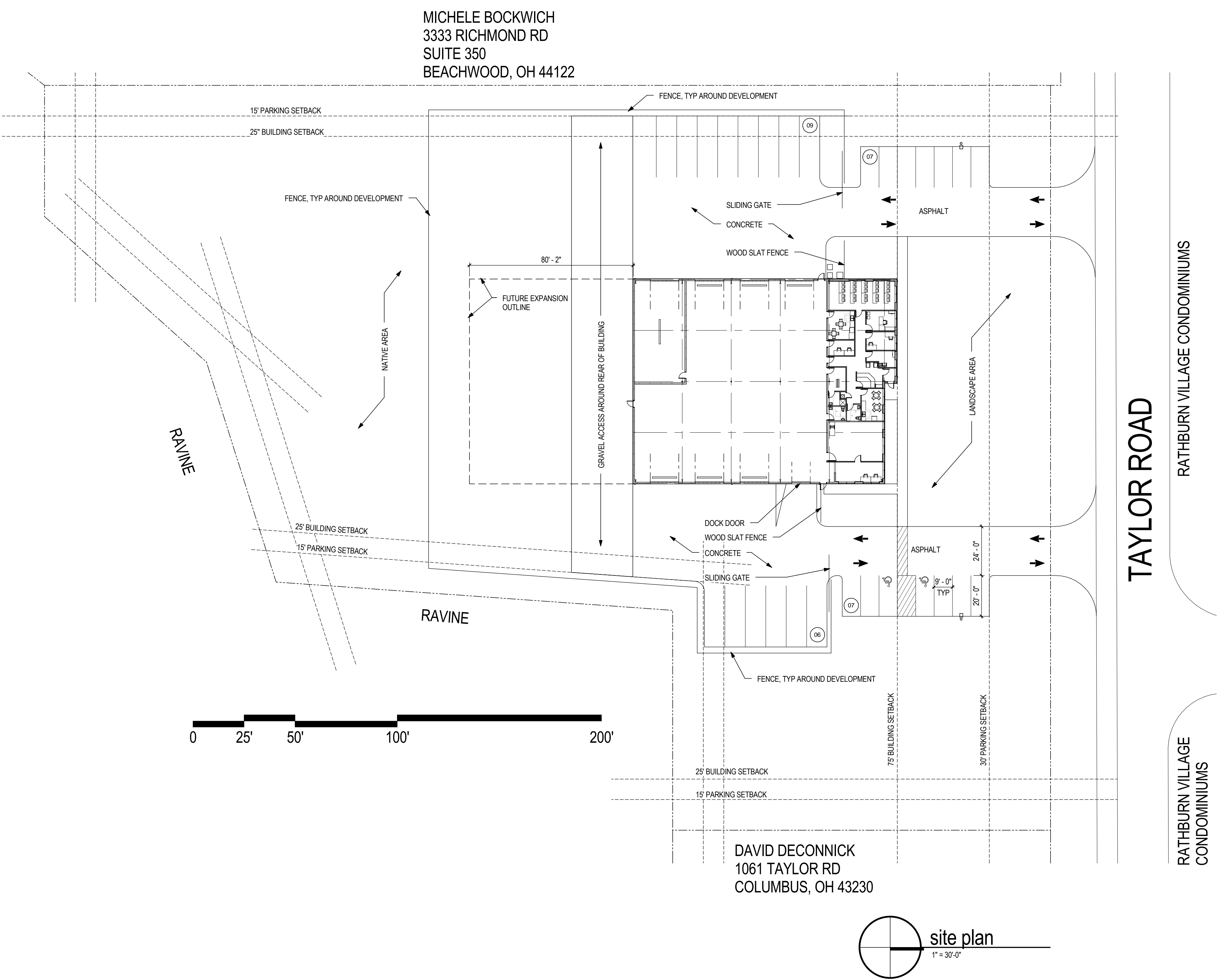
VALUE RECOVERY GROUP
919 OLD HENDERSON RD
GAHANNA, OHIO 43230

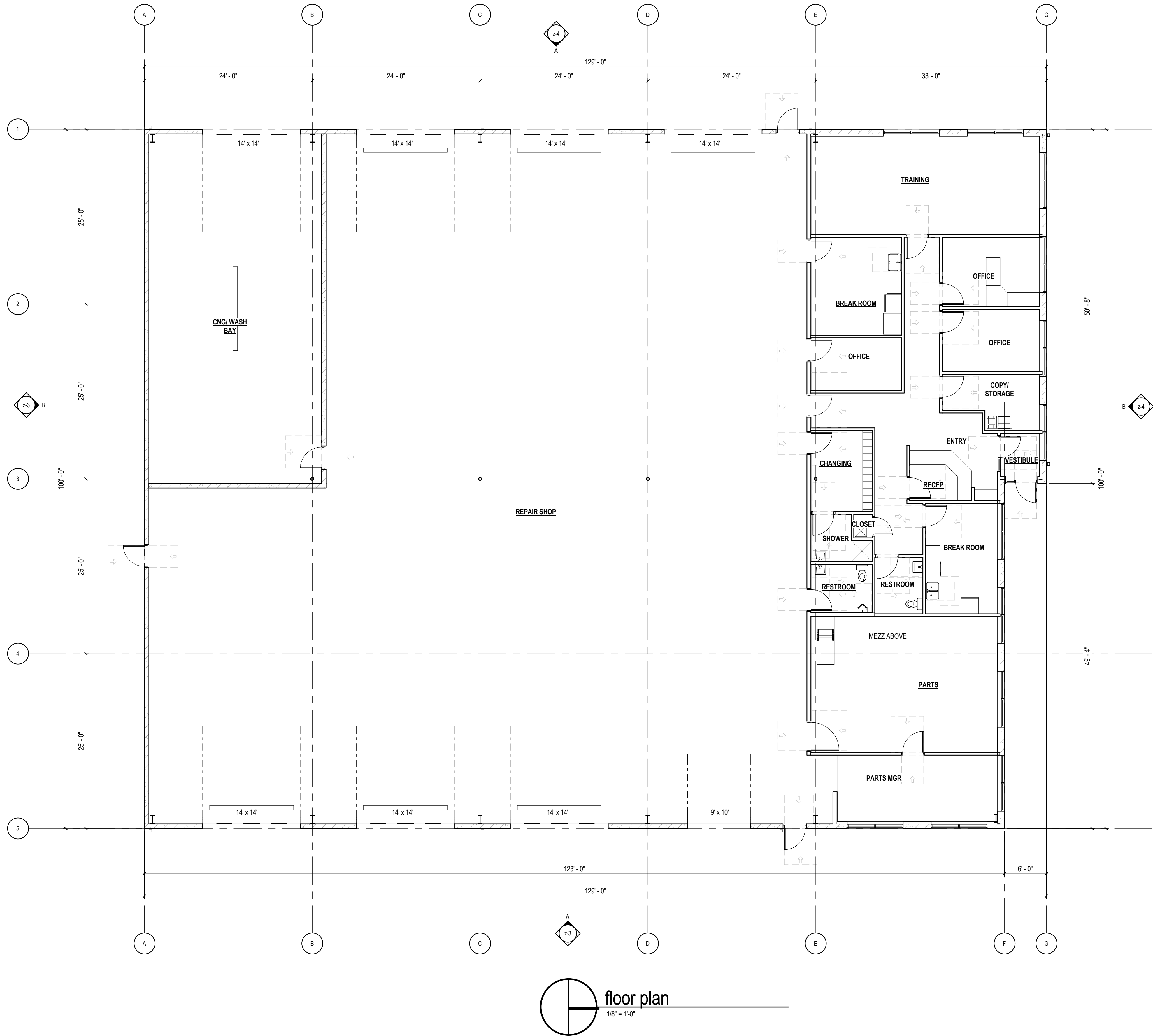
SITE SIZE: 128,810 SQUARE FEET
2.957 ACRES

