

NEW ALBANY  
FOUNDED 1837

May 24, 2016

Ms. Bonnie Gard  
Planning & Zoning Administrator  
City of Gahanna  
200 South Hamilton Road  
Gahanna, Ohio 43230

Via Email to: [bonnie.gard@gahanna.gov](mailto:bonnie.gard@gahanna.gov)

Re: Proposed Goddard School, Morse Road


Ms. Gard

Following up on our recent conversation, it is my understanding that in the course of reviewing the various submittals made regarding the proposed Goddard School on the south side of Morse Road west of Johnstown Road, an issue has arisen regarding the width of the inbound drive lane at the full service curb cut on Morse Road that will service the Goddard site. Specifically, the Mifflin Township Fire Department has expressed concern that the twelve-foot width of the drive lane that was approved in 2014 as part of the Spectrum/Three Creeks senior living facility is not sufficient to allow access for fire equipment and should be widened to as much as twenty feet.

Please allow this letter to serve as the commitment of The New Albany Company, as the current owner the property on which the curb cut in question is located, to increase the width of the inbound traffic lane to as much as twenty feet, as finally determined by the Gahanna Planning Commission and as generally shown on the attached drawing.

Thank you for your consideration of the foregoing and please do not hesitate to contact me with any questions.

Sincerely,



Richard Roggenkamp  
Director of Real Estate

cc: Eric Park (via email)  
Scott Harper (via email)

THE NEW ALBANY COMPANY  
8000 WALTON PARKWAY, SUITE 120  
NEW ALBANY, OHIO 43054  
614 939-8000 FAX: 614 939-8325

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MAY 26 2016  
BY: SW

PRESERVE CROSSING BLVD.

**HATCH KEY**

- HEAVY DUTY PAVEMENT (SEE PAVEMENT SECTION, SHEET C-2)
- LIGHT DUTY PAVEMENT (SEE PAVEMENT SECTION SHEET C-2)
- CONCRETE WALK (SEE SIDEWALK SECTION SHEET C-2)

**CODED NOTES**

- (A) DUMPSTER ENCLOSURE W/ CONCRETE PAD. REFER TO ARCHITECTURE PLAN FOR ENCLOSURE DETAIL. REFER TO SHEET C-2 FOR CONCRETE PAVEMENT SECTION.
- (B) HANDICAP RAMP IN SIDEWALK WITH DETECTABLE WARNING INDICATORS. (CITY OF COLUMBUS DRAWING NUMBER 2319 OR A)
- (C) ACCESSIBLE PARKING SIGN, SIGNS SHALL BE ORIENTED AS SHOWN ON PLAN VIEW.
- (D) ACCESSIBLE VAN PARKING SIGN. SIGNS SHALL BE ORIENTED AS SHOWN ON PLAN VIEW.
- (E) ACCESSIBLE PARKING SPACE
- (F) VAN ACCESSIBLE PARKING SPACE.
- (G) STOP SIGN PER DETAIL ON SHEET C-2
- (H) 20" WHITE STOP LINE
- (I) 18" STRAIGHT CONCRETE CURB
- (J) SIGNAGE FEATURE SEE LANDSCAPE PLAN FOR DETAILS
- (K) FLAGPOLE FEATURE SEE LANDSCAPE PLAN FOR DETAILS
- (L) HANDICAP RAMP/DEPRESSED CURB
- (M) DEPRESSED CURB
- (N) WHITE SPLIT RAIL FENCE (SEE LANDSCAPE PLAN FOR DETAIL)
- (O) MEMORY CARE GARDEN SEE LANDSCAPE PLAN FOR DETAILS
- (P) STOP SIGN W/ RIGHT ONLY MOUNTED BENEATH PER DETAIL ON SHEET C-2
- (Q) COLORED CONCRETE, SEE LANDSCAPE PLAN FOR DETAILS

**SITE PLAN NOTES**

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

CURB RADII NOT LABELED ARE 3' OR ONE-HALF THE WIDTH OF CURB ISLAND.

EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

ALL PRIVATE PAVEMENT MARKINGS SHALL BE WHITE UNLESS OTHERWISE NOTED.

