

Application for Final Development Plan

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4117

***REQUIRED INFORMATION: All correspondence will be addressed to the applicant, unless noted otherwise.**

*Name of Final Development Plan FMC-Medical Clinic, Gahanna (#3995-1)
 *Address of Final Development Plan 4251 Johnstown Road
 *Parcel ID# 025-008946 *Total Acreage 2.368 Acres (per survey) *Current Zoning CC
 *Project Description It is proposed to construct 2 medical office buildings on the site. The initial building is to be constructed immediately. The second building when leased.
 *Applicant Name King Avenue 1.0 LLC (Chad Middendorf) *Phone 502-425-1524
 *Applicant Address 10531 Timberwood Circle, Suite D, Louisville, KY 40223 *Email chad@greenrockusa.com
 *Applicant's Relationship to Project Developer, Owner
 *Agent Name Stephen Bourquein *Email s.bourquein@landfocusconsulting.com *Phone 765-778-4540

***ADDITIONAL REQUIRED CONTACT INFORMATION: If different than applicant.**

*Property Owner Name First Community Bank *Phone 724-464-1136
 *Property Owner Address 654 Philadelphia St *City/State/Zip Indiana, PA 15701-3949
 *Contact Name Brenda Wainwright *Email _____
 *Developer Name King Avenue 1.0 LLC *Phone (same as applicant)
 *Developer Address (same as applicant) *City/State/Zip (same as applicant)
 *Contact Name (same as applicant) *Email (same as applicant)

***SUBMISSION REQUIREMENTS: Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.**

1. A Pre-Application Conference shall be scheduled with the Planning and Development Department.
2. Plans that comply with the Final Development Plan requirements stated in Chapter 1108. Refer to the City of Gahanna Code Ordinance (found at www.municode.com).
3. Plans that comply with the 2011 State of Ohio Fire Code Fire Service Requirements.
4. Two (2) 11x17 copies of plans and associated documents.
5. One (1) copy of plans: 24x36 size (**folded** -not rolled - to 8 1/2 X 11 size prior to submission) if necessary for legibility.
6. One (1) digital copy of completed application and associated plans. Plans to be in 11x17 format.
7. A list of contiguous property owners and their mailing addresses.
8. (2) copies of pre-printed mailing labels for all contiguous property owners.
9. Completed Final Development Plan Checklist from page 2 of this application.
10. Notarized Agreement to Construct as Approved document from page 3 of this application.
11. Application Fee of \$500

*Applicant's Signature  *Date 5/1/16

For Internal Use:

APPROVAL

In accordance with Chapter 1108 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the City of Gahanna Planning Commission on _____.

Planning & Zoning Administrator's Signature _____ Date _____

Sunguard No. 16050021
 PC File No. FDP-7-2016
 Reference file No. DR-14-2016/16050021
 Hearing Date: _____

RECEIVED
 MAY 03 2016
 (Received)
 BY: SN

PAID
 MAY 02 2016
 (Paid)
 BY: CK #1219

ACCEPTED
 MAY 19 2015
 (Accepted by P&Z)
 By: _____

Final Development Plan Checklist

Applicant
Or Agent

Planning & Zoning
Administrator

A. The Final Development Plan shall contain the following:

- | | | |
|---|----------------------|-----------------------|
| 1. Scale: Minimum – one inch equals 100 feet. | 1. <u> x </u> | 1. <u> ✓ </u> |
| 2. The proposed name of the development, approximate total acreage, north arrow, and date. | 2. <u> x </u> | 2. <u> ✓ </u> |
| 3. The names of any public and/or private streets adjacent to or within the development. | 3. <u> x </u> | 3. <u> ✓ </u> |
| 4. Names and addresses of owners, developers and the surveyor who designed the plan. | 4. <u> x </u> | 4. <u> ✓ </u> |
| 5. Vicinity map showing relationship to surrounding development and its location within the community. | 5. <u> x </u> | 5. <u> ✓ </u> |
| 6. Natural features currently within proposed development, including drainage channels, tree lines bodies of water, and other significant features. | 6. <u> x </u> | 6. <u> ✓ </u> |
| 7. Current zoning district, building and parking setbacks. | 7. <u> x </u> | 7. <u> ✓ </u> |
| 8. Proposed location, size and height of building and/or structures. | 8. <u> x </u> | 8. <u> ✓ </u> |
| 9. Proposed driveway dimensions and access points. | 9. <u> x </u> | 9. <u> ✓ </u> |
| 10. Proposed parking and number of parking spaces. | 10. <u> x </u> | 10. <u> ✓ </u> |
| 11. Distance between buildings. | 11. <u> x </u> | 11. <u> ✓ </u> |
| 12. List of adjacent property owners for notification. | 12. <u> x </u> | 12. <u> ✓ </u> |
| 13. Reduced site plan suitable for showing on an overhead projector. | 13. <u> x </u> | 13. <u> ✓ </u> |
| 14. Any other information the Planning Commission may deem to be necessary to evaluate the application. These items can include such things as elevations, traffic studies, floor plans, etc. | 14. <u> x </u> | 14. <u> </u> |

B. In addition to the aforementioned requirements, the developer shall submit a table of development calculations. This table shall include:

- | | | |
|---|---------------------|----------------------|
| 1. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed). | 1. <u> x </u> | 1. <u> ✓ </u> |
| 2. Lot coverage calculations: (square footage of site, area of permanently impervious surfaces broken down into buildings and parking, area of uncovered land, coverage requirements, proposed lot coverage). | 2. <u> x </u> | 2. <u> ✓ </u> |
| 3. Setback calculations, (if needed). | 3. <u> x </u> | 3. <u> </u> |
| 4. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of two-inch caliper trees required, and number of trees proposed). | 4. <u> x </u> | 4. <u> ✓ </u> |

(Ord. 132-96. Passed 8-6-96.)

- | | | |
|--|---------------------|---------------------|
| C. The Final Development Plan should provide preliminary details regarding stormwater management, availability of utilities, necessary easements for construction, and other similar information as applicable. Details may be addressed on the plan or within a narrative summary. Information should be sufficient to demonstrate how these areas will generally be addressed. | 1. <u> x </u> | 1. <u> ✓ </u> |
|--|---------------------|---------------------|



CITY OF GAHANNA

Agreement to Construct as Approved

Your signature below affirms that, as the contractor/applicant Chad Middendorf

(Please print - Contractor/Applicant Name)

Stephen E. Bourquein, Agent for, King Avenue 1.0 LLC

(Business Name and/or Address)

the above named project will be built as approved and specified by the City of Gahanna Planning & Zoning Administrator (or Designee). As the contractor or applicant, you also agree that any proposed change to the approved plans must be reported to the Planning and Zoning Administrator. Significant changes to the project, as determined by the Planning and Zoning Administrator, must be approved.

Contractor/Applicant

Signature

(Please sign in presence of Notary)

Date

4/29/16

(Signature of Notary)



morison County

4/29/16

(Date)

Stamp/Seal

 **A&F ENGINEERING**
Transportation & Site Engineering
Creating Order Since 1966

WILLIAM J. FEHRIBACH, P.E.
OF COUNCIL

STEVEN J. FEHRIBACH, P.E.
PRESIDENT

R. MATTHEW BROWN, P.E.
VICE PRESIDENT

JOSEPH T. RENGEL, P.E.
VICE PRESIDENT

TRANSPORTATION ENGINEERING STUDIES • TRAFFIC IMPACT ANALYSES
STREET DESIGN • HIGHWAY DESIGN • TRAFFIC ENGINEERING
PARKING LOT DESIGN • TRANSPORTATION PLANNING STUDIES
CONSTRUCTION OBSERVATION • SITE ENGINEERING

REGISTRATION
INDIANA
ILLINOIS
KENTUCKY
MICHIGAN
OHIO
MISSOURI
TEXAS

April 21, 2016

Mr. Stephen E. Bourquein, InPS
Land Focus Consulting
P.O. Box 67
Pendleton, Indiana 46064

Re: Trip Generation Calculation for Threshold Study
Gahanna, Ohio

Dear Mr. Bourquein,

The following table represents the trips that can be anticipated for the planned 14,000 square foot medical office development.

Trip Generation Summary				
Land Use	Size	Weekday Total	AM Peak	PM Peak
Medical Office	14,000 sq. ft.	506	33	50

Based on the trip generation calculation, the threshold for a traffic operations study or traffic impact study are not met.

If you have any questions or comments, please contact me.

