

SG# 15050033

File No: SWP-2015

Date Received: 5/19/15

Scheduled Public Hearing Date: _____

Fee: 75.00

Initials: _____

Check or Receipt No. CC 08346C

**APPLICATION FOR SUBDIVISION WITHOUT PLAT
CITY OF GAHANNA PLANNING COMMISSION**

*Applicant's Name: Shirley Skowron and/or Barry Skowron

Address: 307 Edgemont Ct, Pataskala Ohio 43062

Company: N/A Phone: 614-866-8106

5bskowron@aatt.net Fax: _____

Status: Land Owner Option Holder Cont. Purchaser Agent

Property Location: Johnstown Rd / Ballard Dr

Parcel ID#: 025-062204 and 025 000829

Reason for Request: Single dwelling build on inner proposed parcel to face Ballard Dr

Current Zoning: _____ Total Acreage of Proposed Parcel: 0.435 and 0.552

Landowner: Same as above Phone: 614-866-8106

Address: _____

Applicant's Signature: Shirley A Skowron Date: 5-19-15

Submission Requirements

1. 10 copies (if being submitted to Planning Commission) of a Legal Description of the property certified by registered surveyor. Only 2 copies are necessary if to be approved administratively.
2. 2 copies of deeds to be stamped.
3. Application Fee of \$75 for residential, \$150 for all other districts.
4. Reduced drawing to 8 1/2 x 11 inch size.

To be approved by: _____ Planning Commission (buildable lot) _____ Administratively

In accordance with Section 1106 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this Lot Split as stated above has been approved.

Planning & Zoning Administrator _____ Date _____

Director of Public Service _____ Date _____

City Engineer _____ Date _____

*Note: All correspondence will be to applicant above unless otherwise stated.

