

**FINAL DEVELOPMENT PLAN APPLICATION**

Project/Property Address or Location: 4297-4301 JOHNSTOWN ROAD		Project Name/Business Name: GASLIGHT SQUARE	
Parcel ID No.(s): 027-000098 027-000142		Zoning Designation: SO	Total Acreage: 2.87±
Project Description: 2 STORY OFFICE BUILDING, MEDICAL USE			
APPLICANT Name -do not use a business name: SHAWN McALLISTER		Applicant Address: 3040 RIVERSIDE DR, SUITE 225 UPPER ARLINGTON, OH 43221	
Applicant E-mail: SMARCH@AMERITECH.NET		Applicant Phone No.: 614-451-4136	
BUSINESS Name (if applicable): SHAWN McALLISTER ARCHITECT, INC.			
<b>ADDITIONAL CONTACTS: Please list Primary Contact person for Correspondence (please list all applicable contacts)</b>			
Name(s):		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) MICHAEL FLEITZ		Property Owner Contact Information (phone no./email): GASLIGHTSMILES@GMAIL.COM 614-537-3619	

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED** (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant/Primary Contact Signature: MT Myer Date: 1/28/20

INTERNAL USE

Zoning File No. FDP-0016-2020

RECEIVED: AW  
DATE: 1-31-20

PAID: 1000.00  
DATE: 1-31-20

**AUTHORIZATION CONSENT FORM**

*(must sign in the presence of a notary)*

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

**PROPERTY OWNER**

**IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION**

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

Michael P. Flitz

(property owner name printed)

[Signature]

(property owner signature)

1/23/20

(date)

Subscribed and sworn to before me on this 23<sup>rd</sup> day of JAN, 2020.

State of OHIO County of FRANKLIN

Notary Public Signature: [Signature]



**NICHOLAS L ROARK**  
Notary Public, State of Ohio  
My Comm. Expires 01/10/2024  
Recorded in Franklin County

**Applicant/Property Owner/Representative**

**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

**AUTHORIZATION TO VISIT THE PROPERTY** I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

**APPLICATION SUBMISSION CERTIFICATION** I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Shawn T. McAnister

(applicant/representative/property owner name printed)

[Signature]

(applicant/representative/property owner signature)

1/29/20

(date)

Subscribed and sworn to before me on this 29<sup>th</sup> day of January, 2020.

State of OH County of Franklin

Notary Public Signature: [Signature]



Notary of Seal  
**KEVIN ROUSH**  
Notary Public, State of Ohio  
My Comm. Expires 09-18-2021

**SURROUNDING PROPERTY  
OWNERS:**

Vipinchandra and Jyotika Patel, Tr.  
991 McCarron Court  
Columbus, Ohio 43230

Justin and Diana Sponseller  
999 McCarron Court  
Columbus, Ohio 43230

Mitchell and Rachel Klein  
1007 McCarron Court  
Columbus, Ohio 43230

Darin and Jenny German  
1015 McCarron Court  
Columbus, Ohio 43230

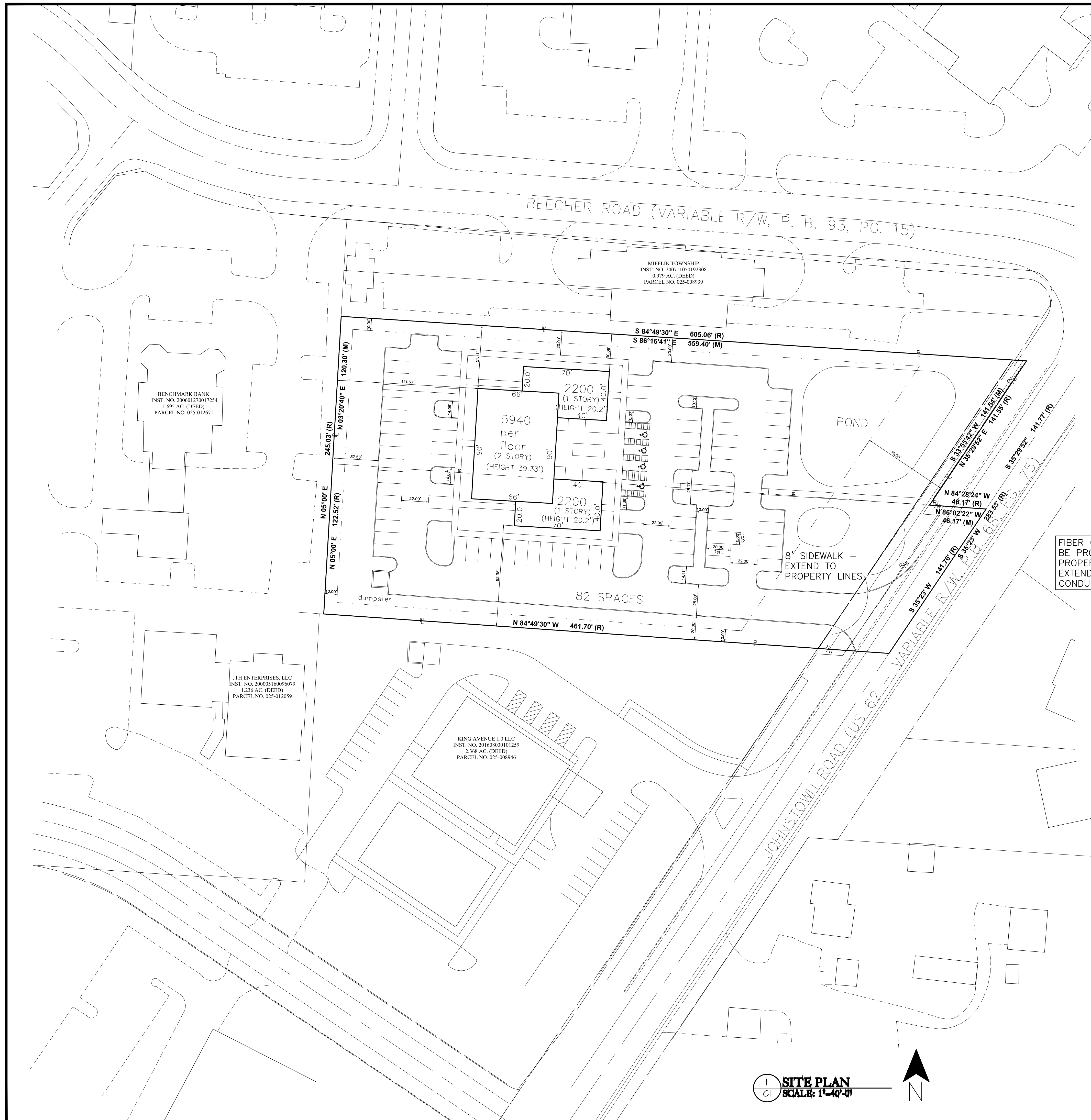
Benchmark Bank  
461 Beecher Road  
Gahanna, Ohio 43230

King Avenue 1.0 LLC  
4251 Johnstown Road  
Gahanna, Ohio 43230

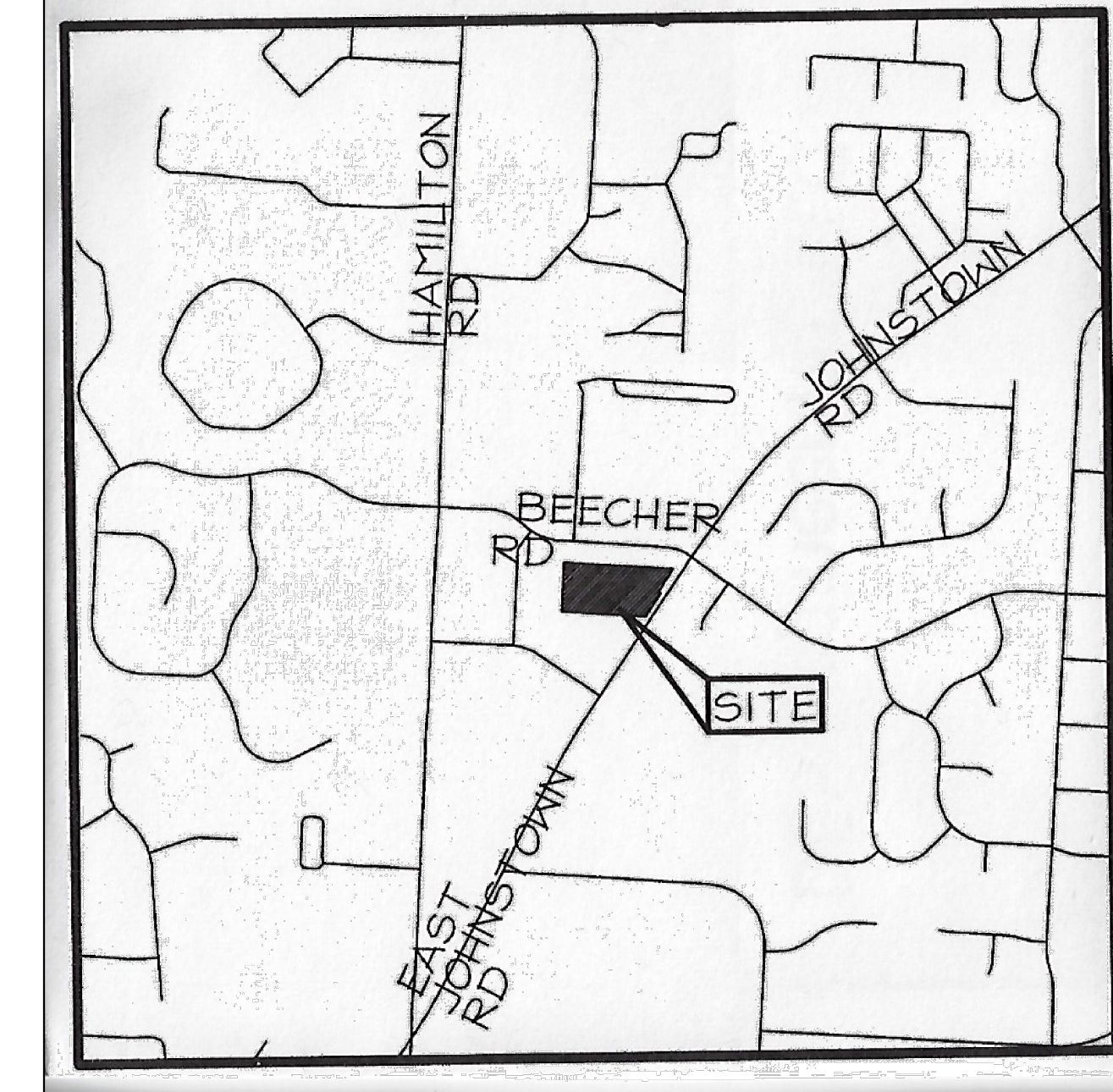
Mifflin Township  
155 Olde Ridenour Road  
Columbus, Ohio 43230