Sincerely,
A&F Engineering Co., LLC



Steven J. Fehribach, P.E.
President
Ohio PE. 76608

Our Office

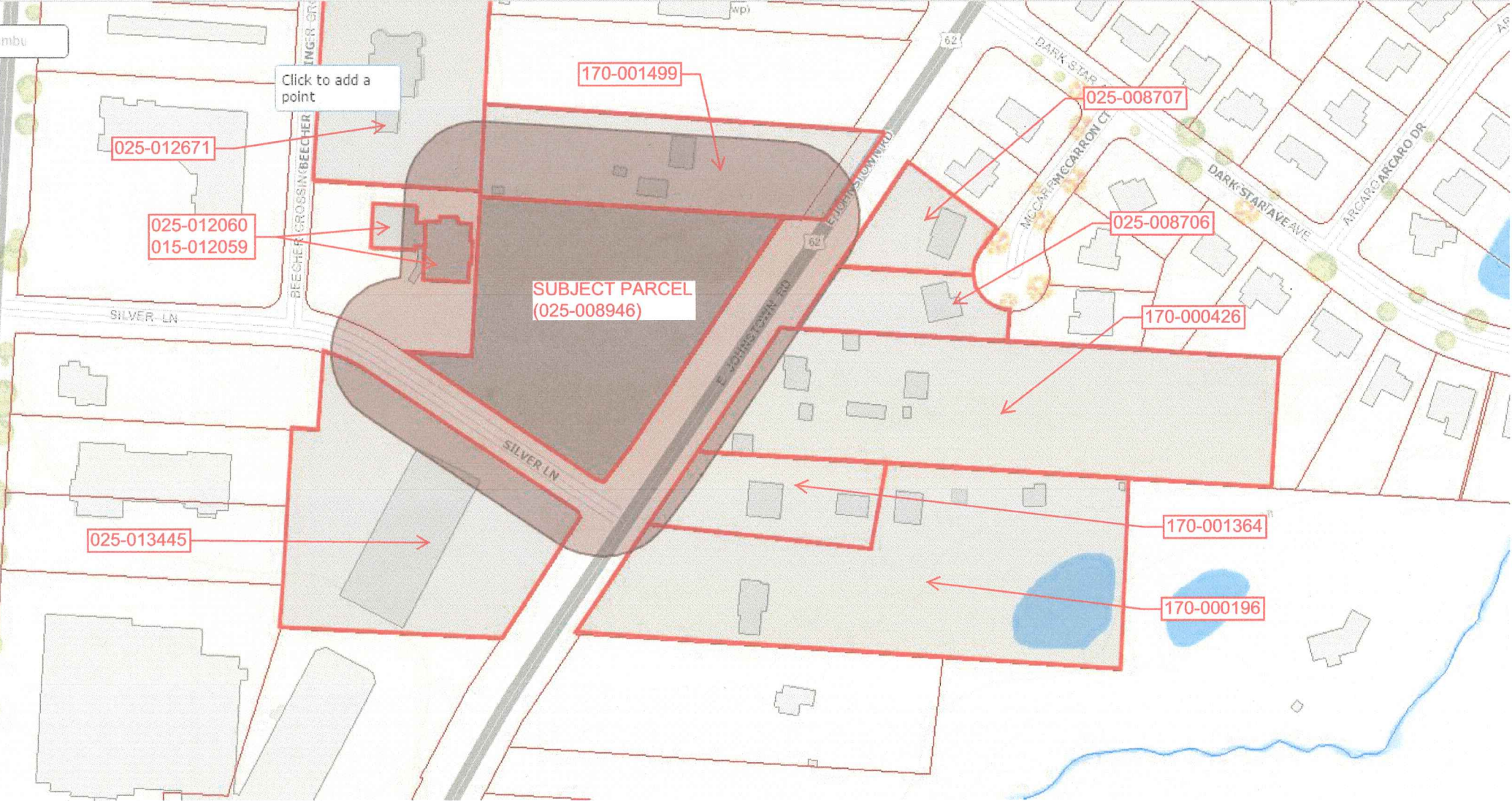
Your Property

Search

On-Line Tools

Reference

Contact Us



Click to add a point

025-012671

025-012060
015-012059

170-001499

SUBJECT PARCEL
(025-008946)

025-008707

025-008706

170-000426

025-013445

170-001364

170-000196

FMC-Gahanna Notice List

FMC-Gahanna Notice List

Parcel ID	owner name 1	owner name 2	mailing address1	mailing address3	parcel address
025-008946-00	First Community Bank		654 Philadelphia St	Indiana, PA 15701-3949	4251 Johnstown Rd
170-000196-00	Clarke	Virginia C	4220 E Johnstown Rd	Columbus, OH 43230-1817	4220 Johnstown Rd
170-001364-00	Wilke	Edware & Jinx	832 Valleywood Heights Dr	Howard, OH 43028-9692	4238 Johnstown Rd
170-000426-00	AKA Group LLC		6650 Walnut St	New Albany, OH 43054-9138	4242 Johnstown Rd
170-001499-00	Wells	Earnest	4297 Johnstown Rd	Columbus, OH 43230-1817	4297 Johnstown Rd
025-012671-00	Benchmark Bank		461 Beecher Rd	Columbus, OH 43230-6794	461 Beecher Rd
025-012059-00	JTH Enterprises		470 Silver Ln, Suite A	Columbus, OH 46230-4575	470 Silver Ln
025-012060-00	First Commonwealth Bank		654 Philadelphia St	Indiana, PA 15701-3949	470 Silver Ln
025-013445-00	Forum Center LLC		P.O.Box 495	Marion, OH 43301-0495	961-979 Johnstown Rd
025-008706-00	Patel	Vipin	P.O.Box 30266	Columbus, OH 43230-0266	991 McCarron Ct
025-008707-00	Sponseller	Diana & Justin	6053 S Fashion Square Dr, Suite 99	Salt Lake City, UT 84107-5439	999 McCarron Ct

Submittal Design Review & Development Plan Review

FMC Medical Clinic Gahanna (#3995-1) 4251 Johnstown Road City of Gahanna, Franklin County, Ohio



VICINITY MAP



AERIAL PHOTO DEMONSTRATING SITE
AND IMMEDIATE SURROUNDING AREA

Scale: 1"=100'

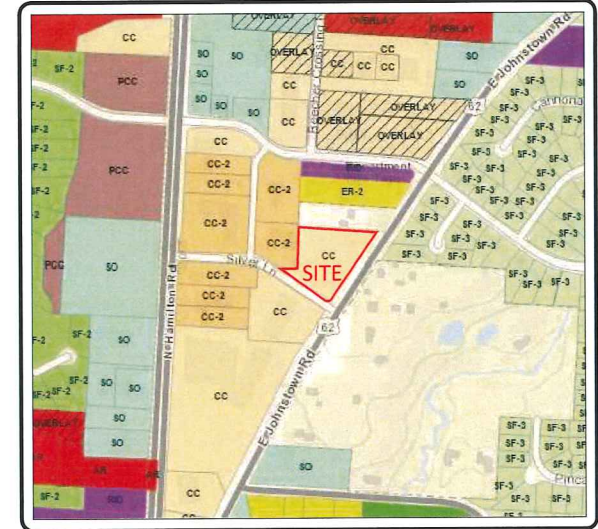


AERIAL PHOTO DEMONSTRATING SURROUNDING LAND USES

Scale: 1"=250'



Render of a similar building under construction in Milford, Ohio



ZONING MAP OF AREA
Scale: 1"=500' +/-

LIST OF DRAWINGS

Sheet #	Sheet Title	Last Revised Date
C000	TITLE SHEET	05.02.2016
C101*	EXISTING TOPOGRAPHY & ALTA SURVEY, (PREPARED BY H & M Surveying)	08.07.2015
C201	SITE LOCATION PLAN	05.02.2016
C203	SITE PHOTOMETRIC PLAN	05.02.2016
C301	SITE GRADING / UTILITY PLAN	05.02.2016
C401	SITE LANDSCAPE PLAN	05.02.2016

* denotes that the sheet is included as un-numbered

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REVISIONS

Issue Date: 05.02.2016

DATE	DESCRIPTION	SHEETS REVISED

BUILDING INFORMATION:

THESE PLANS WERE PREPARED FOR THE PURPOSE OF DEVELOPMENT PLAN REVIEW. THEY HAVE BEEN PREPARED IN ACCORDANCE WITH ALL KNOWN LOCAL AND STATE REQUIREMENTS.

A. THIS PROJECT CONSISTS OF A SITE IMPROVEMENTS FOR CONSTRUCTION OF A SINGLE STORY BUILDING FOR A LICENSED MEDICAL DIALYSIS FACILITY.

B. GENERAL CONSTRUCTION—CONCRETE SLAB ON GRADE, WOOD FRAME AND BRICK AND MASONRY VENEER BUILDING, HIP ROOF AND DRIVE UNDER CANOPY ATTACHED TO MAIN BUILDING.

CODE INFORMATION AND GENERAL SPECIFICATIONS:

THE CONTRACTOR(S) SHALL VERIFY THAT ALL WORK IS IN CONFORMANCE WITH THE APPLICABLE CODES AND REGULATIONS. IF ANY UNRESOLVABLE MISUNDERSTANDINGS ARISE AS THE INTENT OF THE DESIGNS OR CONSTRUCTION, IT IS HEREBY AGREED BY ALL PARTIES THAT THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION SHALL PREVAIL. IN THE EVENT OF DEVIATION BETWEEN THE DRAWINGS AND PROVISIONS OF THE CODE AND REGULATIONS, THE CODE AND REGULATIONS REQUIREMENTS SHALL APPLY.

DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC AND INDICATE THE GENERAL ARRANGEMENT ONLY. EACH CONTRACTOR SHALL MAKE HIS WORK COMPLETE AND PERFECT IN ALL RESPECTS AND READY FOR OPERATION. ALL REQUIRED WORK, EVEN IF PARTICULARLY NOT SPECIFIED, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER. DRAWINGS ARE AT SUCH A SCALE THAT IT IS NOT POSSIBLE TO INDICATE OFFSETS, FITTINGS AND ACCESSORIES WHICH MAY BE REQUIRED OF THE RESPECTIVE CONTRACTORS.