Revised February 2009

PAID MAY 19 2015

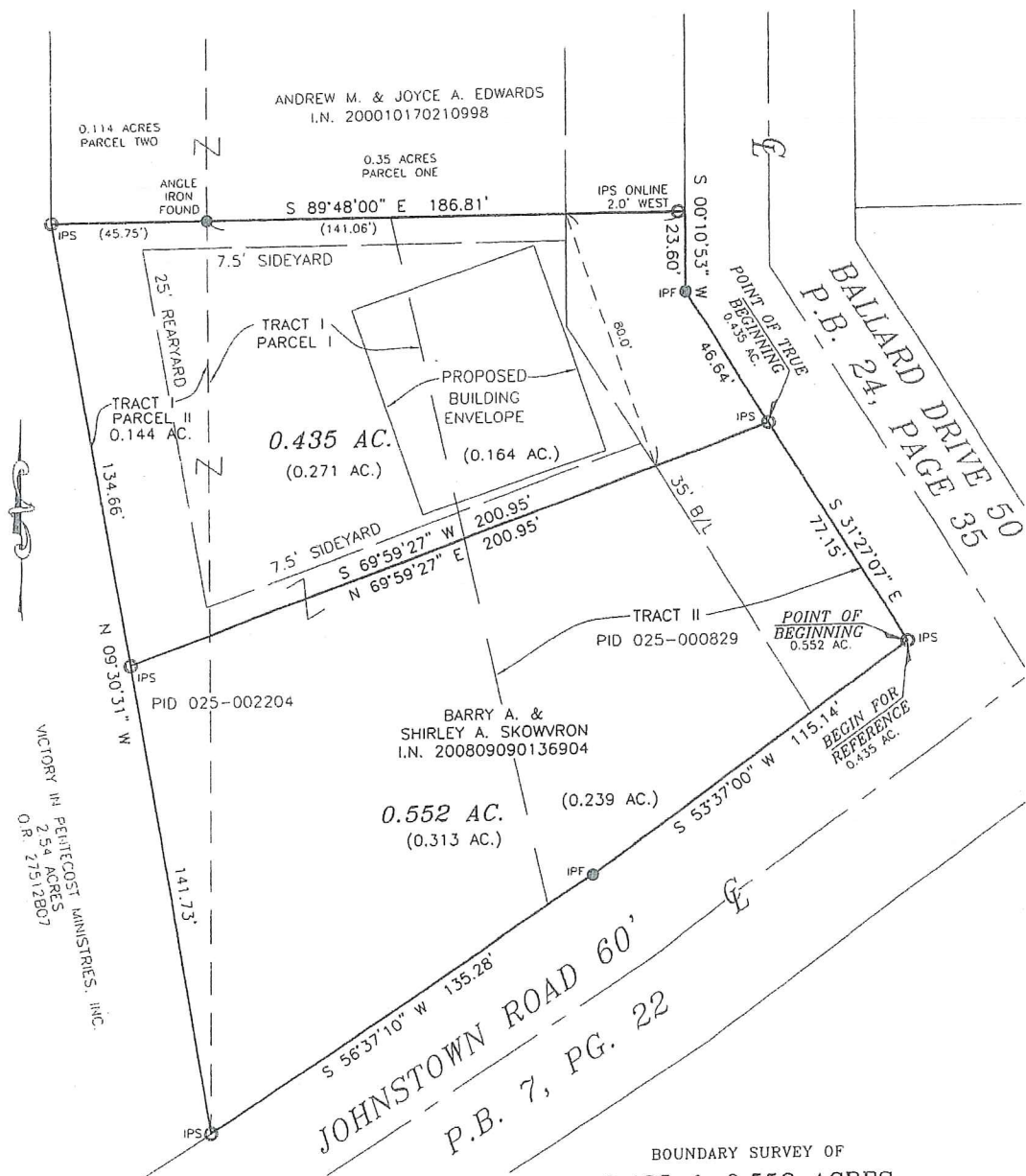
RECEIVED MAY 19 2015

BY: SW

BY: SW CC 08346C

LEGEND

- IPF 3/4" IRON PIN FOUND
(UNLESS OTHERWISE NOTED)
- IPS IRON PIN SET



BOUNDARY SURVEY OF
0.435 & 0.552 ACRES
LYING IN

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF GAHANNA, COUNTY OF FRANKLIN
STATE OF OHIO

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING
OF S 53°37'00" W FOR THE NORTHWESTERLY RIGHT-OF-WAY
LINE OF JOHNSTOWN ROAD, OF RECORD IN P.B. 24, PAGE 35,
RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

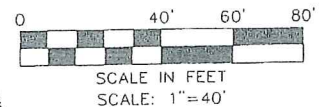
NOTE:
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY
AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND
UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE
3/4" I.D. IRON PIPES 30" LONG, W/ RED PLASTIC CAP STAMPED
"LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM
AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN
SEPTEMBER OF 2005 AND NOVEMBER OF 2010 AND THAT IT
AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN
ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DRAWN BY: BKC & TNW

Scott D. Grundei 6/17/11

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047 DATE



LS LANDMARK SURVEY
GI GROUP, INCORPORATED
2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003

REV: 6/13/11
DATE: 6/9/11 FILE NO. 115557

DESCRIPTION OF A 0.552 ACRE TRACT
LYING WEST OF BALLARD DRIVE
AND NORTH OF JOHNSTOWN ROAD

Situate in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 4, Township 1, Range 17, United States Military Lands, and being part of Tract I and Tract II as conveyed to Barry A. and Shirley A. Skowvron, of record in Instrument Number 200809090136904, records of the Recorder's Office, Franklin County, Ohio and being bounded and more particularly described as follows:

Beginning at the intersection of the westerly right-of-way line of Ballard Drive (50 feet wide), of record in Plat Book 24, Page 35 and the northerly right-of-way line of Johnstown Road (60 feet wide), of record in Plat Book 7, Page 22, and the southeasterly corner of said Tract II;

Thence South 53° 37' 00" West, a distance of 115.14 feet, along the northerly right-of-way line of said Johnstown Road, the southerly line of said Tract II, to a 3/4 inch iron pin found;

Thence South 56° 37' 10" West, a distance of 135.28 feet, continuing along the northerly right-of-way line of said Johnstown Road and the southerly line of said Tract I and Tract II, to an iron pin set at the southerly common corner of said Tract I and the 2.54 acre tract conveyed to Victory in Pentecost Ministries, Inc., of record in Official Record 27512B07;

