CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

ZONING DIVISION
200 S. Hamilton Road
Gahanna, Ohio 43230
614-342-4025
zoning@gahanna.gov
www.gahanna.gov

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: 349 Shady Spring Drive, Gahanna, Ohio	Project Name/Business Name *(if applicable)*: GJPS - Lincoln Elementary School

Parcel ID No.(s):	Current Zoning:	Total Acreage:
025-005486, 025-008749, 025-005128, 025-009307, 025-008741/42/43/44/45/46/47/48	RID	28.76 acres

Project Description:

Planned construction of a new elementary school located on the existing Middle School South campus, on the adjacent parcel. Scope includes utilities, parking, right-of-way access, playgrounds/play areas, storm control, and modified grading; minor exterior improvements will be performed to the existing Middle School South parcel, but minimal in impact at this time.

APPLICANT Name (primary contact) -do not use a business name: Scott Lofton	Applicant Address: 463 N. High Street, Suite 2B, Columbus, OH 43215
Applicant E-mail: dmayer@triadarchitects.com	Applicant Phone No.: 614-471-7065
BUSINESS Name *(if applicable)*: Gahanna-Jefferson Public Schools	
ATTORNEY/AGENT Name: Dan Mayer	Attorney/Agent Address: 463 N. High Street, Suite 2B, Columbus, OH 43215
Attorney/Agent E-Mail: dmayer@triadarchitects.com	Attorney/Agent Phone No.: (o) 614-942-1050 or (c) 614-425-9503

ADDITIONAL CONTACTS *(please list all applicable contacts)*

Name(s):	Contact Information (phone no./email):
Contractor Corna-Kokosing	614-901-8844
Developer N/A	N/A
Architect TRIAD Architects	614-942-1050 / jkrosky@triadarchitects.com
PROPERTY OWNER Name: *(if different from Applicant)*	Property Owner Contact Information (phone no./email):

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED *(see page 2)*

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: Scott A Lofton Date: 11/9/2018

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. FDP-293-2018	RECEIVED: KAW	PAID: 500.00
PC Meeting Date:	DATE: 11-15-18	DATE: 11-15-18
PC File No.		CHECK#: 3615

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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 YES	APPLICANT N/A	STAFF USE YES	STAFF USE N/A
	1. Review Gahanna Code Section 1108 *(visit www.municode.com)* & *Chapter 914, Tree Requirements*	✓			
	2. Review the State of Ohio Fire Code Fire Service Requirements	✓			
	3. Pre-application conference with staff	✓			
FINAL DEVELOPMENT PLAN 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.*	✓			
THE DEVELOPER SHALL SUBMIT A TABLE OF DEVELOPMENT CALCULATIONS. *TABLE SHALL INCLUDE:*					
	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 Building & Zoning Fee Schedule)*				
	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

INTERNAL USE

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: 12/6/18

(Designee)

CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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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, Scott Lofton, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Triad Arch. 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: Scott Lofton Date: 11-14-18

AUTHORIZATION TO VISIT THE PROPERTY

I, Scott Lofton, 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: Scott Lofton Date: 11-14-18

NOTARY

Subscribed and sworn to before me on this 14th day of November, 20 18.

State of Ohio County of Franklin

Notary Public Signature: Fredena L. Williams

FREDENA L WILLIAMS - NOTARY PUBLIC
COMM EXP: JUN 28, 2022
STATE OF OHIO

AGREEMENT TO COMPLY AS APPROVED

I, Jocelyn Krosky, 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: 11/14/2018

NOTARY

Subscribed and sworn to before me on this 14th day of November, 20 18.

State of Ohio County of Franklin

Notary Public Signature: Fredena L. Williams

FREDENA L WILLIAMS - NOTARY PUBLIC
COMM EXP: JUN 28, 2022
STATE OF OHIO

David H Jr & Catherine L Swanson
811 Ashford Glen Dr
Gahanna, OH 43230

Thomas A & Tiffany H Bott
807 Ashford Glen Dr
Gahanna, OH 43230

Dennis L & Deborah K Evans
801 Ashford Glen Dr
Gahanna, OH 43230

Mark A and Cynthia A Grover
797 Ashford Glen Ct
Gahanna, OH 43230

Gary L Jeffers
795 Ashford Glen Ct
Gahanna, OH 43230

Chad Casey
793 Ashford Glen Ct
Gahanna, OH 43230

Margaret A Lusignolo
791 Ashford Glen Ct
Gahanna, OH 43230

Maryanne & Benny L Irwin
789 Ashford Glen Ct
Gahanna, OH 43230

Brian Erchenbrecher &
Taryn Heldenbrand
776 Tabon Court
Gahanna, OH 43230

David & Diane Ashley
761 Hager Ct
Gahanna, OH 43230

Edward & Joann Wright
755 Hager Ct
Gahanna, OH 43230

Allen E Lavonna
304 Dellfield Way
Gahanna, OH 43230

Dwayne E & Kari K Hawk
765 Tabon Court
Gahanna, OH 43230

James L & Clara C
239 Helmbright Dr
Gahanna, OH 43230

Clinton & Karen Allen
419 Shady Spring Dr
Gahanna, OH 43230

Clinton & Karen Allen
419 Shady Spring Dr
Gahanna, OH 43230

Taylor Kirk & Amanda Davis-Kirk
324 Dellfield Way
Gahanna, OH 43230

Brenda C &Gregory A Minnema
742 Hager Ct
Gahanna, OH 43230

Stefan Grusen
750 Hager Ct
Gahanna, OH 43230

Craig C & Elizabeth L Batzer
760 Hager Ct
Gahanna, OH 43230

Janna Lea & Mark Douglas Ford
777 Tabon Court
Gahanna, OH 43230

Thomas L & Marguerite L Thomas
775 Tabon Court
Gahanna, OH 43230

Anneliese P Das
749 Hager Ct
Gahanna, OH 43230

Donald J & Robin K Frissora
722 Schyler Ct
Gahanna, OH 43230

Gene G & Gwendolyn J Harshaw
724 Schyler Ct
Gahanna, OH 43230

James C Underwood
726 Schyler Ct
Gahanna, OH 43230

Jennifer Intihar & Scott Naypauper
728 Schyler Ct
Gahanna, OH 43230

Keith M & Toni J Bell
730 Schyler Ct
Gahanna, OH 43230

John A Jr. & Heidi L Dooley
508 Beaverbrook Dr
Gahanna, OH 43230

Yang Ning
510 Beaverbrook Dr
Gahanna, OH 43230

Judith A & Ronald P Sater
514 Barden Ct
Gahanna, OH 43230

Craig E & Lindy Whitson
516 Barden Ct
Gahanna, OH 43230

David H Reisdorf & Joan M Knueve
307 Dellfield Way
Gahanna, OH 43230

Bridgett M & Todd J Keenan
311 Dellfield Way
Gahanna, OH 43230

Mark Heinmiller
319 Dellfield Way
Gahanna, OH 43230

Decheng Huang
526 Beaverbrook Dr
Gahanna, OH 43230

Cheryl B Huntzinger
404 Shady Spring Dr
Gahanna, OH 43230

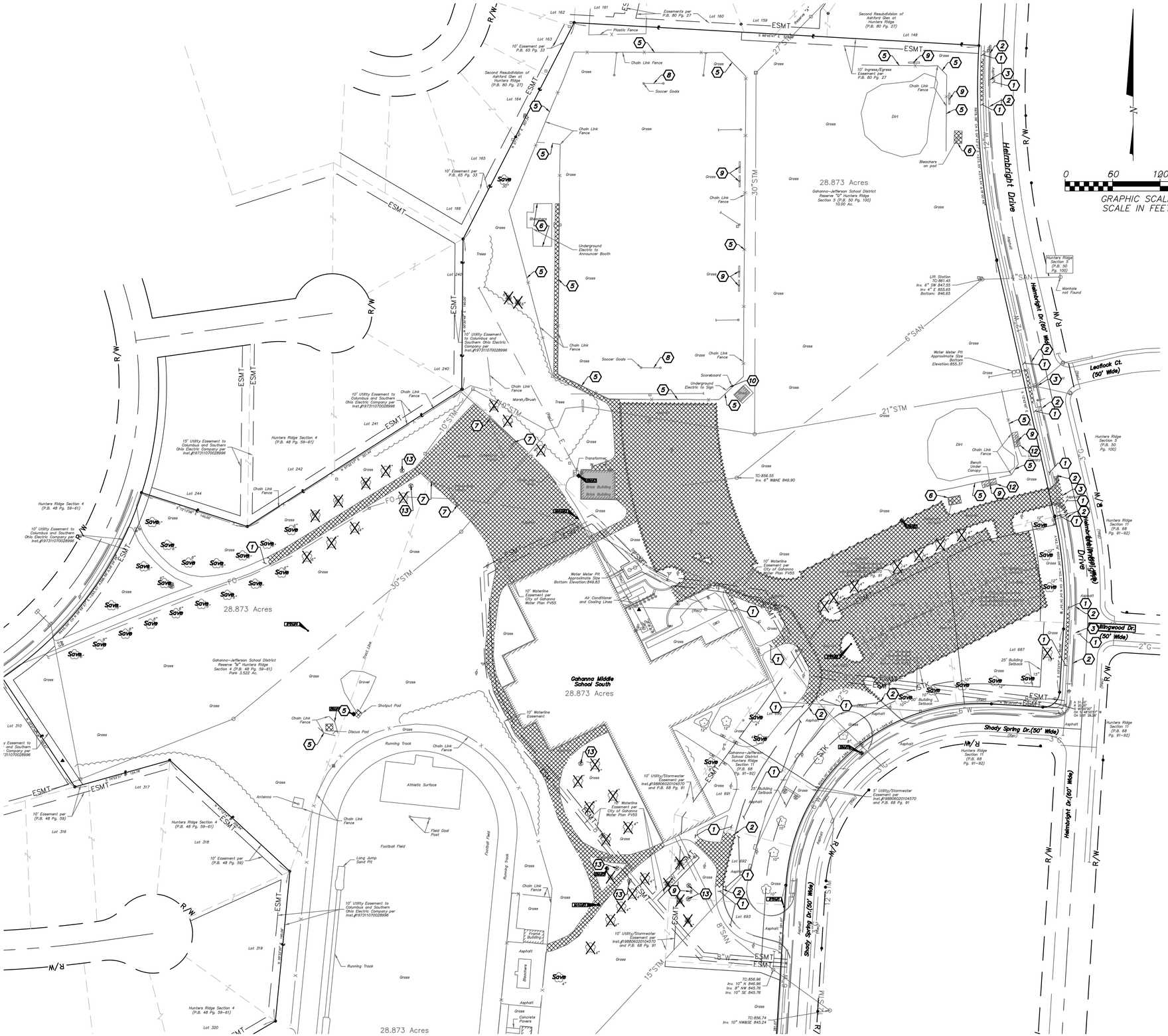
Jeffery G & Linda S Hann
396 Shady Spring Dr
Gahanna, OH 43230

Elana T Simpson
388 Shady Spring Dr
Gahanna, OH 43230

Hsiao Min & Shu Yun Yen
380 Shady Spring Dr
Gahanna, OH 43230

Eric & Charlene Buckner
372 Shady Spring Dr
Gahanna, OH 43230

Daniel Jr.& Denise Kent
364 Shady Spring Dr
Gahanna, OH 43230



0 60 120 180

GRAPHIC SCALE
SCALE IN FEET

DEMOLITION LEGEND

EXISTING

Refer to Topographic Survey, Sheets TS1–TS4

PROPOSED

- Remove existing asphalt, gravel, and concrete pavement, concrete sidewalk, building foundation, and pavement base materials
- Remove existing Structure. Refer to Architectural and Structural Plans
- Remove existing tree
- Save — Protect existing tree to remain
- Remove existing concrete curb

General Notes:

1. Site survey performed by Korda/Nemeth Engineering, dated 11/09/18. Refer to sheets TS1–TS4 for all existing site features.
2. Dispose of construction debris off-site in accordance with local codes.
3. Remove and dispose of on site features as shown on the plan.
4. Saw-cut existing pavement at limits of pavement removal to full depth using care to cut neat, straight lines. Cut at existing joints where possible.
5. Contractor to protect existing site features to remain outside construction limits. Repair any damage to the satisfaction of the owner at no additional cost.
6. Control dust at the site. Provide street cleaning when necessary, and when requested by owner.
7. Grade site during construction to provide positive drainage to existing and/or proposed storm water management systems.
8. Perform work in accordance with local codes and regulations.

Coded Notes:

1. Protect existing pavement/sidewalk to remain.
2. Protect existing concrete curb or curb and gutter to remain.
3. Sawcut existing pavement with neat, straight lines. Match existing pavement grade at this point.
4. Protect existing utility structure to remain. Adjust to final grade.
5. Remove existing fence, posts, and associated foundations.
6. Remove existing bleachers and associated slabs/foundations.
7. Remove existing basketball hoops.
8. Remove existing soccer goals and associated foundations.
9. Remove existing bench and associated foundations.
10. Remove existing scoreboard and associated foundations.
11. Remove existing bollard and associated foundations.
12. Remove existing dugout and associated foundations.
13. Relocate existing rock/boulder. Coordinate final location with Owner.

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1850 - GJPS LINCOLN ELEMENTARY SCHOOL

GJPS LINCOLN ELEMENTARY SCHOOL

GAHANNA CITY SCHOOLS

160 S. HAMILTON ROAD
GAHANNA, OH 43230

TRIAD
463 N High St, Suite 2B
Columbus, OH 43215
Phone: (614) 942-1050
main@triadarchitects.com

DECEMBER 4, 2018

NOT FOR CONSTRUCTION	KORDA
○ CONCEPTUAL DESIGN	KORDA / NEMETH ENGINEERING
● SCHEMATICS	1650 WATERMARK DRIVE SUITE 200 COLUMBUS, OHIO 43215
○ DESIGN DEVELOPMENT	DRAWN BY: JDB
○ WORKING DRAWINGS FOR REVIEW	DESIGNED BY: JDB
	CHECKED BY: DNB
	PROJECT NUMBER: 2018-0011