ALL PROPOSED SITE CONSTRUCTION IS TO MEET THE REQUIREMENTS OF THE CITY OF GAHANNA, FRANKLIN COUNTY, OHIO, AND THE STATE OF OHIO, FOR DEDICATED FACILITIES. CERTAIN IMPROVEMENTS WILL BE CONSTRUCTED FOR DEDICATED FACILITIES (SANITARY SEWER). THESE WILL BE CONSTRUCTED AND REVIEWED BY THE CITY OF COLUMBUS, OHIO.

ANY DISCREPANCIES FOUND IN THE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND HIS REPRESENTATIVES PRIOR TO CONSTRUCTION OF ANY FACILITIES AFFECTED. THE OWNER WILL NOT BE RESPONSIBLE FOR ANY ADDITIONAL EXPENSES THAT ARISE FROM THE CONTRACTOR ASSUMING AND TAKING ACTION ON ANY DISCREPANCY WITHOUT NOTIFYING THE OWNER AND HIS REPRESENTATIVES.

PROFESSIONAL ENGINEER'S CERTIFICATION

CERTIFYING THAT THE INFORMATION SHOWN HEREIN FOR THE PREPARATION OF THE SITE LOCATION PLAN AND PROPOSED GRADING PLAN, WERE PREPARED UNDER MY DIRECT SUPERVISION AND REVIEW BASED ON THE AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS AVAILABLE AT THE DATES NOTED HEREIN FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.



Kenneth D. Kauffman
Ohio Licensed Professional Engineer No. 76999

Kenneth D. Kauffman

Land Description

Taken from an ALTA Land Title Survey prepared by J & J Surveying Services

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being located Quarter Township 2, Township 1, Range 16, United States Military District, and being a part of Tract One, Two, and Three as conveyed to The Stone Company, L.L.C. in Instrument No. (I.R.) 19880204024815, Franklin County Recorder's Office, containing 2.368 acres, and being further described as follows:

Beginning for reference at a found railroad spike in the intersection of the centerlines of Hamilton Road and Johnstown Road (U.S. Route 62, width variable);

THENCE North 21 degrees 47 minutes 53 seconds East, 173.80 feet, along the centerline of the said Johnstown Road, to a found railroad spike, being an angle point in the centerline of the said Johnstown Road;

THENCE North 24 degrees 32 minutes 30 seconds East, 1495.04 feet, continuing along the centerline of the said Johnstown Road, to a point, being an angle point in the said Johnstown Road;

THENCE North 30 degrees 21 minutes 35 seconds East, 355.86 feet, continuing along the centerline of said Johnstown Road, to a point;

THENCE North 59 degrees 28 minutes 25 seconds West, 50.00 feet, crossing the said Johnstown Road, to an iron pin set, being a point in the east line of the said Tract One, in the west line of a 0.3599 acre tract conveyed to the City of Gahanna in Official Record (O.R.) 21474 H05, in the west line of said Johnstown Road, and being a northeast corner of a 0.416 acre tract conveyed to the City of Gahanna in I.N. 200204050087474, and being the True Place of Beginning for the herein described 2.368 acre tract;

THENCE around a curve to the right, having a radius of 20.00 feet, a delta angle of 90 degrees 07 minutes 39 seconds, an arc distance of 31.46 feet, a chord bearing of South 75 degrees 25 minutes 24 seconds West, a chord distance of 28.22 feet, crossing the said Tract One and along a north line of the said 0.416 acre tract, to an iron pin set, being a corner of the said 0.416 acre tract as shown on 470 Silver Lane Condominium, Condominium Plat Book 86, pg. 68, and being a corner of the said 0.416 acre tract;

THENCE North 59 degrees 30 minutes 47 seconds West, 294.58 feet, crossing the said Tract One, Two, and Three, along a north line of the said 0.416 acre tract, to an iron pin set in the north line of the said Tract Three and in the south line of a 1.263 acre tract as shown on 470 Silver Lane Condominium, Condominium Plat Book 86, pg. 68, and being a corner of the said 0.416 acre tract;

THENCE South 89 degrees 37 minutes 56 seconds East, 89.85 feet, along the north line of the said Tract Three and the south line of said 1.263 acre tract, to an iron pin set, being the northeast corner of the said Tract Three, the southeast corner of the said 1.263 acre tract, and a point in the west line of the said Tract Two;

THENCE North 00 degrees 10 minutes 18 seconds West, 220.00 feet, along the west line of the said Tract Two and the east line of the said 1.263 acre tract, to a point referenced by a found 3/4" iron pipe found (1.43 feet S, 1.07 feet W), being the northwest corner of the said Tract Two, the northeast corner of the said 1.263 acre tract, the southwest corner of a 1.389 acre tract conveyed to J. Ernest Wells in O.R. 28487 E-10, and the southeast corner of a 1.695 acre tract conveyed to Benchmark Bank in I.N. 20060127017254;

THENCE South 89 degrees 38 minutes 13 seconds East, 403.30 feet, along the north line of the said Tract Two and the south line of the said 1.389 acre tract, to an iron pin set in the west line of said Johnstown Road, being the northeast corner of a 0.436 acre tract conveyed to the City of Gahanna in O.R. 21474 H-05 and the northeast corner of the said Tract Two;

THENCE South 30 degrees 21 minutes 35 seconds West, 416.29 feet, along the east line of the said Tract Two, the west line of said 0.436 acre tract, and the west line of the said Johnstown Road, to the True Place of Beginning, containing 193,138 square feet or 2,368 acres, of which 2,256 acres is out of the said Tract Two, 0.069 acres is out of the said Tract One, and 0.063 acres is out of the said Tract Three, according to a survey by J & J Surveying Services, Inc. in January of 1999 and November of 2006;

Bearings used for the determination of angles only. For the purposes of this description bearings are referenced to the centerline of said Johnstown Road as being North 30 degrees 21 minutes 35 seconds East. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar, 30" long, with yellow plastic cap stamped "J & J Surveying".

Benchmarks

REFERENCE BENCHMARK:

THE REFERENCE BENCHMARK IS FRANKLIN COUNTY ENGINEER MONUMENT NA-17, AN ALUMINUM DISK IN THE SOUTH END OF A CULVERT WINGWALL ON THE WEST SIDE OF HAMILTON RD. ELEVATION=894.169 NAVD83 DATUM

PROJECT BENCHMARK:

THE SITE BENCHMARK IS THE SOUTH RIM OF THE SANITARY MANHOLE AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION=903.27 NAVD83 DATUM (Site benchmark is noted on the survey)

DEVELOPER:

KING AVENUE 1.0 LLC
10531 Timberwood Circle, Suite D
Louisville, KY 40223
FX 502-425-1524
FX 502-470-7670

BUILDING ENGINEERS:

AET, INC.
12358 HOOSIER ROAD
FISHERS, IN 46038
PH 317-842-3003
FX 317-842-3458
EMAIL: aetinc.robla@gmail.com

SITE CONSULTANTS:

LAND FOCUS CONSULTING
PO BOX 67
PENDLETON, IN 46064
PH 765-778-4540
EMAIL: s.bourqueim@landfocusconsulting.com

ALTA/NSPS LAND TITLE SURVEY OF 2.368 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, and being located Quarter Township 2, Range 16, United States Military District, and being a part of Tracts One, Two, and Three as conveyed to The Stone Company, Ltd. in Instrument No. (I.N.) 199802040024815, Franklin County Recorder's Office, containing 2.368 acres, and being further described as follows:

Beginning for reference at a found railroad spike at the intersection of the centerlines of Hamilton Road and Johnstown Road (U.S. Route 62, width variable);

THENCE North 31 degrees 47 minutes 53 seconds East, 173.90 feet, along the centerline of the said Johnstown Road, to a found railroad spike, being an angle point in the centerline of the said Johnstown Road;

THENCE North 24 degrees 32 minutes 30 seconds East, 1495.04 feet, continuing along the centerline of the said Johnstown Road, to a point, being an angle point in the said Johnstown Road;

THENCE North 30 degrees 21 minutes 35 seconds East, 355.96 feet, continuing along the centerline of said Johnstown Road, to a point;

THENCE North 59 degrees 38 minutes 25 seconds West, 50.00 feet, crossing the said Johnstown Road, to an iron pin set, being a point in the east line of the said Tract One, in the west line of a 0.3509 acre tract conveyed to the City of Gahanna in Official Record (O.R.) 21474 H05, in the west line of said Johnstown Road, and being a northeast corner of a 0.416 acre tract conveyed to the City of Gahanna in I.N. 200204050087474, and being the True Place of Beginning for the herein described 2.368 acre tract;

THENCE around a curve to the right, having a radius of 230.00 feet, a delta angle of 90 degrees 07 minutes 39 seconds, an arc distance of 31.46 feet, a chord bearing of South 75 degrees 25 minutes 24 seconds West, a chord distance of 28.32 feet, crossing the said Tract One and along a north line of the said 0.416 acre tract, to an iron pin set, being a corner of the said 0.416 acre tract;

THENCE North 59 degrees 30 minutes 47 seconds West, 294.58 feet, crossing the said Tracts One, Two, and Three, along a north line of the said 0.416 acre tract, to an iron pin set in the north line of the said Tract Three and in the south line of a 1.263 acre tract as shown on 470 Silver Lane Condominium, Condominium Plot Book 86, pg. 68, and being a corner of the said 0.416 acre tract;