Thence North 09° 30' 31" West, a distance of 141.73 feet, along the line common to said Tract I and 2.54 acre tract, to an iron pin set;

Thence North 69° 59' 27" East, a distance of 200.95 feet, across said Tract I and Tract II, to an iron pin set in the westerly right-of-way line of Ballard Drive and the easterly line of said Tract II;

Thence South 31° 27' 07" East, a distance of 77.15 feet, along the westerly right-of-way line of said Ballard Drive and the easterly line of said Tract II, to the **Point of Beginning**, containing 0.552 acres, more or less, of which 0.239 acres lie in Tract II (Parcel No. 025-000829) and 0.313 acres lie in Tract I (Parcel No. 025-002204) and being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of South 53° 37' 00" West for the northwesterly right-of-way line of Johnstown Road, of record in Plat Book 24, Page 35, Recorder's Office, Franklin County, Ohio.

All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in September of 2005 and November of 2010.

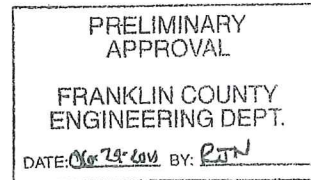


LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 6/28/11
Date

Scott D. Grundei, P.S.
Registered Surveyor No. 8047

115557



*DEED ORDER

DESCRIPTION OF A 0.435 ACRE TRACT
LYING WEST OF BALLARD DRIVE
AND NORTH OF JOHNSTOWN ROAD

Situate in the State of Ohio, County of Franklin, City of Gahanna, lying in Quarter Township 4, Township 1, Range 17, United States Military Lands, and being part of Tract I and Tract II as conveyed to Barry A. and Shirley A. Skowron, of record in Instrument Number 200809090136904, records of the Recorder's Office, Franklin County, Ohio and being bounded and more particularly described as follows:

Beginning, for reference, at the intersection of the westerly right-of-way line of Ballard Drive (50 feet wide), of record in Plat Book 24, Page 35 and the northerly right-of-way line of Johnstown Road (60 feet wide), of record in Plat Book 7, Page 22, and the southeasterly corner of said Tract II;

Thence North 31° 27' 07" West, a distance of 77.15 feet, along the westerly right-of-way line of said Ballard Drive and the easterly line of said Tract II, to an iron pin set at the Point of True Beginning;

Thence South 69° 59' 27" West a distance of 200.95 feet, across said Tract II and Tract I, to an iron pin set in the westerly line of said Tract I and the easterly line of the 2.54 acre tract conveyed to Victory in Pentecost Ministries, Inc., of record in Official Record 27512B07;

Thence North 09° 30' 31" West, a distance of 134.66 feet, along the line common to said Tract I and 2.54 acre tracts, to an iron pin set at the westerly common corner of said Tract I and the 0.114 acre tract conveyed as Parcel Two to Andrew M. and Joyce A. Edwards, of record in Instrument Number 200010170210998;

Thence South 89° 48' 00" East, a distance of 186.81 feet, passing an angle iron found at a distance of 45.75 feet and an iron pin set at a distance of 184.81 feet, along the line common to said Tract I, Tract II, and 0.114 acre tract and the 0.35 acre tract conveyed as Parcel One to Andrew M. and Joyce A. Edwards, of record in Instrument Number 200010170210998, to a point in the westerly right-of-way line of said Ballard Drive and at the common corner of said Tract II and 0.35 acre tract;

Thence South 00° 10' 53" West, a distance of 23.60 feet, along the westerly right-of-way line of said Ballard Drive and the easterly line of said Tract II, to an iron pin found;

Thence South 31° 27' 07" East, a distance of 46.64 feet, continuing along the westerly right-of-way line of said Ballard Drive and the easterly line of Tract II, to the Point of True Beginning, containing 0.435 acres, more or less, of which 0.164 acres lie in Tract II (Parcel No. 025-000829) and 0.271 acres lie in Tract I (Parcel No. 025-002204) and being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of South 53° 37' 00" West for the northwesterly right-of-way line of Johnstown Road, of record in Plat Book 24, Page 35, Recorder's Office, Franklin County, Ohio.

