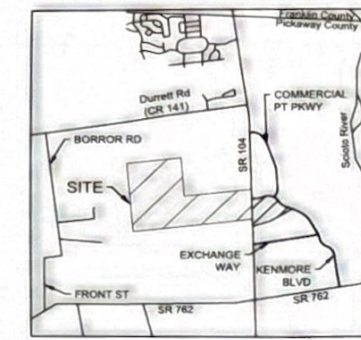
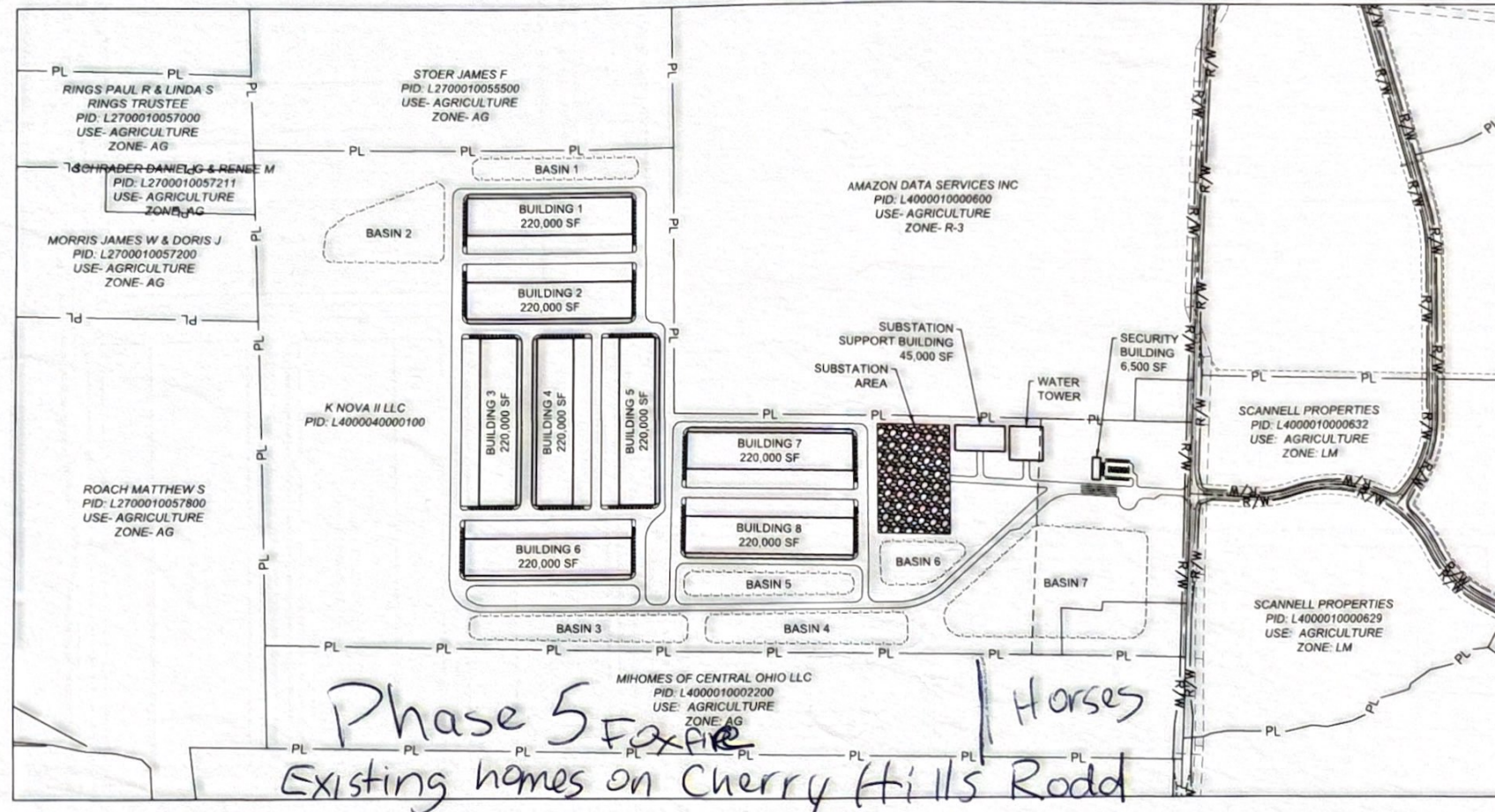