C-001

Demolition Plan

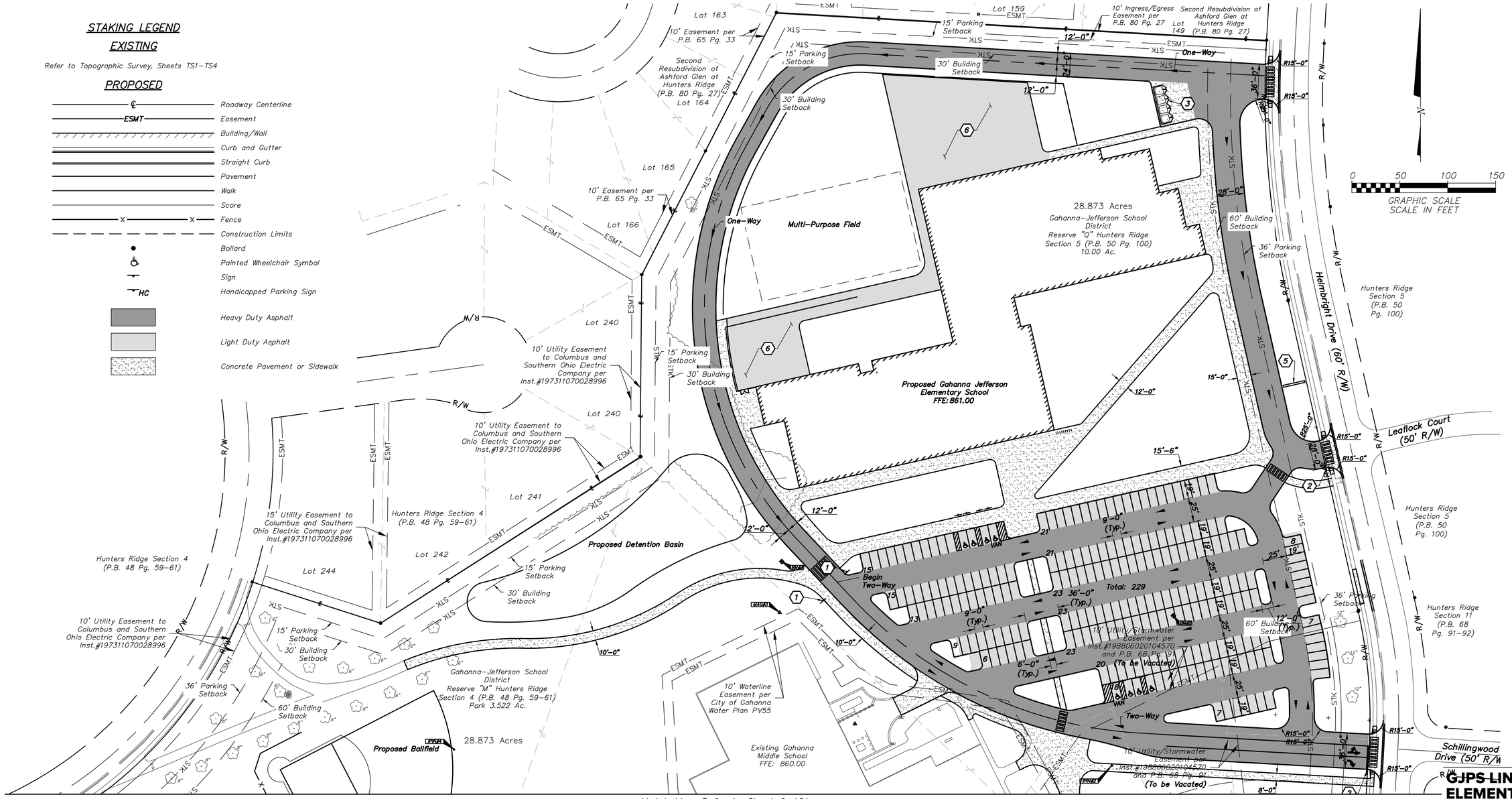
STAKING LEGEND

EXISTING

Refer to Topographic Survey, Sheets TS1–TS4

PROPOSED

- ℄ — Roadway Centerline
- ESMT — Easement
- Building/Wall
- Curb and Gutter
- Straight Curb
- Pavement
- Walk
- Score
- X — Fence
- Construction Limits
- Bollard
- Painted Wheelchair Symbol
- Sign
- HC — Handicapped Parking Sign
- Heavy Duty Asphalt
- Light Duty Asphalt
- Concrete Pavement or Sidewalk



General Notes:

1. Dimensions and coordinates are given to face of curb and face of building unless otherwise noted.
2. Curb and sidewalk radii shall be 5'–0" unless otherwise noted.
3. Provide striping and symbols as shown per ODOT Item 640 and 641. Striping paint shall be ODOT Item 740.02 Type 4 without glass beads. Typical line width shall be 4 inches, color white.
4. Standard parking stall dimensions are 9'–0" in width by 19'–0" in length unless otherwise noted.
5. Sawcut full depth sidewalk and pavement where new work abuts existing construction. Take care to provide neat straight lines. Provide pavement sealant per ODOT Item ____ at joint between existing and new asphalt. Remove concrete to nearest joint. Provide ½" Preformed Expansion Joint filler between new and existing construction.
6. Any property pins damaged as part of construction shall be reset by an Ohio registered surveyor.
7. Provide 6 Handicap Accessible Parking Signs and 2 Van Accessible Parking Signs as shown on Detail E/C–102. Final Location of signs to be determined by Architect.
8. Maintain pedestrian and vehicular access to adjacent buildings at all times during construction.
9. Refer to Architectural Drawings for all site signage not shown on this sheet.
10. Building coordinates provided for building location only. Refer to architectural plans for building layout.
11. Provide control joints per Detail H/C–102. Provide isolation joints where new concrete abuts existing structures per Detail G/C–102 and per Specifications.

Coded Notes:

1. Proposed Do Not Enter sign.
2. Proposed stop sign.
3. Proposed dumpster enclosure.
4. Proposed Rectangular Rapid Flashing Beacon Pedestrian Crosswalk with hi–visibility crosswalk markings.
5. Proposed Gahanna Elementary School sign.
6. Proposed play area. Refer to Landscape Drawings.

Parking Calculation

Use		Total Students/Staff		Required Spaces
Elementary/Middle School	1 Space per 15 Students	1362	1 Space/15 Students = 91	91
	1 Space per Staff Member	140	1 Space/Staff = 140	140
			Total Required Parking	231
			Proposed Parking	327
			Required ADA Parking (van/total)	2/8
			Proposed ADA Parking (van/total)	2/8

General Zoning & Project Information

Address:	349 Shady Spring Drive
Parcel No.:	025–005486–00
Existing Zoning Classification/District:	RID
*Total Site Area:	28.9 Ac
Front Parking Setback:	36'
Side Parking Setback:	15'
Front Building Setback:	60'
Side Building Setback:	30'
Proposed Building Height:	43'–0"
Building Use:	Institutional
Building Area (SF):	93,755
*Maximum Lot Coverage:	75%
*Proposed Lot Coverage:	9.7%
*Area of Uncovered Land	26.1 Ac
**Total Impervious Area (Building)	1.5 Ac
**Total Impervious Area (Parking & Other Pavements)	6.0 Ac

*Includes entire school property for the existing middle school and proposed elementary school.
**Includes proposed improvements for the elementary school project only. Does not include any existing site features outside of the disturbed area.

NOT FOR CONSTRUCTION

- ○ CONCEPTUAL DESIGN
- ● SCHEMATICS
- ○ DESIGN DEVELOPMENT
- ○ WORKING DRAWINGS FOR REVIEW

KORDA
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: JDB
DESIGNED BY: JDB
CHECKED BY: DNB
PROJECT NUMBER: 2018-0011

GJPS LINCOLN ELEMENTARY SCHOOL

GAHANNA CITY SCHOOLS

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GAHANNA, OH 43230

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DECEMBER 4, 2018

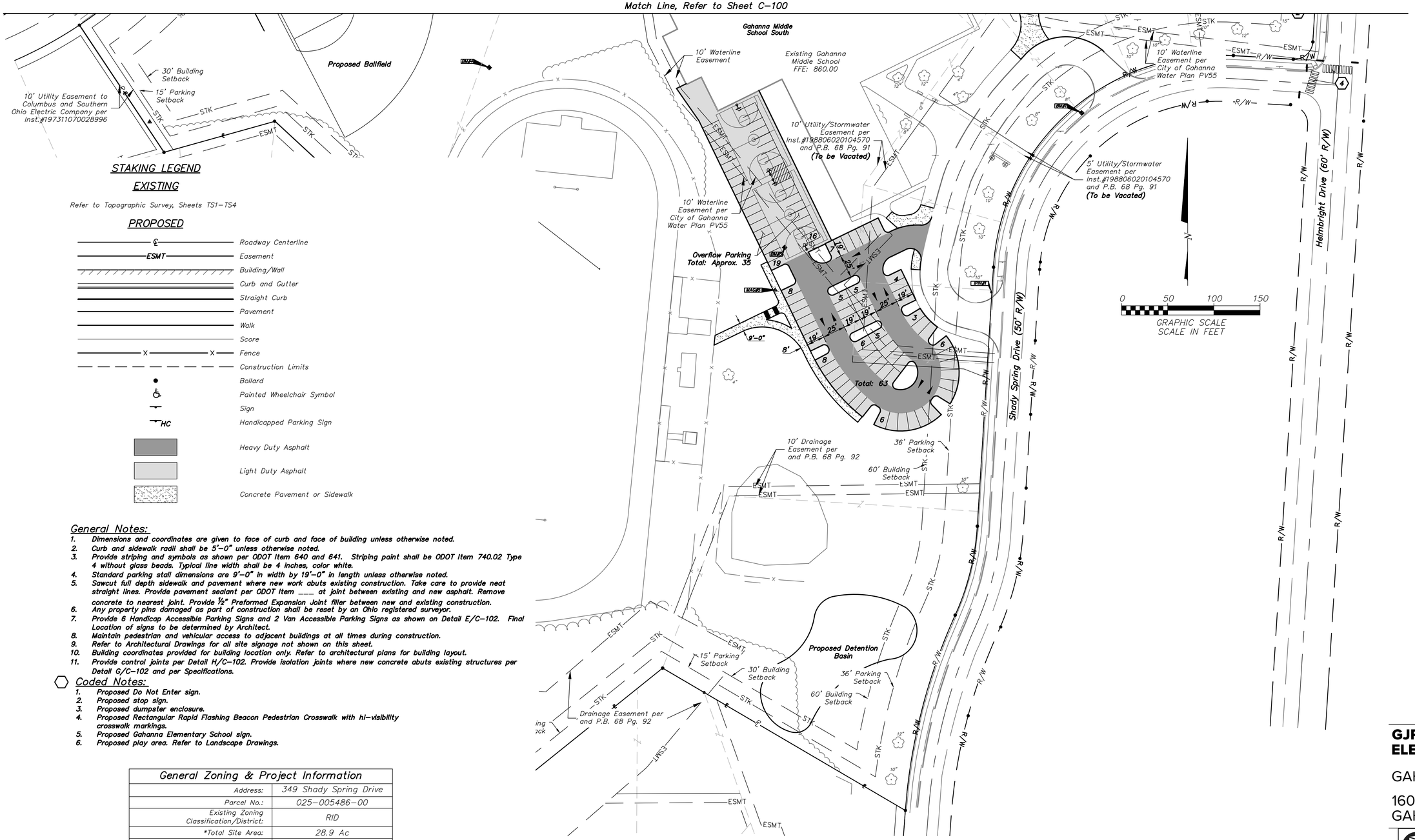
C-100

Staking Plan - North

11/6/2018 10:13:16 AM

1850 - GJPS LINCOLN ELEMENTARY SCHOOL

Match Line, Refer to Sheet C-100



STAKING LEGEND

EXISTING

Refer to Topographic Survey, Sheets TS1–TS4

PROPOSED

- Roadway Centerline
- Easement
- Building/Wall
- Curb and Gutter
- Straight Curb
- Pavement
- Walk
- Score
- Fence
- Construction Limits
- Bollard
- Painted Wheelchair Symbol
- Sign
- Handicapped Parking Sign
- Heavy Duty Asphalt
- Light Duty Asphalt
- Concrete Pavement or Sidewalk

General Notes:

1. Dimensions and coordinates are given to face of curb and face of building unless otherwise noted.
2. Curb and sidewalk radii shall be 5'–0" unless otherwise noted.
3. Provide striping and symbols as shown per ODOT Item 640 and 641. Striping paint shall be ODOT Item 740.02 Type 4 without glass beads. Typical line width shall be 4 inches, color white.
4. Standard parking stall dimensions are 9'–0" in width by 19'–0" in length unless otherwise noted.
5. Sawcut full depth sidewalk and pavement where new work abuts existing construction. Take care to provide neat straight lines. Provide pavement sealant per ODOT Item ____ at joint between existing and new asphalt. Remove concrete to nearest joint. Provide ½" Preformed Expansion Joint filler between new and existing construction.
6. Any property pins damaged as part of construction shall be reset by an Ohio registered surveyor.
7. Provide 6 Handicap Accessible Parking Signs and 2 Van Accessible Parking Signs as shown on Detail E/C–102. Final Location of signs to be determined by Architect.
8. Maintain pedestrian and vehicular access to adjacent buildings at all times during construction.
9. Refer to Architectural Drawings for all site signage not shown on this sheet.
10. Building coordinates provided for building location only. Refer to architectural plans for building layout.
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Coded Notes:

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3. Proposed dumpster enclosure.
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Side Building Setback:	30'
Proposed Building Height:	43'–0"
Building Use:	Institutional
Building Area (SF):	93,755
*Maximum Lot Coverage:	75%
*Proposed Lot Coverage:	9.7%
*Area of Uncovered Land	26.1 Ac
**Total Impervious Area (Building)	1.5 Ac
**Total Impervious Area (Parking & Other Pavements)	6.0 Ac

*Includes entire school property for the existing middle school and proposed elementary school.
**Includes proposed improvements for the elementary school project only. Does not include any existing site features outside of the disturbed area.

Parking Calculation				
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	1 Space per Staff Member	140	1 Space/Staff = 140	140
			Total Required Parking	231
			Proposed Parking	327
			Required ADA Parking (van/total)	2/8
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DECEMBER 4, 2018

NOT FOR CONSTRUCTION

- ○ CONCEPTUAL DESIGN
- ● SCHEMATICS
- ○ DESIGN DEVELOPMENT
- ○ WORKING DRAWINGS FOR REVIEW

KORDA
KORDA/ NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

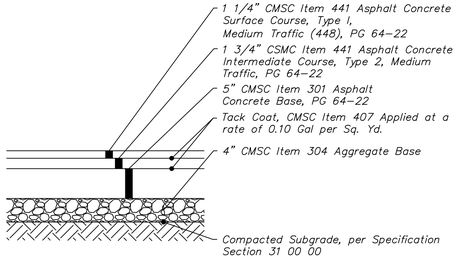
DRAWN BY: JDB
DESIGNED BY: JDB
CHECKED BY: DNB
PROJECT NUMBER: 2018-0011

C-101

Staking Plan - South

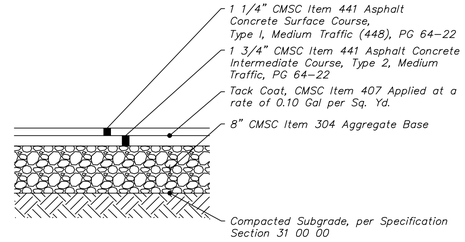
11/6/2018 10:13:16 AM

1850 - GJPS LINCOLN ELEMENTARY SCHOOL



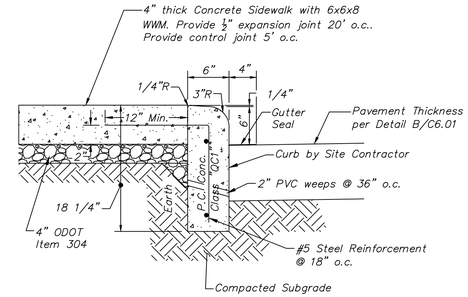
Notes:
1. Compose hot mix asphalt mixture with aggregate and asphalt binder meeting ODOT requirements.
2. Submit an approved Job Mix Formula including mix type proposed for use, aggregate source, type, and gradation, percent of asphalt binder, and unit weight of the mixture.
3. Obtain Job Mix Formula approval by providing a previously ODOT approved formula *or provide the owner's testing agency with a mix formula for testing and approval* *or contract an independent testing agency to provide testing and written approval of the formula. The agency performing the testing must be level III Bituminous Concrete approved by ODOT.*
4. *The owner's testing agency will* Provide quality assurance testing in accordance with ODOT Item 448 and supplemental specification 1055, *except that an independent testing laboratory will perform the testing and report data to the Owner's representative. The agency performing the testing must have a current level I Bituminous Concrete approval from ODOT.*
5. Provide compaction ranging from 90 to 97.9% of the average Maximum Specific Gravity for Surface Course and 90 to 96.9% for Intermediate Course. Remove and replace material placed outside of said ranges. Provide replacement pavement and quality assurance testing at no additional cost to the Owner.

A DETAIL
HEAVY DUTY ASPHALT PAVEMENT N.T.S.



