



SITE DEVELOPMENT INFORMATION

ZONING:
 PROPERTY OWNER: NEW ALBANY CO LLC
 PROPERTY USE: QUICK SERVICE RESTAURANT WITH FUEL CENTER
 SITE ACREAGE: 4.15 AC.
 EXISTING ZONING: NC, NEIGHBORHOOD COMMERCIAL DISTRICT

ADJACENT ZONING NORTH: PUD4, MULTI-FAMILY, (CITY OF COLUMBUS)
 ADJACENT ZONING SOUTH: NEIGHBORHOOD COMMERCIAL, (JEFFERSON TOWNSHIP)
 ADJACENT ZONING EAST: NCD, NEIGHBORHOOD COMMERCIAL DISTRICT
 ADJACENT ZONING WEST: NCD, NEIGHBORHOOD COMMERCIAL DISTRICT
 ER-2, ESTATE RESIDENTIAL DISTRICT

TOTAL EXISTING SITE AREA: 4.19 ACRES
 TOTAL DISTURBED AREA: 3.2± ACRES
 PRE DEVELOPED IMPERVIOUS AREA: 0.10 ACRES
 PRE DEVELOPED PERVIOUS AREA: 4.09 ACRES
 POST DEVELOPED IMPERVIOUS AREA: 1.86 ACRES
 POST DEVELOPED PERVIOUS AREA: 2.33 ACRES

BUILDING/PARKING SETBACK:
 60' (MORSE ROAD)
 60' (JOHNSTOWN ROAD)
 10' (SIDE)

BUILDING COVERAGE: 3.3%
 LOT COVERAGE: 48.0%

PARKING CALCULATIONS

AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D*	TOTAL PARKING PROVIDED	PARKING RATIO
RESTAURANT SPACE	3,066± S.F.	21	27	8.81/1000 S.F. 1/114 S.F.
RETAIL SPACE	3,066± S.F.	13	16	5.21/1000 S.F. 1/191 S.F.
OVERALL BUILDING	6,131± S.F.	34	43	7.01/1000 S.F. 1/143 S.F.

PER CHAPTER 1163, PARKING REGULATIONS, OF THE CITY OF GAHANNA ZONING CODE, 1 PARKING SPACE IS REQUIRED FOR EVERY 150 S.F. OF PARTIAL SERVICE RESTAURANT AREA (> 5 TABLES) AND 1 PARKING SPACE IS REQUIRED FOR EVERY 250 S.F. OF RETAIL AREA.

ENGINEER/SURVEYOR
 V3 COMPANIES
 3500 SNOUFFER ROAD, STE. 225
 COLUMBUS, OHIO 43235
 PHONE: 614-761-1661
 FAX: 614-761-1328
 CONTACT: ANDREW GARDNER, P.E.
 E-MAIL: AGARDNER@V3CO.COM

DEVELOPER
 SKILKEN GOLD REAL ESTATE DEVELOPMENT
 4270 MORSE ROAD
 COLUMBUS, OHIO 43230
 PHONE: 380-800-7855
 CONTACT: DREW MILLER
 E-MAIL: DMILLER@SKILKENGOLD.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/22	SITE PLAN

ORIGINAL ISSUE DATE: 01/20/2022

PROJECT NO.:	211042
PROJECT MANAGER:	A. GARDNER
DESIGNED BY:	AAG
DRAWN BY:	RJB

SITE PLAN

SHEETZ JOHNSTOWN ROAD

GAHANNA OH

S03

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 Suite 225
 Columbus, OH 43235
 614.761.1661 phone
 www.v3cc.com

DRAWING NO.
1