THENCE South 89 degrees 37 minutes 56 seconds East, 88.95 feet, along the north line of the Tract Three and the south line of said 1.263 acre tract, to an iron pin set, being the northeast corner of the said Tract Three, the southeast corner of the said 1.263 acre tract, and a point in the west line of the said Tract Two;

THENCE North 00 degrees 10 minutes 18 seconds West, 220.00 feet, along the west line of the said Tract Two and the east line of the said 1.263 acre tract, to a point referenced by a found 3/4" iron pipe found (1.43 feet S, 1.07 feet W), being the northwest corner of the said Tract Two, the northeast corner of the said 1.263 acre tract, the southwest corner of a 1.399 acre tract conveyed to J. Ernest Wells in O.R. 28407 E-10, and the southeast corner of a 1.695 acre tract conveyed to Benchmark Bank in I.N. 200601270017254;

BENCHMARK BANK
1.695 ACRES
INSTR. NO. 200601270017254

J. ERNEST WELLS, D.C.
1.399 ACRES
O.R. 28407 E-10

S 85°59'09" E
403.38'

ASPHALT DRIVE

2' HIGH SPOIL PILES

FIRST COMMUNITY BANK
2.368 ACRES DEED
INSTR. NO. 201304250068527
PPN 025-008946

AREA MEASURED
103,138 SQ. FT.
2.368 ACRES

4251 JOHNSTOWN RD.

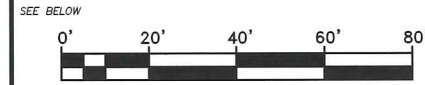
SITE BENCHMARK
ELEVATION=903.37'
SOUTH RIM SANITARY
MANHOLE

LINE PER
SUBJECT
DEED
L=31.46'
R=20.00'
D=90°07'39"
B=S 79°04'28" W
CH=28.32'

(U.S. ROUTE 62)

JOHNSTOWN ROAD

LINE PER
GAHANNA



SILVER LANE
50' WIDE LANE
CITY OF GAHANNA
0.416 ACRES
I.N. 200204050087474

LEGEND

- SAN Sanitary
 - STM Storm
 - MHO Man Hole
 - SI Storm Inlet
 - CI Curb Inlet
 - CB Catch Basin
 - FP Pipe
 - FD Fire Hydrant
 - VB Valve Box
 - GM Gas Meter
 - GV Gas Valve
 - WM Water Meter
 - WV Water Valve
 - EM Electric Meter
 - UP Utility Pole
 - GW Gas Line Marker
 - LY Light Pole
 - YF Yard or Flood Light
 - TE Telephone Closure
 - EC Electric Closure
 - CT Cable Television Closure
 - FC Fence
 - SG Sign
 - CONC Concrete
 - ASPH Asphalt
 - ET Evergreen Tree
 - DT Deciduous Tree
 - ST Stone Found
 - MB Monument Box
 - IP Iron Pin Set
 - IF Iron Pin Found
 - MAG MAG Nail Set
 - RS Railroad Spike Found
 - DV Dead Volume
 - OR Official Record
 - IN Instrument Number
 - IPF Iron Pin Found
 - RSF Railroad Spike Found
 - MNS MAG Nail Set
 - DHS Drill Hole Set
 - C Centerline
 - R/W Right of Way
 - PPN Permanent Parcel Number
- ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE.
ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED J & J SURVEYING

DESCRIPTION CONTINUED

THENCE South 38 degrees 38 minutes 13 seconds East, 403.38 feet, along the north line of the said Tract Two, the west line of said 0.436 acre tract, and the west line of the said Johnstown Road, to the True Place of Beginning, containing 103,138 square feet or 2.368 acres, of which 2.256 acres is out of the said Tract Two, 0.059 acres is out of the said Tract One, and 0.053 acres is out of the said Tract Three, according to a survey by J & J Surveying Services, Inc. in January of 1999 and November of 2006;

Bearings used for the determination of angles only. For the purposes of this description bearings are referenced to the centerline of said Johnstown Road as being North 30 degrees 21 minutes 35 seconds East. Documents referred to are recorded in the Franklin County Recorder's Office. Iron pins set are 5/8" rebar, 30" long, with yellow plastic cap stamped "J & J Surveying".

FLOOD ZONE
SUBJECT TRACT IS LOCATED IN ZONE X, AREAS OUTSIDE A 500 YEAR FLOOD, ACCORDING TO COMMUNITY PANEL NO. 39049C0211K, DATED 06/17/2008.

NOTE
AT THE INTERSECTION OF THE RIGHT OF WAYS OF JOHNSTOWN RD. AND SILVER LN., THERE IS A GAP. THE DEED FOR THE SUBJECT TRACT AND THE DEED TO THE CITY LEAVE A GAP, AS SHOWN.

BENCHMARKS
THE SITE BENCHMARK IS THE SOUTH RIM OF THE SANITARY MANHOLE AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION=903.37' NAVD88 DATUM
THE REFERENCE BENCHMARK IS FRANKLIN COUNTY ENGINEER MONUMENT NA-17, AN ALUMINUM DISK IN THE SOUTH END OF A CULVERT WINGWALL ON THE WEST SIDE OF HAMILTON RD.
ELEVATION=894.168' NAVD88 DATUM

NOTES:
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE OHIO UTILITY PROTECTION SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

TITLE COMMITMENT
This survey does not constitute a title search by J & J Surveying Services, Inc. All information regarding record easements and other documents that might affect the quality of title to the subject tract shown hereon was gained from Title Commitment Number 12-4551, prepared by Old Republic National Title Insurance Co., dated 2/2/16. The following comments correspond to the items numbered in the above-referenced commitment.

- Schedule B - Section II, denoted thus [9] [20]
- 18) The easement granted to Columbus Southern Power Co. in Instr. No. 200007250147258 does not apply, being south of Silver Lane.
 - 19) The ingress-egress easement granted to the west adjoiner in Instr. No. 200005020085746 applies and is plotted, at the southwest corner of subject tract.
 - 20) The 5' electric easement to Columbus & Southern Ohio Electric Co. in D.B. 2534, pg. 170 applies and is plotted, being along and adjacent to the north line of the subject tract.
 - 21) The easement granted in O.R. 16450 C-13 does not apply, being south of Silver Lane.
 - 22) The 20' gas easement granted to Columbia Gas of Ohio in O.R. 17263 B-17 does not apply, being south of Silver Lane.

TO: KING AVENUE 1.0 LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE CO.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3/9/16

DATE: 4/26/16
Raymond J. Wood
RAYMOND J. WOOD P.S. 7745

WORKING DAYS
BEFORE YOU DIG
800-362-2764
OHIO UTILITY PROTECTION SERVICE



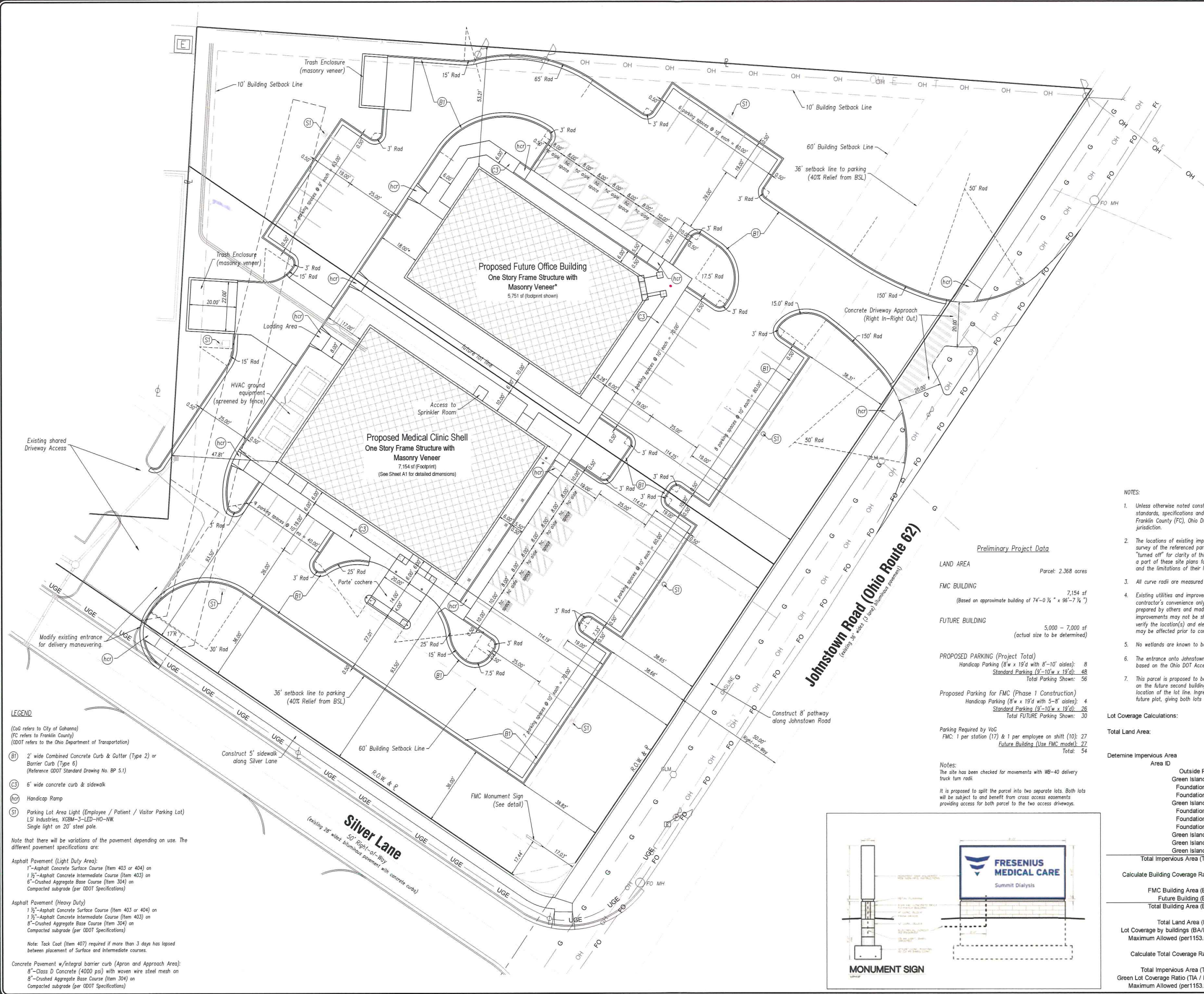
DATE	BY	REVISION
4/26/16	RAW	
3/9/16	RAW	
	RAW	
	RAW	
	RAW	