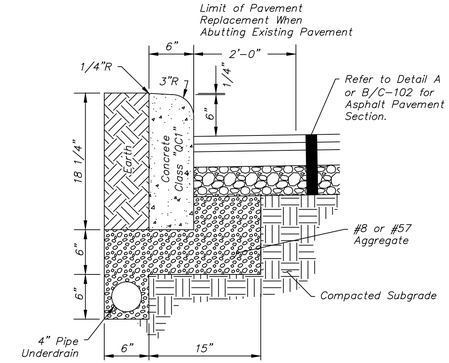
Notes:
1. Compose hot mix asphalt mixture with aggregate and asphalt binder meeting ODOT requirements.
2. Submit an approved Job Mix Formula including mix type proposed for use, aggregate source, type, and gradation, percent of asphalt binder, and unit weight of the mixture.
3. Obtain Job Mix Formula approval by providing a previously ODOT approved formula *or provide the owner's testing agency with a mix formula for testing and approval* *or contract an independent testing agency to provide testing and written approval of the formula. The agency performing the testing must be level III Bituminous Concrete approved by ODOT.*
4. *The owner's testing agency will* Provide quality assurance testing in accordance with ODOT Item 441 and supplemental specification 1055, *except that an independent testing laboratory will perform the testing and report data to the Owner's representative. The agency performing the testing must have a current level I Bituminous Concrete approval from ODOT.*
5. Provide compaction ranging from 90 to 97.9% of the average Maximum Specific Gravity for Surface Course and 90 to 96.9% for Intermediate Course. Remove and replace material placed outside of said ranges. Provide replacement pavement and quality assurance testing at no additional cost to the Owner.

B DETAIL
LIGHT DUTY ASPHALT PAVEMENT N.T.S.



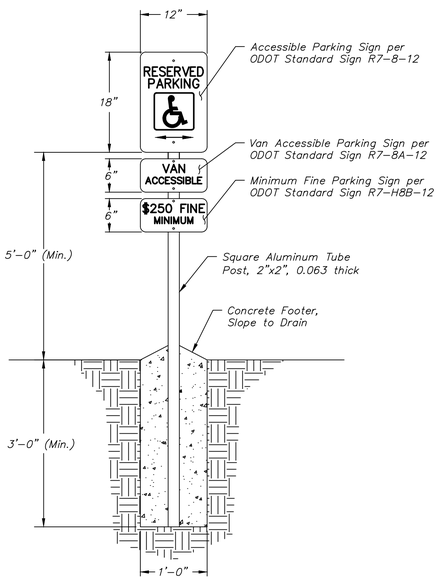
Note:
1. All exposed surfaces of concrete curb to be floated and brush finished, unless placed by a curb machine.

C DETAIL
STRAIGHT 18" CONCRETE CURB, ITEM 609 AND CONCRETE SIDEWALK N.T.S.



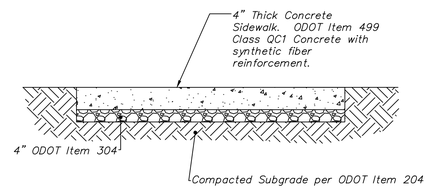
Notes:
1. All exposed surfaces of concrete curb to be floated and brush finished, unless placed by a curb machine.
2. Provide joints per Specification Section 32 13 00.

D DETAIL
STRAIGHT 18" CONCRETE CURB WITH UNDERDRAIN N.T.S.



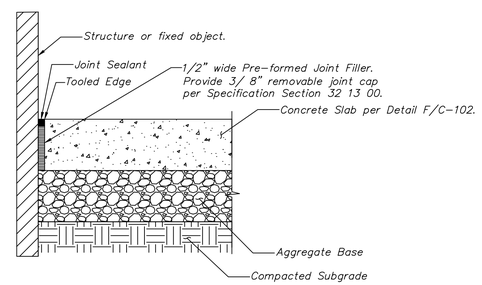
Notes:
1. Provide sign in accordance with ODOT Item 630.
2. Provide 0.063 thick, aluminum sign panels.
3. Provide reflective finish on sign.
4. Provide permanent weatherproof aluminum cap on post top.
5. Provide "Van Accesible" sign where noted on drawings.

E DETAIL
ACCESSIBLE PARKING SIGN N.T.S.



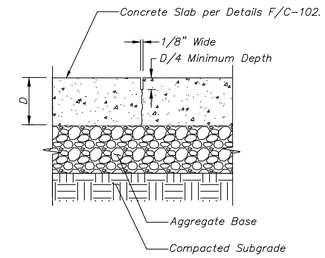
Notes:
A. Synthetic Fiber Reinforcement: ASTM C1116-97 and ASTM C1018-97. Acceptable products include, but are not limited:
   1. Nycon Nylon Fibers
   2. Forta Nylo-Mono Nylon Fibers
   3. Fibermesh Fibermix Stealth Polypropylene Fibers
   4. Grace Polypropylene Fibers
   Synthetic fiber reinforcement shall be used in strict accordance with the manufacturer's recommendations. Dosage rate shall be as recommended by the manufacturer, but not less than 1 pound per cubic yard.
B. Dissipating Curing Compound: Comply with ASTM C309-98a, Type 1, Class B (clear), except moisture loss not to exceed 0.40 kg/sq m. in 72 hours. Compound shall comply with EPA's VOC requirements. Apply at the manufacturer's written recommended application rate. Completely remove curing compound prior to application of penetrating sealer.
C. Penetrating Sealer: Acceptable products include, but are not limited to:
   1. L&M Construction Chemicals - Aquapel Plus 40
   2. ProSoCo - Saltguard WB
   3. Huls America Inc. - Chem-Trete BSM 40
   4. Master Builders Inc. - Masterseal SL 40
   5. Lymtal International - Iso-Flex 618-50 WB
   6. BASF - Enviroseal 40 or Hydrozo Silane 40
   7. Tex-Cote - Rainstopper RS140

F DETAIL
LIGHT DUTY CONCRETE SIDEWALK N.T.S.



Notes:
1. Place isolation joints where new concrete slab abuts structures or fixed objects including: buildings, walls, columns, pole bases, curbs, catch basins, existing concrete, or as noted on the Staking Plan.
2. Provide at formed edge of previously poured slabs. Seal joint with Joint Sealant, See Specification Section 32 13 00.
3. Submit sample for color approval. Pre-formed Joint Filler - Non-impregnated type, closed cell resilient polyethylene foam, 1/2" thick unless otherwise noted, Ceramar Flexible Foam Expansion Joint by W.R. Meadows or equal meeting the requirements of ASTM D 1752 Sections 5.1 through 5.4. Refer to Specification Section 32 13 00.

G DETAIL
CONCRETE ISOLATION JOINT N.T.S.



Notes:
1. Place control joints within 8 hours of concrete placement and at locations indicated on the Staking Plan. If joints are not shown on Staking Plan, provide at locations indicated below:
   A. Spacing (in feet) shall be between 2 to 2-1/ 2 times slab thickness (in inches in both directions (i.e. 4" slab shall have joint spacing of 8-10 feet).
   B. Grid of control joints shall be approximately square with longest side to be not longer than 1.5 times the shortest side (i.e. 4 foot wide walk shall have joint spacing at 4-6 feet).

H DETAIL
SAW CUT CONCRETE CONTROL JOINT-LONGITUDINAL OR TRANSVERSE N.T.S.

GJPS LINCOLN ELEMENTARY SCHOOL

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main@triadarchitects.com

NOVEMBER 9, 2018

Drawn by: JDB
Checked by: Checker
Comission Number: 1850

C-102

Staking Details

File: H:\Projects\2018\2018-0011_00 Gahanna Jefferson Public Schools - New Elementary\Civil\Drawings\Plotsheets\Development Plan\C1.2 Staking Details.dwg Saved Date:04-Dec-2018 8:23 AM Plot Date:12/4/2018 8:27 AM Saved By: JBLOOD
11/6/2018 10:13:16 AM
1850 - GJPS LINCOLN ELEMENTARY SCHOOL

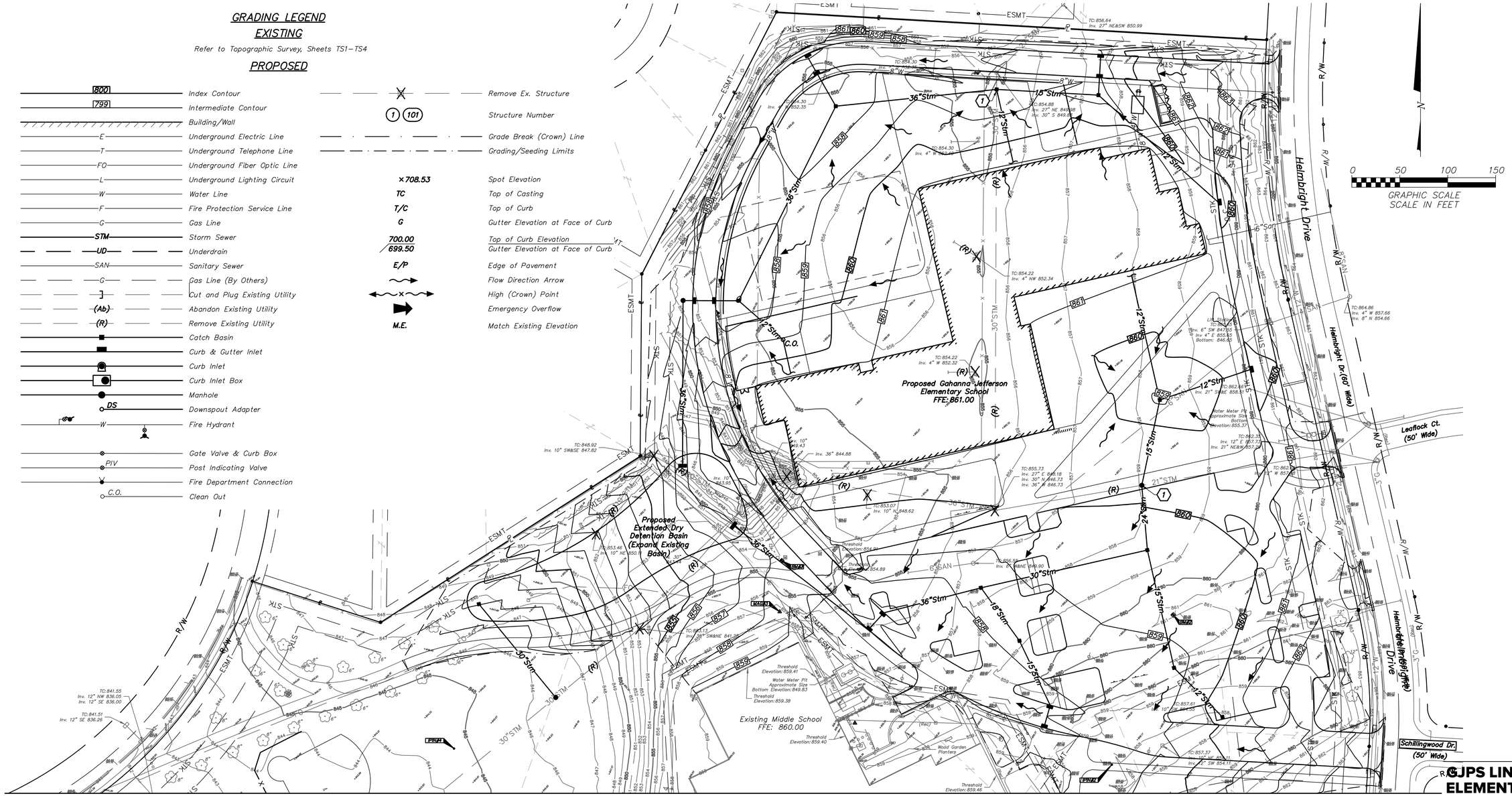
GRADING LEGEND

EXISTING

Refer to Topographic Survey, Sheets TS1–TS4

PROPOSED

800	Index Contour
799	Intermediate Contour
	Building/Wall
E	Underground Electric Line
T	Underground Telephone Line
FO	Underground Fiber Optic Line
L	Underground Lighting Circuit
W	Water Line
F	Fire Protection Service Line
G	Gas Line
STM	Storm Sewer
UD	Underdrain
SAN	Sanitary Sewer
G	Gas Line (By Others)
	Cut and Plug Existing Utility
(Ab)	Abandon Existing Utility
(R)	Remove Existing Utility
	Catch Basin
	Curb & Gutter Inlet
	Curb Inlet
	Curb Inlet Box
	Manhole
DS	Downspout Adapter
W	Fire Hydrant
	Gate Valve & Curb Box
PIV	Post Indicating Valve
	Fire Department Connection
C.O.	Clean Out
	Remove Ex. Structure
1 101	Structure Number
	Grade Break (Crown) Line
	Grading/Seeding Limits
×708.53	Spot Elevation
TC	Top of Casting
T/C	Top of Curb
G	Gutter Elevation at Face of Curb
700.00	Top of Curb Elevation
699.50	Gutter Elevation at Face of Curb
E/P	Edge of Pavement
	Flow Direction Arrow
	High (Crown) Point
	Emergency Overflow
M.E.	Match Existing Elevation



Match Line, Refer to Sheet C–201

General Notes:

1. Provide 10' underdrains in four directions at catch basins in pavement.
2. Pavement elevations refer to finished pavement elevation at face of curb unless otherwise noted.
3. Add 800 to spot elevations to obtain U.S.G.S. elevations.
4. Construction work will not be permitted without approved plans and inspection.
5. Perform work in accordance with City of Columbus Material Specifications and Standard Construction Drawings. In case of a discrepancy between City of Gahanna requirements and project specifications, City of Gahanna standards shall govern.
6. Soil erosion and sedimentation BMP measures shall be installed prior to start of any construction and shall be maintained until construction has been completed, including grass being well established and/or permanent erosion and sedimentation BMP measures in place. BMP measures shall be to the satisfaction of the City of Gahanna.
7. Control dust on the site and prevent tracking soil off site. Contractor shall, at the end of each working day, clean dirt and sediment tracked onto streets.
8. Remove sediment from detention areas, outlet structures, and underdrains once final seed has been established.
9. Dimensions and coordinates are to face of curb or face of building unless otherwise noted.
10. Extend utilities to within 5'–0" of face of building unless otherwise noted. Coordinate exact location with Plumbing Contractor. Final connection by plumbing contractor.
11. Maximum finish slopes shall be 4:1 unless otherwise noted.
12. Coordinates and elevations based on survey performed by Korda/Nemeth Engineering. dated 11/09/18. Refer to Sheets TS1–TS4.
13. Contractor shall strip and stockpile existing topsoil throughout the site prior to excavation. Upon completion of final grading, provide 6 inches of topsoil and seed areas disturbed by construction, including laydown areas and trailer locations if located outside the grading/seeding limits.
14. Existing valves, manholes, and other appurtances to remain located within the work limits shall be adjusted to finish grade.
15. Outlet curb underdrains to adjacent existing underdrains or storm sewer system.
16. Expose utilities noted thus Expose prior to beginning work on that utility to determine effects on the proposed alignment and profile. Report elevation and location to the Engineer in order that any corrections to the elevation and location can be made.
17. Concrete adjacent to building shall be sloped away from building at 2.0% unless otherwise noted.
18. Roof drains, foundation drains, and other clean water connections to the sanitary sewer are prohibited.

