



Commissioner John O’Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Franklin County Board of Zoning Appeals

Franklin County Courthouse
Commissioner’s Hearing Room – 26th Floor
Columbus, OH 43215

Monday, August 19, 2013
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the July 15, 2013 meeting
5. James Schimmer, Director, Economic Development and Planning Department
6. Old Business:

A. VA-3788 – Anthony Hray

Applicant:	Agler Tire c/o Jamal Hemamou
Owner:	Farida Boa
Agent:	David Hodge, Esq.
Township:	Clinton Township
Site:	2925 Westerville Road (PID #130-000008)
Acreage:	0.301-acres
Zoning:	Community Service (CS)
Utilities:	On-site water and wastewater
Request:	Requesting a Variance from Sections 332.042(c), 332.043, 332.045, 501.012, 501.024, 504.011, 504.012, 505.022(a), 505.022(c), and 531.02 to allow the use of a temporary storage building that fails to meet the required setback and minimum side yard and to allow the use of a dumpster that fails to meet the location and pad material requirements, in association with a used tire store, on a lot that fails to meet the minimum landscaped open space, front green belt, fence height, fence material, minimum parking space and parking setback requirements in an area zoned Community Service (CS).

7. New Business:

A. VA-3799 – Anthony Hray

Applicant:	Mark Waller - Southwestern City Schools
Owner:	Southwestern City Schools Board of Education
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, 504.011 and 504.012 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 and a parking area that will fail to meet the required setback in an area zoned Rural.

8. Adjournment of Meeting to September 16, 2013



Commissioner John O'Grady • **Commissioner** Paula Brooks • **Commissioner** Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY BOARD OF ZONING APPEALS

Monday, July 15, 2013

The Franklin County Board of Zoning Appeals convened in the 26th floor hearing room, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Monday, July 15, 2013.

Present were:

Gary Dever, Chairperson
Christopher Baer, Vice Chairperson
Tim Guyton
Nancy Hunter

Franklin County Economic Development and Planning Department members:
Matt Brown, Planner/Floodplain Manager
Anthony Hray, Planner

Chairperson Dever opened the hearing, which was followed by the swearing in of all witnesses by Mr. Matt Brown.

The first order of business being the approval of the minutes of the June 17th, 2013, Franklin County Board of Zoning Appeals hearing. Ms. Hunter made a motion to approve the minutes. It was seconded by Mr. Baer. Mr. Guyton suggested two corrections to the minutes:

1. That Case No. VA-3791 includes an eighth recommendation to maintain the sidewalks.
2. And that the number "17" on page 3 be removed.

Ms. Hunter amended her motion to include the corrections. It was seconded by Mr. Baer. The minutes were approved by a four-to-zero vote.

OLD BUSINESS:

The next order of business being Variance Case No. VA-3788. Mr. Guyton made a motion to bring the case off the table. It was seconded by Mr. Baer. The motion was approved by a four-to-zero vote.

Variance Case No. VA-3788. The owner is Agler Tire. The township is Clinton Township. The site is located at 2925 Westerville Road. It is 0.301 acres. The request is to table the case until the August 19, 2013, hearing. Mr. Guyton made a motion to table Variance Case No. 3788 until the August 19th, 2013, hearing. It was seconded by Mr. Baer. The motion was approved by a three-to-one vote.

NEW BUSINESS:

The next order of business being Variance Case No. VA-3794. Mr. Guyton made a motion to remove Variance Case No. VA-3794 from the table. It was seconded by Mr. Baer. The motion was approved by a four-to-zero vote.

Variance Case No. 3794. The owner is Roseline Aleanu. The township is Clinton Township. The site is located at 3760 Cleveland Avenue. It is .025 acres. The request is for a Variance from Sections 531.042, 670.0812(a), 670.0812(b), 670.0816 and 670.088(g)(1) of the Franklin County Zoning Resolution to allow the construction of an access drive that will fail to meet the location requirement, construction of a parking lot that will fail to meet the required setback and screening requirements, and fail to provide a pedestrian walkway in association with a vehicle repair business on a lot subject to the Smart Growth Overlay in an area zoned Community Service.

Mr. Anthony Hray read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Guyton made a motion to approve Variance Case No. VA-3794 with the following Staff recommendations:

1. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall install a French Drain in accordance with the Ohio Department of Natural Resources Rainwater and Land Development Manual and receive approval of its design and installation from the Franklin County Soil and Water Conservation District.
3. In addition to the two (2) shade trees proposed, the applicant shall install six (6) additional bushes/shrubs in the front yard of the site (location to be shown on site plan). All plant materials/species shall be native to Ohio and be approved by the Franklin Soil and Water Conservation District.
4. The applicant shall receive approval of storm water calculations and drainage construction plans from the Franklin County Engineer's office prior to any earth disturbing activities.
5. The applicant shall install sediment and erosion control measures as needed prior to any earth disturbing activities.
6. The applicant shall obtain all necessary permits from the Franklin County Engineer's Office and/or Clinton Township Road Department prior to conducting any work within the public right-of-way.
7. The applicant shall obtain all required permits and inspections from the State of Ohio Building Dept. and Clinton Township Fire Dept.
8. The applicant shall not store any damaged, dismantled or otherwise inoperable vehicles, and/or any materials, equipment and articles (i.e. tires, waste containers, skids, junk, etc.) on the site. Vehicles awaiting service/repair, shall be maintained in a completed, useable and otherwise normal condition at all times.
9. The applicant is not permitted to conduct vehicle sales of any kind on the site.
10. The applicant shall demarcate a pedestrian walkway within the proposed, paved access drive, leading from Cleveland Avenue to the primary building entrance. The applicant shall use pavement markings or striping and parking blocks or bollards to designate this area for pedestrian use only.

It was seconded by Ms. Hunter. The motion was approved by a four-to-zero vote.

The next item on the agenda being Variance Case No. VA-3796. The owner is Eric E. Smith. The township is Pleasant Township. It is 0.49 acres. And the request is for a variance from Section 650.162(a) to legitimize the construction of an above-ground pool and to allow for the construction of a free-standing pool within the Big Darby Creek Riparian Setback in an area Zoned Rural.

Mr. Matt Brown read and presented the case to the Franklin County Board of Zoning Appeals. Ms. Hunter made a motion to approve Variance Case No. VA-3796 with the following Staff recommendations:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must apply for and receive an approved building permit from the Franklin County Economic Development and Planning Department.
3. The applicant must plant native tree species or shrubs, install infiltration practices, or use a combination of plantings and infiltration practices in accordance with comments from and to the satisfaction of the Franklin Soil and Water Conservation District. The mitigation practices to be used must be indicated on the Certificate of Zoning Compliance application.
4. The applicant must install and maintain sediment and erosion control measures prior to any earth disturbing activities to the satisfaction of the Franklin Soil and Water Conservation District.
5. Mitigation must be completed within six months of the Certificate of Zoning Compliance approval.

It was seconded by Mr. Baer. The motion was approved by a four-to-zero vote.

The next item on the agenda being Variance Case No. CU-3797. The owner is Andres Ferrari. The township is Hamilton Township. It is 2.295 acres. The location is 1408 London-Groveport Road. And the request is for a variance from Section 511.03 of the Franklin County Zoning Resolution to allow for the operation of a home occupation from an accessory structure that involves the repair and sale of automobiles in an area zoned Rural.

Mr. Anthony Hray read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Guyton made a motion to table Conditional Use Case No. CU-3797, at the applicant's request, until the October 21st, 2013 meeting. It was seconded by Mr. Baer. The motion was approved by a four-to-zero vote.

The next item on the agenda being Variance Case No. VA-3798. The owner is Thomas A. Parr. The township is Pleasant Township. It is 6.26 acres. It is located at 5380 Lambert Road. And the request is for a variance from Section 512.02(2)(a) of the Franklin County Zoning Resolution to allow the construction of an accessory building that will fail to be located to the side or rear of the principal building in an area zoned Rural.

Mr. Matt Brown read and presented the case to the Franklin County Board of Zoning Appeals. Ms. Hunter made a motion to approve Variance Case No. VA-3798 with the following Staff recommendations.

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant must apply for and receive an approved building permit from the Franklin County Economic Development and Planning Department.

It was seconded by Mr. Guyton. The motion was approved by a four-to-zero vote.

There being no further new business to come before the Board of Zoning Appeals, a motion was made by Mr. Baer to adjourn the hearing. It was seconded by Chairman Dever.

And, thereupon, the hearing adjourned at 3:43 p.m.

Minutes of the July 15th, 2013, Board of Zoning Appeals hearing were approved this 19th day of August, 2013.



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
August 19, 2013

REVISED

Case VA-3788

Prepared by: Anthony Hray

Applicant:	Agler Tire c/o Jamal Hemamou
Owner:	Farida Boa
Agent:	David Hodge, Esq.
Township:	Clinton Township
Site:	2925 Westerville Road (PID #130-000008)
Acreage:	0.301-acres
Zoning:	Community Service (CS) District
Utilities:	On-site water and wastewater
Request:	Requesting a Variance from Sections 332.042(c), 332.043, 332.045, 501.012, 501.024, 504.011, 504.012, 505.022(a), 505.022(c), and 531.02 to allow the use of a temporary storage building that fails to meet the required setback and minimum side yard and to allow the use of a dumpster that fails to meet the location and pad material requirements, in association with a used tire store, on a lot that fails to meet the minimum landscaped open space, front green belt, fence height, fence material, minimum parking space and parking setback requirements in an area zoned Community Service (CS).

Summary

The applicant is requesting variances to allow the construction of a temporary storage building that fails to meet the required setback and minimum side yard and to allow the use of a dumpster that fails to meet the location and pad material requirements, in association with a used tire store, on a lot that fails to meet the minimum landscaped open space, front green belt, fence height, fence material, and parking space requirements. The request satisfies the criteria necessary to grant a variance. Staff recommends approval with conditions.

Description of the Request

The applicant's property is located on the west side of Westerville Road (State Route 3), just north of Agler Road. The property contains a 3,432 square foot commercial building constructed in 1930 according records of the Franklin County Auditor. The site has been the subject of numerous zoning violation actions dating back to 2003. The site was most recently cited in 2010 for establishing the current used tire store prior to applying for and obtaining a Certificate of Zoning Compliance. The violation has persisted since that time with additional violations being created which include the installation of an illegal, six (6) foot chain-link, barbed wire fence, use of a dumpster in an unapproved location and without screening, and the use of a semi-trailer for tire storage. Since no action was taken to correct the violations, the case was referred to the Franklin County Prosecutor's office and subsequently a written

and agreed entry for permanent injunctive relief was accepted by the Franklin County Environmental Court. As a condition of this entry, the applicant agreed to apply for variances related to structures, storage, fences or other accoutrements on the site by April 15, 2013.

