

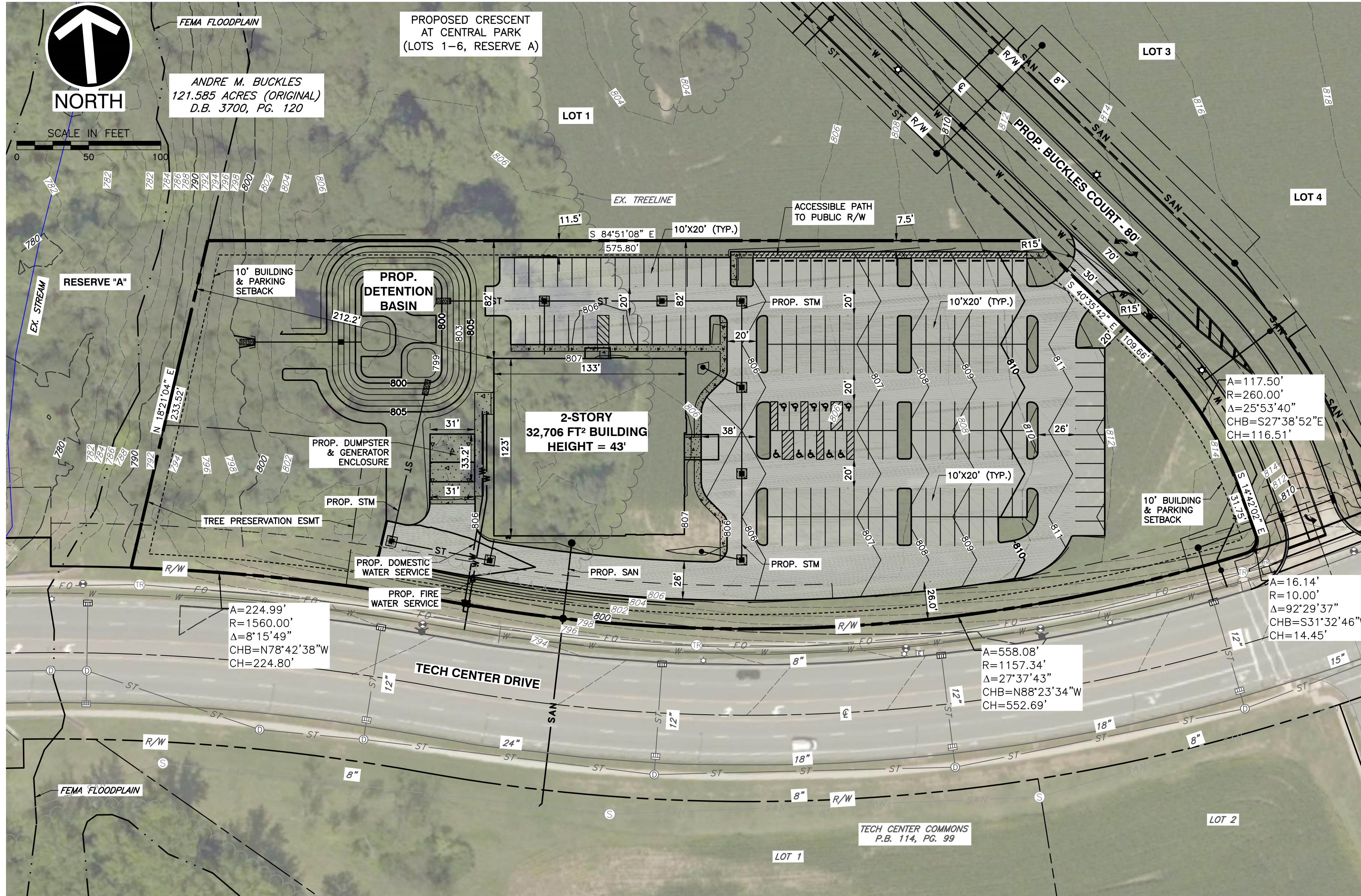
LEGEND

	EXISTING SANITARY
	EXISTING SANITARY MANHOLE
	EXISTING STORM
	EXISTING STORM MANHOLE
	EXISTING CURB INLET
	EXISTING WATER
	EXISTING FIRE HYDRANT
	EXISTING STREAM
	EXISTING FLOODPLAIN
	PROPERTY LINE
	RIGHT-OF-WAY
	PROPOSED SANITARY
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM
	PROPOSED CATCH BASIN
	PROPOSED WATER
	PROPOSED FIRE HYDRANT

FINAL DEVELOPMENT PLAN

WALNUT CREEK MEDICAL OFFICE BUILDING

TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3;
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO
AUGUST 2017

