



**ZONING DIVISION**  
 200 S. Hamilton Road  
 Gahanna, Ohio 43230  
 614-342-4025  
 zoning@gahanna.gov  
 www.gahanna.gov

## DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY INFORMATION			
Project/Property Address: Hamilton Road		Project Name/Business Name: Orthopedic One Gahanna / Orthopedic One	
Parcel #: 025-013767-00	Zoning: (see <a href="#">Map</a> ) <b>SCPD</b>	Acreage: 9.13 ac	

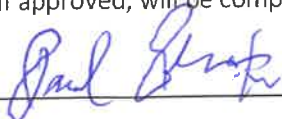
PLAN SPECIFICATIONS			
Application Type: (check all that apply)	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Building Design
			<input type="checkbox"/> Demolition <i>Olde Gahanna only</i>
<input type="checkbox"/> Other			
Project Description: Proposed 60,000 SF medical office building and associated infrastructure to be developed on a 9.13 acre site northeast of the intersection of Tech Center Drive and Hamilton Rd.			

APPLICANT INFORMATION	
Applicant Name (Primary Contact): Paul Ghidotti	Applicant Address: 1533 Lake Shore Columbus, Ohio 43204
Applicant E-mail: paulg@daimlergroup.com	Applicant Phone: (614) 488-4424
Business Name (if applicable): The Daimler Group, Inc.	

ADDITIONAL CONTACTS	
*Please list all applicable contacts for correspondence*	
Name(s)	Contact Information (phone/email)
Craig Rutkowski, Moody Nolan	(614) 312-3930, crutkowski@moodynolan.com
Christopher L. Post, E.P. Ferris & Associates, Inc.	(614) 299-2999, cpost@epferris.com
Tucker Bohm, The Daimler Group	(614) 488-4424, tuckerb@daimlergroup.com
Property Owner Name: (if different from Applicant) CP Crescent LLC	Property Owner Contact Information (phone no./email): 614-744-3443 / kturnock@castoinfo.com

**APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED**

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 Signature:  Date: 3-31-2023

**ADDITIONAL INFORMATION ON NEXT PAGE....**

INTERNAL USE

Zoning File No. <u>DR-0121-2023</u>
-------------------------------------

RECEIVED: <u>KAW</u>
DATE: <u>03-31-2023</u>









PAID: <u>200.00</u>
DATE: <u>03-31-2023</u>

**Updated  
Apr 2022**

## DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS - SUBMISSION REQUIREMENTS

### TO BE COMPLETED/SUBMITTED BY APPLICANT:

	1. Review Gahanna Code <a href="#">Section 1197</a> (visit <a href="http://www.municode.com">www.municode.com</a> )
	2. Materials List (see page 3) – does not apply to demolition applicants
	3. Authorization Consent Form Complete & Notarized (see page 4)
	4. Application & all supporting documents submitted in digital format
	5. Application & all supporting documents submitted in hardcopy format
	6. Application fee paid (in accordance with the <a href="#">Building &amp; Zoning Fee Schedule</a> )
	7. Color rendering(s) of the project in plan/perspective/or elevation
	8. One (1) copy 24"x36" or 11"x17" prints of the plans
	<b>Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)</b>
MN DAIMLER DAIMLER DAIMLER DAIMLER MN DAIMLER	1. <b>SITE PLAN</b> that includes the following: (include: scale, north arrow, & address) if applicable <ul style="list-style-type: none"> <li>- All property &amp; street pavement lines</li> <li>- Property size</li> <li>- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets</li> <li>- Location of all existing and proposed buildings on the site</li> <li>- Location of all existing &amp; proposed exterior lighting standards</li> <li>- Breakdown of parking spaces required &amp; spaces provided (see Gahanna Code <a href="#">Section 1163</a>)</li> <li>- Provide lot coverage breakdown of building &amp; paved surface areas</li> </ul>
EPF	2. <b>LANDSCAPE PLAN</b> (including plant list) <ul style="list-style-type: none"> <li>- Existing landscaping that will be retained &amp; proposed landscaping shall be differentiated &amp; shown on the plan. The type, size, number, &amp; spacing of all plantings &amp; other landscape features must be illustrated</li> <li>- Designation of required buffer screens (if any)</li> <li>- Interior landscaping breakdown for paved surface (see Gahanna Code <a href="#">Section 1163</a>)</li> </ul>
EDGE	3. <b>ELEVATIONS</b> from all sides <ul style="list-style-type: none"> <li>- Fenestration, doorways, &amp; all other projecting &amp; receding elements of the building exterior</li> </ul>
MN Prater	4. <b>LIGHTING STANDARD DRAWING</b> that includes the following: (exterior only) <ul style="list-style-type: none"> <li>- All sizing specifications</li> <li>- Information on lighting intensity (no. of watts, iso foot candle diagram)</li> <li>- Materials, colors, &amp; manufacturer's cut sheet</li> </ul>
	5. <b>OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:</b> <ul style="list-style-type: none"> <li>- Scale model</li> <li>- Section profiles</li> <li>- Perspective drawing</li> </ul>
	<b>Demolition or Removal of Existing Structures Requirements</b>
	1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST: <ul style="list-style-type: none"> <li>- That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design &amp; style with other structures within the district</li> <li>- That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights</li> <li>- That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood</li> </ul>

