

***REQUIRED INFORMATION: All correspondence will be addressed to the applicant.**

*Applicant Name: Brookewood Constrution Co., Inc. c/o David Hodge *Phone: (614) 335-9320

*Applicant Address: 8000 Walton Pkwy., New Albany, OH 43054 *Fax: _____

*Applicant Email: david@uhlfirm.com

*Applicant's Relationship to Project: Land Owner Option Holder Cont. Purchaser Agent

*Name of Final Development Plan: Clott's Condos

*Address of Final Development Plan: 870 Johnstown Road

*Parcel ID# 025-001984, et al. *Total Acreage 2.0+/- acres *Current Zoning ER-2 and LSO

*Project Description: Development and redevelopment of the property in the MR-1 zoning district for 6 condominium buildings targeted to the empty-nester market and to provide a diversity of housing stock in Gahanna.

*Applicant's Signature David Hodge attorney *Date July 15, 2016

David Hodge

ADDITIONAL CONTACT INFORMATION:

Property Owner Name: Ram and Sri Nugooru, et al. Phone: _____
Property Owner Address: 3625 Eyre Hall Pass, New Albany, OH 43054 Fax: _____
Contact Name: _____ Email: _____

Developer Name: Brookewood Construction Co., Inc. Phone: (614) 475-5511
Developer Address: 120 North High St., Gahanna, OH 43230 Fax: _____
Contact Name: Doug Maddy Email: doug@brookewoodbuilders.com

***SUBMISSION REQUIREMENTS: Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator.**

1. A Pre-Application Conference shall be scheduled with the Planning and Development Department.
2. A plan that complies with the Final Development Plan requirements stated in Chapter 1108.
3. A plan that complies with the 2011 State of Ohio Fire Code Fire Service Requirements.
4. Three (3) copies of plans: 24x36 size **folded** (not rolled) to 8 1/2 X 11 size prior to submission.
5. One (1) digital copy of completed application and associated plans.
6. A list of contiguous property owners and their mailing addresses.
7. Pre-printed mailing labels for all contiguous property owners.
8. Completed Final Development Plan Checklist from page 2 of this application.
9. Notarized Agreement to Build as Specified document from page 3 of this application.
10. Application Fee of \$500.

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

Planning & Zoning Administrator's Signature _____ Date _____

RECEIVED PAID
JUL 15 2016 JUL 15 2016

For Internal Use:

SunGard File No. 16070014
PC File No. FDP-13-2016
Public Hearing Date: _____

BY: SM
(Received)

BY: CK4159
(Paid)

(Accepted by PZA)

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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. The proposed name of the development, approximate total acreage, north arrow, and date.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. The names of any public and/or private streets adjacent to or within the development.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Names and addresses of owners, developers and the surveyor who designed the plan.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Vicinity map showing relationship to surrounding development and its location within the community.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Natural features currently within proposed development, including drainage channels, tree lines bodies of water, and other significant features.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Current zoning district, building and parking setbacks.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8. Proposed location, size and height of building and/or structures.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Proposed driveway dimensions and access points.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Proposed parking and number of parking spaces.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11. Distance between buildings.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12. List of adjacent property owners for notification.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13. Reduced site plan suitable for showing on an overhead projector.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Setback calculations, (if needed).	<input checked="" type="checkbox"/>	<input type="checkbox" value="N/A"/>
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).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



CITY OF GAHANNA

Agreement to Build as Specified

Your signature below affirms that, as the **Applicant/Property Owner/Developer/Business Owner**
(Please Circle One)

Douglas Maddy, Brookwood Coast Co
(Please Print Name)

for LOTS 162 CONDO DEV - FINAL NAME, TBD
(Please Print Final Development Plan Name & Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You also agree that any necessary change(s) to the project must go back through the Planning Commission process to amend the plans unless otherwise approved Administratively by the Department of Development.

Signature [Handwritten Signature]
Date 7-14-16

[Handwritten Signature]
(Signature of Notary)
7-14-16
(Date)



SANDRA A. MADDY WEBER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 4/11/18

Stamp/Seal

PROPERTY OWNERS

870 Johnstown Road LLC
870 Johnstown Road
Columbus, Ohio 43230

Ram and Sri Nugooru
3625 Eyre Hall Pass
New Albany, Ohio 43054

George and Vivian Parker, Co-Trs
4207 Clotts Road
Columbus, Ohio 43230

APPLICANT:

Brookwood Construction Co., Inc.
120 North High Street
Gahanna, Ohio 43230

PROPERTY OWNER(S)

870 Johnstown Road LLC
870 Johnstown Road
Columbus, Ohio 43230

Ram and Sri Nugooru
3625 Eyre Hall Pass
New Albany, Ohio 43054

George and Vivian Parker, Co-Trs
4207 Clotts Road
Columbus, Ohio 43230

ATTORNEY:

David Hodge, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

CONTIGUOUS PROPERTY OWNERS:

Christian Voice of Central Ohio, Inc.
881 East Johnstown Road
Columbus, Ohio 43230