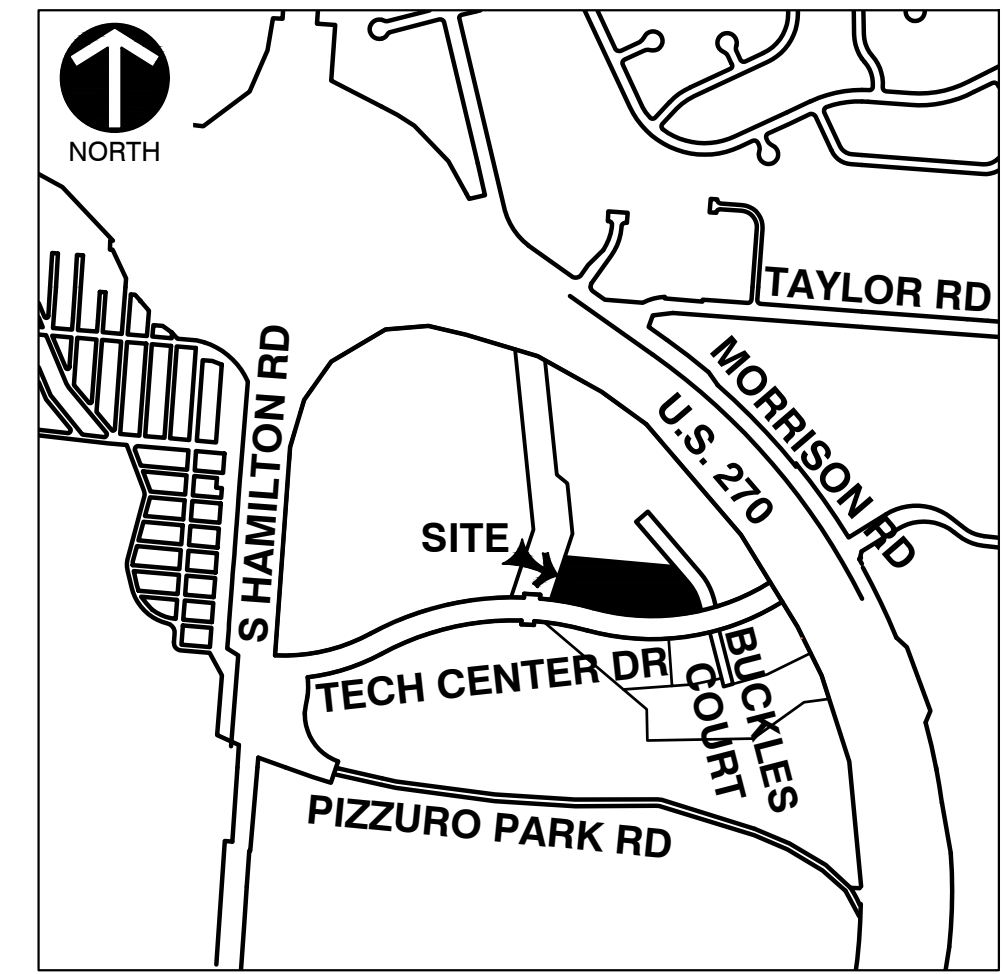


SITE PLAN
SCALE: 1"=50'

OWNER
ANDRE M. BUCKLES
132 PRESTON RD
COLUMBUS, OH 43209

DEVELOPER
HPLEX SOLUTIONS, INC.
640 ENTERPRISE DRIVE, SUITE A
LEWIS CENTER, OHIO 43035
PHONE: (614) 486-9620
CONTACT: CASH SOLARZ
EMAIL: CASH@HPLEX.COM

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 540-6633
CONTACT: BRIAN BURKHART, PE
EMAIL: BBURKHART@CECINC.COM



VICINITY MAP
1"= 1,000'

SITE STATISTICS

TOTAL ACREAGE	±4.07 AC
ZONING	SELECT COMMERCIAL PLANNED DISTRICT (SCPD)
MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	150 FT
BUILDING SETBACKS	
ADJACENT TO NON-RESIDENTIAL	10 FT
ADJACENT TO RESIDENTIAL	50 FT
PARKING SETBACKS*	
ADJACENT TO NON-RESIDENTIAL	10 FT
ADJACENT TO RESIDENTIAL	25 FT

*FOR COMMERCIAL LOTS, OPEN PARKING SHALL BE PERMITTED TO EXTEND TOWARD THE STREET RIGHT-OF-WAY FROM THE ESTABLISHED BUILDING LINE A DISTANCE EQUAL TO 40 PERCENT OF THE REQUIRED SETBACK DISTANCE.

PARKING DATA

BUILDING SQUARE FOOTAGE	32,706 FT²
NUMBER OF SPACES REQUIRED	94 (32,706FT²/350FT² PER SPACE)
NUMBER OF SPACES PROVIDED	158 (10 HANDICAP)

LANDSCAPE REQUIREMENTS

SQUARE FOOTAGE OF SITE	177,402 FT²
PERVIOUS AREA	87,705 FT²
BUILDING PARKING SIDEWALK	16,353 FT² 70,846 FT² 2,498 FT²
IMPERVIOUS AREA	89,697 FT²
SHADE TREE CALIPER INCH REQUIRED	90 (89,697FT²/1,000FT² PER CALIPER INCH)
SHADE TREE CALIPER INCH PROVIDED	582 EXISTING TREE CALIPER INCHES TO BE PRESERVED ON SITE.
REQUIRED TREES FOR PARKING AREA	36 ((70,846FT²*.05)/100FT² PER TREE)
PROVIDED TREES FOR PARKING AREA	36

REFERENCES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC. ON 1/6/2017, 1/24/2017, 5/26/2017, 6/8/2017, 6/12/2017.
- AERIAL PHOTOGRAPHY PROVIDED BY USGS EARTHSTAR GEOGRAPHICS SIO COPYRIGHT 2017 MICROSOFT CORPORATION, IMAGE DATE AUGUST 2014

REVISION RECORD

NO	DATE	DESCRIPTION
1	10-10-17	WIDEN ACCESS DRIVE TO #6

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

HPLEX SOLUTIONS, INC.
WALNUT CREEK MEDICAL OFFICE BUILDING
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN

DATE:	AUGUST 2017	DRAWN BY:	DJH
DWG SCALE:	AS NOTED	CHECKED BY:	CLL
PROJECT NO:	171-708	APPROVED BY:	4/4

DRAWING NO.:
C000

SHEET 1 OF 1