

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: 4300 Cherry Bottom Road | | Project Name/Business Name (if applicable): Columbus Academy - Athletic Facilities Renovation | |
| Parcel ID No.(s): 025-004421-00 | Current Zoning: RID | Total Acreage: 76.12 | |
| Project Description: Construct field house and wellness additions to existing gymnasium. Construct a new maintenance building to replace the maintenance buildings to be demolished. Extend access road, expand parking, and relocate/add utilities, including piping a portion of an existing stream as needed. | | | |
| APPLICANT Name (primary contact) -do <u>not</u> use a business name: Michael Turner, AIA | | Applicant Address: 990 West Third Avenue, Suite 200, Columbus, OH 43212 | |
| Applicant E-mail: mturner@osborn-eng.com | | Applicant Phone No.: 216-861-2020 x3215 | |
| BUSINESS Name (if applicable): OSports - Osborn Sports and Recreation Architecture | | | |
| ATTORNEY/AGENT Name: | | Attorney/Agent Address: | |
| Attorney/Agent E-Mail: | | Attorney/Agent Phone No.: | |
| ADDITIONAL CONTACTS (please list all applicable contacts) | | | |
| Name(s): Contractor Developer Architect Cory Wolfe - Civil Engineer - EMH&T | | Contact Information (phone no./email): 614-775-4356 / cwolfe@emht.com | |
| PROPERTY OWNER Name: (if different from Applicant) Columbus Academy - Doug Bennett | | Property Owner Contact Information (phone no./email): (614)207-1251 bennettd@columbusacademy.org | |

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: 9/25/18

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

INTERNAL USE

Zoning File No. FDP-264-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 10-22-18

PAID: 500.00
DATE: 10-22-18
CHECK#: 19802

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 <u>Section 1108</u> (visit www.municode.com) & <u>Chapter 914</u> , Tree Requirements | ✓ | | | |
| | 2. Review the <u>State of Ohio Fire Code Fire Service Requirements</u> | ✓ | | | |
| | 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 <u>Building & Zoning Fee Schedule</u>) | ✓ | | | |
| | 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

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

(Signature)

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, Doug Bennett, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Michael Turner, AIA 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: _____

AUTHORIZATION TO VISIT THE PROPERTY

I, Doug Bennett, 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: 10/2/18

NOTARY

Subscribed and sworn to before me on this 2nd day of OCTOBER

State of OHIO County of FRANKLIN

Notary Public Signature: 



SHANNON NELSON
Notary Public, State of Ohio
My Commission Expires 10-03-2022

AGREEMENT TO COMPLY AS APPROVED

I, Michael Turner, AIA, 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: 10/19/2018

NOTARY

Subscribed and sworn to before me on this 19th day of October, 2018.

State of Ohio County of Cuyahoga

Notary Public Signature: 



SARAH J. MOSES
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
11-17-20

Recorded in
Lake County





J20170975.000

September 24, 2018

RE: List of Contiguous Property Owners & Their Mailing Address

| Property Owner Name | Address |
|--|--|
| Welk Steven & Christine | 1240 Ashburnham Dr. Columbus OH 43230 |
| Rudd Anthony L Theresa A | 1248 Ashburnham Dr. Columbus OH 43230 |
| Kendralla Roberta L | 1256 Ashburnham Dr. Columbus OH 43230 |
| Maxwell Ellen B | 1266 Ashburnham Dr. Columbus OH 43230 |
| Groezinger Elaine Y TR | 77 Highmeadow Dr. Columbus OH 43230 |
| Sellers Joel Sellers Allison | 87 Highmeadow Dr. Columbus OH 43230 |
| Peters Kristina M | 97 Highmeadow Dr. Columbus OH 43230 |
| Manley Dion | 107 Highmeadow Dr. Columbus OH 43230 |
| Gonzalez Angel | 117 Highmeadow Dr. Columbus OH 43230 |
| Rutherford Robert A Susan L | 127 Highmeadow Dr. Columbus OH 43230 |
| Ketty Sarah M | 137 Highmeadow Dr. Columbus OH 43230 |
| Haley Daniel T Victoria E | 147 Highmeadow Dr. Columbus OH 43230 |
| Jacobs Douglas A Tarullo-Jacobs Sandra B | 157 Highmeadow Dr. Columbus OH 43230 |
| Majtenyi Joan E Majtenyi Steven I | 167 Highmeadow Dr. Columbus OH 43230 |
| Cullen Dustin R | 177 Highmeadow Dr. Columbus OH 43230 |
| Mcmullen Timothy R Susan M | 187 Highmeadow Dr. Columbus OH 43230 |
| Sorenson Wayne R Sorenson Wendy B | 197 Highmeadow Dr. Columbus OH 43230 |
| Kellogg Deborah S | 207 Highmeadow Dr. Columbus OH 43230 |
| Williams Coletta M Williams Laurance H | 1281-1283 Gatewick Ct Gahanna OH 43230 |
| Johnson David L | 1282-1284 Gatwick Ct. Columbus OH 43230 |