ALTA/NSPS LAND TITLE SURVEY OF 2.368 ACRES

J. & J. SURVEYING SERVICES, INC.
7509 E. MAIN ST., SUITE 109
REYNOLDSBURG, OHIO 43068
PH# (614) 866-9158
JJSURVEYING@OHIO.COM

Revision	Date

Area ID	Area (sf)
Outside Poly	63,902
Green Island 01	(544)
Foundation 01	(2,106)
Foundation 02	(704)
Green Island 02	(692)
Foundation 03	(1,163)
Foundation 04	(729)
Foundation 05	(335)
Green Island 03	(285)
Green Island 04	(205)
Green Island 05	(182)
Total Impervious Area (TIA):	56,957 sf



Preliminary Project Data

LAND AREA	Parcel: 2.368 acres
FMC BUILDING	7,154 sf (Based on approximate building of 74'-0 1/4" x 96'-7 1/4")
FUTURE BUILDING	5,000 - 7,000 sf (actual size to be determined)
PROPOSED PARKING (Project Total)	Handicap Parking (8'w x 19'd with 8'-10" aisles): 8 Standard Parking (9'-10" w x 19' d): 48 Total Parking Shown: 56
Proposed Parking for FMC (Phase 1 Construction)	Handicap Parking (8'w x 19'd with 5'-8" aisles): 4 Standard Parking (9'-10" w x 19' d): 28 Total FUTURE Parking Shown: 30
Parking Required by VOG	FMC: 1 per station (17) & 1 per employee on shift (10): 27 Future Building (Use FMC model): 27 Total: 54

- NOTES:**
- Unless otherwise noted construction materials and procedures shall meet the standards, specifications and requirements of the City of Gahanna (CoG), Franklin County (FC), Ohio DOT (ODOT), State of Ohio, and the utility having jurisdiction.
 - The locations of existing improvements on this site was taken from the ALTA survey of the referenced parcel. Some of those improvements have been "turned off" for clarity of this sheet. Please refer to the survey, attached and a part of these site plans for information regarding any existing improvements and the limitations of their locations.
 - All curve radii are measured to the back of curb or face of sidewalk.
 - Existing utilities and improvements have been shown schematically for the contractor's convenience only. The information was taken from an ALTA survey prepared by others and made a part of these plans. All existing utilities and improvements may not be shown. It shall be the contractor's responsibility to verify the location(s) and elevation(s) of all utilities and improvements that may be affected prior to construction.
 - No wetlands are known to be on the subject property.
 - The entrance onto Johnston Road is configured as a Right-in / Right-out, based on the Ohio DOT Access Manual, Type 1b Entrance.
 - This parcel is proposed to be split into 2 lots depending on the configuration on the future second building. A dividing lot line is shown depicting a possible location of the lot line. Ingress-egress easements will be established in the future plot, giving both lots cross easements for access to the driveways.

Lot Coverage Calculations:

Total Land Area:	LA	2,368 (acres)
		103,150 (sf)

Determine Impervious Area

Area ID	Area (sf)
Outside Poly	63,902
Green Island 01	(544)
Foundation 01	(2,106)
Foundation 02	(704)
Green Island 02	(692)
Foundation 03	(1,163)
Foundation 04	(729)
Foundation 05	(335)
Green Island 03	(285)
Green Island 04	(205)
Green Island 05	(182)
Total Impervious Area (TIA):	56,957 sf

Calculate Building Coverage Ratio:

FMC Building Area (BA):	7,154.0 sf
Future Building (BA):	7,000.0 sf (use)
Total Building Area (BA):	14,154.0

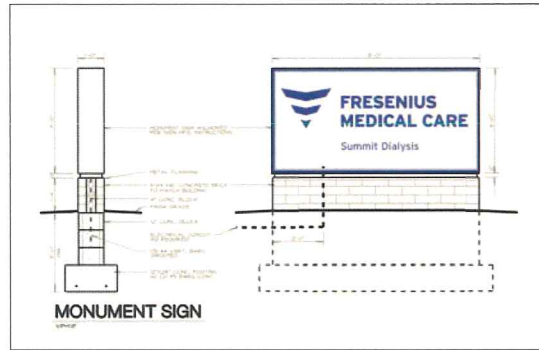
Total Land Area (LA): 103,150.0 sf

Lot Coverage by buildings (BA/LA): 13.7%

Maximum Allowed (per 1153.03): 50%

Calculate Total Coverage Ratio:

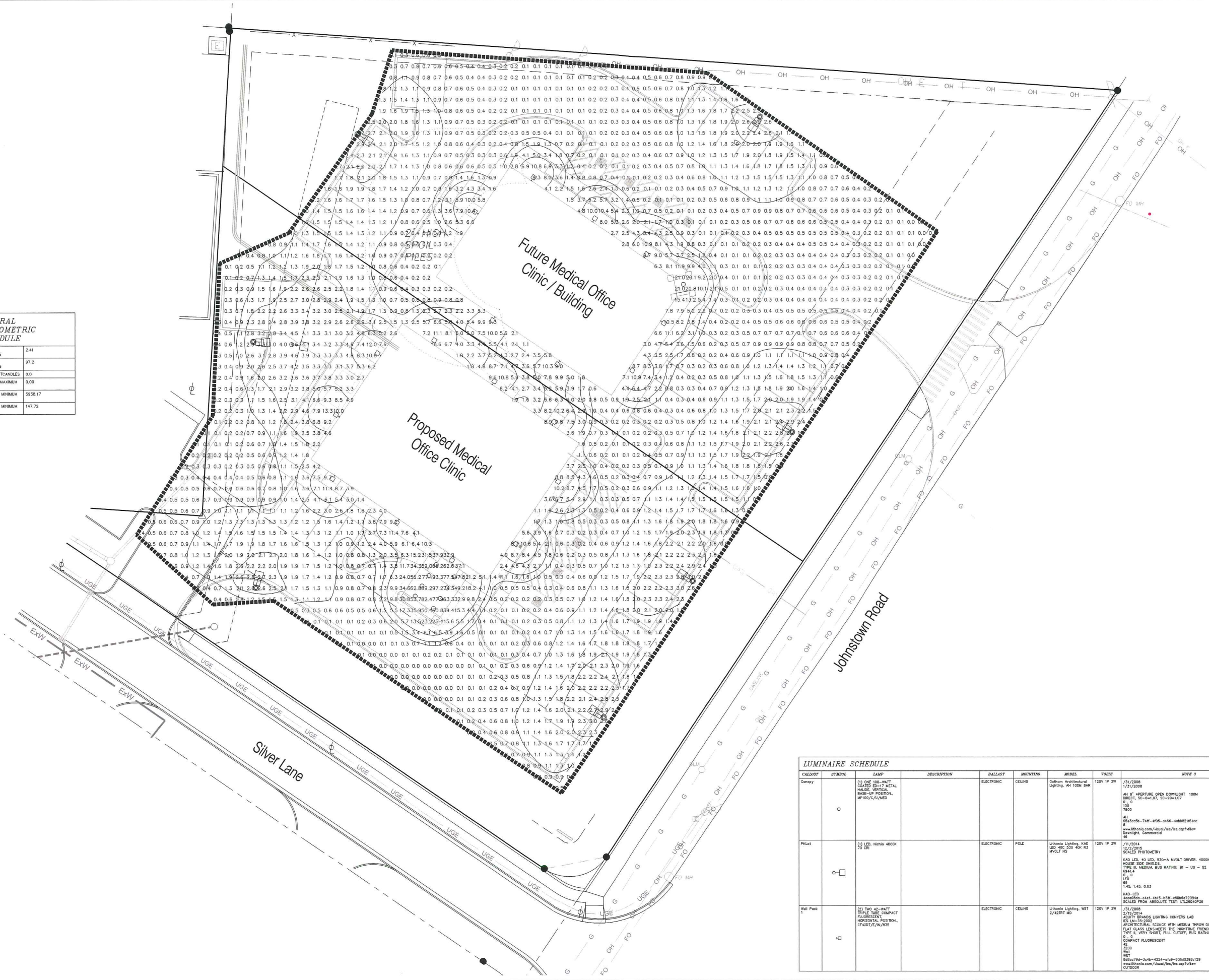
Total Impervious Area (TIA):	56,957.0 sf
Green Lot Coverage Ratio (TIA / LA):	55%
Maximum Allowed (per 1153.03):	75%