ZONING: L-M1 (LIMITED OVERLAY, MANUFACURING)

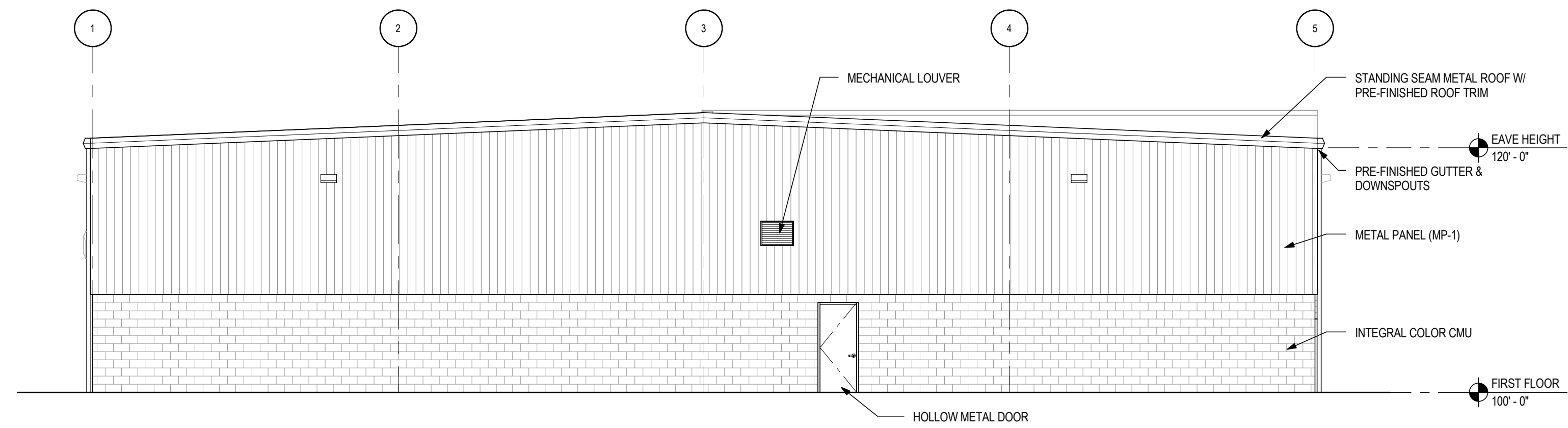
BUILDING HEIGHT:
ADDITION: 23'-0"

LOT COVERAGE					
	BUILDING	IMPERVIOUS PAVEMENT	GRAVEL	PERVIOUS AREA	TOTAL
SQUARE FEET	12,690	21,920	6,740	89,040	130,390
PERCENTAGE	10%	17%	5%	68%	100%