JTH Enterprises LLC  
470 Silver Lane  
Columbus, Ohio 43230

MD United LLC  
470 Silver Lane  
Columbus, Ohio 43230



**SITE PLAN**  
SCALE: 1"=40'-0"



VICINITY MAP

**OWNER:** 4297 Johnstown Road LLC  
7266 Ashcombe Court  
New Albany, OH 43054

**ARCHITECT:** Shawn McAllister Architect, Inc.  
3040 Riverside Drive, Suite 225  
Columbus, OH 43221  
TEL: 614-451-4136  
smarch@ameritech.net

**CONTRACTOR/DEVELOPER:** Advance Construction, Inc.  
9313 LAKE OF THE WOODS DR.  
GALENA, OHIO 43021  
TEL: 614-865-0394

ZONING AND SETBACK INFO	
ZONING SO SUBURBAN OFFICE	16,200 S.F.
FRONT SETBACK	60 FT
SIDEYARD SETBACK	10 FT
REAR SETBACK	10 FT

PARKING CALCULATIONS	
BUILDING SQ.FT.	16,200 S.F.
OFFICE 16200/350 SQ.FT.	46 SPACES
MEDICAL/DENTAL 2 SPACES PER EXAM ROOM PLUS (1) PER EMPLOYEE LARGEST SHIFT	T.B.D.
PARKING PROVIDED	82 SPACES

SITE DATA TABLE	
TOTAL SITE AREA:	2.87 ac 125017 S.F.
EXISTING IMPERVIOUS	3,000 S.F.
BUILDING FOOTPRINT	10,340 S.F.
PROPOSED IMPERVIOUS	59,585 S.F.

LANDSCAPE CALCS	
PAVING AREA	40811 S.F.
REQUIRED ISLAND SQ.FT. (5% OF PAVING)	2040 S.F.
PROVIDED ISLAND SQ.FT.	6048 S.F.

**SITE PLAN**

JOB # 347518 SCALE: AS NOTED  
ISSUE DATE: 3/18/20

SHEET NUMBER

C1

Shawn McAllister  
Architect, Inc.

3040 Riverside Drive, Suite 225  
Upper Arlington, OH 43221  
TEL: 614-451-4136  
SMARCH@AMERITECH.NET

Gaslight Square  
4297-4301 Johnstown Road  
Gahanna, OH

**GAS**

CONTRACTOR SHALL COORDINATE TIMING AND LOCATION OF CONNECTION TO GAS MAIN, SERVICE LINE SIZING AND ON SITE CONFIGURATION WITH COLUMBIA GAS OF OHIO. TAP OF MAIN WILL BE MADE BY GAS COMPANY.

COORDINATE SIZE OF GAS SERVICE LINE WITH OWNER AND COLUMBIA GAS OF OHIO.

Ⓘ PRELIMINARY LOCATION OF PROPOSED GAS METER

**ELECTRIC**

CONTRACTOR SHALL COORDINATE THE INSTALLATION OF PROPOSED UNDERGROUND ELECTRIC FROM THE EXISTING POWER POLE WITH THE UTILITY COMPANY.

Ⓜ PRELIMINARY LOCATION FOR TRANSFORMER.

**WATER**

PROPOSED WATER SERVICE TAP PER CITY OF COLUMBUS REGULATIONS TO WATER SERVICE VALVE TO BE LOCATED 2' EAST OF PROPOSED BIKE PATH. SERVICE LATERAL TO BE BY JACK AND BORE UNDER JOHNSTOWN ROAD.

PROPOSED SERVICE LINE SHALL BE ACCEPTABLE POLY MATERIAL WITH MINIMUM 4' COVER INSTALLED A MINIMUM 10' FROM PROPOSED SANITARY SERVICE LATERAL.

BACK FLOW PREVENTION ASSEMBLY INSTALLATION, WHERE NEEDED, AS PER COLUMBUS DIVISION OF WATER STANDARD DRAWING L-9002 A & B, (DATED 1/26/18)

2" AND SMALLER PIPE MATERIAL FOR THE PRIVATE WATER SYSTEM AFTER THE WATER METER SHALL BE TYPE K SOFT TEMPER COPPER OR A DIVISION OF WATER APPROVED POLY TUBING ONLY.

**SANITARY**

ROOF DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

TRENCH BACKFILL SHALL BE GRANULAR MATERIAL IN ACCORDANCE WITH ITEM 912 UNDER ALL PROPOSED PAVEMENTS AND WALKS. REMAINING BACKFILL SHALL BE PER 911.

CODED NOTES:

- ⑥ CONNECT TO EXISTING SANITARY MAIN WITH 8"x6" REDUCER.
- ⑦ EXTEND 6" PVC SANITARY SERVICE AT MINIMUM 2.08% SLOPE PER CITY OF GAHANNA STD. DWG. G-39.
- ⑧ CONFIRM SERVICE ELEVATION WITH PLUMBING PLANS. LOCATE 5' SOUTH OF BLDG. WALL.
- ⑨ PROVIDE CLEAN OUT PER CITY OF GAHANNA STD. DWG. G-12.

**SITE DEVELOPMENT NOTES**

EARTHWORK ACTIVITIES INCLUDING COMPACTION SHALL BE PER THE SCHEDULE ON SHEET 7.

ADD 900 TO PROPOSED ELEVATIONS TO OBTAIN USGS ELEVATIONS.

← PROPOSED FLOOD ROUTING

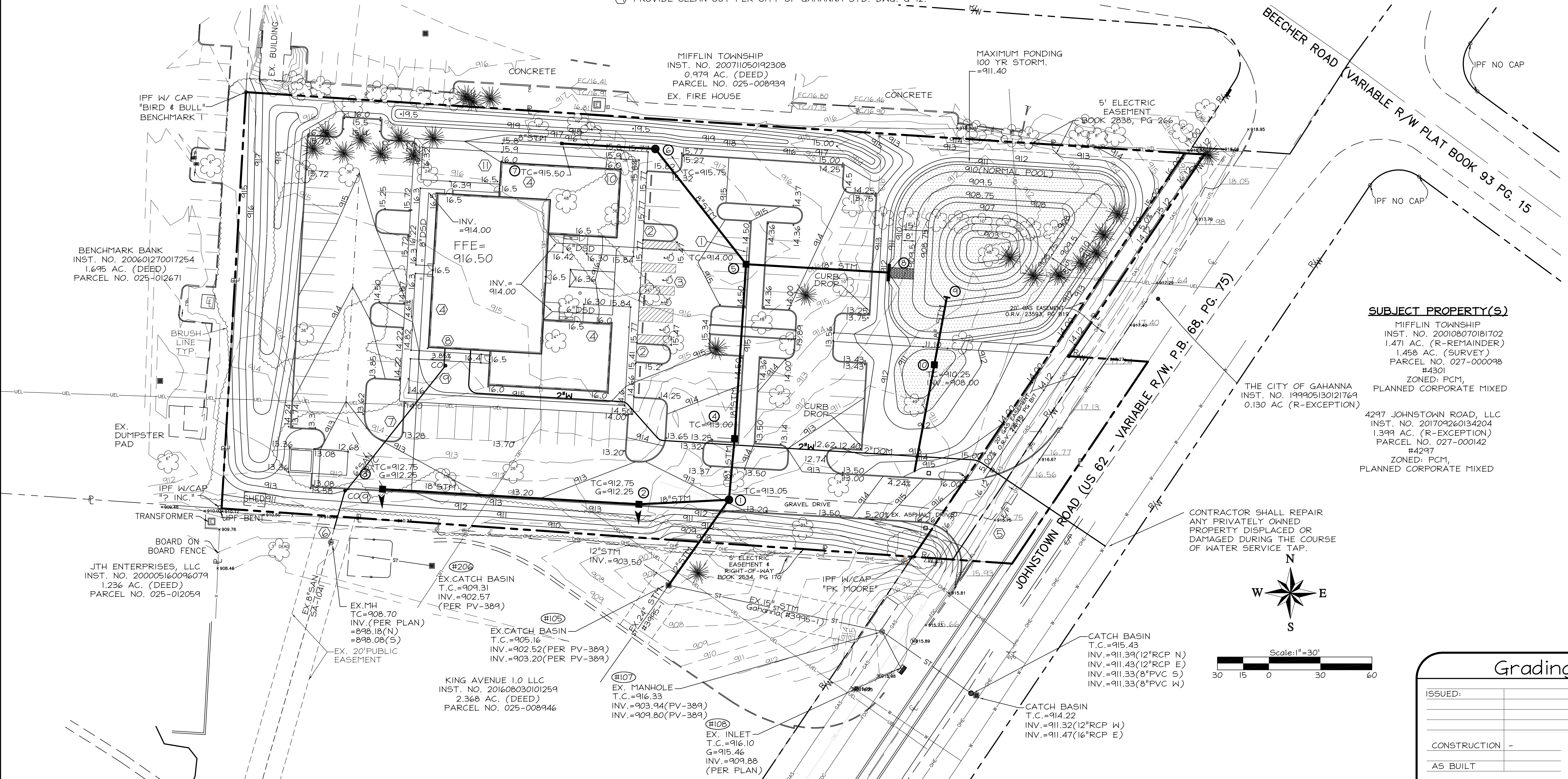
INDICATES MAXIMUM PONDING BASED ON OVERLAND FLOOD ROUTING ELEVATIONS AS ESTABLISHED ON GRADING PLAN.