CLEVELAND
1100 Superior Ave, Ste 300
Cleveland, OH 44114
t 216.649.0460

COLUMBUS
990 West Third Ave, Ste 200
Columbus, OH 43212
t 614.556.4272

FT. LAUDERDALE
1948 E. Sunrise Blvd, Ste 1
Ft. Lauderdale, FL 33304
t 954.767.8886

www.osportsarch.com



| | |
|------------------------------------|--|
| West Michael A | 1281-1283 Paddington Ct. Columbus OH 43230 |
| Trovato Joseph A | 1282-1284 Paddington Ct. Columbus OH 43230 |
| Van Meter Jonathan M | 1291 Granfield Ct. Columbus OH 43230 |
| Van Meter Jonathan M | 1290 Granfield Ct. Columbus OH 43230 |
| Montecalvo Matthew J Durany Gail | 1292 Granfield Ct. Columbus OH 43230 |
| Dsouza Rattan J Munshi Rafika | 1296 Granfield Ct. Columbus OH 43230 |
| Sampson Scott A Connie M | 1300 Granfield Ct. Columbus OH 43230 |
| Kirk Donna G | 268 Highmeadow Dr. Columbus OH 43230 |
| Salyer Cheryl L | 272 Highmeadow Dr. Columbus OH 43230 |
| Johnson Tyler | 276 Highmeadow Dr. Columbus OH 43230 |
| Myers Shane A Myers Anne | 280 Highmeadow Dr. Columbus OH 43230 |
| Wijnhamer Calvin Wijnhamer Kathryn | 284 Highmeadow Dr. Columbus OH 43230 |
| Ristucci Anthony R Sally J | 290 Highmeadow Dr. Columbus OH 43230 |
| Conkle Scott A Victoria L | 296 Highmeadow Dr. Columbus OH 43230 |
| Dickson James W Dickson Jody A | 322 Highmeadow Ct. Columbus OH 43230 |
| Thigpen Stacey A Thigpen Heather L | 330 Highmeadow Ct. Columbus OH 43230 |
| Stone Ridge Plaza Shops LLC | 250 Civic Center Dr. #500 Columbus OH 43215 |
| Vista At Rocky Fork LP | 250 Civic Center Dr. #500 Columbus OH 43215 |
| Harris Cynthia J | 346 Beecher Rd Columbus OH 43230 |
| Boltz Cheryl C | 1059 Reece Ridge Dr. Columbus OH 43230 |



transmittal

PROJECT NO: J20170975.000

DATE: 9/25/18

PROJECT DESCRIPTION: Columbus Academy – Athletic Facilities

TO: City of Gahanna
Zoning Division
200 S. Hamilton Road
Gahanna, Ohio 43230

SHIPPED VIA: ☒ Messenger
☐ Overnight Carrier

☒ We are attaching { 1 } ☒ complete sets of the following:
☐ We are forwarding under separate cover input type="checkbox"/> copies each of the following:

Final Development Plan Application

- Final Development Plan Application
 - Authorization Consent Form
- One Set of Design Drawings (24x36 and 11x17)
- List of contiguous property owners & mailing address
- Pre-printed mailing labels for all contiguous property owners
- Jump Drive with Electronic Version of the Above Items.
- Check for Application Fee of \$500.00.