Coded Notes:

1. Connect existing storm sewer into proposed storm sewer structure.

GJPS LINCOLN ELEMENTARY SCHOOL

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main@triadarchitects.com

DECEMBER 4, 2018

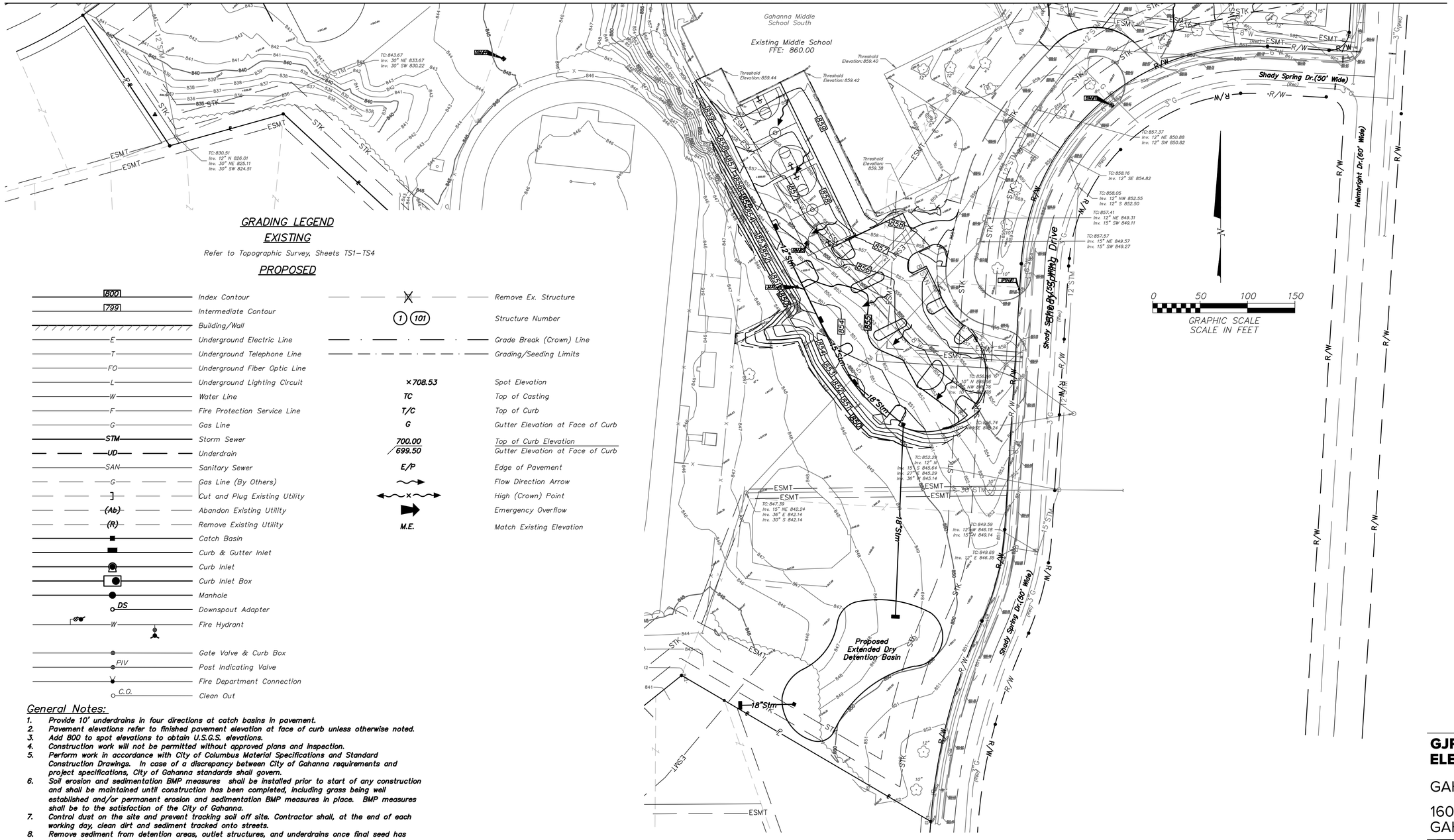
NOT FOR CONSTRUCTION	KORDA
○ CONCEPTUAL DESIGN	KORDA / NEMETH ENGINEERING
● SCHEMATICS	1650 WATERMARK DRIVE SUITE 200 COLUMBUS, OHIO 43215
○ DESIGN DEVELOPMENT	DRAWN BY: JDB
○ WORKING DRAWINGS FOR REVIEW	DESIGNED BY: JDB
	CHECKED BY: DNB
	PROJECT NUMBER: 2018-0011

C-200

Storm Sewer and Grading Plan - North

11/6/2018 10:13:16 AM
1850 - GJPS LINCOLN ELEMENTARY SCHOOL

Match Line, Refer to Sheet C-200



GRADING LEGEND

EXISTING

Refer to Topographic Survey, Sheets TS1–TS4

PROPOSED

- 800 — Index Contour
- 799 — Intermediate Contour
- Building/Wall
- E — Underground Electric Line
- T — Underground Telephone Line
- FO — Underground Fiber Optic Line
- L — Underground Lighting Circuit
- W — Water Line
- F — Fire Protection Service Line
- G — Gas Line
- STM — Storm Sewer
- UD — Underdrain
- SAN — Sanitary Sewer
- G — Gas Line (By Others)
- Cut and Plug Existing Utility
- (Ab) — Abandon Existing Utility
- (R) — Remove Existing Utility
- Catch Basin
- Curb & Gutter Inlet
- Curb Inlet
- Curb Inlet Box
- Manhole
- DS — Downspout Adapter
- W — Fire Hydrant
- Gate Valve & Curb Box
- PIV — Post Indicating Valve
- Fire Department Connection
- C.O. — Clean Out
- Remove Ex. Structure
- 1 101 — Structure Number
- Grade Break (Crown) Line
- Grading/Seeding Limits
- ×708.53 — Spot Elevation
- TC — Top of Casting
- T/C — Top of Curb
- G — Gutter Elevation at Face of Curb
- 700.00 / 699.50 — Top of Curb Elevation / Gutter Elevation at Face of Curb
- E/P — Edge of Pavement
- Flow Direction Arrow
- High (Crown) Point
- Emergency Overflow
- M.E. — Match Existing Elevation

General Notes:

1. Provide 10' underdrains in four directions at catch basins in pavement.
2. Pavement elevations refer to finished pavement elevation at face of curb unless otherwise noted.
3. Add 800 to spot elevations to obtain U.S.G.S. elevations.
4. Construction work will not be permitted without approved plans and inspection.
5. Perform work in accordance with City of Columbus Material Specifications and Standard Construction Drawings. In case of a discrepancy between City of Gahanna requirements and project specifications, City of Gahanna standards shall govern.
6. Soil erosion and sedimentation BMP measures shall be installed prior to start of any construction and shall be maintained until construction has been completed, including grass being well established and/or permanent erosion and sedimentation BMP measures in place. BMP measures shall be to the satisfaction of the City of Gahanna.
7. Control dust on the site and prevent tracking soil off site. Contractor shall, at the end of each working day, clean dirt and sediment tracked onto streets.
8. Remove sediment from detention areas, outlet structures, and underdrains once final seed has been established.
9. Dimensions and coordinates are to face of curb or face of building unless otherwise noted.
10. Extend utilities to within 5'–0" of face of building unless otherwise noted. Coordinate exact location with Plumbing Contractor. Final connection by plumbing contractor.
11. Maximum finish slopes shall be 4:1 unless otherwise noted.
12. Coordinates and elevations based on survey performed by Korda/Nemeth Engineering dated 11/09/18. Refer to Sheets TS1–TS4.
13. Contractor shall strip and stockpile existing topsoil throughout the site prior to excavation. Upon completion of final grading, provide 6 inches of topsoil and seed areas disturbed by construction, including laydown areas and trailer locations if located outside the grading/seeding limits.
14. Existing valves, manholes, and other appurtances to remain located within the work limits shall be adjusted to finish grade.
15. Outlet curb underdrains to adjacent existing underdrains or storm sewer system.
16. Expose utilities noted thus Expose prior to beginning work on that utility to determine effects on the proposed alignment and profile. Report elevation and location to the Engineer in order that any corrections to the elevation and location can be made.
17. Concrete adjacent to building shall be sloped away from building at 2.0% unless otherwise noted.
18. Roof drains, foundation drains, and other clean water connections to the sanitary sewer are prohibited.

Coded Notes:

1. Connect existing storm sewer into proposed storm sewer structure.

GJPS LINCOLN ELEMENTARY SCHOOL

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main@triadarchitects.com

DECEMBER 4, 2018

NOT FOR CONSTRUCTION	KORDA
○ CONCEPTUAL DESIGN	KORDA / NEMETH ENGINEERING
● SCHEMATICS	1650 WATERMARK DRIVE SUITE 200 COLUMBUS, OHIO 43215
○ DESIGN DEVELOPMENT	DRAWN BY: JDB
○ WORKING DRAWINGS FOR REVIEW	DESIGNED BY: JDB
	CHECKED BY: DNB
	PROJECT NUMBER: 2018-0011

C-201

Storm Sewer and Grading Plan - South

11/6/2018 10:13:16 AM
1850 - GJPS LINCOLN ELEMENTARY SCHOOL

UTILITY LEGEND
EXISTING

Refer to Topographic Survey, TS1–TS4

PROPOSED

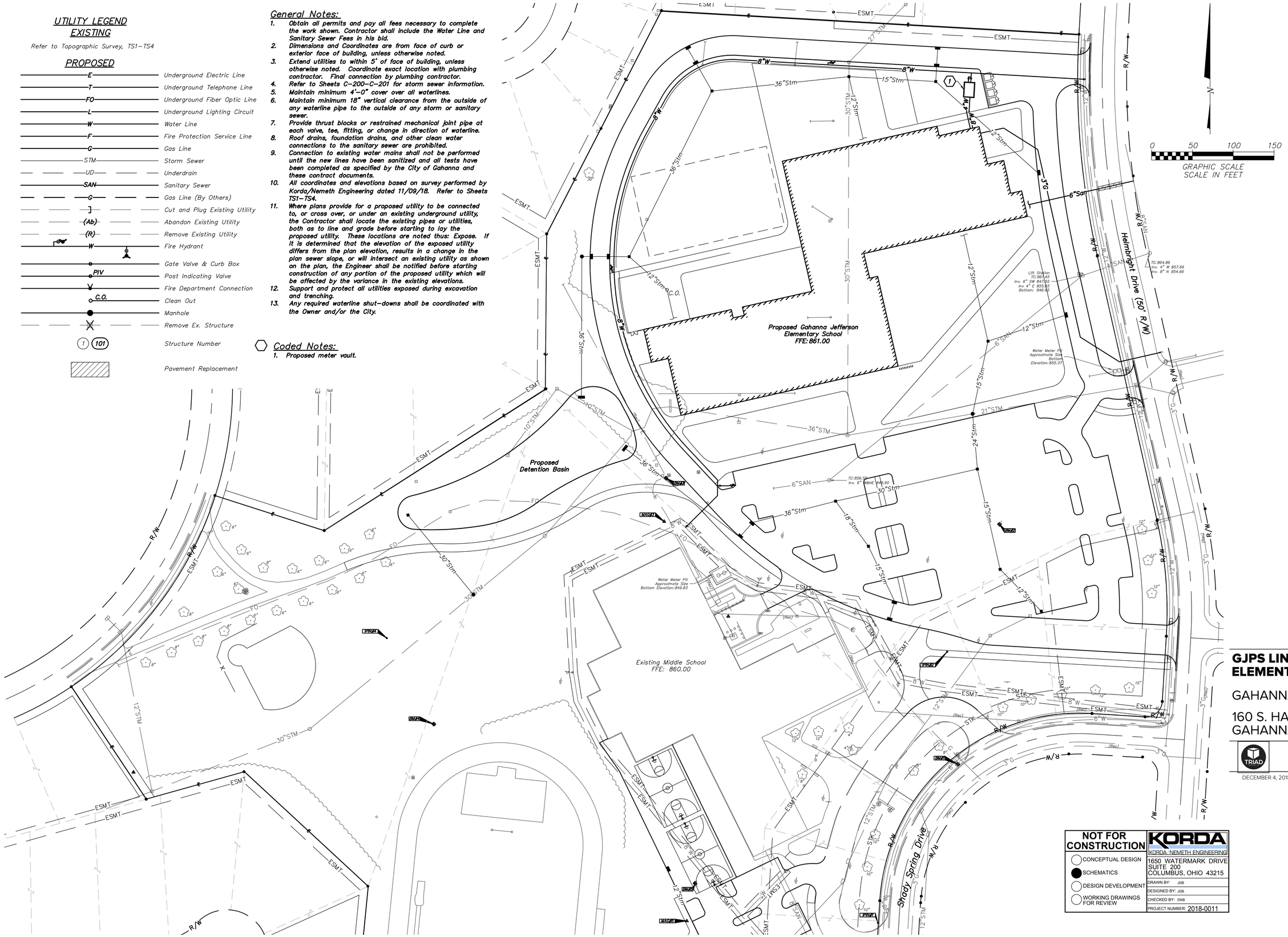
- E — Underground Electric Line
- T — Underground Telephone Line
- FO — Underground Fiber Optic Line
- L — Underground Lighting Circuit
- W — Water Line
- F — Fire Protection Service Line
- G — Gas Line
- STM — Storm Sewer
- UD — Underdrain
- SAN — Sanitary Sewer
- G — Gas Line (By Others)
- Cut and Plug Existing Utility
- (Ab) — Abandon Existing Utility
- (R) — Remove Existing Utility
- W — Fire Hydrant
- Gate Valve & Curb Box
- PIV — Post Indicating Valve
- Fire Department Connection
- C.O. — Clean Out
- Manhole
- Remove Ex. Structure
- 1 101 — Structure Number
- Pavement Replacement

General Notes:

1. Obtain all permits and pay all fees necessary to complete the work shown. Contractor shall include the Water Line and Sanitary Sewer Fees in his bid.
2. Dimensions and Coordinates are from face of curb or exterior face of building, unless otherwise noted.
3. Extend utilities to within 5' of face of building, unless otherwise noted. Coordinate exact location with plumbing contractor. Final connection by plumbing contractor.
4. Refer to Sheets C–200–C–201 for storm sewer information.
5. Maintain minimum 4'–0" cover over all waterlines.
6. Maintain minimum 18" vertical clearance from the outside of any waterline pipe to the outside of any storm or sanitary sewer.
7. Provide thrust blocks or restrained mechanical joint pipe at each valve, tee, fitting, or change in direction of waterline.
8. Roof drains, foundation drains, and other clean water connections to the sanitary sewer are prohibited.
9. Connection to existing water mains shall not be performed until the new lines have been sanitized and all tests have been completed as specified by the City of Gahanna and these contract documents.
10. All coordinates and elevations based on survey performed by Korda/Nemeth Engineering dated 11/09/18. Refer to Sheets TS1–TS4.
11. Where plans provide for a proposed utility to be connected to, or cross over, or under an existing underground utility, the Contractor shall locate the existing pipes or utilities, both as to line and grade before starting to lay the proposed utility. These locations are noted thus: Expose. If it is determined that the elevation of the exposed utility differs from the plan elevation, results in a change in the plan sewer slope, or will intersect an existing utility as shown on the plan, the Engineer shall be notified before starting construction of any portion of the proposed utility which will be affected by the variance in the existing elevations.
12. Support and protect all utilities exposed during excavation and trenching.
13. Any required waterline shut–downs shall be coordinated with the Owner and/or the City.