Case History

This case was originally heard by the Board of Zoning Appeals on April 15, 2013, and was subsequently tabled to allow the applicant time to meet with staff and discuss possible alternatives to their initial proposal. Staff met with the agent on August 1, 2013 to discuss proposed changes to their application. The applicant is now proposing to remove the semi-tractor trailer that was being used for tire storage and replace it by constructing a 372 square foot storage building. The applicant is requesting that the building be allowed temporarily until he can raise funds to construct a permanent addition onto the existing commercial building. The applicant has also amended his application to include a five (5) foot wide front greenbelt that will be planted with grass and three (3) native trees, full dumpster enclosure and screening, and relocate the section of the existing chain-link fence located along the front of the lot.

Surrounding Area

Direction	Zoning	Land Use
North	Community Service (CS)	Fence Company
South	Community Service (CS)	Auto Repair
East	Community Service (CS)	Auto Sales Vacant Commercial Building
West	Not Available – City of Columbus	Railroad Right-of-Way

Comprehensive Plan

The Clinton-Mifflin Land Use Plan, adopted by the Franklin County Board of Commissioners in January of 2009, recommends the applicant’s property for industrial and office land uses. Acceptable uses include office, industrial, storage and warehousing. The plan makes general recommendations for the entire planning area as well as individual recommendations for specific focus areas. Recommendations for the Westerville Road focus area include encouraging the formation of a multi-agency task force geared towards code enforcement and cleanup. The plan recognizes the on-going enforcement problem that exists in this area and suggests a more comprehensive policing effort to increase code compliance.

On a more general scale, the plan encourages commercial areas to maintain neat, well kept, orderly development which will help to establish and increase an area’s economic strength. Landscapes should not be dominated by paving and parking lots, unattractive buildings/structures, blank walls and oversized signs. Efforts should be made to improve blighted and distressed properties.

The applicant’s revised proposal is consistent with recommendations of the Clinton-Mifflin Land Use Plan.

Staff Review

Variance from Section 332.042(c) – 20 percent landscaped open space required:

- At least 20 percent (20%) of a lot must be landscaped open space
 - o The applicant’s site plan indicates that the site currently maintains eight percent (8%) or 1,048 square feet of open space
 - o The applicant has agreed to add a five(5) foot wide, landscaped front greenbelt totaling 325 square feet
 - This adds an additional two and half percent (2.5%) of landscaped open space and reduces the variance previously needed from twelve percent (12%) to nine and a half percent (9.5%) or 1,245 square feet.

Variance from Section 332.043 – Minimum Side Yard:

- When adjacent to another commercial district, the side yard shall be at least ten (10) feet, unless fireproof walls of adjacent buildings are attached.
 - The applicant’s site plan indicates that the proposed storage building will only maintain a side yard of two (2) feet. However, the applicant has amended their request and agreed to provide a setback of six (6) feet. Therefore, a variance of four (4) feet is required.
 - Based on staff’s calculations, the applicant has adequate room to provide a side yard of at least six (6) feet without affecting the proposed parking configuration. However, should the Clinton Township Fire Department or State of Ohio Building Department determine that the full setback is warranted in this particular situation, the applicant shall provide the ten (10) foot setback as required. The applicant must revise the site plan accordingly prior to the issuance of a Certificate of Zoning Compliance.

Variance from Section 332.045 – Front Green Belt:

- A landscaped area at least 15 feet in width shall be provided between the existing street right-of-way line, or the right-of-way line as depicted on the Franklin County Thoroughfare Plan, current edition, whichever is greater and any structure or paved area. This greenbelt supersedes any parking encroachment or building setback as provided under Section 504 of the Franklin County Zoning Resolution.
 - Currently the site does not provide a front green belt; the entire frontage is currently paved
 - Based on the proposed right-of-way line as depicted on the 2020 Franklin County Thoroughfare Plan, the applicant would be required to provide a 30 foot wide front greenbelt
 - A variance of 25 feet is needed
 - The applicant has agreed to provide a five (5) foot wide front greenbelt which will be planted with grass and three (3) native trees. Staff agreed that this was a fair compromise considering the depth of the lot and installing a 30 foot greenbelt would make using the site for an auto related business very difficult.

Variance from Section 501.012 – Fence Height:

- No fence or wall between a street and a principal structure shall be more than three and one half (3.5) feet in height
 - The applicant has installed a six (6) foot chain-link fence between the street and the principal structure
 - The applicant is still requesting a variance to allow the fence to remain between the street and the principal structure citing that it is needed for security purposes. However, at the request of staff, the applicant has agreed to move the fence off of the front property line and maintain a setback of approximately nine and a half (9.5) feet

Variance from Section 501.024 – Fence Materials:

- Chain link fences shall not be permitted between a street and a principal structure
 - The applicant has installed a six foot chain-link fence between the street and the principal structure
 - The applicant is requesting relief from this requirement to allow the use of chain-link fencing

Variance from Section 502.021(4) – Yards Required Open:

- Temporary structures shall not be erected as a permanent enclosure or utilized in conjunction with a permanent use.
 - The applicant is proposing to construct a temporary building for storage in association with a permanent use (used tire store)

- The applicant wishes to use the building until such time as funds are available to construct an addition onto the principal building. The applicant has requested that he be permitted to use the building for a period not to exceed two (2) years; at which time the building will be removed. If the applicant wishes to keep the building longer than the approved time period, he would be required to re-apply and receive approval of an extension by the Board of Zoning Appeals.

Variance from Section 504.011 –Required Setback:

- A structure or other use of land, except parking, shall locate no closer to a street right-of-way than the established building line
 - The established building line for the subject property is 120 feet from the centerline of Cleveland Avenue
 - The proposed storage building will be setback a distance of 76 +/- feet from the centerline of Cleveland Avenue
 - A variance of 44 feet is required

Variance from Section 504.012 – Parking Setback:

- Open parking or loading spaces shall be permitted to extend towards the street right-of-way from the established building line a distance equal to forty percent (40%) of the required setback distance
 - In this particular case, open parking is permitted to extend towards the street a distance of 48 feet (120 feet x 0.40) from the established building line (120 feet from the centerline of Westerville Road)
 - The applicant is requesting relief from this requirement to allow vehicle parking to encroach 30 feet within the required parking setback

Variance from Section 505.022(a) and 505.022(c)– Dumpster Location and Height:

- Dumpsters shall be located to the side or rear of the building served and located on a concrete pad within a screened area as required under Section 505.024
 - An existing trash dumpster is located in front of the building served on an asphalt surface
 - The applicant is requesting a variance to allow the dumpster to remain in this location and has agreed to fully enclose and screen the dumpster as required

Variance from Section 531.02 – Minimum Number of Parking Spaces Required:

- A minimum number of off-street parking spaces shall be provided based on the proposed use in accordance with the schedule of parking spaces
 - The automotive use requires two (2) parking spaces per service bay
 - The site maintains one service bay; two (2) parking spaces are needed
 - The retail use of the building requires one (1) space per 250 square feet of gross floor area
 - 1,050 square feet of gross floor area is used for retail purposes requiring five (5) spaces
 - Based on the above calculations the applicant is required to provide a total of seven (7) parking spaces
 - Only six (6) parking spaces will be provided; the applicant is requesting relief from providing the additional one (1) space required

Clinton Township Fire Department

Staff has consulted with the Township Fire Chief concerning the applicant's intent to store used tires in the proposed storage building. Current fire code, set forth under Section 2505 of the Ohio Administrative Code, provides requirements and limitations regarding tire storage. This section provides specifications on how tires must be properly stored indoors and sets limitations on the gross number of tires that can be stored in any given area. In light of these requirements, the applicant has agreed to coordinate with the Township Fire Department's Fire Prevention Officer to conduct an inspection of the proposed building to ensure that tires are being stored in accordance with the fire code. The applicant is required to provide

proof to the Franklin County Economic Development and Planning Department that a successful fire inspection has been completed within 30 days of occupying the proposed storage building.

Furthermore, the applicant has agreed to coordinate with the Township Fire Department to ensure that the reduced setback of the proposed building will not violate any fire code requirements. If it is found that the six (6) foot setback requested is not permitted, the applicant shall maintain the full ten (10) foot setback in addition to any other fireproof separation deemed necessary. Based on the Fire Department's determination, the applicant shall revise the site plan accordingly prior to the issuance of a Certificate of Zoning Compliance.

The Ohio Department of Transportation (ODOT)

The site currently has a continuous curb cut along Westerville Road (State Route 3) which is a four lane roadway with an existing right-of-way width of 60 feet and a speed limit of 35 miles per hour. The Franklin County 2020 Thoroughfare Plan classifies Westerville Road as a major arterial roadway with a proposed right-of-way width of 120 feet. This section of the road is maintained by ODOT who supports a more defined access point to the site. Additionally, ODOT will not permit parking of vehicles or equipment within the public right-of-way. The applicant has agreed to install curbs with the installation of the landscaped front greenbelt which will help to protect this area from unwanted vehicle traffic and create a more defined access point. The applicant has also agreed not to park or store any vehicles or equipment outside of the fence perimeter and in any portion of the public right-of-way.

Franklin County Public Health (FCPH)

The FCPH Water Quality Program, who oversees and monitors the proper treatment and disposal of all on-site wastewater for household and small flow (semi-public) sewage treatment systems, has conducted an inspection of the applicant's wastewater treatment system and found that the system is operating in accordance with their regulations.

The site was also inspected by FCPH on February 25, 2013 to investigate a public health nuisance complaint and was subsequently cited for an accumulation of solid waste, materials and debris on the exterior of the property including but not limited to; tires, litter, can/bottles, plastics, scrap wood, used oil, automotive fluids, Styrofoam, car batteries, and five gallon buckets, and an accumulation of dog feces. The applicant was given one month to correct the violations and as of the date of this report, FCPH has performed a re-inspection of the site and found that the above mentioned violations have been satisfactorily corrected.

Staff Analysis – Section 810.41

- 1) *Special conditions and circumstances exist which are peculiar to the structure/property involved which are not applicable to other structures/property in the same zoning district;*
 - » The applicant contests that meeting the full requirements of the Community Service (CS) District is not feasible due to the size of the site, limitations imposed by the required setbacks and greenbelt, and the location of the existing building. Developing the site in full conformance with the development standards would severely limit the amount of usable land and would ultimately make it impractical for any automotive services related use.

- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
 - » The proposed automotive services use (used tire shop) is a permitted use of the Community Service (CS) District. Based on the unique and special circumstances surrounding this property, the applicant would be deprived of conducting a permitted use if he were required to develop the site in full conformance with the standards of the Zoning Resolution.

- 3) *The special circumstances and conditions of this request do not result from the action of the applicant;*
 - » The circumstances surrounding this property were created when the site was originally developed and were not a result of any action of the applicant.
- 4) *Granting the variances requested will not confer on the applicant special privileges that are denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
 - » Granting the variances will allow the applicant to conduct a permitted use on a lot with unique circumstances. No special privileges are being given to the applicant as a result of his request.
- 5) *Granting the variance will not adversely affect the safety of persons residing in the vicinity of the proposed development, be materially detrimental to the public welfare and be injurious to private property in the vicinity;*
 - » Granting the variances will not adversely affect any of the above. The applicant has agreed to cooperate with all outside agencies to ensure that all health and fire safety codes are addressed and the site enhancements proposed will be an improvement to the area.