All iron pins set are ¼ inch iron pipes, 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

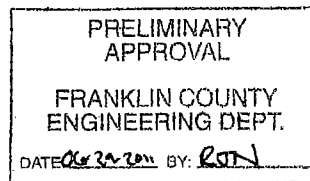
The above description is based on an actual field survey performed in September of 2005 and November of 2010.



LANDMARK SURVEY GROUP, INC.

Scott D. Grunde 6/17/11
Scott D. Grunde, P.S. Date
Registered Surveyor No. 8047

115557



* DEED ORDER



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Skowvron

Project Address: Johnstown Rd & Ballard Dr.

Planning and Development

No comments or objections to the proposal.

Respectfully Submitted By:

Michael Blackford

Deputy Director, Planning and Development



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Skowvron
Project Address: Johnstown Rd & Ballard Dr.

The applicant proposes to split a .435 acre tract from a lot located at the corner of W. Johnstown Road and Ballard Drive to create a separate tax parcel. The proposed parcel will meet the development standards for SF-3 zoning, having 80' street frontage at the build line, and exceeding the 11,000 sq. ft. lot area requirement. The building envelope indicated on the survey will meet the SF-3 standards.

1106.05 APPLICATIONS REFERRED TO PLANNING COMMISSION.

The Planning Commission shall act upon an application for subdivision without plat within twenty-one days after receipt of the application from the Planning and Zoning Administrator and shall approve such application provided:

- (a) All lots of the resulting subdivision are contiguous to a dedicated public street right of way for such distance as is required by the applicable zoning category.
- (b) No opening, widening or extension of any road, street or other public way is involved.
- (c) No more than five lots are involved after the original tract is completely subdivided.
- (d) The request for subdivision is not contrary to platting, subdividing or zoning regulations of the City.

An application for a subdivision without plat which is not in compliance with all of the above conditions shall be denied unless conditions by (a) through (d) are varied by Planning Commission.

Respectfully Submitted By:

Bonnie Gard



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Skowvron
Project Address: Johnstown Rd & Ballard Dr.

1. Water service can be provided to both proposed lots by tapping the existing 6" waterline located on the west side of Ballard Drive.
2. A designated sanitary sewer lateral was provided for the original 0.987 acre parcel near the northern property line as part of the West Gahanna Sanitary Sewer Improvements, Phase 2, SA-944 (See attached plan sheet, and exhibit for details). If this parcel is to be split, the northern 0.435 acre parcel will retain access to the existing sanitary sewer lateral, however, the southern 0.552 acre parcel will not have access to sanitary sewer. In order to provide access to the existing sanitary sewer, a 20' wide sanitary sewer easement shall be provided across the frontage of the 0.435 acre parcel adjacent to the right-of-way on Ballard Drive. The future owner/developer of the 0.552 acre lot will be responsible for all permitting and capacity fees as well as tapping and construction of a new sanitary sewer lateral to provide sanitary service to the resulting lot.

Respectfully Submitted By: Robert S. Priestas, P.E.



