



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Technical Review Committee Agenda

Franklin County Engineer's Office
970 Dublin Road
Columbus, OH 43215

Tuesday, July 30, 2013
1:30 p.m.

1. New Business

A. Planning Commission

i. ZON-13-03 – Scott Ulrich

Applicant:	OMNI Property Companies
Owner:	W&D Davis Investment co., Ltd.
Agent:	Civil & Environmental Consultants, Inc.
Township:	Blendon Township
Site:	4079 Executive Parkway (PID's #110-005861 & 110-005890)
Acreage:	4.874-acres
Zoning:	Select Commercial Planned District (SCPD)
Utilities:	Central water and wastewater
Request:	Requesting approval of an amendment to an existing Select Commercial Planned District (SCPD).

B. BZA

i. VA-3799 – Anthony Hray

Applicant/Owner:	Mark Waller - Southwestern City Schools
Township:	Franklin Township
Site:	1001 Demorest Road (PID #140-000373)
Acreage:	38.058-acres
Zoning:	Rural District
Utilities:	Central water and wastewater
Request:	Requesting a Variance from Sections 302.044, 302.047 and 504.011 of the Franklin County Zoning Resolution to allow the construction of a school building that will fail to meet the required rear yard setback and maximum height limitation and to allow the construction of athletic fields that will fail to meet the required setback in an area zoned Rural.

2. Adjournment of Meeting to August 27, 2013



Franklin County
Application for Rezoning/Text Amendment

Table with 5 columns: Application Number (ZON-13-03), Date Filed (7/23/13), Received By (DAH), Total Fees (800.00), Receipt Number (1218)

PAID

Subject Property Information

- 1. Street Address: 0000 Executive Parkway
2. Parcel ID Number(s): 110 - 005861-00
3. Township(s): Blendon

JUL 23 2013

Economic Development & Planning Department

Received By:

RECEIVED

JUN 23 2013

Franklin County Planning Department
Franklin County, OH

Description of Subject Property

- 4. Acres to be Rezoned: 2.485
5. Current Land Use: Open Space
6. Surrounding Land Use: North Residential, South Office, East Office, West Interstate 270

- 7. Water Supply Source: [X] Public (Central) [] Private (Onsite)
8. Sanitary Sewer Source: [X] Public (Central) [] Private (Onsite)

Rezoning Request

- 9. Current Zoning: Sunbury/161 Select Commercial Planned District
Proposed Zoning: Sunbury/161 Slect Commercial Planned District
10. Proposed Land Use: Parking Lot
11. Purpose for Request: Expansion of parking lot for adjacent building at 4079 Executive Parkway.

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JUN 23 2013



Franklin County Planning Department
Franklin County, OH

Franklin County

Application for Rezoning/Text Amendment

Applicant/Owner/Agent Information

12. Applicant Information: Omni Property Companies
Address: 29225 Chagrin Boulevard, Pepper Pike, OH 44122
Phone: (216) 514-1950 Fax: (216) 514-3353
Interest in Property: Optionee
Signature: Thomas Junley, Member

13. Property Owner: W&D Davis Investment Co., Ltd.
Address: Two Miranova Place, Suite 700, Columbus, OH 43215
Phone: 614-340-7436 Fax: 614-365-9516
Signature: John C. Lucas, Trustee, AS GENERAL PARTNER

14. Agent Information: Civil & Environmental Consultants, Inc.
Address: 530 E Ohio Street, Suite G, Indianapolis IN 46204
Phone: 317-655-7777 Fax: 317-655-7778
Signature: Jeff Clayton, P.E.

Applicant/Owner/Agent Information

I/we (applicant) OMNI PROPERTY COS. swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: Thomas Junley, Member
(required)

Date: 7/19/2013

Property Owner Signature: W&D DAVIS INVESTMENT CO LTD BY John C. Lucas, Trustee, AS GENERAL PARTNER
(required)

Subscribed and sworn to me in my presence and before me on this 19 day of JULY 20 13.

Notary Public Signature: Lizbeth A. Russell

LIZABETH A. RUSSELL
Notary Public, State of Ohio
My Commission Expires May 19, 2017

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
- 10. Existing and proposed traffic circulation pattern.
- 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
- 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature:

Thomas Jarley, Member

Date:

7/19/2013

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JUN 23 2013

Franklin County Planning Department
Franklin County, OH

Rezoning Development Plan Text for 0000 Executive Parkway

07/23/2013

Property Information:

Street Address: 0000 Executive Parkway
Parcel ID Numbers: 110-005861-00
Township: Blendon

Description of Property:

Acres to be Rezoned: 2.485
Current Land Use: Open Space
Surrounding Land Use: North- Residential
South- Office
East- Interstate 270 right-of-way
West- Office

Rezoning Request:

Current Zoning: Sunbury/ 161 Select Commercial Planned District Case #80-11
Proposed Zoning: Sunbury/ 161 Select Commercial Planned District

Applicant/Owner/Agent:

Applicant: Omni Property Companies
29225 Chagrin Boulevard
Pepper Pike, Ohio 44122

Property Owner: Omni Property Companies
29225 Chagrin Boulevard
Pepper Pike, Ohio 44122

Agent: Jeff Clayton P.E.
Civil and Environmental Consultants, Inc.
530 East Ohio Street
Indianapolis, IN 46204

Narrative Statement:

The subject property is currently undeveloped and designated as Open Space in the township land use plan. The purpose of the proposed Development Plan is to expand the parking facilities serving their 4079 Executive Parkway which lies directly South and adjacent to the subject property. The extent of the proposed facility will be a parking lot capable of holding 164 vehicles.

In accordance with Sections 420.032 and 420.033 of the Franklin County Zoning Resolution (FCZR) the site is subject to all applicable performance standards of the Select Commercial Planed District, Article V – General Development Standards and Section 670 – Smart Growth Overlay. Furthermore, in accordance with Section 420.033, a compliance waiver for any development standard may be approved as part of the development plan provided it is approved by the Board of County Commissioners. Any such waiver shall be requested as part of the development text and an explanation as to why the waiver is necessary shall be included. Any future development or change in use not detailed on the approved development plan and/or described within the

approved development text shall constitute a modification to this Select Commercial Planned District requiring approval in accordance with Section 420.036.

Development Plan Requirements:

- 1) Permitted Uses:
As provided in the Sunbury/161 SCPD (see Franklin County Rezoning Case #80-11)
- 2) Site Map:
See Development Plan
- 3) Vegetation:
The site is heavily vegetated with trees and brush. The proposed parking lot will require clearing of the existing vegetation within the paved footprint. Vegetation outside the parking footprint will be preserved to the maximum extent practical.
- 4) Soils:
Soils on the subject parcels are Bennington silt loam (BeB), Alexandria silt loam (AdD2), and Pewamo silty clay loam (Pm).
- 5) Traffic:
Peak Hours (Based on ITE Trip Generation for a General Office Building)
7:00-9:00 am
4:00-6:00 pm
- 6) Access:
See Development Plan. Access will be provided by the existing driveway for 4079 Executive Parkway. An easement connecting the new parking lot to this driveway will be required.
- 7) Parking:
See Development Plan. The maximum number of parking spaces allowed by the Smart Growth ordinance is 1 space per 300 gross square feet. The maximum parking required by code is 146 spaces based on the existing building gsf of 43,595 sf. The proposed parking lot will exceed the maximum allowed by the Smart Growth ordinance. The extra parking is requested so that the tenant in 4079 Executive parkway can add approximately 400 new job opportunities for the people of Franklin County. The new parking lot is proposed to be constructed of asphalt.

The petitioner requests a waiver to provide parking in excess of the maximum allowed by the Smart Growth Ordinance. Permeable pavement for the additional parking spaces is not proposed due to the slow permeability of the soils on the site.
- 8) Storm Water Drainage:
An extended detention facility will be used for control of water quantity. A bioretention facility will be used for treatment of water quality. All stormwater drainage facilities shall be designed, constructed and maintained in accordance with the Franklin County Stormwater Drainage Manual.