☐ For your use input type="checkbox"/> Reviewed with comments
☐ To be approved input type="checkbox"/> For preliminary use only

REMARKS:

cc: File

Very Truly Yours,

OSBORN ENGINEERING

By: 
Michael G. Turner, AIA, LEED AP

CLEVELAND

1100 Superior Ave, Ste 300
Cleveland, OH 44114
t 216.649.0460

COLUMBUS

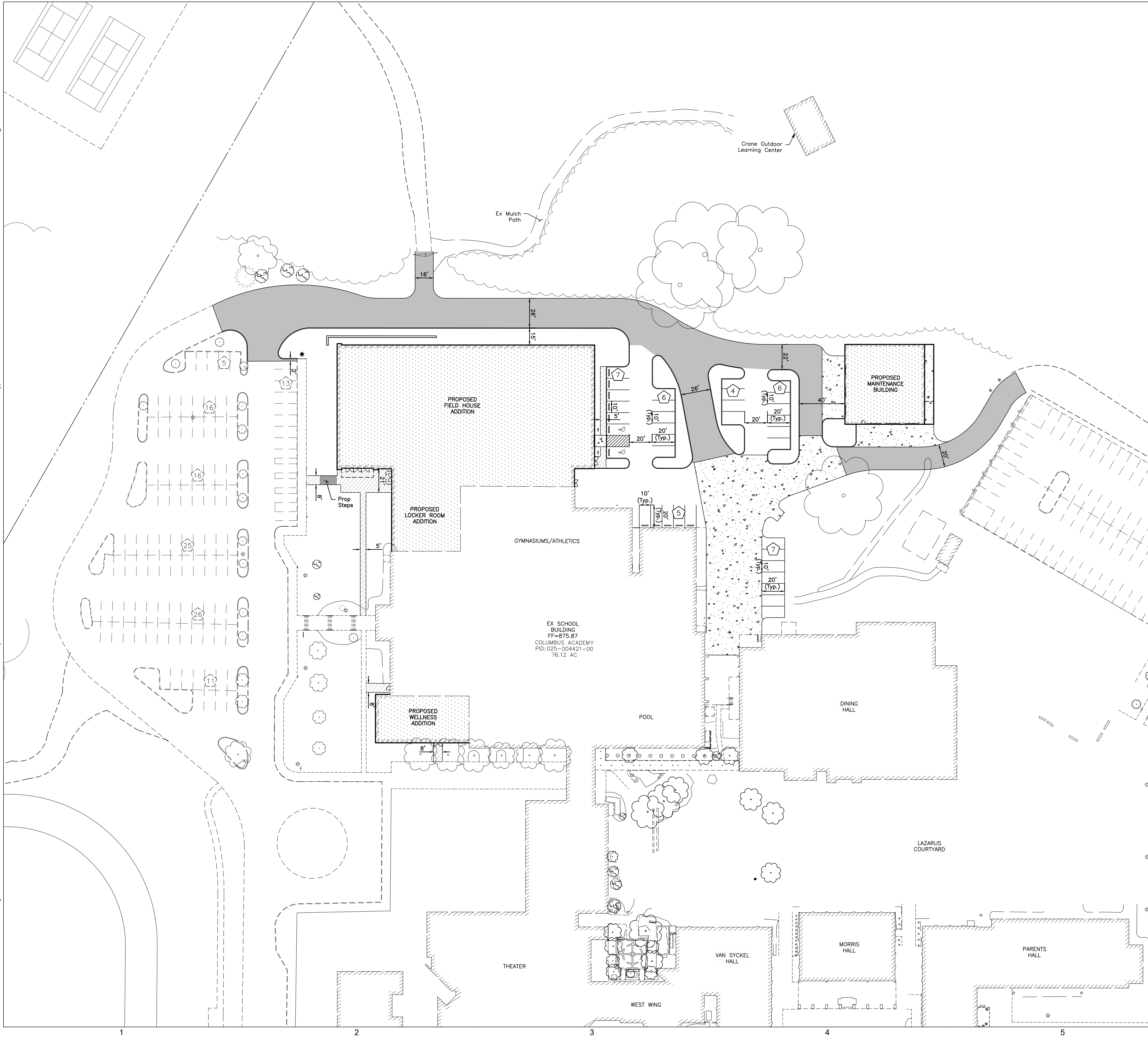
990 West Third Ave, Ste 200
Columbus, OH 43212
t 614.556.4272