- LEGEND**
- (CoG refers to City of Gahanna)
(FC refers to Franklin County)
(ODOT refers to the Ohio Department of Transportation)
- (BI) 2' wide Combined Concrete Curb & Gutter (Type 2) or Barrier Curb (Type 6)
(Reference ODOT Standard Drawing No. BP 5.1)
 - (CS) 6' wide concrete curb & sidewalk
 - (hcr) Handicap Ramp
 - (SI) Parking Lot Area Light (Employee / Patient / Visitor Parking Lot)
LSI Industries, XGBM-3-LED-HO-NW
Single light on 20' steel pole.
- Note that there will be variations of the pavement depending on use. The different pavement specifications are:
- Asphalt Pavement (Light Duty Area):**
1"-Asphalt Concrete Surface Course (Item 403 or 404) on
1 1/2"-Asphalt Concrete Intermediate Course (Item 403) on
6"-Crushed Aggregate Base Course (Item 304) on
Compacted subgrade (per ODOT Specifications)
- Asphalt Pavement (Heavy Duty):**
1 1/2"-Asphalt Concrete Surface Course (Item 403 or 404) on
1 1/2"-Asphalt Concrete Intermediate Course (Item 403) on
8"-Crushed Aggregate Base Course (Item 304) on
Compacted subgrade (per ODOT Specifications)
- Note: Tack Coat (Item 407) required if more than 3 days has lapsed between placement of Surface and Intermediate courses.
- Concrete Pavement w/Integral barrier curb (Apron and Approach Area):**
8"-Class D Concrete (4000 psi) with woven wire steel mesh on
8"-Crushed Aggregate Base Course (Item 304) on
Compacted subgrade (per ODOT Specifications)

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOTCANDLES	2.41
MAXIMUM FOOTCANDLES	97.2
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	5958.17
AVERAGE TO MINIMUM FC RATIO	147.72



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 3	QUANTITY
Canopy	○	(1) ONE 100-WATT COATED 20-17 METAL HALIDE VERTICAL BASKET FOOTCANDLE MP100/C/N/NEE		ELECTRONIC	CEILING	Custom Architectural Lighting, AH 100M BAR	120V 1P 2W	/31/2008 1/31/2008 AH 8" APERTURE OPEN DOWNLIGHT 100M DIRECT, SC=9=1.07, SC=90=1.07 C=0 T=0 7300 AH 8530038-74H-H05-0466-40882161cc www.sho.com/Asset/Asset/Asset.asp?file=Downlight_CompactFL04	9
PHL4	□	(1) LED, Nichia 4000K 50 CRI		ELECTRONIC	POLE	Lithonia Lighting, KAD LED 400 530 40K R3 WVL1 1H	120V 1P 2W	/11/2014 12/2/2015 SCALED PHOTOMETRY KAD LED, 40 LED, 530mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS WITH HOUSE SIDE SHIELDS TYPE II, MEDIUM, BUG RATING: B1 - U0 - G2 C=0 T=0 L=0 E=4 1-4, 1.45, 0.63 KAD-LED 4000505-44F-4015-530-4005472094s SCALED FROM ABSOLUTE TEST: 13.50000000	8
Wtr Pck	□	(2) TWO 42-WATT TRIPLE TUBE COMPACT FLUORESCENCE, HORIZONTAL FOOTCANDLE, CF42T1L/N/835		ELECTRONIC	CEILING	Lithonia Lighting, WST 2/42T1 40	120V 1P 2W	/31/2008 2/1/2014 ACTIV BRANDS LIGHTING CONVERTS LAB IES LM-79-2002 ARCHITECTURAL SCIENCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS/SHIELDS THE NIGHTTIME PRIORITY CRITERIA TYPE II, VERY SHORT, FULL CUTOFF, BUG RATING: B2 - U0 - G0 COMPACT FLUORESCENT 4 3200 WST 8880798-364b-4224-0169-60640308129 www.sho.com/Asset/Asset/Asset.asp?file=OUTDOOR	18



North
Scale: 1" = 20'

landfocus
CONSULTING
LANDFOCUSCONSULTING.COM
P.O. Box 67, Franklin, TN 37064
info@landfocusconsulting.com
w 615-778-4340 f 615-778-3571

Client
King Avenue 1.0 LLC
10531 Timberwood Circle, Suite D
Louisville, Kentucky 40223
Tel. 502.425.1525

Date
05.02.2016

Revision	Date

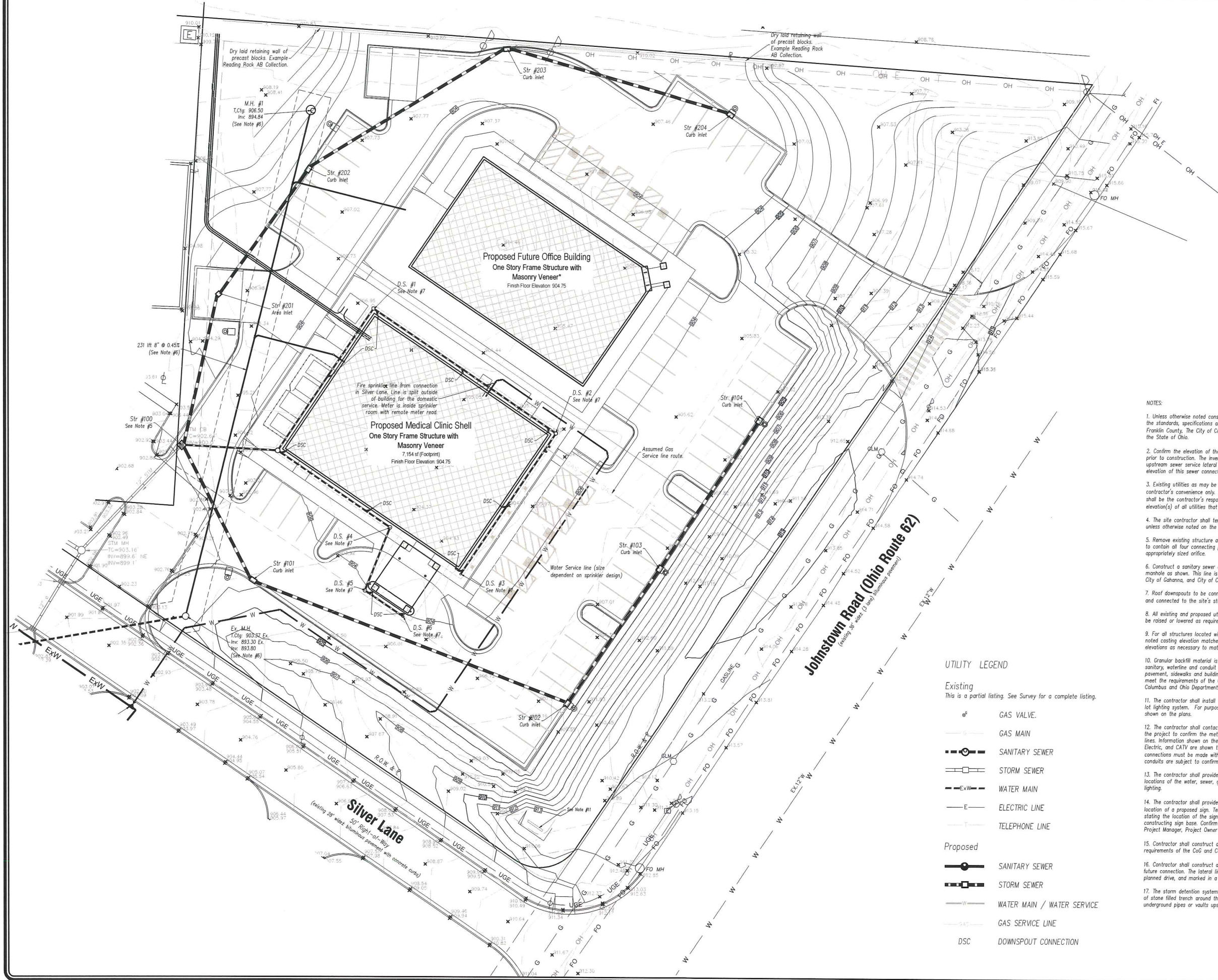
Project
FMC Medical Clinic
Gahanna (#3995-1)
4251 Johnstown Road, Millin Twp, Franklin County, Gahanna, Ohio