"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV

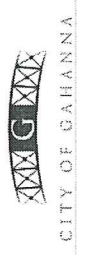
AS-BUILT
5/2011

#	Parcel ID	First Name	Last Name	Address	City	State	Zip
1	025-000881	Ronald and Elizabeth	Southard	463 Cherry Road	Gahanna	OH	43230
2	025-000999	Steven	Steenburgh	464 Cherry Road	Gahanna	OH	43230
3	025-000976	Jason and Tina	Clingerman	473 Cherry Road	Gahanna	OH	43230
4	025-000994	Jeremy and Roxie	Nelson	474 Cherry Road	Gahanna	OH	43230
5	025-001023	John and Ronda	Massie	493 Cherry Road	Gahanna	OH	43230
6	025-001017	Harvey and Sharon	List	494 Cherry Road	Gahanna	OH	43230
7	025-000892	Vernon and Margaret	Swingle	507 Cherry Road	Gahanna	OH	43230
8	025-000993	Robert and Janice	Paynter	508 Cherry Road	Gahanna	OH	43230
9	025-000880	Ernest and Wanda	Evans	520 Cherry Road	Gahanna	OH	43230
10	025-001022	Mary	Walters	534 Cherry Road	Gahanna	OH	43230
11	025-001044	Simeon and Melanie	Forsythe	545 Cherry Road	Gahanna	OH	43230
12	025-000990	Paul and Monica	Smith	546 Cherry Road	Gahanna	OH	43230
13	025-000886	Drew and Carole	Francis	557 Cherry Road	Gahanna	OH	43230
14	025-000991	Kenneth	Strauss	560 Cherry Road	Gahanna	OH	43230
15	025-001042	John	Deardurff	567 Cherry Road	Gahanna	OH	43230
16	025-000794	Paul and Monica	Smith	576 Cherry Road	Gahanna	OH	43230
17	025-001080	John and Rita	Vagnone	579 Cherry Road	Gahanna	OH	43230
18	025-001003	Gary	Anagmostis	588 Cherry Road	Gahanna	OH	43230
19	025-001027	Gary	Anagmostis	593 Cherry Road	Gahanna	OH	43230
20	025-001822	Brian and Angela	Farris	602 Cherry Road	Gahanna	OH	43230
21	025-000885	Lisa	Steenburgh	605 Cherry Road	Gahanna	OH	43230
22	025-001020	Darren and Julie	Weppler	615 Cherry Road	Gahanna	OH	43230
23	025-000898	Mary	Spitzer	193 Ballard Drive	Gahanna	OH	43230
24	025-00989	Sager	Tallman	202 Ballard Drive	Gahanna	OH	43230
25	025-000988	Edward	Gillespie	203 Ballard Drive	Gahanna	OH	43230
26	025-000950	Curtis	Booth	212 Ballard Drive	Gahanna	OH	43230
27	025-000992	Penny	Popper	213 Ballard Drive	Gahanna	OH	43230
28	025-001028	Richard	Cavendish	222 Ballard Drive	Gahanna	OH	43230
29	025-001046	Charles and Inez	Roberts	223 Ballard Drive	Gahanna	OH	43230
30	025-001001	Mildred	Decenzo	232 Ballard Drive	Gahanna	OH	43230
31	025-000997	Anthony and Elizabeth	Passero	233 Ballard Drive	Gahanna	OH	43230
36	025-001084	Stan	Ellison	243 Ballard Drive	Gahanna	OH	43230
32	025-000833	Judy	Flowers	244 Ballard Drive	Gahanna	OH	43230
33	025-000897	Shaldon	Gier	254 Ballard Drive	Gahanna	OH	43230
34	025-000884	Paul and Linda	Gray	255 Ballard Drive	Gahanna	OH	43230
35	025-001002	Andrew and Joyce	Edwards	267 Ballard Drive	Gahanna	OH	43230
37	025-000832	Bryan	Berry	504 W. Johnstown Rd.	Gahanna	OH	43230



