

14060002

File No. DR-13-2014
Supersedes File No.(s) _____
Scheduled Public Hearing Date: 7-9-14

Fee: 84.72
or none X

Check of Receipt#: 055406
Initials: CAS
Date Received 6-18-14

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
DESIGN REVIEW
CITY OF GAHANNA PLANNING COMMISSION**

***Required Information**
*Site Address 110 N HAMILTON ROAD
*Parcel ID# 025-003844 *Zoning District CC
*Business Name KEMBA FINANCIAL CREDIT UNION *Contact MIKE DUNCAN
*Business Owner Name _____ *Phone# 729-1309
*Business Address 555 OFFICENTER PLACE GAHANNA OH 43230
*Applicant Name CHRIS HUMPHREY *Applicant Email chris@humphreyarchitect.com
*Applicant Full Address 4495 MILLWATER DR POWELL OH 43065
*Applicant Phone# 740-881-5910 Applicant Fax# _____
*Designer/ Architect/ Engineer CHRIS HUMPHREY
*Address 4495 MILLWATER DR *Phone 740-881-5910
*City/ State/ Zip POWELL OH 43065 Fax _____
*D/A/E Representative CHRIS HUMPHREY Title ARCHITECT
*Design Review of: Site Plan X Landscaping X Building Design X Signage X Other _____
*Special Information Regarding the Property and its Proposed Use: NEW CREDIT UNION OFFICE
WITH DRIVE-THRU ON FORMER McDONALD'S SITE

Submission Requirements

- (1) Applicant is required to complete the checklist on the following pages.
- (2) Fee: \$50.00 for review plus \$.01 per square foot.
- (3) Eleven copies of plans: Two (2) copies of 24x36 (folded, **not rolled**, to 8 1/2 x 11 inch size prior to submission) & nine (9) 11x17.
- (4) Submit one (1) reduced drawing suitable to an 8 1/2 x 11 inch size.
- (5) Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
- (6) Submit a detailed list of materials.

*Note: This application will not officially be accepted until **all** items listed above have been received.
**Note: Planning Commission members and/or City Staff may visit the property prior to the hearing to review the application.

*Applicant's Signature 5-29-14
*Date

APPROVAL

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: _____

Planning & Zoning Administrator

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

PAID Date JUN 16 2014
RECEIVED MAY 30 2014
Revised April 2012
BY: CAS CREDIT# ET: CAS

SUBMITTAL REQUIREMENTS

	Applicant Or Agent	Planning & Zoning Administrator
I. GENERAL REQUIREMENTS		
A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 1/2 x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation, the Commission does appreciate the use of the audio visual system whenever possible.	A. <u> x </u>	<u> ✓ </u>
B. Eleven (two 24x 36, nine 11x 17) black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission.	B. <u> x </u>	<u> ✓ </u>
C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.	C. <u> x </u>	<u> ✓ </u>
D. Materials List	D. <u> x </u>	<u> ✓ </u>
II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)		
A. Site Plan. A site plan is required containing the following information:		
1. Scale and north arrow,	1. <u> X </u>	<u> ✓ </u>
2. Project name and site address;	2. <u> X </u>	<u> ✓ </u>
3. All property and street pavement lines;	3. <u> X </u>	<u> ✓ </u>
4. Existing and proposed contours;	4. <u> X </u>	<u> ✓ </u>
5. Gross area of tract stated in square feet;	5. <u> X </u>	<u> ✓ </u>
6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);	6. <u> X </u>	<u> ✓ </u>
7. The designation of required buffer screens (if any) between the parking area and adjacent property;	7. <u> X </u>	<u> ✓ </u>
8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber);	8. <u> X </u>	<u> ✓ </u>
9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated;	9. <u> x </u>	<u> ✓ </u>
10. Identify photograph location;	10. <u> X </u>	<u> ✓ </u>
11. Location of all existing and proposed building on the site	11. <u> X </u>	<u> ✓ </u>
12. Location of all existing (to remain) and proposed lighting standards.	12. <u> X </u>	<u> ✓ </u>
13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);	13. <u> X </u>	<u> ✓ </u>

14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)

14. X



15. Provide lot coverage breakdown of building and paved surface areas.

15. X



B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

1. Scale;
2. Changes in ground elevation;
3. All signs to be mounted on the elevations;
4. Designation of the kind, color, and texture of all primary materials to be used;
5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

1. X



2. X



3. X



4. X



5. X



C. Optional requirements at discretion of Planning Commission.

1. Scale model.
2. Section Profiles.
3. Perspective drawing.

1. _____



2. _____



3. X



D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file.

