

## FINAL DEVELOPMENT PLAN APPLICATION

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

Project/Property Address or Location: Science Boulevard		Project Name/Business Name (if applicable): Franklin Peak	
Parcel ID No.(s): 025-006469, 025-013668, 027-000114	Current Zoning: OCT	Total Acreage: 4.39 AC	
Project Description: Proposed Office and Brewery with associated parking.			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Tom Warner		Applicant Address: 422 Beecher Road, Gahanna, OH 43230	
Applicant E-mail: twarner@advancedcivildesign.com		Applicant Phone No.: 614.428-7750	
BUSINESS Name (if applicable): Advanced Civil Design			
ATTORNEY/AGENT Name: Wil Schulze		Attorney/Agent Address: 690 Taylor Road, Gahanna, OH 43230	
Attorney/Agent E-Mail: wil.schulze@ijus.net		Attorney/Agent Phone No.: 614.335.6223	
<b>ADDITIONAL CONTACTS</b> (please list all applicable contacts)			
Name(s): Contractor		Contact Information (phone no./email):	
Developer Wil Schulze		614.335.6223/wil.schulze@ijus.net	
Architect Mark Ford		614.488.6252/mford@fordarchitects.com	
PROPERTY OWNER Name: (if different from Applicant) City of Gahanna (Anthony Jones)		Property Owner Contact Information (phone no./email): 614.342.4015/anthony.jones@gahanna.gov	

**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: 03/12/2018

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

INTERNAL USE

Zoning File No. FDP 0030-2018  
PC Meeting Date: \_\_\_\_\_  
PC File No. \_\_\_\_\_

RECEIVED: KAW  
DATE: 3-13-18

PAID: \$ 500.00  
DATE: 3-13-18  
CHECK#: 268018

## FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

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

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

**THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)**

### APPLICATION ACCEPTANCE

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

Planning & Zoning Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_

4/10/18



## 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 & notarized.

I, Anthony Jones, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize \_\_\_\_\_ 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: \_\_\_\_\_

Date: 3/6/18

### AUTHORIZATION TO VISIT THE PROPERTY

I, Anthony Jones, the owner or authorized owner's representative 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: \_\_\_\_\_

Date: 3/6/18

NOTARY

Subscribed and sworn to before me on this 6<sup>th</sup> day of MARCH, 2018.

State of Ohio County of FRANKLIN

Notary Public Signature: \_\_\_\_\_

Sharon R. Patterson



**SHARON R. PATTERSON**  
NOTARY PUBLIC  
STATE OF OHIO  
COMM. EXPIRES  
AUGUST 13, 2022

### AGREEMENT TO COMPLY AS APPROVED

I, Thomas M. Warner, the 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.

Applicant Signature: \_\_\_\_\_

Date: 3/12/18

NOTARY

Subscribed and sworn to before me on this 12<sup>th</sup> day of March, 2018

State of Ohio County of Franklin

Notary Public Signature: \_\_\_\_\_

Tyler P. Cullinan



**TYLER P. CULLINAN**  
Notary Public, State of Ohio  
My Commission Expires 10-10-21

Contiguous Property Owners to Hamilton Commerce Center

City of Gahanna  
200 S. Hamilton Rd  
Gahanna, OH 43230

Central Ohio Community  
Improvement Corp.  
PO Box 6355  
Columbus, OH 43206

Depot Golf Center LLC  
919 Old Henderson Rd  
Columbus, OH 43220

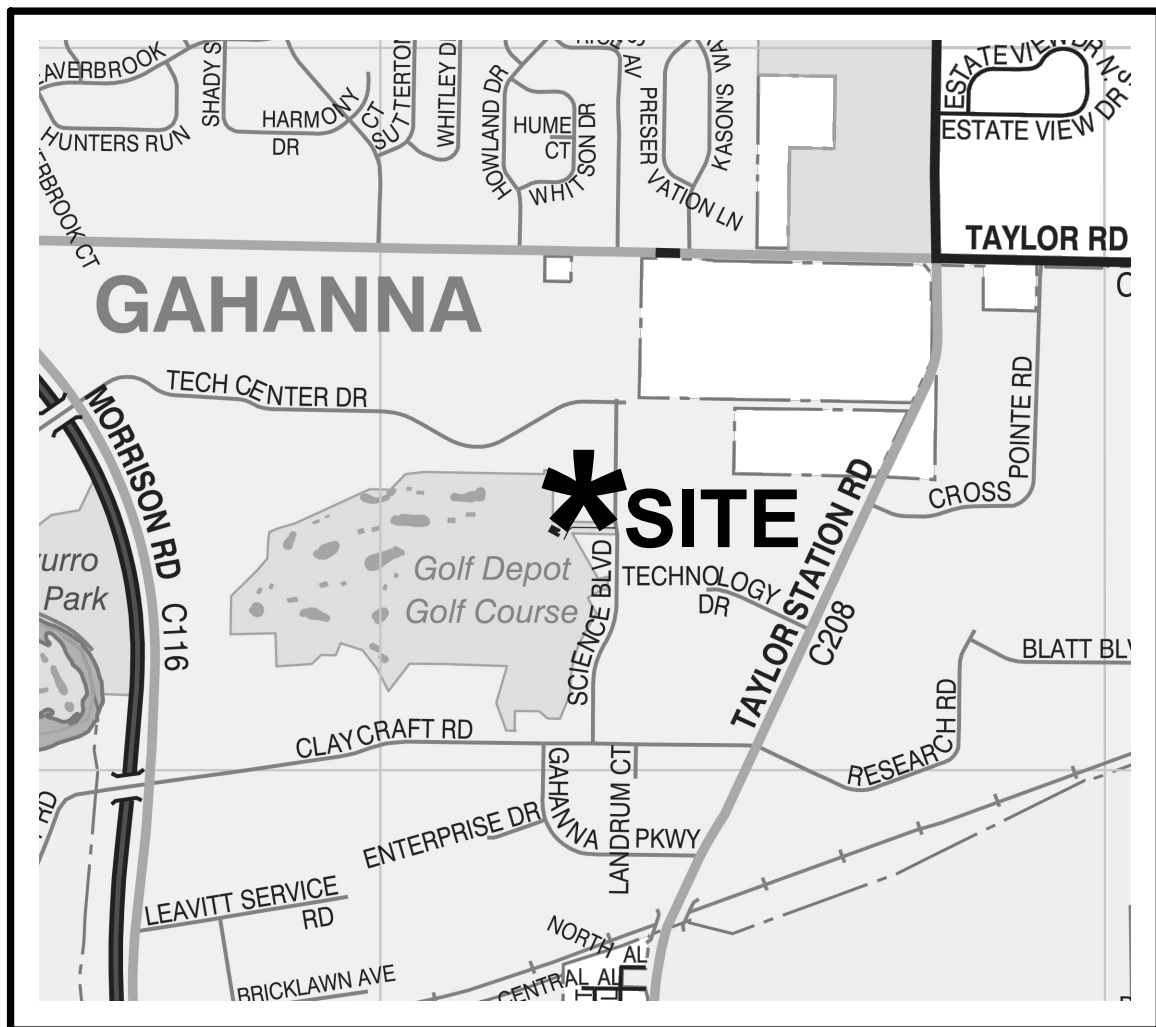
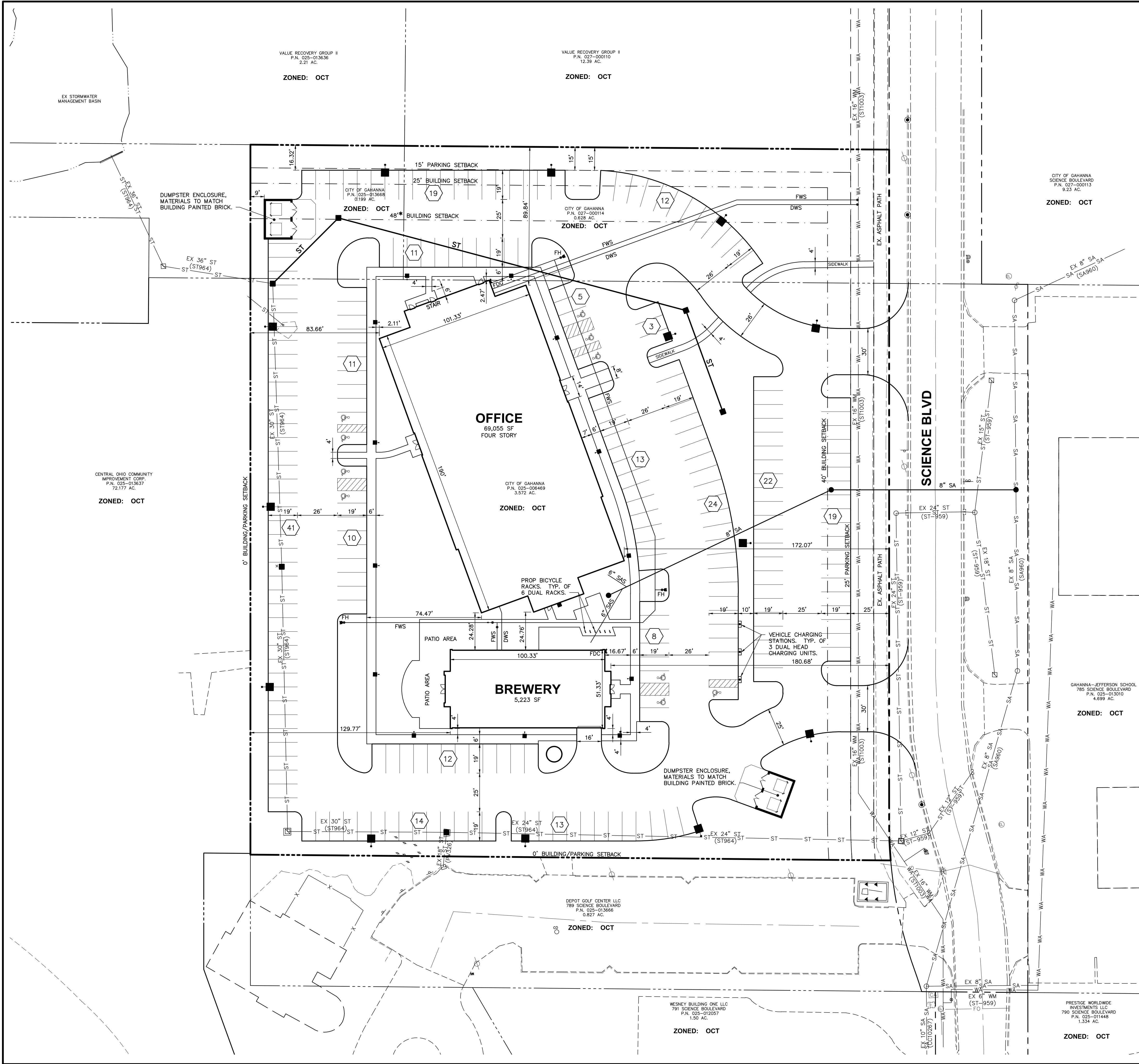
Wesney Building One LLC  
995 Safin Rd  
Columbus, OH 43204

Prestige Worldwide  
Investments LLC  
790 Science Boulevard  
Gahanna, OH 43230

Gahanna-Jefferson School Board  
785 Science Blvd  
Columbus, OH 43230

Value Recovery Group II  
919 Old Henderson Rd  
Columbus, OH 43220





**LOCATION MAP**  
NO SCALE

**DEVELOPER**  
**FRANKLIN PEAK LLC**  
690 TAYLOR ROAD  
GAHANNA, OHIO 43230

**ARCHITECT**  
**FORD & ASSOCIATES ARCHITECTS, INC.**  
1500 WEST FIRST AVENUE  
COLUMBUS, OH 43212

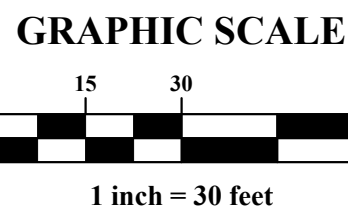
**ENGINEER/SURVEYOR**  
**ADVANCED CIVIL DESIGN, INC.**  
422 BEECHER ROAD  
GAHANNA, OH 43230

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

SITE STATISTICS	
PROPOSED.....	OFFICE DEVELOPMENT
ADDRESS.....	SCIENCE BLVD
PARCEL #.....	025-006469, 025-013668 & 027-000114
EXISTING ZONING.....	OCT
PROPOSED ZONING.....	OCT
TOTAL SITE AREA.....	4.39 ACRES (191,228 SF)
MAX LOT COVERAGE AREA (80%).....	152,983 SF
BUILDING AREA.....	25,381 SF
PAVEMENT AREA.....	89,066 SF
DUMPSTER AREA.....	1,700 SF
WALK AND PATIO AREA.....	10,038 SF
LOT COVERAGE AREA.....	126,185 SF (66%)
MAX BUILDING HEIGHT.....	62'-10" (OFFICE) 30'-0" (BREWERY)
REQUIRED PARKING (1/350 SF OF OFFICE).....	198 SPACES
(1/150 SF OF BREWERY).....	35 SPACES
TOTAL REQUIRED.....	233 SPACES
PROVIDED PARKING.....	237 SPACES (INCLUDE 10 ACCESSIBLE SPACES)
REQUIRED HANDICAP SPACES.....	7 SPACES
PROVIDED HANDICAP SPACES.....	10 SPACES
INTERNAL LANDSCAPE REQUIREMENTS:	
TOTAL PARKING AREA.....	89,066 SF
REQUIRED INTERNAL LANDSCAPE AREA (5%).....	4,453 SF
PROVIDED INTERNAL LANDSCAPE AREA.....	13,415 SF (15%)

THE SUBJECT PROJECT AREA LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0351K & 39049C0352K, WITH AN EFFECTIVE DATE OF 06/17/2008, IN FRANKLIN COUNTY, OHIO.