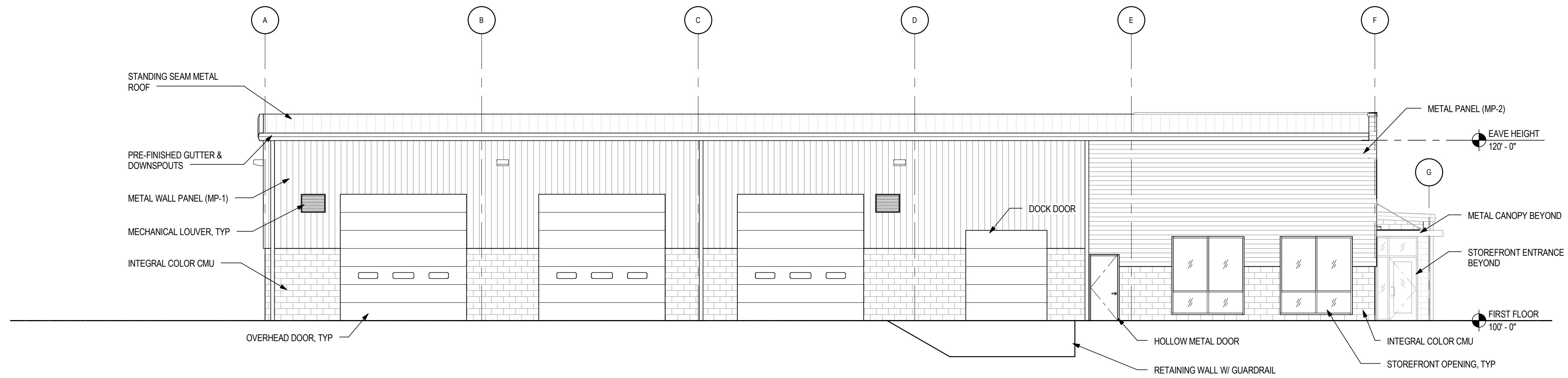




OCCUPANCY: B1, S2
USE GROUP: OFFICE, MOTOR VEHICLE REPAIR GARAGE
MIXED USE: (Y) SEPARATED: (N) NON-SEPARATED: (Y)
SEPARATED OCCUPANCIES: N/A
CONSTRUCTION TYPE: 2-B
AREA: OFFICE: 3,125 SF
WAREHOUSE: 9,120 SF
TOTAL: 12,845 SF
ALLOWABLE AREA (PER FLOOR):
 $A_a = A_t \cdot [(A_t \times F)/100] + [(A_t \times I_s)/100] =$
WHERE:
 A_a = ALLOWABLE AREA PER FLOOR
 A_t = TABULAR AREA PER FLOOR PER TABLE 503 = 17,500 SF
 F = AREA INCREASE DUE TO FRONTAGE PER SECT 506.2 = 70
 I_s = AREA INCREASE DUE TO SPRINKLER PER SECT 506.3 = N/A
 $I_f = 100[(F/P) \cdot 0.25](W/30) =$
 F = OPEN PERIMETER = 458'
 P = PERIMETER OF ENTIRE BUILDING = 458'
 W = MINIMUM WIDTH OF PUBLIC WAY OR OPEN SPACE = 30'
(MAX $W/30 = 1$)(MIN=20)
ACTUAL MAX AREA PER FLOOR ALLOWED = 30,625 SF
BUILDING HEIGHT: 23'-0"

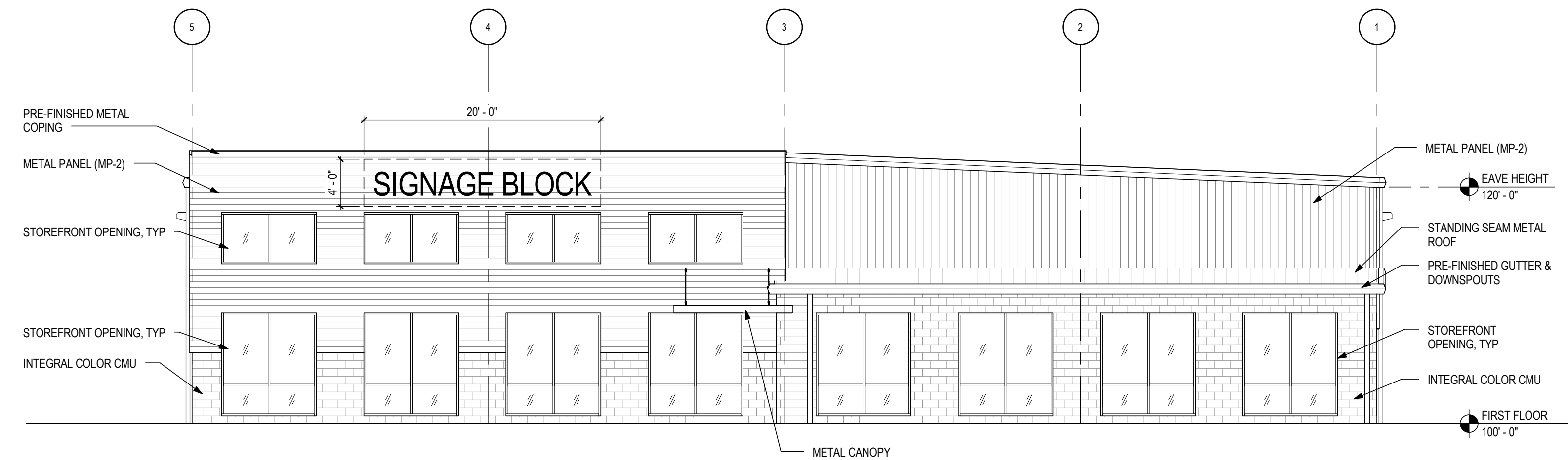


B
z-3
1/8" = 1'-0"
south elevation

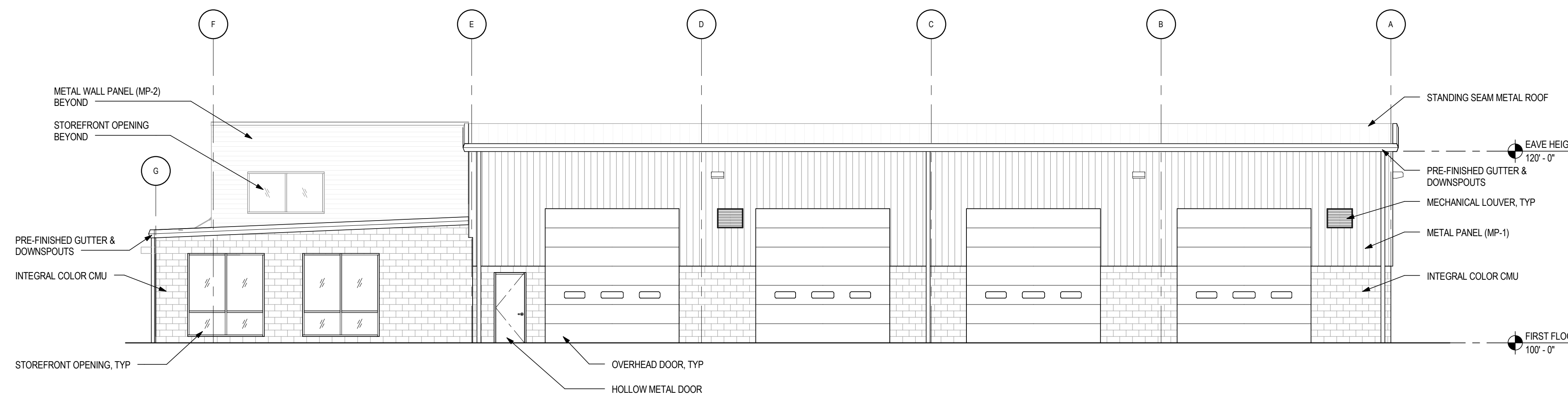


A
z-3
1/8" = 1'-0"
east elevation

EXTERIOR FINISH LEGEND	
MP-1	AVP METAL PANEL - BONE WHITE
MP-2	7.2 METAL PANEL - CHARCOAL GRAY
CMU	SMOOTH FACE CMU - CHARCOAL