Recommendation

Staff's recommendation is that the BZA **approve** a Variance from Sections 332.042(c), 332.043, 332.045, 501.012, 501.024, 504.011, 504.012, 505.022(a), 505.022(c), and 531.02 to allow the use of a temporary storage building that fails to meet the required setback and minimum side yard and to allow the use of a dumpster that fails to meet the location and pad material requirements, in association with a used tire store, on a lot that fails to meet the minimum landscaped open space, front green belt, fence height, fence material, minimum parking space and parking setback requirements with the following conditions:

1. The applicant must apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall coordinate with the Clinton Township Fire Department and receive all required fire safety inspections for the proposed storage building within 30 days of occupancy. The applicant shall furnish staff with a copy of the approved fire safety inspection and at no time shall the applicant be permitted to store any amount of tires which exceeds that permitted by fire code.
3. The applicant shall obtain a building permit from the State of Ohio for the proposed storage building.
4. The proposed storage building shall maintain a side yard of at least six (6) feet. However, if required by the Clinton Township Fire Department and/or State of Ohio Building Department, the applicant shall provide the full ten (10) foot setback and any additional fire separation as deemed necessary. The site plan must be revised to reflect its final location prior to the issuance of a Certificate of Zoning Compliance.
5. The applicant shall remove the temporary storage building no later than August 19, 2015. Failure to do so shall constitute a zoning violation and will be subject to enforcement under Section 705 of the Franklin County Zoning Resolution.
6. At no time shall the applicant be permitted to store any equipment, dismantled or otherwise inoperable vehicles, junk, materials, and/or conduct auto repairs on the site.
7. All tires being stored on-site shall be contained within an approved structure.
8. The proposed front greenbelt shall be maintained at all times with live vegetation. The applicant shall coordinate with the Franklin County Soil and Water Conservation District to choose a suitable species of grass and native tree species.
9. The applicant shall install sediment and erosion control measures, as necessary, prior to completing any earth disturbing work associated with the proposed greenbelt and storage building.
10. The applicant shall install a curb or similar barrier around the proposed greenbelt to prevent unwanted vehicle traffic and to provide a more defined access point. The applicant shall obtain all permits from the Ohio Department of Transportation prior to conducting any work within the public right-of-way.
11. The applicant shall stripe the parking area according to the approved site plan.

12. The applicant shall screen the existing dumpster with a fence in accordance with all requirements of Section 505.024 of the Franklin County Zoning Resolution.

Resolution

For your convenience, the following is a proposed resolution:

(a) **Proposed Resolution for Request:**

_____ moves to approve the Variance from Sections 332.042(c), 332.043, 332.045, 501.012, 501.024, 504.011, 504.012, 505.022(a) 505.022(c), and 531.02 to allow the use of a temporary storage building that fails to meet the required setback and minimum side yard and to allow the use of a dumpster that fails to meet the location and pad material requirements, in association with a used tire store, on a lot that fails to meet the minimum landscaped open space, front green belt, fence height, fence material, minimum parking space and parking setback requirements as outlined in the request above for the applicant identified in Case No. VA-3788.

Seconded by: _____

Voting:

Findings of Fact

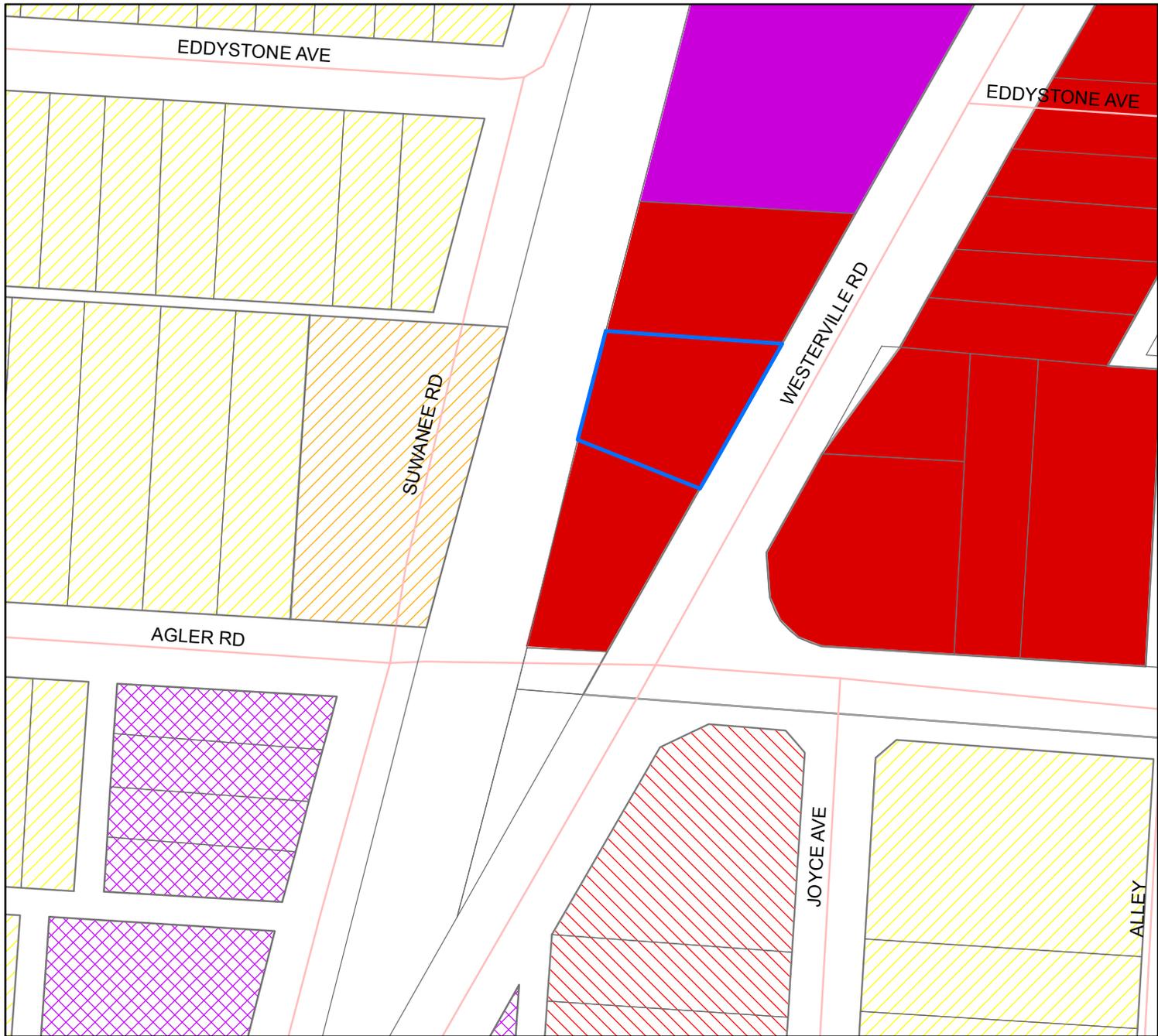
For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant's request for the variances as outlined in the request above for Case No. VA-3788 results from applicant's failure to satisfy the criteria for granting a variance under Section 810.041.

Seconded by: _____

Voting:



VA-3788

Requesting a Variance from Sections 332.042(c), 332.045, 501.012, 501.024, 501.013, 502.021(4), 504.012, 505.022(a), 505.024(a) and 531.02 to allow the use of a temporary structure in association with a used tire store that fails to meet the minimum landscaped open space, front green belt, fence height, fence material, dumpster location, dumpster screening, and parking space requirements in an area zoned Community Service (CS).

.301-acres
Clinton Township

2925 Westerville Road

Parcels

Streets

County Zoning

Rural

Community Service

Limited Industrial

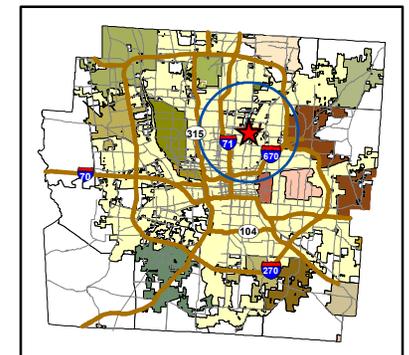
Columbus Zoning

Residential

Multi-family

Commercial

Manufacturing



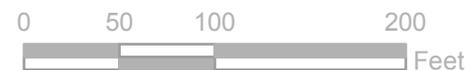
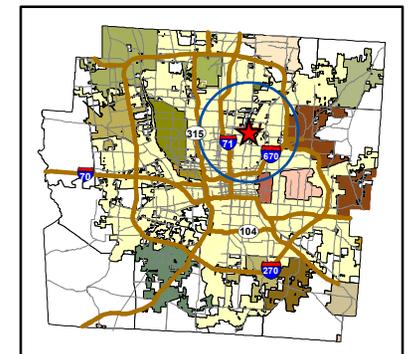


VA-3788

Requesting a Variance from Sections 332.042(c), 332.045, 501.012, 501.024, 501.013, 502.021(4), 504.012, 505.022(a), 505.024(a) and 531.02 to allow the use of a temporary structure in association with a used tire store that fails to meet the minimum landscaped open space, front green belt, fence height, fence material, dumpster location, dumpster screening, and parking space requirements in an area zoned Community Service (CS).

.301-acres
Clinton Township

- 2925 Westerville Road
- Parcels
- Streets
- Corporate Boundaries**
- Columbus



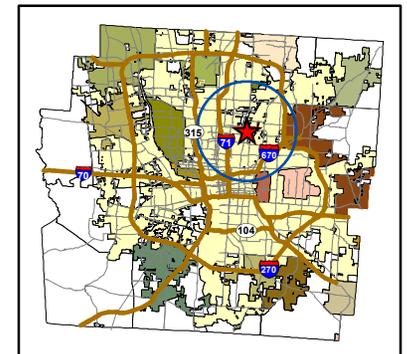


VA-3788

Requesting a Variance from Sections 332.042(c), 332.045, 501.012, 501.024, 501.013, 502.021(4), 504.012, 505.022(a), 505.024(a) and 531.02 to allow the use of a temporary structure in association with a used tire store that fails to meet the minimum landscaped open space, front green belt, fence height, fence material, dumpster location, dumpster screening, and parking space requirements in an area zoned Community Service (CS).

.301-acres
Clinton Township

-  2925 Westerville Road
-  Parcels
-  Streets
- Corporate Boundaries**
-  Columbus





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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Board of Zoning Appeals
August 19, 2013

Case VA-3799

Prepared by: Anthony Hray

Applicant:	Mark Waller/Southwestern City Schools
Owner:	Southwestern City Schools Board of Education
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, 504.011 and 504.012 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 and a parking area that will fail to meet the required setback in an area zoned Rural.

Summary

The applicant is requesting variances to allow the construction of a new high school building that will fail to meet the required rear yard setback and maximum height limitation and to allow the construction of a baseball field, football field, tennis courts, and parking area that will fail to meet the required setback. Staff recommends ***approval with conditions***.