Coded Notes:

1. Proposed meter vault.



NOT FOR CONSTRUCTION	KORDA
○ CONCEPTUAL DESIGN	KORDA · NEMETH ENGINEERING
● SCHEMATICS	1650 WATERMARK DRIVE SUITE 200 COLUMBUS, OHIO 43215
○ DESIGN DEVELOPMENT	DRAWN BY: JDB
○ WORKING DRAWINGS FOR REVIEW	DESIGNED BY: JDB
	CHECKED BY: DNB
	PROJECT NUMBER: 2018-0011

GJPS LINCOLN ELEMENTARY SCHOOL

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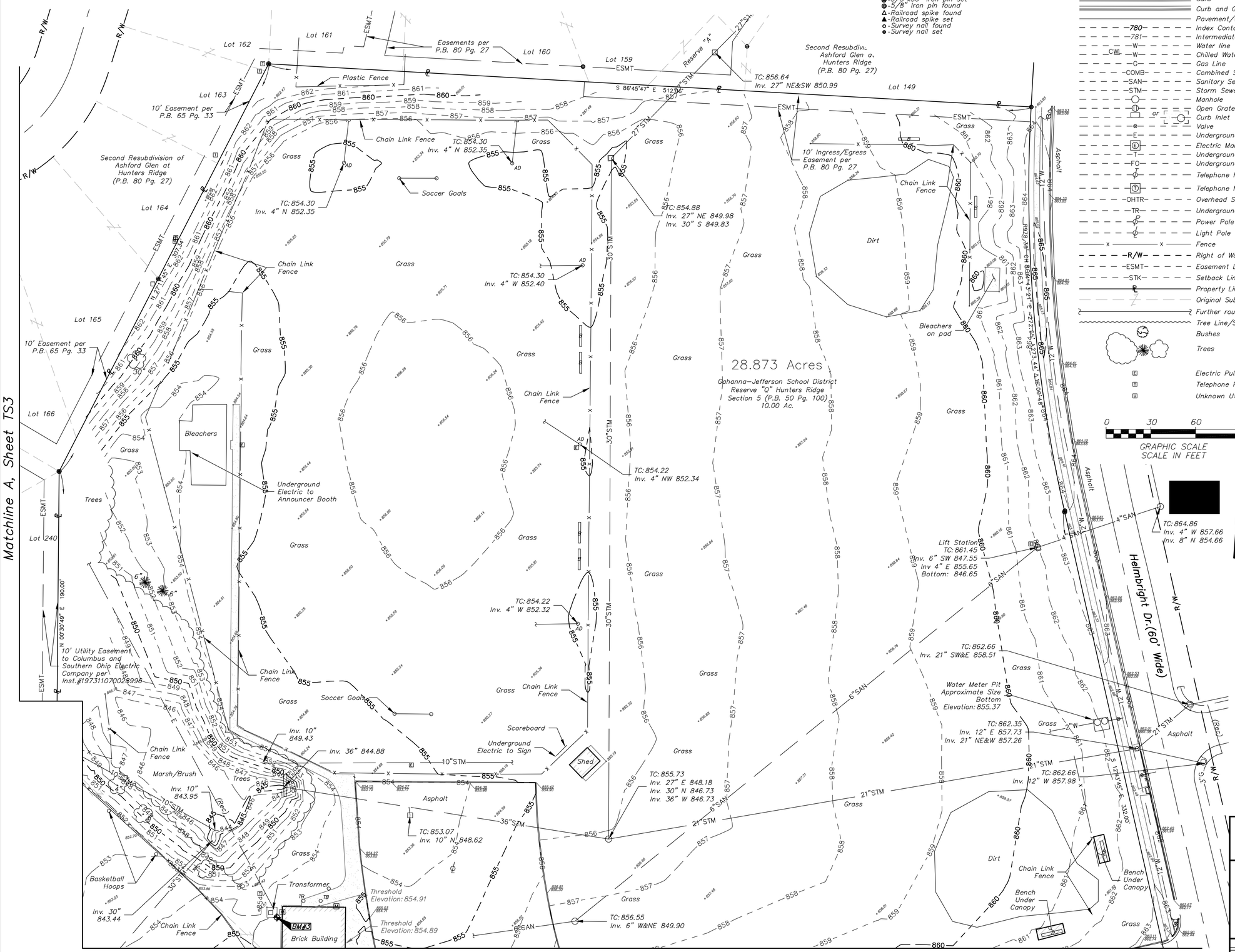
DECEMBER 4, 2018

C-300

Utility Plan

11/6/2018 10:13:16 AM

1850 - GJPS LINCOLN ELEMENTARY SCHOOL



BOUNDARY LEGEND:

- 3/4" ø Iron pipe fnd.
- 3/4" Sq. iron bar fnd.
- 5/8"x30" Iron pin set
- 5/8" Iron pin found
- Railroad spike found
- Railroad spike set
- Survey nail found
- Survey nail set

LEGEND

(applicable for all survey sheets)

- Building/Wall
- Curb
- Curb and Gutter
- Pavement/Walk
- 780 — Index Contour
- 781 — Intermediate Contour
- W — Water line
- CWL W — Chilled Water line
- G — Gas Line
- COMB — Combined Sewer
- SAN — Sanitary Sewer
- STM — Storm Sewer
- Manhole
- Open Grate Manhole
- Curb Inlet
- Valve
- E — Underground Electric line
- Electric Manhole
- T — Underground Telephone
- FO — Underground Fiber Optic
- Telephone Pole
- Telephone Manhole
- OHTR — Overhead Signal Line
- TR — Underground Traffic Line
- Power Pole
- Light Pole
- x — Fence
- R/W — Right of Way Line
- ESMT — Easement Line
- STK — Setback Line
- Property Line
- Original Subdivision Lot Lines
- Further route of utility unknown
- Tree Line/Shrub Line
- Bushes
- Trees
- Electric Pull Box
- Telephone Pull Box/Pedestal
- Unknown Utility Pull Box
- Lighting Pull Box
- Fiber Optic Pull Box
- Air Conditioning Unit
- AD — Area Drain
- CO — Clean Out
- DS — Down Spout
- Ground Light
- Rock
- Fire Hydrant
- Gas Line Marker
- SS — Sanitary Sewer Line Marker
- Telephone Line Marker
- W — Water Line Marker
- TC 708.50 — Top of Casting Elevation
- (rec) — Information Obtained From Record Plan
- (Ab) — Abandoned Utility
- 783.56 — Spot Elevation
- Top of Curb Elevation / Bottom of Curb Elevation
- Control Point
- TB — Traffic Bollard
- PT — Picnic Table
- TC — Trash Can
- B — Bench
- Handicap Ramp
- Sign
- Flag Pole
- Concrete Pavement, Walk, Slab
- Brick Walk

Not all symbols necessarily used

0 30 60 90

GRAPHIC SCALE
SCALE IN FEET

NOTES:

1. All underground utility locations are shown as accurately as possible based on surface evidence (valves and manholes), markings found in the field, and/or record plans received from the owner or utility companies. Items noted (rec) were obtained from existing plans. Utility locations are not necessarily complete or correct. Any utility in close proximity to proposed work should be "potholed" for exact location prior to construction. OUPS Ticket #A828802896-00A, #A828802913-00A, #A828802933-00A.

2. Property and easement lines shown hereon, if any, are from a combination of records, GIS and evidence located in the field and are not to be construed as a boundary survey pursuant the OAC 4733-37. Property and easement lines are for informational purposes only and should not be used in conjunction with the development of design drawings.

3. The elevations on this survey are based on NAVD 88. Record drawings of buildings and infrastructure may exist having a differing datum. Exercise caution when utilizing this survey by correlating record drawings and proposed work with survey information shown on this drawing.

4. Benchmarks and control points shown on this survey may have been disturbed, since the completion of this survey. Verify that existing monumentation correlates with data shown on this survey prior to use.

5. Utilities noted (Ab) are denoted as such per record plan and may have been abandoned or removed. Their existence and/or status has not been verified.

6. Buildings are located from the surveyed at grade edge. Location of the interior and underground structural footprint has not been verified. Due to possible variations in building exterior above the at grade edge, the building location should be used for site plan use only.

7. Sewer sizes shown are based on an evaluation of record plan information and observation from the manhole casting at grade. Due to manhole depth and safety restrictions entering manhole, sizes shown are approximate.

8. The lots delineated on this plat are found on non-printed F.E.M.A. community panel No. 39049C0213K dated 06/17/08. The property is located in Zone X and are therefore not in a flood hazard area.

9. Trees shown do not indicate dripline or root area.

10. Building overhangs are in an approximate location.

KORDA
Korda/Nemeth Engineering, Inc - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 FAX 614-487-8981 WEB www.korda.com

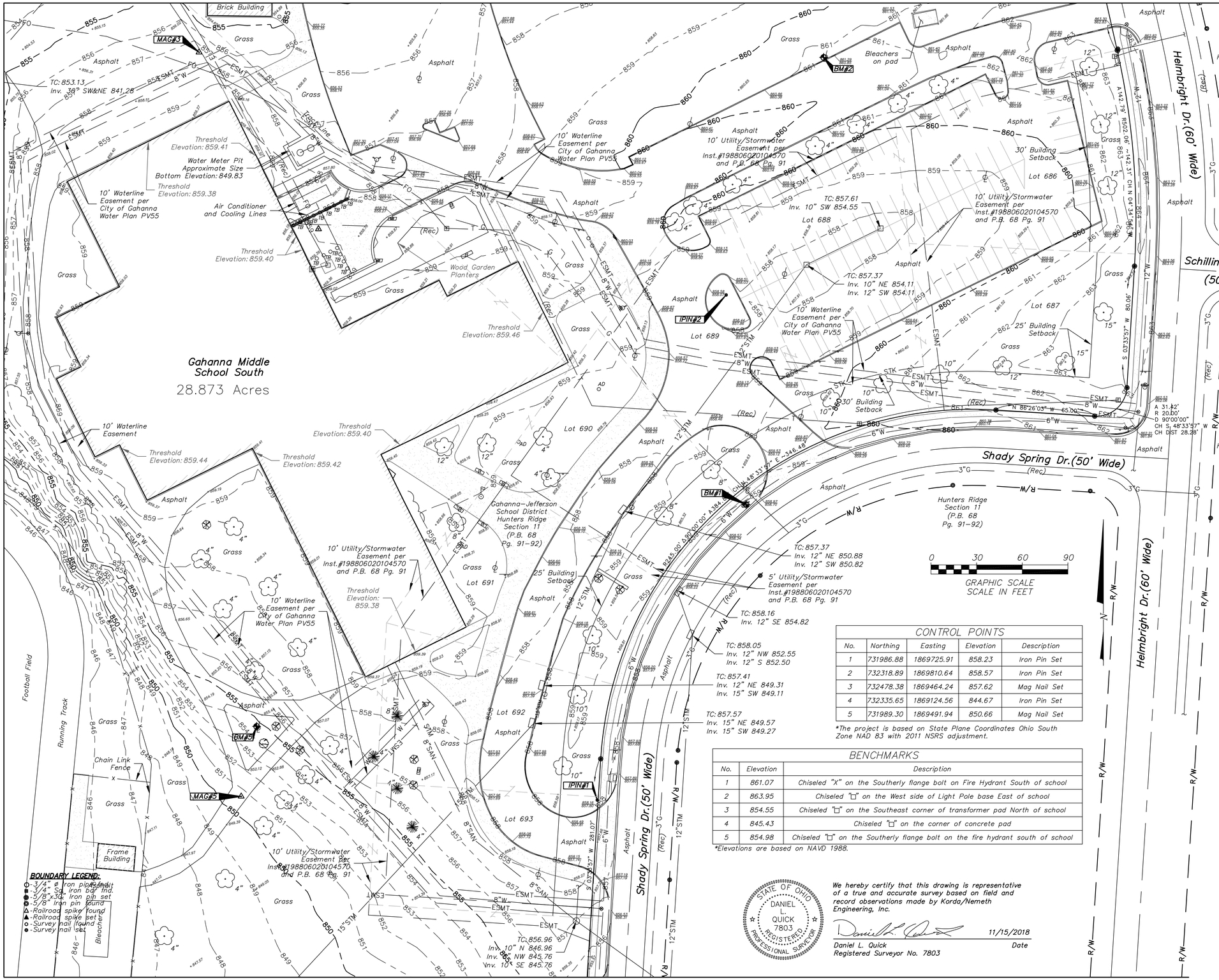
Gahanna Elementary Topographic Survey

FIELD	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
JRB	JRB	TWM	2018-0011	11/09/18	1"=30'	TS1

File: H:\Projects\2018\2018-0011_00 Gahanna Jefferson Public Schools - New Elementary\Civil\Survey\Survey Basedwg\2018-0011 TS1.dwg Saved Date: 04-Dec-2018 8:23 AM Plot Date: 8:24 AM Saved By: JBAXTER

Matchline B, Sheet TS1

Matchline A, Sheet TS3



Matchline C, Sheet TS4

LEGEND
(applicable for all survey sheets)

- Building/Wall
- Curb
- Curb and Gutter
- Pavement/Walk
- 780 — Index Contour
- 781 — Intermediate Contour
- W — Water line
- G — Gas Line
- COMB — Combined Sewer
- SAN — Sanitary Sewer
- STM — Storm Sewer
- Manhole
- Open Grate Manhole or Curb Inlet
- Valve
- E — Underground Electric line
- Electric Manhole
- T — Underground Telephone
- FO — Underground Fiber Optic
- Telephone Pole
- Telephone Manhole
- OHTR — Overhead Signal Line
- TR — Underground Traffic Line
- Power Pole
- Light Pole
- x — Fence
- R/W — Right of Way Line
- ESMT — Easement Line
- STK — Setback Line
- Property Line
- Original Subdivision Lot Lines
- Further route of utility unknown
- Tree Line/Shrub Line
- Bushes
- Trees
- Electric Pull Box
- Telephone Pull Box/Pedestal
- Traffic Pull Box
- Unknown Utility Pull Box
- Lighting Pull Box
- Fiber Optic Pull Box
- Air Conditioning Unit
- AD — Area Drain
- CO — Clean Out
- DS — Down Spout
- Ground Light
- Rock
- Siamese/Test Header
- Fire Hydrant
- PIV — Post Indicator Valve
- Monitoring Well
- G — Gas Line Marker
- SS — Sanitary Sewer Line Marker
- T — Telephone Line Marker
- W — Water Line Marker
- TC 708.50 — Top of Casting Elevation
- (rec) — Information Obtained From Record Plan
- (Ab) — Abandoned Utility
- 783.56 — Spot Elevation
- 709.51 / 708.23 — Top of Curb Elevation / Bottom of Curb Elevation
- Control Point
- TB — Traffic Bollard
- PT or PT — Picnic Table
- TC — Trash Can
- B — Bench
- Handicap Ramp
- Sign
- Flag Pole
- Concrete Pavement, Walk, Slab
- Brick Walk

Not all symbols necessarily used

GRAPHIC SCALE
SCALE IN FEET
0 30 60 90

CONTROL POINTS

No.	Northing	Easting	Elevation	Description
1	731986.88	1869725.91	858.23	Iron Pin Set
2	732318.89	1869810.64	858.57	Iron Pin Set
3	732478.38	1869464.24	857.62	Mag Nail Set
4	732335.65	1869124.56	844.67	Iron Pin Set
5	731989.30	1869491.94	850.66	Mag Nail Set

*The project is based on State Plane Coordinates Ohio South Zone NAD 83 with 2011 NSRS adjustment.

BENCHMARKS

No.	Elevation	Description
1	861.07	Chiseled "X" on the Southerly flange bolt on Fire Hydrant South of school
2	863.95	Chiseled "□" on the West side of Light Pole base East of school
3	854.55	Chiseled "□" on the Southeast corner of transformer pad North of school
4	845.43	Chiseled "□" on the corner of concrete pad
5	854.98	Chiseled "□" on the Southerly flange bolt on the fire hydrant south of school

*Elevations are based on NAVD 1988.

STATE OF OHIO DANIEL L. QUICK 7803 REGISTERED PROFESSIONAL SURVEYOR

We hereby certify that this drawing is representative of a true and accurate survey based on field and record observations made by Korda/Nemeth Engineering, Inc.