Diane Bell
5266 Clotts Road
Gahanna, Ohio 43230

Heartland Bank
850 North Hamilton Road
Columbus, Ohio 43230

900-906 OH LLC
549 Empire Boulevard
Brooklyn, New York 11225-3121

Ohio State University Physicians, Inc
700 Ackerman Road
Columbus, Ohio 43202

Forum Center LLC
P.O. Box 495
Marion, Ohio 43202

APPLICANT:

Spectrum Acquisition Gahanna, LLC
200 North Spruce Street
Denver, Colorado 80230

PROPERTY OWNER:

The New Albany Company LLC
8000 Walton Parkway, Suite 120
New Albany, Ohio 43054

ATTORNEY:

David Hodge, Esq.
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

CONTIGUOUS PROPERTY OWNERS:

Warren and Carolyn Roberts
1382 Evaline Drive
Columbus, Ohio 43224

Edward Doersam
P.O. Box 30874
Columbus, Ohio 43230

Albany Glen LLC
250 East Broad Street, Suite 1100
Columbus, Ohio 43215

LEGAL DESCRIPTION

Real property in the City of Gahanna, County of Franklin, State of Ohio, and is described as follows:

Being located in Section 2, Township 1, Range 16, United States Military Lands and being 1.077 acre of the 5.090 acre tract conveyed to George E. Parker, Jr., by deed of record in Deed Book 3183, Page 317, all references being to records of the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point that is located South 4 deg. 41' 35" West, 5.00 feet and North 84 deg. 36' 06" West, 390.0 feet from the northwesterly corner of the said 5.090 acre tract;

Thence across the said 5.090 acre tract, South 4 deg. 44' 08" West, 268.41 feet to a point in the southerly line of the said 5.090 acre tract;

Thence along the said southerly line of the said 5.090 acre tract, South 62 deg. 18' 36" West, 115.00 feet to a point; thence across the said 5.090 acre tract, North 13 deg. 11' 17" West, 349.40 feet to a point;

Thence South 84 deg. 36' 06" East (being 30 feet southerly as measured at right angles and parallel to the centerline of Clotts Road), 204.61 feet to the point of beginning, containing 1.077 acres, more or less.


025-001954-00

037D

All of

(025)

1964

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E., P.S.	
BY: <u>DRS</u>	
DATE: <u>10/21/04</u>	
<u>10/28/04</u>	

NOT A CERTIFIED COPY

Exhibit "A" – Legal Description
For File: 1364709

Tract One:

Situated in the State of Ohio, County of Franklin, and City of Gahanna:

Being located in Section 2, Township 1, Range 16, United States Military Lands, and being 0.923 acre of the 5.090 acre tract conveyed to George E. Parker, Jr. by deed of record in Deed Book 3183, page 317, all references being to records of the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point that is located South 27° 41' 24" East, 59.84 feet from the intersection of the southwesterly line of the said 5.090 acre tract and the centerline of Johnstown Road (US Route 62);

Thence North 28° 59' 30" East, (being 50 feet Easterly, as measured at right angles and parallel to the centerline of the said Johnstown Road), 242.32 feet to a point;

Thence across the said 5.090 acre tract, South 13° 11' 17" East, 349.40 feet to a point in the southerly line of the said 5.090 acre tract;

Thence along the said southerly line of the said 5.090 acre tract South 62° 18' 35" West, 115.00 feet to a point at the Southwesterly corner of the said 5.090 acre tract;

Thence along the said southwesterly line of the said 5.090 acre tract, North 27° 41' 24" West, 205.16 feet to the point of beginning, containing 0.923 acres, more or less.

Tract Two:

Situate in the State of Ohio, County of Franklin, City of Gahanna, being located in Section 2, Township 1, Range 16, United States Military Lands and being part of the Creative Buildings Corporation 0.493 acre tract, of record in Deed Book 3276, page 383, all references being to records in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the centerline of Johnstown Road (U.S. Route 62), at the northwesterly corner of the said Creative Buildings Corporation 0.493 acre tract, said point being located South 28° 59' 30" West, 27.28 feet from the intersection of the said centerline of Johnstown Road with the centerline of Clotts Road;

Thence along the northerly line of the said Creative Buildings Corporation 0.493 acre tract, South 84° 36' 06" East, 50.70 feet to a point;

Thence South 13° 11' 17" East, 5.27 feet to an angle point in the southerly line of the said 0.493 acre tract;

Thence along the southerly line of the said 0.493 acre tract, South 28° 59' 30" West, (being 50 feet easterly as measured at right angles, and parallel to the centerline of Johnstown Road), 242.32 feet to a point;

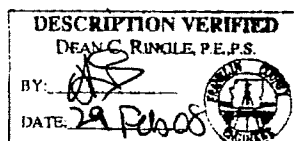
Thence North 27° 41' 24" West, 59.84 feet to a point in the centerline of Johnstown Road;

Thence along the said centerline of Johnstown Road, North 28° 59' 30" East, 193.07 feet to the place of beginning, containing 0.253 acres, more or less.