Description of the Request

The subject site is located on the southwest corner at the intersection of Briggs and Demorest Roads. The subject site contains the West Franklin Elementary School and the Franklin Heights High School, athletic fields, tennis courts and several miscellaneous accessory buildings. The Southwestern City School District is in the process of completing a monumental modernization project which includes the design and construction of several new school buildings and facilities throughout the district.

At this particular site, the applicant will be completing phased demolition and reconstruction of the high school, parking areas and athletic facilities. All of the existing high school will be demolished except for the auditorium/theater, which has been incorporated into the design of the new school building. This project will be completed in phases, with demolition having already begun on a portion of the existing school building and parking area. Demolition will be followed by construction of a temporary gravel parking area, which was approved by the Board of Zoning Appeals at their June 2013 meeting. According to the preliminary construction schedule (tentative), construction on the school building will begin in September of 2013 and project completion is anticipated to occur sometime between December and June of 2015.

It is also important to note that this project involves a second lot owned and operated by the applicant, which lies immediately to the south of the subject site, within the city of Columbus. Presently, the site contains the high school’s soccer field, gymnasium and a paved parking area. The gymnasium will remain; however, the soccer field and parking area will be removed and replaced by a new parking lot, ball fields and storm water detention basins. Development on this lot will be completed simultaneously with the work described on the subject site and has been designed accordingly. However, it is being reviewed independently by the city of Columbus and is not a subject of this request.

Surrounding Area

Direction	Zoning	Land Use
North	Rural	Single-Family Residential
South	C-1 Commercial (Columbus) R-4 Residential (Columbus)	Franklin Heights Recreation Building Single-Family Residential
East	Rural	Church Single-Family Residential
West	R-2 Residential (Columbus)	Single-Family Residential

Comprehensive Plan

The Greater Hilltop Plan Amendment, adopted in 2010 by the city of Columbus, recommends the subject property for institutional land uses (i.e. schools, government property and places of worship).

The request is consistent with the land use recommendation of the Greater Hilltop Plan Amendment

Staff Review

Variance from Section 302.044– Rear Yard:

- A rear yard of no more than 50 feet shall be required.
 - The proposed high school building will maintain a rear yard of only nine (9) feet
 - A variance of 41 feet is required
 - It is important to mention that a variance from this section is only required because the applicant is unable to combine both lots since they lie within separate taxing districts. The subject site would need to be annexed into the city of Columbus to allow the properties to be combined.

Variance from Section 302.047 – Maximum Height:

- A structure shall not exceed 38 feet, measured from the average grade on the lowest side of the structure to the peak of the roof.
 - The high school will measure 60 feet +/- at its tallest point
 - A variance of 22 feet is required

Variance from Section 504.011 – Required Setback:

- A structure or other use of land, except parking, shall locate no closer to a street right-of-way than the established building line.
 - A baseball field and tennis courts will be located on the north end of the site, along Briggs Road, which will encroach within the required setback of 25 feet
 - The ball field boundary is shown to extend out to the street right-of-way
 - The proposed tennis courts will extend 16 feet beyond the required setback
 - A practice football field is proposed in the northeast corner of the site which will encroach within the required setback of 65 feet along Demorest Road
 - The edge line of the practice field will extend 19 feet beyond the required setback

Variance from Section 504.012 – Parking Setback:

- Open parking and loading spaces shall be permitted to extend toward the street right-of-way from the established building line a distance equal to forty percent (40%) of the required setback distance.
 - A new parking area is proposed on the east side of the site along Demorest Road which will encroach within the required parking setback of 25 feet
 - The proposed parking area will extend eight (8) feet +/- beyond the required setback

Traffic and Access

The site currently has one full access point from Demorest Road and two full access points from Briggs Road. The County Engineer’s office maintains the portion of Demorest Road from which the site gains access to the east and Franklin Township maintains the portion of Briggs Road from which the site gains access to the north. The applicant is proposing to close the existing access point on Demorest Road and relocate it closer to the intersection of Briggs Road. A second access point is proposed to be installed on Demorest Road which will provide access to the lot which is in the city of Columbus. Additionally, the access point furthest to the west on Briggs Road will be removed to allow room for a proposed ball field. Based on these changes, both the County Engineer’s Office and city of Columbus Department of Public Service requested that a traffic impact study be completed. The study has been prepared by the applicant’s engineering consultant and is currently under review. Any improvements deemed necessary as a result of the findings of the study shall be agreed upon and detailed prior to the issuance of a Certificate of Zoning Compliance and be completed at the cost of the applicant.

Stormwater Drainage

A new stormwater drainage system will be constructed as a result of the project. The system has been designed in accordance with both the Franklin County Stormwater Drainage Manual and the City of Columbus Stormwater Drainage Manual. The applicant has been coordinating with both the Franklin County Drainage Engineer’s office and the city of Columbus Department of Public Services in regard to final engineering plans; neither agency has posed any concerns at this time. The applicant is required to secure all required permits, approvals and maintenance agreements prior to the issuance of a Certificate of Zoning Compliance.

Sediment and Erosion Control

The Franklin Soil and Water Conservation District and Franklin County Drainage Engineer’s office has reviewed the sediment and erosion control plans and has posed no concerns. The applicant is required to obtain coverage under a National Pollutant Discharge Elimination System (NPDES) permit through the Ohio Environmental Protection Agency and receive approval of a Storm Water Pollution Prevention Plan (SWPPP) prior to any earth disturbing activities. The applicant shall provide proof that both items have been satisfied prior to the issuance of a Certificate of Zoning Compliance.

Fire Safety and Building Code

The Franklin Township Fire and Building Departments have posed no concerns with the request. The applicant is required to obtain all required permits and approvals prior to beginning construction.

Staff Analysis – Section 810.41

- 1) *Special conditions and circumstances exist which are peculiar to the structure/property involved which are not applicable to other structures/property in the same zoning district;*
 - » The site presents a unique challenge in terms of its size. The applicant’s need to re-develop the site and expand its current facilities is restricted based on the confines of the existing lot boundaries. The applicant is unable to combine both properties that they own due to the fact that they are in separate taxing districts. Being able to do so would eliminate the need for the rear yard variance. In regard to the building height and setback variances, the design of the school and layout of the site is

intended to be an economical approach at maximizing the district's resources and an attempt to construct a school that will continue to meet their needs in anticipation of future growth.

The applicant is using a prototypical building design to satisfy budget constraints and to ensure a cost effective approach at modernizing its facilities. According to County Auditor's records, the original school building was constructed in 1954 and is outdated in terms of today's standards. The school district is in an extremely fortunate financial position that is allowing them to construct new, more efficient facilities, which will help to reduce overall operating costs and more importantly enhance the student's learning environment.

- 2) *A literal interpretation of the provisions of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Zoning Resolution;*
 - » Considering the special conditions and circumstances surrounding this request, the applicant's would be deprived of rights commonly enjoyed by other properties in the Rural Zoning District.
- 3) *The special circumstances and conditions of this request do not result from any action of the applicant;*
 - » The special circumstances and conditions that are the basis of the request are not a direct result of any action taken by the applicant, but rather the applicant's inability to anticipate the growth they have experienced since the lot was originally developed. The applicant is unable to expand the area available to redevelop, and is therefore making an attempt to maximize their use of all available space.
- 4) *Granting the variance requested will not confer on the applicant special privileges that are denied by this Zoning Resolution to other lands or structures in the same Zoning District;*
 - » Approving the requested variances will not provide the applicant with any special privileges that would otherwise be denied to other lands or structures in the Rural District. Again, considering the special conditions and circumstances surrounding the subject property, it would be difficult for the applicant to redevelop the site in accordance with the zoning requirements and meet their projected needs.
- 5) *Granting the variance will not adversely affect the safety of persons residing in the vicinity of the proposed development, be materially detrimental to the public welfare and be injurious to private property in the vicinity;*
 - » Granting the variance will not adversely affect any of the above.

Recommendation

Staff recommendation is that the BZA **approve** a Variance from Sections 302.044, 302.047, 504.011 and 504.012 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 and a parking area that will fail to meet the required setback with the following conditions:

1. The applicant must apply for and receive a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall file a Notice of Intent (NOI) with the Ohio Environmental Protection Agency and obtain coverage under an approved NPDES (National Pollutant Discharge Elimination System) General Permit as necessary.
3. The applicant shall receive approval of a Stormwater Pollution Prevention Plan (SWPPP) prior to any earth disturbing activities.
4. The applicant shall install sediment and erosion control measures prior to any earth disturbing activities

5. The applicant shall maintain all access points, parking areas and drive aisles so that no materials or debris are tracked onto the surface of the roadway by vehicles (construction and passenger) exiting the site. The applicant shall coordinate with the Franklin County Engineer's Office, Franklin Township Road Superintendent and city of Columbus Public Services Department to develop and implement appropriate measures.
6. The applicant shall be responsible for completing any/all road improvements deemed necessary as a result of the traffic impact study. The applicant will be responsible for all costs associated with any improvements. All improvements shall be agreed upon, approved and detailed prior to the issuance of a Certificate of Zoning Compliance.
7. The applicant shall obtain permits from the Franklin County Engineer's Office, Franklin Township Building Department and city of Columbus Public Services Department prior to conducting any work within the public right-of-way.
8. The applicant shall obtain all necessary permits from the Franklin Township Building and Fire Departments prior to beginning construction.
9. The applicant shall receive plan approval from the Franklin County Drainage Engineer's Office and city of Columbus related to installation/modification of the stormwater drainage system prior to the issuance of a Certificate of Zoning Compliance.
10. The temporary gravel parking area shall be removed immediately (to the extent practicable) following completion of construction in accordance with the approved construction schedule. In no case shall the gravel parking area remain on-site indefinitely.

Resolution

For your convenience, the following is a proposed resolution:

(a) **Proposed Resolution for Request:**

_____ moves to approve a Variance from Sections 302.044, 302.047, 504.011 and 504.012 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 and a parking area that will fail to meet the required setback as outlined in the request above for the applicant identified in Case No. VA-3799 with the conditions in staff's recommendation.

Secoded by: _____

Voting:

Findings of Fact

For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the BZA:

_____ moves that the basis for denying the applicant's request for the variances as outlined in the request above for Case No. VA-3799 results from applicant's failure to satisfy the criteria for granting a variance under Section 810.041.

Secoded by: _____

Voting:

7/3/13

THIS DOCUMENT NOT FOR CONSTRUCTION

SHIP LEADING DESIGN

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

Table with columns: ISSUED, REVISED, DATE, and description of changes.

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

C213

EMERGENCY TRAFFIC CONTROL PLAN THE EMERGENCY TRAFFIC CONTROL PLAN SHALL BE APPROVED PRIOR TO CONSTRUCTION AND APPROVED BY THE CONTRACTOR IN ACCORDANCE WITH THE 2008 EDITION OF STANDARD SPECIFICATIONS...