LEGEND	
EX ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
EX SA	EXISTING SANITARY SEWER
SAS	PROPOSED SANITARY SERVICE
EX WM	EXISTING WATER MAIN
DWS	PROPOSED DOMESTIC WATER SERVICE
FWS	PROPOSED FIRE WATER SERVICE
EX OHE	EXISTING OHE
EX UGE	EX ELECTRIC DUCT
T	EX TELECOMMUNICATIONS DUCT
EX GAS	EXISTING GAS MAIN
TRAFFIC FLOW ARROW	
PROPOSED PARKING COUNT	
* 1' EXTRA BUILDING SETBACK FOR EVERY 1' ABOVE 40' BUILDING HEIGHT	



PLAN PREPARED BY:

**FRANKLIN PEAK LLC**

690 TAYLOR ROAD  
GAHANNA, OHIO 43230

PLAN PREPARED FOR:

**FRANKLIN PEAK LLC**

690 TAYLOR ROAD  
GAHANNA, OHIO 43230

DATE: 04/02/2018  
SCALE: 1"=30'

DRAWN BY: RCF  
CHECKED BY: CLN

PROJECT NUMBER:  
17-0001-864

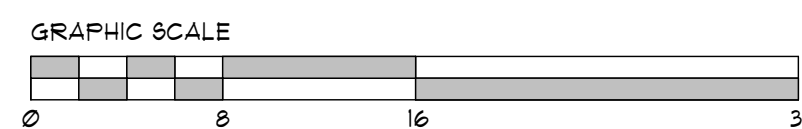
DRAWING NUMBER:  
1 / 1

ADVANCED CIVIL DESIGN  
ENGINEERS SURVEYORS

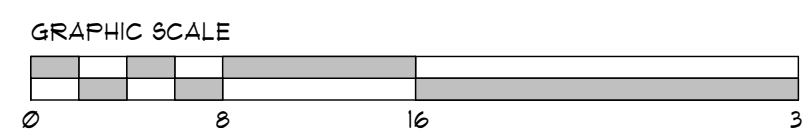
422 Beecher Road  
Gahanna, Ohio 43230  
PH 614.428.7750  
FAX 614.428.7755

E1	MODULAR BRICK VENEER FIELD (RUNNING BOND).	E9	PREFINISHED 2 1/2" x 6" CURTAIN WALL SYSTEM w/ 1" INSULATED GLAZING.
E2	PULLED MODULAR BRICK SOLDIER ARCHED HEAD COURSEING.	E10	CASEMENT WINDOW UNIT w/ INSULATED GLAZING.
E3	MODULAR BRICK ROWLOCK CORBEL COURSEING.	E11	ALUMINUM MEDIUM STYLE ENTRANCE DOOR(S) w/ 1" INSULATED TEMPERED CLEAR GLASS.
E4	REGRESSED MODULAR BRICK ACCENT PANEL (RUNNING BOND).	E12	PREFINISHED METAL SIDING.
E5	LIMESTONE COPING.	E13	PREFINISHED STANDING SEAM METAL ROOF.
E6	LIMESTONE SILL.	E14	LOW PROFILE SKYLIGHT SYSTEM.
E7	LIMESTONE WATER TABLE.	E15	PAINTED BRICK SIGNAGE.
E8	PREFINISHED 2" x 4 1/2" ALUMINUM WINDOW SYSTEM w/ 1" INSULATED GLAZING.		

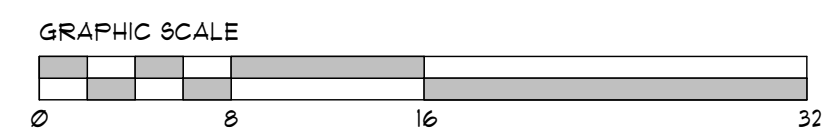
MARK	MANUFACTURER	DESCRIPTION	REMARKS
BRICK			
BRK-2	BELDEN	STANDARD MODULAR BRICK VENEER	MODULAR BELCREST T30A
CURTAINWALL / WINDOW SYSTEM			
CUS-1	KAUNEER	PREFINISHED ALUMINUM CURTAINWALL SYSTEM	COLOR 'CHARCOAL GRAY'
WN-1	PELLA	SPECIAL SHAPE WINDOWS - FULL ARCH HEAD	COLOR 'IRON ORE'
WN-2	WASCO SKYLIGHTS	LOW PROFILE SYSTEM	COLOR 'BLACK'
WS-1	KAUNEER	PREFINISHED ALUMINUM STOREFRONT SYSTEM	COLOR 'CHARCOAL GRAY'
METAL			
MTL-1	DIMENSIONAL METALS, INC.	PREFINISHED METAL PANELS	COLOR 'CHARCOAL'
SBR-1	BERRIDGE	PREFINISHED STANDING BEAM METAL ROOF	COLOR 'MATTE BLACK'
PAINT			
PT-2	SHERWIN WILLIAMS	SEMI-GLOSS PAINT (LOW VOC)	SW 7626 'ZURICH WHITE'
STONE			
STN-1	ARRISCRAFT	SEPIA ADAIR MASONRY UNITS	SPLIT FACED
STN-2	ARRISCRAFT	SEPIA ADAIR MASONRY UNITS	FINE
STN-3	ARRISCRAFT	CAMBRIAGE BILLS	WHITE ROCKED



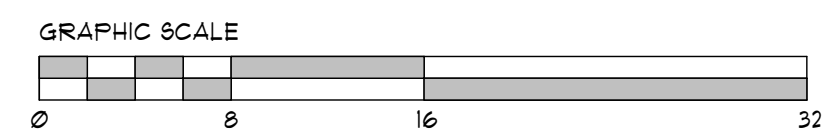
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

500 West First Avenue  
Columbus, Ohio 43212  
P: 614.488.6252  
F: 614.488.9963

Franklin Peak - 785 Science Blvd., Gahanna, Ohio 43230

**VIJUS, L.L.C.**  
690 Taylor Road, Suite #100, Columbus, Ohio 43230

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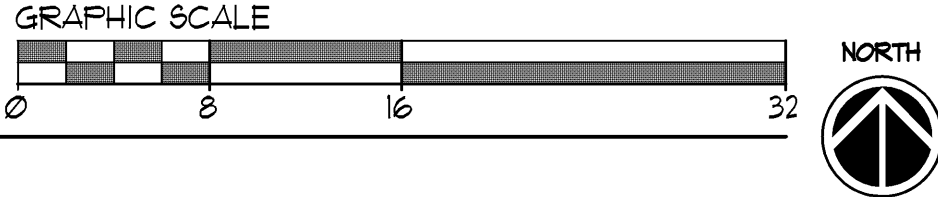
BREWERY  
EXTERIOR  
ELEVATIONS

A #18008.00

IJUS, L.L.C.

# ZA-2.3





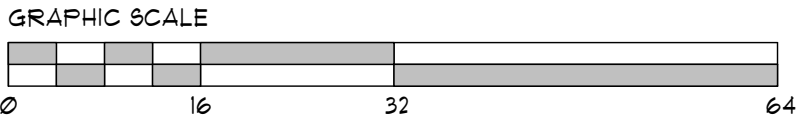
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NORTH  
ELEVATION

OFFICE BUILDING  
185 SCIENCE BOULEVARD

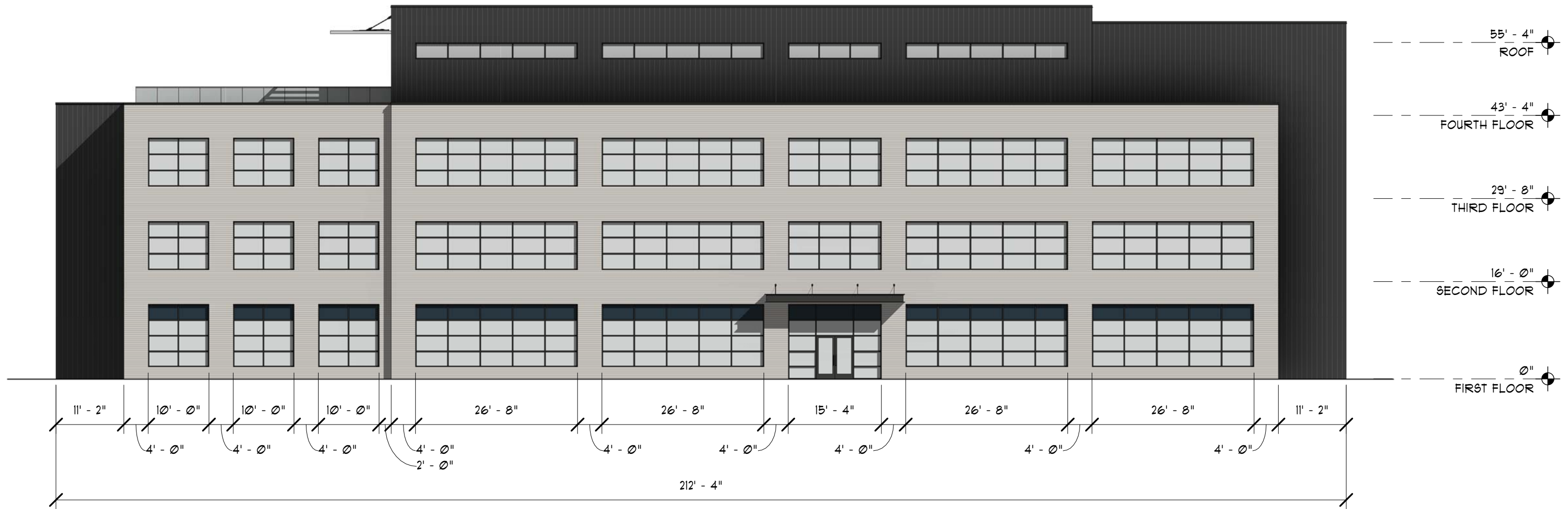
Ford & Associates

ARCHITECTS



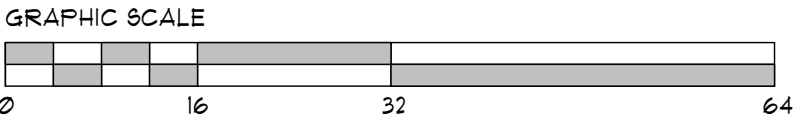
IJUS, L.L.C.  
Franklin Peak - 785 Science Blvd., Gahanna, Ohio 43230  
APRIL 2, 2018





**EAST  
ELEVATION**

OFFICE BUILDING  
185 SCIENCE BOULEVARD



Ford & Associates

ARCHITECTS

IJUS, L.L.C.

Franklin Peak - 785 Science Blvd., Gahanna, Ohio 43230

APRIL 2, 2018



## SOUTH ELEVATION

OFFICE BUILDING  
185 SCIENCE BOULEVARD

GRAPHIC SCALE



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IJUS, L.L.C.