- 9) Sewage Disposal and Water Supply:
No sewage or water connections will be made as part of the new development. Any future development or proposed use which requires such services shall require review and approval from the appropriate entity prior to the issuance of a Certificate of Zoning Compliance.
The water and sanitary sewer provider is Ohio American Water.
- 10) Architectural Design:
No new buildings or structures are proposed.
- 11) Outside Storage:
No outside storage is proposed nor shall any outside storage be permitted.
- 12) Utilities and Facilities:
Underground circuits will be provided for lighting and power supply to parking lot light poles. No connections will be made to water or sanitary sewers.
- 13) Pollution:
No smoke, odor, or noise will be generated by the proposed facility.
- 14) Graphics:
Not applicable.
- 15) Lighting:
Light fixtures will be equal to match the adjacent parking lots in the Sunbury/161 SCPD.
Light fixtures in excess of 18' shall have fully shielded recessed lamps directed downward to prevent glare and shine above the horizontal plane.
The maximum light level along the residentially zoned property shall not exceed an average intensity of one-half (1/2) foot-candle.
- 16) Screening and Landscaping Plan:
Screening:
The residential area to the north of the parking lot will be screened by the preserving the existing wooded area outside of the parking lot footprint. The exception is at the northeast corner of the site where it may not be practical to preserve the existing trees. In this location a planted screen will be provided in accordance with the requirements of the code.
- Parking Lot Landscaping:
The proposed parking lot will add 164 spaces. The Smart Growth ordinance requires parking lot landscaping to be provided by an island or peninsula for every 10 spaces and one tree for every ten spaces. The minimum size of the islands is 140 square feet. Thus, the code requirement for the proposed 164 spaces in the new parking lot is 17 islands equal to a total of 1,197 square feet and 17 trees.

The proposed plan provides approximately 4,000 square feet of landscaping and 19 trees (exclusive of trees used for perimeter screening). The parking lot landscaping will be provided in five islands and three peninsulas. One of the islands will serve a dual purpose as a stormwater quality bioretention facility. Although the plan does not provide the required number of islands, it does provide the required number of trees and provides more than twice the area of landscaping required by the Smart Growth Ordinance.

The petitioner requests a waiver for the number of islands required in the parking lot.



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009

RECEIVED

JUL - 3 2013

VA

Franklin County Planning Department
 Franklin County, Ohio

Property Information	
Site Address 1001 Demorest Road, Columbus, OH <i>aka 3505 Briggs Rd</i>	
Parcel ID(s) 140-000373-00 (Franklin County) 570-146215-00 (City of Columbus)	Zoning Rural
Township Franklin	Acreage <i>38.058 (Franklin County)</i> 7.415 (City of Columbus)
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Mark Waller/Southwestern City Schools	
Address 3805 Marlane Drive, Grove City, OH	
Phone # 614.804.3133	Fax # 614.801.3131
Email mark.waller@swcs.us	

Property Owner Information	
Name/Company Name Mark Waller/Southwestern City Schools	
Address 3805 Marlane Drive, Grove City, OH	
Phone # 614.804.3133	Fax # 614.801.3131
Email mark.waller@swcs.us	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Staff Use Only
Case # <i>VA-3799</i>
Date filed: <i>7/3/13</i>
Fee paid <i>650.00</i>
Receipt # <i>1205</i>
Received by: <i>DAH</i>
Hearing date: <i>8.19.13</i>
Zoning Compliance: <i>2C-13-4308</i>

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Case #
VA - 3799

Variance(s) Requested	
Section	Section 302.047
Description	Maximum Height
Section	Section 302.044
Description	Building Setback
Section	Section 504.011
Description	Land Use Setback

Describe the project

The building package project is to include a new high school building, parking, ball fields, sanitary sewer, storm sewer, waterline, other related utilities, and the demolition of existing building, parking lot and athletic fields.

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.
Yes, this is a high school campus. Plans are underway for a new high school. These conditions do not generally apply to properties in a rural zoning district.

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.
No

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.
No

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

No

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

No

6. Can there be any beneficial use of the property without the variance?

No

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

Not substantial. Building height allows for smaller footprint, District owns the parcel adjacent to the building setback, land use is open space to provide additional buffer for building and parking from existing streets.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No

9. How would the variance adversely affect the delivery of governmental services?

(e.g., water, sewer, garbage, fire, police - Verification from local authorities – i.e. fire might be required)

Minimal to no effect.

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

Yes

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

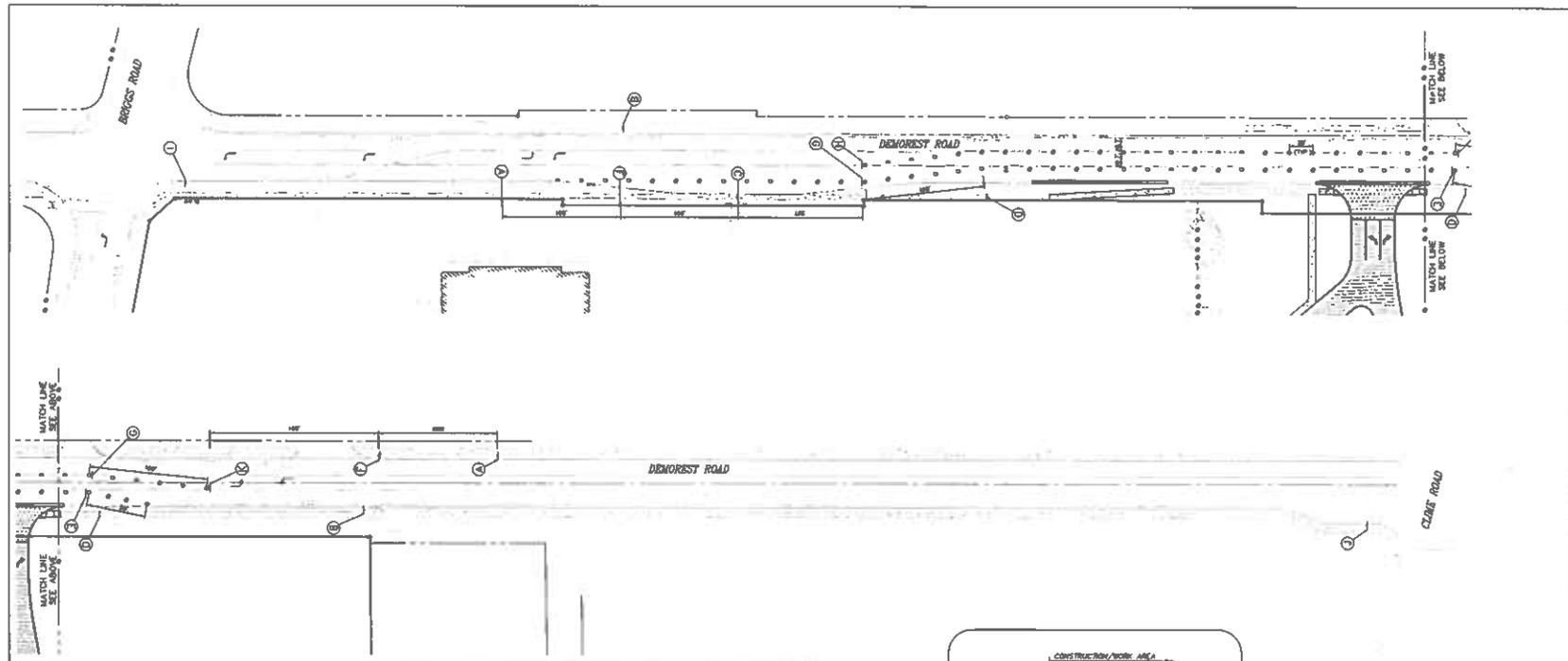
Yes

THIS DRAWING NOT FOR CONSTRUCTION

DATE: 05-20-2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: CC-05487

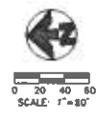
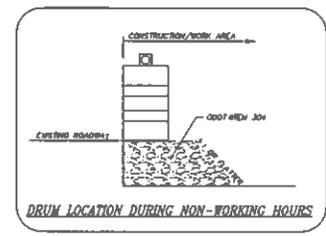
SHP
 LEADING DESIGN

SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
 0001 Demorest Road, Columbus, OH 43204
SOUTH-WESTERN CITY SCHOOL DISTRICT
 3800 Millstone Drive, Grove City, OH 43123



LEGEND
 1 1" TYP @ 8" DIVISION
 0 0"
 1 30'