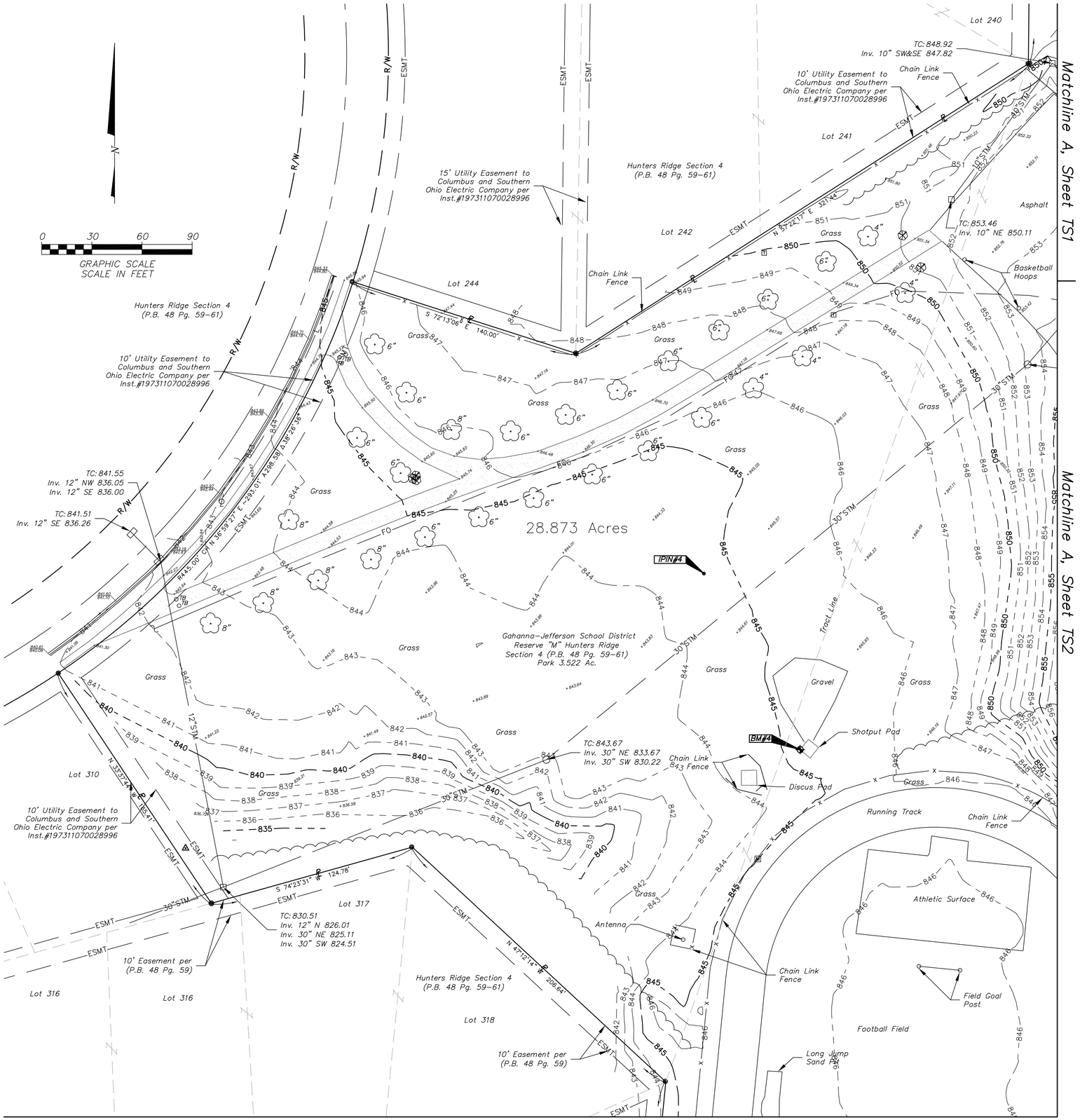
Daniel L. Quick — *11/15/2018* *Date*
Registered Surveyor No. 7803

KORDA
Korda/Nemeth Engineering, Inc – Consulting Engineers
1650 Watermark Drive, Suite 200 – Columbus, Ohio 43215–7010
TEL 614–487–1650 FAX 614–487–8981 WEB www.korda.com

Gahanna Elementary Topographic Survey

FIELD	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
JRB	JRB	TWM	2018–0011	11/09/18	1"=30'	TS2

File: H:\Projects\2018\2018-0011_00 Gahanna Jefferson Public Schools – New Elementary\Civil\Survey\Survey Basedwg\2018-0011 TS1.dwg Saved Date: 04-Dec-2018 8:23 AM Plot Date: 8:28 AM Saved By: JBAXTER



LEGEND

(applicable for all survey sheets)

- Building/Wall
- Curb
- Curb and Gutter
- Pavement/Walk
- 780 Index Contour
- 781 Intermediate Contour
- W Water line
- CWL W Chilled Water line
- G Gas Line
- COMB Combined Sewer
- SAN Sanitary Sewer
- STM Storm Sewer
- Manhole
- Open Grate Manhole
- or Curb Inlet
- Valve
- E Underground Electric line
- ST Steam and Condensation Return line
- Electric Manhole
- T Underground Telephone
- FO Underground Fiber Optic
- Telephone Pole
- Telephone Manhole
- OHTR Overhead Signal Line
- TR Underground Traffic Line
- Power Pole
- Light Pole
- x Fence
- R/W Right of Way Line
- ESMT Easement Line
- STK Setback Line
- Property Line
- Original Subdivision Lot Lines
- Steam Manhole
- Further route of utility unknown
- Tree Line/Shrub Line
- Bushes
- Trees
- Electric Pull Box
- Telephone Pull Box/Pedestal
- Traffic Pull Box
- Unknown Utility Pull Box
- Lighting Pull Box
- Fiber Optic Pull Box
- Air Conditioning Unit
- AD Area Drain
- CO Clean Out
- DS Down Spout
- Ground Light
- Rock
- Siamese/Test Header
- Fire Hydrant
- PIV Post Indicator Valve
- Monitoring Well
- Gas Line Marker
- SS Sanitary Sewer Line Marker
- Telephone Line Marker
- W Water Line Marker
- TC 708.50 Top of Casting Elevation
- (rec) Information Obtained From Record Plan
- (Ab) Abandoned Utility
- .783.56 Spot Elevation
- 708.53 Top of Curb Elevation
- 708.23 Bottom of Curb Elevation
- or Control Point
- B–7 Boring Location
- TB Traffic Bollard
- PT or PT Picnic Table
- TC Trash Can
- B Bench
- Handicap Ramp
- Sign
- Flag Pole
- Concrete Pavement, Walk, Slab
- Brick Walk

Not all symbols necessarily used

BENCHMARKS

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*Elevations are based on NAVD 1988.

CONTROL POINTS

No.	Northing	Easting	Elevation	Description
1	731986.88	1869725.91	858.23	Iron Pin Set
2	732318.89	1869810.64	858.57	Iron Pin Set
3	732478.38	1869464.24	857.62	Mag Nail Set
4	732335.65	1869124.56	844.67	Iron Pin Set
5	731989.30	1869491.94	850.66	Mag Nail Set

*The project is based on State Plane Coordinates Ohio South Zone NAD 83 with 2011 NSRS adjustment.

BOUNDARY LEGEND:

- -3/4" ø Iron pipe fnd.
- -3/4" Sq. Iron bar fnd.
- -5/8"x30" Iron pin set
- -5/8" Iron pin found
- -Railroad spike found
- -Railroad spike set
- -Survey nail found
- -Survey nail set

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Gahanna Elementary Topographic Survey

FIELD	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
JRB	JRB	TWM	2018–0011	11/16/18	1"=30'	TS3

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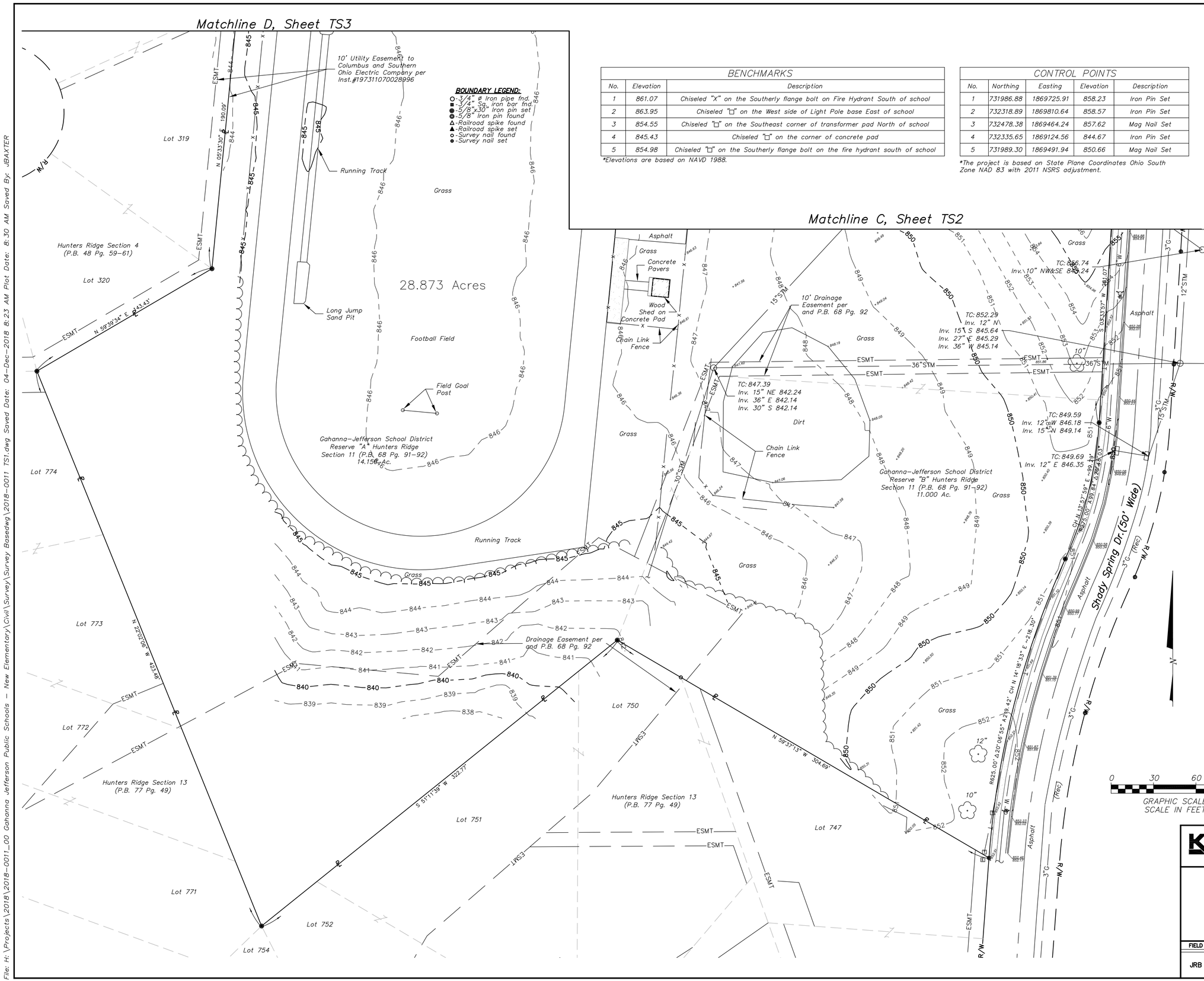

BENCHMARKS

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LEGEND

(applicable for all survey sheets)

- Building/Wall
- Curb
- Curb and Gutter
- Pavement/Walk
- 780 — Index Contour
- 781 — Intermediate Contour
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- G — Gas Line
- COMB — Combined Sewer
- SAN — Sanitary Sewer
- STM — Storm Sewer
- Manhole
- Open Grate Manhole or Curb Inlet
- Valve
- E — Underground Electric line
- Electric Manhole
- T — Underground Telephone
- FO — Underground Fiber Optic
- Telephone Pole
- Telephone Manhole
- OHTR — Overhead Signal Line
- TR — Underground Traffic Line
- Power Pole
- Light Pole
- x — Fence
- R/W — Right of Way Line
- ESMT — Easement Line
- STK — Setback Line
- Property Line
- Original Subdivision Lot Lines
- Further route of utility unknown
- Tree Line/Shrub Line
- Bushes
- Trees
- Electric Pull Box
- Telephone Pull Box/Pedestal
- Traffic Pull Box
- Unknown Utility Pull Box
- Lighting Pull Box
- Fiber Optic Pull Box
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- AD — Area Drain
- CO — Clean Out
- DS — Down Spout
- Ground Light
- Rock
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- TC 708.50 — Top of Casting Elevation
- (rec) — Information Obtained From Record Plan
- (Ab) — Abandoned Utility
- 785.96 — Spot Elevation
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- TB — Traffic Bollard
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Not all symbols necessarily used

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Gahanna Elementary Topographic Survey

FIELD	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
JRB	JRB	TWM	2018-0011	11/16/18	1"=30'	TS4

File: H:\Projects\2018\2018-0011_00 Gahanna Jefferson Public Schools - New Elementary\Civil\Survey\Survey Basedwg\2018-0011 TS1.dwg Saved Date: 04-Dec-2018 8:23 AM Plot Date: 8:30 AM Saved By: JBAXTER

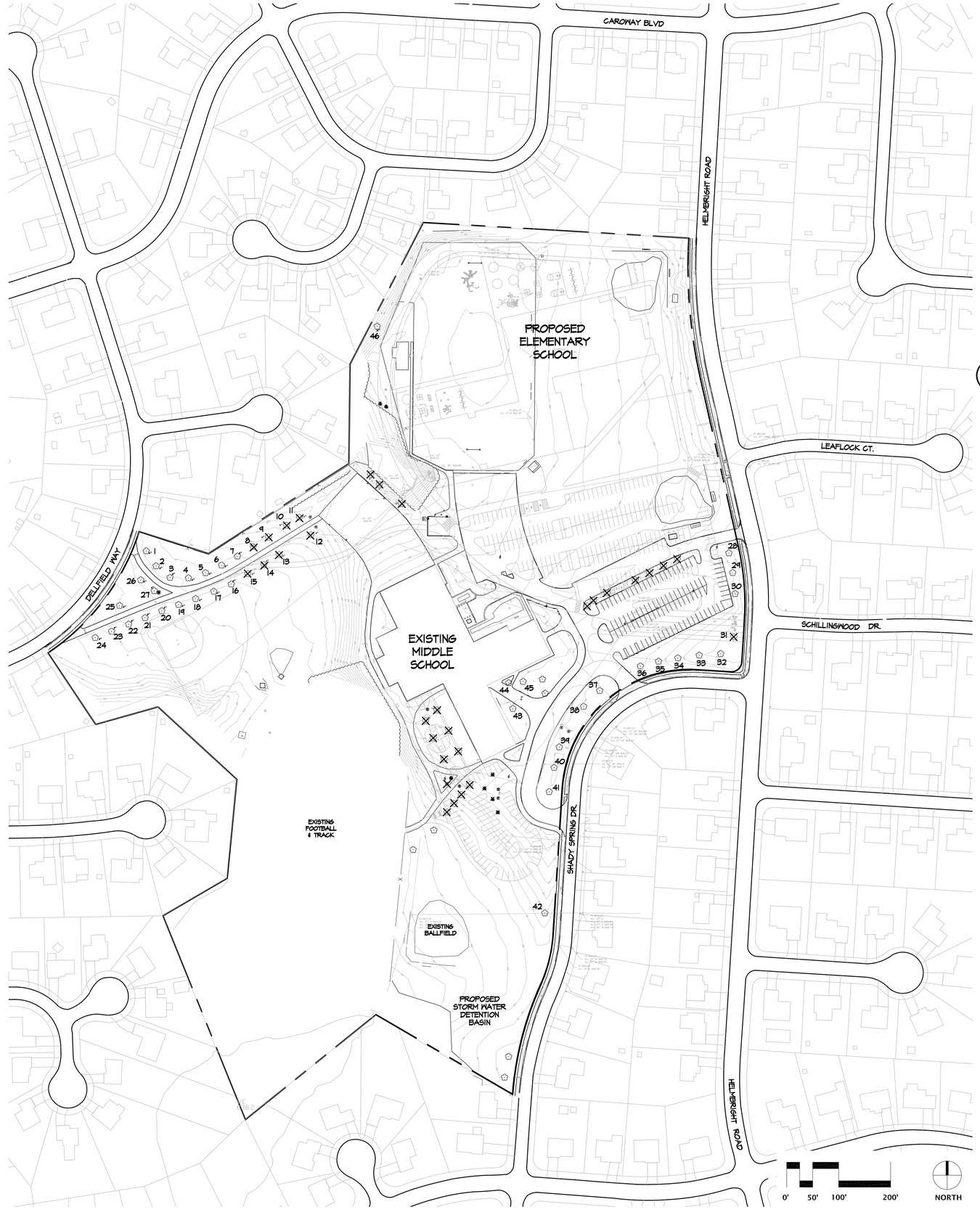
TREE INVENTORY SCHEDULE

KEY	TREE SPECIE (COMMON NAME)	DBH	CONDITION	TREATMENT	DBH CREDIT
1	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
2	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
3	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
4	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
5	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
6	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
7	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
8	LONDON PLANETREE	6"	GOOD	REMOVE	
9	LONDON PLANETREE	6"	GOOD	REMOVE	
10	LONDON PLANETREE	6"	GOOD	REMOVE	
11	LONDON PLANETREE	4"	GOOD	REMOVE	
12	LONDON PLANETREE	4"	GOOD	REMOVE	
13	LONDON PLANETREE	4"	GOOD	REMOVE	
14	LONDON PLANETREE	4"	GOOD	REMOVE	
15	LONDON PLANETREE	6"	GOOD	REMOVE	
16	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
17	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
18	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
19	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
20	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
21	LONDON PLANETREE	8"	GOOD	PRESERVE	8"
22	LONDON PLANETREE	8"	GOOD	PRESERVE	8"
23	LONDON PLANETREE	8"	GOOD	PRESERVE	8"
24	LONDON PLANETREE	8"	GOOD	PRESERVE	8"
25	LONDON PLANETREE	8"	GOOD	PRESERVE	8"
26	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
27	LONDON PLANETREE	6"	GOOD	PRESERVE	6"
28	HONEYLOCUST	12"	FAIR	PRESERVE	12"
29	HONEYLOCUST	12"	FAIR	PRESERVE	12"
30	HONEYLOCUST	12"	FAIR	PRESERVE	12"
31	HONEYLOCUST	12"	FAIR	REMOVE	
32	HONEYLOCUST	16"	FAIR	PRESERVE	16"
33	HONEYLOCUST	12"	FAIR	PRESERVE	12"
34	HONEYLOCUST	12"	FAIR	PRESERVE	12"
35	HONEYLOCUST	14"	FAIR	PRESERVE	14"
36	HONEYLOCUST	12"	FAIR	PRESERVE	12"
37	HONEYLOCUST	12"	FAIR	PRESERVE	12"
38	HONEYLOCUST	14"	FAIR	PRESERVE	14"
39	HONEYLOCUST	12"	FAIR	PRESERVE	12"
40	HONEYLOCUST	12"	FAIR	PRESERVE	12"
41	HONEYLOCUST	12"	FAIR	PRESERVE	12"
42	HONEYLOCUST	12"	FAIR	PRESERVE	12"
43	HONEYLOCUST	12"	FAIR	PRESERVE	12"
44	RIVER BIRCH	14"	GOOD	PRESERVE	14"
45	FLOWERING PEAR	18"	GOOD	PRESERVE	18"
46	MAPLE	30"	GOOD	PRESERVE	45"