Franklin Peak - 785 Science Blvd., Gahanna, Ohio 43230

APRIL 2, 2018



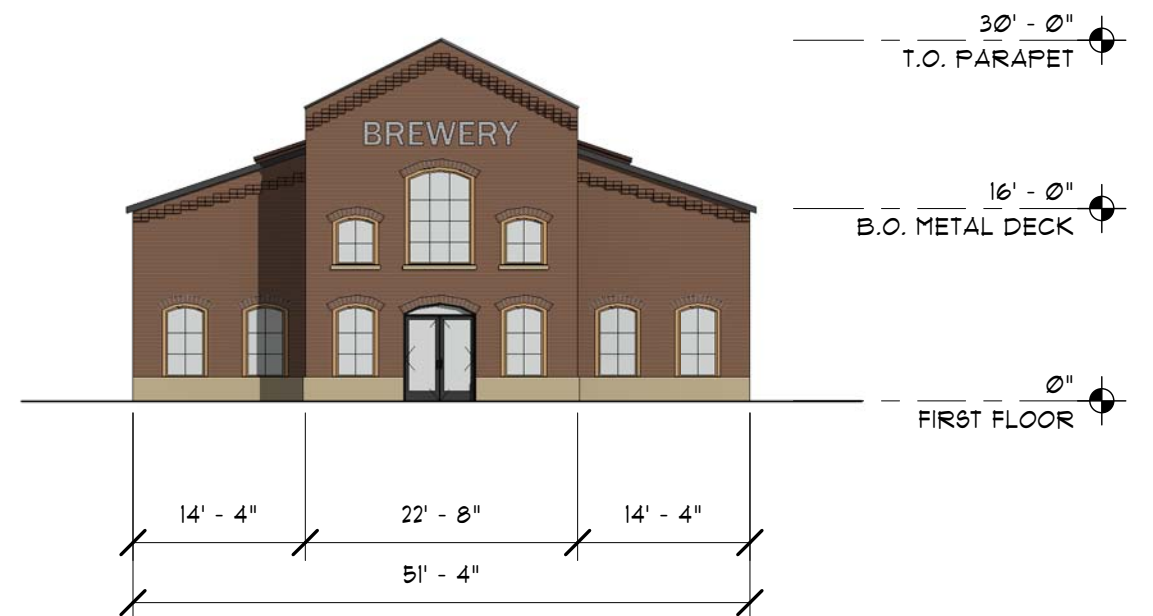
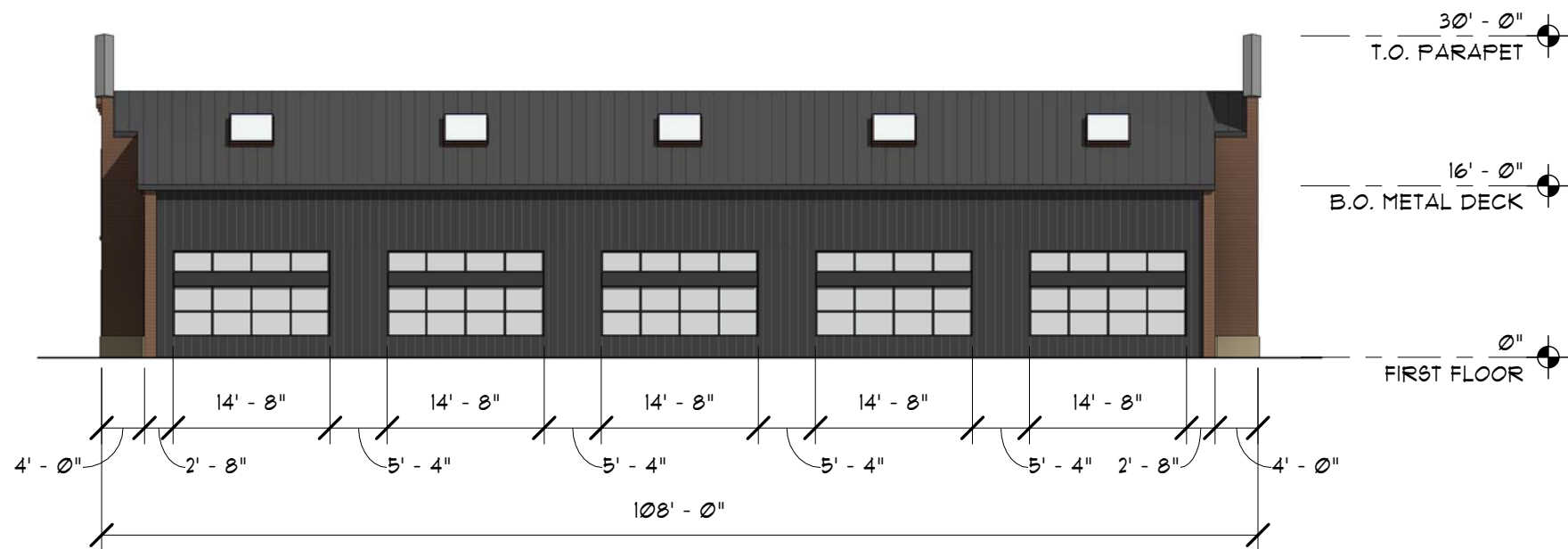


## WEST ELEVATION

OFFICE BUILDING  
185 SCIENCE BOULEVARD

GRAPHIC SCALE





## NORTH & EAST ELEVATIONS

BREWERY  
785 SCIENCE BOULEVARD

GRAPHIC SCALE



Ford & Associates

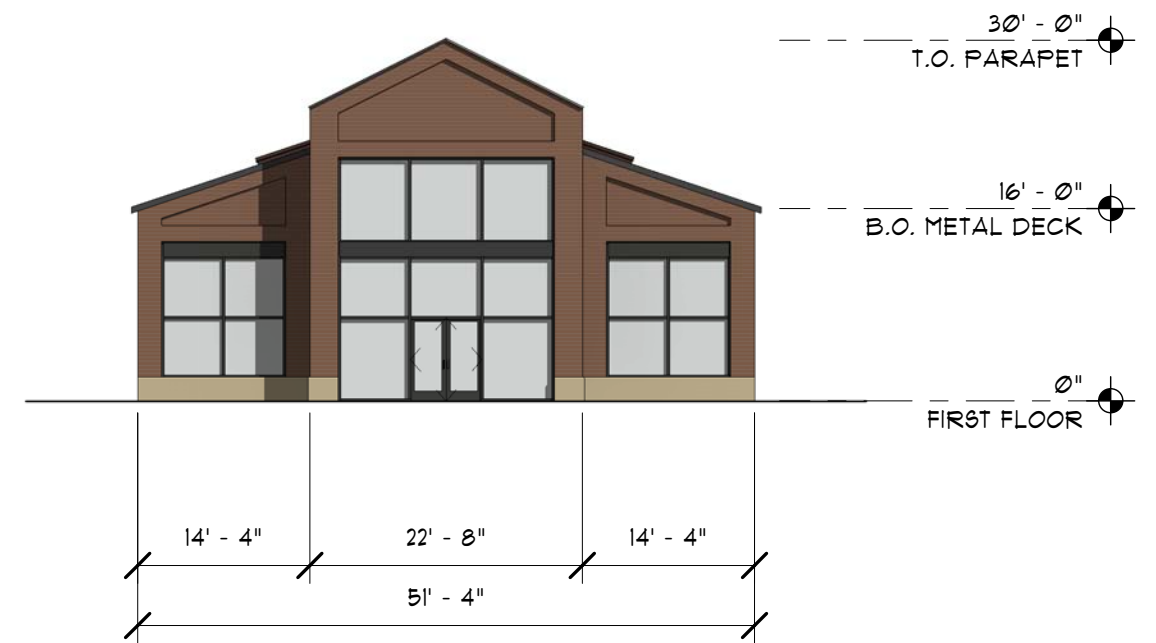
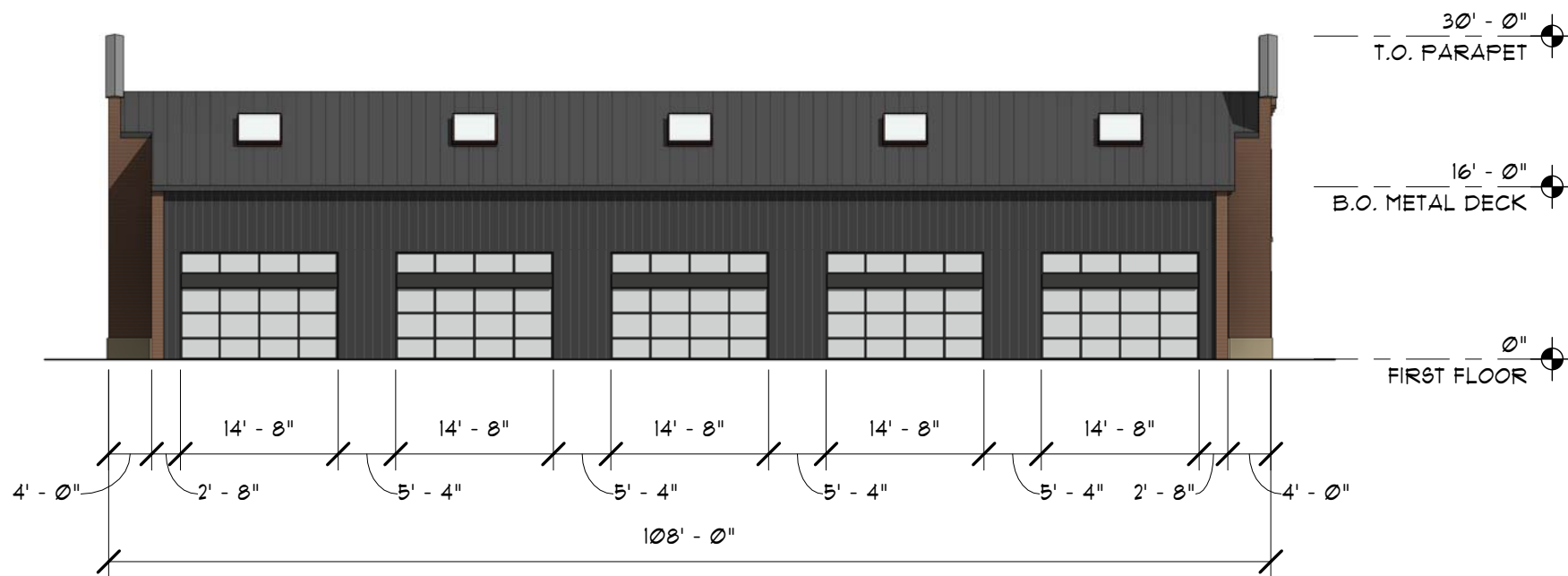
ARCHITECTS

IJUS, L.L.C.

Franklin Peak - 785 Science Blvd., Gahanna, Ohio 43230

APRIL 2, 2018





## SOUTH & WEST ELEVATIONS

BREWERY  
785 SCIENCE BOULEVARD

GRAPHIC SCALE



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Franklin Peak - 785 Science Blvd., Gahanna, Ohio 43230

APRIL 2, 2018

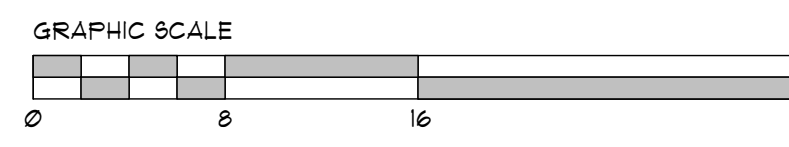













This architectural elevation drawing shows a building facade with a central entrance and multiple window types. The drawing includes the following labels and dimensions:

- Dimensions:**
  - 55' - 4" ROOF
  - 43' - 4" FOURTH FLOOR
  - 28' - 8" THIRD FLOOR
  - 16' - 0" SECOND FLOOR
  - 0" FIRST FLOOR
- Window and Door Types:**
  - MTL-1 E8:** Large multi-paned windows on the second, third, and fourth floors.
  - W8-1 E5:** Small rectangular windows on the roof.
  - BRK-1 E1:** Breaker windows on the second floor.
  - MTL-2 E7:** Medium rectangular windows on the second floor.
  - PT-1:** The central entrance door.
- Structural Elements:**
  - ES:** Structural steel columns.
  - ET:** Structural steel beams.
  - ES PT-1:** Structural steel column supporting the entrance.

GRAPHIC SCALE

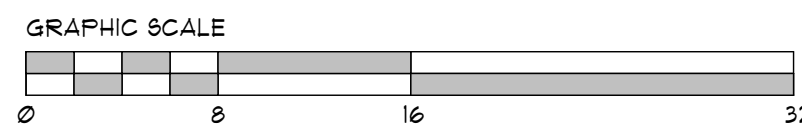


0 8 16

MARK	MANUFACTURER	DESCRIPTION	REMARKS
BRICK			
BRK-1	T.B.D.	STANDARD MODULAR BRICK VENEER	PAINT TO MATCH SW 7626 'ZURICH WHITE'
CURTAINWALL / WINDOW SYSTEM			
CUS-1	KAUNEER	PREFINISHED ALUMINUM CURTAINWALL SYSTEM	COLOR 'CHARCOAL GRAY'
WS-1	KAUNEER	PREFINISHED ALUMINUM STOREFRONT SYSTEM	COLOR 'CHARCOAL GRAY'
WS-2	NANAWALL	FOLDING GLASS WALL SYSTEM	COLOR TO MATCH STOREFRONT
PAINT			
PT-1	SHERWIN WILLIAMS	SEMI-GLOSS PAINT(LOW VOC)	SW 1069 'IRON ORE'
PREFINISHED METAL			
MTL-1	DIMENSIONAL METALS, INC.	PREFINISHED METAL PANELS	COLOR 'CHARCOAL'
MTL-2	DIMENSIONAL METALS, INC.	PREFINISHED METAL COPING	COLOR 'CHARCOAL'
MTL-3	ALTIMATE PERGOLA	PREFINISHED ALUMINUM LOUVERED ROOF SYSTEM	COLOR TO MATCH DM 'CHARCOAL'
RAILING SYSTEM			
R8-1	C.R. LAURENCE	GR5 GLASS RAILING SYSTEM	CLEAR GLASS w/ BRUSHED STAINLESS STEEL RAIL CAP

## ZA-2.1

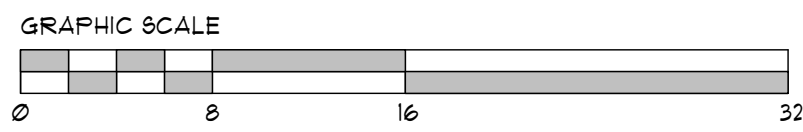




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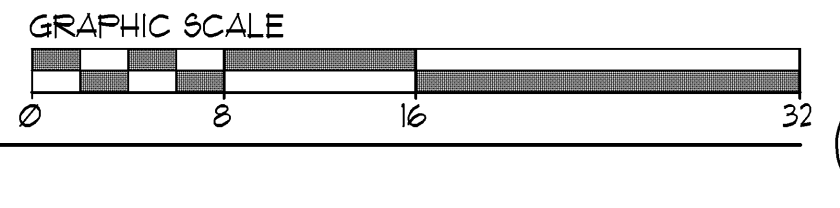
E1	MODULAR BRICK VENEER FIELD (RUNNING BOND).	E6	REFINISHED 2 1/2" x 6" CURTAIN WALL SYSTEM w/ 1" INSULATED GLAZING.
E2	REFINISHED CONTINUOUS METAL (24 GA) CORNER FLASHING.	E7	ALUMINUM MEDIUM STYLE ENTRANCE DOOR(S) w/ 1" INSULATED TEMPERED CLEAR GLASS.
E3	STEEL FRAME CANOPY STRUCTURE w/ ADJUSTABLE TIE-ROD HANGERS.	E8	REFINISHED METAL SIDING.
E4	ALUMINUM FRAMED ADJUSTABLE LOUVER ROOF.	E9	MONOLITHIC GLASS RAILING SYSTEM w/ 5/8" CLEAR TEMPERED GLASS AND BRUSHED STAINLESS STEEL.
E5	REFINISHED 1" x 4 1/2" ALUMINUM WINDOW SYSTEM w/ 1" INSULATED GLAZING.	E11	REFINISHED NANAWALL FOLDING GLASS WALL SYSTEM.