A ROAD WORK AHEAD W20-0	B END ROAD WORK W20-2	C LEFT TURN W7-4	D SIGNAL CLOSED W7-0	E RIGHT TURN W7-4
F CONCRETE LANE CLOSED AHEAD W20-3	G RIGHT TURN W7-11	H KEEP RIGHT W7-9	I REVERSIBLE CLASSED AHEAD W20-11	J REVERSIBLE CLASSED AHEAD W20-11



SAFETY NOTE:
 CONNECTION OR BARRIER CANNOT BE USED UNTIL FURTHER NOTICED FROM STATE POLICE OFFICE AT END INDICATED FROM DRAWING



DATE: 05-20-2013

CAMBRIGHT REFERENCE			REVISIONS		PLAN PREPARED BY
DATE	DESCRIPTION	QUANTITY	NO.	DESCRIPTION	APPROVED BY

THE KLEINGERS GROUP
 10000 Woodloch Forest Dr., Columbus, OH 43240
 614-291-1000
 www.kleingers.com

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PROJECT: PRIVATE STORM SEWER FOR FRANKLIN HEIGHTS HIGH SCHOOL - PHASE 1
1001 DEMOREST ROAD
MAINTENANCE OF TRAFFIC PLAN

CITY OF COLUMBUS
 DEPARTMENT OF PUBLIC UTILITIES
 DIVISION OF WASTEWATER AND SEWERAGE

DATE: 05-14-14
 SHEET 14/14
 CONTRACT NUMBER: CC-05487

NO.	DESCRIPTION	DATE

MAINTENANCE OF TRAFFIC PLAN

DATE: 05-07-2013
 COMB NO: 201304-05

C214

THIS DRAWING IS NOT FOR CONSTRUCTION

SHIP LEADING DESIGN

SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
1001 Demorest Road, Columbus, OH 43204
SOUTH-WESTERN CITY SCHOOL DISTRICT
3905 Melrose Drive, Grove City, OH 43127

Table with columns for revision numbers and descriptions.

TITLE SHEET
DATE: 08-07-13
COMB NO: 3012514.0

C601

ESTIMATE OF QUANTITIES

Table with columns: ITEM, QUANTITY, UNIT, DESCRIPTION. Lists various construction materials and their estimated quantities.

BENCH MARKS

MARKS: 1. 1/2" DIA. GALV. STEEL STAKE... 2. 1/2" DIA. GALV. STEEL STAKE... 3. 1/2" DIA. GALV. STEEL STAKE...

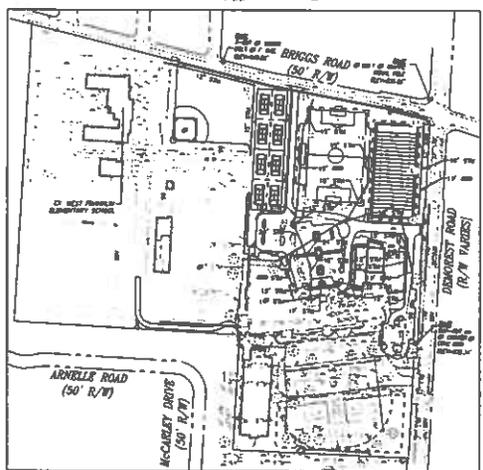
STANDARD DRAWINGS

THE CITY OF COLUMBUS STANDARD DRAWINGS... 1. 1/2" DIA. GALV. STEEL STAKE... 2. 1/2" DIA. GALV. STEEL STAKE...



LEGEND:

- CITY OF COLUMBUS CORPORATION LIMITS
- FRANKLIN TOWNSHIP CORPORATION LIMITS



GENERAL NOTES

THE CITY OF COLUMBUS ENGINEERING AND SURVEYING DEPARTMENT HAS REVIEWED THE SUBMITTALS AND ALL OTHER NECESSARY INFORMATION... THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES... THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES...

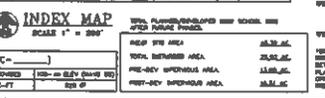
INDEX OF SHEETS

Table listing sheet numbers and descriptions: SHEET NO., DESCRIPTION.

THE WATER UTILITY STRUCTURE NOTICE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES... THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES...

100 YEAR DETENTION TABLE with columns for catchment area, volume received, volume provided.



THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES... THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES...

Table with columns: CITY NO., COUNTY, SHEET NO., SHEET DESCRIPTION, APPROVAL DATE.

Professional seals and stamps for Michael J. Klenzner, Engineer, and the City of Columbus.

APPROVALS: ENGINEER, SURVEYOR, CITY ENGINEER, CITY COMMISSIONER.

PROJECT TITLE: PRIVATE STORM SEWER FOR FRANKLIN HEIGHTS HIGH SCHOOL... TITLE SHEET

CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF STORMAGE AND DRAINAGE

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 08-12-14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE



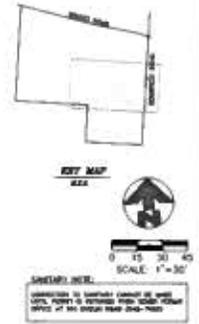
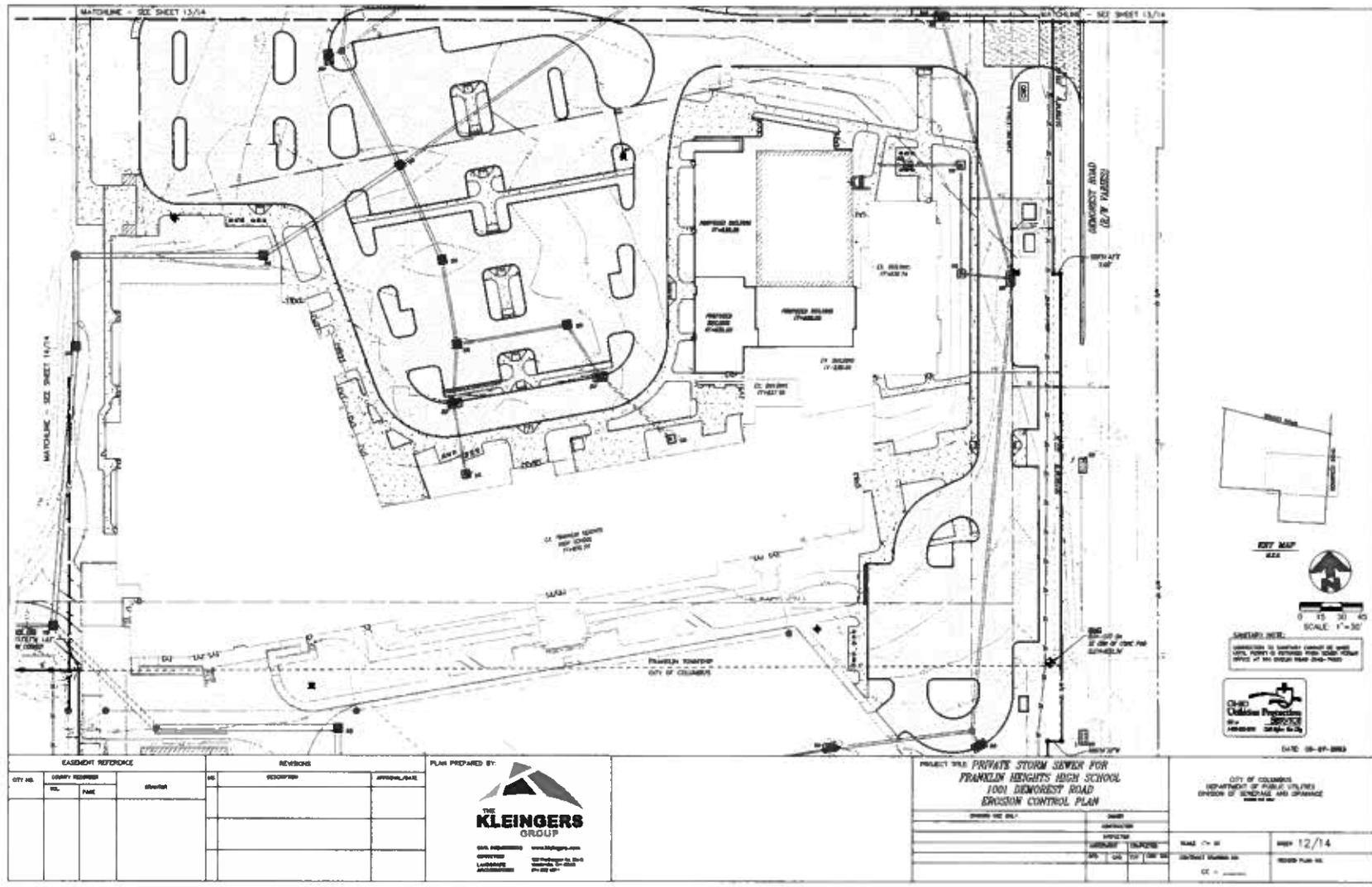
SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
 1001 DEMAREST ROAD, COLUMBUS, OH 43204
 SOUTH-WESTERN CITY SCHOOL DISTRICT
 3800 HARRISON DRIVE, GRESHAM, OH 43123