THE CONTRACTOR SHALL ADJUST TO GRADE ALL UTILITIES AS NECESSARY FOR THIS DEVELOPMENT.

CODED NOTES:

- ① PROVIDE UNDERDRAINS AT CATCH BASINS PER DETAIL THIS SHEET.
- ② THERE IS NO GRADE TRANSITION ALONG THE FRONTAGE WALK ALONG THE ENTIRE CONCRETE WALK INTERFACE.
- ③ SLOPES CANNOT EXCEED 1.50% IN ANY DIRECTION OVER HANDICAP MANEUVERING AREAS.
- ④ BUILDING DOWNSPOUT DRAIN AT MINIMUM 1.0% SLOPE UNLESS OTHERWISE NOTED. VERTICAL DOWNSPOUTS SHALL BE CONNECTED PER DETAIL SHEET 5.
- ⑤ PROVIDE CURB CUT PER DETAIL CITY OF COLUMBUS STANDARD DRAWING 2208.

**STORMWATER MANAGEMENT NOTE**  
STORMWATER MANAGEMENT IS PROVIDED VIA POND. WATER QUALITY IS PROVIDED VIA DOWNSTREAM SYSTEM TO SOUTH.

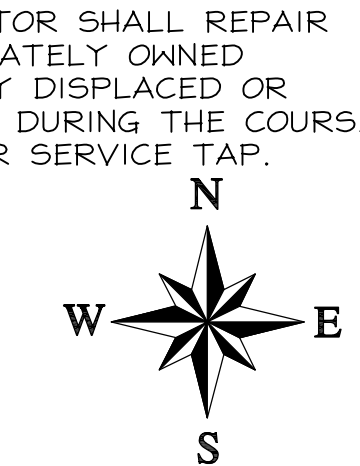


**SUBJECT PROPERTY(S)**

MIFFLIN TOWNSHIP  
INST. NO. 20071050192308  
0.979 AC. (DEED)  
PARCEL NO. 025-008939  
EX. FIRE HOUSE

THE CITY OF GAHANNA  
INST. NO. 199905130121769  
0.130 AC (R-EXCEPTION)

4297 JOHNSTOWN ROAD, LLC  
INST. NO. 201709260134204  
1.399 AC. (R-EXCEPTION)  
PARCEL NO. 027-000142  
#4297  
ZONED: PCM,  
PLANNED CORPORATE MIXED



**Grading Plan**

ISSUED:	11-20-2019
	03-05-2020
CONSTRUCTION	-
AS BUILT	

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**GASLIGHT SQUARE**  
4297-4301 JOHNSTOWN ROAD  
GAHANNA, OHIO

**DES Engineering, LLC**  
121 Richland Road  
Xenia, Ohio 45385  
PH: 614-638-0071  
Email: dsamiec@deserr.com

**NOTES:**

- THIS ALTA SURVEY IS BASED UPON RECORDED DATA, AN ACTUAL FIELD SURVEY OF THE SITE, AND INFORMATION FURNISHED BY WESTCOR LAND TITLE INSURANCE COMPANY AND LANDESL TITLE AGENCY, INC., AS LISTED IN THE TITLE COMMITMENT FILE NUMBER GH-35246, EFFECTIVE DATE: AUGUST 3, 2018 @ 06:00 A.M.
- THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE TITLE BLOCK OR CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITY.
- PROPERTY IS WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING), PER FEMA FLOOD INSURANCE RATE MAP NO. 39049C 0213 K, EFFECTIVE DATE JUNE 17, 2008.
- BENCHMARKS:  
REFERENCE BENCHMARK - FRANKLIN COUNTY SURVEY CONTROL DATABASE, MONUMENT DESIGNATION: NA-17, BEING AN ALUMINUM DISK IN THE SOUTH END OF A CULVERT WINGWALL ON THE WEST SIDE OF HAMILTON ROAD, 0.50 MILES SOUTH OF MORSE ROAD AND 75' WEST OF THE CENTERLINE OF HAMILTON ROAD, AS CONFIRMED BY VRS-GPS SURVEY UTILIZING MOUNTPOINT ODOT\_NAD83(2011)\_RTCM30, (GEOID 12A) IN AUGUST OF 2018.  
ELEV. 894.17 (NAVD 88)  
BENCHMARK 1 - TOP OF IRON PIN FOUND WITH CAP LOCATED AT THE NORTHWESTERN CORNER OF THE SITE.  
ELEV. 914.97 (NAVD 88)  
BENCHMARK 2 - TOP OF IRON PIN FOUND WITH CAP LOCATED AT THE SOUTHEASTERLY CORNER OF THE SITE.  
ELEV. 911.08 (NAVD 88)

5. OUPS REFERENCE NUMBERS: A823203159 PHYSICAL MARKINGS  
A822901650 RECORD PLANS

6. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT, HOWEVER THE CONTRACTOR SHALL INVESTIGATE AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. NON-MEMBERS MUST BE CALLED DIRECTLY.

**7. UTILITY CONTACTS:**

- WATER- AND SEWER: CITY OF GAHANNA, DIVISION OF WATER AND SEWER, 200 S. HAMILTON ROAD, GAHANNA, OHIO 43004, (614) 645-7677
- JEFFERSON WATER AND SEWER DISTRICT, 6455 TAYLOR ROAD, BLACKLICK, OHIO 43004
- ELECTRIC- AMERICAN ELECTRIC POWER, 850 TECH CENTER DRIVE, GAHANNA, OHIO 43230-6605, (614) 883-6802
- GAS- COLUMBIA GAS OF OHIO-COLUMBUS, 939 W GOODALE BLVD., COLUMBUS, OHIO 43212, (614) 280-7500
- TELEPHONE- AT&T, 1589 N. HIGH STREET, COLUMBUS, OHIO 43215, (614) 291-2500
- CABLE- TIME WARNER CABLE, 15 W. MAIN STREET, COLUMBUS, OHIO 43215, (614) 454-1605
- WIDE OPEN WEST
- COLUMBUS FIBERNET, 1366 DUBLIN ROAD, COLUMBUS, OHIO 614-274-8100, 1-800-347-4351 TF, 614-274-6794 FAX

**8. ZONING:**

THIS SITE IS LOCATED IN THE ER-2 (ESTATE RESIDENTIAL DISTRICT) GENERAL REQUIREMENTS INCLUDE:  
SETBACKS:  
FRONT & REAR: 50', SIDE: 20'  
BUILDING AND PAVEMENT LOT COVERAGE SHALL NOT EXCEED 80% OF THE PARCEL  
MAXIMUM BUILDING HEIGHT = 35'

**9. APPARENT ENCROACHMENTS: 1. ELECTRIC LINES AND POLE EXIST ON PROPERTY WITHOUT KNOWN EASEMENT.**

**TITLE COMMITMENT NOTES:**

- THE FOLLOWING NOTES ARE NUMBERED AND CORRESPOND TO THE NUMBERING SYSTEM OF THE SURVEY RELATED EXCEPTIONS LISTED IN SCHEDULE B PART II OF WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER: GH-35246, EFFECTIVE DATE: AUGUST 3, 2018 @ 06:00 A.M. AND INDICATE AS TO WHETHER THE NUMBERED EXCEPTIONS APPLY, OR DO NOT APPLY TO THE 1.471 ACRE SUBJECT PARCEL, AND AS TO WHETHER THEY ARE SHOWN, OR NOT SHOWN ON THE SURVEY DRAWING.
- EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC CO., APPEARING OF RECORD IN VOL. 2838, PAGE 266, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO APPLIES TO THE SUBJECT PARCEL, BEING A FIVE (5) FOOT WIDE ELECTRIC EASEMENT ALONG THE NORTHERLY PROPERTY LINE, AND AS SHOWN HEREON.
  - EASEMENT GRANTED TO COLUMBIA GAS, APPEARING OF RECORD IN VOL. 2393, PAGE B19, OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, APPLIES TO THE SUBJECT PARCEL, BEING A TWENTY (20) FOOT WIDE GAS EASEMENT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD, AND AS SHOWN HEREON.