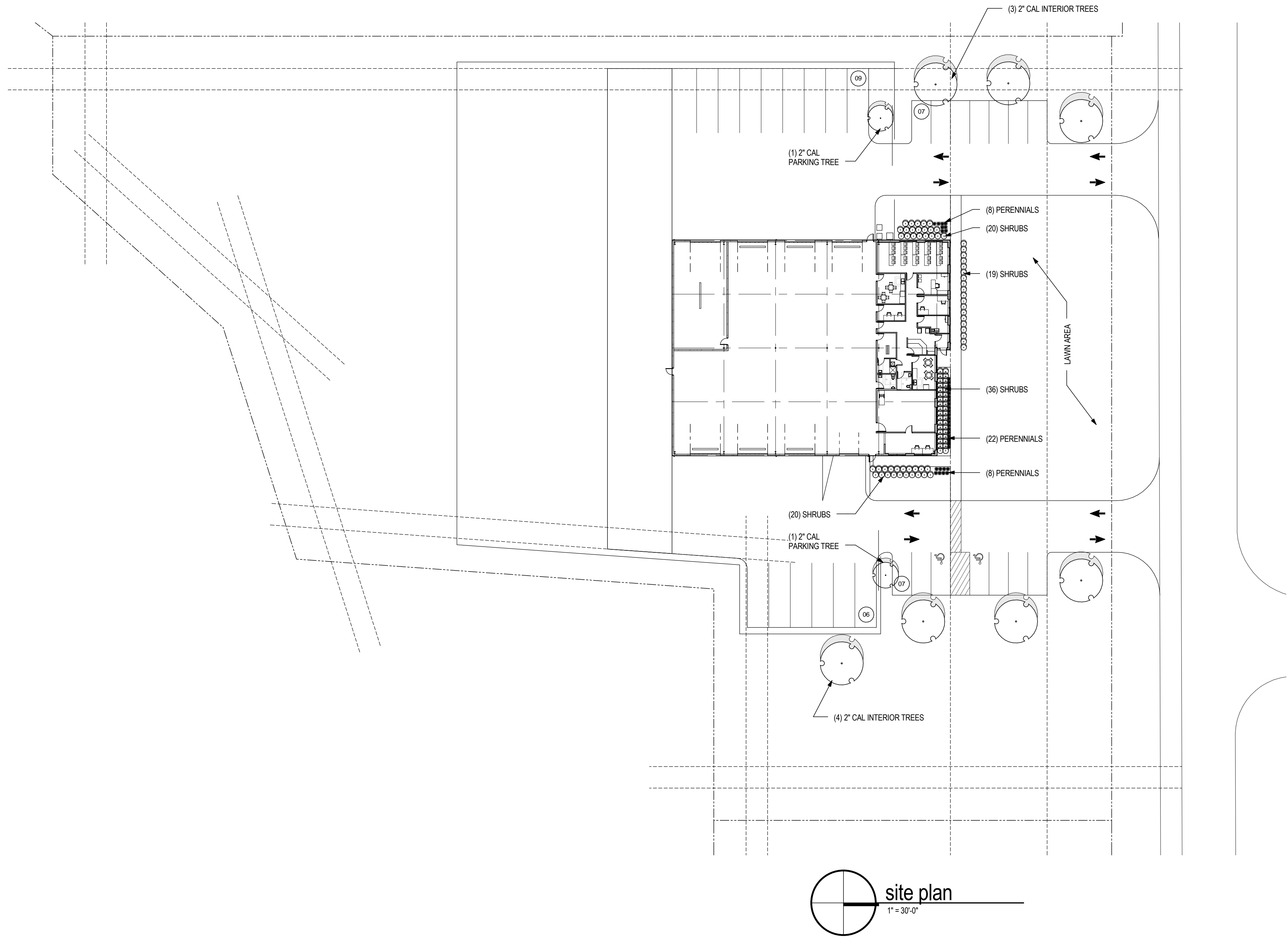


B
Z-4
north elevation
1/8" = 1'-0"