Parcel No: 025-001984

Commonly known as: 870 E. Johnstown Road, Gahanna, OH 43230

0-37-D
AUCOF
(025)
1984



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BY:

DESCRIPTION of a 2.010 acre parcel of land for Zoning Purposes;

Situate in the State of Ohio, County of Franklin County, City of Gahanna, Section 2, Township 1, Range 16, United States Military Lands and being 0.975 acres out of an 1.08 acre parcel of land conveyed to Ram M Nugooru of record in Instrument Number 200410280249305 (PID 025-001954-00), 0.923 acres out of a 1.176 acre parcel of land conveyed to 870 Johnstown LLC of record in Instrument Number 200802290031350 (PID 025-001984-00) and 0.111 acres of land out of a 6.664 acre parcel of land conveyed to George E JR & Vivian M Parker Co Trustees of record in Deed Book 3215, Page 78, Parcel 1 (PID 025-025-001877-00) all references to records being on file in the Office of the Recorder, Franklin County, Ohio, said 2.009 acre parcel being more fully described herein;

Beginning for reference at the northeast corner of said 1.08 acre parcel;

Thence, N 85°53'23" W with the north line of said 1.08 acre parcel and the south line of a 0.024 acre parcel of land conveyed to George E Jr and Vivian M Parker of record in Deed Book 3183, Page 317 and Deed Book 3276, Page 381 (PID 025-00004244-00), a distance of 22.53 feet to the true point of beginning;

Thence, S 07°47'48" E, across said 1.08 acre parcel, a distance of 115.56 feet to a point on the east line of said 1.08 acre parcel and the west line of a 0.66 acre parcel of land conveyed to George E JR & Vivian M Parker Co Trustees of record in Deed Book 3215, Page 78;

Thence, S 03°26'51" W, with the east line of said 1.08 acre parcel and the west line of said 0.66 acre parcel, a distance of 35.10 feet to a point;

Thence, S 28°36'29" W, across said 1.08 acre parcel of land, a distance of 53.02 feet to a point;

Thence, S 14°04'58" W, across said 1.08 acre parcel of land passing the south property line of said 1.08 acre parcel of land and a northerly line of said 6.664 acre parcel at 99.99 feet, a total distance of 102.21 feet to a point;

Thence, S 38°57'14" W, across said 6.664 acre parcel of land, a distance of 94.51 feet to a point;

Thence, S 61°16'09" W, across said 6.664 acre parcel of land, a distance of 77.12 feet to a point;

Thence, N 51°26'35" W, across said 6.664 acre parcel of land, a distance of 39.81 feet to a point at the southwest corner of said 1.176 acre parcel of land;

Thence, N 28°58'41" W, with a southwest line of said 1.176 acre parcel and a northeasterly line of said 6.664 acre parcel, a distance of 205.16 feet to a point;

Thence, N 27°42'13" E, thence across said 1.176 acre parcel of land, a distance of 242.32 feet to a point on the east line of said 1.176 acre parcel and also being the northwest corner of said 1.08 acre parcel of land and the southwest corner of said 0.024 acre parcel of land;

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AUG 31 2016

RT.

Thence, S 85°53'23" E, with the north line of said 1.08 acre parcel of land and the south line of said 0.024 acre parcel of land, a distance of 182.08 feet to the True Point of Beginning, containing 2.010 acres of land, subject to all easements and documents of record.

For the purpose of this description a bearing of S 85°53'23" E was held on the north line of said 1.08 acre parcel of land, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in May of the year 2016.



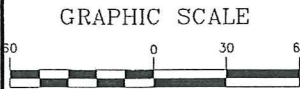
Robert W. Martin 8-17-16
Robert W. Martin Date
P.S. 8114