D. X



E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

1. All size specifications;
2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
3. Materials, colors, and manufacturer's cut sheet;
4. Ground or wall anchorage details.

1. X



2. X



3. X



4. _____



MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick	LAWRENCEVILLE BRICK	WIRECUT FLASHED	NO. 4-213
Gutters and Downspouts		MATCH SOFTER TAN	
Lighting			
Roofing	CERTAINEED LANDMARK DESIGNER SHINGLES	MOIR BLACK	
Siding	HARDIE PLANK	PAINTED SOFTER TAN	SW6141
Signs			
Stucco			
Trim	SHERIN WILLIAMS	SOFTER TAN	SW6141
Windows	VISTAWALL	CLEAR ANODIZED ALUMINUM	



PHOTO NO. 1



PHOTO NO. 2



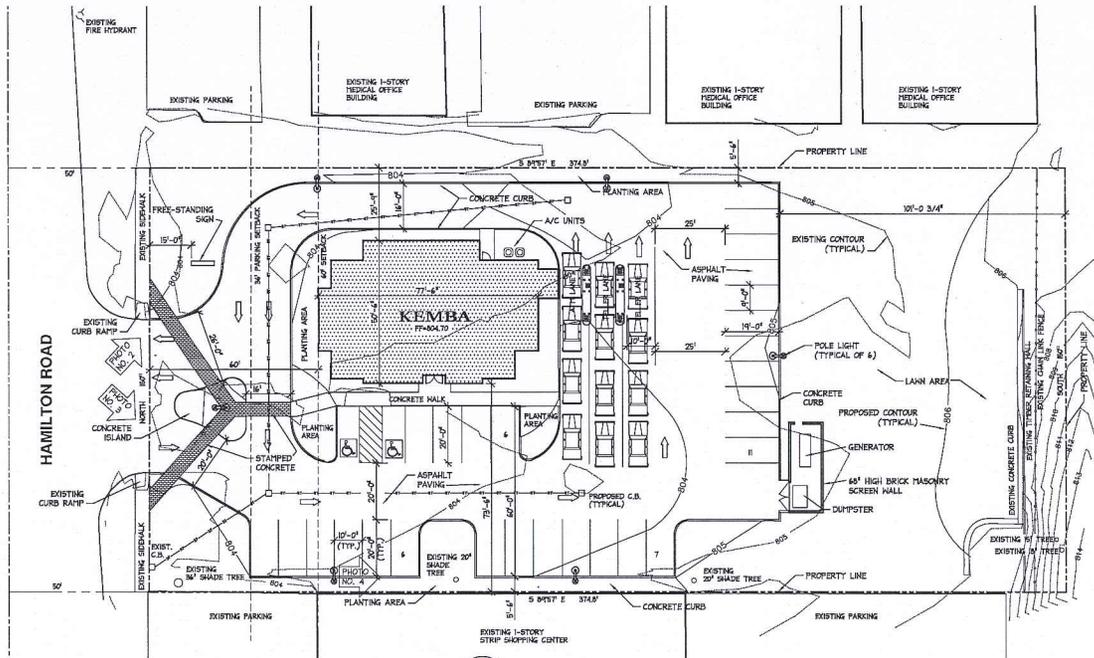
PHOTO NO. 3



PHOTO NO. 4



PICKERINGTON OFFICE (OPENING FALL 2014)



SITE PLAN
SCALE: 1"=20'

