

14060001

File No. FDP-6-2014
Supersedes or Amends — Phase#
Date Received: 5-30-14
Scheduled Public Hearing Date: 7-9-14

Fee: 500.00
Initials: CAS
Check/CC/Receipt# 055406

**APPLICATION FOR FINAL DEVELOPMENT PLAN
CITY OF GAHANNA PLANNING COMMISSION**

***REQUIRED INFORMATION**

*Name of Final Development Plan: KEMBA FINANCIAL CREDIT UNION
*Property Location 110 N HAMILTON RD
*Parcel ID# 025-003844 *Total Acreage 1.116 *Current Zoning CC
*Applicant Name: CHRIS HUMPHREY *Email chris@humphreyarchitect.com
*Status: Land Owner Option Holder Cont. Purchaser X Agent
*Business Owner KEMBA FINANCIAL CREDIT UNION *Phone 729-1309
*Business Name KEMBA FINANCIAL CREDIT UNION *Fax
*Business Address 555 OFFICENTER PLACE GAHANNA OH 43230

*Developer KEMBA FINANCIAL CREDIT UNION *Phone 729-1309
*Contact MIKE DUNCAN Title
*Address 555 OFFICENTER DR GAHANNA OH 43230
*Landowner CHUANG DEVELOPMENT LLC Phone
*Address 8742 SWEETWATER CT POWELL OH 43065

[Signature] *Date 5-29-14
*Applicant Signature

Submission Requirements

1. A plan that complies with the list of Final Development Plan requirements stated in Chapter 1108.
2. Eleven (11) copies of plans: Two (2) 24x36 size **folded** (not rolled) to 8 1/2 X 11 prior to submission, nine (9) 11x17 inch size.
3. A list of contiguous property owners and their mailing addresses.
4. Application Fee of \$500.
5. Reduced drawing to an 8 1/2 x 11 inch size.

In accordance with Chapter 1108 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, has been for approved by the City of Gahanna Planning Commission on . A copy of the minutes is hereby attached.

Planning & Zoning Administrator Date

Note: All correspondence will be to applicant above unless otherwise stated. Revised April 2012

PAID
JUN 16 2014
BY: CAS CROTT
055406

RECEIVED
MAY 30 2014
BY: CAS

SUBMITTAL REQUIREMENTS

	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> </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, 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> </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, number of trees proposed).	4. <u> X </u>	4. <u> ✓ </u>
(Ord. 132-96. Passed 8-6-96.)		



PHOTO NO. 1



PHOTO NO. 2



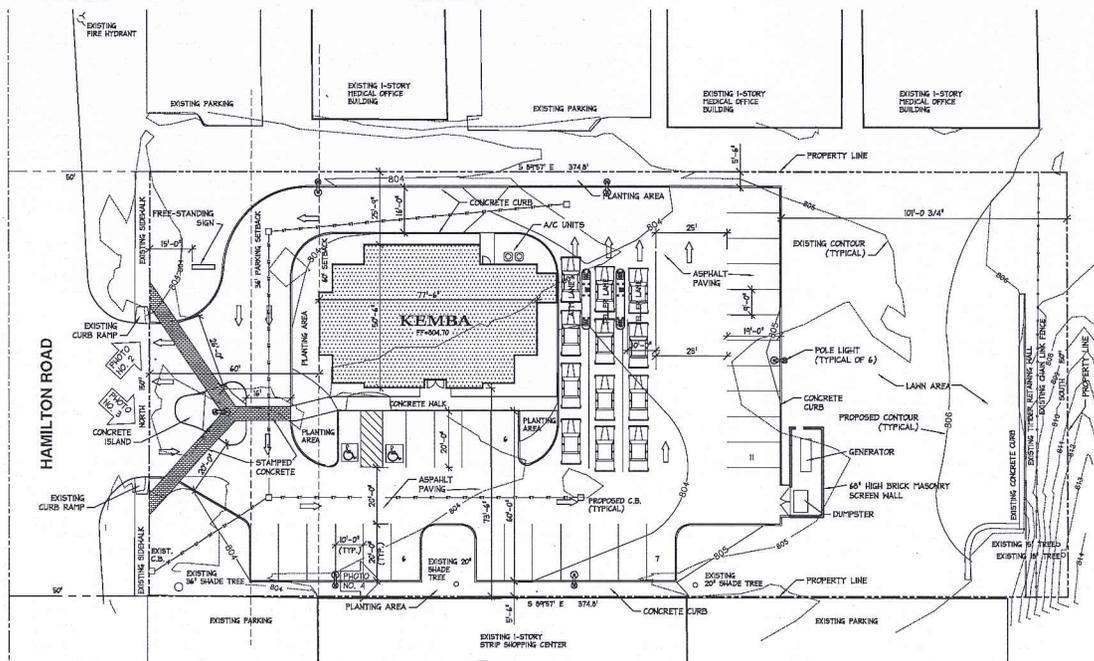
PHOTO NO. 3



PHOTO NO. 4



PICKERINGTON OFFICE (OPENING FALL 2014)



SITE PLAN
SCALE: 1"=20'