TRIB. AREA 44.00 ACRES, TRIBUTARY TO CITY OF GAHANNA CC-2467 TO SA-40

EASEMENT AREA



CONSULTANTS

PROJECT
WEST GAHANNA SANITARY SEWER IMPROVEMENTS, PHASE 2

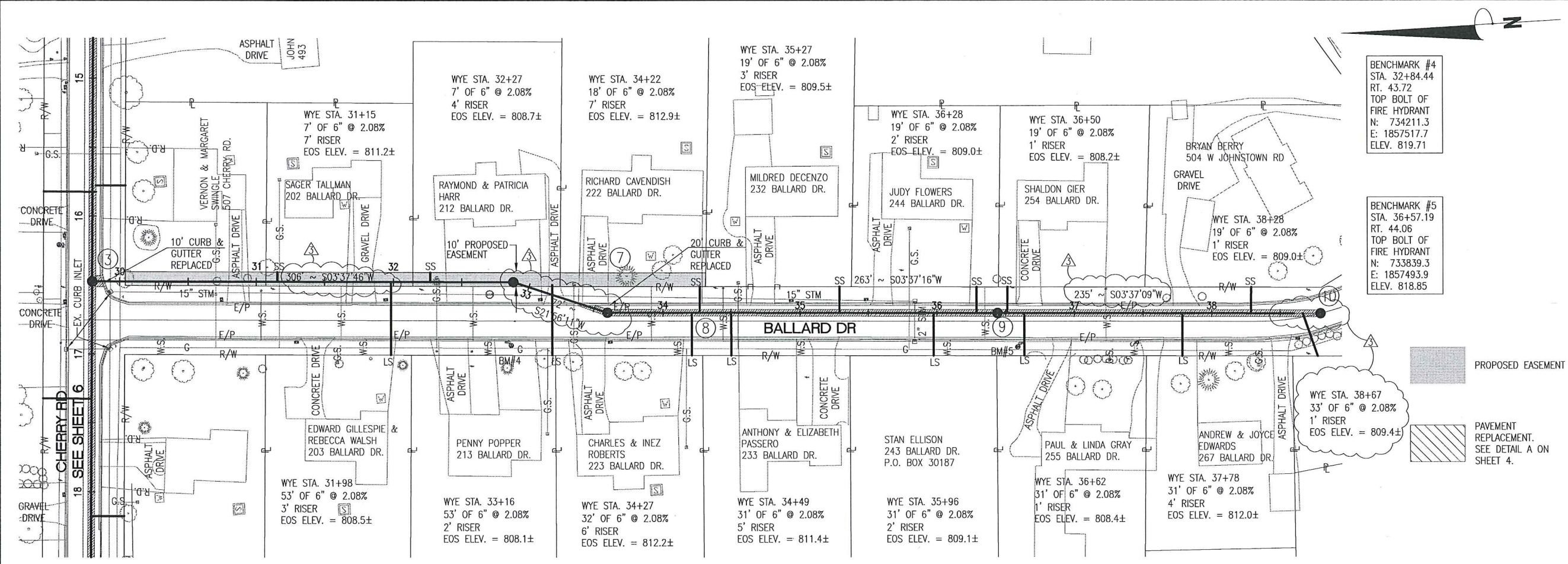
OWNER
CITY OF GAHANNA
200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230

REVISIONS	DATE	DESCRIPTION
1	11/1/10	REV. CHERRY ALIGN.
2	12/6/10	REV. CHERRY ALIGN.

PROJECT NO: 08541.00
DRAWN BY: KMS
DESIGNED BY: KMS
CHECKED BY: JED
DATE: DEC. 2010
SCALE: 1"=200'