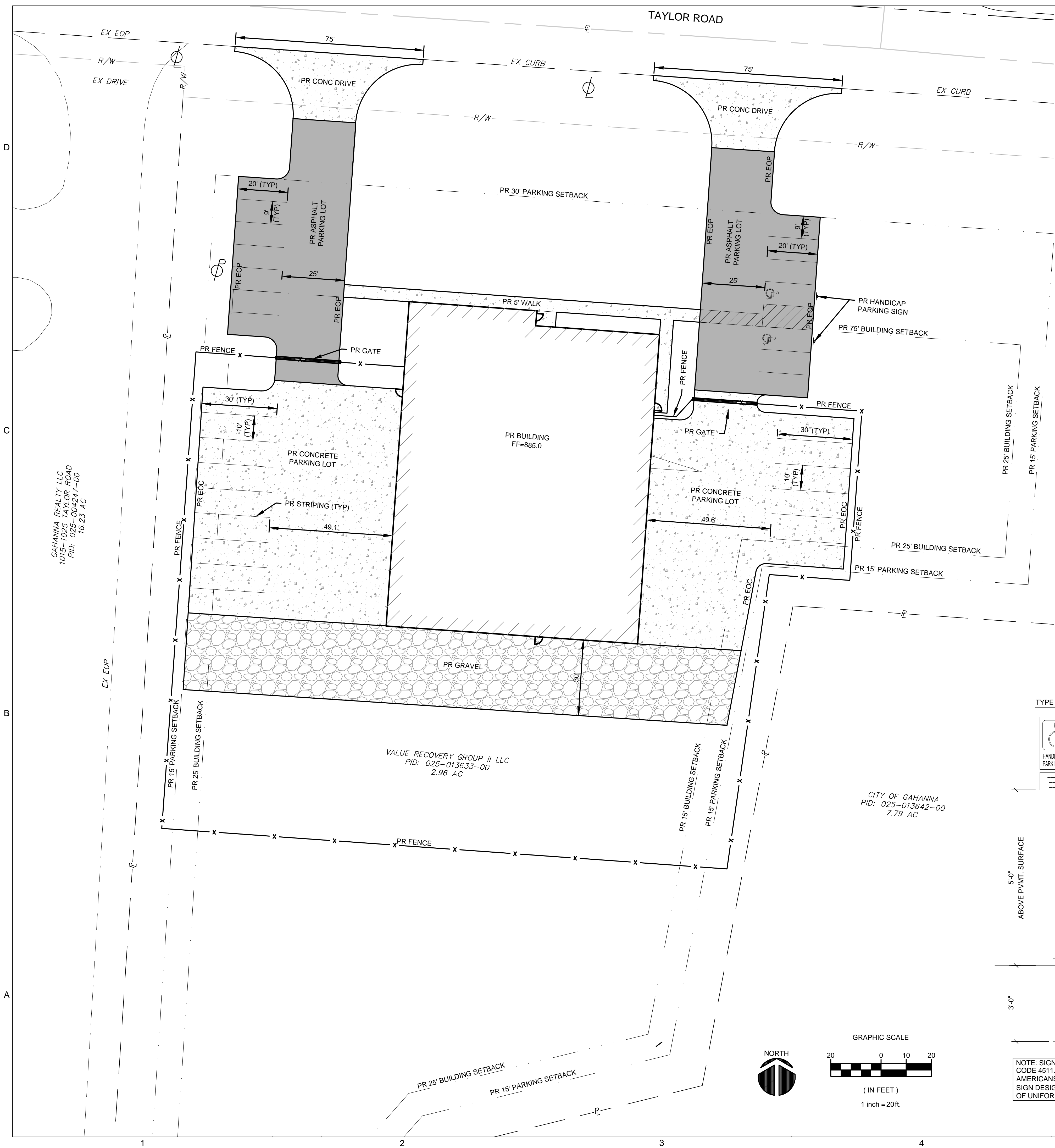
A
Z-4
west elevation
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
MP-1	AVP METAL PANEL - BONE WHITE
MP-2	7.2 METAL PANEL - CHARCOAL GRAY
CMU	SMOOTH FACE CMU - CHARCOAL



LANDSCAPE CALCULATIONS					
	LINEAR FEET	SHRUBS REQ	SHRUBS PROVIDED	PERENNIALS REQ	PERENNIALS PROVIDED
NORTH	106'	55	55	22	22
EAST	37'	20	20	8	8
WEST	39'	20	20	8	8
PARKING AREA	LANDSCAPING REQUIRED		LANDSCAPING PROVIDED		TREES PROVIDED
8,555 SF	428 SF		515 SF		2
BUILDING AREA	INTERIOR TREES REQUIRED		INTERIOR TREES PROVIDED		
12,960 SF	13 CALIPER INCHES		14 (7) 2" CALIPER)		

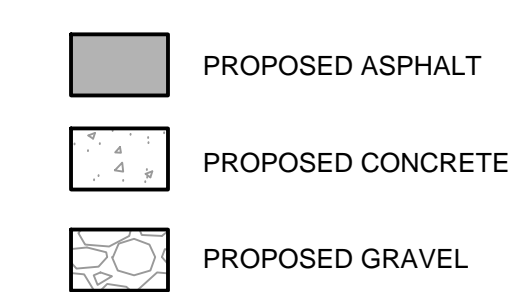
LOT COVERAGE					
	BUILDING	IMPERVIOUS PAVEMENT	GRAVEL	PERVIOUS AREA	TOTAL
SQUARE FEET	12,690	21,920	6,740	89,040	130,390
PERCENTAGE	10%	17%	5%	68%	100%





SITE LAYOUT NOTES:

1. BOUNDARY SURVEY INFORMATION FROM FRANKLIN COUNTY GIS.
2. EXISTING PAVEMENT EDGE TO BE SAWCUT TO LEAVE A CLEAN STRAIGHT EDGE WHERE NEW PAVEMENTS MEETS EXISTING.

SITE LAYOUT LEGEND:



ABBREVIATION LEGEND

EX	EXISTING
PR	PROPOSED
R/W	RIGHT OF WAY
	CENTER LINE
	PROPERTY LINE
AC	ACRE
FF	FINISH FLOOR
CONC	CONCRETE
EOP	EDGE OF PAVEMENT
EOC	EDGE OF CONCRETE

PAVEMENT LEGEND

- (A) 1.50" MIN. ASPHALT SURFACE COURSE (ODOT CMS 448 TYPE 1)
- (B) 1.75" MIN. ASPHALT INTERMEDIATE COURSE (ODOT CMS 448 TYPE 2)
- (C) 2.5" MIN. ASPHALT INTERMEDIATE COURSE (ODOT CMS 448 TYPE 2)
- (D) 8" REINFORCED CONCRETE (DRIVE APRON & PARKING LOT) (ODOT CMS 451)
- (E) TACK COAT (ODOT CMS 407)
- (F) PRIME COAT (ODOT CMS 408)
- (G) 6" AGGREGATE BASE (ODOT CMS 304)
- (H) 8" AGGREGATE BASE (ODOT CMS 304)
- (I) SUBGRADE COMPACTION (ODOT CMS 204)
- (J) WELDED WIRE FABRIC MAT REINFORCEMENT (ODOT ITEM 509)

PAVEMENT NOTES:

- PAVEMENT SECTION TO BE VERIFIED WITH GEOTECHNICAL ENGINEER AND APPROVED BY OWNER PRIOR TO INSTALLATION.

The diagram shows a geological cross-section with several layers and faults. The layers are labeled A, B, E, and F from top to bottom. A fault labeled G cuts through layers A, B, and E. Another fault labeled I cuts through layers B and E. The bottom layer is labeled C.