MATERIAL FINISH KEY			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
BRK-1	T.B.D.	STANDARD MODULAR BRICK VENEER	PAINT TO MATCH SW 7626 'ZURICH WHITE'
STAINWALL / WINDOW SYSTEM			
CWS-1	KAUWEER	PREFINISHED ALUMINUM CURTAINWALL SYSTEM	COLOR 'CHARCOAL GRAY'
WS-1	KAUWEER	PREFINISHED ALUMINUM STOREFRONT SYSTEM	COLOR 'CHARCOAL GRAY'
WS-2	NANAWALL	FOLDING GLASS WALL SYSTEM	COLOR TO MATCH STOREFRONT
INT			
PT-1	SHERWIN WILLIAMS	SEMI-GLOSS PAINT(LOW VOC)	SW 7069 'IRON ORE'
REFINISHED METAL			
MTL-1	DIMENSIONAL METALS, INC.	PREFINISHED METAL PANELS	COLOR 'CHARCOAL'
MTL-2	DIMENSIONAL METALS, INC.	PREFINISHED METAL COPING	COLOR 'CHARCOAL'
MTL-3	ALTIMATE PERGOLA	PREFINISHED ALUMINUM LOUVERED ROOF SYSTEM	COLOR TO MATCH DMI 'CHARCOAL'
RAILING SYSTEM			
R3-1	C.R. LAURENCE	GRS GLASS RAILING SYSTEM	CLEAR GLASS w/ BRUSHED STAINLESS STEEL RAIL CAP



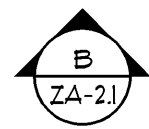
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# ZA-1.1

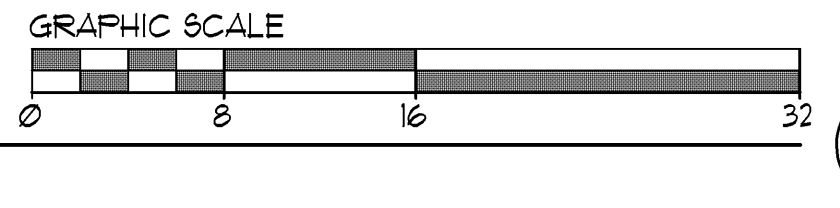


GRAPHIC SCALE

0 8 16 32

NORTH

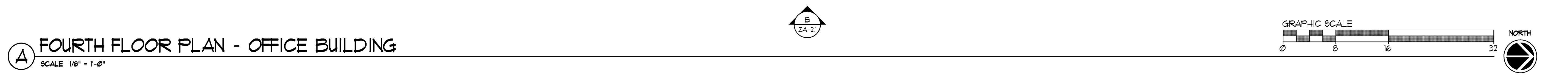
# ZA-1.2



Ⓐ

# ZA-1.3





GRAPHIC SCALE

0 8 16 32

NORTH

**IJUS, L.L.C.**  
690 Taylor Road, Suite #100, Columbus, Ohio 43230

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[illegible]

VA #18008.00

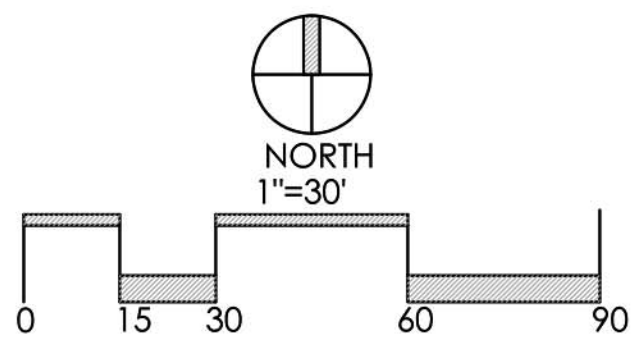
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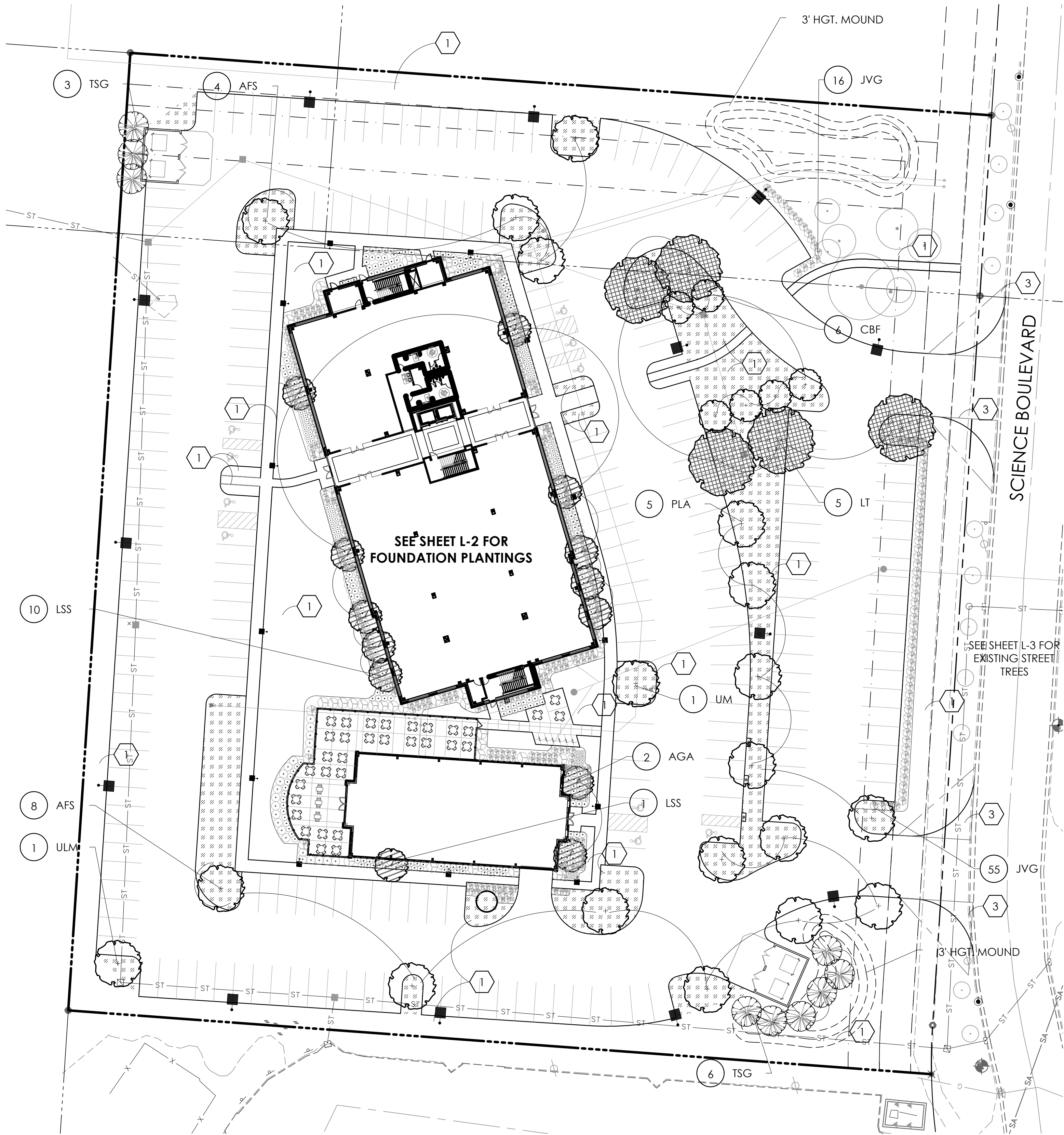
## ILLUSTRATIVE PLAN

**FRANKLIN PEAK**  
PREPARED FOR ADVANCED CIVIL DESIGN  
DATE: 4/2/18



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





GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.

2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".

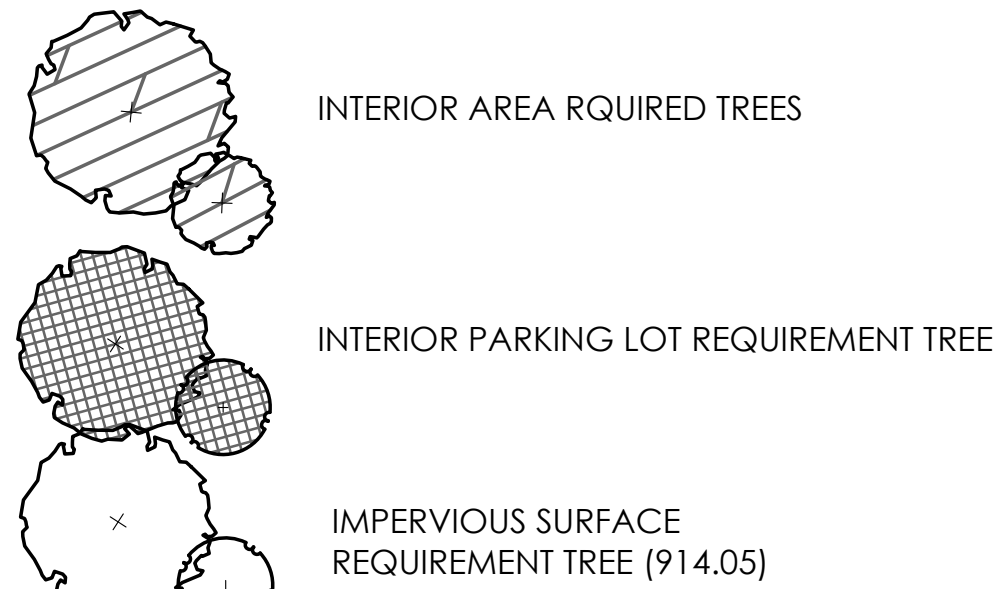
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.

8. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.

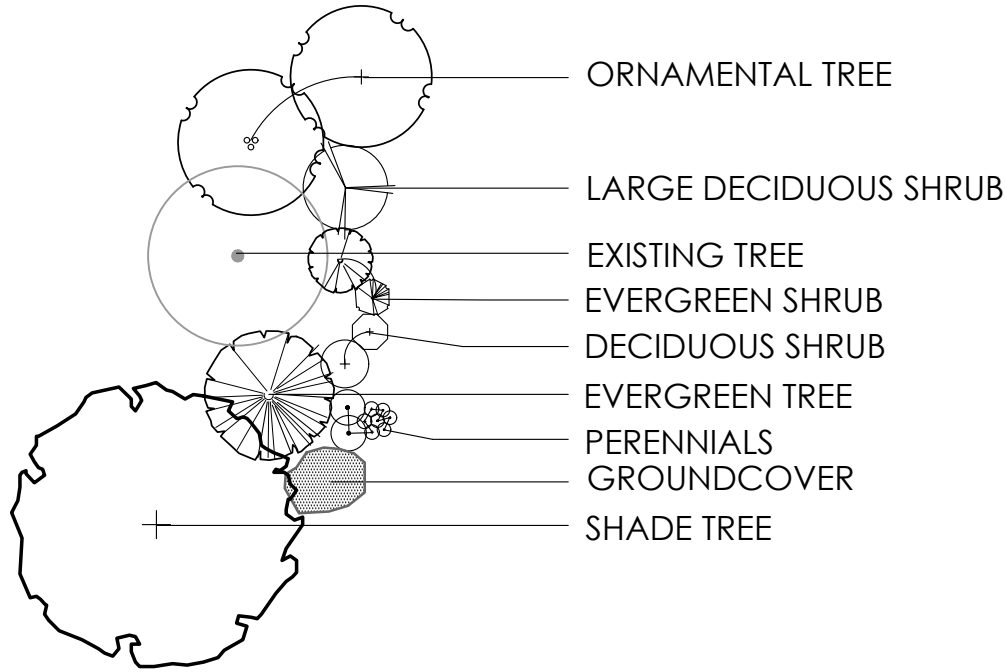
8. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.

REQUIRED PLANT KEY



PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPING

	REQUIRED	PROVIDED
PARKING AREA = ±89,066 S.F.	±4,454 (5%)	±15,001 S.F. (17%)
1 TREE @ 2" CAL. PER 1000 S.F. OF REQ'D I.G.S.	5 TREES @ 2" CAL.	5 TREES @ 2" CAL.

SCREENING (ADJ. TO R.O.W.)

SCIENCE BLVD	3' HEIGHT	3' MOUND - HEDGE
--------------	-----------	------------------

STREET TREES (ALONG PUBLIC R.O.W.)