FT. LAUDERDALE

1948 E. Sunrise Blvd, Ste 1
Ft. Lauderdale, FL 33304
t 954.767.8886

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J:\20180391\DWG\04Sheets\Development Plan\Site Plan.dwg
11/19/2018 5:16 PM Owens, Nick



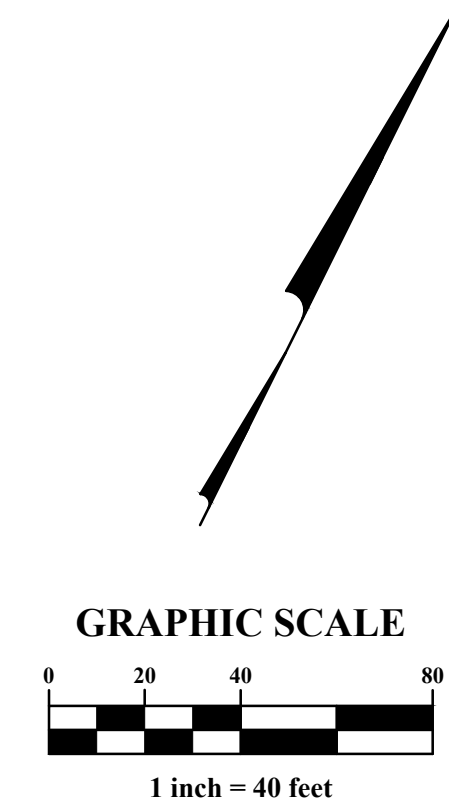
| LEGEND | |
|--------|------------------------------|
| | CONCRETE SIDEWALK |
| | HEAVY DUTY CONCRETE PAVEMENT |
| | LIGHT DUTY ASPHALT PAVEMENT |
| | HEAVY DUTY ASPHALT PAVEMENT |
| | CURB |

| PROJECT DATA TABLE | |
|-------------------------------|---------------------------------------|
| Total Acreage | 76.12± Ac. |
| Current Zoning | RID—Restricted Institutional District |
| Proposed Zoning | RID—Restricted Institutional District |
| Existing Building | 53,025± S.F. |
| Existing Maintenance Building | 3,780± S.F. |
| Proposed Addition | 33,885± S.F. |
| Proposed Gymnasium Total | 86,910± S.F. 2620 Max Occupancy |
| Proposed Maintenance Building | 4,900± S.F. 10 Employees |

| Parking | |
|---|------------|
| Gymnasium Spaces (1/75 S.F.) | 1159 |
| Maintenance/Garage Spaces (1/Employee) | 10 |
| Total Parking Required | 1169 |
| Proposed Parking | 146 Spaces |
| Existing Parking | 111 Spaces |
| *Remainder of parking required provided on campus beyond the scope of these project limits. | |

| Existing Lot Coverage | |
|-----------------------|------------|
| Site Area | 76.12± AC. |
| Building Area | 3.87± AC. |
| Pavement Area | 14.69± AC. |
| Existing Coverage | 24.38%± |

| Proposed Lot Coverage | |
|-----------------------|------------|
| Site Area | 76.12± AC. |
| Building Area | 4.59± AC. |
| Pavement Area | 15.11± AC. |
| Proposed Coverage | 25.88%± |



Plan Prepared By:
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448
emht.com
Drafted By: KRB
Designed By: CDW
Checked By: CDW
Project Number: 2018-0391