LOT COVERAGE AND TREE TABLE					
AREA NAME	AREA	LOFT PERCENTAGE	% OF PAVEMENT	TREES REQUIRED	TREES PROVIDED
TOTAL LOT AREA	48736	100%			
PAVEMENT AND WALKS	22667	47%	1133	12	15 IS EXISTING
BUILDING AREA	3491	7%			
LANDSCAPE AREA	22659	46%			

PARKING TABLE				
USE NAME	AREA	SPACES MIN	REQ'D. MIN	SPACES PROVIDED
BANK	3472	1620 S.F.	14	31
TOTAL PROVIDED				31

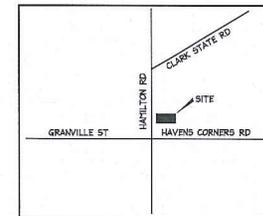
SITE INFORMATION
 SITE ADDRESS: 110 N. HAMILTON RD.
 PARCEL NO. 025-022644
 TOTAL AREA: 1.18 ACRES, 49,720 S.F.
 FLOOD DESIGNATION: X
 ZONING: MCC COMMUNITY COMMERCIAL
 BUILDING AREA: 3472 S.F.
 PARKING PROVIDED: 31 SPACES
 ACCESSIBLE SPACES: 2

APPLICANT:
 CHRIS HUMPHREY
 4495 TILKINSTER DR
 POWELL OH 43065
 740-861-9100 (O)
 chris@humphreyarchitect.com

OWNER:
 CHANG DEVELOPMENT LLC
 6742 SWEETWATER CT
 POWELL OH 43065

DEVELOPER:
 KEMBA FINANCIAL CREDIT UNION
 685 ORIENTEER PLACE
 GAHANNA OH 43230

ARCHITECT:
 CHRIS HUMPHREY
 4495 TILKINSTER DR
 POWELL OH 43065
 740-861-9100 (O)
 740-861-9250 (F)
 chris@humphreyarchitect.com



LOCATION PLAN
SCALE: NTS

INDEX OF DRAWINGS	
COA-1	SITE PLAN, PHOTOS, TABLES
COA-2	BUILDING ELEVATIONS, MATERIALS LIST
COA-L	SITE LIGHTING CALCULATIONS AND CATALOG CUTS
LO01	LANDSCAPE PLAN



CHRISTOPHER J. HUMPHREY
 68771
 Expiration Date 12/31/15

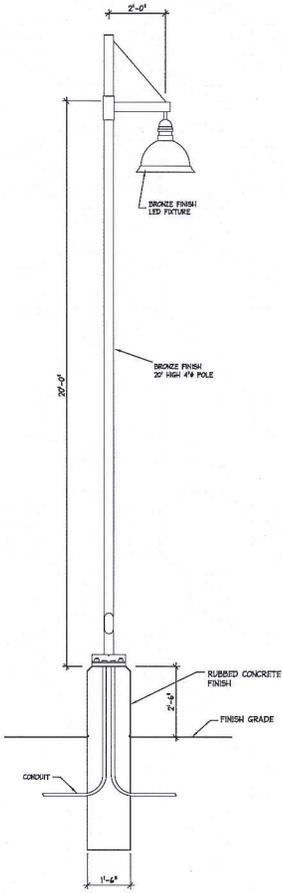
CHRISTOPHER J. HUMPHREY
 Architect, LLC
 4445 Warren Rd. Ste
 Pow., OH 43065

KEMBA FINANCIAL CREDIT UNION
 110 N HAMILTON ROAD
 GAHANNA OHIO 43230

DATE: MAY 30 2014
 PROGRAMMING
 SCHEMATIC
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENT
 BIDDING
 PERMIT
 REVISION

PROJECT NO. 13038

COA-1



SPECTRUM LIGHTING
 Job Name: KEMBA - GAHANNA
 Catalog Number: VA-107-S-BZ
 Type: A

VA106
 Project Name: _____
 Drawing Number: _____
 Type: _____
 VA106 is available for both post top and suspended installation.
 VA106 is constructed of 2" x 4" (small) or 3" x 6" (large) rectangular extruded aluminum being 18" or 24" high from top to bottom. The center slot may be made to fit over the following sizes for post sizes: 2.0, 3.000, 4.0 and 4.125". VA106 is available in the following pole mounting configurations: Single and Double 150". Please contact factory for custom mounting.