**RECORD BOUNDARY DESCRIPTION:**

WESTCOR LAND TITLE INSURANCE COMPANY  
SCHEDULE A  
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND THE TOWNSHIP OF JEFFERSON:

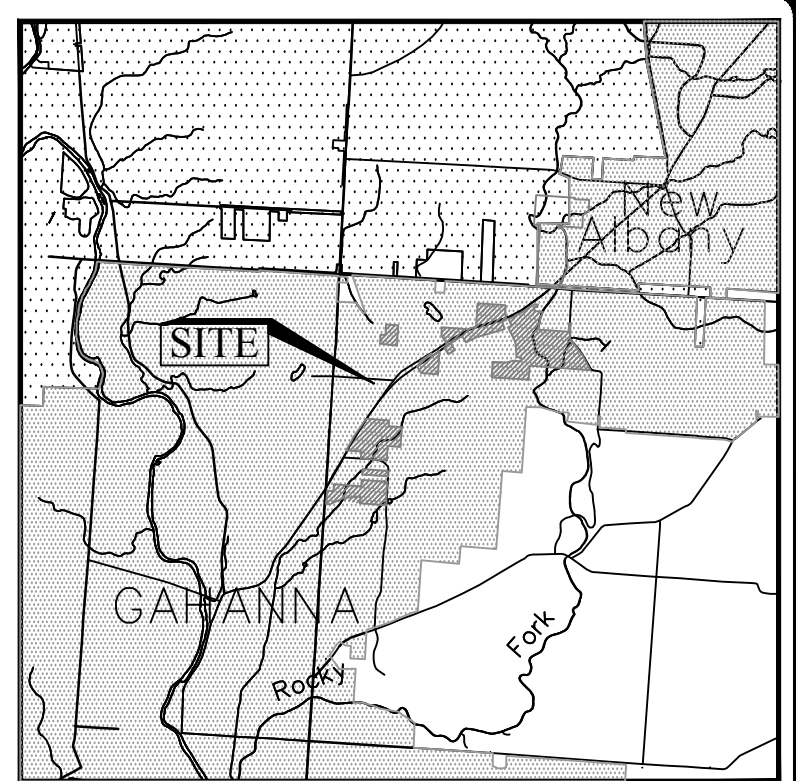
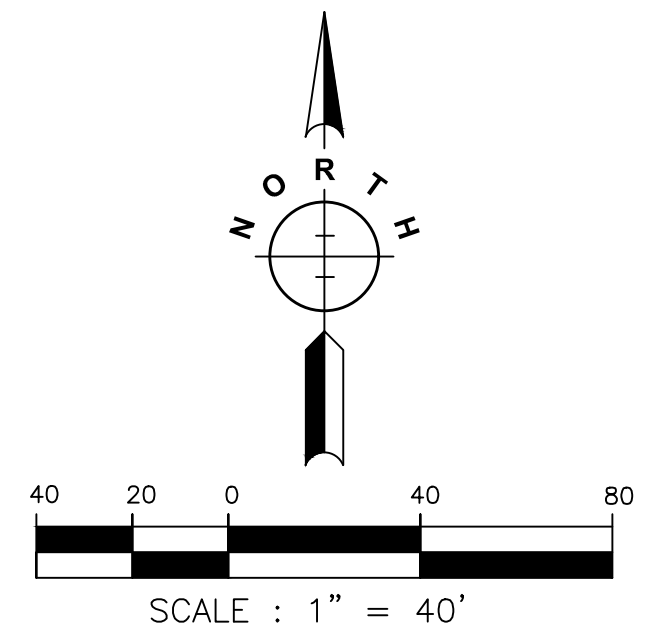
BEING LOCATED IN THE NORTH PART OF LOT NO. 2 OF THE JONATHAN DAYTON SUBDIVISION OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, AND BEING 3.0 ACRES OFF THE ENTIRE SOUTHERLY SIDE OF THE 3.56 ACRE TRACT CONVEYED TO THELA MAHR BY ADMINISTRATIVE DEED RECORDED IN DEED BOOK 2249, PAGE 466, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A NAIL IN THE CENTERLINE OF U.S. ROUTE 62 (JOHNSTOWN ROAD) SAID NAIL BEING AT THE SOUTHEASTERLY CORNER OF SAID 3.56 ACRE TRACT; THENCE ALONG THE NORTHERLY LINE OF THE SAID CHARLES E. GIBSON 2.80 ACRE TRACT, NORTH 84°49'30" WEST (PASSING AN IRON PIN AT 34.71 FEET) 461.70 FEET TO AN IRON PIN AT THE SOUTHWESTERLY CORNER OF THE SAID 3.56 ACRE TRACT AND THE NORTHWESTERLY CORNER OF THE SAID CHARLES E. GIBSON 2.80 ACRE TRACT; THENCE ALONG THE WESTERLY LINE OF THE SAID THELA MAHR 3.56 ACRE TRACT AND THE EASTERLY LINE OF THE JOHN M. AND SHIRLEY A. MCLURE 3.164 ACRE TRACT, NORTH 5°00' EAST, 245.03 FEET TO AN IRON PIN; THENCE ACROSS SAID 3.56 ACRE TRACT SOUTH 84°49'30" EAST (PASSING AN IRON PIN AT 570.35 FEET) 605.06 FEET TO A NAIL IN THE CENTERLINE OF SAID JOHNSTOWN ROAD; THENCE ALONG THE CENTERLINE OF SAID JOHNSTOWN ROAD, SOUTH 35°23' WEST 283.53 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.00 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY OF PREVIOUS RECORD.

**EXCEPTING THEREFROM THE FOLLOWING:**

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND THE TOWNSHIP OF JEFFERSON AND BOUNDED AND DESCRIBED AS FOLLOWS:  
BEING LOCATED IN THE NORTH PART OF LOT NO. TWO (2) OF THE JONATHAN DAYTON'S SUBDIVISION OF QUARTER TOWNSHIP NO. 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, AND BEING A PARCEL OFF THE ENTIRE SOUTHERLY SIDE OF THE 3.56 ACRE TRACT CONVEYED TO THELA MAHR BY ADMINISTRATIVE DEED RECORDED IN DEED BOOK 2249, PAGE 466, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A NAIL IN THE CENTERLINE OF U.S. ROUTE 62 (JOHNSTOWN ROAD) SAID NAIL BEING AT THE SOUTHEASTERLY CORNER OF SAID 3.56 ACRE TRACT, BEING ALSO THE NORTHEASTERLY CORNER OF THE SAID CHARLES E. GIBSON, 2.80 ACRE TRACT; THENCE ALONG THE NORTHERLY LINE OF THE SAID CHARLES E. GIBSON, 2.80 ACRE TRACT, NORTH 84°49'30" WEST (PASSING AN IRON PIN AT 34.71 FEET) 461.70 FEET TO AN IRON PIN AT THE SOUTHWESTERLY CORNER OF THE SAID 3.56 ACRE TRACT AND THE NORTHWESTERLY CORNER OF THE SAID CHARLES E. GIBSON 2.80 ACRE TRACT; THENCE ALONG THE WESTERLY LINE OF THE SAID THELA MAHR 3.56 ACRE TRACT AND THE EASTERLY LINE OF THE JOHN M. AND SHIRLEY A. MCLURE 3.164 ACRE TRACT, NORTH 5°00' EAST 122.52 FEET TO A POINT IN THE WESTERLY LINE OF THE SAID TRACT; THENCE ACROSS SAID TRACT IN A GENERAL EASTERLY DIRECTION, SOUTH 84°49'30" EAST 533.38 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD, SOUTH 35°23' WEST 141.76 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.399 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY OF PREVIOUS RECORD.