REVISIONS
 DATE: 08-12-14

EROSION CONTROL PLAN

DATE: 08-07-15
 COMM NO: 201504420

C612



DATE: 08-07-2003

CASHMERE REFERENCE			REVISIONS		PLAN PREPARED BY:
CITY NO.	DRAWING NUMBER	DATE	NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

www.kleingers.com
 614.885.8888
 14000 W. Sandusky Rd.
 Sandusky, OH 44870

PROJECT TITLE: PRIVATE STORM SEWER FOR FRANKLIN HEIGHTS HIGH SCHOOL
 1001 DEMAREST ROAD
 EROSION CONTROL PLAN

DATE: 08-12-14	SCALE: 1" = 30'
CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF STORMWATER AND DRAINAGE	ISSUED FOR: [Name]
DATE: 08-12-14	SCALE: 1" = 30'

7/3/13

THIS DOCUMENT NOT FOR CONSTRUCTION

SHIP LEADING DESIGN

SOUTH-WESTERN CITY SCHOOL DISTRICT FRANKLIN HEIGHTS HIGH SCHOOL 1001 DEMOREST ROAD, COLUMBUS, OH 43204 SOUTH-WESTERN CITY SCHOOL DISTRICT 3000 Malabar Drive, Grove City, OH 43122

Table with columns: REVISIONS, DATE, and other revision tracking fields.

MAINTENANCE OF TRAFFIC NOTES DATE: 08-27-2013 COMBID NO: 2013014.04

C213

EMERGENCY TRAFFIC CONTROL PLAN... THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES...

CONSTRUCTION OPERATIONS SHALL NOT BEGIN UNTIL ALL TRAFFIC CONTROL IS IN PLACE AND APPROVED BY THE ENGINEER...

TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION...

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CONTRACTOR SHALL CONTACT THE SIGNAL SECTION PRIOR TO ANY WORK ON SIGNALS...

IF THE PLAN (TOP) INCLUDING PROTECTION CONTROL SHALL BE SUBMITTED TO THE CITY ENGINEER AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION...

TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION...

IF PLACING WORK PANELS, "A" OR "B" TYPE C SHALL BE USED IN LANE CLOSURES AS PER THE SHOP DRAWINGS...

ACCESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC TO ALL ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES...

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS AND VEHICLES...

NO EXCAVATION SHALL BE MADE WITHIN 10 FEET OF ANY POLE THAT SUPPORTS TRAFFIC SIGNALS...

WHEN ANY TRAFFIC CONTROL DEVICE, CONTROL OR CABLE IS DAMAGED, THE CONTRACTOR SHALL NOTIFY THE SIGNAL SECTION...

THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL DEVICES AND IN COMPLIANCE WITH THE MAINTENANCE OF TRAFFIC CONTROL PLAN...

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THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL DEVICES AND IN COMPLIANCE WITH THE MAINTENANCE OF TRAFFIC CONTROL PLAN...

Table with columns: ELEMENT REFERENCE, COUNTY ROAD, and other project details.

Logo for THE KLEINGERS GROUP with contact information.

Table with columns: CONTRACTOR, PROJECT, and other administrative fields.

PROJECT TITLE: PRIVATE STORM SEWER FOR FRANKLIN HEIGHTS HIGH SCHOOL - PHASE 1 1001 DEMOREST ROAD MAINTENANCE OF TRAFFIC NOTES

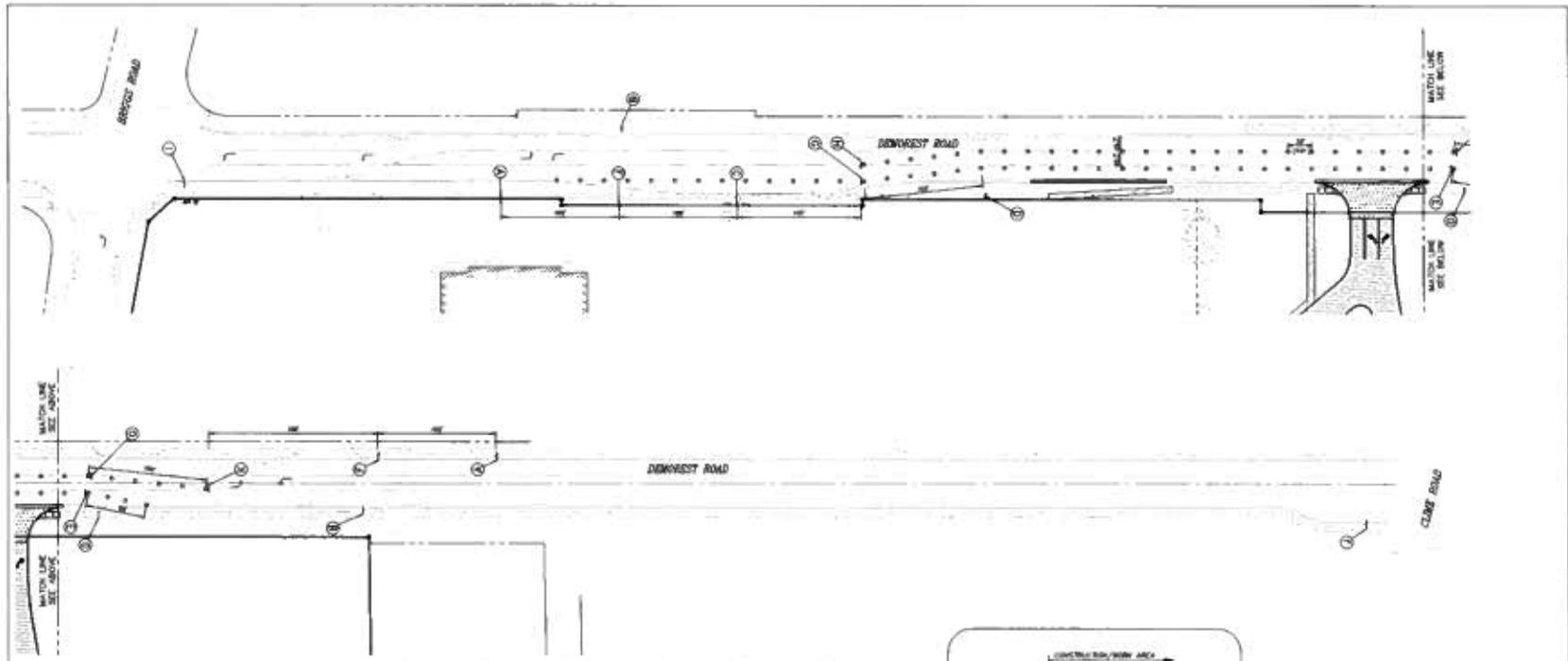
CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF MAINTENANCE AND DRAINAGE

SAFETY NOTE: CONSTRUCTION SAFETY CANNOT BE MADE SAFE UNLESS IT IS CONTROLLED FROM BEHIND TRAFFIC OFFICE OF THE SIGNAL SECTION (2nd-10th)



DATE: 05-21-2013

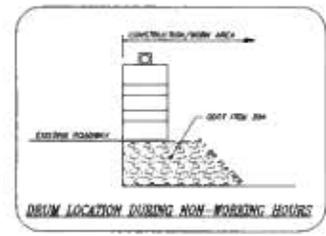
SCALE: N.T.S. SHEET: 13/14 CONTRACT NUMBER: CC - 28483



LEGEND

- ① TYPE A SIGNAGE
- ② SIGN
- ③ SIGN

A ROAD WORK AHEAD W20-1	B END ROAD WORK W20-2	C ROAD WORK SIGN W1-1	D ROAD CLOSED W20-3	E ROAD WORK SIGN W1-2
F ROAD CLOSED AHEAD W20-4	G ROAD WORK SIGN W1-3	H KEEP RIGHT W20-5	I ROAD CLOSED AHEAD W20-6	J ROAD WORK SIGN W1-4



WARNING:
CONSTRUCTION IS BEING PERFORMED IN THIS AREA. TRAFFIC IS BEING DIVERTED FROM THE RIGHT SIDE OF THE ROAD. USE CAUTION.