<b>MATERIAL LIST</b> <i>NOT REQUIRED FOR DEMOLITION</i>			
<b>ITEM</b>	<b>MATERIAL TYPE</b>	<b>COLOR NAME</b>	<b>COLOR NUMBER</b>
Facade	Face Brick 	Red Brick / Black Accent	Bowerstone Santa Fe / Charcoal
Facade	Window Wall System 	Black Mullions and Glass	Guardian SNR 43 on Clear
Facade	Metal Panel 	Black	Black, number not noted
Awnings	Canopy @ Drop-Off 	Metal, Black	Black, number not noted
Lighting	GR1,W1,P2-P5 die cast aluminum 	GR1,W1,P2-P5 black. R1 semi-sj 	Black, RAL not noted.
Roofing	TPO	WHITE	White 920
Trim	Coping	METAL, BLACK	BLACK
Other (please specify)	Accent Color at North Stair	Metal Panel, Orange	 Custom
Other (please specify)	Mortar Color	Burgundy	670 Burgundy
Other (please specify)	Accent Color at South Stair	Metal Panel, Silver	

**PLEASE NOTE:**

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.

**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.

\_\_\_\_\_  
(property owner name printed) John J. Carr  
\_\_\_\_\_  
(property owner signature) John Carr  
\_\_\_\_\_  
(date) 3/31/23

Subscribed and sworn to before me on this 31<sup>st</sup> day of March, 2023  
State of Ohio County of Franklin  
Notary Public Signature: Charles H. Waterman, IV



**CHARLES H. WATERMAN, IV**  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.  
Stamp or Seal

**Applicant/Property Owner/Representative**

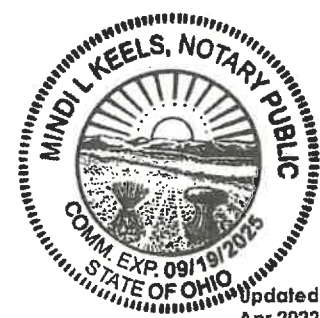
**AGREEMENT TO COMPLY AS APPROVED** As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review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

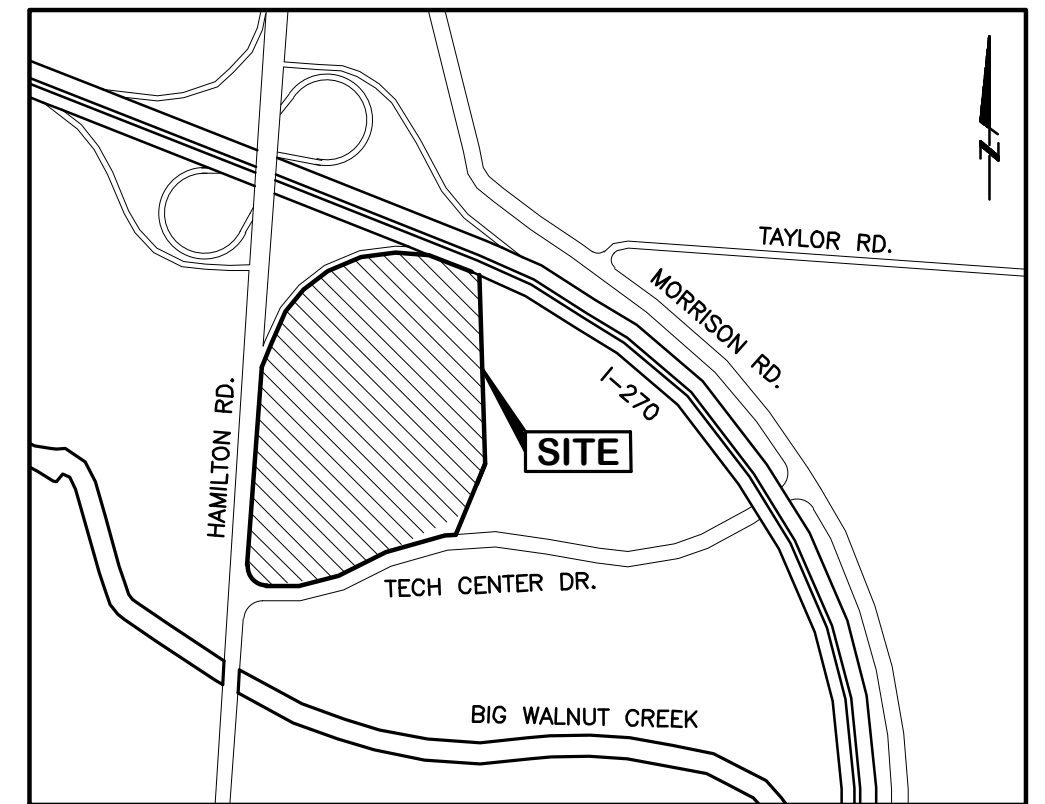
\_\_\_\_\_  
(applicant/representative/property owner name printed)  
\_\_\_\_\_  
(applicant/representative/property owner signature) \_\_\_\_\_  
(date) \_\_\_\_\_