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

Logo for THE KLEINGERS GROUP with contact information and address.

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

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

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

SAFETY NOTE: CONSTRUCTION NO SAFETY CANNOT BE MADE UNTIL TRAFFIC IS CONTROLLED FROM OTHER TRAFFIC OFFICE OF THE PUBLIC UTILITIES DIVISION



DATE: 05-21-2013

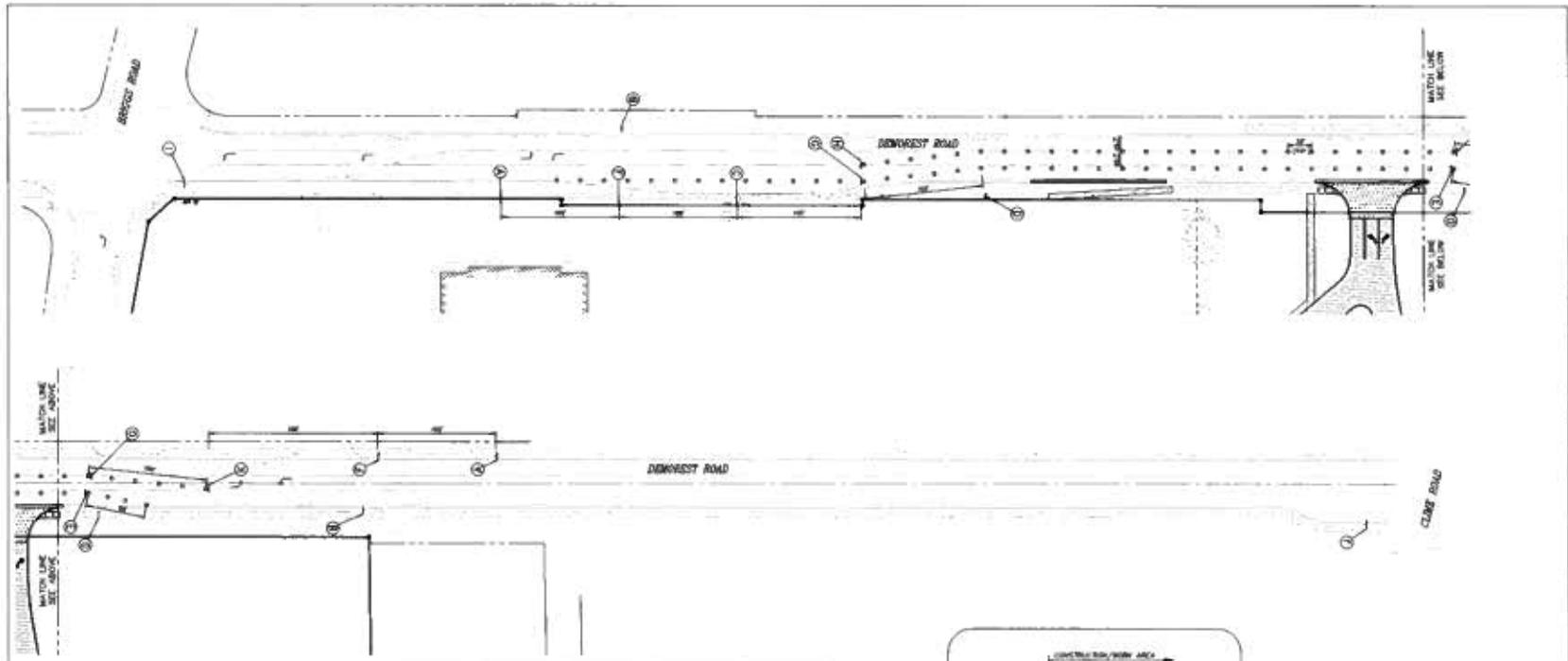
SCALE: N.T.S. SHEET: 13/14 CONTRACT NUMBER: CC - 28483

PRELIMINARY NOT FOR CONSTRUCTION

DATE: 08-17-2013
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO: 14-1304
 SHEET NO: 01 OF 02

SHP
 LEADING DESIGN

SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
 1001 Demonst Road, Columbus, OH 43204
 SOUTH-WESTERN CITY SCHOOL DISTRICT
 3000 Madison Drive, Grove City, OH 43123



LEGEND
 1 TYPE A SIGNAGE
 2 SIGN
 3 SIGN

A ROAD WORK AHEAD W20-1	B END ROAD WORK W20-2	C ROAD NARROWING AHEAD W11-1	D ROAD CLOSED W20-3	E ROAD CLOSED AHEAD W11-2
F ROAD CLOSED BOTH SIDES W20-4	G ROAD CLOSED ONE SIDE W11-3	H KEEP RIGHT W20-5	I ROAD CLOSED ONE SIDE W20-6	J ROAD CLOSED BOTH SIDES W11-4



UTILITY SIGN
 CONSTRUCTION TO EXISTING UTILITY SIGN. USE THIS SIGN TO BE PLACED AT THE END OF THE ROAD (SEE SHEET).

CRSD
 Utilities Protection SERVICE
 4400
 Columbus, OH 43204

DATE: 08-17-2013

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

PLAN PREPARED BY

KLEINGERS
 GROUP

3000 Madison Drive, Grove City, OH 43123
 614.881.1111
 www.kleingers.com

NO.	DATE	DESCRIPTION

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

ISSUED FOR PERMIT

DATE	08-17-2013
BY	J. B. BROWN
CHECKED BY	J. B. BROWN

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

DATE: 08-17-2013
 SHEET: 14 OF 14
 PROJECT: FRANKLIN HEIGHTS HIGH SCHOOL - PHASE 1

REVISIONS

NO.	DATE	DESCRIPTION

MAINTENANCE OF TRAFFIC PLAN

DATE: 08-17-2013
 COMB NO: 2013014.01

C214



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

PLAN PREPARED BY:

THE KLEINGERS GROUP
 CHL ENGINEERING www.kleingers.com
 SURVEYING 300 Huntington Dr., Ste. 10
 LANDSCAPE Franklin, OH 43122
 ARCHITECTURE 674.262.4311

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. _____

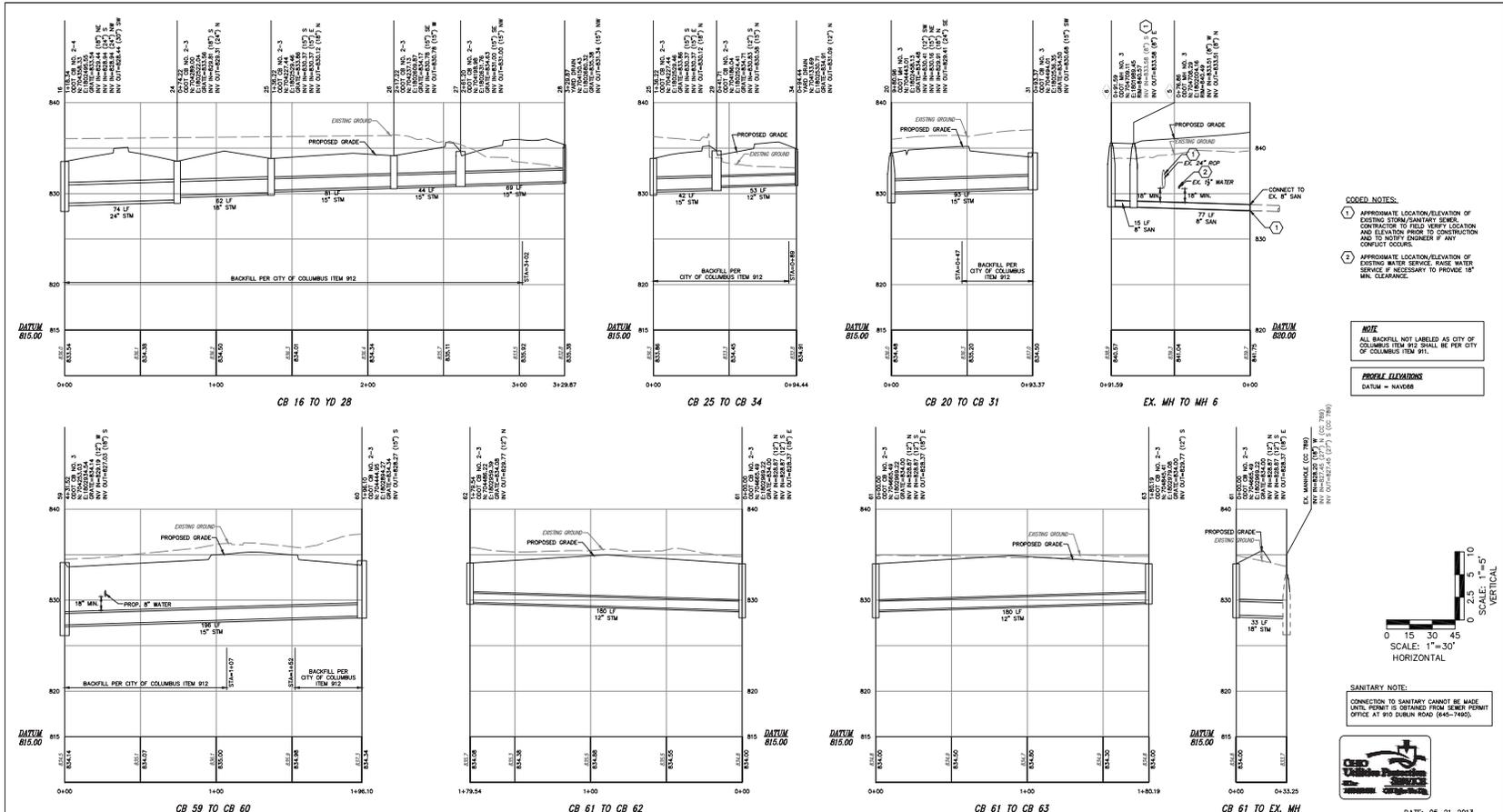
SECOND PLAN NO. _____

CONTRACT NO. 2012-01-01
ALL RIGHTS RESERVED

PRELIMINARY - NOT FOR CONSTRUCTION

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

PLAN PREPARED BY:

THE KLEINGERS GROUP
 CML ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
 www.kleingers.com
 300 Huntington Rd., Ste. 15
 Columbus, OH 43260
 614.262.4111

NO.	DATE	DESCRIPTION

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

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

DIVISION USE ONLY		SUBMITTER	CONTRACTOR
		INSPECTOR	
AGREEMENT	COMPLETED	SCALE: 1"=30'	SHEET 10/14
RFI	CHD	CLD	CDK: DR
CONTRACT DRAWING NO.		RECORD PLAN NO.	
CC -			

PRELIMINARY NOT FOR CONSTRUCTION

Scale: HORIZ. 1"=30' VERT. 1"=5'
 4625 Mainway Road
 Columbus, OH 43231
 614.262.4111
 1010 Broadway
 Denver, Colorado 80202