DATE: 03-17-2013

EXISTENT REFERENCE			REVISIONS		PLAN PREPARED BY
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	NAME

PLAN PREPARED BY



KLEINGERS GROUP

2000 BROADWAY, SUITE 200
COLUMBUS, OHIO 43260
614.261.1234
www.kleingers.com

PROJECT THE PRIVATE STORM SEWER FOR FRANKLIN HEIGHTS HIGH SCHOOL - PHASE 1
1001 DEMONEST ROAD
MAINTENANCE OF TRAFFIC PLAN

DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF STRUCTURE AND FRAMEWORK

DATE: 03-14-14	PROJECT PLAN NO.
CC - 13482	

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 03-17-2013
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
APPROVED BY: J. BROWN
SCALE: AS SHOWN

SHP
LEADING DESIGN

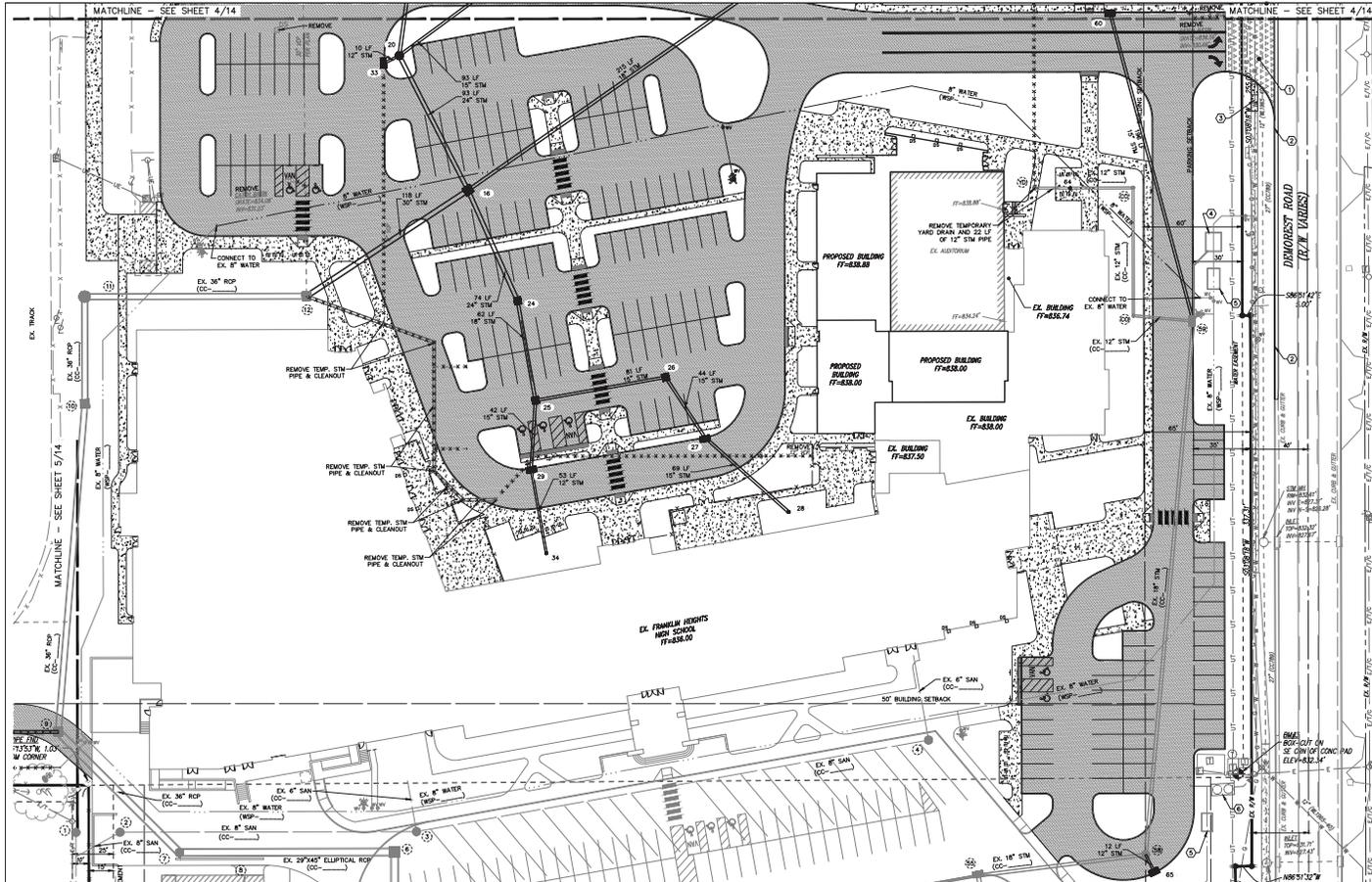
SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
1931 Demonest Road, Columbus, OH 43204
SOUTH-WESTERN CITY SCHOOL DISTRICT
3000 Madison Drive, Grove City, OH 43123

NO.	DATE	DESCRIPTION

MAINTENANCE OF TRAFFIC PLAN

DATE: 03-07-2013
COMB NO: 20130147

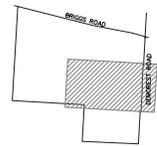
C214



STORM SEWER STRUCTURE SCHEDULE

64
YARD DRAIN
N 704338.64
E 100358.84
GRADE=836.30
20' DIA. (18" x 24" (12" x 12") I
FIELD HEIGHTS
PRIOR TO CONSTRUCTION

- CODED NOTES**
- CONCRETE DRIVE APRON PER CITY OF COLUMBUS STANDARD DRAWING 2225, TYPE C, W/ CONC. CURB & GUTTER.
 - CONCRETE CURB AND GUTTER PER CITY OF COLUMBUS STANDARD DRAWING 2220
 - CONCRETE WALK PER CITY OF COLUMBUS STANDARD DRAWING 2221
 - EX. WATER METER PIT (WSP=)
 - EX. BACKFLOW PREVENTER PIT (WSP=)
 - EX. WATER METER PIT



SANITARY NOTE:
CONNECTION TO SANITARY CANNOT BE MADE UNTIL POINT IS OBTAINED FROM SEWER POINT OFFICE AT 910 DUBLIN ROAD (645-7400).



DATE: 06-07-2013

EASEMENT REFERENCE			REVISIONS		
CITY NO.	COUNTY RECORDER VOL.	PAGE	NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

THE KLEINGERS GROUP

CHL ENGINEERING www.kleingers.com
SURVEYING
LANDSCAPE ARCHITECTURE

300 Huntington Dr., Ste. 15
Provo, UT 84602
878.262.4311

PROJECT TITLE: PRIVATE STORM SEWER FOR FRANKLIN HEIGHTS HIGH SCHOOL 1001 DEMAREST ROAD UTILITY PLAN		OWNER CONTRACTOR	
DIVISION USE ONLY		INSPECTOR	
AGREEMENT	COMPLETED	SCALE: 1"= 30'	SHEET 3/14
WFO	CHD	CON	DR

CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF SEWERAGE AND DRAINAGE	
CONTRACT DRAWING NO.	RECORD PLAN NO.
CC -	

PRELIMINARY NOT FOR CONSTRUCTION

4625 Brentwood Road
Columbus, OH 43234
614.292.4411
www.kleingers.com

SHIP
LEADING DESIGN

**SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
1001 Demarest Road, Columbus, OH 43204
SOUTH-WESTERN CITY SCHOOL DISTRICT
3805 Madeline Drive, Grove City, OH 43123**

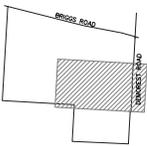
ISSUANCES

NO.	DATE	DESCRIPTION

UTILITY PLAN

DATE: 06-07-13
COMM NO: 2012014.01

C603



KEY MAP
A.T.K.

