



## ***Kabil Associates***

*Engineers Architects Planners*

5900 Sharon Woods Blvd Suite B

Columbus, Ohio 43229

614-899-6707

**TO:** Lori Burchet, City of Dublin

**FROM:** Kabil Associates

**DATE:** July 31, 2017

**RE: Dublin Metro Dental, Final Development Plan**

### **Development Plan Review Response Letter**

Planning:

- 1) Additional information is needed to determine whether setback requirements are met:
  - a. Please provide the setback from pavement to the property lines.
  - b. The side and rear setback requirements are 57-feet from property lines, based on the height and length of the proposed structure.

Response:

- a) Setback from pavement to property lines has been provided
- b) We would like to request a text modification to allow for a 50' west side yard setback and a 49' east side yard setback. The development site is long and narrow with the long axis running north and south. The proposed buildings main entrance will be on the west side of the building. This configuration allows for a maximum building length of 192' and while maintaining a usable maximum width of 70'.

- 2) Please include colors dimensions, and setback from right-of-way of the proposed sign.

Response: The sign plan has been revised to show requested information and the setback from the right-of-way has been shown on the development plan.

- 3) The proposed 13-foot drive aisle may not be sufficient to meet Fire Code requirements. The minimum is 20-feet.

Response: The 13' drive aisle was determined to be acceptable via your email.

- 4) Please provide clear pedestrian access to the public right-of-way bike path.

Response: 5' wide concrete walk from development to right-of-way bike path shown on plans.

- 5) Please clarify whether there is a current parking agreement in place for and adjoining properties.

Response: There is not an agreement in place. The property for the proposed site was purchased from adjoining property owner for separate development. No agreement has been made to perform work on adjoining property.



## ***Kabil Associates***

*Engineers Architects Planners*

5900 Sharon Woods Blvd Suite B

Columbus, Ohio 43229

614-899-6707

---

6) Please include additional information on the materials including type and colors.

Response: To be delivered

7) Please include any proposed mechanicals on the site plan.

Response: Added to plans

Engineering:

1) Please submit a stormwater report for the project which includes water quality and quantity calculations, storm sewer calculations, and associated tributary area maps (both pre-developed and post-developed conditions).

Response: Copy of stormwater report submitted.

2) Please clarify limits of proposed storm easement.

Response: Limits of easement shown on plan.

3) Please dimension setback of underground stormwater detention from property line; a 10' minimum should be provided but this is also a function of space needed for maintenance.

Response: 10' setback provided for underground stormwater detention.

4) Please confirm proposed drive aisle widths meet the approval of the Washington Township Fire Department; please provide an AutoTurn exhibit.

Response: Drive aisle widths approved by Washington Township Fire.

5) Please note all work within the right-of-way for private utilities will require separate right-of-way permits.

Response: Note added to utility plan.

6) Please clarify what provisions are in place for the existing parking lot/sidewalk/drive aisle on the adjacent parcel that would be cut off from this development. Will pavement/sidewalk/drive aisle on adjacent site be removed?



## ***Kabil Associates***

*Engineers Architects Planners*

5900 Sharon Woods Blvd Suite B

Columbus, Ohio 43229

614-899-6707

Response: There is not an agreement in place. The property for the proposed site was purchased from adjoining property owner for separate development. No agreement has been made to perform work on adjoining property.

7) Please coordinate with Building Department to ensure access from the building to the public way is provided to the satisfaction of the Building Department.

Response: 5' wide concrete walk from development to right-of-way bike path shown on plans.

8) Please show shared use path repair details (limits and composition) if this is necessary for utility service connections.

Response: Limits shown

9) Proposed sidewalk connection cannot tie into middle of existing curb ramp, please revise to ensure tie in is constructible while providing ADA compliant cross slopes.

Response: Sidewalk revised to not conflict with existing curb ramp.

10) Please show 100 year ponding on the grading plan in addition to major flood routing arrows. FFE cannot be less than one foot above the 100 year storm elevation

Response: 100 year ponding shown on plan. FFE is 1.05' above ponding elevation.

Respectfully,

Jeff Edwards, EIT  
Civil Engineering - Project Manager  
Kabil Associates  
jedwards@kabil.com