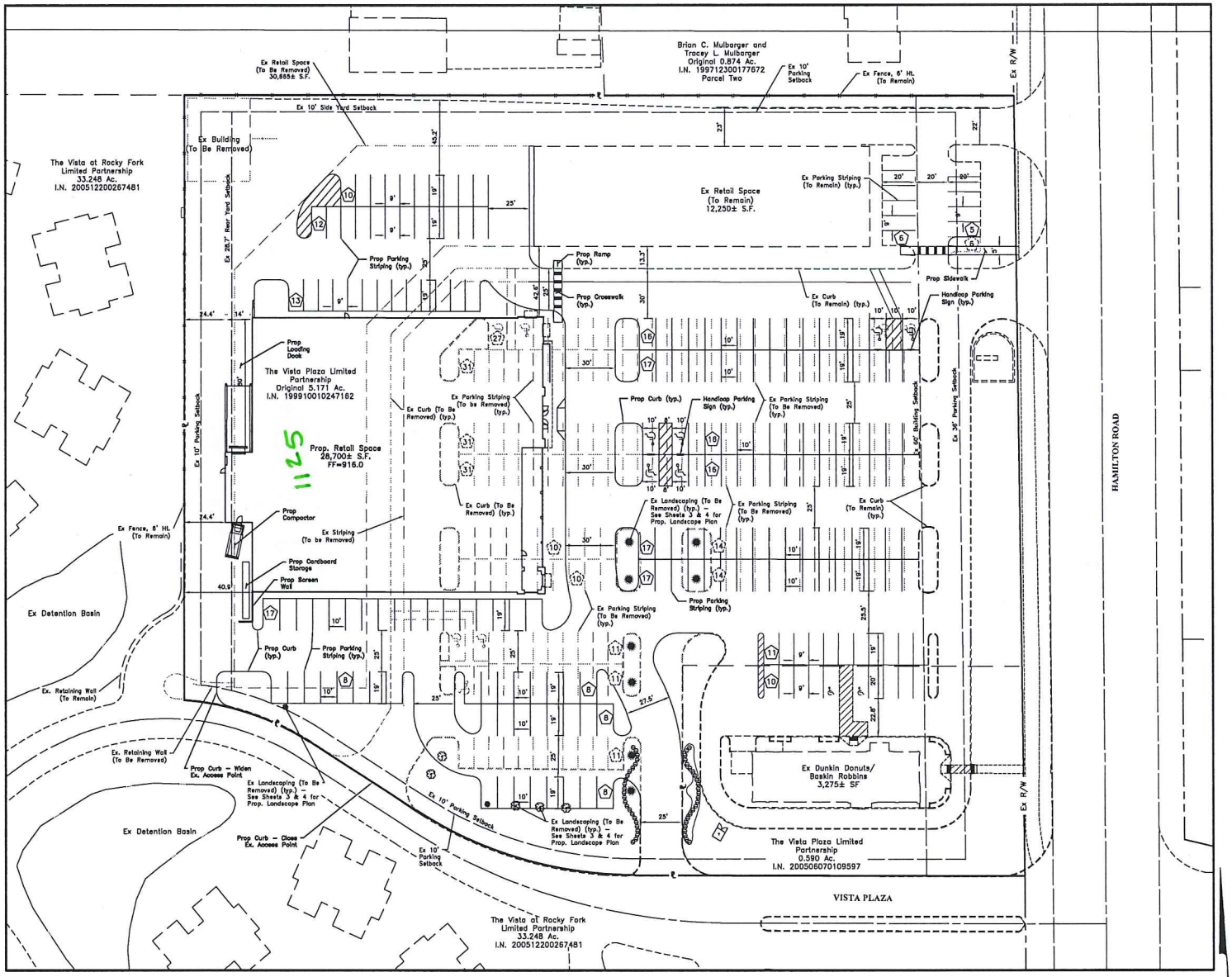

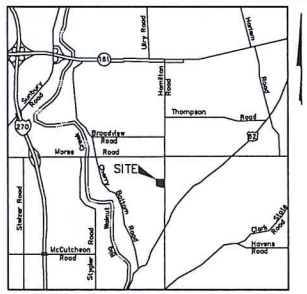

VICINITY MAP
Not to Scale

PROJECT DATA TABLE

Total Acreage	5.17± Ac.
Current Zoning	CC—Community Commercial
Proposed Zoning	CC—Community Commercial
Existing Retail Space	42,915± S.F.
Existing Restaurant Space	3,275± S.F.
Proposed Retail Space	40,950± S.F.
Proposed Restaurant Space	3,275± S.F.
Parking	
Retail Space (1/300 S.F.)	137
Restaurant Space (1/150 S.F.)	25
Total Parking Required	162
Proposed Parking	215 Spaces
Existing Parking	234 Spaces
Existing Lot Coverage	
Site Area	225,250± S.F.
Building Area	48,090± S.F.
Pavement Area	128,990± S.F.
Existing Coverage	79%±
Proposed Lot Coverage	
Site Area	225,250± S.F.
Building Area	44,225± S.F.
Pavement Area	133,245± S.F.
Proposed Coverage	79%±

CART CORRAL NOTE

Shopping cart collection areas to be provided within the designated parking field. Minimum six (6) locations required. Shopping cart corrals to be provided by landlord at each collection area. The landlord shall provide cart corrals purchased from tenant vendor and approved by local regulatory agencies.

STORMWATER NARRATIVE

Detention will not be required for the site due to the fact that there is no increase in impervious area. It is simply a re-development of an existing commercial lot. Water quality will be required for this re-development because more than one acre will be disturbed. Water quality requirements will be met by either modifying the existing outlet at the downstream pond or inserting a hydrodynamic device.

UTILITY NARRATIVE

Utilities for the new retail space will be served from existing sanitary, water, gas, electric, and communication lines located at the rear of the building, already within the Vista Plaza Center.

DEVELOPER
CASTO
Charlie Frace
250 Civic Center Drive, Suite 500
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Tel: (614) 227-3485

ENGINEER
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Brian Quackenbush
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4390

GRAPHIC SCALE
0 15 30 60
1 Inch = 30 feet

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
April 2, 2015

REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF GAHANNA, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
VISTA PLAZA
SITE PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
April 2, 2015

SCALE
1" = 30'

JOB NO.
2014-1273

SHEET
1/4

A:\2014\1273\Dwg\Xtf\Sheets\DPD\2014-1273 — Preliminary Site Plan.dwg Last Saved By: bcrawford 4/2/2015 11:42 AM Last Plotted By: Crawford 4/2/2015 11:45 AM (No Xrefs)