SANITARY NOTE:
CONNECTION TO SANITARY CANNOT BE MADE UNTIL POINT IS OBTAINED FROM SEWER POINT OFFICE AT 910 DUBLIN ROAD (645-7400).



DATE: 06-07-2013

EASEMENT REFERENCE			REVISIONS			
CITY NO.	COUNTY RECORDER VOL.	PAGE	GRANTOR	NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:



CHL ENGINEERING
 SURVEYING
 LANDSCAPE ARCHITECTURE
 www.kleingers.com
 300 Huntington Dr., Ste. 15
 Franklin, OH 43122
 614.262.4311

DIVISION USE ONLY		OWNER	
CONTRACTOR	INSPECTOR	CONTRACTOR	INSPECTOR

PROJECT TITLE: PRIVATE STORM SEWER FOR FRANKLIN HEIGHTS HIGH SCHOOL, 1001 DEMAREST ROAD GRADING PLAN

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE

SCALE: 1" = 30'

SHEET 6/14

CONTRACT DRAWING NO. _____

SECOND PLAN NO. _____

CONTRACT NO. 2012-01-01
ALL RIGHTS RESERVED
PRELIMINARY - NOT FOR CONSTRUCTION

Scale: 1" = 30'
 4525 Management Road
 Columbus, OH 43232
 208 1st Street
 Columbus, OH 43215
 614.272.1274
 614.272.1274
 10100 Broadway
 Denver, Colorado 80202



SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
 1001 Demarest Road, Columbus, OH 43204
 SOUTH-WESTERN CITY SCHOOL DISTRICT
 3805 Madeline Drive, Grove City, OH 43123

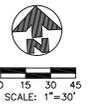
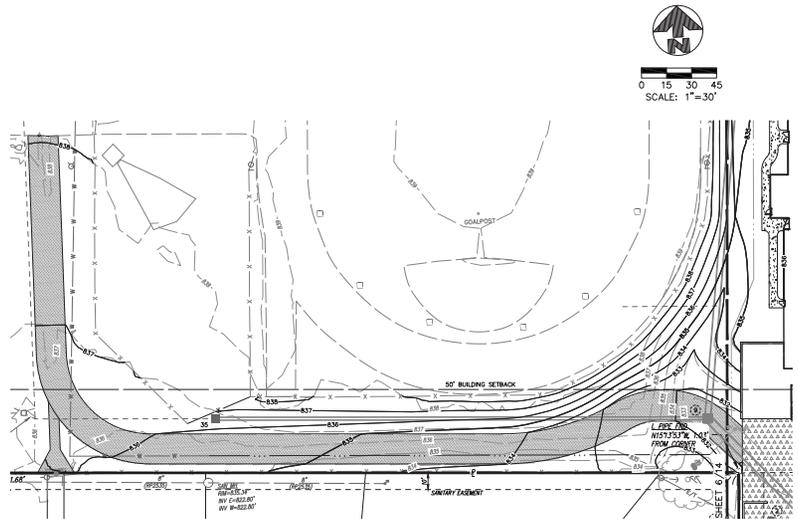
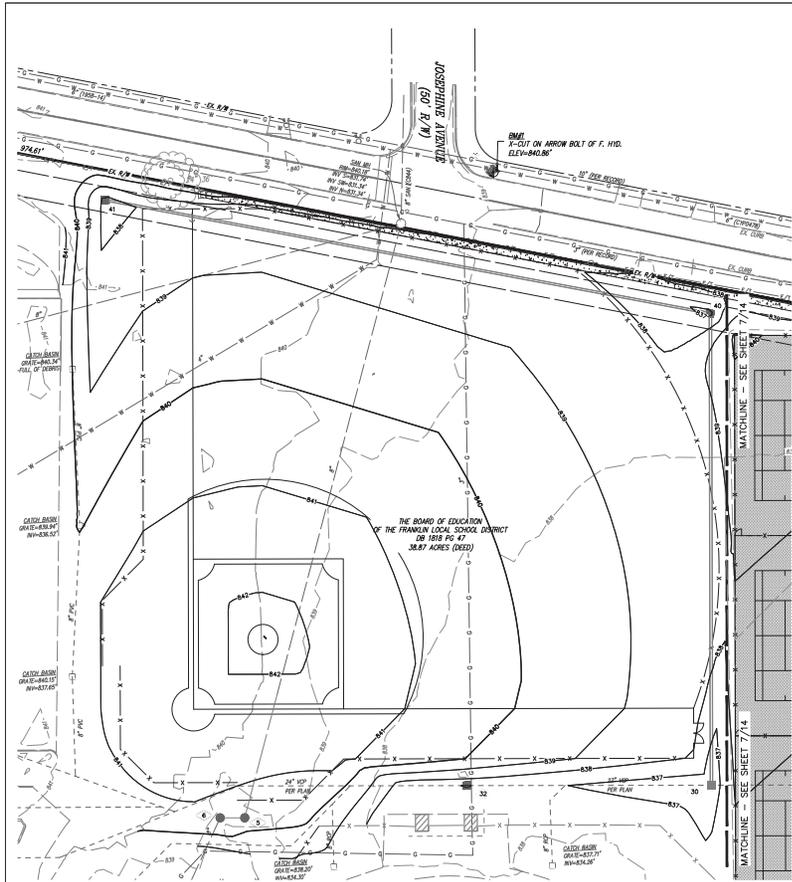
ISSUANCES

NO.	DATE	DESCRIPTION
003-1110	10/01/2010	SUBMISSION
06-07-13	06/07/2013	2D SUBMISSION

GRADING PLAN

DATE: 06-07-13
COMM NO: 2012014.01

C606



SANITARY NOTE:
 CONNECTION TO SANITARY CANNOT BE MADE UNTIL POINT IS OBTAINED FROM SEWER PERMIT OFFICE AT 910 DUBLIN ROAD (645-7490).



DATE: 06-07-2013

EASEMENT REFERENCE			REVISIONS			
CITY NO.	COUNTY RECORDER VOL.	PAGE	GRANTOR	NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

THE KLEINGERS GROUP
 CML ENGINEERING www.kleingers.com
 SURVEYING
 LANDSCAPE ARCHITECTURE
 300 Blaugarten Rd., Ste. 10
 Franklin, OH 43150
 614.262.4311

DIVISION USE ONLY		OWNER	
CONTRACTOR	INSPECTOR	CONTRACTOR	INSPECTOR

PROJECT TITLE: PRIVATE STORM SEWER FOR FRANKLIN HEIGHTS HIGH SCHOOL 1001 DEMAREST ROAD GRADING PLAN			

CITY OF COLUMBUS DEPARTMENT OF PUBLIC UTILITIES DIVISION OF SEWERAGE AND DRAINAGE		SCALE: 1" = 30'	SHEET 8/14
CONTRACT DRAWING NO.	RECORD PLAN NO.		

PRELIMINARY NOT FOR CONSTRUCTION

4625 Management Road
 Columbus, OH 43232
 614.262.4311
 www.kleingers.com

SHIP
 LEADING DESIGN

SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
 1001 Demarest Road, Columbus, OH 43204
 SOUTH-WESTERN CITY SCHOOL DISTRICT
 3805 Madeline Drive, Grove City, OH 43123