Sheet Title
Site Development Plan
Design Review & Final Development Plan

Notes

1. Unless otherwise noted construction materials and procedures shall meet the standards, specifications and requirements of the City of Gahanna, Franklin County, The City of Columbus (for referenced improvements), and the State of Ohio.
2. Confirm the elevation of the existing sewer and/or sanitary systems prior to construction. The invert, connection type, size and slope of upstream sewer service lateral segment may change depending on the elevation of this sewer connection.
3. Existing utilities as may be shown have been shown schematically for the contractor's convenience only. All existing utilities may not be shown. It shall be the contractor's responsibility to verify the location(s) and elevation(s) of all utilities that may be affected prior to construction.
4. The site contractor shall terminate proposed utilities to the building unless otherwise noted on the architectural plans.
5. Remove existing structure and replace with a structure of sufficient size to contain all four connecting pipes and contain a control plate with appropriately sized orifice.
6. Construct a sanitary sewer extension from existing manhole to a new manhole as shown. This line is to be constructed to the standards of the City of Gahanna, and City of Columbus, for dedication.
7. Roof downspouts to be connected into a downspout collection system and connected to the site's storm system.
8. All existing and proposed utilities, rims, grade rings, pedestals, etc. shall be raised or lowered as required to match proposed grades.
9. For all structures located within proposed pavement, confirm that the noted casting elevation matches the proposed pavement. Adjust casting elevations as necessary to match to proposed grades.
10. Granular backfill material is required for all underground utility, storm sanitary, waterline and conduit trenches under and within 3 feet of all pavement, sidewalks and building limits. Granular backfill material shall meet the requirements of the City of Gahanna, Franklin County, City of Columbus and Ohio Department of Transportation Specifications.
11. The contractor shall install electric conduits for service to the parking lot lighting system. For purpose of clarity these conduits have not been shown on the plans.
12. The contractor shall contact the utilities that are providing service to the project to confirm the methods of connection and routes of service lines. Information shown on the plan locating conduits for Telephone, Electric, and CATV are shown to emphasize that these utility service connections must be made within 4" conduits. Final routing of these conduits are subject to confirmations by the respective utilities.
13. The contractor shall provide plans schematically showing the as-built locations of the water, sewer, gas, electric, CATV, telephone and parking lot lighting.
14. The contractor shall provide a 4" conduit with power connection to the location of a proposed sign. Tenant is responsible for confirming and/or stating the location of the sign. Site contractor is responsible for constructing sign base. Confirm the location of the sign with the Tenant Project Manager, Project Owner and Miami Township.
15. Contractor shall construct a 6" sanitary service line meeting the requirements of the CoG and CoC.
16. Contractor shall construct a 6" sanitary sewer service lateral line for future connection. The lateral line shall be terminated 5 feet beyond the planned drive, and marked in a manner as required by the CoG and CoC.
17. The storm detention system shall be an underground system consisting of stone filled trench around the proposed storm system, or a bank of underground pipes or vaults upstream of the control structure.

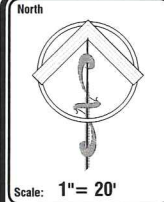
Sheet No.
C301
6 Civil Sheets



UTILITY LEGEND

Existing
This is a partial listing. See Survey for a complete listing.

	GAS VALVE
	GAS MAIN
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	ELECTRIC LINE
	TELEPHONE LINE
Proposed	
	SANITARY SEWER
	STORM SEWER
	WATER MAIN / WATER SERVICE
	GAS SERVICE LINE
	DSC



landfocus CONSULTING
LANDFOCUSCONSULTING.COM
P.O. Box 67 Franklin, IN 46064
info@landfocusconsulting.com
w 317.778.4540 f 317.778.3571

Client
King Avenue 1.0 LLC
10531 Timberwood Circle, Suite D
Louisville, Kentucky 40223
Tel. 502.423.1625

Date
05.02.2016

Revision	Date

Project
FMC Medical Clinic
Gahanna (#3995-1)
4251 Johnstown Road, Millin Twp, Franklin County, Gahanna, Ohio

Sheet Title
Site Location Plan

Category	QTY.	ABRV.	Common Name	Botanical Name	Size	Notes	Mature Size
Deciduous Shade Trees	2	Oak	Northern Red Oak	Quercus rubra	60-80 tall/35-40 wide		
	10	Maple	October Glory Red Maple	Acer rubrum	40-50 tall/30-40 wide		
	2	Honeylocust	Sunburst Honeylocust	Gleditsia triacanthos var. inermis 'Sunburst'	35-45 tall/30-40 wide		
Deciduous Ornamental Trees	6	Magnolia	Saucer Magnolia (multistem)	Magnolia x soulangiana	20-25 tall/wide		
	4	Crabapple	Snowdrift Flowering Crabapple	Malus x 'Snowdrift'	20 tall/wide		
	5	Serviceberry	Autumn Brilliance® Apple Serviceberry (multistem)	Amelanchier x grandiflora 'Autumn Brilliance'	20-25 tall/wide		
	2	Silk Tree	Ivory Silk Tree/Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	20-25 tall/15-20 wide		
Evergreen Trees	2	Blue Spruce	Thompson Blue Spruce	Picea pungens 'Thompsonii'	40 tall/20 wide		
	2	Norway Spruce	Norway Spruce	Picea abies	40-60 tall/25-30 wide		
Evergreen Shrubs	57	Holly-Cl	Compact Inkberry Holly	Ilex glabra 'Compacta'	4-6 tall/wide		
	262	Arborvitae-FC	Fire Chief™ Globe Arborvitae	Thuja occidentalis 'Congabe' P.P. #19,009	2-4 tall/wide		
	73	Arborvitae-RG	Rheingold Arborvitae	Thuja occidentalis 'Rheingold'	3-5 tall/wide		
	26	Holly-BN	Berry Nice™ Winterberry Holly	Ilex verticillata 'Spriber'	6-8 tall/3-5 wide		
Perennials/Herbs/Groundcover	987	Coneflower-PW	PowWow® White Coneflower	Echinacea purpurea 'PAS702918' P.P. #7,982,110	16-20" tall/12-16" wide		
	31	Coneflower-CS	Cheyenne Spirit Echinacea	Echinacea hybrida 'Cheyenne Spirit'	2-2.5 tall/1.5-2 wide		
	129	B-E Susan	Black-Eyed Susan	Rudbeckia triloba	3-4 tall/1.5 wide		
	79	Lavender	Provence French Lavender	Lavandula x intermedia 'Provence'	2 tall/wide		
	181	Daylily-RR	Red Rum Daylily	Hemerocallis x 'Red Rum'	2 tall/wide		
	44	Daylily-SS	Starburst® Susie Evergreen Daylily	Hemerocallis x 'Monie'	2.5 tall/wide		
	28	Coral Bells	Montrose Ruby Coral Bells	Heuchera x 'Montrose Ruby'	1-2 tall/1 wide		
	66	Sage	Snow Hill Meadow Sage	Salvia x sylvestris 'Snow Hill'	15" tall/wide		
	10	Heath	White Bell Winter Heath	Erica x darleyensis 'Silberschmelze'	1 tall/3 wide		
Ornamental Grass	146	Reed Grass	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	6 tall/1.5-2 wide		

Sheet No.
C401

6 Civil Sheets





CITY OF GAHANNA

STAFF COMMENTS

Project Name: FMC-Medical Clinic
Project Address: 4251 Johnstown Rd

Planning & Development

The project is located at the northeast corner of Johnstown Road and Silver Lane. The property is undeveloped and zoned Community Commercial (CC). Surrounding properties are zoned a mix of commercial, residential or located within Jefferson Twp.

The site is located within the South Triangle Plan and within a Priority Development Area (PDA). The main purpose of the South Triangle Plan was to illustrate the need for an east-west connector road. Ultimately Beecher Road was extended to connect Hamilton and Johnstown Roads. The other main component of the Plan was to provide a sketch plan of how the properties south of the connector road may be developed.

Many of the properties located north of the Hamilton/Johnstown Road intersection are located within PDA #3. The subject property comprises a majority of Target Site 3E. The Strategy estimated roughly 23,000 square feet of office space, 82 jobs, and a construction cost of \$3.4 million for the FMC portion of the site. The applicants have provided that the portion of the project occupied by FMC is estimated to generate over 30 jobs with a construction cost of \$4 million. This represents a potential annual North Triangle TIF revenue of approximately \$35,000-\$45,000.

FDP/DR Criteria

Planning Commission shall approve an application for Final Development Plan if the following four conditions are met:

1. The proposed development meets the applicable development standards of this Zoning Ordinance.
2. The proposed development is in accord with appropriate plans for the area.
3. The proposed development would not have undesirable effects on the surrounding area.
4. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

It is Development staff's opinion that the request meets the four conditions for approval.