Model	W	H	C	FL	FL	FL	FL
VA106-1	18"	36"	7"	20"	1.4	1.4	1.4
VA106-2	18"	36"	7"	20"	1.4	1.4	1.4
VA106-3	18"	36"	7"	20"	1.4	1.4	1.4
VA106-4	18"	36"	7"	20"	1.4	1.4	1.4

VA107
 Project Name: _____
 Drawing Number: _____
 Type: _____
 VA107 is constructed of 2" x 4" (small) or 3" x 6" (large) rectangular extruded aluminum being 18" or 24" high from top to bottom. The center slot may be made to fit over the following sizes for post sizes: 2.0, 3.000, 4.0 and 4.125". VA107 is available in the following pole mounting configurations: Single and Double 150". Please contact factory for custom mounting.

Model	W	H	C	FL	FL	FL	FL
VA107-1	18"	36"	7"	20"	1.4	1.4	1.4
VA107-2	18"	36"	7"	20"	1.4	1.4	1.4
VA107-3	18"	36"	7"	20"	1.4	1.4	1.4
VA107-4	18"	36"	7"	20"	1.4	1.4	1.4

MOUNTING ARM

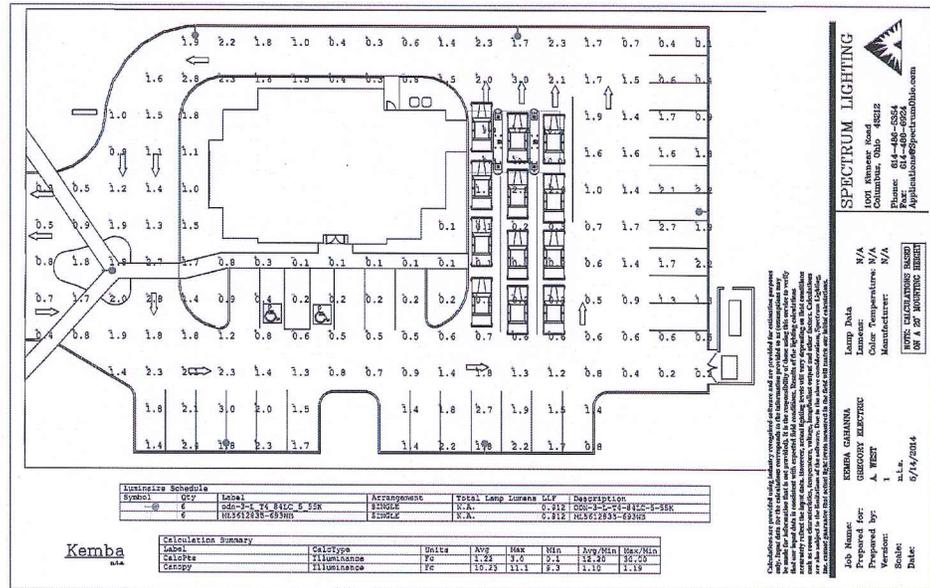
SPECTRUM LIGHTING
 Job Name: KEMBA - GAHANNA
 Catalog Number: ODN-2-L-T4-84LCS-SSK-UNV-AML-DC-C2SHB
 Type: A

Oden LED
 Project Name: _____
 Drawing Number: _____
 Type: _____
 With its interchangeable caps and clear acrylic light, the Oden LED offers aesthetic, magnetic and ergonomic features possible for a custom fixture to fit any application.