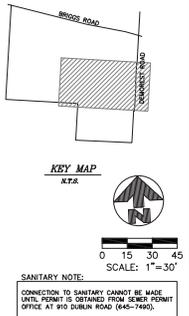
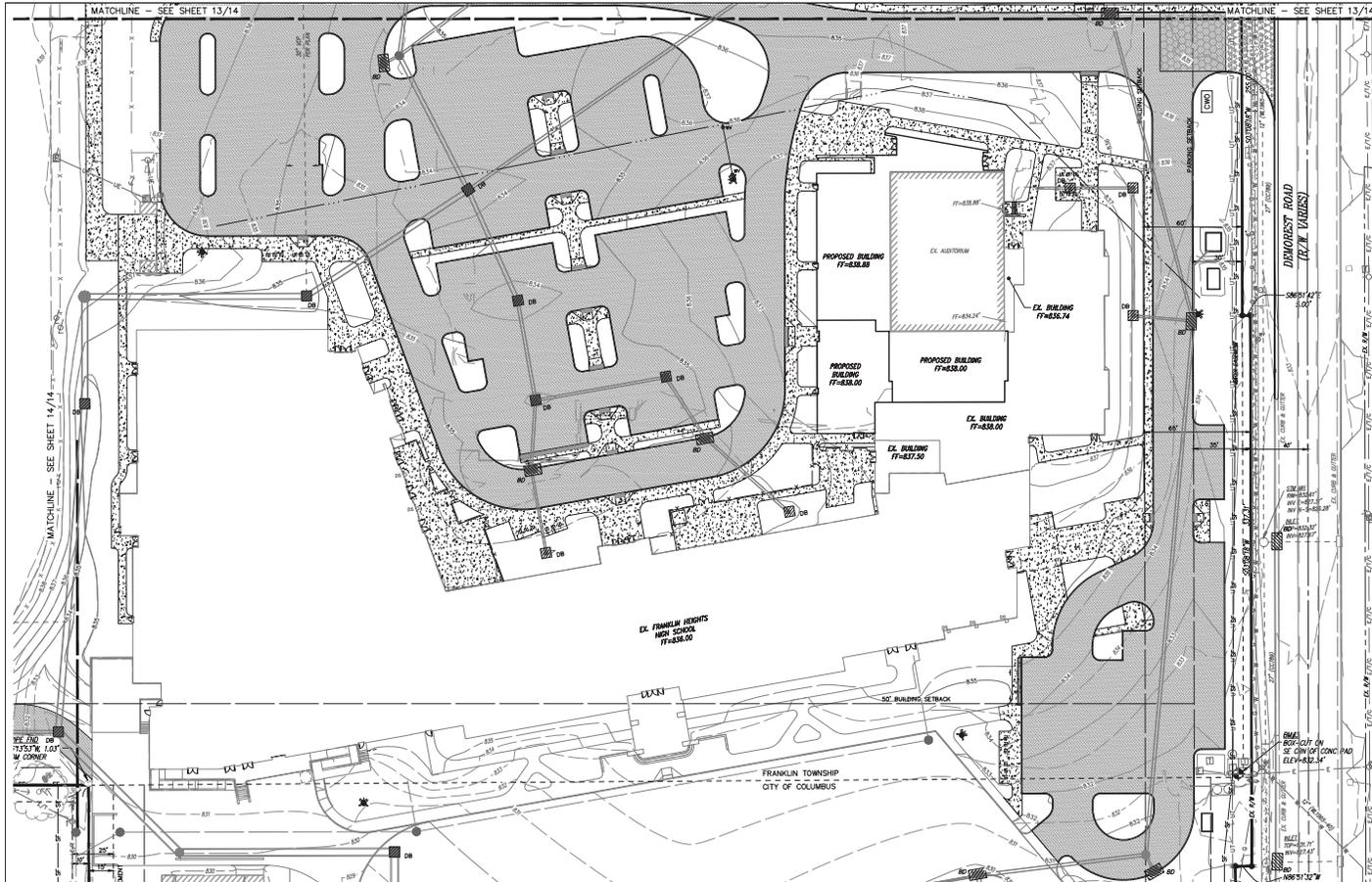
ISSUANCES

NO.	DATE	DESCRIPTION

GRADING PLAN

DATE	06-07-13
COMM NO	2012014.01

C608



SANITARY NOTE:
CONNECTION TO SANITARY CANNOT BE MADE UNTIL POINT IS OBTAINED FROM SEWER POINT OFFICE AT 910 DUBLIN ROAD (645-7490).



DATE: 06-07-2013

EASEMENT REFERENCE			REVISIONS		
CITY NO.	COUNTY RECORDER VOL. PAGE	GRANTOR	NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:



CHL ENGINEERING www.kleingers.com
 SURVEYING
 LANDSCAPE ARCHITECTURE
 300 Huntington Rd., Ste. 15
 Franklin, OH 43122
 614.262.4311

CONTRACTOR		INSPECTOR	
AGREEMENT	COMPLETED		
WFO	CHD	CLD	CDK/DR

PROJECT TITLE: PRIVATE STORM SEWER FOR FRANKLIN HEIGHTS HIGH SCHOOL 1001 DUNMEST ROAD EROSION CONTROL PLAN

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE

SCALE: 1"=30'

SHEET 12/14

CONTRACT DRAWING NO. _____

RECORD PLAN NO. _____

CONTRACT NO. 2012-01-01
PRELIMINARY NOT FOR CONSTRUCTION

Scale: 1"=30'
5/14/2013 12:52:12
5134830441
5/14/2013 12:52:12
5/14/2013 12:52:12
5/14/2013 12:52:12
5/14/2013 12:52:12
5/14/2013 12:52:12

4625 Management Road
Suite 100
Dublin, Ohio 43017
614.272.2129
www.kleingers.com

SHIP
LEADING DESIGN

SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
1001 Dunmest Road, Columbus, OH 43204
SOUTH-WESTERN CITY SCHOOL DISTRICT
3805 Madeline Drive, Grove City, OH 43123

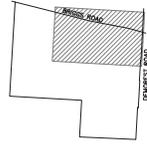
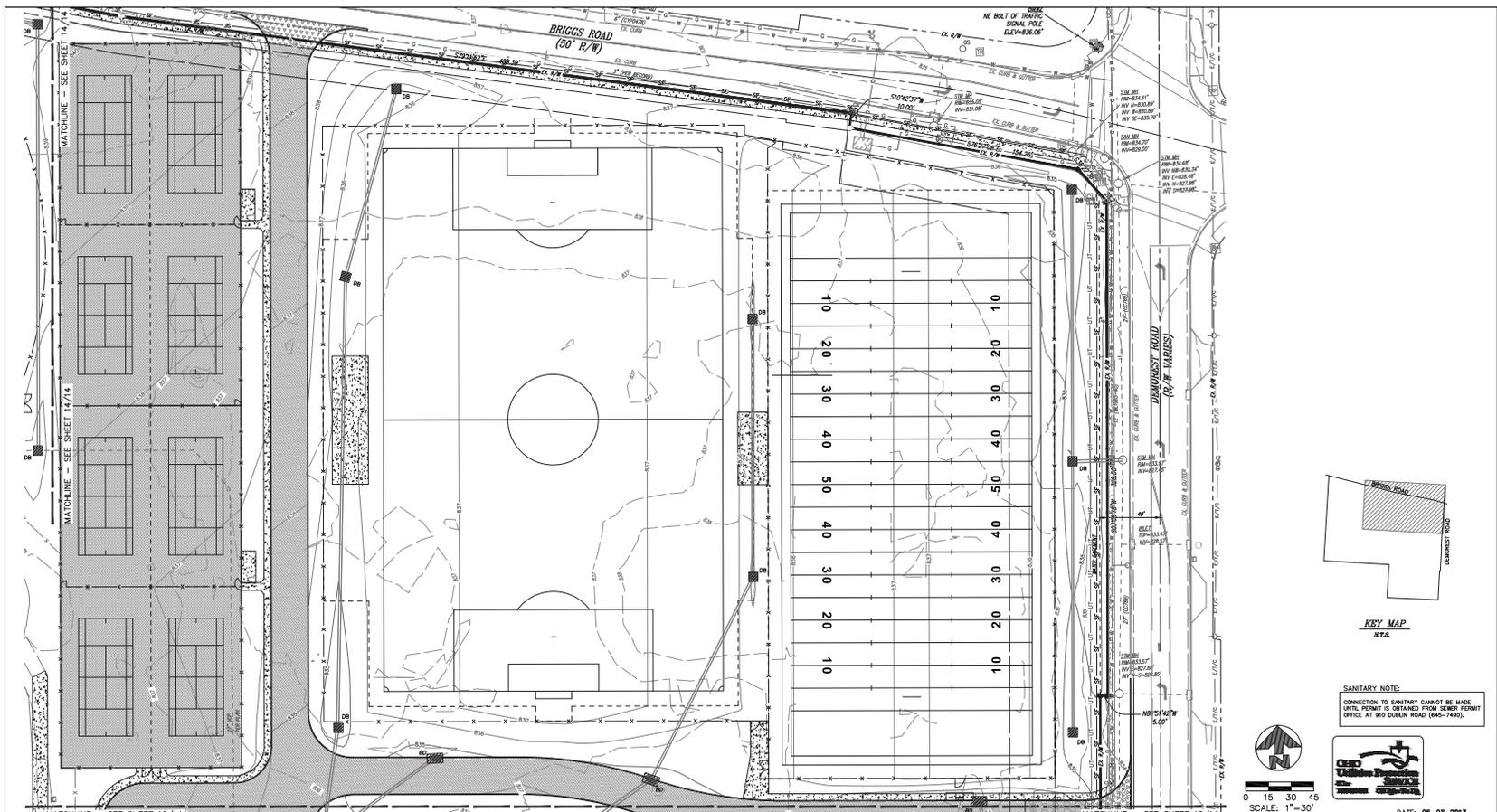
ISSUANCES

NO.	DATE	DESCRIPTION

EROSION CONTROL PLAN

DATE: 06-07-13
COMM NO: 2012014.01

C612



KEY MAP
N.P.S.