SHEET TITLE
SCHEMATIC / TRIBUTARY MAP

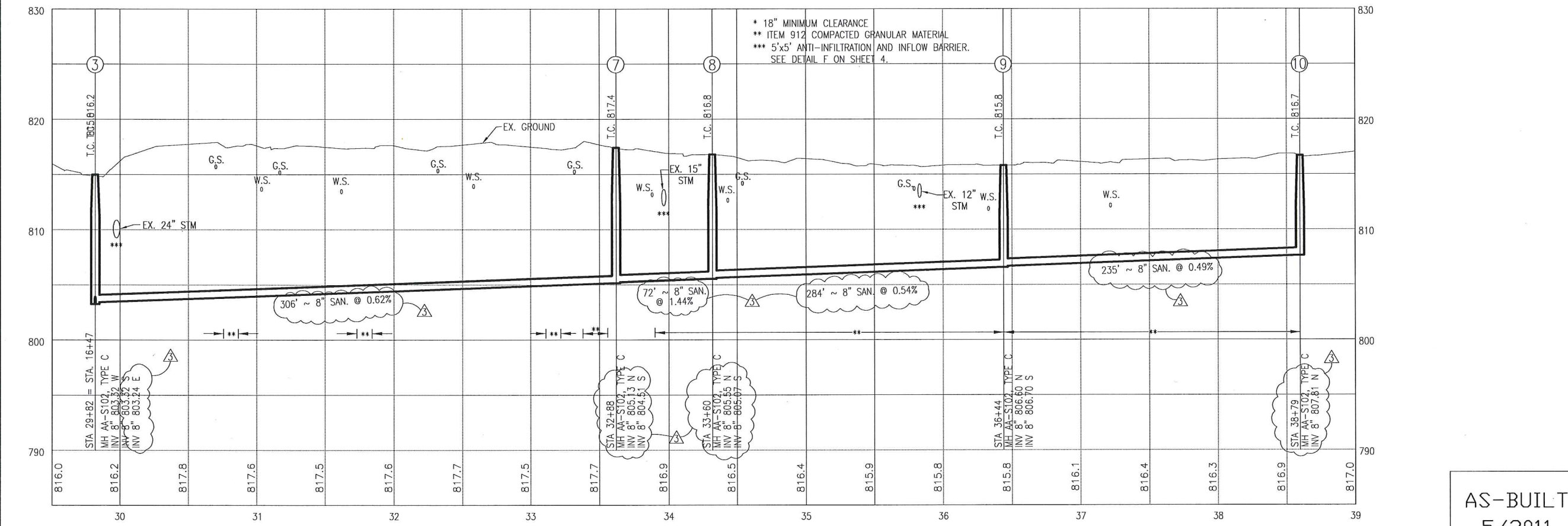
5
SHEET 5 OF 8



BENCHMARK #4
STA. 32+84.44
RT. 43.72
TOP BOLT OF
FIRE HYDRANT
N: 734211.3
E: 1857517.7
ELEV. 819.71

BENCHMARK #5
STA. 36+57.19
RT. 44.06
TOP BOLT OF
FIRE HYDRANT
N: 733839.3
E: 1857493.9
ELEV. 818.85

PROPOSED EASEMENT
PAVEMENT REPLACEMENT.
SEE DETAIL A ON
SHEET 4.



* 18" MINIMUM CLEARANCE
** ITEM 912 COMPACTED GRANULAR MATERIAL
*** 5'x5' ANTI-INFILTRATION AND INFLOW BARRIER.
SEE DETAIL F ON SHEET 4.

AS-BUILT
5/2011

W.E. STILSON
CONSULTING GROUP
Pride in the Details. Passion in our People.

CITY OF GAHANNA

CONSULTANTS

PROJECT
WEST GAHANNA SANITARY SEWER
IMPROVEMENTS, PHASE 2

OWNER
CITY OF GAHANNA
200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230