Model	W	H	C	FL	FL	FL	FL
ODN-2-L	18"	36"	7"	20"	1.4	1.4	1.4
ODN-2-L	18"	36"	7"	20"	1.4	1.4	1.4
ODN-2-L	18"	36"	7"	20"	1.4	1.4	1.4
ODN-2-L	18"	36"	7"	20"	1.4	1.4	1.4

VISIONAIR LIGHTING
 www.visionairlighting.com

POLE LIGHT



Kemba

PHOTOMETRIC SITE PLAN
SCALE: 1"=10'-0"

CHRISTOPHER J. HUMPHREY
 Architect, LLC
 1425 W. MAIN ST. SUITE 200
 GAHANNA, OHIO 43030

KEMBA
 FINANCIAL
 CREDIT UNION
 110 N HAMILTON ROAD
 GAHANNA OHIO 43230

DATE: MAY 30 2014
 PROGRAMMING
 SCHEMATIC
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENT
 BIDDING
 PERMIT
 REVISION

PROJECT NO. 13038

COA-L



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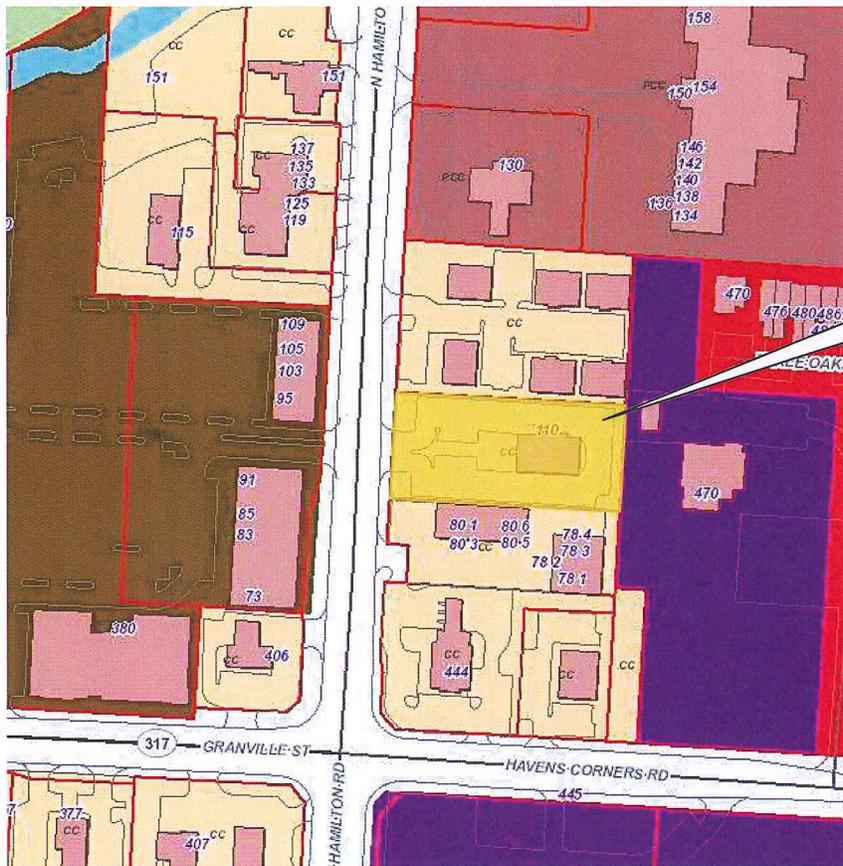
STAFF COMMENTS

FILE: DR-13-2014, FDP-6-2014, CU-6-2014
SUNGARD: 14060002, 14060001, 14060003
PROJECT: Kemba Financial Credit Union
ADDRESS: 110 N Hamilton Road
APPLICANT: Chris Humphrey, Architect

Development Department:

The applicant is requesting approval of an approximately 3,400 square foot credit union with drive-thru. Three applications are requested; Final Development Plan, Design Review, and a Conditional Use. The proposed drive-thru requires a Conditional Use within the Community Commercial zone district.