COLUMBUS ACADEMY ATHLETIC COMPLEX RENOVATION

COLUMBUS ACADEMY
4300 CHERRY BOTTOM RD
GAHANNA, OH 43230
(614) 475-2311

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
November 19, 2018

| TAG | ISSUED | DATE |
|-----|--------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Unless otherwise stated in Contract, The Osborn Engineering Company retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Osborn Engineering Company may grant specific usage rights under license, and / or may transfer copyright ownership / assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

DRAWN BY: KRB
CHECKED BY: CDW
CLIENT PROJ. NO.:

OSBORN PROJ. NO. J20170975.000

SITE PLAN

DRAWING NO.
C100



J20170975.000

November 20, 2018

Ms. Kelly Wicker
City of Gahanna
200 S. Hamilton Road
Gahanna, OH 43230

sent via email: kelly.wicker@gahanna.gov

RE: Project 4300 Cherry Bottom Rd Final Development Plan

Dear Ms. Wicker:

Osborn has received and reviewed the comments provided by the City on the Final Development Plan application and offer the following responses below. We are also resubmitting revised plans as required to address comments.

Public Safety

1. No comments or concerns from the police department.

Parks

2. No Comment Per Julie Hussey.

Soil & Water Conservation District

3. My comments are regarding the channel to be filled for the expanded roadway. My guess as to the elevation of fill along the channel is 8-10 ft of fill needed to maintain the roadway relative to the proposed buildings. This level of fill will expand the footprint beyond what is shown as the project area and I suspect the trees in the plans proposed as saved will be up against a fill slope. I figure at least 5' of fill within 9-10 feet of the saved trees. Using a 2 to 1 slope would put the fill right at the trunk. There is also the need for some kind of headwall structure near that location which would further impact the area outside of what is shown. If your tree code is applied to the site work I would include those "saved" trees because they will be impacted just not right away unless they can maintain the drip line distance. A tree survey should be done and clearly identify site trees relative to the grading plan. Also, the channel would be a headwater stream under OEPA jurisdiction and impacts to those would need coordination and possible permitting through them.

Response: A detailed grading plan has been produced and will be submitted with the Final Engineering Plan. Limits of tree removal as shown on the plan are currently accurate per the limits of disturbance for the project. Permitting process to impact stream is underway with the Army Corps and the Ohio EPA. Expect to have permits in hand by the end of 2018.

Community Development

4. Based on the increased square footage of the gymnasium and the maintenance garage, approximately 452 additional parking spaces are required. No issues with those being located elsewhere on the property but please confirm that a sufficient number of spaces exist.

Response: The field house is an improvement/addition to amenity spaces that support activities that already exist on campus. This amenity will not increase the

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enrollment, assembly, or traffic from the existing condition. There are no bleacher or seating systems proposed in the field house. However, the spaces required per code are readily available elsewhere on the campus. Over 150 spaces are immediately adjacent to the project with approximately 500 spaces total on the campus.

5. Chapter 1163.07 requires two handicap spaces based on the addition of 35 new spaces. Please revise accordingly.

Response: ADA spaces have been added to the site.

Fire District

6. The fire is okay with the fire department access roadway, as it complies with Section 503.1.1 and Section D105 of Appendix D of the 2017 Ohio Fire Code.

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 needed will be addressed when the size and type of buildings has been made. The Fire Inspection Bureau has initially met with the Architect and School in regards to the project.

Response: Will add any additional clarifications necessary on the Final Engineering Plan.

Building

7. The design will need to comply with the Ohio Building Code and building permits will be required for the project.

Response: Will comply and submit for Plan Review.

Public Service & Engineering

8. 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: Final Engineering Plan will be submitted.

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

Response: Details on any vacations will be provided on the Final Engineering Plan if applicable.

- A stream exists on this property. Any impacts to the stream will require permits through the Army Corps of Engineers and/or the OEPA. The developer is responsible for obtaining all necessary permits and approvals related to the potential stream impacts.