GEORGE E JR &
VIVIAN M PARKER
0.024 ACRES

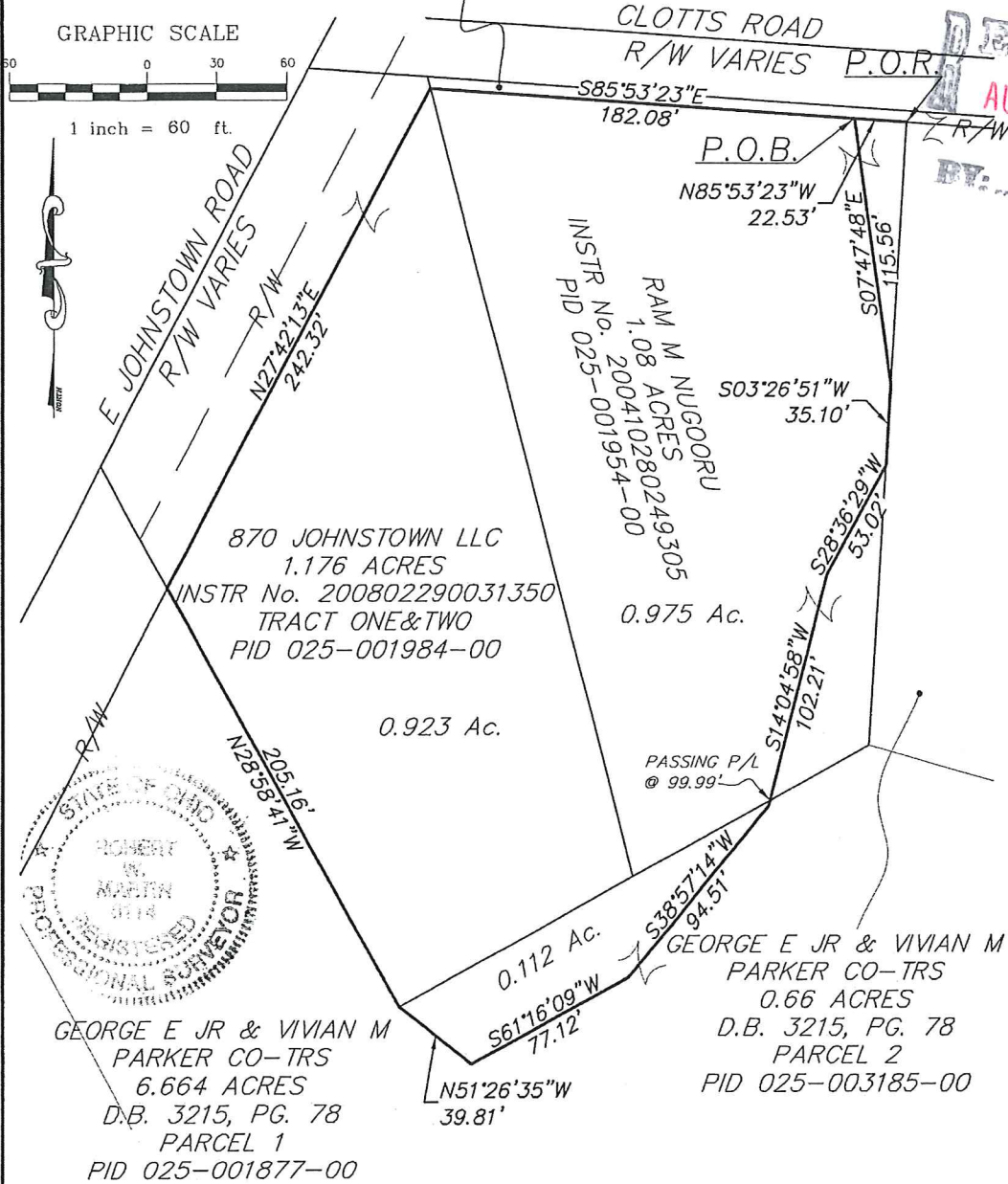
D.B. 3183, PG. 317
& D.B. 3276, PG. 381
PID 025-00004244-00

Situate in the State of Ohio, County of Franklin
County, City of Gahanna, Section 2, Township 1,
Range 16, United States Military Lands

Franklin County Commissioners
1.37 ACRES
D.B. 856, PG. 124



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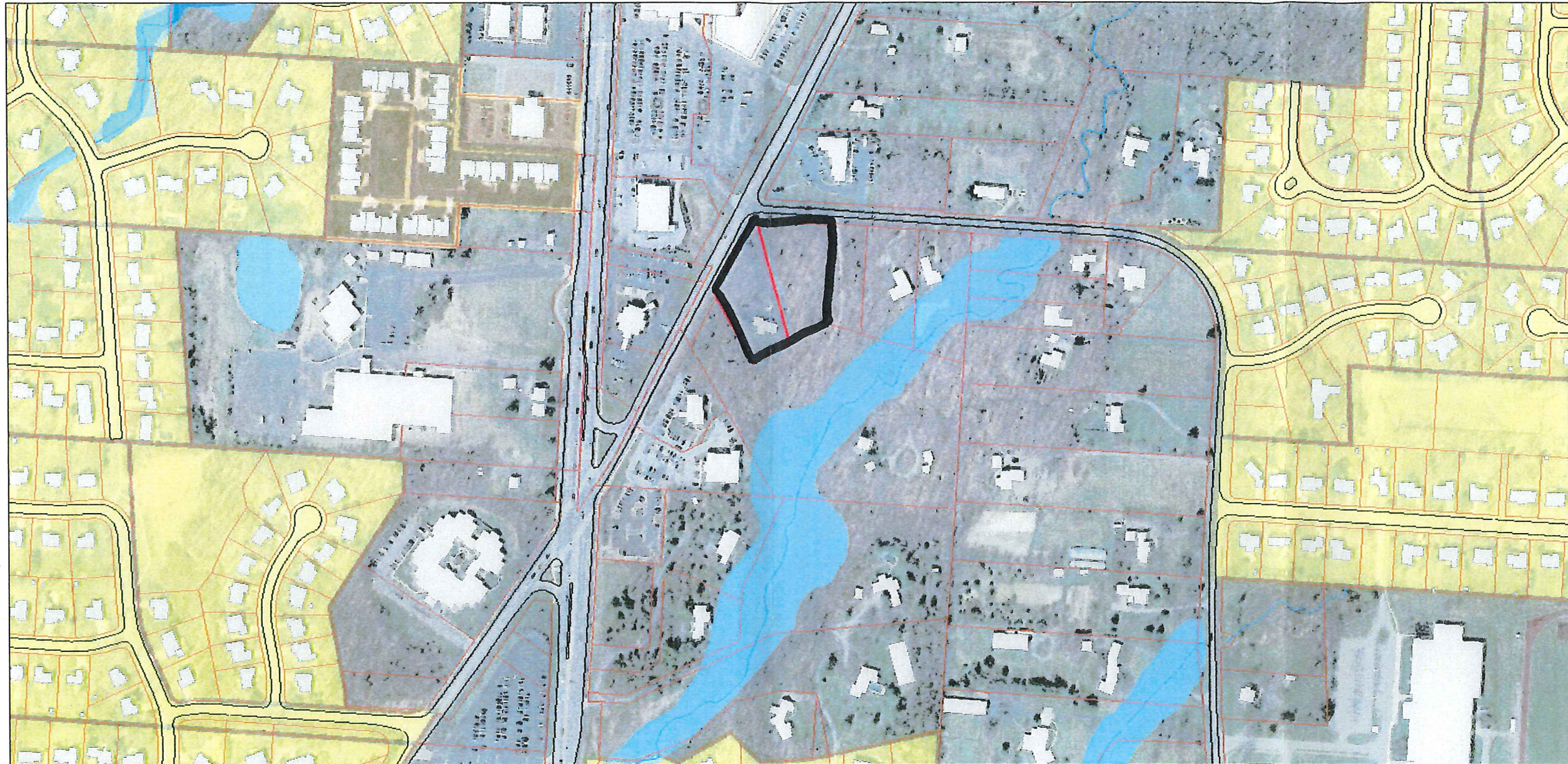
RECEIVED
AUG 31 2016
BY: _____