TOTAL= 384"

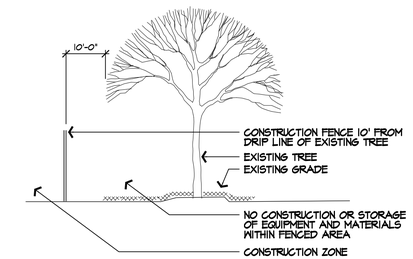
TREES REMOVED (IN CALIPER INCHES)	= 58"
CREDIT FOR PRESERVED TREES	= 384"

NOTE:
CREDIT FOR PRESERVED TREES PENDING REVIEW AND APPROVAL OF CONDITION BY CITY ARBORIST.



GENERAL NOTES

1. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY TREE PROTECTION FENCE AS SHOWN.
2. ONLY TREES 6" CAL. (DBH) AND LARGER WITHIN DEVELOPMENT LIMITS NOTED ON THESE PLANS.
3. PROTECTION FENCING OR BARRIER SHALL REMAIN THROUGHOUT CONSTRUCTION AND ANY SUBSEQUENT GRADING OR EXCAVATION UNLESS OTHERWISE APPROVED ON A CLEARING AND GRADING PLAN. IN NO CASE SHALL MATERIALS, DEBRIS, FILL, VEHICLES OR EQUIPMENT BE STORED WITHIN THIS ENCLOSURE.



1 TREE PROTECTION FENCE
NTS

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING EVERGREEN TREE TO BE REMOVED

PRELIMINARY
NOT FOR CONSTRUCTION

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GAHANNA, OH 43230

TRIAD
463 N High St, Suite 2B
Columbus, OH 43215
Phone: (614) 942-1050
main@triadarchitects.com

DECEMBER 4, 2018

Drawn by: BDF
Checked by: Checker
Comission Number:1850

L0.00

TREE PRESERVATION PLAN

GENERAL NOTES

1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
2. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN AND ACTUAL DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION.
3. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
4. WORK SHOWN IS BASED ON A SURVEY PROVIDED BY:
   KORDA
   1650 WATERMARK DRIVE
   COLUMBUS, OHIO 43215
   WWW.KORDA.COM

PRELIMINARY
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DECEMBER 4, 2018

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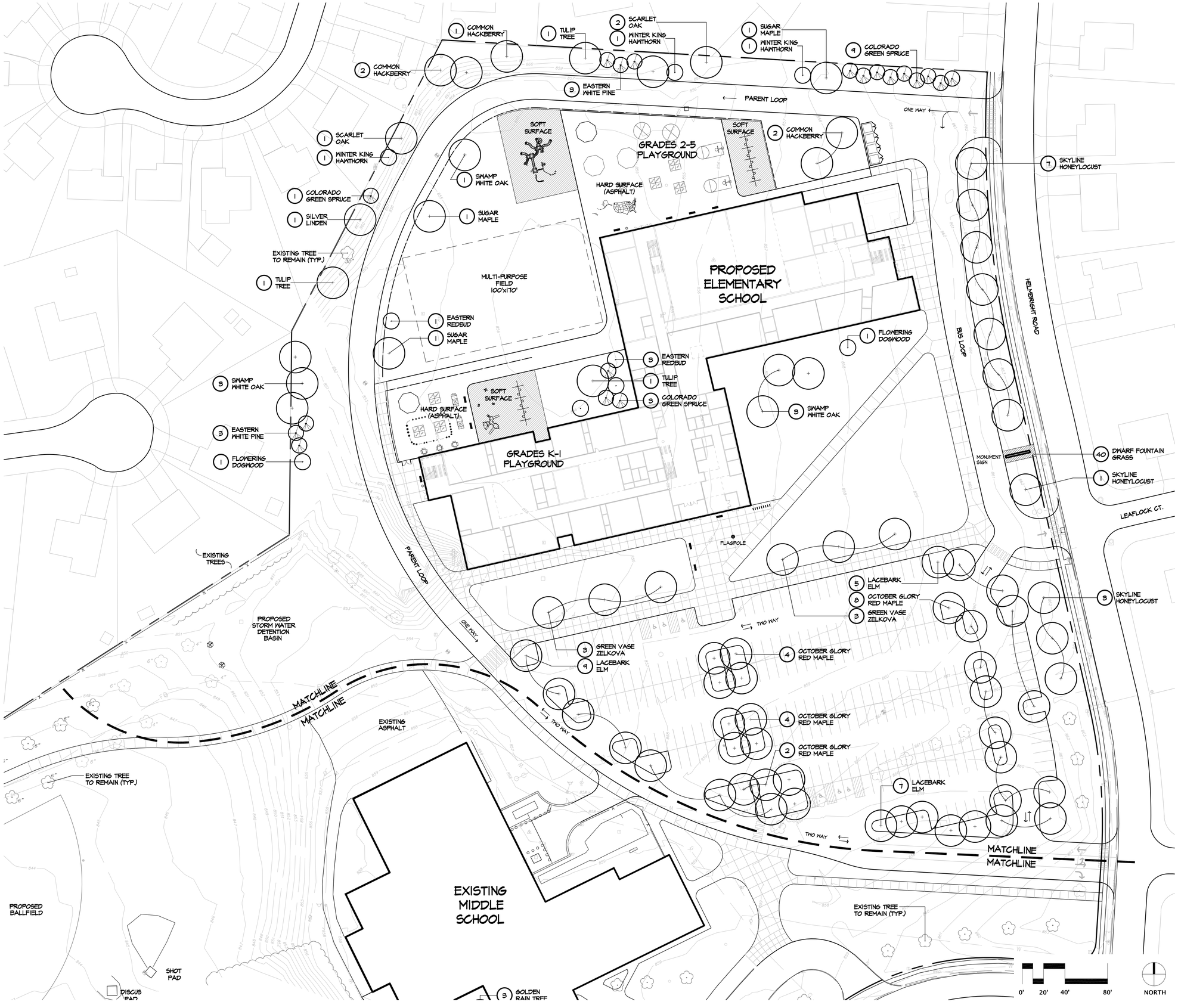
L1.01

OVERALL SITE PLAN



GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

LEGEND

- PROPOSED EVERGREEN SHRUB
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING EVERGREEN TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO REMAIN

PRELIMINARY
NOT FOR CONSTRUCTION

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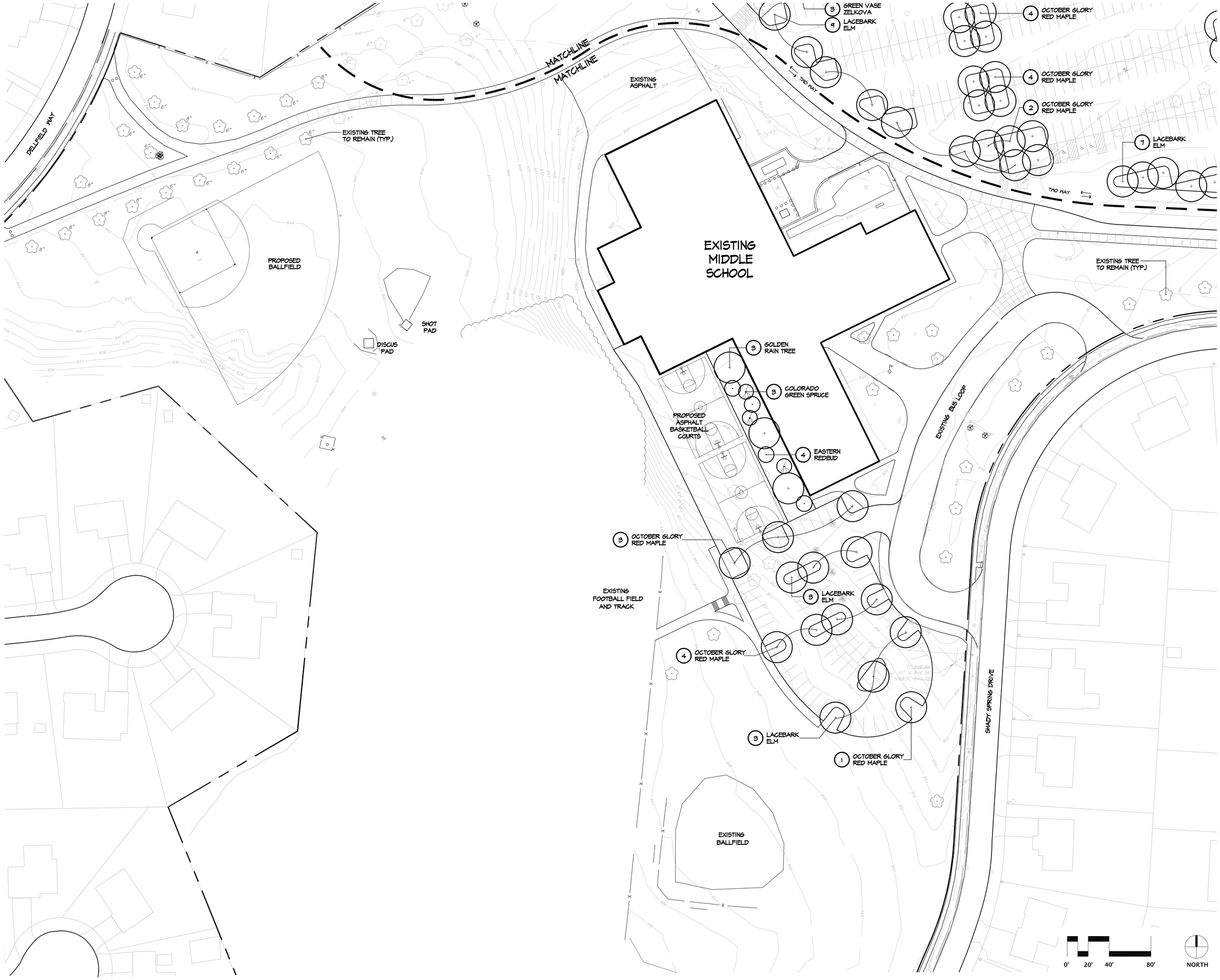
L2.01
PLANTING - NORTH



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DECEMBER 4, 2018

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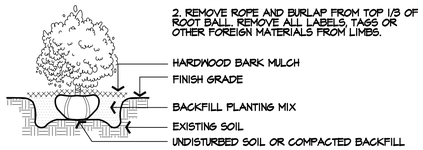
L2.02

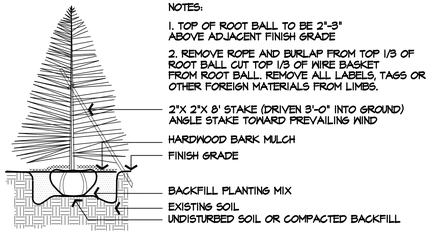
PLANTING - SOUTH



NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

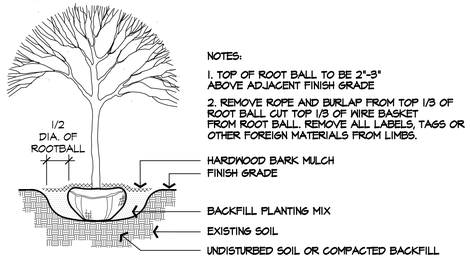
1 SHRUB PLANTING
NTS



NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

2 EVERGREEN TREE PLANTING
NTS



NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

3 TREE PLANTING
NTS

SITE COMPLIANCE DATA - NORTH LOT

INTERIOR LANDSCAPING REQUIREMENTS 1163.08 (c)	REQUIRED LANDSCAPE AREA	PROVIDED
INTERIOR LANDSCAPING AREA SHALL BE FIVE PERCENT OF THE TOTAL AREA OF THE PARKING LOT PAVEMENT.	90,010 SF x 0.05 = 4,500.5 4,500 SF	11,354 SF

INTERIOR LANDSCAPING REQUIREMENTS 1163.08 (e)	REQUIRED TREES	PROVIDED
PROVIDE ONE TREE PER 100 SF OF REQUIRED LANDSCAPE AREA	4,500 SF/ 100 = 45 45 TREES	45 TREES

SITE COMPLIANCE DATA - SOUTH LOT

INTERIOR LANDSCAPING REQUIREMENTS 1163.08 (c)	REQUIRED LANDSCAPE AREA	PROVIDED
INTERIOR LANDSCAPING AREA SHALL BE FIVE PERCENT OF THE TOTAL AREA OF THE PARKING LOT PAVEMENT.	26,838 SF x 0.05 = 1,342 1,342 SF	3,314 SF

INTERIOR LANDSCAPING REQUIREMENTS 1163.08 (e)	REQUIRED TREES	PROVIDED
PROVIDE ONE TREE PER 100 SF OF REQUIRED LANDSCAPE AREA	1,342 SF/ 100 = 13.4 14 TREES	14 TREES

TREE PRESERVATION, PLANTING, AND REPLACEMENT 914.05 (a)(1)	REQUIRED TREES	PROVIDED
PROVIDE ONE TREE PER 1,000 SF OF NEW IMPERVIOUS SURFACE AREA	331,246 SF IMP./ 1,000 = 331.25 332" OF TREES -384" OF PRESERVED TREES 0" OF TREES REQUIRED	38 TREES @ 2" CAL = 76"

NOTE:
CREDIT FOR PRESERVED TREES PENDING REVIEW AND APPROVAL OF CONDITION BY CITY ARBORIST. SEE TREE PRESERVATION PLAN, SHEET L0.00

GENERAL NOTES

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

PLANT MATERIALS LIST
NOTE: CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES SHOWN ON PLAN.