**AND FURTHER EXCEPTING THEREFROM THE FOLLOWING:**

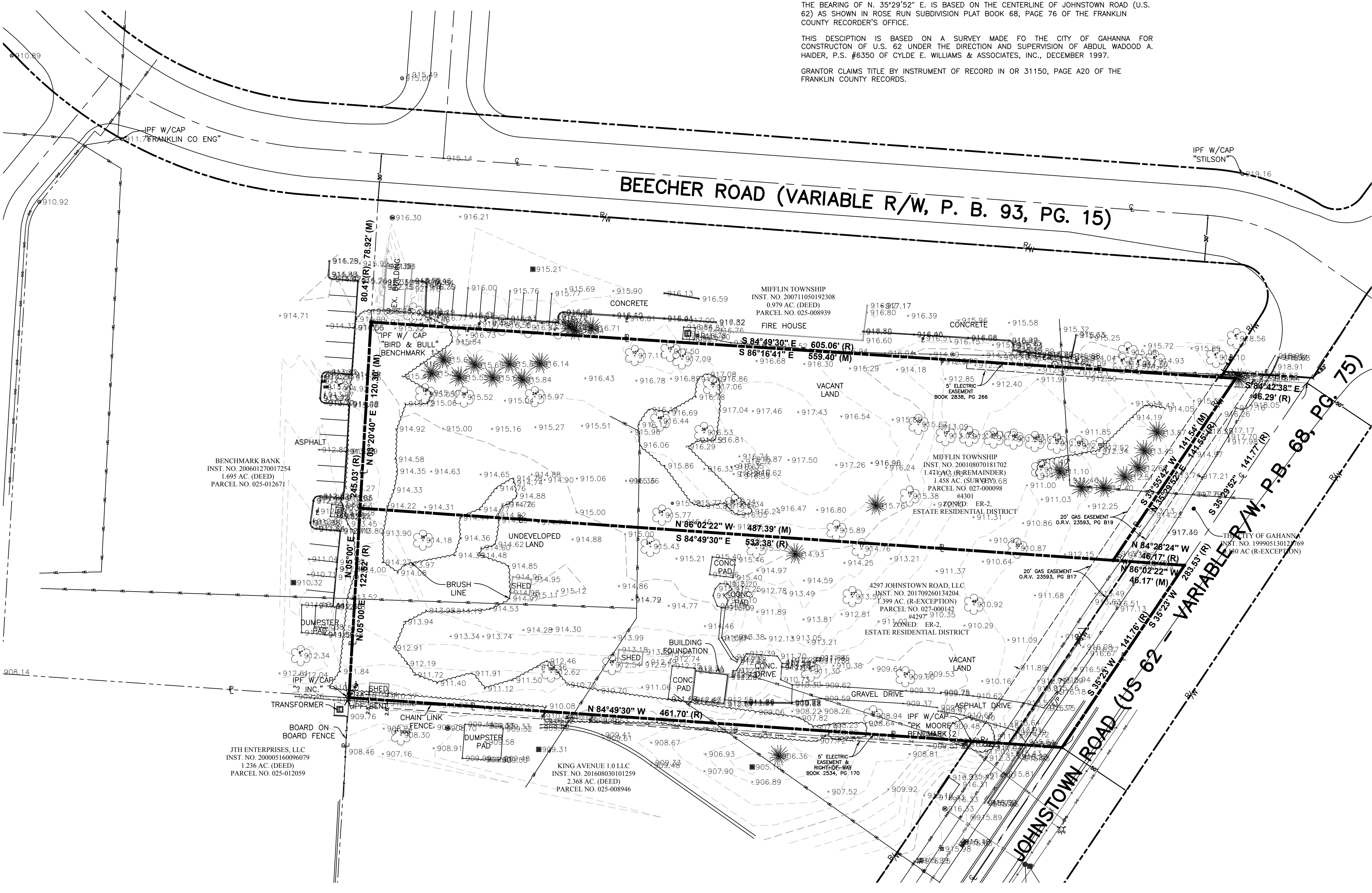
SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND THE TOWNSHIP OF JEFFERSON BEING IN LOT TWO (2), QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS AND BEING PART OF AN ORIGINAL 3.00 ACRE TRACT CONVEYED TO HELEN KOKER BY O.R. 31150, PAGE A20 OF THE FRANKLIN COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT AT THE NORTHEASTERLY CORNER OF A 1.399 ACRE TRACT CONVEYED TO J. ERNEST SELLS, D.C. BY O.R. 28407, PAGE E10, IN THE CENTERLINE OF JOHNSTOWN ROAD (U.S. 62) SAID POINT BEING THE TRUE POINT OF BEGINNING.  
THENCE N. 84°28'24" W. A DISTANCE OF 46.17 FEET LEAVING SAID CENTERLINE AND ALONG THE NORTHERLY LINE OF SAID 1.399 ACRES TRACT TO A POINT;  
THENCE N. 35°29'52" E. A DISTANCE OF 141.55 FEET LEAVING SAID NORTHERLY LINE AND ACROSS THE GRANTOR'S PROPERTY TO A POINT;  
THENCE S. 84°42'38" E. A DISTANCE OF 46.29 FEET ALONG THE SOUTHERLY LINE OF A 0.134 ACRE TRACT CONVEYED TO THE CITY F GAHANNA, OHIO BY O.R. 14663, PAGE J05 TO A POINT;  
THENCE S. 35°29'52" W. A DISTANCE OF 141.77 FEET LEAVING SAID SOUTHERLY LINE AND ALONG SAID CENTERLINE TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.130 ACRES, MORE OR LESS, FROM AUDITOR'S PARCEL NUMBER 170-001385, INCLUDING THE PRESENT ROAD WHICH OCCUPIES 0.098 ACRE, MORE OR LESS, LEAVING A NET TAKE OF 0.032 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.  
THE BEARING OF N. 35°29'52" E. IS BASED ON THE CENTERLINE OF JOHNSTOWN ROAD (U.S. 62) AS SHOWN IN ROSE RUN SUBDIVISION PLAT BOOK 68, PAGE 76 OF THE FRANKLIN COUNTY RECORDER'S OFFICE.  
THIS DESCRIPTION IS BASED ON A SURVEY MADE FOR THE CITY OF GAHANNA FOR CONSTRUCTION OF U.S. 62 UNDER THE DIRECTION AND SUPERVISION OF ABDUL WADOOD A. HAIDER, P.S. #6350 OF CYLDE E. WILLIAMS & ASSOCIATES, INC., DECEMBER 1997.  
GRANTOR CLAIMS TITLE BY INSTRUMENT OF RECORD IN OR 31150, PAGE A20 OF THE FRANKLIN COUNTY RECORDS.



**SITE LOCATION MAP**  
SCALE: NOT TO SCALE

**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE OF ROAD
	SETBACK LINE
	EASEMENT LINE
	GAS LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	WATER LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD TELEPHONE LINE
	UNDERGROUND TELEPHONE LINE
	CABLE LINE
	FIBER OPTIC CABLE LINE
	ELEVATION CONTOUR
	FENCE
	SWALE
	EDGE OF PAVEMENT
	RAILROAD SPIKE (FOUND)
	RAILROAD SPIKE (SET)
	IRON PIN (FOUND)
	IRON PIN (SET)
	MAG NAIL (FOUND)
	MAG NAIL (SET)
	BENCHMARK
	SPOT ELEVATION
	POWER POLE
	LIGHT POLE
	TELEPHONE POLE
	UTILITY POLE
	GUY WIRE
	TRAFFIC BOX
	ELECTRIC TRANSFORMER
	ELECTRIC BOX
	ELECTRIC METER
	TELEPHONE PEDESTAL
	TELEPHONE MARKER
	GAS VALVE
	GAS MARKER
	WATER VALVE
	FIRE HYDRANT
	STORM CURB INLET
	STORM CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEAN OUT
	SIGN
	MAILBOX
	CONCRETE
	BRUSH/TREE LINE
	BUILDING
	RECORD
	MEASURED



**BASIS OF BEARINGS:**

THE RECORD BEARINGS, AS SHOWN HEREON, ARE AS RECORDED IN THE DESCRIPTION OF THE ORIGINAL 3.00 ACRE PARCEL, THE 1.399 ACRE AND 0.130 ACRE EXCEPTION PARCEL IN INSTRUMENT NUMBER 200108070181702, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.  
THE DESCRIPTION BEARINGS ARE REFERENCED TO THE CENTERLINE OF JOHNSTOWN ROAD, BEING SOUTH 35 DEGREES 23 SECONDS WEST (3.00 AND 1.399 AC.) AND SOUTH 35 DEGREES 29 MINUTES 52 SECONDS WEST (0.130 AC.) DOCUMENTS REFERRED TO ARE RECORDED IN THE FRANKLIN COUNTY RECORDERS OFFICE.  
THE MEASURED BEARING SYSTEM, AS SHOWN HEREON, IS AS DETERMINED BY VRS-GPS SURVEY OF LOCAL CONTROL POINTS AND PROPERTY MONUMENTATION UTILIZING MOUNTPOINT-ODOT\_NAD83(2011)\_RTCM30 (GEOID 12A) IN AUGUST OF 2018.

**CERTIFICATION**

TO: WESTCOR LAND TITLE INSURANCE COMPANY AND PNC BANK  
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 INCLUDE ITEMS 1, 2, 3, 4, 5, 6(A), 8, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2018.  
PRIME C M & S, INC.