LOT COVERAGE AND TREE TABLE					
AREA NAME	AREA	LOT PERCENTAGE	% OF PAVEMENT	TREES REQUIRED	TREES PROVIDED
TOTAL LOT AREA	48716	100%			
PAVEMENT AND WALKS	22567	47%	1133	12	15 IS EXISTING
BUILDING AREA	9481	20%			
LANDSCAPE AREA	26568	55%			

PARKING TABLE				
USE NAME	AREA	SPACES MIN	REQ'D. FIN	SPACES PROVIDED
BANK	3472	3250 S.F.	14	31
TOTAL PROVIDED				31

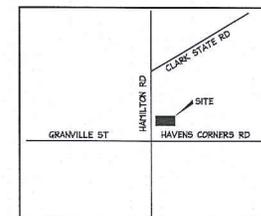
SITE INFORMATION
 SITE ADDRESS: 110 N. HAMILTON RD.
 PARCEL NO. 025-200844
 TOTAL AREA: 1.16 ACRES, 49,720 S.F.
 FLOOD DESIGNATION: X
 ZONING: LC2 COMMUNITY COMMERCIAL
 BUILDING AREA: 9472 S.F.
 PARKING PROVIDED: 31 SPACES
 ACCESSIBLE SPACES: 2

APPLICANT:
 CHRIS HUMPHREY
 4499 TILLMANTER DR
 POWELL, OH 43065
 740-861-9100 (C)
 chrish@humphreyarchitect.com

OWNER:
 CHANGS DEVELOPMENT LLC
 8742 SHEETMATE CT
 POWELL, OH 43065

DEVELOPER:
 KEMBA FINANCIAL CREDIT UNION
 855 OFFICERS PLACE
 GAHANNA, OH 43230

ARCHITECT:
 CHRIS HUMPHREY
 4499 TILLMANTER DR
 POWELL, OH 43065
 740-861-9100 (C)
 740-861-9200 (F)
 chrish@humphreyarchitect.com



LOCATION PLAN
SCALE: NTS

INDEX OF DRAWINGS	
COA-1	SITE PLAN, PHOTOS, TABLES
COA-2	BUILDING ELEVATIONS, MATERIALS LIST
COA-3	SITE LIGHTING CALCULATIONS AND CATALOG CUTS
L001	LANDSCAPE PLAN



CHRISTOPHER J. HUMPHREY
 #0771
 Expiration Date 12/31/15

CHRISTOPHER J. HUMPHREY
 Architect, LLC
 4499 Tillmante Drive
 Powell, Ohio 43065
 Phone: 740-861-9100
 chrish@humphreyarchitect.com