SANITARY NOTE:
CONNECTION TO SANITARY CANNOT BE MADE
UNTIL POINT IS OBTAINED FROM SEWER POINT
OFFICE AT 910 DUBLIN ROAD (645-7490).



SCALE: 1"=30'

DATE: 06-07-2013

EASEMENT REFERENCE			REVISIONS		
CITY NO.	COUNTY RECORDER	GRANTOR	NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

CHL ENGINEERING www.kleingers.com
 SURVEYING
 LANDSCAPE ARCHITECTURE
 300 Montgomery Rd., Ste. 15
 Dayton, OH 45424
 937.262.4311

DIVISION USE ONLY		OWNER	
		CONTRACTOR	

PROJECT TITLE: PRIVATE STORM SEWER FOR
FRANKLIN HEIGHTS HIGH SCHOOL
1001 DANVERS ROAD
EROSION CONTROL PLAN

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWERAGE AND DRAINAGE

SCALE: 1"=30'

SHEET 13/14

CONTRACT DRAWING NO. RECORD PLAN NO.

CC - _____

CONTRACT NO. 2012014
ALL RIGHTS RESERVED
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4625 Management Road
Columbus, OH 43232
614.292.4444
200 1st St. SW
Huntsville, OH 45011
614.272.2129
10700 Brentwood
Columbus, OH 43215
614.272.2129
Sole: 2000
Sole: 2000
Sole: 2000

SHIP
LEADING DESIGN

SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
1001 Danvers Road, Columbus, OH 43204
SOUTH-WESTERN CITY SCHOOL DISTRICT
3805 Maritime Drive, Grove City, OH 43123

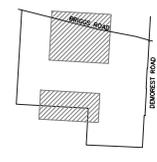
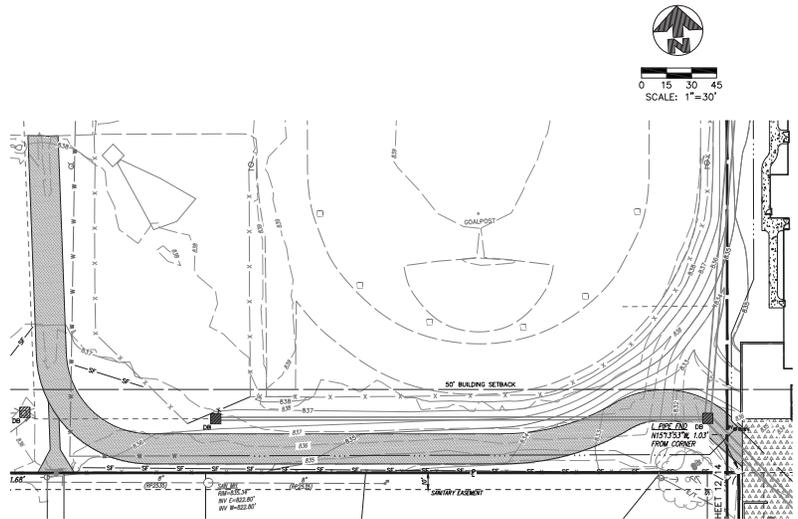
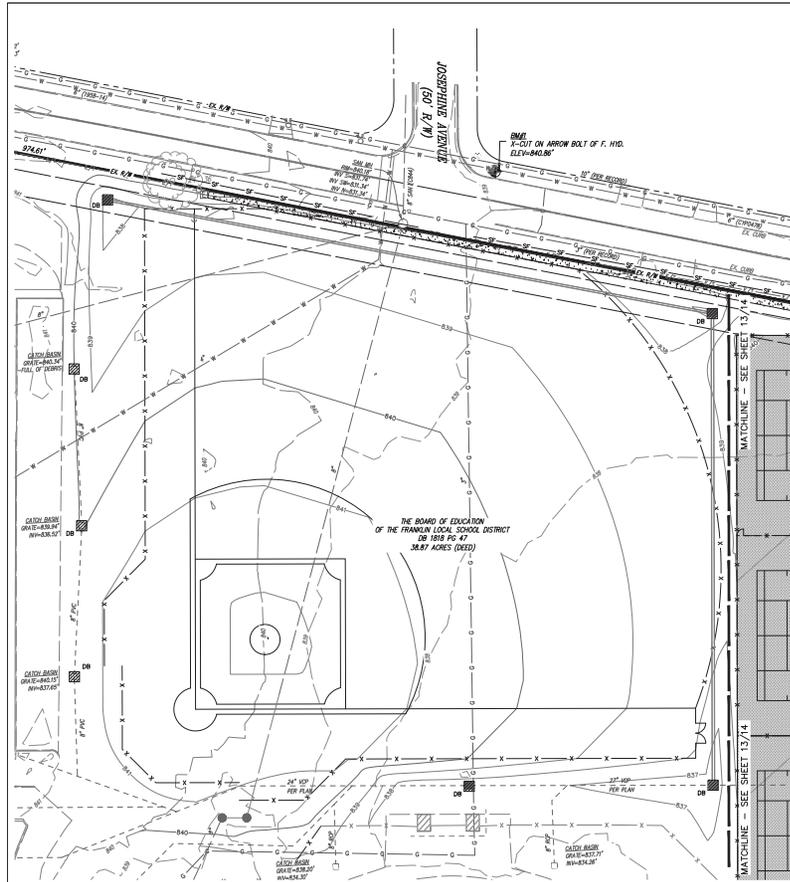
ISSUANCES

NO.	DATE	DESCRIPTION

EROSION CONTROL PLAN

DATE: 06-07-13
COMM NO: 2012014.01

C613



SANITARY NOTE:
CONNECTION TO SANITARY CANNOT BE MADE UNTIL POINT IS OBTAINED FROM SEWER POINT OFFICE AT 910 DUBLIN ROAD (645-7490).



DATE: 06-07-2013

EASEMENT REFERENCE				REVISIONS		
CITY NO.	COUNTY RECORDER	PAGE	GRANTOR	NO.	DESCRIPTION	APPROVAL/DATE

PLAN PREPARED BY:

THE KLEINGERS GROUP
 CML ENGINEERING www.kleingers.com
 SURVEYING
 LANDSCAPE ARCHITECTURE
 300 Huntington Rd., Ste. 10
 Columbus, OH 43202
 614.262.4311

DIVISION USE ONLY		OWNER
		CONTRACTOR
		INSPECTOR
AGREEMENT	COMPLETED	
WFO	CHD	CDK DR

PROJECT TITLE: PRIVATE STORM SEWER FOR
 FRANKLIN HEIGHTS HIGH SCHOOL
 1001 DEMAREST ROAD
 EROSION CONTROL PLAN

CITY OF COLUMBUS
 DEPARTMENT OF PUBLIC UTILITIES
 DIVISION OF SEWERAGE AND DRAINAGE

SCALE: 1" = 30'

SHEET: 14/14

CONTRACT DRAWING NO. _____ RECORD PLAN NO. _____

PRELIMINARY NOT FOR CONSTRUCTION

SHIP
 LEADING DESIGN

4625 Management Blvd
 Columbus, OH 43230
 614.262.4411

228 1st St. S.W.
 Atlanta, GA 30333
 404.525.1234

1010 Broadway
 Denver, Colorado 80202

SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
 1001 Demarest Road, Columbus, OH 43204
 SOUTH-WESTERN CITY SCHOOL DISTRICT
 3805 Madison Drive, Grove City, OH 43123

ISSUANCES

NO.	DATE	DESCRIPTION
03-23-13		100 SUBMISSION
06-07-13		100 SUBMISSION

EROSION CONTROL PLAN

DATE: 06-07-13
 COMM NO: 2012014.01

C614