DWIGHT A. TILLIS, P.S. #7807 DATE



**PRIME** Construction Management  
8415 PULSAR PLACE | SUITE 300  
COLUMBUS, OH 43240  
P. 614-635-0250 | F. 614-635-0251

Developer/Client  
**ADVANCED CONSTRUCTION**  
9313 LAKE OF THE WOODS DR.  
GALENA, OHIO 43021

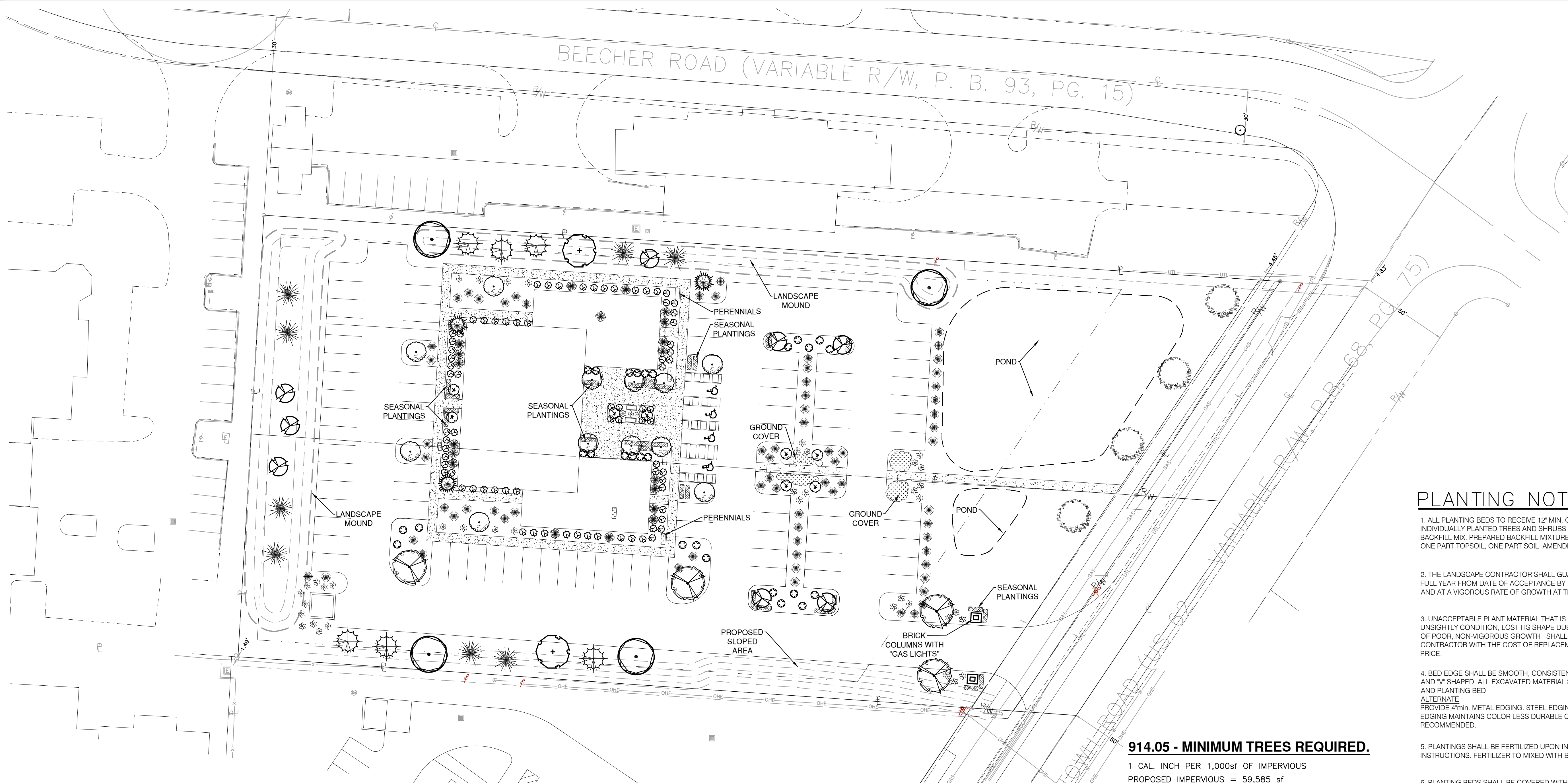
Project Name and Address  
**ALTA/NSPS SURVEY**  
GASLIGHT SQUARE  
4301 E. JOHNSTOWN RD.  
GAHANNA, OHIO  
(4297 - TOPOGRAPHIC SURVEY ONLY)

Revisions


Date: 19 OCTOBER, 2018  
Scale: 1" = 40'  
Type: SURVEY  
Sheet: 1-1

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BEECHER ROAD (VARIABLE R/W, P. B. 93, PG. 15)



**PLANTING NOTES**

1. ALL PLANTING BEDS TO RECEIVE 12" MIN. OF PREPARED BACKFILL MIX. ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACKFILLED WITH WITH PREPARED BACKFILL MIX. PREPARED BACKFILL MIXTURES SHALL BE MIXED ON SITE, CONSISTING OF ONE PART TOPSOIL, ONE PART SOIL AMENDMENT, ONE PART SOIL FROM EXCAVATION.
2. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
3. UNACCEPTABLE PLANT MATERIAL THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOM OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
4. BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 3" TO 4" INCHES DEEP, AND "V" SHAPED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.  
ALTERNATE  
PROVIDE 4" MIN. METAL EDGING. STEEL EDGING MORE DURABLE BUT RUSTS ALUMINUM EDGING MAINTAINS COLOR LESS DURABLE COMPARABLE COST. PLASTIC NOT RECOMMENDED.
5. PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION PER FERTILIZER MANUFACTURERS INSTRUCTIONS. FERTILIZER TO MIXED WITH BACKFILL PREVIOUSLY DESCRIBED.
6. PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.
7. MULCH PLANTING BEDS WITH PEST FREE DOUBLE PROCESSED HARDWOOD MULCH OF UNIFORM COLOR WITH AN AVERAGE APPLIED THICKNESS OF 2" TO 3" THICKNESS. IT SHALL BE FREE OF TWIGS, LEAVES OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS.
8. MOISTURE IS CRITICAL. WATER THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY. CONTINUE WATERING DAILY FOR 5-7 DAYS. AFTER INITIAL WATERING PERIOD ENSURE THAT PLANTINGS ARE RECEIVE WATER 2 TO 3 TIMES WEEKLY EITHER MANUALLY OR FROM NATURAL RAINFALL. WATER SHALL BE SUPPLIED AT A LOW FLOW RATE OVER EXTENDED TIME.