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	TREES				
26	OCTOBER GLORY RED MAPLE	Acer rubrum 'October Glory'	3" Cal.	B&B	INT. LANDSCAPE TREES
27	LACEBARK ELM	Ulmus parvifolia	3" Cal.	B&B	INT. LANDSCAPE TREES
6	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'	3" Cal.	B&B	INT. LANDSCAPE TREES
11	SKYLINE HONEYLOCUST	Gleditsia triacanthos f. inermis 'Skycole'	2-1/2" Cal.	B&B	STREET TREES
3	SUGAR MAPLE	Acer saccharum	2" Cal.	B&B	
3	TULIP TREE	Liriodendron tulipifera	2" Cal.	B&B	
7	SWAMP WHITE OAK	Quercus bicolor	2" Cal.	B&B	
3	SCARLET OAK	Quercus coccinea	2" Cal.	B&B	
1	SILVER LINDEN	Tilia tomentosa	2" Cal.	B&B	
5	COMMON HACKBERRY	Celtis occidentalis	2" Cal.	B&B	
3	GOLDEN RAINTREE	Koelreuteria paniculata	2" Cal.	B&B	
	ORNAMENTAL TREES				
2	FLOWERING DOGWOOD	Cornus florida	2" Cal.	B&B	
8	EASTERN REDBUD	Cercis canadensis	2" Cal.	B&B	SINGLE STEM
3	WINTER KING HAWTHORN	Crataegus viridis 'Winter King'	2" Cal.	B&B	SINGLE STEM
	EVERGREEN TREES				
16	COLORADO GREEN SPRUCE	Picea pungens	6' HGT.	B&B	
6	EASTERN WHITE PINE	Pinus strobus	6' HGT.	B&B	
	PERENNIALS/ ORNAMENTAL GRASSES				
40	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hamelin'	2 Gal.	Cont.	

PRELIMINARY
NOT FOR CONSTRUCTION

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

GJPS LINCOLN ELEMENTARY SCHOOL

GAHANNA CITY SCHOOLS

160 S. HAMILTON ROAD
GAHANNA, OH 43230

TRIAD
463 N High St, Suite 2B
Columbus, OH 43215
Phone: (614) 942-1050
main@triadarchitects.com

DECEMBER 4, 2018

Drawn by: BDF
Checked by: Checker
Comission Number:1850

L2.03
PLANTING DETAILS

SITE PLAN

December 4, 2018

GAHANNA MIDDLE SCHOOL SOUTH ▪ GAHANNA, Ohio

0' 30' 60' 120'

NORTH

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

Kelly Wicker
City of Gahanna
Department of Public Service & Engineering
200 S. Hamilton Road
Gahanna, OH 43230

RE: Project 349 Shady Spring Dr. Final Development Plan
12/04/18

Dear Ms. Wicker,

We have reviewed and addressed the comments from the Development Plan review regarding the Gahanna Elementary School project located at 349 Shady Spring Drive in Gahanna, Ohio.

Presented below are our responses to the comments resulting from the previous Development Plan review:

Soil & Water Conservation District

1. The development of one of the last large pervious green spaces in a sub-watershed that is already having flood issues may want to consider mitigating some of the existing impacts by over treating stormwater and maximize the use of existing environmental services of the site.

Response: **The proposed development will be designed to mitigate any existing flood issues on the site. We would like to request more information on what type of flood issues are occurring and where they are located to help determine an appropriate solution. A meeting with the City of Gahanna has been coordinated for the evening of 12/4/2018 with Kirk Neely and other representatives for further discussion.**

Public Safety

2. No comments or concerns from the police department.

Parks

3. The only thing that caught my attention was the planting of 3" Autumn Flame red maples in the parking lot islands. Red maples are known for being intolerant to salt. If this is a parking lot that will be heavily salted in the winter, a change of species should be considered.

Response: **Will comply. The tree species in the parking lots will be reviewed and changed on the documents. We have had success with October Glory as a hardy, relatively clean, low maintenance tree that performs well in parking islands. Autumn Flame will be substituted with October Glory Red Maple and potentially other tree types.**

Community Development

4. Future applications (at a minimum a design review) will be required to adopt building materials, colors, etc. These applications are required to be approved prior to building permit approval.

Response: **Documents and materials for a Design Review will be submitted later. The project is currently in the later stage of Schematic Design.**

TRIAD ARCHITECTS
463 N. High Street, Suite 2B | Columbus, OH 43215
T: 614.942.1050 | F: 614.942.1059 | E: INFO@TRIADARCHITECTS.COM
www.triadarchitects.com

5. The application needs to be revised to include all parcel numbers associated with this request. The project acreage also needs to be updated. Please revise accordingly.

Response: **Parcel numbers and project acreage have been indicated on the revised front sheet of the application (see attached).**

6. Final development plans are required to depict setbacks for buildings, parking, and access drives, lot coverage, building height, building square footage, etc. Please refer to the application for these and other elements and revise the plans accordingly.

Response: **The documents have been revised accordingly to include the required information.**

7. The parking table indicates that 350 parking spaces are provided but only 310 appear to be depicted. Please revise accordingly.

Response: **The remaining spaces that are not shown are part of the overflow parking located in the basketball court area. Although these spaces will not be striped, the drawings have been revised to show these spaces.**

8. Will the project utilize any dumpsters? If so, please depict location.

Response: **The project will utilize dumpsters for garbage and recycling that are to be located on the Northeast side of the proposed building, adjacent to the loop road near the north access drive. The drawings have been revised accordingly.**

9. Chapter 914 requires one shade tree caliper inch per 1,000 square feet of impervious surface (new impervious only). The impervious surface calculation needs to be included on the site plan. Tree plantings or tree preservation for CH 914 needs to be depicted on the landscape plan. Preserved trees may count towards the requirements of CH 914. Please be aware that the planting requirements of CH 914 are separate from any other landscape requirements. Please modify the plans accordingly.

Response: **Documents will be revised to comply with requirements. The revised documents will indicate impervious surface and required tree calculations per CH914. A Tree Preservation Plan will be prepared and included in the resubmitted plans. The new plan will indicate locations of all existing trees 6" caliper (DBH) and larger, species, and condition. Protective fencing for remaining trees to be protected will also be indicated on the plan.**

10. The landscape plan provides the correct calculations regarding the requirements of CH 1163.08 but the provided number of trees does not meet the minimum requirements of the code. Additional trees will need to be planted or a variance will be required.

Response: **Documents will be revised to comply with requirements. Parking layout to be reviewed and adjusted to increase parking islands for trees in order to reach compliance.**

Public Service & Engineering

11. 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.

  Response: **Will comply with engineering review after the FDP process.**

- The developer will be responsible for the vacation of any easements and or right-of-way necessary for the development.

  Response: **Easements will be vacated by the Owner as necessary for the project.**

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. This development will require a Traffic Impact Study to be submitted to our office for review.

  Response: Final traffic impact study is underway and will be submitted to the City of Gahanna upon completion.

- The project shall include an enhanced pedestrian crossing at the intersection of Shady Spring Drive and Helmbright Drive.

  Response: An enhanced pedestrian crossing will be provided as requested. We would like to request further information as to what an enhanced pedestrian crossing entails, and which direction the crossing should be. A meeting with the City of Gahanna has been coordinated for the evening of 12/4/2018 with Kirk Neely and other representatives for further discussion.

Sanitary Sewer

- There is an existing sanitary sewer located in the site vicinity that can be accessed to provide sanitary sewer service for the development.

  Response: The sanitary service to the proposed building will tie into the existing sanitary sewer located in the site vicinity.

Water Service

- There is an existing waterline located onsite that can be accessed to provide water service for the development.

  Response: The water service to the proposed building will tap into the existing water main located in the site vicinity.

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.

  Response: Stormwater detention and water quality will be addressed on site with the use of two extended dry detention basins. These will be designed in accordance with the above-mentioned standards, along with the OEPA General Permit OHC000005.

- The site shall incorporate green infrastructure best management practices (BMP's) for detention and water quality measures.

  Response: Stormwater BMP's will be installed meeting City of Gahanna and OEPA requirements for stormwater quantity and quality.

- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

  Response: Erosion control design and post construction runoff control will be designed per requirements.

Fire District

12. The above listed development plan complies with Section 503.1.1 and Section D105 of Appendix D of the 2017 Ohio Fire Code. The roadway exceeds the 20-foot Fire Code requirement.

    Response: **No action required since requirements have been met.**

Building

13. Building permits will be required for the project and will be required to comply with the building code.

    Response: **Building permits will be submitted later, as the project is still in the Schematic Design phase.**

If you have any comments, concerns, or questions, please do not hesitate to contact me at my information listed below.

Sincerely,

Jocelyn Krosky
Project Manager
TRIAD Architects

T: 614-942-1050
Email: jkrosky@triadarchitects.com

Attachments:

FDP Application – Page 1 only
L0.00 TREE PRESERVATION PLAN
L1.01 OVERALL SITE PLAN
L2.01 PLANTING – NORTH
L2.02 PLANTING – SOUTH
L2.03 PLANTING DETAILS
C-001 DEMOLITION PLAN
C-100 STAKING PLAN – NORTH
C-101 STAKING PLAN – SOUTH
C-102 STAKING DETAILS
C-200 STORM SEWER & GRADING PLAN – NORTH
C-201 STORM SEWER & GRADING PLAN – SOUTH
C-300 UTILITY PLAN
TS1 TOPOGRAPHIC SURVEY
TS2 TOPOGRAPHIC SURVEY
TS3 TOPOGRAPHIC SURVEY
TS4 TOPOGRAPHIC SURVEY

Gahanna
Where currents connect

December 6, 2018

Gahanna-Jefferson City School District
349 Shady Spring Dr
Gahanna, OH 43230

RE: Project 349 Shady Spring Dr Final Development Plan

Dear Gahanna-Jefferson City School District:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Soil & Water Conservation District

1. The development of one of the last large pervious green spaces in a sub-watershed that is already having flood issues may want to consider mitigating some of the existing impacts by over treating stormwater and maximize the use of existing environmental services of the site

Public Safety

2. No comments or concerns from the police department.

Parks

3. The only thing that caught my attention was the planting of 3" Autumn Flame red maples in the parking lot islands. Red maples are known for being intolerant to salt. If this is a parking lot that will be heavily salted in the winter, a change of species should be considered.

Community Development

4. Future applications (at a minimum a design review) will be required to adopt building materials, colors, etc. These applications are required to be approved prior to building permit approval.
5. Will the project utilize any dumpsters? If so, please depict location.

   12/4/18 - Dumpster location has been added as requested. Please know that the type of screening will be reviewed under the forthcoming design review application.

Public Service & Engineering

6. 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.
   - The developer will be responsible for the vacation of any easements and or right-of-way necessary for the development.

   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. This development will require a Traffic Impact Study to be submitted to our office for review.
- The project shall include an enhanced pedestrian crossing at the intersection of Shady Spring Drive and Helmbright Drive. Additional direction was provided to the applicant on 11/29/18 indicating that an RRFB and hi-visibility crosswalk markings will be required at this intersection for Helmbright Drive.

Sanitary Sewer

- There is an existing sanitary sewer located in the site vicinity that can be accessed to provide sanitary sewer service for the development.

Water Service

- There is an existing waterline located onsite that can be accessed to provide water service for the development.

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.
- The site shall incorporate 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.

Fire District

7. 1.The above listed development plan complies with Section 503.1.1 and Section D105 of Appendix D of the 2017 Ohio Fire Code. The roadway exceeds the 20 foot Fire Code requirement.

   503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

   Exceptions:

   1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

   1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i) (903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.

   1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

SECTION D105

AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Other comments could be made after plans are submitted for review. Comments on fire hydrants and water supply need will be addressed when the actual size and type of building have been made

Building

8. Building permits will be required for the project, and will be required to comply with the building code.

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

Sincerely,

Kelly Wicker
Administrative Assistant

Gahanna

Where currents connect

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to construct a new elementary school to be located on the Middle School South campus. The proposed school replaces the existing Lincoln Elementary School that is located adjacent to the high school. At this time only final development plan (FDP) approval is requested. That means some elements of development that we normally see in conjunction with site layout such as architectural style, building materials, and colors will be seen at a later date as part of the design review (DR) process.

The subject property is zoned Restricted Institutional District (RID) which permits elementary schools by right. Even with the addition of a 93,000 square foot school, the overall property is developed at a relatively low intensity with over 26 acres of uncovered land.

At this time there are no variances associated with this request, however, additional applications and review will occur as part of the design review process.

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.

Recommendation

The subject property is not located within any subarea plans. It is designated as Institutional on the 2002 Future Land Use Map. The objective of the Institutional land use is to provide the highest level of institutional and public facilities and services that effectively meet the needs of the community. It is Planning and Development staff's opinion that the requested application is consistent with the development potential of the property and recommend approval of the request. Additional review and Planning Commission approval is required prior to the construction of the building through the DR application.

Gahanna

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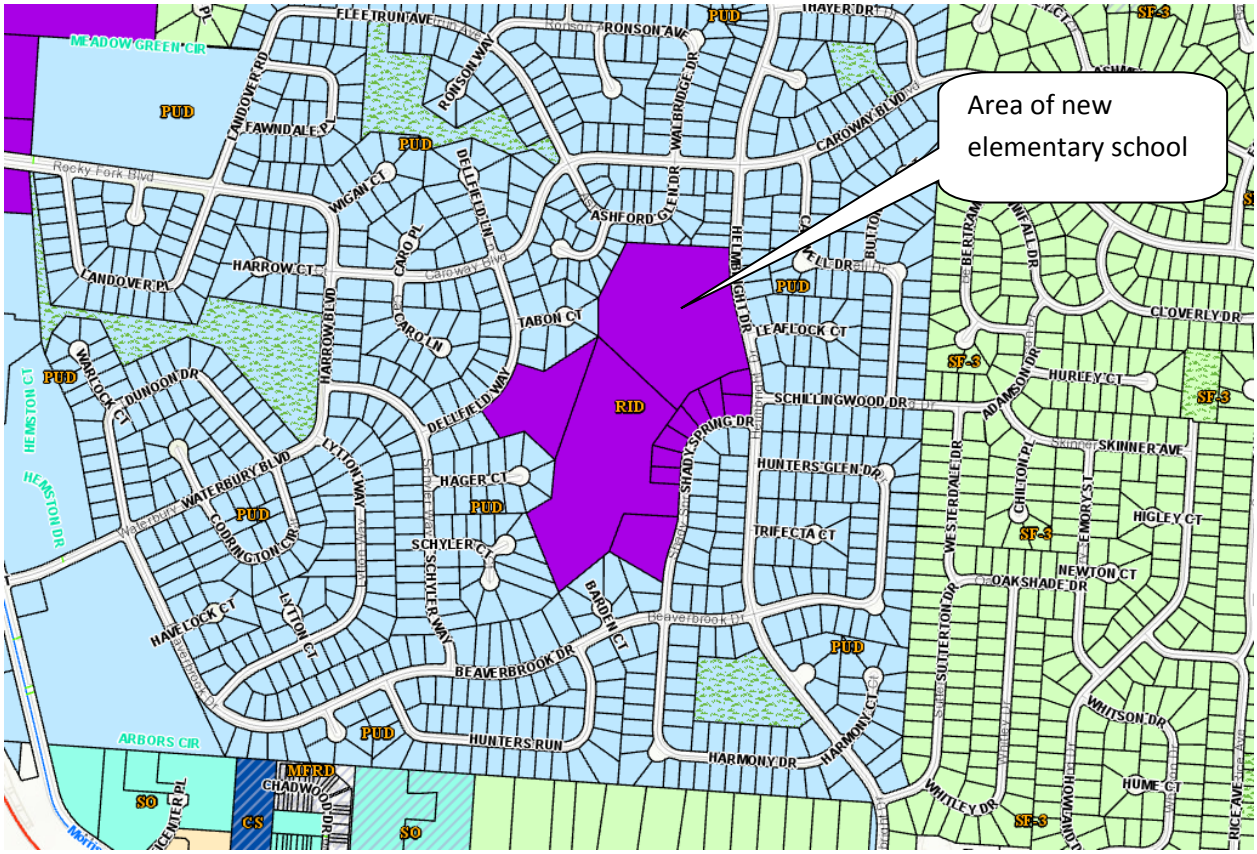
Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director