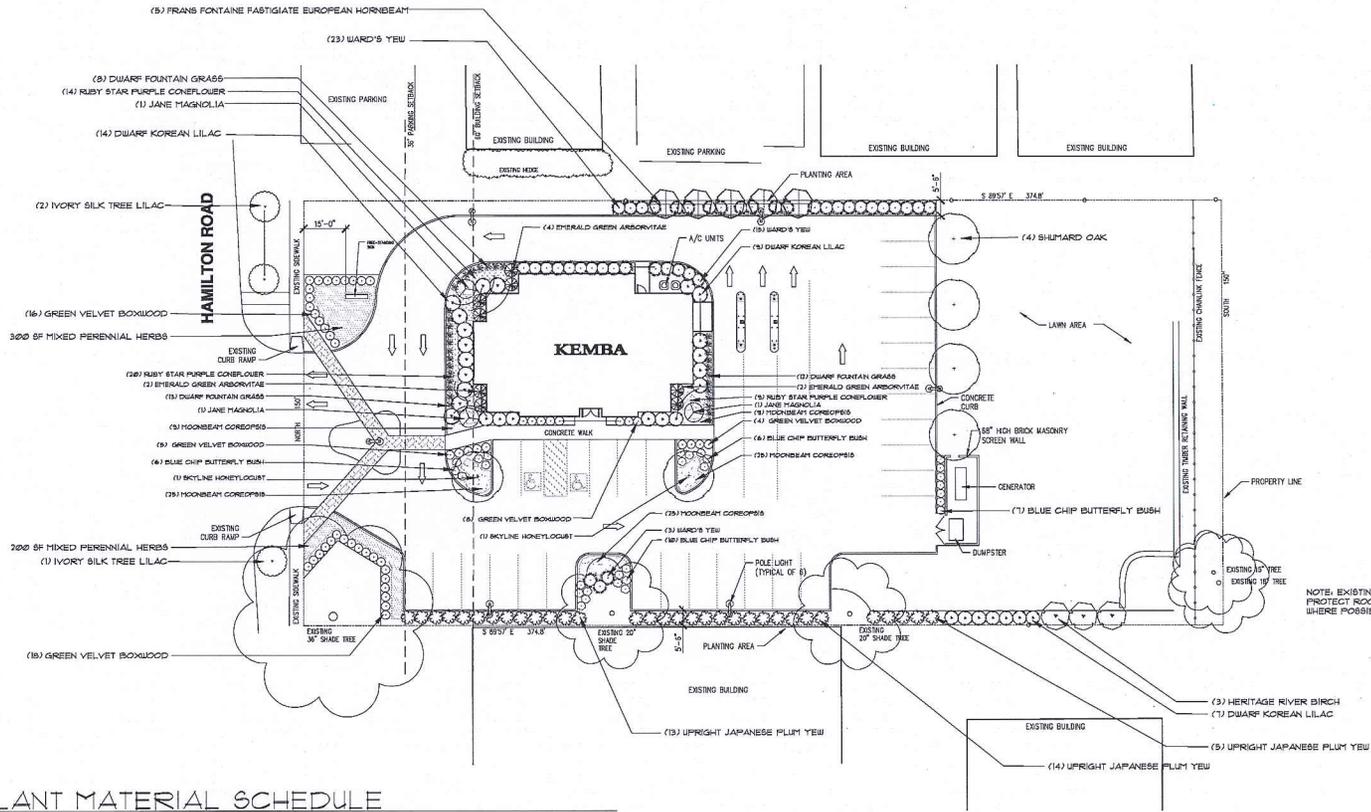
KEMBA FINANCIAL CREDIT UNION
 110 N HAMILTON ROAD
 GAHANNA OHIO 43230

DATE: MAY 30 2014

- PROGRAMMING
- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENT
- BIDDING
- PERMIT
- REVISION

PROJECT NO. 13038

COA-1



NOTE: EXISTING TREES TO REMAIN, UNDISTURBED. PROTECT ROOT ZONES FROM DAMAGE FROM ANY CONSTRUCTION ACTIVITIES. WHERE POSSIBLE, LIMIT EXCAVATION IN ROOT ZONE AREAS.

PLANT MATERIAL SCHEDULE

TYPE	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	COND.	COMMENTS
SHADE TREE	5	COLUPNAR EUROPEAN HORNBEAM	<i>Carpinus betulus</i> 'Frane Fontaine'	3'	B4B	LIMB UP 6'
	3	HERITAGE RIVER BIRCH	<i>Betula nigra</i> 'Heritage'	3'	B4B	SINGLE STEM
	4	SHUMARD OAK	<i>Quercus shumardii</i>	3'	B4B	LIMB UP 6'
	2	SKYLINE HONEYLOCUST	<i>Gleditsia triacanthos</i> 'Inermis	3'	B4B	LIMB UP 6'
ORNAMENTAL TREE	3	JANE MAGNOLIA	<i>Magnolia 'Jane'</i>	8-10'	B4B	MULTI STEM
	3	IVORY SILK TREE LILAC	<i>Syringa reticulata</i> 'Ivory Silk'	3'	B4B	25' OC
EVERGREEN SHRUB	8	EMERALD GREEN ARBORVITAE	<i>Thuja occidentalis</i> 'Sensation'	6'-1' H	B4B	5' OC
	81	GREEN VELVET BOXWOOD	<i>Buxa x 'Green Velvet'</i>	#5	CONT	3' OC
	32	UPRIGHT JAPANESE PLUM YEW	<i>Cephalotaxa hindsii</i> 'Fastigiata'	#5	CONT	5' OC, 24' H REG BY CODE
	41	WARD'S YEW	<i>Taxus x media</i> 'Warreni'	#5	CONT	5' OC, 24' H REG BY CODE
DECIDUOUS SHRUB	25	BLUE CHIP BUTTERFLY BUSH	<i>Buddleia 'Blue Chip'</i>	#2	CONT	2' OC
	32	DWARF KOREAN LILAC	<i>Syringa meyeri</i> 'Pallidin'	#5	CONT	5' OC, 24' H REG BY CODE
PERENNIAL	33	DWARF FOUNTAIN GRASS	<i>Festuca sibirica</i> 'Iceberg'	#2	CONT	2' OC
	93	MOONBEAM COREOPSIS	<i>Cosmosa verticillata</i> 'Moonbeam'	#1	CONT	2' OC
	43	PURPLE CONEFLOWER	<i>Echinacea purpurea</i> 'Ruby Star'	#1	CONT	2' OC

MIXED PERENNIAL HERB AREAS: ACCEPTABLE VARIETIES INCLUDE ORNAMENTAL OREGANO, WOOLY THYME, ANISE HYSSOP, CALAMINT, LEMON BALM, ORNAMENTAL SAGE, AND LAVENDER. TALLER PLANTS SHALL BE PLACED IN REAR OF ARRANGEMENT. 5000 TOTAL SF, 3" HERB POTS, 1' OC SPACING.



BLAKE RAFFELD & ASSOCIATES LANDSCAPE ARCHITECTS
304 Oldtown Blvd. Gahanna, OH 43230 614-451-3014



PLANTING PLAN

BLAKE RAFFELD & ASSOCIATES LANDSCAPE ARCHITECTS
304 Oldtown Blvd. Gahanna, OH 43230 614-451-3014

KEMBA FINANCIAL CREDIT UNION
HAMILTON RD
GAHANNA, OH 43230

DRAWING INFORMATION

ISSUE DATE:	8/17/24
DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 1001
JOB #1404