**914.05 - MINIMUM TREES REQUIRED.**

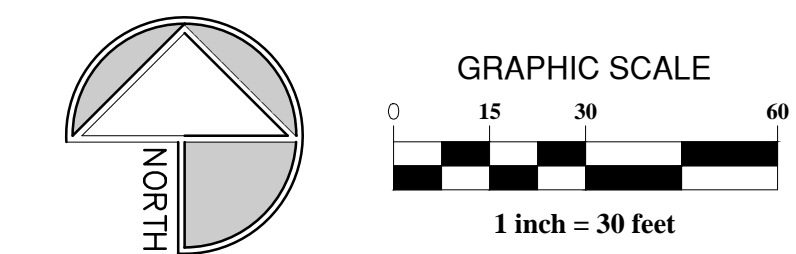
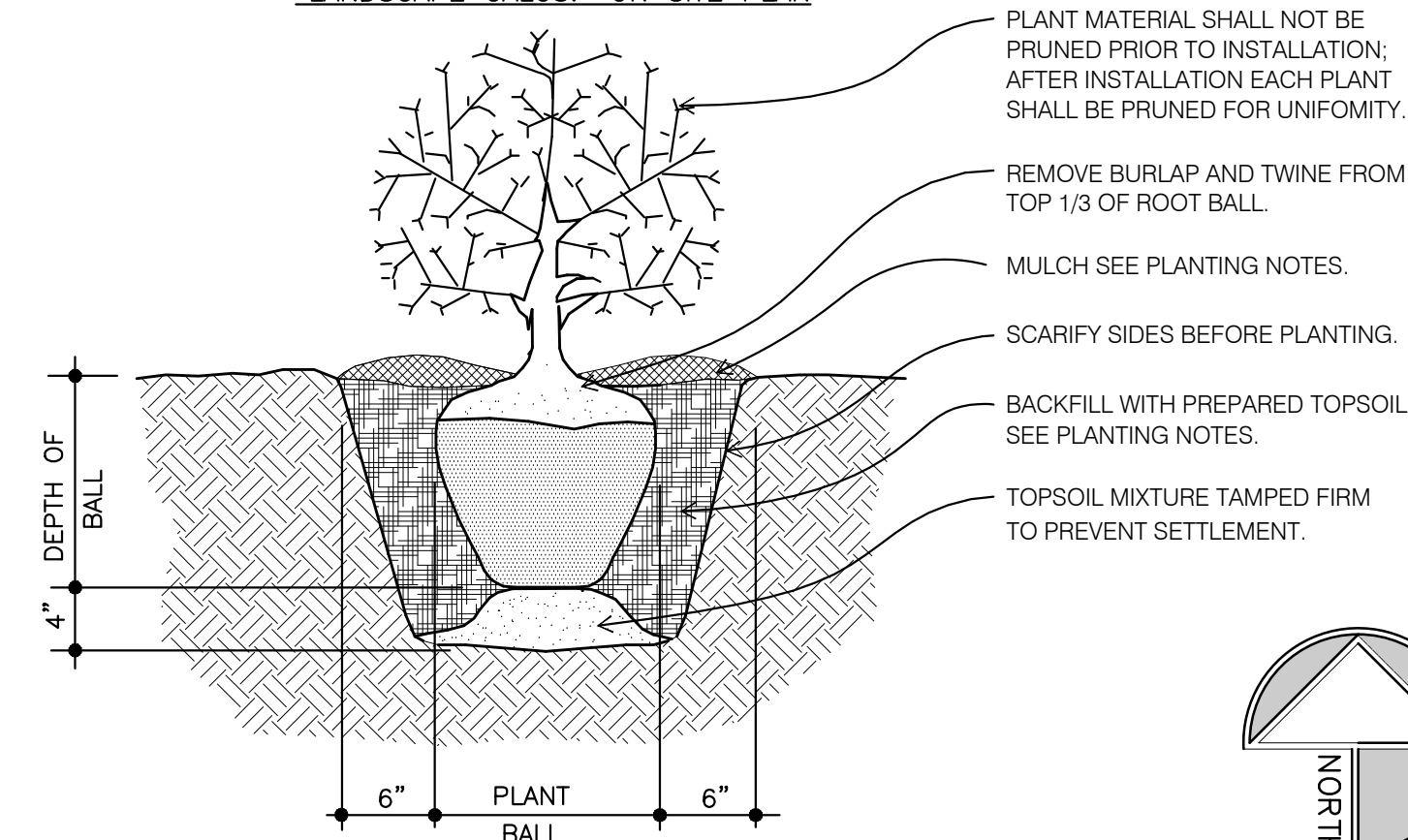
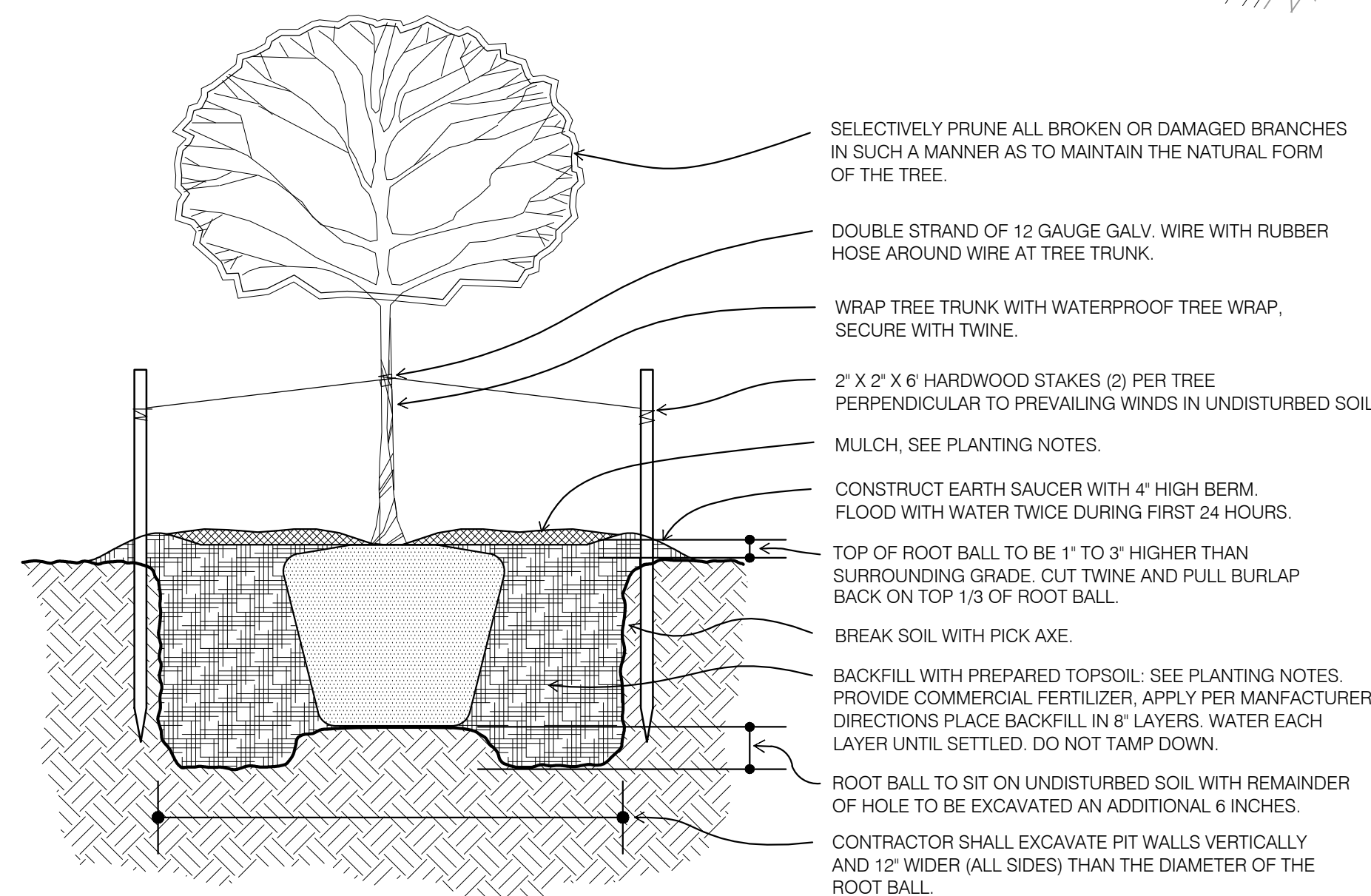
1 CAL. INCH PER 1,000sf OF IMPERVIOUS  
 PROPOSED IMPERVIOUS = 59,585 sf  
 REQUIRED CALIPER INCHES = 60"  
 PROVIDED CALIPER INCHES = 110"  
 SEE PLANT SCHEDULE AND "LANDSCAPE CALCS." ON SITE PLAN

**1163.06 - INTERIOR PARKING AREA**

ONE (1) DECIDUOUS TREE REQUIRED FOR EVERY 100 SF OF REQUIRED LANDSCAPE AREA.  
 REQUIRED LANDSCAPE AREA =  
 PAVED AREA=40,811sf \* .05 = 2,040sf REQUIRED LANDSCAPE AREA  
 2,040sf / 100sf = 21 TREES REQUIRED  
 TREES PROVIDED: 22  
 SEE PLANT SCHEDULE AND "LANDSCAPE CALCS." ON SITE PLAN

**PLANTING SCHEDULE**

Symbol	Quantity	Plant Name	Height	Form	Notes
☼	43	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	18" HT	CONT	BLUE FOLIAGE / DENSE CLUMP
⊗	76	BUXUS X GREEN GEM GREEN GEM BOXWOOD	24" HT/SP	CONT	EVERGREEN HEDGE
☼	18	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	36" HT	B & B	WHITE BLOOM
☼	31	HYDRANGEA ARBORESCENS 'ABETWO' INCREDIBALL HYDRANGEA	24" HT/SPR	CONT	WHITE BLOOM
☼	65	JUNIPERUS X P. 'SEA GREEN' SEA GREEN JUNIPER	24" HT/SPR	CONT	ECLOT SCREENING
⊗	08	MALUS x ADIRONACK ADIRONACK CRABAPPLE	2' CAL.	B & B	UPRIGHT FORM 16 cal. inches
⊗	08	MALUS SARGENTII SARGENT CRABAPPLE	2' CAL.	B & B	WHITE BLOOM 16 cal. inches
⊗	12	Amelanchier grand. 'Autumn Brilliance' AUTUMN BRILLIANCE SERVICEBERRY	3' CAL.	B & B	Interior landscape tree SINGLE LEADER TRUNK 36 cal. inches
☼	03	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT SPRUCE	4-5' HT	B & B	FULL, SYMMETRICAL
☼	08	PICEA ABIES NORWAY SPRUCE	7' HT	B & B	CONSULT CLIENT FOR SELECTION root flare to be even with final grade
☼	06	TUSUGA CANADENSIS CANADIAN HEMLOCK	7' HT	B & B	CONSULT CLIENT FOR SELECTION root flare to be even with final grade
⊗	02	ACER P. CRIMSON KING CRIMSON KING MAPLE	3' CAL.	B&B	Interior landscape tree CRIMSON FOLIAGE 6 cal. inches
⊗	04	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	3' CAL.	B & B	Interior landscape tree RED FALL COLOR 12 cal. inches
⊗	04	ACER SACCHARUM GREEN MOUNTAIN SUGAR MAPLE	3' CAL.	B & B	STREET TREE
⊗	04	LIQUIDAMBER STYR. 'HAPPIDAZE' HAPPIDAZE SWEETGUM	3' CAL.	B&B	Interior landscape tree FRUITLESS 12 cal. inches



Developer/Client

ADVANCED CONSTRUCTION  
 9313 LAKE OF THE WOODS DR.  
 GALENA, OHIO 43021

Project Name and Address  
 GASLIGHT SQUARE  
 4301 E. JOHNSTOWN RD.  
 GAHANNA, OHIO

Revisions


Date: 27 April, 2020  
 Scale: 1" = 30'  
 Title: Landscape  
 Sheet: L-1

**Shawn McAllister**  
  
**Architect, Inc.**

RE: Project 4297-4301 Johnstown Rd Final Development Plan Comment Letter

Parks 1. Pear and crabapple species are both listed as prohibited species in the City of Gahanna's Comprehensive Landscape Plan that was approved by the Landscape Board in 2019. Although this is not in code, both pear and crabapple species are highly discouraged for future plantings due to various health and structural issues and invasive tendencies. Other flowering alternatives would include dogwood species, redbud species, Japanese tree of lilac, and cherry species (excluding Canada Red select). I am concerned that three of the hardwood species are in the genus Acer. A more diverse planting including additional plant families is encouraged to help protect the landscape from future insects and pathogens. I would also discourage the planting of blue spruce. Most blue spruce in the area are currently declining and dying. It would be preferable to see the spruce and hemlocks planted in a smaller size. Trees transplant best if they are smaller than 2.5" in diameter and 7' or smaller in height. When planting, the root flare should be even with finished grade, and mulch should be kept away from the trunk of the tree.