Response: Permitting process to impact stream is underway with the Army Corps and the Ohio EPA. Expect to have permits in hand by the end of 2018.

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. Our office has received numerous complaints from the surrounding neighborhood related to traffic and congestion that result from school traffic. Please prepare a study to evaluate traffic and congestion on Beecher Road.

Response: The field house is an improvement/addition to amenity spaces that support activities that already exist on campus. This amenity will not increase the enrollment, assembly, or traffic from the existing condition. There are no bleacher or seating systems proposed in the field house. As such, this field house addition will not generate an addition of more than 100 vehicles in the peak hour, or more than 1,000 total trips in a 24-hour period, thus not requiring a Traffic Impact Study.



Sanitary Sewer

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

Response: The existing sanitary line is intended to be utilized for the project.

Water Service

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

Response: The existing waterline is intended to be utilized for the project.

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: An existing master plan and regional stormwater basin exists for the project tributary area. Details on adherence with the master plan and City of Gahanna requirements will be provided with the Final Engineering Plan.

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

Response: An existing master plan and regional stormwater basin exists for the project tributary area. Details on adherence with the master plan and City of Gahanna requirements will be provided with the Final Engineering Plan.

- 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: Details on adherence with the City of Gahanna requirements will be provided with the Final Engineering Plan.

If you have any questions or if I can be of any further help clarifying our responses please do not hesitate to contact me at (216)861-2020 extension 3215.

Sincerely,

OSports

Michael G. Turner
Project Architect

ec: Initial. Last Name
File



December 6, 2018

Osborn Engineering
990 West Third Ave Suite 200
Columbus, OH 43212

RE: Project 4300 Cherry Bottom Rd Final Development Plan

Dear Osborn Engineering:

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

Public Safety

1. No comments or concerns from the police department

Parks

2. No Comment Per Julie Hussey

Soil & Water Conservation District

3. My comments are regarding the channel to be filled for the expanded roadway. My guess as to the elevation of fill along the channel is 8-10 ft of fill needed to maintain the roadway relative to the proposed buildings. This level of fill will expand the footprint beyond what is shown as the project area and I suspect the trees in the plans proposed as saved will be up against a fill slope. I figure at least 5' of fill within 9-10 feet of the saved trees. Using a 2 to 1 slope would put the fill right at the trunk. There is also the need for some kind of headwall structure near that location which would further impact the area outside of what is shown. If your tree code is applied to the site work I would include those "saved" trees because they will be impacted just not right away unless they can maintain the drip line distance. A tree survey should be done and clearly identify site trees relative to the grading plan.

Also, the channel would be a headwater stream under OEPA jurisdiction and impacts to those would need coordination and possible permitting through them

Fire District

4. 1.The fire is okay with the fire department access roadway, as it complies with Section 503.1.1 and Section D105 of Appendix D of the 2017 Ohio Fire Code.

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.

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AERIAL FIRE APPARATUS ACCESS ROADS

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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 needed will be addressed when the size and type of buildings has been made. The Fire Inspection Bureau has initially met with the Architect and School in regards to the project.

Building

5. The design will need to comply with the Ohio Building Code and building permits will be required for the project.

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.
- A stream exists on this property. Any impacts to the stream will require permits through the Army Corps of Engineers and/or the OEPA. The developer is responsible for obtaining all necessary permits and approvals related to the potential stream impacts.

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. Our office has received numerous complaints from the surrounding neighborhood related to traffic and congestion that result from school traffic. Please prepare a study to evaluate traffic and congestion on Beecher Road.

Sanitary Sewer

- There is an existing sanitary sewer located onsite 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. .
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

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

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

Columbus Academy is requesting to construct field house and wellness additions to the existing gymnasium and construct a new maintenance building. Access road modifications, expanded parking, and relocated utilities are also included as part of this request. The area of the proposed improvements are located over 500 feet from the nearest property line.

In 2016 Columbus Academy received final development plan (FDP) and design review (DR) approval for comparable improvements to campus buildings. Both the 2016 and the current applications provide for a design and materials that match the existing buildings on campus.