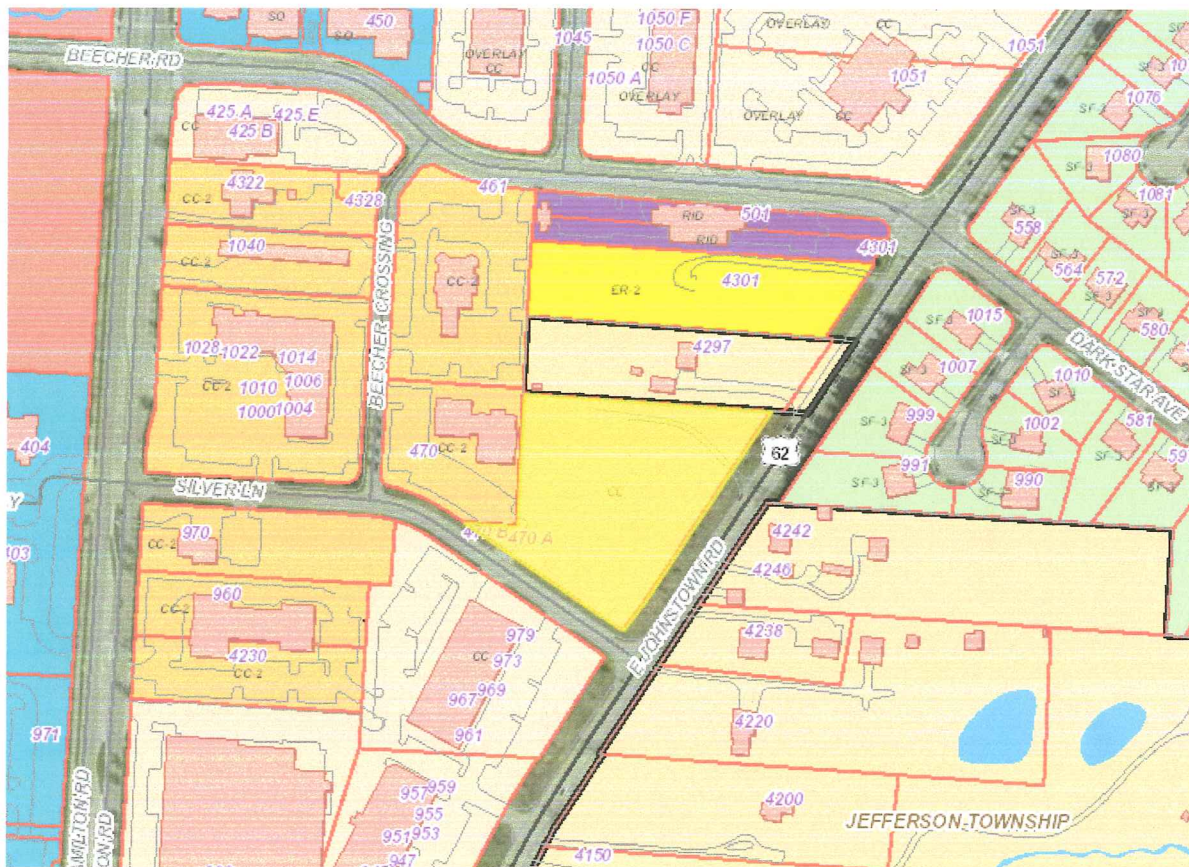
CITY OF GAHANNA

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:

1. Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
3. Contribute to the continuing economic and community vitality of the Design Review District.
4. Maintain, protect and enhance the physical surroundings of the Design Review District.

It is Development staff's opinion that the request meets the four conditions for approval.

Zoning Map



"HERB CAPITAL OF OHIO"

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

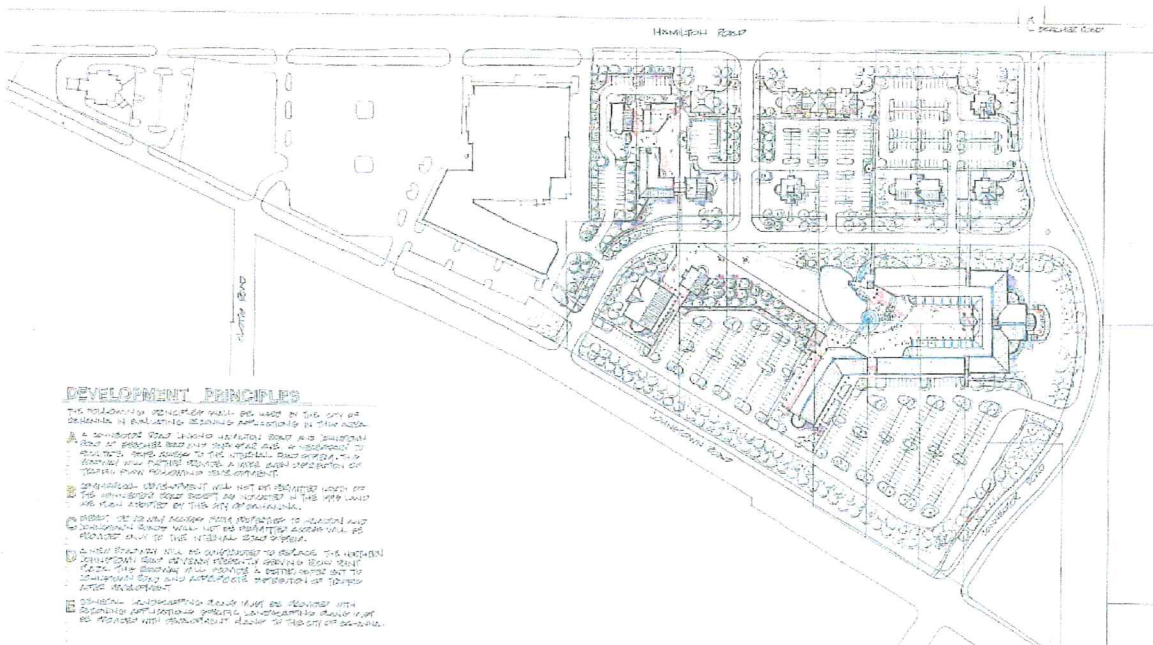


CITY OF GAHANNA

ED Strategy



South Triangle Plan





CITY OF GAHANNA

Submitted By:

Michael Blackford, AICP

Deputy Director of 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: FMC-Medical Clinic
Project Address: 4251 Johnstown Rd

A 7,154 sq ft medical office building is proposed for this 2.368 ac site at the corner of E. Johnstown Road and Silver Lane. It is a one story structure. A future medical office building is proposed for the site as well. The site layout is such that the lot could be split at some time in the future, and that both buildings would remain code compliant. Building and parking setbacks have been met and parking stalls and drive aisles are the appropriate sizes. The Silver Lane access will be shared with the building to the west, as was mandated at the time of approval for Dr. Hutta's project.

Exterior materials include stone, brick and dimensional shingles. A photometric plan has been submitted as part of the packet. A cut sheet for the fixtures has been included. The grounds will be landscaped as indicated on sheet C401, and as illustrated on sheet C000 of the plans. Signage is not part of this application.

This use is a good fit for the property, and should be well received by the public.

Respectfully Submitted By:

BONNIE GARD

Planning & Zoning Administrator
Department of Public Service
Division of Building & Zoning



"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: FMC-Medical Clinic
Project Address: 4251 Johnstown Rd

No comments.

Respectfully Submitted By:

Kenneth W. Fultz

*Kenneth W. Fultz, P.E.
Chief Building Official.*





CITY OF GAHANNA

STAFF COMMENTS

Project Name: FMC-Medical Clinic
Project Address: 4251 Johnstown Rd

THE DIVISION OF POLICE DOES NOT
HAVE ANY ISSUES WITH THIS PROPOSED
DEVELOPMENT

Respectfully Submitted By:

Alan Murphy, Jr.
CHIEF OF POLICE





Mifflin Township Division of Fire
Fire Inspection Bureau
 485 Rocky Fork Blvd., Gahanna, OH 43230
 Phone: (614) 471-0542

PLAN REVIEW

Occupant Name:	FMC Medical Center	Inspection Date:	5/17/2016
Address:	4251 East JOHNSTOWN Road	Inspection Type:	Plan Review
Suite:		Inspected By:	Steve Welsh (614) 679-4078 welshs@mifflin-oh.gov
City:	GAHANNA		

Pass Fail N/A

OH Fire Codes 2011
Chapter 5 Fire service
features

- 503.1.1 Fire Apparatus *Buildings and facilities.*
 Access Roads

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i) (903.3.1.1), (C)(3)(a)(ii) (903.3.1.2) or (C)(3)(a)(iii) (903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

3. There are not more than two Group R-3 or Group U occupancies.

ACTION REQUIRED: *The fire apparatus access road meets the requirements of the Ohio Fire Code.*

- 503.2 Specifications. *Fire apparatus access roads shall be installed and arranged in accordance with paragraphs (C)(2)(a) (503.2.1) to (C)(2)(h) (503.2.8) of this rule.*

- 503.2.1 Access roads - *Dimensions.*
width of not less than 20 feet
Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with paragraph (C)(6) (503.6) of this rule, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
- 503.2.2 Authority. *The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.*
- 503.2.3 Surface. *Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.*
- 503.2.4 Turning radius. *The required turning radius of a fire apparatus access road shall be determined by the fire code official.*
- 503.2.8 Angles of approach and departure. *The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.*
- 503.3 Marking. *Where required by the fire code official, approved signs or other approved notices or markings that include the words "NO PARKING-FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.*
- 503.4 Obstruction of fire apparatus access roads. *Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in paragraph (C)(2)(a)(503.2.1) of this rule shall be maintained at all times.*
- 507.2.1 Private fire service mains. *Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as listed in rule 1301:7-7-47 of the Administrative Code.*

ISSUE: The fire hydrant locations were not on the plan, but the size of the building requires 1750 gpm if it is a II B structure and 2250 gpm if it is a V B structure. It does show a sprinkler room on the plan and if it is sprinklered, 1500 gpm is the required fire flow for the building.

Construction of a structure subject to Section 104.2.2 shall be in compliance with the provisions of the Ohio Fire Code.

Inspector:

Signature - COPIED SIGNATURE
Steve Welsh
5/17/2016 10:34:33 AM
Signature valid only in mobile-eyes documents

Steve Welsh
5/17/2016



CITY OF GAHANNA
STAFF COMMENTS

Project Name: FMC-Medical Clinic
Project Address: 4251 Johnstown Rd

Hydric soils, high groundwater and wetland conditions are predominant on this site and fill was placed in a potential wetland area many years prior. This site may have unique requirements for construction and post construction and the developer/owners should observe due diligence towards these conditions.

Respectfully Submitted By:
David Reutter – Franklin Soil and Water Conservation District