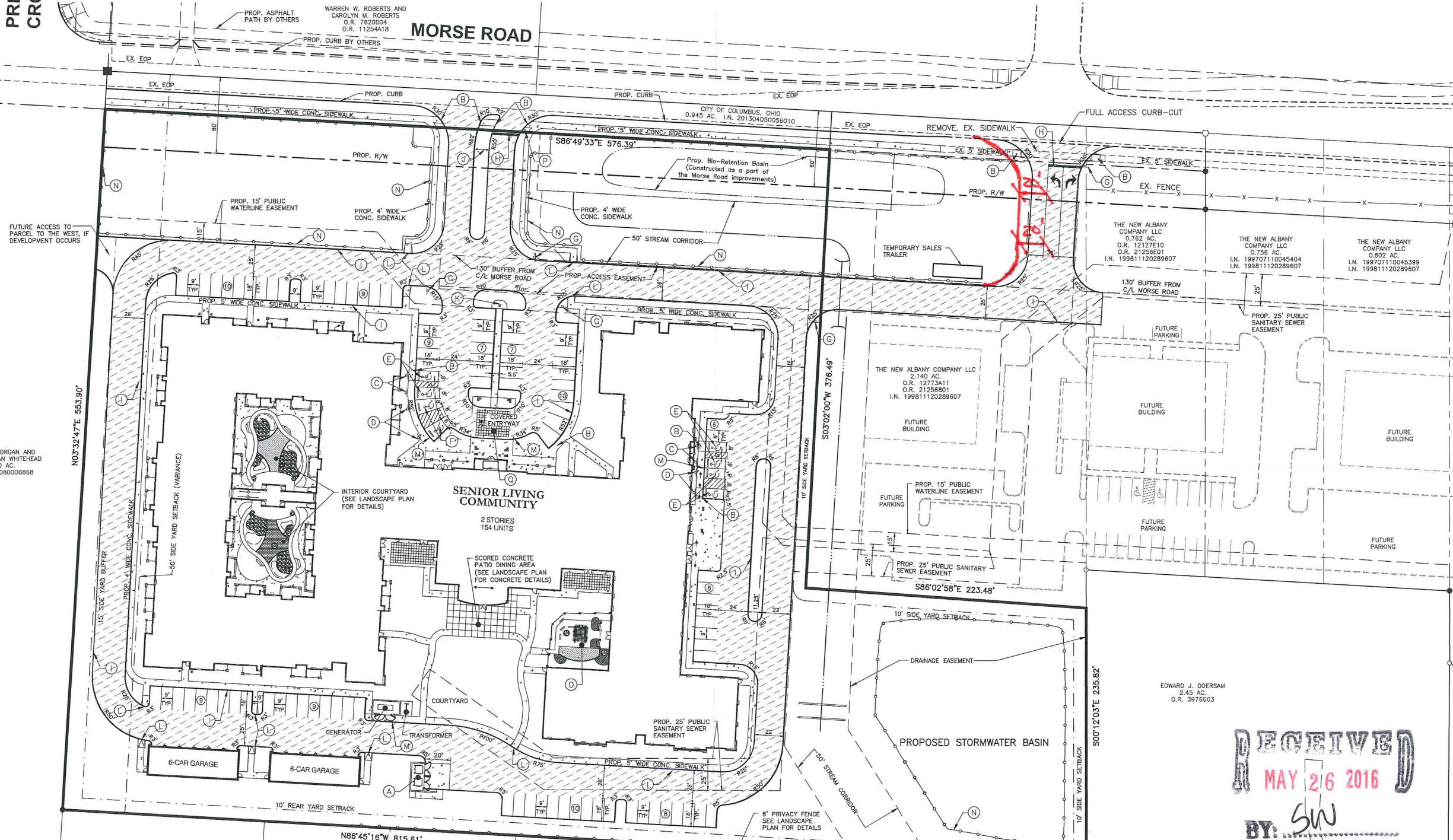
ANY EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING FUTURE CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE CITY OF GAHANNA'S SATISFACTION.

THE SITE DOES NOT LIE WITHIN A FEMA FLOOD HAZARD ZONE PER MAP 39049C021K, DATED JUNE 17, 2008 IN FRANKLIN COUNTY, OHIO.

WETLANDS ARE NOT APPARENT ON SUBJECT PARCEL.

**SITE DATA TABLE**

ZONED:	SO (SUBURBAN OFFICE AND INSTITUTIONAL WITH CONDITIONAL USE)	8.45 AC (367,928 SF)
SITE ACREAGE:		8.45 AC (367,928 SF)
MAXIMUM BUILDING COVERAGE:		50%
TOTAL LOT COVERAGE AREA:		53.3%
MAXIMUM BUILDING HEIGHT:		40 FT
PROPOSED BUILDING HEIGHT:		35 FT
BUILDING AREA (INCLUDES GARAGES), GFA		97,490 SF
PROPOSED UNITS:		154 UNITS
IMPERVIOUS AREA: (BUILDING, SIDEWALK, & PARKING)		196,101 SF
INTERNAL LANDSCAPE REQUIREMENTS:		
TOTAL PARKING AREA:		50,447 SF
REQUIRED INTERNAL LANDSCAPE AREA (5%)		2,522 SF
PROVIDED INTERNAL LANDSCAPE AREA:		4,037 SF (8%)
PROVIDED PARKING SPACES:		114 SPACES (INCLUDING 8 HANDICAP)
REQUIRED HANDICAP SPACES:		8 SPACES
PROVIDED HANDICAP SPACES:		8 SPACES
		Ⓢ = PROPOSED PARKING



ROLLIN E. MORGAN AND MONICA MORGAN WHITEHEAD  
14,000 AC.  
I.N. 200201080006888

GARY M. GOLDSMITH  
2.465 AC.  
I.N. 201109210119931

THOMAS A. AND KATHRYN L. CROSON  
1.493 AC.  
O.R. 23506E13

KEITH E. FOSTER AND LINDA C. FOSTER  
1.387 AC.  
I.N. 200210240268810

THOMAS J. FETTER AND BETTY LEE FETTER  
1.223 AC.  
I.N. 200411180264074

LACY E. AND LADONNA L. ROBBINS  
1.223 AC.  
O.R. 17196C09

AGOSTON A. AND ANNE M. VARSANYI  
2.892 AC.  
O.R. 18106E04

EDWARD J. DOERSAM  
2.45 AC.  
O.R. 3976G03

**RECEIVED**  
MAY 26 2016  
BY: SW

PLAN PREPARED BY:  
422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.488.7750  
fax 614.488.7750  
**ADVANCED CIVIL DESIGN**  
REGISTERED PROFESSIONAL ENGINEER

PLAN PREPARED FOR:  
**Spectrum**  
Retirement Communities, LLC

CITY OF GAHANNA, OHIO  
**GAHANNA SENIOR LIVING COMMUNITY**  
**SPECTRUM RETIREMENT COMMUNITIES, LLC.**  
5435 MORSE ROAD  
**SITE DIMENSION PLAN**

Date:	04/03/15
Scale:	1" = 40'
Drawn By:	JRR
Checked By:	JDW
Project Number:	14-0006-565
Drawing Number:	C-4