Per email between client and Julie (the City Forrester) the pear trees have been substituted for Autumn Brilliance Serviceberry. Evergreen trees have been specified at 7' & note for proper planting has been added

Engineering 2. Existing fiber optic line along property frontage. Must be protected during construction. Connective conduit must be extended to building as part of final engineering plan.

Note added to site plan C1

3. Division of Fire to determine if this site will need a dedicated fire service line.

Noted

4. Water tap proposed for east side of E. Johnstown Road will be made by jack and bore under roadway.

Note added to grading plan under water notes

3040 Riverside Drive, Suite 225  
Upper Arlington, OH 43221



5. 8-foot width sidewalk/path will be required along property frontage with a connection to the existing sidewalk/path south of this parcel.

Note added to site plan C1

6. What is the anticipated domestic water demand of this project? A flow test will be required to determine if existing water main proposed for tap can meet demand.

To be determined with Final Engineering Plan

7. Final Engineering Plan will require water meter room details including spacing, straight pipe lengths, and reduced pressure zone backflow prevention. (Access and Circulation)

Noted

Building 8. Plan review will be required for conformance to the Ohio Building Code and permits will be required.

Noted

Community Development 9. Chapter 914.05 requires one shade tree caliper inch to be planted or preserved based on the amount of new impervious surface. The site data table indicates that there is approximately 56,585 square feet of new impervious. This would require 57 inches of shade trees to be planted. Trees to be planted must be between 1.5" - 2.5". Please revise the landscape plan to address this requirement.

Calculations per 914.05 have been provided and proposed plan exceeds requirements.

10. Informational Comment - The parking calculations state "TBD" as the exact nature of the exam rooms and shifts aren't known at this time. Staff understands that these aren't known at this time and don't have any issues as the site contains significantly more parking than what the code would normally require.


Noted

Fire District 11. The documents have been reviewed for conformance to the requirements of the 2017 Ohio Fire Code (OFC) per the 2015 International Fire Code. At the present time there are no issues or cause for concern. Per Chad Mast

Soil & Water Conservation District 12. No Comment Received.

Public Safety 13. No Comment Received.

Sincerely,

A handwritten signature in black ink, appearing to read 'SMcAllister', written in a cursive style.

Shawn McAllister  
Architect

3040 Riverside Drive, Suite 225  
Upper Arlington, OH 43221



May 8, 2020

Shawn McAllister  
3040 Riverside Dr Suite 225  
Upper Arlington, OH 43221

RE: Project 4297-4301 Johnstown Rd Final Development Plan  
Dear Shawn McAllister:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

### **Engineering**

1. Existing fiber optic line along property frontage. Must be protected during construction. Connective conduit must be extended to building as part of final engineering plan.
2. Division of Fire to determine if this site will need a dedicated fire service line.
3. Water tap proposed for east side of E. Johnstown Road will be made by jack and bore under roadway.
4. R/W dedication will be required so it is consistent across the property frontage. This can be addressed in the final engineering plan.

### **Building**

5. Plan review will be required for conformance to the Ohio Building Code and permits will be required.

### **Community Development**

6. Informational Comment - The parking calculations state "TBD" as the exact nature of the exam rooms and shifts aren't known at this time. Staff understands that these aren't known at this time and don't have any issues as the site contains significantly more parking than what the code would normally require.

### **Fire District**

7. The documents have been reviewed for conformance to the requirements of the 2017 Ohio Fire Code (OFC) per the 2015 International Fire Code. At the present time there are no issues or cause for concern. Per Chad Mast

### **Soil & Water Conservation District**

8. No Comment Received.

### **Public Safety**

9. No Comment Received.

### **Parks**

10. The new landscape plan looks good to me. Dr. Rachel O'Dell and I spoke on April 23 to discuss the changes that are now reflected in the plan. She has made an effort to work with me to diversify the species in the plan and to remove any problem species such as blue spruce and ash.

**Page 2 of 2**  
**May 8, 2020**  
**Re: Project 4297-4301 Johnstown Rd**  
**4297-4301 Johnstown Rd**

If you have any comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025.

Sincerely,

Kelly Wicker  
Administrative Assistant



## PLANNING AND DEVELOPMENT STAFF REPORT

### Request Summary

Request for final development plan (FDP), design review (DR), and variance approval for a new medical office building. A portion of the property was annexed in 2018 and the property was rezoned in 2019. The anticipated use at the time of the annexation and rezoning was medical office.

The property is zoned Suburban Office and Institutional (SO). SO permit a variety of professional and medical office uses. The area known as the North Triangle (Morse/Hamilton/Johnstown) has several properties with similar zoning and uses. The land use plan designates the property as Professional Office. The proposed use of the property is consistent with the future land use, zoning, and development of adjacent properties.

A two story building just over 16,000 square feet is proposed on just under three acres of land. This is a relatively low amount of square footage per acre. This allows for ample open space and parking. A robust landscape plan has been reviewed by staff. After considerable discussion, there are no staff comments related to the proposed plantings.

One variance has been requested. The lighting standards of Chapter 1163.06 limit the average intensity of light at the parking surface to a maximum of .5 foot candles. This standard is almost impossible to meet while still providing enough lighting to provide pedestrian and vehicular safety. Thus, a variance has been requested to allow for an average of 1.25 foot candles.

### Final Development Plan

Planning Commission shall approve an FDP application 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.

### Design Review

General review criteria for Design Review applications include the following:

- 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.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect and enhance the physical surroundings of the Design Review District.

SO zoned properties are subject to additional design standards of Design Review District 3 (DRD-3). Specific standards applicable to this request include the following:



- Brick, stone, cement, decorative aluminum, wood, or other materials that enhance the development and create visual interest should be encouraged.
- Specific colors and color schemes should be designed to ensure universal harmony on all commercial developments.
- Lighting devises should be decorative.
- Parking area shall add visual interest to the development.

#### Variance

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

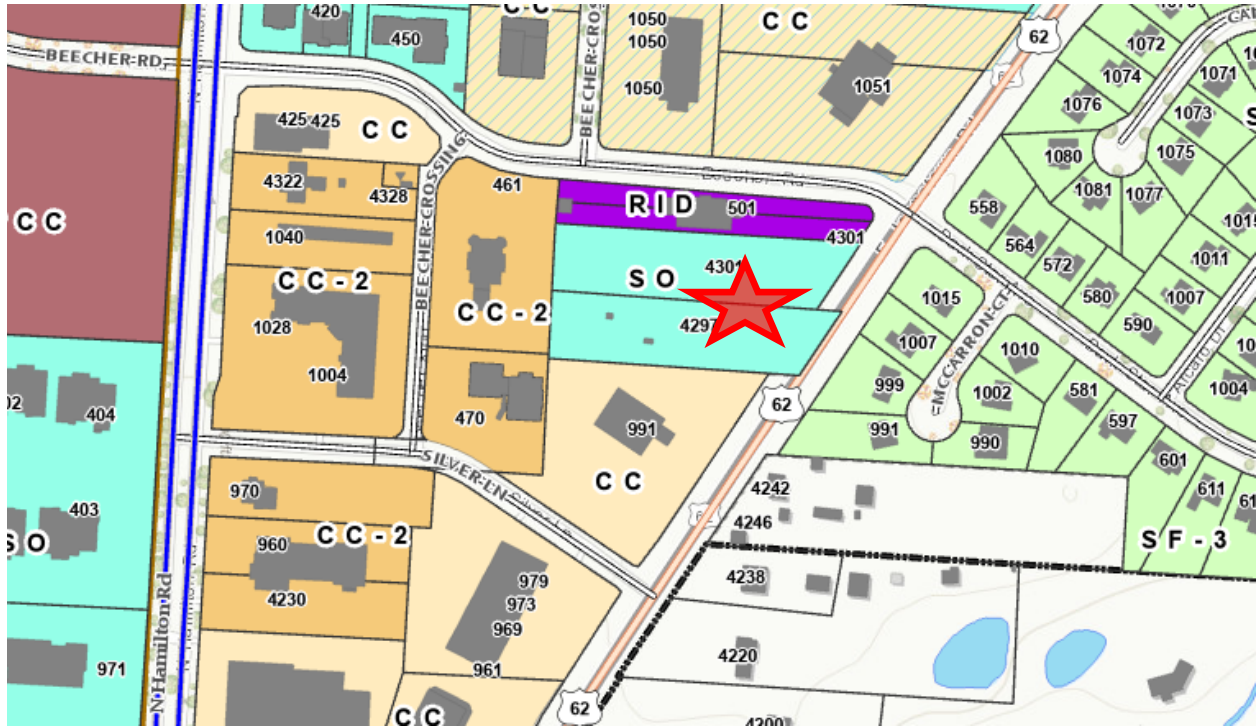
#### Recommendation

Staff recommends approval of the applications as submitted. The use of the property has been known for several years as the Gahanna Community Improvement Corporation (CIC) participated in the annexation of the property. A rezoning and conditional use were also approved. The proposed use is consistent with many other properties in the North Triangle. Building design, color, and materials are also consistent with other developments in the area, most notable is the Emilia School at 1075 E Johnstown Rd.

The variance to lighting is one of the most commonly requested variances. Staff is working on a code change to modify this standard to reduce the number of variance requests while protecting adjacent properties from light pollution. Staff supports the variance request.

# Gahanna

## Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
City Planner/Zoning Administrator