Zoning Map



Project Location



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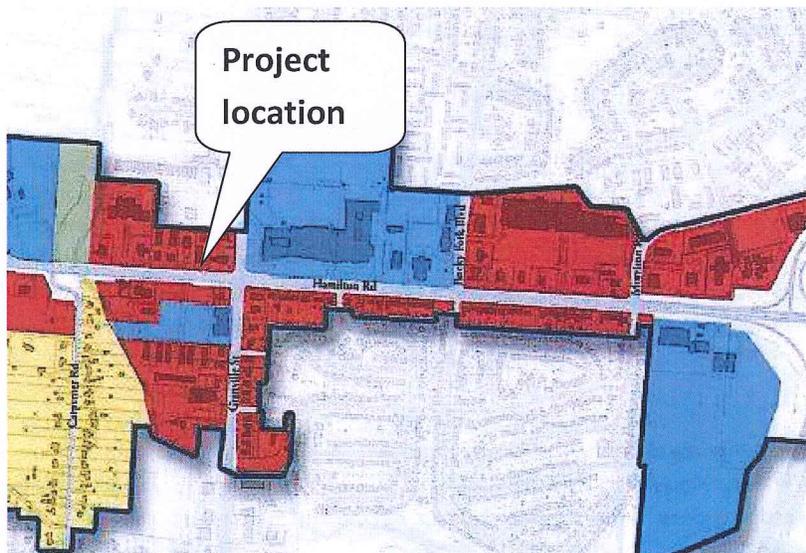
CITY OF GAHANNA

Final Development Plans are required for development within commercial zone districts. Final Development Plans are required to conform to all zoning requirements and conform to the goals and objectives established within the City's Land Use Plans. Additionally, Final Development Plans should, encourage orderly development keeping in character with the community, protect adjacent residential areas from potential nuisances created by commercial development, avoid environmentally sensitive areas, and mitigate adverse impacts associated with noise, odor, traffic, drainage, etc.

The site is located within the Hamilton Road Corridor Plan. The Plan designates the property as Mixed Use. Mixed Use allows for office and retail uses. The requested use, credit union with drive-thru, is consistent with the allowed uses of the Corridor Plan. Additional elements of the Corridor Plan that are relevant to this request include architecture, landscaping, streetscape, lighting, and site design. The Corridor Plan is intended to be flexible and meant to guide development.

The Corridor Plan calls for architecture that aims for a timeless design which utilizes traditional materials. The request proposes a brick exterior with a stone like trim around the base of the building. Landscaping should define public walkways and act as a buffer between roadways and pedestrian areas. A planting plan has been submitted consistent with the intent of the Corridor Plan. Lighting will be provided throughout the parking area. The proposed light fixtures are consistent with those depicted within the Corridor Plan. The Corridor Plan provides that sites should be designed to create a feeling of place which creates a pedestrian zone and green space. Sidewalks exist along Hamilton Road. The site plan proposes stamped concrete pedestrian paths leading from the sidewalk to the building. Additionally, the Corridor Plan states that parking and dumpsters should be located to the side or rear of a building. Parking and a dumpster are located consistent with the Corridor Plan. The proposed site plan appears to be consistent with these statements.

Hamilton Road Corridor Plan Land Use Map



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A Certificate of Appropriateness is required prior to new construction, remodeling or other building modification. This request falls within Design Review District 3 (DRD-3). Elements of consideration include but aren't limited to the following: building materials, landscaping, lighting, and access. These elements should be stylistically compatible with other structures in the district, contribute to the design character of the district, contribute to the vitality of the district, and enhance the surroundings of the district. It is staff's opinion that the proposed project is consistent with the intent of the Design Review District.

Design elements associated with this request such as building materials, landscaping, and lighting are consistent with the Hamilton Road Corridor Plan. The project is located at an existing, lighted intersection; no new access points will be created.

Conditional Use approval is required for drive-thru facilities located within the Community Commercial zone district. Staff does not object to this request as the site was previously home to McDonalds, which had a drive-thru facility. There does not appear to be a negative impact associated with the proposed drive-thru.

In conclusion, staff finds the request for Final Development Plan, Certificate of Appropriateness, and Conditional Use consistent with the relevant provisions of the Hamilton Road Corridor Plan, 2002 Land Use Plan Update, and the Planning and Zoning Code.