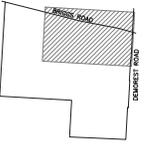
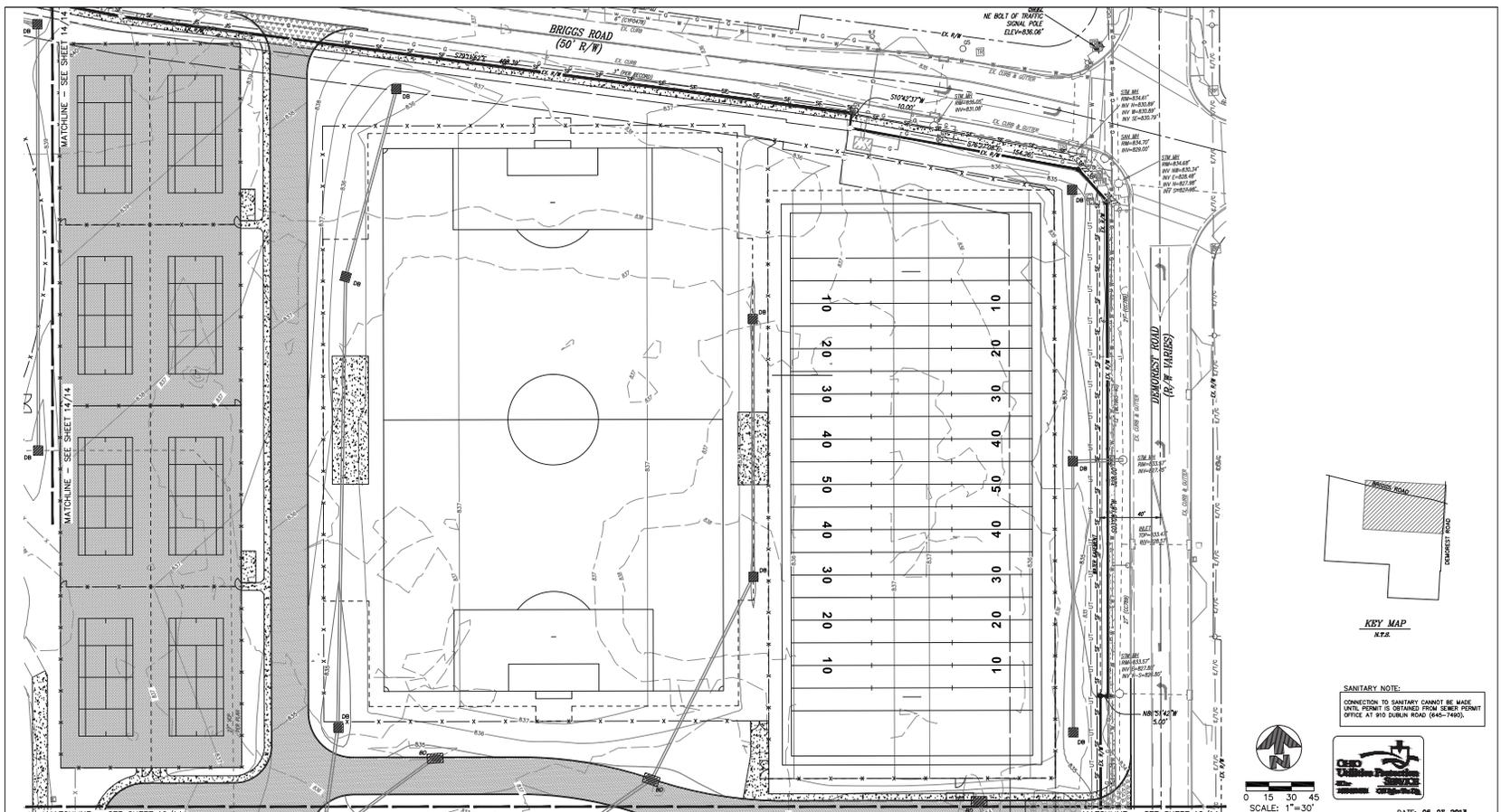
SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
 1001 Demarest Road, Columbus, OH 43204
 SOUTH-WESTERN CITY SCHOOL DISTRICT
 3805 Maffeine Drive, Grove City, OH 43123

ISSUANCES

NO.	DATE	DESCRIPTION
003-1110	10/20/2013	SUBMISSION
0607-13	10/20/2013	SUBMISSION

STORM SEWER PROFILES

DATE: 06-07-13
 COMM NO: 2012014.01
C610



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 300 Montgomery Rd., Ste. 15
 LANDSCAPE Dayton, OH 45424
 ARCHITECTURE 674.262.4311

PROJECT TITLE: PRIVATE STORM SEWER FOR FRANKLIN HEIGHTS HIGH SCHOOL 1001 DANVEREST ROAD EROSION CONTROL PLAN			
DIVISION USE ONLY		OWNER CONTRACTOR	
		INSPECTOR	
AGREEMENT	COMPLETED	SCALE: 1"=30'	
WFO	CHD	CLD	CDK: DR
CONTRACT DRAWING NO.		SHEET 13/14	
CC -		SECOND PLAN NO.	

ALL RIGHTS RESERVED BY
 PRELIMINARY - NOT
 FOR CONSTRUCTION

4825 Montgomery Road
 Columbus, OH 43230
 614.292.4311
 www.kleingers.com

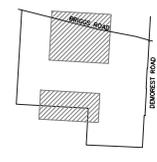
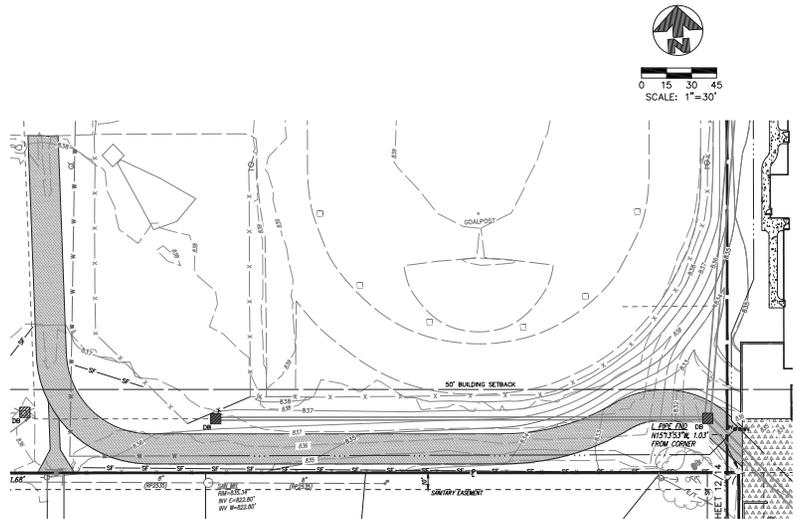
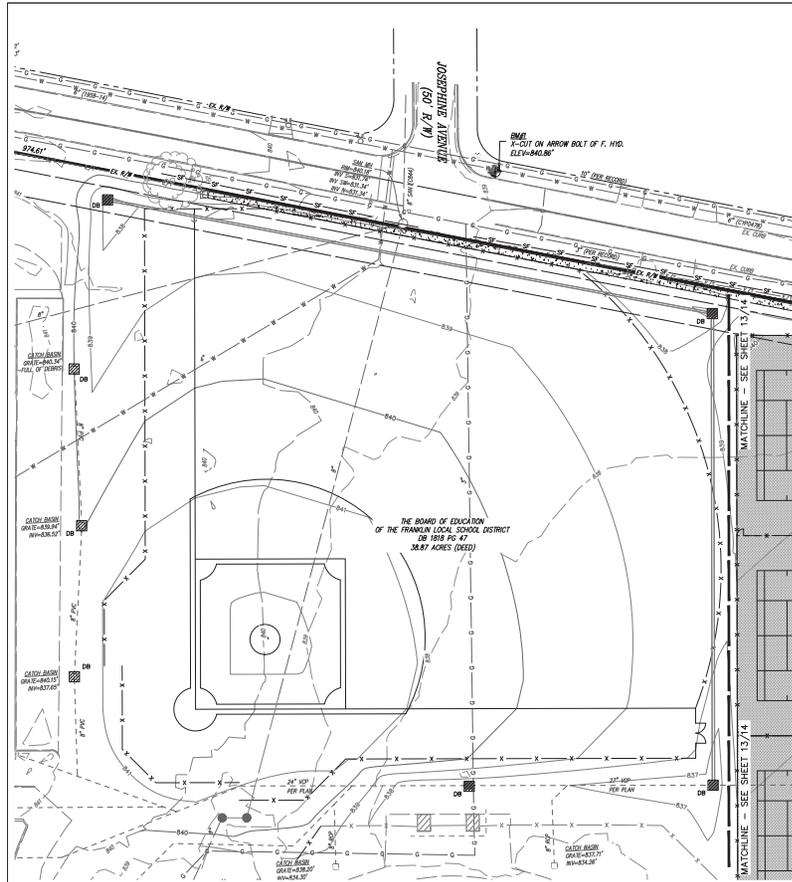
SOUTH-WESTERN CITY SCHOOL DISTRICT
FRANKLIN HEIGHTS HIGH SCHOOL
 1001 Danverest Road, Columbus, OH 43204
 SOUTH-WESTERN CITY SCHOOL DISTRICT
 3805 Maritime Drive, Grove City, OH 43123

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 (645-7400).



DATE: 06-07-2013

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

PLAN PREPARED BY:

THE KLEINGERS GROUP

CHL ENGINEERING www.kleingers.com
SURVEYING
LANDSCAPE ARCHITECTURE

300 Huntington Dr., Ste. 10
Piquette, OH 45357
614.262.4311

DIVISION USE ONLY		OWNER		CONTRACTOR	
AGREEMENT	COMPLETED	INSPECTOR	CONTRACTOR	INSPECTOR	CONTRACTOR
RFI	CD	CD	CD	CD	CD

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.

CC -

PRELIMINARY NOT FOR CONSTRUCTION

Scale: 1" = 30'
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SCALE: 1"=30'

SHIP
LEADING DESIGN

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

TEMPORARY TRAFFIC CONTROL ITEMS

ALL TEMPORARY TRAFFIC CONTROL (TTC) DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (CURRENT EDITION). COPIES ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, OFFICE OF CONTRACTS, 1400 WEST BROAD STREET, COLUMBUS, OHIO 43261. NOTE: ALL DEVICES SHALL COMPLY WITH CONDITION AND LOCATION, WITH CURRENT EDITION OF THE NCHRP 350 DRASH TESTING GUIDELINES.

CONSTRUCTION OPERATIONS SHALL NOT BEGIN UNTIL ALL TRAFFIC CONTROL IS IN PLACE AND APPROVED BY THE DIVISION OF DESIGN AND CONSTRUCTION INSPECTOR. IF THE CONTRACTOR DOES NOT COMPLY WITH THE STANDARDS, INCLUDING THE INSTALLATION OF TEMPORARY PAINT MARKINGS AND THE REMOVAL OF CONFLICTING TRAFFIC CONTROLS, THEIR POINT SHALL BE REVOKED AND ALL WORK SHALL BE TERMINATED. PORTABLE CHANGEABLE MESSAGE SIGNS (PCMS) SHALL BE INSTALLED A MINIMUM OF 10 DAYS PRIOR TO CLOSURE OF A ROADWAY. THE MESSAGE SHALL ADVISE THE MOTORIST OF THE DATES, TIMES, AND DURATION OF THE CLOSURE. THE PCMS SHALL REMAIN IN PLACE FOR 7 DAYS AFTER THE START OF THE CLOSURE.