For the purpose of this exhibit a bearing of S 85°53'23"E was held on the north line of said 1.08 acre parcel of land, and is based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This document is based on a survey completed by or under the supervision of Robert W. Martin in May of the year 2016.

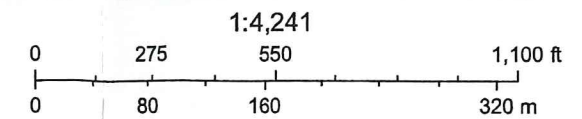
Robert W. Martin 8-17-16
Robert W. Martin, P.S. 8114

<p>EXHIBIT OF 2.010 ACRES FOR ZONING</p>		<p>Prepared By: TAT WATCON CONSULTING ENGINEERS & SURVEYORS 83 Shull Avenue Gahanna, Ohio 43230 Ph. (614) 414-7878</p>	
		<p>DRAWN BY: RWM</p>	<p>SCALE: 1" = 60'</p>
<p>CHECKED BY: JGL</p>	<p>PROJECT:</p>		

0250037D 02400



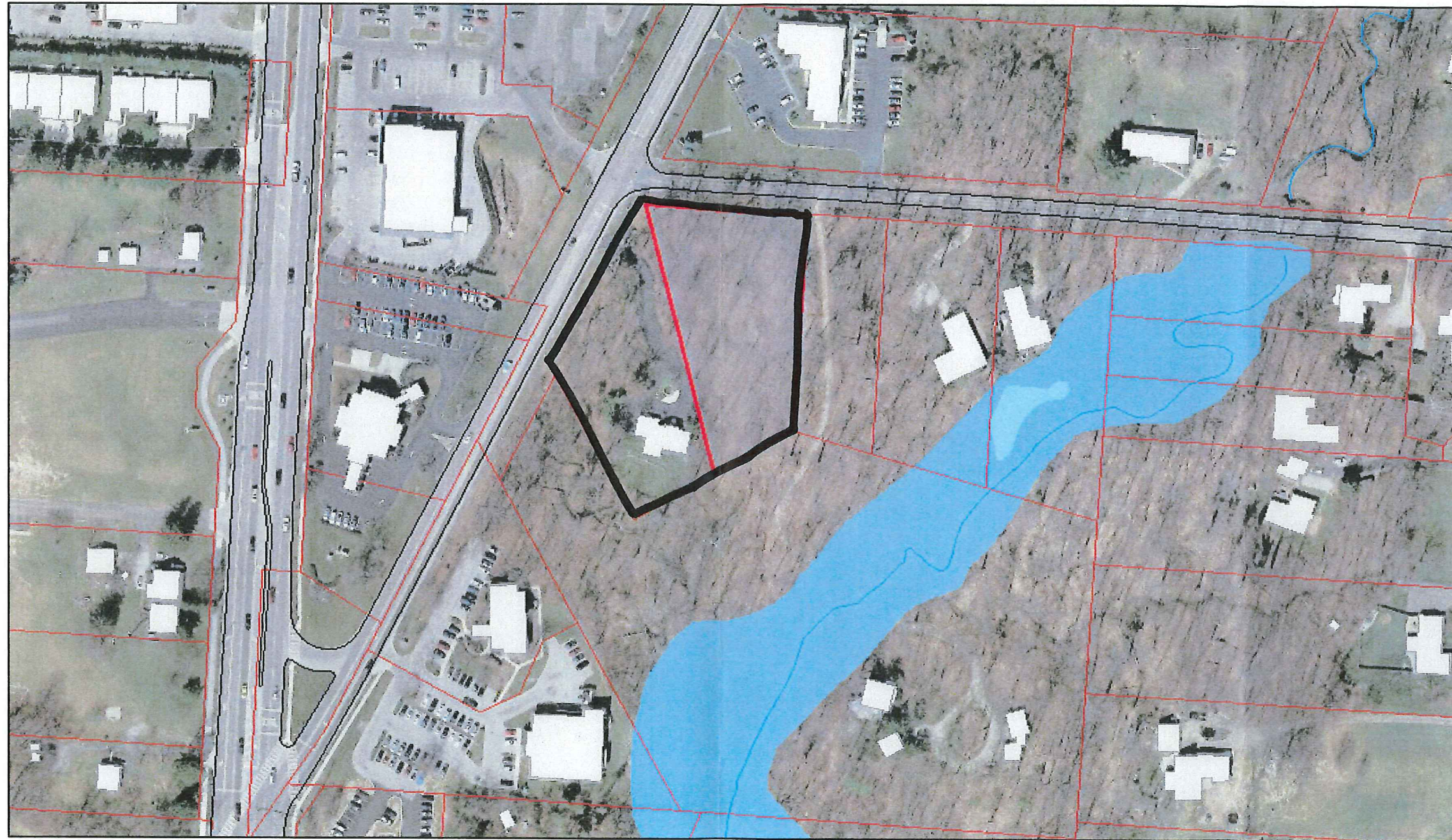
June 29, 2016



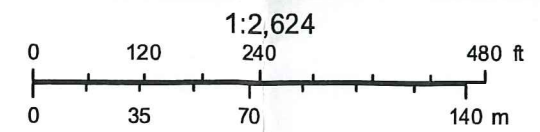
Sources: Esri, HERE, DeLorme, Intemap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Franklin County Auditors Office
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July 14, 2016

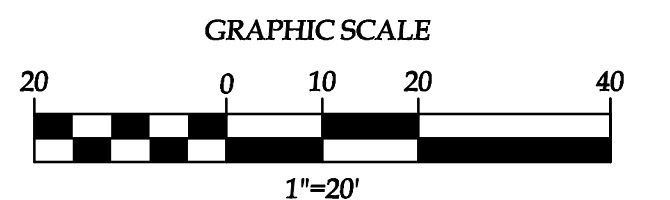
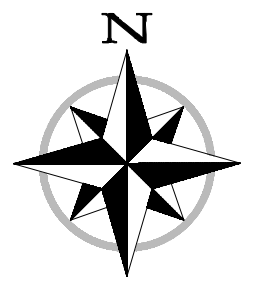


Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

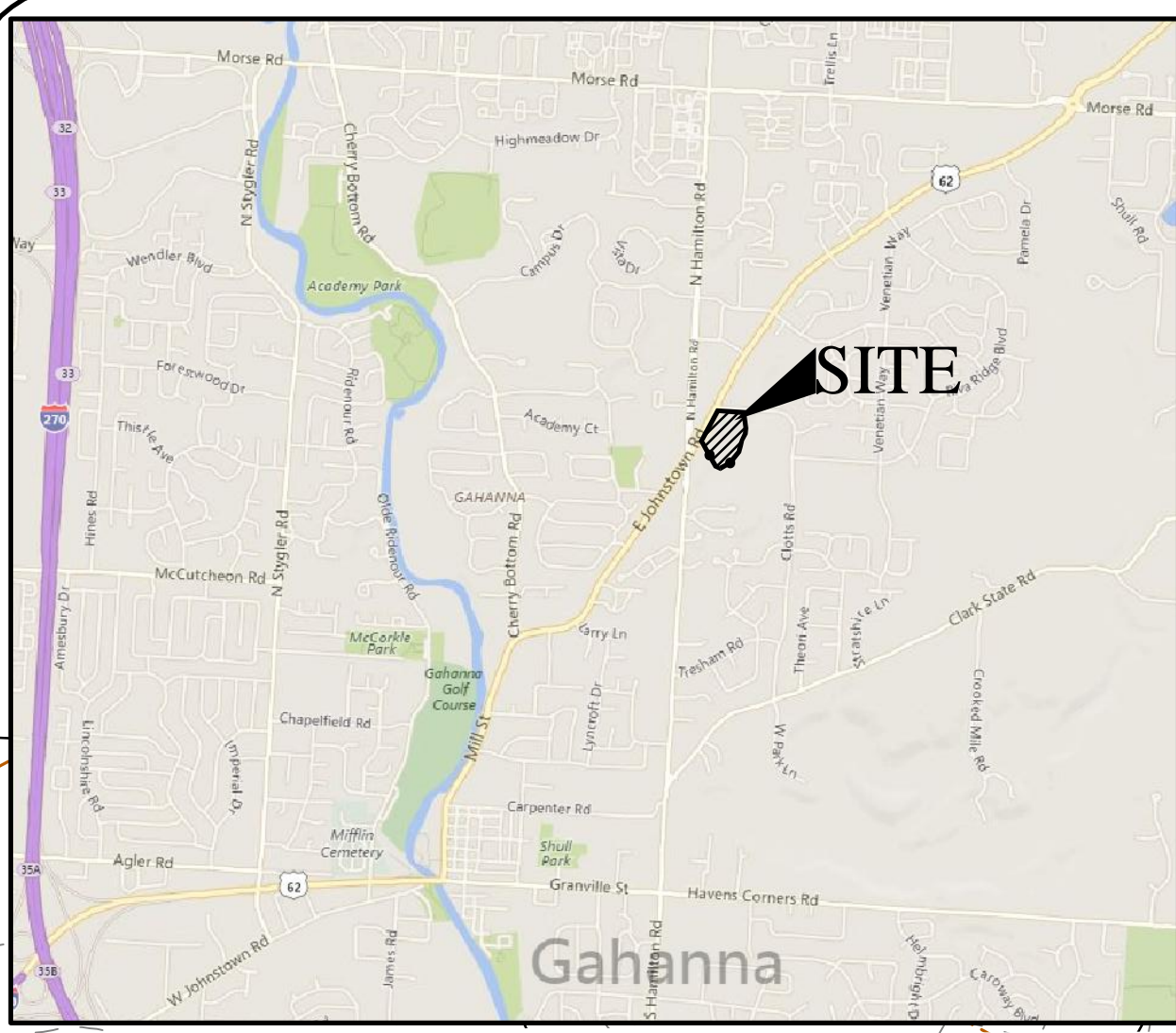
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Clotts Condos