Subscribed and sworn to before me on this 31 day of March, 2023  
State of Ohio County of Franklin  
Notary Public Signature: Minda L Keels

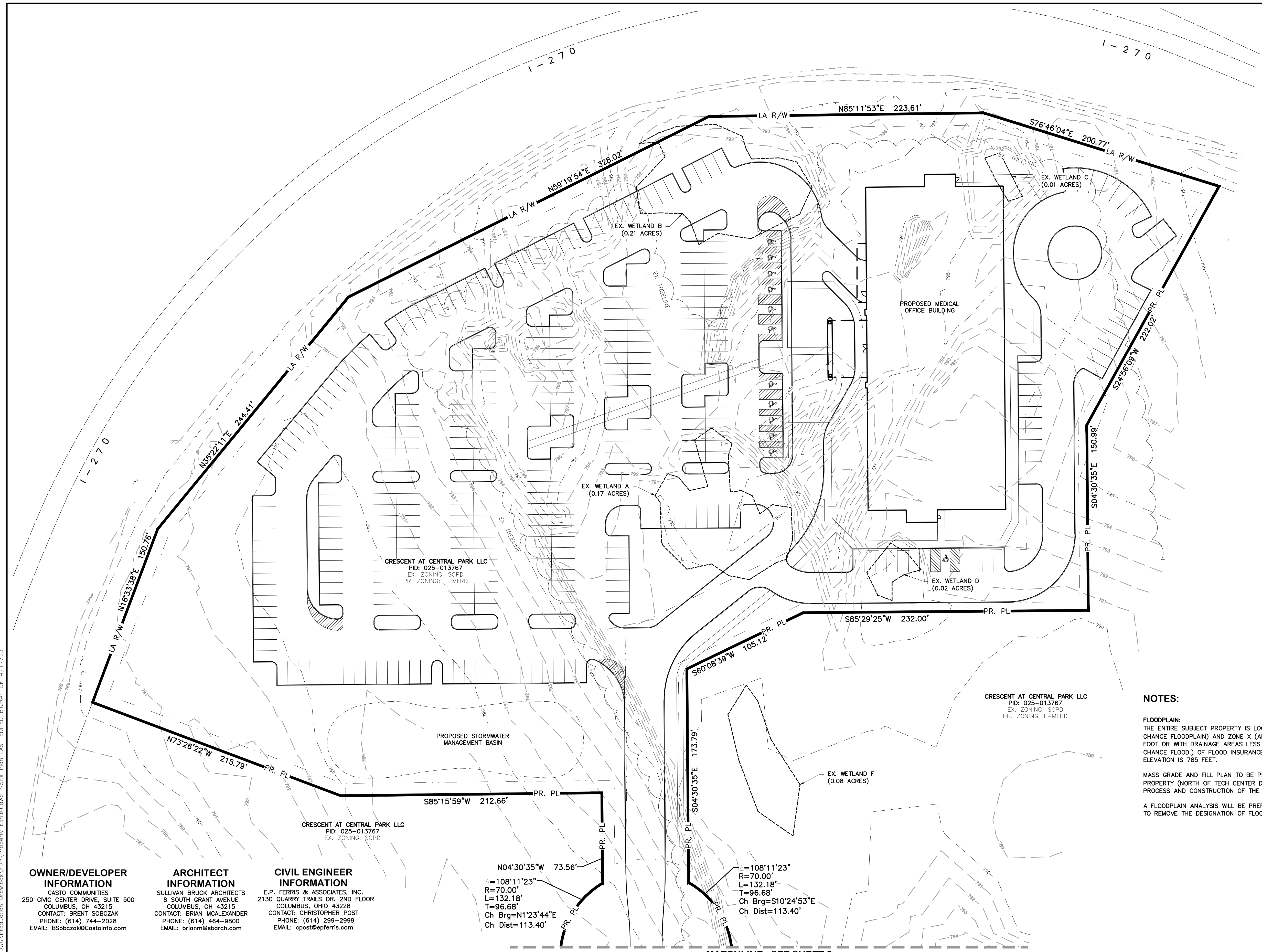


Updated  
Apr 2022





LOCATION MAP  
NOT TO SCALE

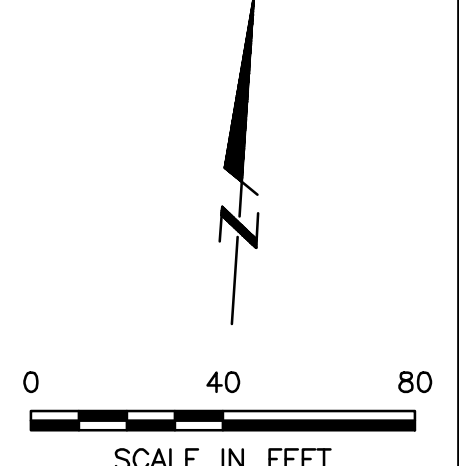


**NOTES:**

**FLOODPLAIN:**  
THE ENTIRE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANGE FLOODPLAIN) AND ZONE X (AREAS OF 0.2% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD.) OF FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 39049C0213K (JUNE 17, 2008). THE BASE FLOOD ELEVATION IS 785 FEET.

MASS GRADE AND FILL PLAN TO BE PREPARED FOR THE ENTIRE WESTERN HALF OF THE CRESCENT AT CENTRAL PARK LLC PROPERTY (NORTH OF TECH CENTER DRIVE, "40.81" ACRES) IN AN EFFORT TO ACCELERATE THE FEMA PERMITTING PROCESS AND CONSTRUCTION OF THE REGIONAL STORMWATER MANAGEMENT BASIN AND CRESCENT BOULEVARD.

A FLOODPLAIN ANALYSIS WILL BE PREPARED IN SUPPORT OF A FLOODPLAIN USE PERMIT AND FEMA LOMR-F APPLICATION TO REMOVE THE DESIGNATION OF FLOOD HAZARD AREA FROM THE PROPERTY; INCLUDING TECH CENTER DRIVE.