ALONG SCIENCE BLVD	EXISTING	
--------------------	----------	--

SCREENING

TRASH CONTAINERS OR RECEPTACLES	6-8' HT. FENCE/WALL + LANDSCAPING (EVERGREENS ENCOURAGED)	6-8' HT. FENCE/WALL + LANDSCAPING (EVERGREENS ENCOURAGED)
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IMPERVIOUS SURFACE REQUIRED TREES

1 SHADE TREE CALIPER INCH PER 1,000 S.F. OF IMPERVIOUS SURFACE MIN 2" CAL.	127 CALIPER INCHES FOR 126,185 OF IMPERVIOUS SURFACE	76 CALIPER INCHES OF EXISTING TREES PRESERVED, 51 CAL. INCHES PROVIDED
--	--	--

INTERIOR REQUIRED TREES

1 CALIPER INCH PER 1,000 S.F. BUILDING AREA MIN 2" CAL	BREWERY= 5,215 SF=6 CAL. INCHES OFFICE=20,158 SF=21 CAL. INCHES	26 CALIPER INCHES OF TREES PROVIDED
--	--	-------------------------------------

REQUIRED FOUNDATION PLANTINGS

5 SHRUBS AND 2 FLOWERING PERENNIALS PER 10 LF BUILDING ELEVATION	BREWERY= 325 LF=163 SHRUBS, 65 PERENNIALS OFFICE = 632 LF=316 SHRUBS, 127 PERENNIALS	479 SHRUBS PROVIDED 197 PERENNIALS PROVIDED
--	---	--

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
12	AFS	ACER X FREEMANII 'SIENNA GLEN'	SIENNA GLEN MAPLE	2" CAL.	B & B	MATCHED FORM
2	AGA	AMELANCHIERX GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2 1/2" CAL.	B & B	MATCHED FORM, SINGLE STEM
11	LSS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	2" CAL.	B & B	MATCHED FORM
2	UM	ULMUS 'MORTON'	ACCOLADE ELM	2 1/2" CAL.	B & B	MATCHED FORM
5	PLA	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD PLANETREE	3" CAL.	B & B	MATCHED FORM
6	CBF	CARPINUS BETULA 'FRANZ FONTAINE'	FRANZ FONTAINE HORNBEAM	3" CAL.	B & B	MATCHED FORM
5	LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2" CAL.	B & B	MATCHED FORM
9	TSG	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' HEIGHT	B & B	

SHRUBS

71	JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	18" HGT.	CONT.	
----	-----	---------------------------------	------------------	----------	-------	--

CODED CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 SIGHT TRIANGLE

9. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
10. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS	

SITE LANDSCAPE PLAN

FRANKLIN PEAK  
PREPARED FOR  
ADVANCED CIVIL DESIGN  
CLIENT ADDRESS

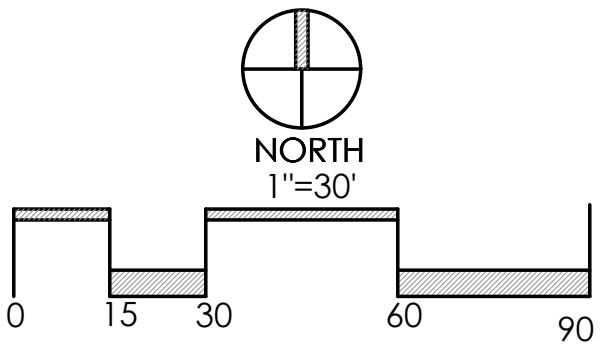
Paris Planning & Design

LAND PLANNING  
2425 N. 5th Street  
P (614) 487-1964

LANDSCAPE ARCHITECTURE  
Suite 401  
Columbus, OH 43215  
www.parisplanninganddesign.com

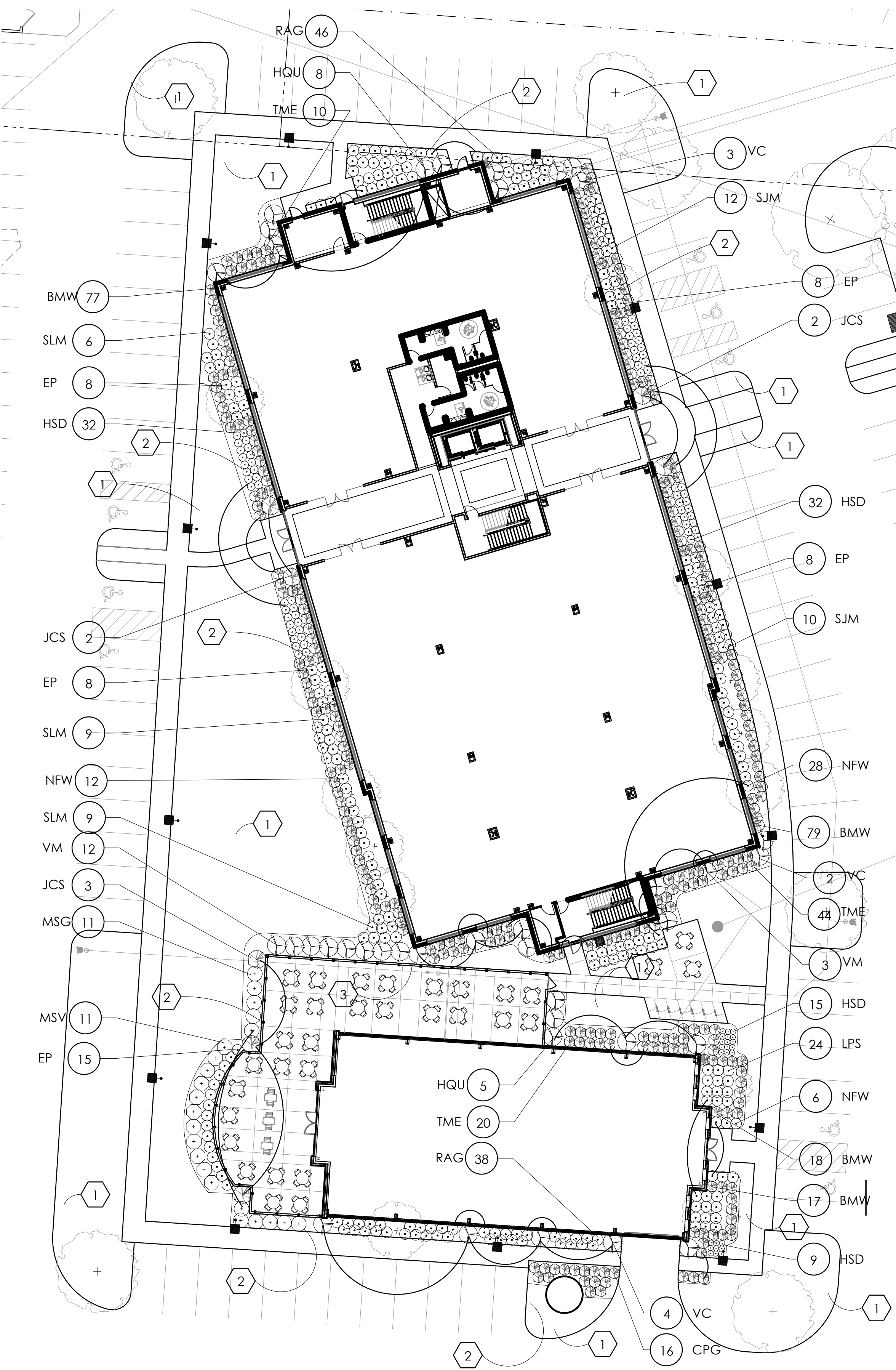
DATE	4/2/18
PROJECT	18016
SHEET	

L-1

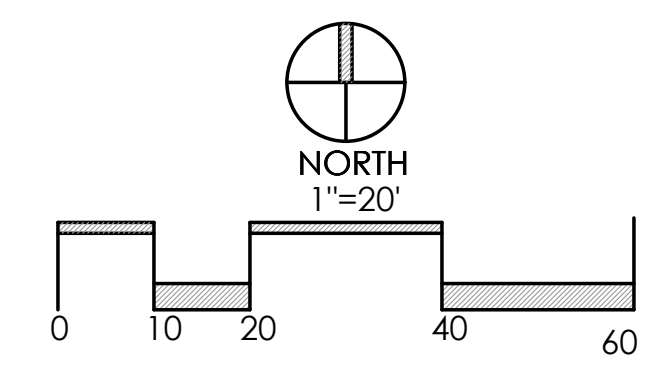


PRELIMINARY  
NOT FOR CONSTRUCTION



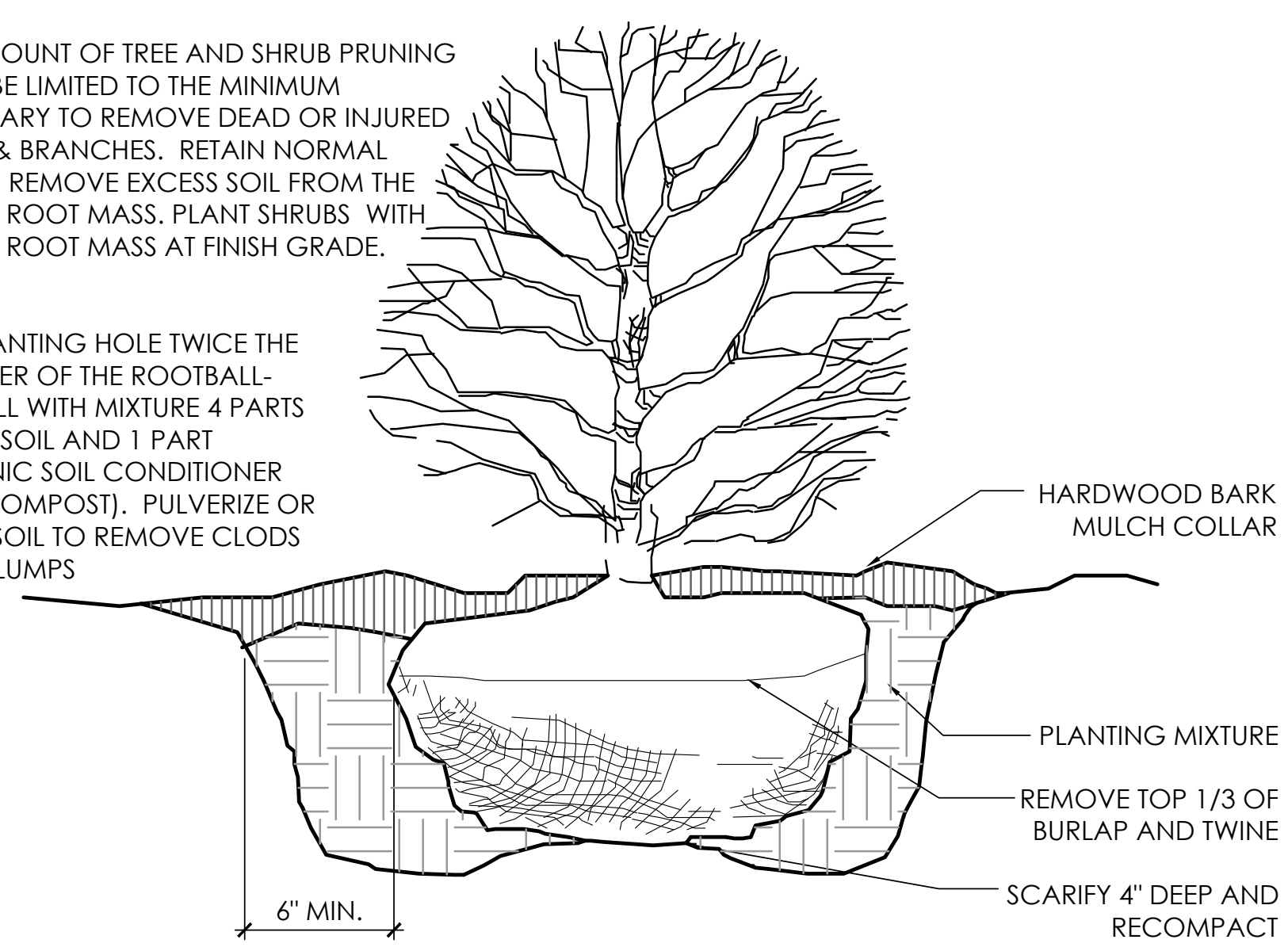


BUILDING FOUNDATION PLANTING  
SCALE: 1"=20'