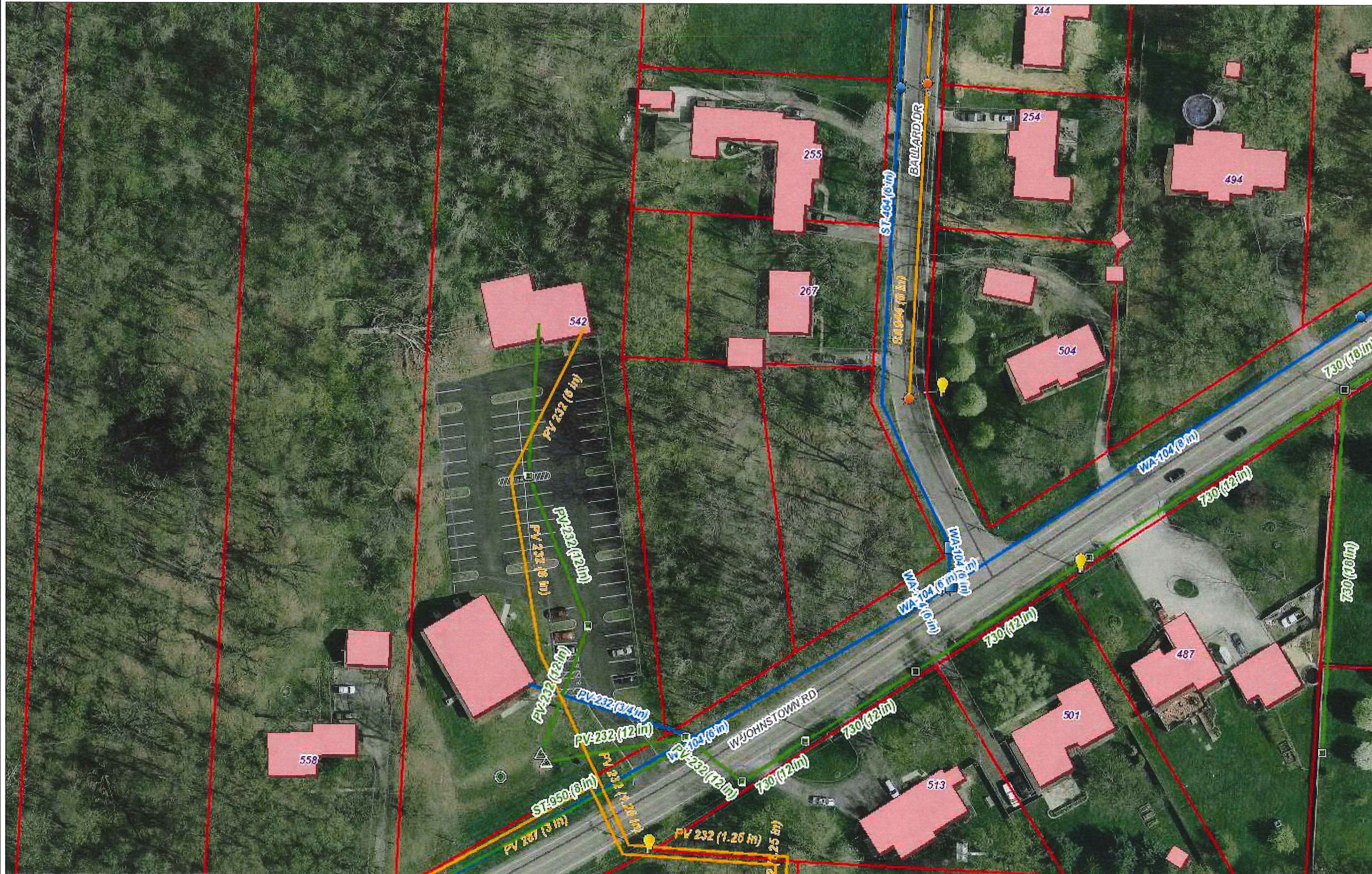
REVISIONS	DATE	DESCRIPTION
1	11/17/10	REV. CHERRY ALIGN.
2	12/6/10	REV. CHERRY ALIGN.
3	5/17/2011	AS-BUILT

PROJECT NO: 08541.00
DRAWN BY: MSR
DESIGNED BY: JED
CHECKED BY: JAF
DATE: DEC. 2010
SCALE: H: 1"=40'
V: 1"=5'

SHEET TITLE
BALLARD DRIVE
PLAN AND PROFILE
STATION 29+82 TO
STATION 39+00

8

SHEET 8 OF 8



Legend

- Addresses
- Fiber Pole
- Fiber Structure
 - Cabinet
 - Handhole
 - Manhole
 - Panel
 - Pullbox
 - Vault
- FiberCable
 - Aerial Fiber Cable
 - Proposed Aerial Fiber Cable
 - Burried Fiber Cable
 - Proposed Burried Fiber Cable
- Control Site
- Street Lights
- Cable
- Traffic Signals
- Lift Station
- Sanitary Manhole
- Sanitary Line
- Water Quality Structure
- Storm Inlet
- Storm Manhole
- Storm Outfall
- Storm Basin
- Storm Line
- Booster Station
- Isolation Valve
 - Closed
 - Open; Unknown
- Boundary Valve
- Master Meter Pit
- Reducer
- Pressure Reducing Valve
- Storage Tank
- Fire Hydrants
 - Public
 - Private
- Water Line
 - Main Lines
 - Lateral Lines
- Fire Hydrants
- Isolation Valves
- Water Lines
- Sanitary Manholes

1: 1,128