THE CONTRACTOR SHALL GIVE ADVANCE NOTIFICATION (WRITTEN AND VERBALLY) TO THE TEMPORARY TRAFFIC CONTROL COORDINATOR AT 645-6289 OR 645-5845, THE COLUMBUS PLANNING AND OPERATION COORDINATOR AT 645-7283 OR 645-4076, AND THE PROJECT MANAGER, INFORMING THEM OF ALL UPCOMING TRAFFIC PATTERN CHANGES. NOTIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO, WHAT, WHERE, WHEN, AND HOW PEDESTRIAN AND VEHICULAR TRAFFIC WILL BE AFFECTED, AND THE TEMPORARY TRAFFIC CONTROL PROCEDURES THE CONTRACTOR IS PLANNING TO USE. THE TYPE OF TRAFFIC CHANGE SHALL DETERMINE THE LENGTH OF ADVANCE NOTIFICATION REQUIRED.

Table with 2 columns: TYPE OF CHANGE and ADVANCE NOTIFICATION. Rows include: TEMPORARY ROAD CLOSURES (30-DAY), LANE CLOSURES LASTING 3 WEEKS OR MORE (2-WEEKS), LANE CLOSURES OF LESS THAN 3 WEEKS (2-DAYS), LANE CLOSURES OF 3 DAYS OR LESS (1-DAY), and ANY OTHER UNFORESEEN IMPACTS TO TRAFFIC SHALL BE IMMEDIATELY REPORTED AS THEY OCCUR.

CONTRACTOR SHALL CONTACT THE SIGNAL SECTION (PHONE 645-6289 OR 645-5845) AT LEAST TWO WEEKS IN ADVANCE OF THE WORK TO COORDINATE THE RE-TIMING OF THE LOOPS FOR THE DATES THE WORK WILL BE PERFORMED.

A TTC PLAN (TTP) INCLUDING PEDESTRIAN CONTROL SHALL BE SUBMITTED TO THE TTC COORDINATOR AT 645-6289 OR 645-5845 AT LEAST TWO WEEKS PRIOR TO THE BEGINNING OF WORK. THE TTP SHALL BE REVIEWED AND APPROVED BY THE TTC COORDINATOR PRIOR TO BEGINNING WORK. COPIES OF THE APPROVED TTP SHALL BE GIVEN TO THE PROJECT ENGINEER AND KEPT ON SITE ALONG WITH THE STREET CLOSURE/OCCUPANCY PERMIT.

STEADY-BURNING TYPE C LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIGNAL TRAFFIC CONTROL DEVICES IN USE AT NIGHT. ONLY 4"X4" REFLECTORIZED CHANGING DEVICES (CONES) SHALL BE PERMITTED FOR NIGHTTIME WORK WITH THE APPROVAL OF THE TTC COORDINATOR AT 645-6289 OR 645-5845 PER C.O.C.'S STANDARDS.

A FLASHING ARROW PANEL (48"X96"-TYPE C) SHALL BE USED IN LANE CLOSURES AS PER THE OHIO MANUAL. ALL SIGNAGES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE BACKLIT OR SECURELY PLACED PER (CITY OF COLUMBUS GENERAL POLICY ON STEEL PLATE USAGE DATED 11/15/2008 AND 2007 STD.016.044) DURING NON-WORKING HOURS.

ACCESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC TO ALL ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES. DURING CONSTRUCTION HOURS DEMAREST ROAD WILL HAVE TWO OPEN LANE WITH TWO WAY TRAFFIC. DURING NON-CONSTRUCTION HOURS DEMAREST ROAD WILL HAVE ALL LANE OPEN.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS THROUGH, AROUND, OR DETOURED AWAY FROM THE CONSTRUCTION SITE. TRAFFIC CONTROL FOR PEDESTRIAN MOVEMENT SHALL BE AS PER ISSUES 811-110101 COSTI STANDARD CONSTRUCTION DRAWINGS.

THE DIVISION OF PLANNING & OPERATION SHALL LOCATE AND MARK ALL UNDERGROUND TRAFFIC CONTROL CABLES. THE TRAFFIC ENGINEERING SHOP SHALL BE NOTIFIED 645-7283 (FAX 645-5867) AT LEAST FORTY-EIGHT (48) HOURS EXCLUDING SAT. & SUN. PRIOR TO THE BEGINNING OF ANY WORK WITHIN 450 FEET OF ANY SIGNALIZED INTERSECTION(S) OR WITHIN ANY POSTED AREA WHERE THE DIVISION HAS UNDERGROUND CABLE SIGNALS MANAGEMENT PERSONNEL. 645-6418 SHALL BE NOTIFIED SIX (6) WEEKS IN ADVANCE FOR SIGNAL RESPONSE ON POLE RELOCATIONS.

NO EXCAVATION SHALL BE MADE WITHIN FIVE (5) FEET OF ANY POLE THAT SUPPORTS TRAFFIC SIGNAL DISPLAYS OR SIGNS BY MAST ARM OR SIGNAL SPAN EXCAVATION WITHIN EIGHT (8) FEET, BUT MORE THAN FIVE (5) FEET SHALL REQUIRE ADDITIONAL SUPPORT (DOWN SIX, HEAD SIX, BASE SIX, ETC.). THE CONTRACTOR SHALL CONTACT DIVISION OF PLANNING & OPERATION SIGNALS MANAGEMENT PERSONNEL AT (645-7283) (CELL 419-4501) AT LEAST FORTY-EIGHT (48) HOURS EXCLUDING SAT. & SUN. PRIOR TO THE BEGINNING OF SUCH EXCAVATION SO THAT THE CITY CAN APPROVE THE STABILIZATION SET BY THE CONTRACTOR. STABILIZATION WILL BE DONE BY THE CONTRACTOR AT THE OWNER'S/CONTRACTING AGENCY'S EXPENSE.

WHEN ANY TRAFFIC CONTROL DEVICE, CONDUIT, OR CABLE GETS DAMAGED, THE CONTRACTOR SHALL NOTIFY SIGNALS MANAGEMENT PERSONNEL AT (645-7283) (CELL 419-4501) BETWEEN 8:00 AM AND 6:30 PM. IMMEDIATELY PROVIDE FREIGHT AT OTHER TIMES OR IF SIGNALS MANAGEMENT PERSONNEL CANNOT BE REACHED, CONTACT THE TRAFFIC ENGINEERING MAINTENANCE SHOP AT 645-7283. LEAVE A MESSAGE ON THE ANSWERING MACHINE IF NECESSARY.

THE ROADWAY SHALL NOT BE OPENED TO NON-CONSTRUCTION TRAFFIC UNTIL THE CRITICAL PERMANENT TRAFFIC CONTROLS ARE IN PLACE. ON DATE, ON DATE, TEMPORARY CONTROLS APPROVED BY THE ENGINEER, ARE INSTALLED. THE CRITICAL PERMANENT TRAFFIC CONTROLS ARE STOP, RED, ONE WAY, DO NOT ENTER AND RESTRICTED TURN SIGNS. OTHER CRITICAL SIGNS MAY BE NOTED ON THE PLANS AS WELL. THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE PREMATURE REMOVAL OF TEMPORARY TRAFFIC CONTROLS.

THE CONTRACTOR SHALL MAINTAIN ALL PERMANENT TRAFFIC CONTROLS NOT IN CONFLICT WITH THE TEMPORARY TRAFFIC CONTROLS THROUGHOUT THIS PROJECT. PERMANENT TRAFFIC CONTROLS MAY BE TEMPORARILY RELOCATED OR CHANGED, AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR THE MISSING, DAMAGED, OR IMPROPERLY PLACED SIGNS.

ANY WORK DONE BY THE DIVISION OF PLANNING & OPERATION, INCLUDING INSTALLATION, RELOCATION, REMOVAL AND/OR REPLACEMENT OF TEMPORARY TRAFFIC CONTROL DEVICES AS A RESULT OF WORK DONE BY

THE CONTRACTOR OR AS A RESULT OF NEGLIGENCE OF THE CONTRACTOR, SHALL BE AT THE CONTRACTORS' EXPENSE.

LAW ENFORCEMENT OFFICERS (LE/O) ARE NOT NEEDED UNLESS A HAZARD DEVELOPS. IF A HAZARD DEVELOPS, AN LE/O SHALL BE ASSIGNED BY THE COLUMBUS SAFETY DIRECTOR OR PUBLIC SAFETY DIRECTOR AT THE CONTRACTORS' EXPENSE.

WHENEVER YELLOW CENTERLINES OR TURN-LANE LINES ARE PAID OVER, REMOVED, OR OTHERWISE UNDESIRABLE, THE CONTRACTOR SHALL INSTALL CLASS 3 TEMPORARY STRIPING (MINIMUM 4" LONG SEGMENTS). TEMPORARY PAINT SHALL BE USED ON ALL MALLED SURFACES. TEMPORARY TAPE SHALL BE USED ON ALL FRESH COURSES OF ASPHALT. IF APPROVED BY THE ENGINEER, DRUMS WITH STEADY BURNING TYPE C LIGHTS AND "KEEP RIGHT" SIGNS MAY BE SUBSTITUTED FOR CENTERLINE MARKINGS.

CLASS 3 TEMPORARY STRIPING (MINIMUM 4" LONG SEGMENTS) SHALL BE AS PER ITEM #14 - WORK ZONE PAINTMENT MARKING AND SHALL BE PLACED WITHIN ONE (1) FOOT LONGITUDINAL TOLERANCE OF THE PERMANENT STRIPING. ALL TEMPORARY STRIPING NOT WITHIN ONE (1) FOOT TOLERANCE SHALL BE REMOVED AND REPLACED IN THE PROPER LOCATION BY THE CONTRACTOR. CLASS 3 TEMPORARY STRIPING SHALL BE OF THE APPROPRIATE COLOR AND SPACED A MINIMUM OF FORTY (40) FEET CENTER TO CENTER.

EXISTING PERMANENT TRAFFIC CONTROL ITEMS ALL OVERHEAD CABLE, DOWN SIGNS, OR BACK SIGNS SHALL NOT BLOCK ANY PORTION OF A TRAFFIC SIGNAL. TRAFFIC CONTROL SIGNS ON OTHER TRAFFIC CONTROL DEVICES SUCH THAT MOBILITY OR OPERATION OF THE TRAFFIC CONTROL DEVICE IS IMPAIRED.