Michael Blackford
Deputy Director of Planning and Development



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SUNGARD: 14060002, 14060001, 14060003
PROJECT: Kemba Financial Credit Union
ADDRESS: 110 N Hamilton Road
APPLICANT: Chris Humphrey, Architect

This project will be located at the site of the former McDonald's on North Hamilton Road. The three applications submitted will allow construction of the Kemba building and drive thru.

CU 6-2014: The code requires a conditional use for all drive thru. There are three lanes proposed for the east side of the building.

1169.04 ACTIONS OF THE PLANNING COMMISSION.

The Planning Commission shall hold a public hearing and act on a conditional use in one of the following ways:

(a) Approval. The Planning Commission shall approve an application for a conditional use if the following four conditions are met:

(1) The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.

(2) The proposed development is in accord with appropriate plans for the area.

(3) The proposed development will not have undesirable effects on the surrounding area.

(4) The proposed development will be in keeping with the existing land use character and physical development potential of the area.

(b) Approval with Modification. The Commission may approve, with modification, an application for a conditional use if the proposed use is a conditional use of the zoning district and the applicable development standards are met, but plot plan modification is required:

(1) To be in accord with the appropriate plans for the area; and

(2) To prevent undesirable effects on adjacent property and the surrounding area.

Such modification may include but not be limited to a limitation on the extent or intensity of development, a requirement for additional screening by fence or landscaping, a change in the method or plan for lighting, time limits as to the length of time the use may be permitted to exist, control of access or other conditions of development as may be required.



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Requirements regarding the modification of plans or other appropriate actions shall be stated with the reasons for each requirement.

(c) Disapproval. The Commission shall only disapprove an application for a conditional use for any one of the following reasons:

(1) The proposed use is not a conditional use of the zoning district, or the applicable development standards are not and cannot be met.

(2) The proposed development is not in accord with appropriate plans of the area.

(3) The proposed development will have undesirable effects on the surrounding area.

(4) The proposed development is not in keeping with the existing land use character and physical development potential of the area.

FDP 6-2014: The building square footage is 3,472, and all building setbacks have been met. Parking setbacks have been met as well with 31 spaced provided, including 2 handicap accessible spaces. Two sizes of parking spaces have been illustrated along with their corresponding drive aisle widths. A stamped concrete walkway from the building to the ROW has been illustrated on the plan. Lot coverage is less than 75%.

1108.05 FINAL DEVELOPMENT PLAN APPROVAL.

(a) The Planning Commission shall hold a public hearing and act on a Final Development Plan in one of the following ways:

(1) Approval. The Planning Commission shall approve an application for a Final Development Plan if the following four conditions are met:

A. The proposed development meets the applicable development standards of this Zoning Ordinance.

B. The proposed development is in accord with appropriate plans for the area.

C. The proposed development would not have undesirable effects on the surrounding area.

D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

(2) Approval with modification. The Commission may approve, with modification, an application for a Final Development Plan if the proposed use meets the applicable development standards of the zoning district, but plan modification is required:

A. To be in accord with the appropriate plans for the area; and

B. To prevent undesirable effects on adjacent property and the surrounding area.

Such modification may include but not be limited to a limitation on the extent or intensity of development, a requirement for additional screening by fence or landscaping, a change in the method or plan for lighting, time limits as to the length of time the use may be permitted to exist, control of



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access or other conditions of development as may be required to meet the applicable development standards of the zoning district. Requirements regarding the modification of plans or other appropriate actions shall be stated with the reasons for each requirement.

(3) Disapproval. The Commission may disapprove an application for a Final Development Plan for any one of the following reasons:

- A. The proposed development does not meet the applicable development standards of this Zoning Ordinance.
- B. The proposed development is not in accord with appropriate plans of the area.
- C. The proposed development will have undesirable effects on the surrounding area.
- D. The proposed development is not in keeping with the existing land use character and physical development potential of the area.

DR 13-2014: The primary exterior building material is brick, with stone-like CMU accents. Dimensional shingles in Moir are illustrated. A metal canopy is shown on the south elevation. A materials board will be presented at the meeting.