(PARKING STALLS)
PR ASPHALT PAVEMENT (LIGHT)
NOT TO SCALE

(DRIVE AISLES)
PR ASPHALT PAVEMENT (HEAVY)
NOT TO SCALE

NOTES:
1.) USE 6X6 W4.0X W4.0 MAT REINFORCEMENT

FULL DEPTH HEAVY DUTY
CONCRETE PAVEMENT
NOT TO SCALE

Diagram illustrating the installation of a wheel stop:

- 3'-0" MIN. FROM ANY VERTICAL OBSTRUCTION OR 2'-0" MIN. FROM CURB
- 9"
- 1'-1/2" X 1'-1/2" CHAMFER.
- 6"
- 1/2" DIA. X 2'-0" LONG STEEL RODS (2 REQ'D.) FILL WITH EPOXY
- PRECAST WHEEL STOP 6'-0" LONG W/ (2) 5/8" DIA. HOLES

STANDARD PARKING BLOCK DETAIL
NOT TO SCALE

TYPE "A"



METAL SIGN:

R-59A

.....

— METAL FINE SIGN
R-59D

TYPE "B"



— METAL SIGN:

R-59A

— METAL SIGN:

R-59C

— METAL FINE :
D.502

NOTES

1. USE 3/8"x 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES, AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 20 FEET.
2. CONCRETE-SIDEWALKS-USE READY-MIX CONCRETE WITH 4,000 PSI STRENGTH @ 28 DAYS.
3. USE REINFORCEMENT - 6x 6 - W1.4x W1.4 W.W.M.
4. TOOL ALL EXPOSED EDGES AND JOINTS TO 3/4" RADIUS.
5. BROOM FINISH ACROSS DIRECTION OF TRAVEL.

Bell *Since 1951*
Equipment Company



OSBORN
ENGINEERING

0 Superior Avenue - Suite 300 | Cleveland, OH 44114
 0 Wolf Ledges Parkway - Suite 300 | Akron, OH 44311
 0 West 3rd Street - Suite 200 | Columbus, OH 43212
 4) 566-4272 www.osborn-eng.com

BELL
EQUIPMENT
COMPANY

TAYLOR ROAD
GAHANNA
FRANKLIN COUNTY
OHIO

TAG	ISSUED	DATE
A	SD	7.13.16

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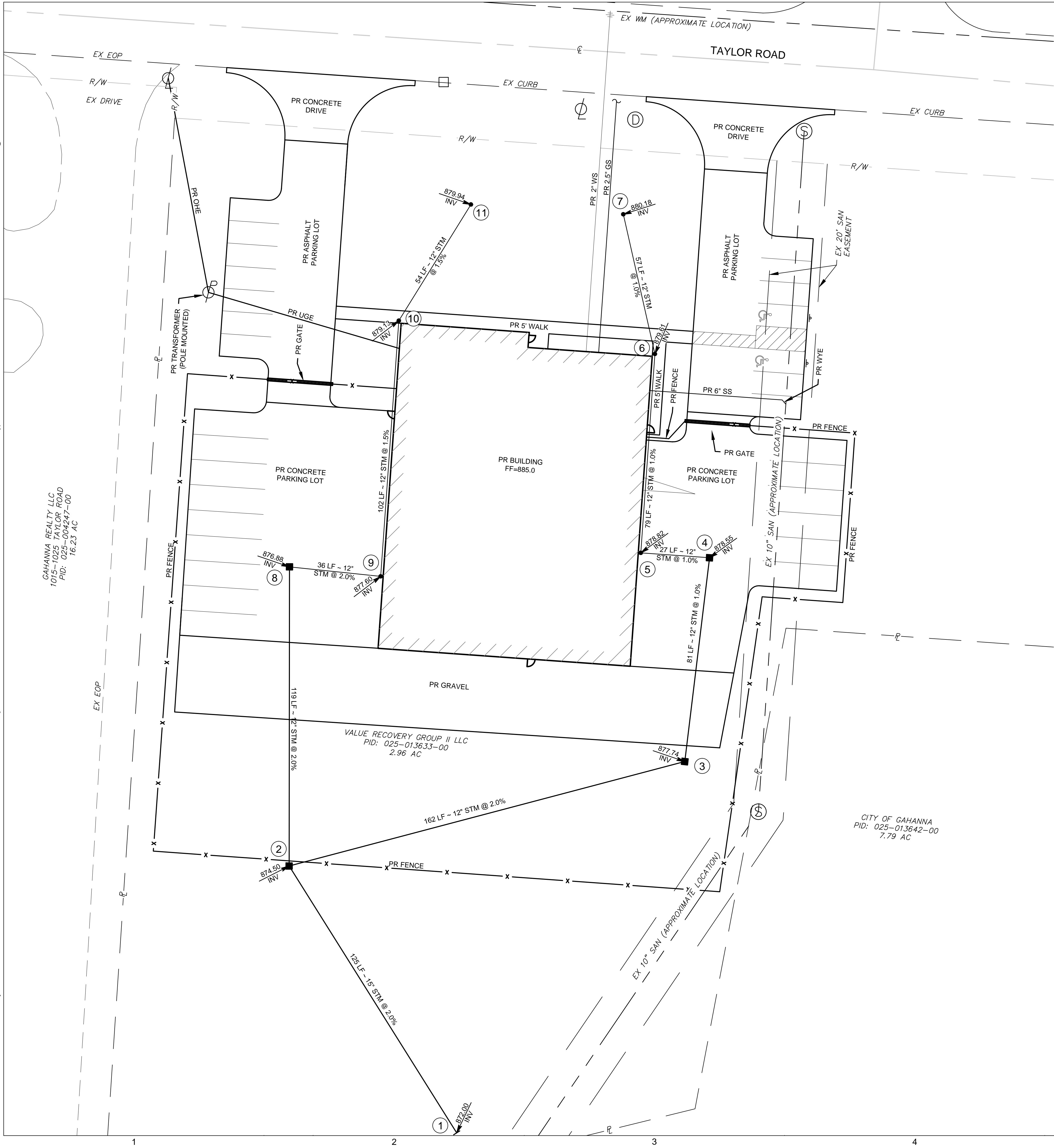
DRAWN BY	SF
CHECKED BY	
CLIENT PROJ. NO.	