- SHEET INDEX  
 C001 - TITLE SHEET  
 C100 - EROSION & SEDIMENT CONTROL PLAN  
 C101-C102 - EROSION & SEDIMENT CONTROL NOTES  
 C200 - SITE PLAN  
 C300 - GRADING PLAN  
 C400 - UTILITY PLAN

# MAJOR SITE PLAN FOR JAHN PROPERTY INDUSTRIAL VILLAGE OF COMMERCIAL POINT, PICKAWAY COUNTY, OHIO VMS SURVEY NOS. 557 AND 1194



VICINITY MAP  
 NTS



INDEX MAP  
 1" = 500

SITE DATA	
PROPERTY OWNER:	K-NOVA LLC
PARCEL ID:	L4000040000100
SITE ACREAGE:	266.971 AC
ZONING:	PLANNED INDUSTRIAL DISTRICT (PID)
SIDE YARD SETBACK:	50'
BUILDING SETBACK:	100'
FEMA FLOOD HAZARD AREA:	ZONE X (39129C0050J)
BUILDING DATA	
TOTAL AREA:	1,811,500 SF (41.59 AC)
BUILDING HEIGHT:	65' MAX
PARKING DATA	
REQUIRED PARKING SPACES	1:4000 SF BUILDING - 453 SPACES
PROVIDED PARKING SPACES	534 SPACES
REQUIRED ADA PARKING SPACES	2% TOTAL PARKING - 11 SPACES
PROVIDED ADA PARKING SPACES	18
REQUIRED VAN ACCESSIBLE SPACES	1 PER 6 ADA SPACES - 2 SPACES
PROVIDED VAN ACCESSIBLE SPACES	2

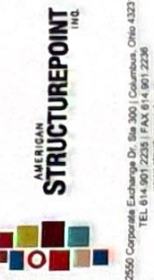
**DEVELOPER**  
 KENMORE CONSTRUCTION CO. INC  
 700 HOME AVE, AKRON, OHIO 44310  
 CONTACT: BILL SCALA  
 PHONE: 330-801-8253  
 EMAIL: WFS@KENMORECOMPANIES.COM

**ENGINEER**  
 AMERICAN STRUCTUREPOINT  
 2550 CORPORATE EXCHANGE DRIVE, SUITE 300  
 COLUMBUS, OHIO 43231  
 CONTACT: MICHAEL T. ROCHE  
 PHONE: 614-901-2235  
 EMAIL: MROCHE@STRUCTUREPOINT.COM

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

MAYOR, VILLAGE OF COMMERCIAL POINT	DATE
ADMINISTRATOR, VILLAGE OF COMMERCIAL POINT	DATE
UTILITY SUPERINTENDENT, VILLAGE OF COMMERCIAL POINT	DATE
ZONING ADMINISTRATOR, VILLAGE OF COMMERCIAL POINT	DATE
VILLAGE ENGINEER, VILLAGE OF COMMERCIAL POINT	DATE

DATE:	3/31/2026
DRAWN BY:	MTR
CHECKED BY:	JRP
JOB NUMBER:	2022.00224
REGISTERED ENGINEER	DATE
MICHAEL T. ROCHE, PE 91585, P.E.	



MAJOR SITE PLAN FOR  
 JAHN PROPERTY INDUSTRIAL  
 VILLAGE OF COMMERCIAL POINT, PICKAWAY COUNTY, OHIO  
 TITLE SHEET

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION  
 IN SUBMITTING BIDS IN RELIANCE THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER GOVERNMENTAL AUTHORITIES AT MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	3/31/2026
DRAWN BY:	MTR
CHECKED BY:	JRP
JOB NUMBER:	2022.00224

C001

PLOT SCALE: 1:1 EDIT DATE: 3/31/26 - 6:33 PM EDITED BY: MROCHE DRAWING FILE: O:\2022\2022\24\01\DRAWINGS\CIVIL\CONSTRUCTION\DOCUMENTS\MSP\0022.0024.MSP TS.DWG