ALL PERMANENT PAINTMENT MARKINGS AND TRAFFIC CONTROL SIGNS AS SHOWN ON THIS PLAN SHALL BE INSTALLED BY THE CONTRACTOR AT THE PROJECTS EXPENSE. THE DIVISION OF PLANNING AND OPERATION, PAINTMENT MARKING SECTION SHALL BE NOTIFIED AT 645-7219 OR 645-7219 AT MINIMUM OF FORTY-EIGHT (48) HOURS EXCLUDING SAT. & SUN. PRIOR TO THE INSTALLATION OF PERMANENT MARKINGS TO INSPECT AND APPROVE THE PAINTMENT MARKING LAYOUT PRIOR TO PLACING THE PERMANENT MARKINGS.

ANY WORK DONE BY THE DIVISION OF PLANNING & OPERATION, INCLUDING INSTALLATION, RELOCATION, REMOVAL AND/OR REPLACEMENT OF PERMANENT TRAFFIC CONTROL DEVICES AS A RESULT OF WORK DONE BY THE CONTRACTOR OR AS A RESULT OF NEGLIGENCE OF THE CONTRACTOR, SHALL BE AT THE CONTRACTORS' EXPENSE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REINSTALLATION AND/OR REPLACEMENT OF ALL PERMANENT TRAFFIC CONTROL DEVICES DAMAGED OR REMOVED DURING CONSTRUCTION. PERMANENT TRAFFIC CONTROL NO LONGER IN CONFLICT WITH TEMPORARY TRAFFIC CONTROL SHALL BE REPLACED IMMEDIATELY.

PERMANENT STRIPING OR CLASS 3 TEMPORARY STRIPING SHALL BE INSTALLED NO LATER THAN FOURTEEN (14) CALENDAR DAYS AFTER THE FINAL PAINTING COURSE IS COMPLETED. THE FINISH CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE STRIPING CONTRACTOR TO INSURE THE PERMANENT STRIPING IS INSTALLED WITHIN THE FOURTEEN (14) CALENDAR DAY LIMIT.

IF THE DIVISION OF PLANNING & OPERATION IS TO INSTALL PERMANENT STRIPING, THE PAINTMENT MARKING SECTION SHALL BE NOTIFIED AT 645-4076 OR 645-7219 AT MINIMUM OF TEN (10) WORKING DAYS PRIOR TO THE APPLICATION OF THE FINAL COURSE OF PAINTMENT.

AT ANY LOCATION OTHER THAN THOSE INDICATED ON PLANS WHERE THE CONTRACTOR DAMAGES DETECTORS AND/OR THEIR LEAD-IN CABLES THE CONTRACTOR SHALL REPLACE THEM AT ANY LOCATION WHERE DETECTION IS CHANGED FROM MAG PROBE UNITS TO LOOPS, THE CONTRACTOR SHALL REPLACE THE PROBE LEAD-IN WITH LOOP LEAD-IN CABLE. ALL REPAIRS SHALL BE COMPLETED WITHIN 21 DAYS FROM DAMAGE TO DETECTION ON A PER INSPECTION BASIS. ANY CONTRACTOR FAILING TO COMPLY WITH THESE GUIDELINES SHALL BE SUBJECT TO PENALTY TO THE SUM OF \$1000 PER DAY FOR EACH DAY BEYOND THE 21 DAY REPAIR PERIOD ON A PER INSPECTION BASIS. UNTIL CONDITIONS ARE MET TO THE SATISFACTION OF THE SIGNALS MANAGEMENT ENGINEER, THIS PENALTY DEDUCTION SHALL BE SPECIFIC FOR EACH SIGNALIZED INTERSECTION AFFECTED BY THIS PROJECT AND SEPARATE FROM ANY UNDOUBTED DAMAGES FOR THE PROJECT AS A WHOLE. THE WORK TO INSTALL THE DETECTION SHALL CONFORM TO C.O.C.'S STANDARD CONSTRUCTION DRAWING 10-2610 (DATED 4/19/02 OR LATEST) AND TO THE CURRENT STATE OF OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS WITH THE FOLLOWING PROVISIONS:

IF THE 21 DAY REPAIR REQUIREMENT CANNOT BE SATISFIED AT ANY LOCATION WHERE THE CONTRACTOR DAMAGES DETECTORS AND/OR THEIR LEAD-IN CABLES, THE CONTRACTOR, AT THE DISCRETION OF THE DIVISION OF PLANNING & OPERATION PERSONNEL, MAY BE REQUIRED TO INSTALL TEMPORARY MICROWAVE DETECTION OF TEMPORARY LOOP DETECTION.

SANITARY NOTE:

CONNECTION TO SANITARY CANNOT BE MADE UNTIL PERMIT IS OBTAINED FROM SEWER PERMIT OFFICE AT #10 DUBLIN ROAD (645-7400).



DATE: 05-21-2013

Table with columns: EASEMENT REFERENCE (CITY NO., COUNTY RECORDER, VOL., PAGE, GRANITOR), REVISIONS (NO., DESCRIPTION, APPROVAL/DATE), and PLAN PREPARED BY (THE KLEINGERS GROUP, CML ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURE).

PROJECT TITLE: PRIVATE STORM SEWER FOR FRANKLIN HEIGHTS HIGH SCHOOL- PHASE 1 1001 DEMAREST ROAD MAINTENANCE OF TRAFFIC NOTES. Includes a table for DIVISION USE ONLY with columns for OWNER, CONTRACTOR, INSPECTOR, AGREEMENT, COMPLETED, and a table for SCALE, SHEET, and CONTRACT DRAWING NO.

Table with columns: CITY NO., COUNTY RECORDER, VOL., PAGE, GRANITOR, NO., DESCRIPTION, APPROVAL/DATE.

PRELIMINARY - NOT FOR CONSTRUCTION

SHIP LEADING DESIGN

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

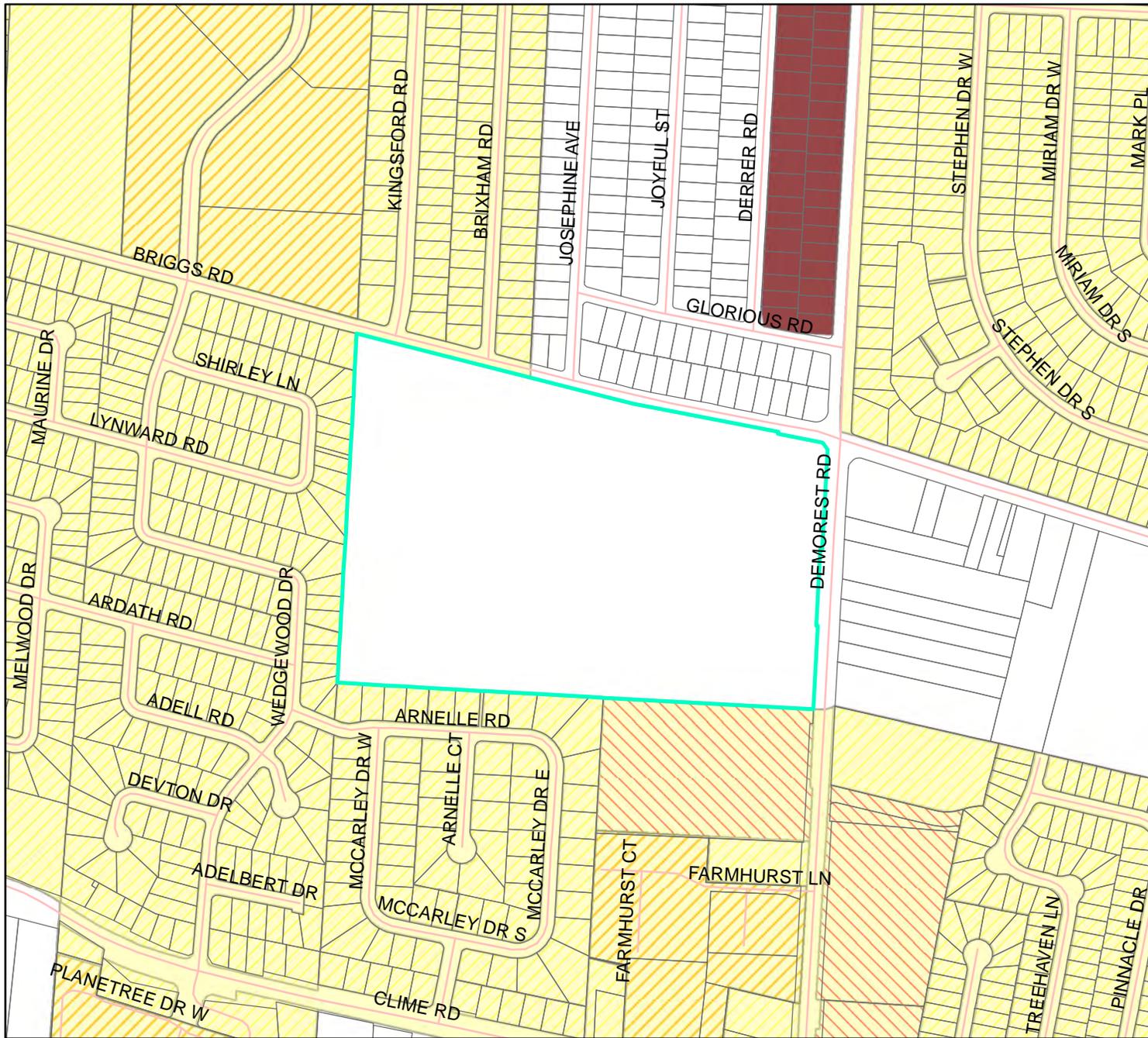
Table with columns: ISSUANCES (NO., DATE, DESCRIPTION, BY) and a grid for tracking issues.

MAINTENANCE OF TRAFFIC NOTES DATE: 06-07-2013 COMM NO: 2012014.01 C213

VA-3799

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

38.058 acres
Franklin Township



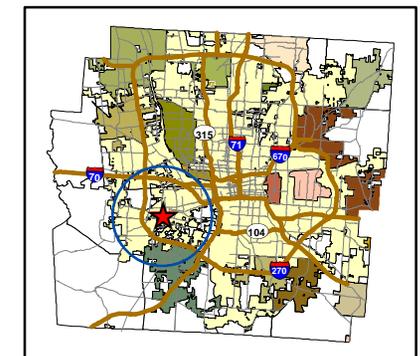
- 1001 Demorest Road
- Parcels
- Streets

Corporate Boundaries

- Columbus
- Residential
- Multi-family
- Commercial

County Zoning

- Rural
- Suburban Apt. Res.



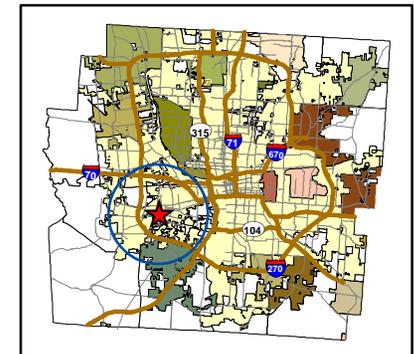


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-  1001 Demorest Road
-  Parcels
-  Streets
- Corporate Boundaries**
-  Columbus





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