**OWNER/DEVELOPER INFORMATION**  
CASTO COMMUNITIES  
250 CIVIC CENTER DRIVE, SUITE 500  
COLUMBUS, OH 43215  
CONTACT: BRENT SOBCEK  
PHONE: (614) 744-2028  
EMAIL: BSobczak@CastoInfo.com

**ARCHITECT INFORMATION**  
SULLIVAN BRUCK ARCHITECTS  
8 SOUTH GRANT AVENUE  
COLUMBUS, OH 43215  
CONTACT: BRIAN MCALEXANDER  
PHONE: (614) 464-9800  
EMAIL: brianm@sbrarch.com

**CIVIL ENGINEER INFORMATION**  
E.P. FERRIS & ASSOCIATES, INC.  
2130 QUARRY TRAILS DR. 2ND FLOOR  
COLUMBUS, OHIO 43228  
CONTACT: CHRISTOPHER POST  
PHONE: (614) 299-2999  
EMAIL: cpost@epferris.com

N04°30'35"W 73.56'  
R=70.00'  
L=132.18'  
T=96.68'  
Ch Brg=N1°23'44"E  
Ch Dist=113.40'

Δ=108°11'23"  
R=70.00'  
L=132.18'  
T=96.68'  
Ch Brg=S10°24'53"E  
Ch Dist=113.40'

MATCHLINE - SEE SHEET 2

REVISIONS	DATE	BY	CHK

**E. P. FERRIS AND ASSOCIATES INC**  
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,  
2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