A photometrics plan and a cut sheet for the light fixtures have been submitted

A large lawn area on the east side of the property will be provided, and five existing trees will be incorporated into the landscape plan for a total of 15 trees provided. The landscaped area will cover 43% of the lot.

Place holding building signage is included in the submission plan; however, all signage can be approved administratively.

1197.07 STANDARDS FOR DESIGN REVIEW.

(a) The Planning Commission shall review an application for a Certificate of Appropriateness to determine if proposed new construction or alteration to an existing structure promotes, preserves and enhances the overall architectural character of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be incompatible with existing structures within the surrounding area.

(b) In conducting this review, the Commission shall examine and consider the design elements of the proposed structure including but not limited to the following:

- (1) Building height.
- (2) Building massing or the relationship of the building width to its height and depth, and its relationship to the pedestrian's visual perspective.



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(3) Fenestration to include the size, shape and materials of individual windows or door units and the overall harmonious relationship of window, door, or other openings within the building facade.

(4) Exterior detail and relationships which shall include all projecting and receding elements of the building exterior including but not limited to the horizontal or vertical expression and composition which is conveyed by these elements.

(5) Roof shape which shall include form and material.

(6) Exterior materials which shall include consideration of material compatibility among various elements of the structure, the texture and color of each material and the visual impact the materials, when considered as a whole, will have upon the viewer's visual perspective.

(7) Landscape design and plant materials which shall include site lighting and use of landscape features such as plant material, mounding, fencing or other details to highlight architectural features or screen and soften undesirable views.



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STAFF COMMENTS

FILE: DR-13-2014, FDP-6-2014, CU-6-2014
SUNGARD: 14060002, 14060001, 14060003
PROJECT: Kemba Financial Credit Union
ADDRESS: 110 N Hamilton Road
APPLICANT: Chris Humphrey, Architect

Parks & RECREATION HAS NO COMMENT.

Respectfully Submitted By:

Tony Collins



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City Engineer

- The site is adequately served by the signal at the entry point.*
- Water and sewer are available and adequate*

Respectfully Submitted By:

KCW



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THE FIRE DIVISION IS OK WITH THE SITE. ENTRY IS WIDE ENOUGH FOR ACCESS. PROPER ROADWAY WIDTHS ARE OK. THERE IS NO NEED FOR A HYDRANT ON SITE. PUBLIC HYDRANTS ARE ACCESSIBLE.

Respectfully Submitted By:

STEVE WERSH
MIFFEIN FIRE



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No comments on the site plan, although the accessible parking spaces are shown at different locations on the various site plans.

Respectfully Submitted By:

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



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City Of Gahanna Service Department

**200 South Hamilton Road
Gahanna, Ohio 43230**

TO: Bonnie Gard
Zoning Administrator

FROM: Jeffrey J. Feltz
Water Resources Engineer

DATE: June 11, 2014

Re: Kemba Financial Credit Union
Service/Water Resources Department Review Comments

CC: Dottie Franey, Director of Public Service
Matt Holdren, Deputy Director of Public Service

The following are comments for the above mentioned project relative to sanitary sewer service, water service, storm drainage, and erosion/post construction runoff control.

Sanitary Sewer

- There is an existing 8 inch sanitary sewer line stub at the center of the north property line of the development. The site plan for the previous development shows the lateral from the previous building tying into this sewer main. This site should utilize the same outlet for the new building.

Water Service

- There is an existing 1 inch water service to the site that is tapped into the 8 inch water main on the west side of Hamilton Road. This service can be utilized to serve this site assuming that no fire line is required for a fire suppression system.
- Check with Mifflin Township Fire Department to verify that the existing hydrants along North Hamilton Road provide adequate fire protection.

Storm Water Plan

- No storm water detention is shown on the preliminary site plan so it is not known at this time how this requirement will be addressed.
- We recommend considering green infrastructure best management practices (BMP) to address water quality requirements.

- Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.
- The developer will be required to sign a Post Construction BMP inspection agreement which will require yearly inspection of the approved BMP and inspection documents be filed with the Service Department.