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

DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

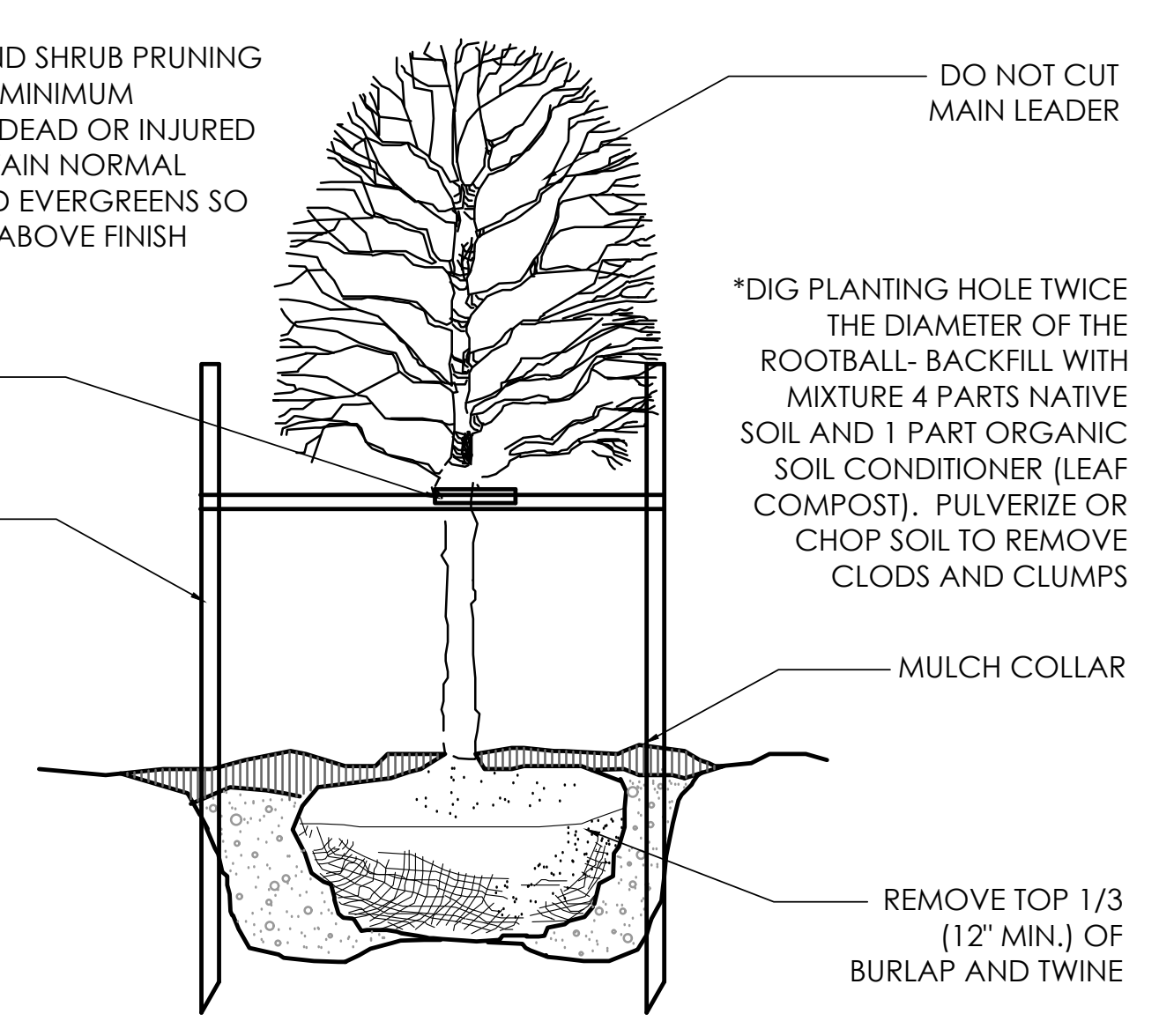


3 SHRUB PLANTING DETAIL  
N.T.S.

01-1300

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

FLEXIBLE TREE WEBBING MATERIAL 3/4" WIDE- GREEN COLOR  
2" X 2" X 8' WOOD STAKE, 2 PER TREE

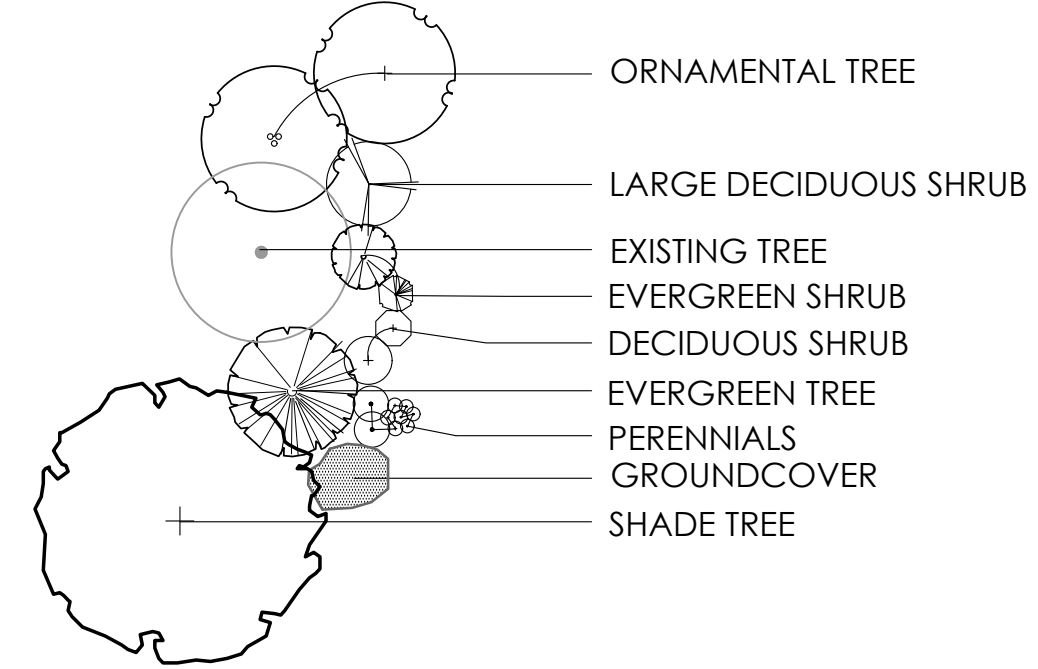


1 DECIDUOUS TREE  
N.T.S.

01-1001

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CODED CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 4' HEIGHT ALUMINUM FENCE ENCLOSURE AT PATIO. PROVIDE GATE OPENINGS PER LOCAL AND STATE CODE

GENERAL PLANTING NOTES:

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- 5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- 6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- 7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- 8. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- 8. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.

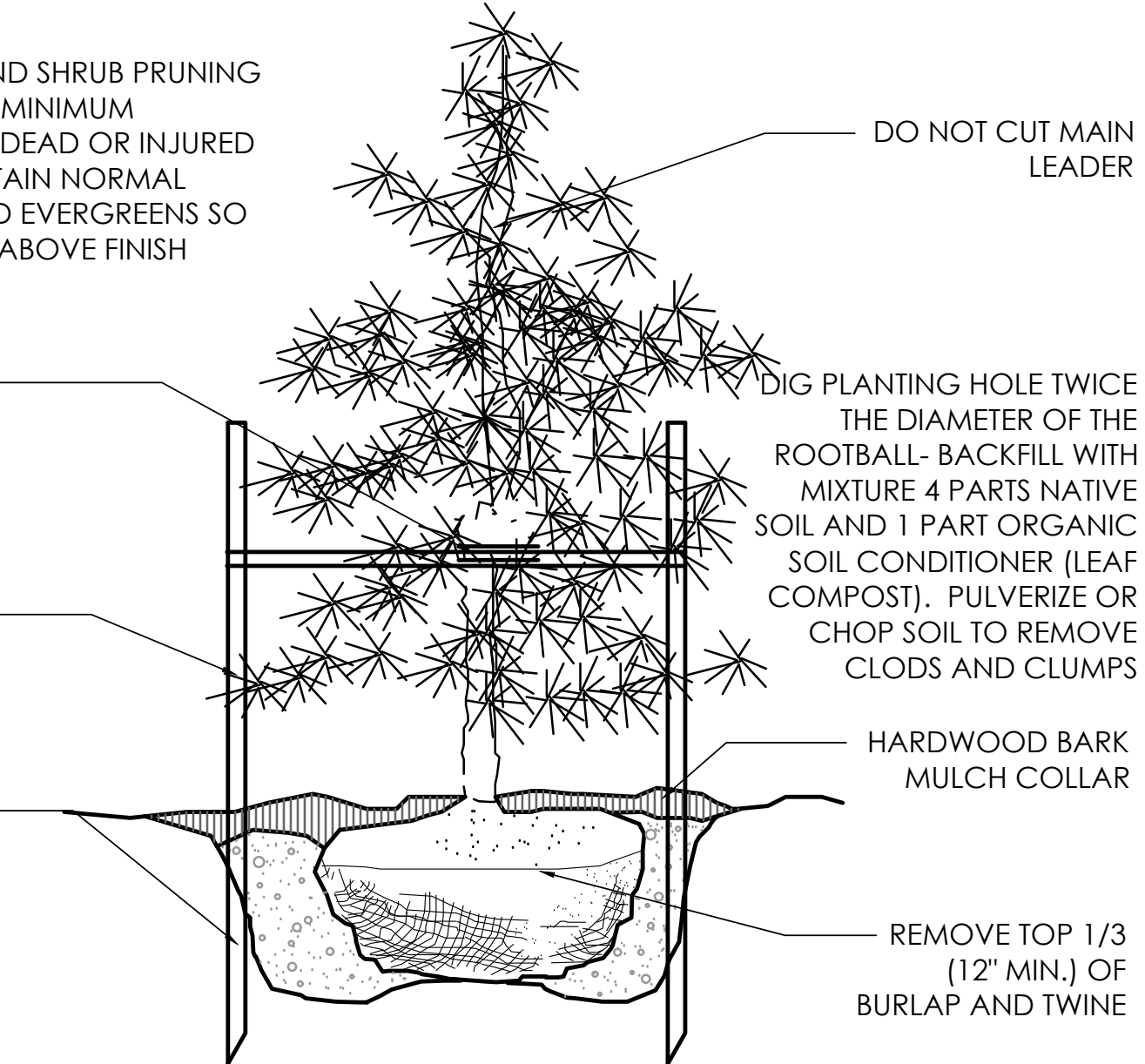
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

SHRUBS	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
191	BMW	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	18" HGT.	CONT	
7	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6' HGT.	B&B	
84	RAG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	18" HGT.	CONT	
9	VC	VIBURNUM CARLESSI	KOREAN SPICE VIBURNUM	24" HGT	B&B	
15	VM	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	24" HGT	B&B	
16	CPG	CHAMEA. PISIFERA 'FILIFERA GOLDEN MOP'	DWARF GOLD MOP FALSE CYPRESS	18" HGT	CONT	
24	LPS	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	18" HGT	CONT	
46	SLM	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	18" HGT	CONT	
13	HQU	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDR.	24" HGT	CONT	
74	TME	TAXUS X MEDIA 'DENSIFORMIS	EVERLOW YEWE	18" SPR.	CONT	
PERENNIALS/ORNAMENTAL GRASSES						
47	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	NO. 1	CONT.	
88	HSD	HEMEROCALLIS 'STELLA D' ORRO"	STELLA D ORRO DAYLILY	NO. 1	CONT.	
40	NFW	NEPETA RACEMOSA 'WALKERS LOW'	WALKERS LOW CATMINT	NO. 1	CONT.	
11	MSG	MISCANTHUS SINENSIS	MAIDEN GRASS	NO. 2	CONT.	
11	MSV	MISCANTHUS SINENSIS 'VARIEGATUS	VARIEGATED MAIDEN GRASS	NO. 2	CONT.	

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FLEXIBLE TREE WEBBING MATERIAL 3/4" WIDE- GREEN COLOR- TIE AT 1/3 HGT OF TREE  
2" X 2" X 8' WOOD STAKE, 3 PER TREE UP TO 7' HEIGHT



2 EVERGREEN TREE UNDER 7' HGT.  
N.T.S.

01-1100

- 9. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
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REVISIONS


BUILDING FOUNDATION  
PLANTING- LANDSCAPE  
DETAILS

FRANKLIN PEAK  
PREPARED FOR  
ADVANCED CIVIL DESIGN  
CLIENT ADDRESS

Faris Planning & Design

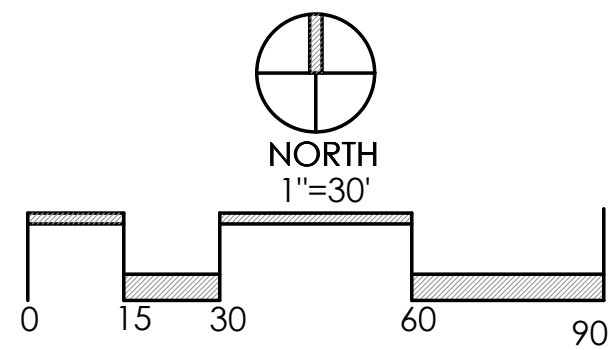
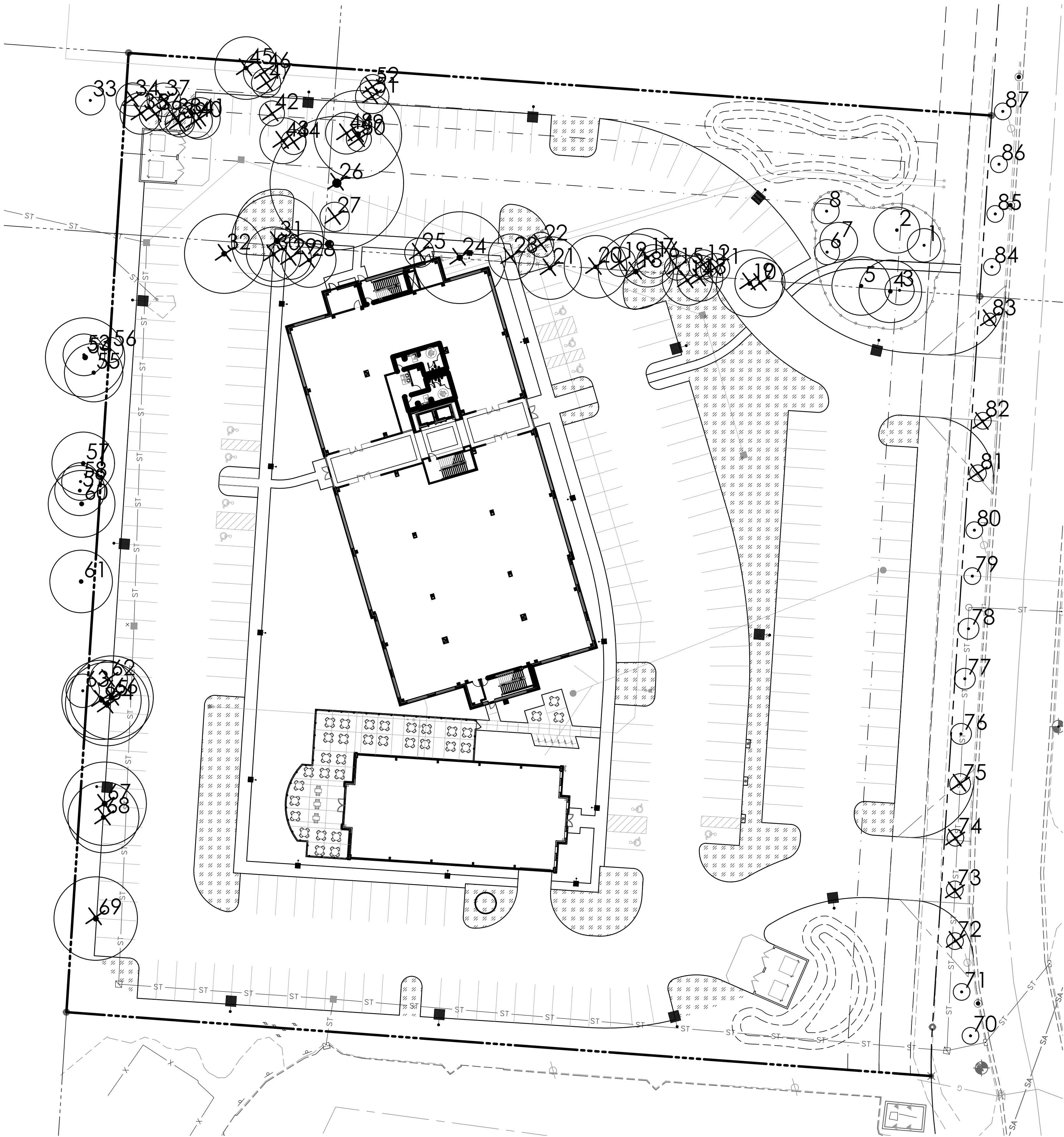
LAND PLANNING  
2425 N. 5th Street  
p. (614) 487-1904