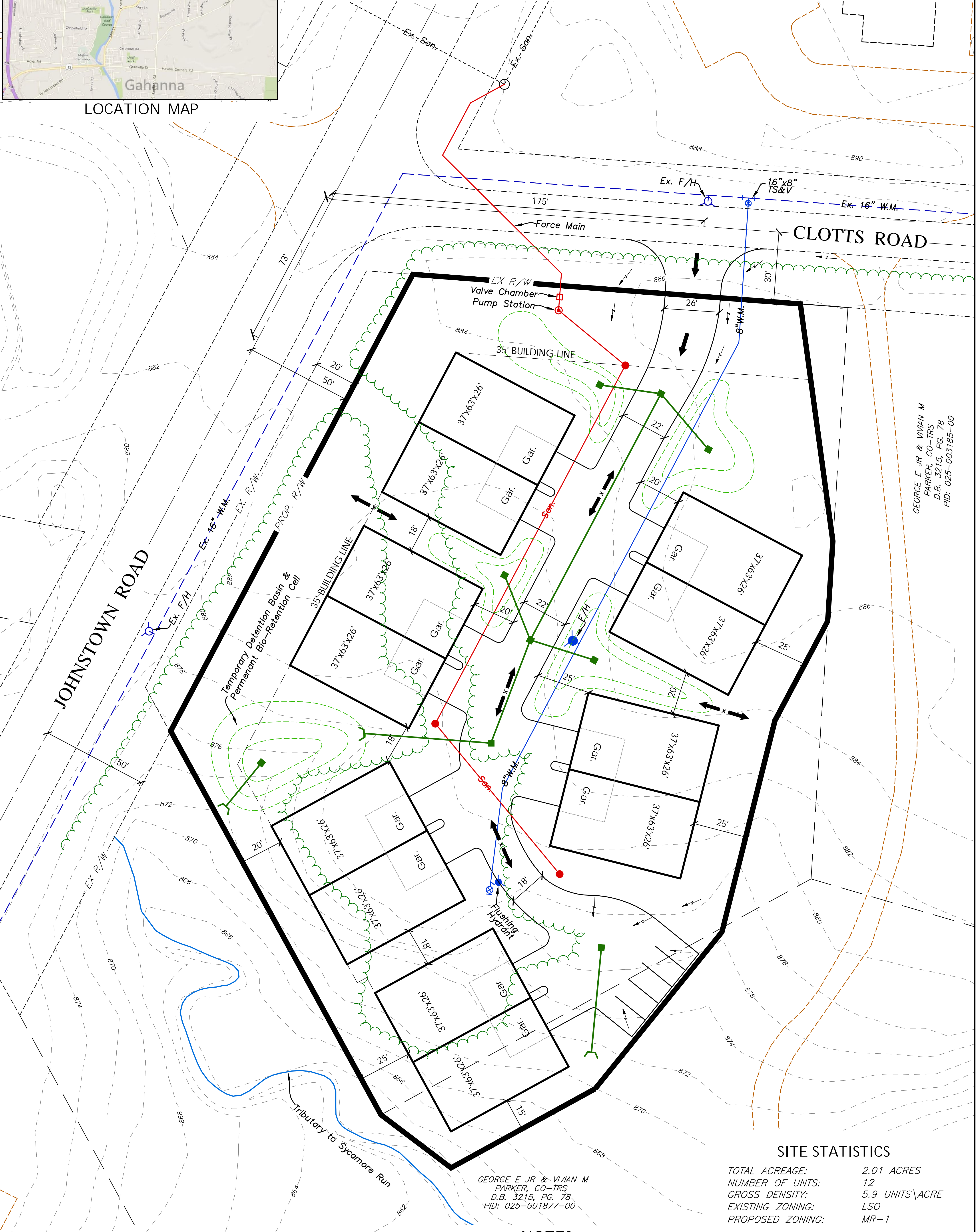
GAHANNA, OHIO



DATE: JULY 15, 2016



LOCATION MAP



GEORGE E JR & VIVIAN M
PARKER, CO-TRS
D.B. 3215, PG. 78
PID: 025-003185-00

SITE STATISTICS

TOTAL ACREAGE:	2.01 ACRES
NUMBER OF UNITS:	12
GROSS DENSITY:	5.9 UNITS/ACRE
EXISTING ZONING:	LSO
PROPOSED ZONING:	MR-1
TOTAL ON-SITE PARKING:	53 SPACES (8 Spaces Per Duplex + 5 Additional)
PROP. BUILDING SIZE:	2400-2800 SQ. FT.
PERVIOUS/IMPERVIOUS COVERAGE CALCS:	
Building Area:	27,972 Sq. Ft.
Pavement Area:	14,747 Sq. Ft.
Green Space Area:	45083 Sq. Ft.
Total Site Area:	87,802 Sq. Ft.

NOTES

- Note "A" - All of this site is located within the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39049C0211 K, effective date June 17, 2008.
- Note "B" - All Open Space and Paved areas are to owned and maintained by Homeowners Association.
- Note "C" - All existing buildings will be removed prior to development.

Prepared for:



Prepared By:



CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

Z:\MADDOY\CLOTTS CONDOS\DRAWINGS\FINAL DEVELOPMENT PLAN\CLOTTS CONDOS FINAL DEVELOPMENT PLAN.DWG - D:\PLOTS - PLOTTED BY: JMM WATKINS - JULY 14, 2016 - 4:46 PM

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 870 E Johnstown Rd

Project Name/Business Name: Clotts Road Condos

SUBMITTED BY:

Name: Michael Frey Title: Building / Heating Inspector

Department: Public Service and Engineering

No comments

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

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T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 870 E Johnstown Rd

Project Name/Business Name: Clotts Road Condos

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

The requested plan of development was identified as part of the rezoning process of the property. As staff previously stated, the 2002 Land Use Plan update identified the property as Single Family Residential. Single Family Residential does permit attached residential housing units. The Plan recommends a density of three to five dwellings per acre. Staff recommends the density be reduced from six units per acre to five units per acre for consistency with the Plan.

Surrounding residential properties consist of single family residential. Densities for properties to the south and east are considerably less than requested within this application. Densities typically range from one to three units per acre.

Planning and Development staff recommends approval of the request but with a limitation on density of a maximum of five units per acre. If Planning Commission believes that six units per acre is appropriate, staff recommends that screening be required around the perimeter of the property in an effort to screen the development. This can be accomplished by requiring existing vegetation to remain, require additional plantings or opaque fencing.

APPLICATION STAFF COMMENTS

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To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 870 E Johnstown Rd

Project Name/Business Name: Clotts Road Condos

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