OSBORN PROJ. NO. J20160337.000

PRELIMINARY SITE LAYOUT PLAN

DRAWING NO.

C-101



- SITE UTILITY NOTES:**
1. BOUNDARY SURVEY INFORMATION FROM FRANKLIN COUNTY GIS.
 2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING WATER MAIN, GAS MAIN, AND SANITARY.

ABBREVIATION LEGEND

EX	EXISTING
PR	PROPOSED
R/W	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
AC	ACRE
LF	LINEAR FEET
FF	FINISH FLOOR
INV	INVERT
STM	STORM
SAN	SANITARY
WS	WATER SERVICE
GS	GAS SERVICE
SS	SANITARY SERVICE
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
(TYP)	TYPICAL



**BELL
EQUIPMENT
COMPANY**

TAYLOR ROAD
GAHANNA
FRANKLIN COUNTY
OHIO

TAG	ISSUED	DATE
A	SD	7.13.16

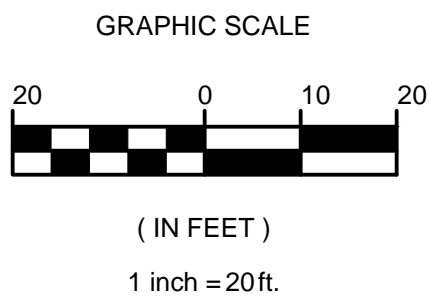
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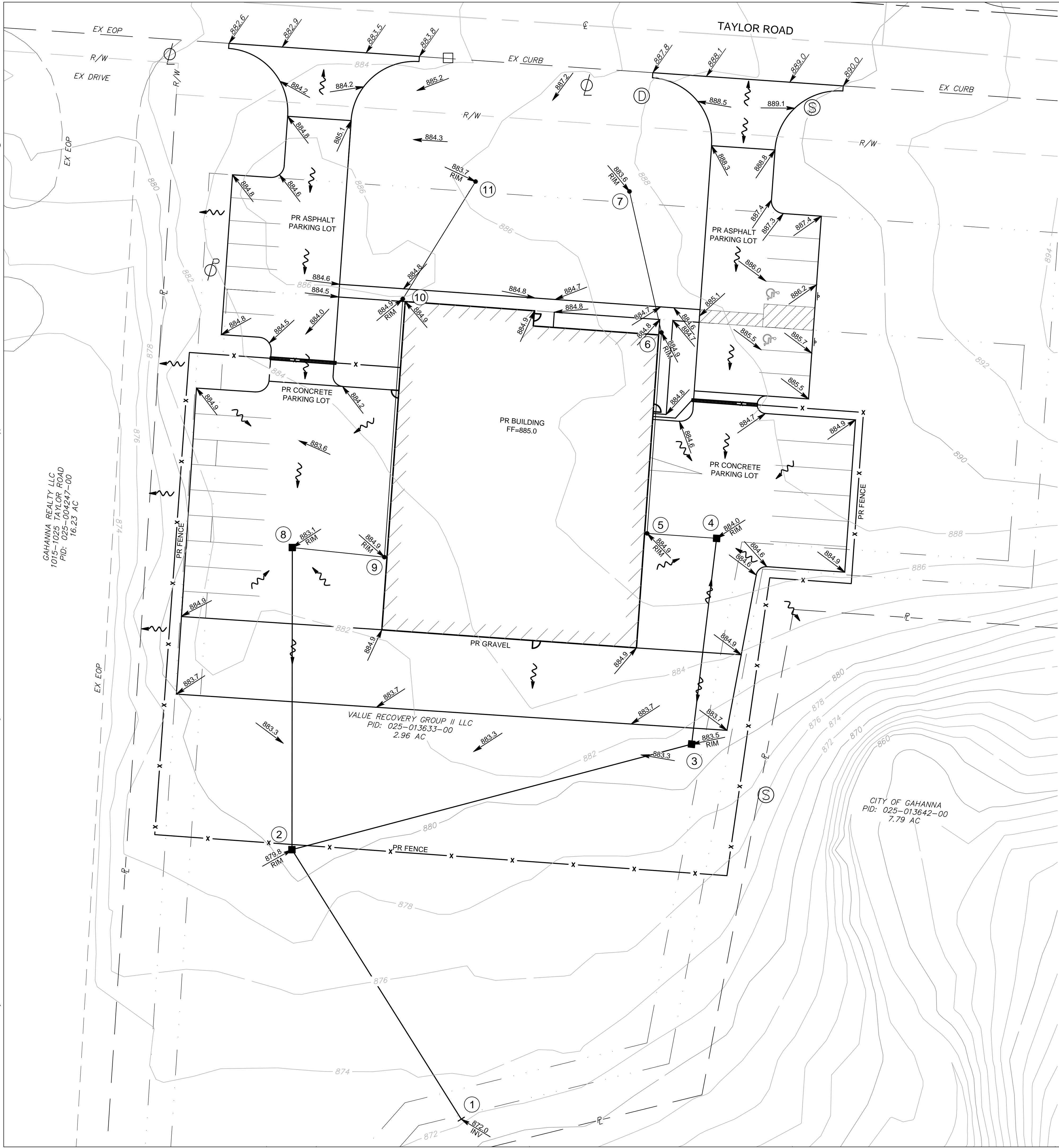
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CHECKED BY _____
CLIENT PROJ. NO. _____

OSBORN PROJ. NO. J20160337.000

**PRELIMINARY
SITE UTILITY
PLAN**

DRAWING NO.
C-102





SITE GRADING NOTES:

1. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION FROM FRANKLIN COUNTY GIS.