LANDSCAPE ARCHITECTURE  
Columbus, OH 43215  
www.farisplanninganddesign.com

DATE	4/2/18
PROJECT	18016
SHEET	

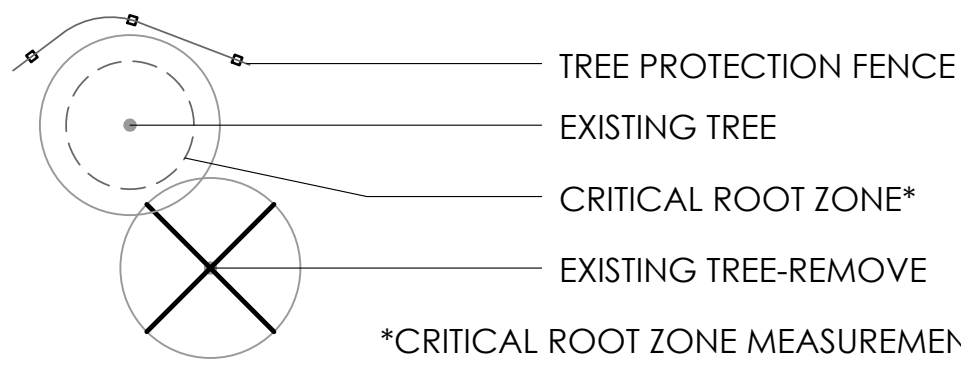
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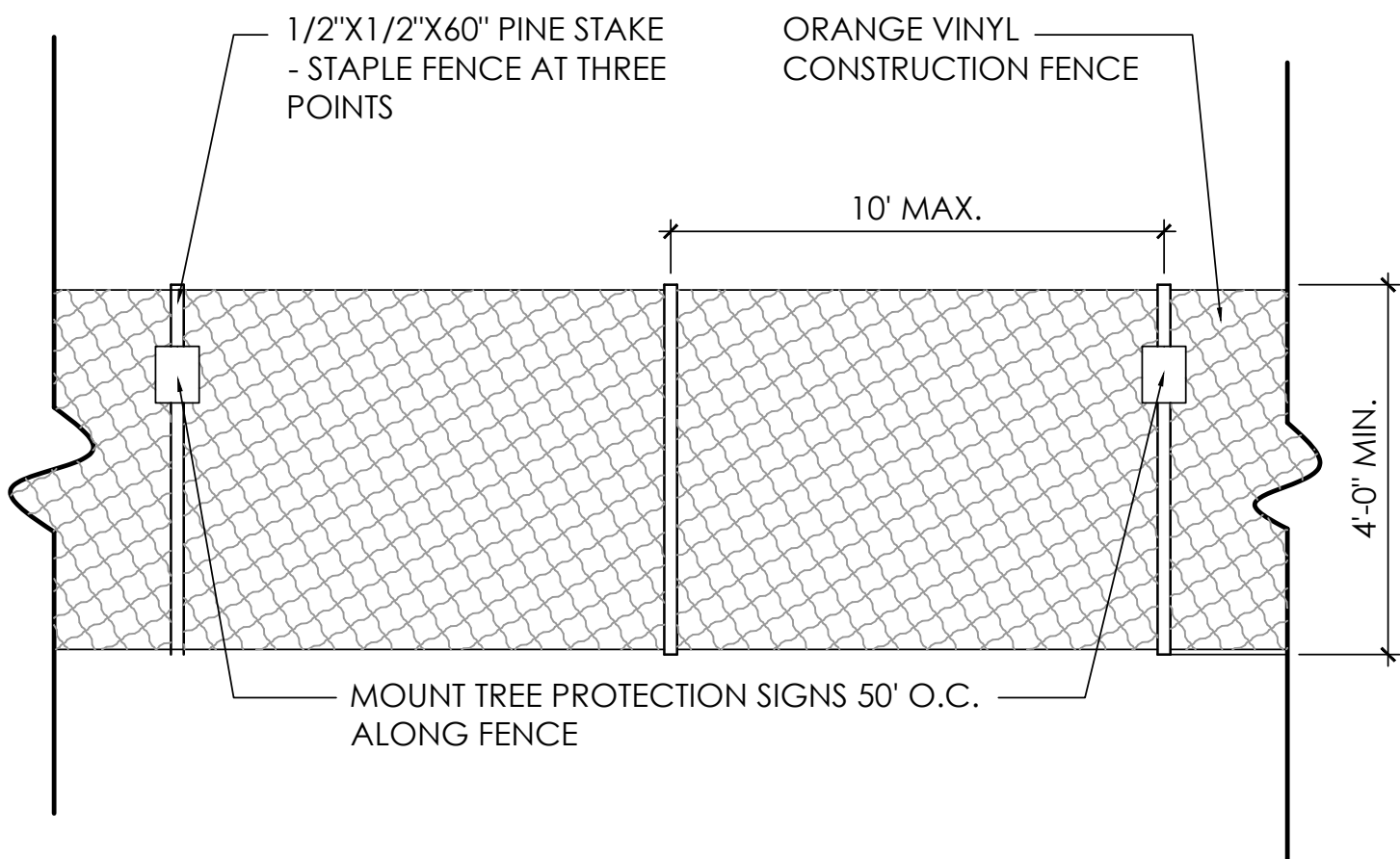


CONSTRUCTION NOTES:

1 TREE PROTECTION FENCE, SEE DETAIL 1, THIS SHEET



TREE #	SIZE	SPECIES	CONDITION	STATUS
1	8	OAK	GOOD	PRESERVED
2	11	OAK	GOOD	PRESERVED
3	7	HICKORY	GOOD	PRESERVED
4	15	HICKORY	GOOD	PRESERVED
5	14	HICKORY	GOOD	PRESERVED
6	6	HICKORY	GOOD	PRESERVED
7	9	OAK	GOOD	PRESERVED
8	6	ELM	GOOD	PRESERVED
9	12	HICKORY	GOOD	REMOVE
10	16	HICKORY	FAIR	REMOVE
11	7	HICKORY	GOOD	REMOVE
12	7	ASH	POOR	REMOVE
13	11	HICKORY	GOOD	REMOVE
14	12	HICKORY	GOOD	REMOVE
15	6	ASH	POOR	REMOVE
16	8	CHERRY	POOR	REMOVE
17	14	OAK	GOOD	REMOVE
18	18	HICKORY	GOOD	REMOVE
19	7	HICKORY	GOOD	REMOVE
20	15	HICKORY	GOOD	REMOVE
21	15	HICKORY	GOOD	REMOVE
22	6	ASH	POOR	REMOVE
23	11	HICKORY	GOOD	REMOVE
24	22	HICKORY	GOOD	REMOVE
25	7	HICKORY	GOOD	REMOVE
26	32	OAK	FAIR	REMOVE
27	7	ASH	POOR	REMOVE
28	13	COTTONWOOD	GOOD	REMOVE
29	10	COTTONWOOD	GOOD	REMOVE
30	13	HICKORY	GOOD	REMOVE
31	22	ELM	FAIR	REMOVE
32	19	COTTONWOOD	GOOD	REMOVE
33	7	HICKORY	GOOD	REMOVE
34	8	MAPLE	GOOD	PRESERVED
35	10	MAPLE	GOOD	REMOVE
36	8	ASH	DEAD	REMOVE
37	8	MAPLE	GOOD	REMOVE
38	8	BUCKEYE	GOOD	REMOVE
39	7	ASH	DEAD	REMOVE
40	8	OAK	GOOD	REMOVE
41	10	OAK	GOOD	REMOVE
42	6	OAK	GOOD	REMOVE
43	11	OAK	GOOD	REMOVE
44	6	OAK	GOOD	REMOVE
45	15	MAPLE	GOOD	REMOVE
46	10	MAPLE	GOOD	REMOVE
47	7	COTTONWOOD	GOOD	REMOVE
48	10	OAK	GOOD	REMOVE
49	21	OAK	GOOD	REMOVE
50	6	HICKORY	GOOD	REMOVE
51	8	ASH	POOR	REMOVE
52	6	OAK	GOOD	REMOVE
53	10	COTTONWOOD	FAIR	PRESERVED
54	19	COTTONWOOD	GOOD	PRESERVED
55	14	COTTONWOOD	GOOD	PRESERVED
56	6	COTTONWOOD	GOOD	PRESERVED
57	15	COTTONWOOD	GOOD	PRESERVED
58	9	COTTONWOOD	GOOD	PRESERVED
59	12	COTTONWOOD	GOOD	PRESERVED
60	16	COTTONWOOD	GOOD	PRESERVED
61	15	COTTONWOOD	GOOD	PRESERVED
62	9	CATALPA	GOOD	REMOVE
63	8	COTTONWOOD	GOOD	PRESERVED
64	20	COTTONWOOD	GOOD	REMOVE
65	19	COTTONWOOD	GOOD	REMOVE
66	20	COTTONWOOD	FAIR	REMOVE
67	20	COTTONWOOD	FAIR	REMOVE
68	17	COTTONWOOD	GOOD	REMOVE
69	20	COTTONWOOD	FAIR	REMOVE
70	4	MAPLE	GOOD	PRESERVED
71	4	MAPLE	GOOD	PRESERVED
72	4	MAPLE	GOOD	REMOVE
73	4	MAPLE	POOR	REMOVE
74	4	MAPLE	GOOD	REMOVE
75	5	SYCAMORE	GOOD	REMOVE
76	5	SYCAMORE	GOOD	PRESERVED
77	5	SYCAMORE	GOOD	PRESERVED
78	5	SYCAMORE	GOOD	PRESERVED
79	4	SYCAMORE	GOOD	PRESERVED
80	4	SYCAMORE	GOOD	PRESERVED
81	4	SYCAMORE	GOOD	REMOVE
82	4	MAPLE	GOOD	REMOVE
83	3	MAPLE	POOR	REMOVE
84	4	MAPLE	GOOD	PRESERVED
85	4	MAPLE	GOOD	PRESERVED
86	4	MAPLE	POOR	PRESERVED
87	4	MAPLE	GOOD	PRESERVED



1 TREE PROTECTION FENCE  
N.T.S.

05-2809

REVISIONS

EXISTING TREE SURVEY  
AND PRESERVATION  
PLAN

FRANKLIN PEAK  
PREPARED FOR  
ADVANCED CIVIL DESIGN  
CLIENT ADDRESS

Faris Planning & Design  
LAND PLANNING LANDSCAPE ARCHITECTURE  
2425 N. 5th Street Columbus, OH 43215  
p (614) 487-1964 www.farisplanninganddesign.com

DATE 4/2/18

PROJECT 18016

SHEET

L-3





200 S. Hamilton Road, Gahanna, OH 43230  
Phone(614)342-4010 Fax(614)342-4100

March 23, 2018

Advanced Civil Design Inc  
422 Beecher Rd  
Gahanna, OH 43230

RE: Project Science Blvd Franklin Peak  
Final Development Plan

Dear Advanced Civil Design Inc:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

### **Public Safety - Complete**

1. Gahanna PD has no issues with these. Per Pat Millenbaugh

### **Soil & Water Conservation District**

2. New stormwater permit conditions will be in effect in April. As this was designed as a larger development plan and the stormwater already implemented with Science Blvd. development, I don't think it will be affected. If however they submit an NOI for coverage under the new permit, it may trigger a review of some sort. It's likely that the design for this does not meet the new conditions. I also don't have a good feel for the point where a project would be grandfathered under the old rules.