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

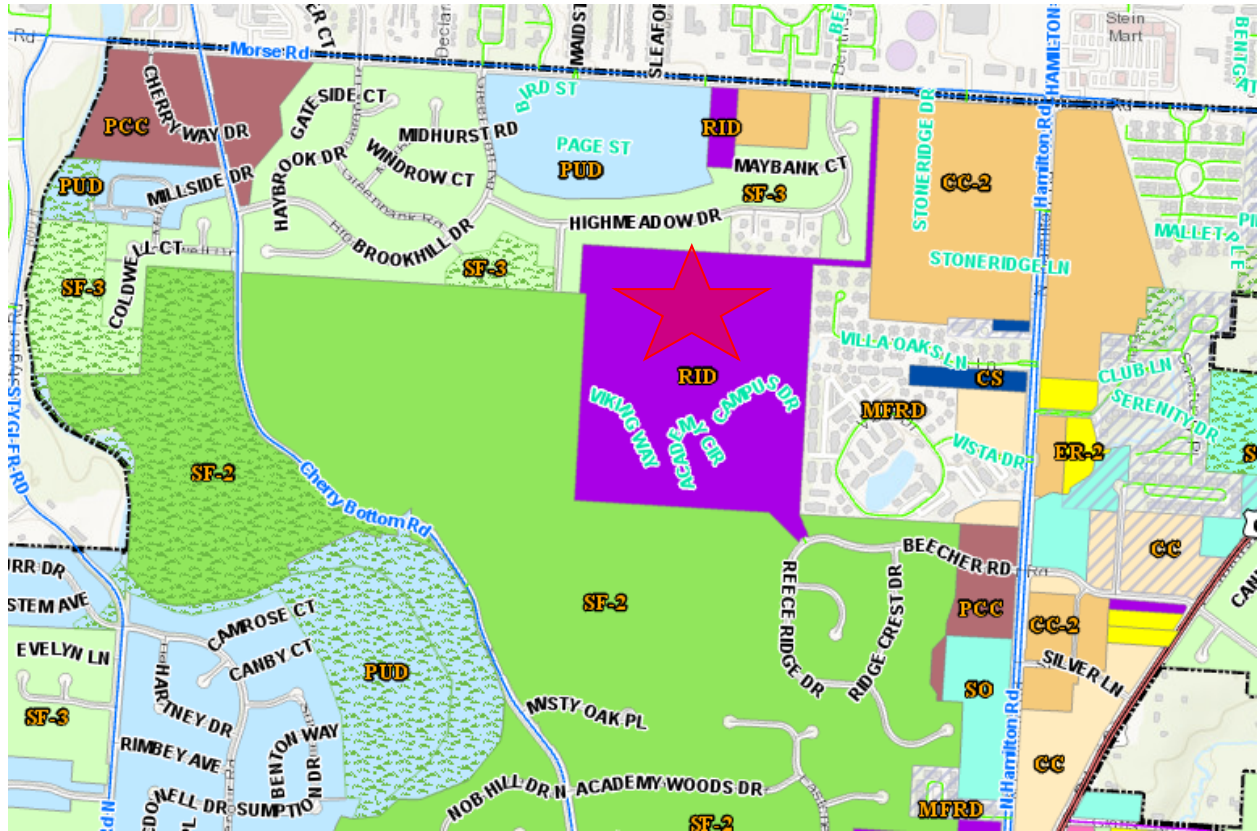
The property is zoned RID and therefore is subject to the standards of Design Review District 3 (DRD-3). Relevant standards include the following:

- Parking – Small individual parking areas should be encouraged over large parking areas.
- Building Materials – Brick, stone, cement, decorative aluminum, wood, or other materials that enhance the development in a positive manner are encouraged.

Recommendation

It is Planning and Development staff's opinion that the requested applications are consistent with the development potential of the property and recommend approval of the requests. The improvements allow for the continued use of the property in a manner that is low impact to the surrounding developments while allowing for the continued viability of the site. There are not any specific land use or area plan recommendations for this property.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director