ABBREVIATION LEGEND

- | | |
|-------|---------------|
| EX | EXISTING |
| PR | PROPOSED |
| R/W | RIGHT OF WAY |
| CL | CENTER LINE |
| PL | PROPERTY LINE |
| AC | ACRE |
| FF | FINISH FLOOR |
| INV | INVERT |
| (TYP) | TYPICAL |



**BELL
EQUIPMENT
COMPANY**

TAYLOR ROAD
GAHANNA
FRANKLIN COUNTY
OHIO

TAG	ISSUED	DATE
A	SD	7.13.16

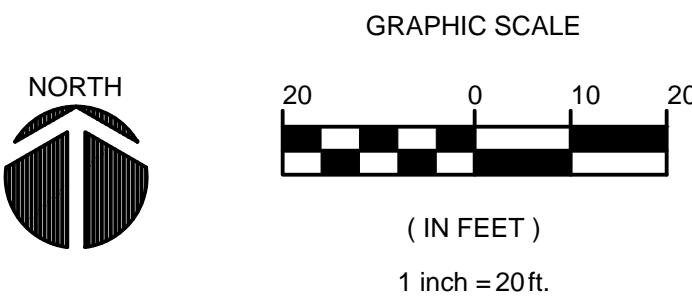
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CHECKED BY _____
CLIENT PROJ. NO. _____
OSBORN PROJ. NO. J20160337.000

**PRELIMINARY
SITE GRADING
PLAN**

DRAWING NO.

C-103





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Bell Equipment

Project Address: Taylor Rd

Planning and Development

The Mayor and Planning and Development staff met with Bell Equipment in February. One of the items identified as a result of this meeting was Bell's need for additional space as they are outgrowing their current facility on Science Blvd. A new building allows for the retention of 8 jobs and provides the necessary space needed 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 project site is located within the Central Park TIF and within Community Reinvestment Area (CRA) #3. A tax abatement is proposed to assist in offsetting project costs. However, annual revenue anticipated to be collected from the TIF exceeds \$6,000. This figure will double once the abatement expires.

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, DR, and CU.

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.



"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

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.

Conditional Use Criteria

Planning Commission shall approve an application for Conditional Use if the following conditions are met:

1. The proposed use is a conditional use of the zone district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with appropriate plans for the area.

The site is not located within any subarea plans, however, it is designated Industrial on the 2002 Future Land Use map. An objective of the Industrial land use is to ensure development is appropriate in character and designed to be architecturally compatible with surrounding development. It is staff's opinion that the proposed building is an improvement to the existing architecture of the Taylor Rd corridor.

3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

Outside storage is common throughout the OCT district. It appears that the outside storage areas are well screened from adjacent properties.

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



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Aerial



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



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STAFF COMMENTS

Project Name: Bell Equipment
Project Address: Taylor Rd

The applicant seeks approval for three applications: Conditional Use, Final Development Plan, and Certificate of Appropriateness.

CU – to allow outdoor storage of containers to be purchased from Bell Equipment. This storage area will be located at the rear of the building, be graveled, and will be screened by a perimeter fence as well as natural landscaping along the east, west, and south property line. No container storage shall occur outside of the fenced area.

FDP – The 2.957 acre parcel is on Taylor Road and is part of the Central Park Project Overlay. A 12,645 sq ft building is proposed with 3,125 sq ft for office and 9,120 sq ft for warehouse. Building height is 23'. All building and parking setbacks have been met, with 29 parking spaces provided. There are two ingress/egress points for the project.

DR – The exterior finishes consist of vertical metal panels (Bone White) and horizontal metal panels (Charcoal Gray), along with Charcoal Gray awnings, gutters and downspouts, and Charcoal brick. The roof is to be Charcoal Gray metal standing seam. Dock doors are on the east and west elevations. Foundation plantings are provided on the north, east and west facades. An appropriate lighting plan and fixture cut sheets have been submitted.

Respectfully Submitted By:

BONNIE GARD

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



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CITY OF GAHANNA
STAFF COMMENTS

Project Name: Bell Equipment
Project Address: Taylor Rd

General Comments

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

Site Access

- Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review.
- Two access drives are shown to Taylor Road for the project.
 - Access management is a goal of our office to restrict the number of access locations along major thoroughfares to help reduce the potential for collisions. At this time, our office will permit one access to Taylor Road for this parcel. There appears to be adequate room and space to connect the parking lots and consolidate driveways, or even promote cross access with the property to the west and utilize a shared entrance. Please contact our office to discuss this issue in more detail.
 - It is suggested by our office that the easternmost access drive be coordinated to align with Howland Drive on the north side of Taylor Road.
- Sidewalk shall be constructed along the frontage of the development.

Sanitary Sewer

- There is an existing 10 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.





CITY OF GAHANNA

Water Service

- There is an existing 16 inch water line located in the westbound lane of Taylor Road. This line can be tapped to provide service to the development for both domestic and fire suppression. The tap will require excavation into the roadway, which will require a repair and mill and overlay of a 50' section of Taylor Road.

Stormwater Management

- Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to 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.



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CITY OF GAHANNA
STAFF COMMENTS

Project Name: Bell Equipment
Project Address: Taylor Rd

*Since this plan is preliminary, no comments
at this time.*

Respectfully Submitted By:

Kenneth W. Tuffy

Chief Building Officer





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Bell Equipment

Project Address: Taylor Rd

The site is adjacent to a perennial stream and steep slopes greater than 12% along the southeast property line. Buffer areas are recommended in the OEPA Construction General Permit during construction and it is suggested that additional buffers be inclusive of the steep slopes.

This stream reach is highly impacted by urban runoff and discharge from stormwater. Poorly designed stormwater discharges from development sites have created deep scour holes and erosion south of Taylor Rd. Soils along the stream are Cardington soils, a low strength soil that saturates easily and has a perched water table making them less suitable for infiltration but are important components of the groundwater system that maintains base flow.

The intended stormwater controls should discharge offsite in a stable manner and the consideration of a runoff reduction strategy would help minimize stream impacts due to increased bankfull discharges. A forested riparian corridor is recommended for the Cardington soil type within the buffer zones.

Respectfully Submitted By: David Reutter, FSWCD



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Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230

Phone: (614) 471-0542

Development Plan Review Response

**Applicant Bell Equipment
 Taylor Road
 Gahanna, OH 43230**

The initial review of the building plot reveals with two 25 foot entrances into the property, one entrance shall be sufficient for fire apparatus entering the property. The roadway shall be required to accommodate a 75,000 lb. fire apparatus.

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

August 24, 2016

Date

A handwritten signature in black ink, appearing to be "Steve Welsh", written over a horizontal line.

Steve Welsh, Captain, Fire Marshal