General Comments

- A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk.

Site Access

- Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review.
- One access drive is shown for the project on Clotts Road
 - The full access location on Clotts Road is acceptable to our office. The location of the drive must be relocated to the east to ensure adequate stopping sight distance and upstream corner clearance is provided for access management. The provided final development plan has conflicting information from the survey information provided with the application. There appears to be a discrepancy in the right-of-way location for Clotts Road. If access to Clotts road is not possible due to the Parker parcel shown on the survey provided, a right-in/right-out will be permitted for access on Johnstown Road.
 - It appears that the applicant is working with the property owner for parcel transfers and splits for their development, it is the recommendation of our office to include the small strip owner by the Parkers in their transfer discussions and negotiations to allow for the access and ultimately property frontage on Clotts Road.
- Sidewalk should be considered along the frontage of the development.

Sanitary Sewer

- There is an existing 8 inch sanitary sewer located on the north side of Clotts Road that can be accessed to provide sanitary sewer service for the development.

Water Service

- There is an existing 16 inch water line located on the north side of Clotts Road. This line can be tapped to provide service to the development for both domestic and fire suppression. The tap may require excavation into the roadway, which will require a repair and mill and overlay of a 50' section of Clotts Road for repairs.

Stormwater Management

- Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.
- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 870 E Johnstown Rd

Project Name/Business Name: Clotts Road Condos

SUBMITTED BY:

Name: Bonnie Title: Gard

Department: Public Service

A lot split is necessary to create the \pm 2acre development parcel.

The applicant seeks approval for a Final Development Plan to construct six buildings consisting of two units each on this newly zoned MR-1 \pm 2 acre parcel. Gross density is 5.9 units/acre. Each unit is provided with four off street parking spaces and there are five additional spaces provided at the southeast border of the property. All required setbacks are met. Access is proposed from Clotts Road.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

Project/Property Address or Location: 870 E Johnstown Rd

Project Name/Business Name: Clotts Road Condos

Brookewood Condominiums

870 Johnstown Road

Gahanna, OH 43230

870 Johnstown Rd. – Brookewood Condominiums

These are one and two family dwelling and since there are less than 30 units, there are no roadway requirements from the fire division.

Additional requirements and comments could follow after plans are submitted and the review process starts

September 21, 2016

Date



Steve Welsh, Captain, Fire Marshal