### **Parks**

3. I feel that this is over planted, and that will be an issue for the owner to deal with in the future. The other concerns that I saw was that the street trees are on the drawing but not listed as to what type of tree. The other concern is that we are keeping the site triangle open at the entrances? Per Rob Wendling

### **Fire District - Complete**

4. 2018032001 Review of Science Blvd, Franklin Peak DR 18 and FDP 18.

The above listed plan complies with the Section 503 of the 2017 Ohio Fire Code. The fire apparatus access roadway is 26 feet wide in acceptable locations. The width is adequate for the height of the building.

The plan also complies with the fire flow requires. Both building have a total area of 74,278 square feet. This requires 5750 GPM of fire flow, but with a 75% reduction for fire sprinklers, the flow is down to 1,500 GPM. This requires one fire hydrant on the property. There are 2 fire hydrants located on the roadway in acceptable locations.

The Fire Division approves this project plan.

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

Per Steve Welsh

### **Building - Approval with Conditions**

5. The office building's second and third floor configurations may not be approvable for tenant layouts since the common path of travel distance appears that it will exceed the allowable distance (75 feet without sprinkler system or 100 feet with sprinkler system.)

### **Community Development - Revisions Needed**

6. The parking calculations provided on the Final Development Plan Sheet 1 indicate the brewery requires one space per 150 square feet. The use of a brewery is most similar to manufacturing. Therefore, the required parking would be one space per employee on the largest shift plus one space per business vehicle normally on the premises. Please revise accordingly.
7. Page six of the overlay text requires bicycle racks and or storage within 200 yards of the building's entrance. Please depict on the final development plan.
8. The proposed project is on three different parcels. Chapter 1167.17 requires accessory uses and structures to be on the same lot as the primary use/structure. Please be aware that a lot combination is required. This combination does not have to occur prior to the FDP and DR public hearing.

### **Public Service & Engineering**

9. 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. If it is the desire of the developer to request a concurrent plan review, a formal separate submission must be made to the Engineering Division. That submittal shall include 5 hard copies of all submitted documents, as well as one electronic copy.

- All parcels shall be combined into one lot.

**10. 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. It is expected that this development will exceed 100 trips in the peak hour, and thus most likely will 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.
- The site access will be to Science Boulevard via two new curb cuts.
- The existing mulit-use path must be maintained along the frontage of the new development.

**11. Sanitary Sewer**

- There is an existing 8" sanitary sewer located on Science Boulevard that can be accessed to provide sanitary sewer service for the development. If the tap should require excavation into the roadway, it will require a repair to meet City standards.

**12. Water Service**

- There is an existing 16" water line located on Science Boulevard that can be accessed to provide service for this development. This line can be tapped to provide service to the development for both domestic and fire suppression. If the tap should require excavation into the roadway, it will require a repair to meet City standards.

**13. 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. Note that the OEPA will be putting into effect a new General Construction Stormwater Permit. It is likely that this deveopment will have to compy with the new permit standards.

14. This area is near the former Bedford Landfill site. All development shall be in accordance to Federal, State, and Local Standards.

15. The desinger has been provided copies of the most recent Phase and Phase II ESA's.



**Page 4 of 4**  
**March 23, 2018**  
**Re: Project Science Blvd**  
**Science Blvd Franklin Peak**

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Administrative Assistant

**Date:** April 2, 2018  
**Re:** Franklin Peak - Science Blvd.  
Final Development Plan

**Attn:** Kelly Wicker  
Administrative Assistant

**City of Gahanna**  
**Department of Planning & Development**  
200 S. Hamilton Rd.  
Gahanna, Ohio 43230

We are resubmitting the Design Review (COA) for the Franklin Peak project for review.  
Please see below responses to comments letter dated March 23, 2018.

**Public Safety - Complete**

1. *Gahanna PD has no issues with these. Per Pat Millenbaugh*

**Soil & Water Conservation District**

2. *New stormwater permit conditions will be in effect in April. As this was designed as a larger development plan and the stormwater already implemented with Science Blvd. development, I don't think it will be affected. If however they submit an NOI for coverage under the new permit, it may trigger a review of some sort. It's likely that the design for this does not meet the new conditions. I also don't have a good feel for the point where a project would be grandfathered under the old rules.*

**New Ohio EPA stormwater permit conditions will be studied on how it will affect the existing stormwater basin with this proposed development. Ohio EPA NOI will be submitted as part of the final engineering process.**

**Parks**

3. *I feel that this is over planted, and that will be an issue for the owner to deal with in the future. The other concerns that I saw was that the street trees are on the drawing but not listed as to what type of tree. The other concern is that we are keeping the site triangle open at the entrances? Per Rob Wendling*

**Existing street trees omitted in site triangles, of which the species is listed on sheet L-3. Tree calculations have been adjusted per Community Development response and site plantings have been reduced**

### **Fire District - Complete**

#### **4. 2018032001 Review of Science Blvd, Franklin Peak DR 18 and FDP 18.**

*The above listed plan complies with the Section 503 of the 2017 Ohio Fire Code. The fire apparatus access roadway is 26 feet wide in acceptable locations. The width is adequate for the height of the building. The plan also complies with the fire flow requires. Both building have a total area of 74,278 square feet. This requires 5750 GPM of fire flow, but with a 75% reduction for fire sprinklers, the flow is down to 1,500 GPM. This requires one fire hydrant on the property. There are 2 fire hydrants located on the roadway in acceptable locations.*

*The Fire Division approves this project plan.*

**Email correspondence with Fire Marshal Welsh on March 29, 2018 confirming the 3 private fire hydrants on site will be needed.**

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

*Per Steve Welsh*

### **Building - Approval with Conditions**

*5. The office building's second and third floor configurations may not be approvable for tenant layouts since the common path of travel distance appears that it will exceed the allowable distance (75 feet without sprinkler system or 100 feet with sprinkler system.)*

**Please see the revised floor plans with the inclusion of a third-egress stairwell.**

### **Community Development - Revisions Needed**

*6. The parking calculations provided on the Final Development Plan Sheet 1 indicate the brewery requires one space per 150 square feet. The use of a brewery is most similar to manufacturing. Therefore, the required parking would be one space per employee on the largest shift plus one space per business vehicle normally on the premises. Please revise accordingly.*

**Per phone conversation with Mr. Blackford on March 29, 2018, brewery parking count will be per "Restaurant Partial Service Over 5 Tables" which requires 1 parking space per 150 sq.ft.**

*7. Page six of the overlay text requires bicycle racks and or storage within 200 yards of the building's entrance. Please depict on the final development plan.*

**Bike racks were added to the Southeast side of the office building.**

*8. The proposed project is on three different parcels. Chapter 1167.17 requires accessory uses and structures to be on the same lot as the primary use/ structure. Please be aware that a lot combination is required. This combination does not have to occur prior to the FDP and DR public hearing.*

**Lots will be combined as part of final engineering process.**



## **Public Service & Engineering - Complete**

### *9. 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. If it is the desire of the developer to request a concurrent plan review, a formal separate submission must be made to the Engineering Division. That submittal shall include 5 hard copies of all submitted documents, as well as one electronic copy.*
- *All parcels shall be combined into one lot.*

### *10. 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. It is expected that this development will exceed 100 trips in the peak hour, and thus most likely will 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.*
- *The site access will be to Science Boulevard via two new curb cuts.*
- *The existing multi-use path must be maintained along the frontage of the new development.*

### *11. Sanitary Sewer*

- *There is an existing 8" sanitary sewer located on Science Boulevard that can be accessed to provide sanitary sewer service for the development. If the tap should require excavation into the roadway, it will require a repair to meet City standards.*

### *12. Water Service*

- *There is an existing 16" water line located on Science Boulevard that can be accessed to provide service for this development. This line can be tapped to provide service to the development for both domestic and fire suppression. If the tap should require excavation into the roadway, it will require a repair to meet City standards.*

### *13. 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. Note that the OEPA will be putting into effect a new General Construction Stormwater Permit. It is likely that this development will have to comply with the new permit standards.*

*14. This area is near the former Bedford Landfill site. All development shall be in accordance to Federal, State, and Local Standards.*

*15. The designer has been provided copies of the most recent Phase and Phase II ESA's.*

**Public service engineering comments have been noted for the final engineering process.**

Please let me know if you need any additional information.

Sincerely,  
Advanced Civil Design, Inc.



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Chad Nickell  
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## CITY OF GAHANNA

### PLANNING AND DEVELOPMENT STAFF REPORT

#### Request Summary

This is a request to develop 4.3 acres of City owned land in Central Park with two buildings and associated parking. There will be a four story office building totaling 69,000 square feet and a 5,200 square foot brewery.

The property is zoned Office, Commerce, and Technology (OCT) with an overlay. The overlay differs from the zoning code in that it is generally more restrictive regarding uses, building materials, landscaping, etc. The requested uses are permissible and the project is largely consistent with the provisions found within the overlay. Exceptions to this are related to the location of the dumpster and the request for metal panels. A variance has been requested to these provisions.

The property is not located within an area plan but is listed as a target site within the Economic Development Strategy. The Strategy recommends class A and B office for this site and other properties at the corner of Tech Center Drive and Science Blvd.

#### Target Site Architecture Recommendations



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### Variance

Two variances are requested as part of the FDP and Design Review (DR) approval. The first variance is to the location of the dumpster. Chapter 1167.18(c)(1) requires dumpsters to be located to the rear of the main structure. The applicant wishes to locate the dumpster towards the front of the property. Staff has no objections to this request as the dumpster will be screened by materials matching the main use buildings and by a significant amount of landscaping. Additionally, staff finds that this property is unique in that the views of Columbus are unmatched. This view has created the desire to place the main buildings towards the rear of the property. Locating the main buildings substantially off the roadway limits the amount of area where the dumpster could be located without the need for the variance.

The second variance is to the overlay standards regarding approved materials for office buildings. The overlay provides for a list of exterior materials which includes brick, stone, stucco, glass, etc. Metal panels are not included on this list. Staff is of the opinion that the overall building design exceeds the expectations of the overlay and therefore support the variance for metal panels.

An image of the building is included below. The metal panels are the dark grey portions of the office building.

### Office Building (view from road)



Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:



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## CITY OF GAHANNA

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

It is staff's opinion that the request meets the four conditions of approval and therefore recommends approval of the requested variances.

### Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this 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.

### Design Review

The property is zoned OCT and therefore subject to the standards of Design Review District 4 (DRD-4). Relevant standards include the following:

- Parking areas shall accommodate employees and not degrade the appearance of the development and the general area.
- Access shall be limited in number.
- Building materials are important to protect property values but a more liberal standard should be applied to OCT.
- Large windows are encouraged.



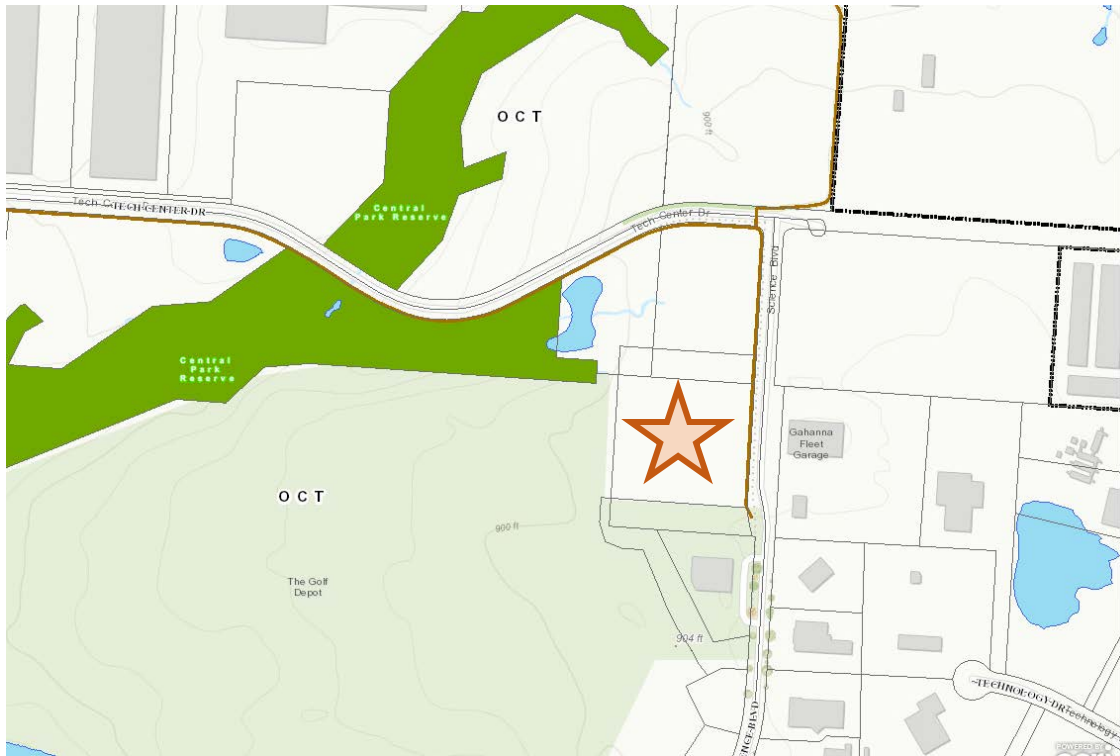
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## CITY OF GAHANNA

### Zoning Map



### Street View (Property)



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## CITY OF GAHANNA

Street View (Adjacent Properties to South)



Street View (Adjacent Property to east)



Respectfully Submitted By:  
Michael Blackford, AICP  
Deputy Director



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