CITY OF GAHANNA, OHIO  
**ORTHOPEDIC ONE**  
CRESCENT AT CENTRAL PARK LLC

JOB NO.	1267.001
DESIGNED BY:	JAR
DRAWN BY:	JAR
CHECKED BY:	CLP
APPROVED BY:	-
DATE:	04/14/23

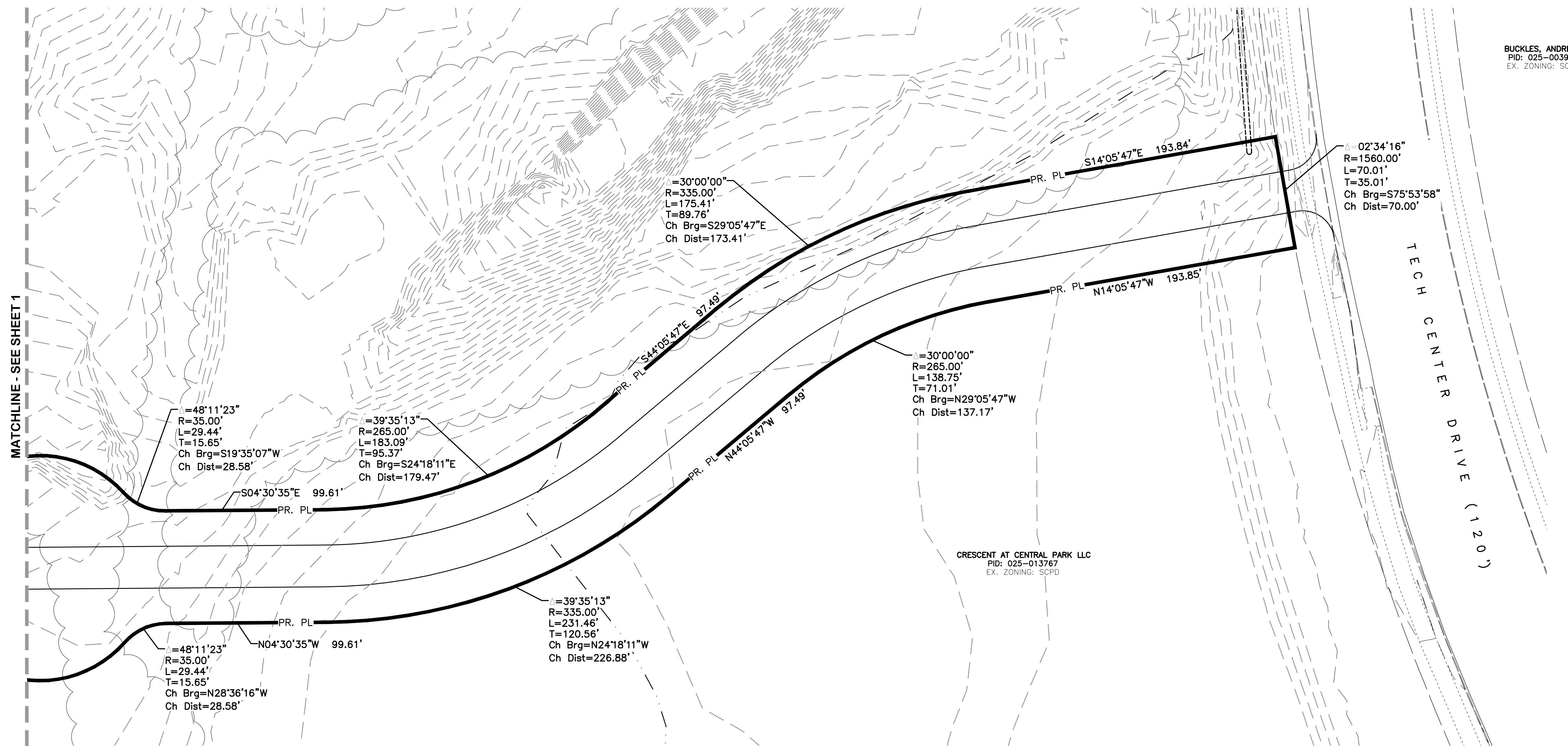
**PROPERTY EXHIBIT**

SCALE:	1" = 40'		
SHEET NO.	1	OF	2

M:\1267\001\_Gahanna\08\DWG\Production Drawings\FDP\_Property Exhibit.dwg ~Site Plan LAST EDITED BY: JAR ON 4/17/23

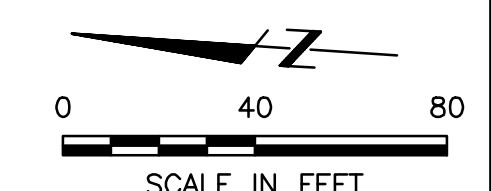


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BUCKLES, ANDRE M.  
PID: 025-003905  
EX. ZONING: SCPD

CRESCENT AT CENTRAL PARK LLC  
PID: 025-013767  
EX. ZONING: SCPD



REVISIONS	DATE	BY	CHK.

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AND  
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CITY OF GAHANNA, OHIO  
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CHECKED BY:	CLP
APPROVED BY:	-
DATE:	04/14/23

**PROPERTY EXHIBIT**

SCALE: 1" = 40'	
SHEET NO.	OF
2	2

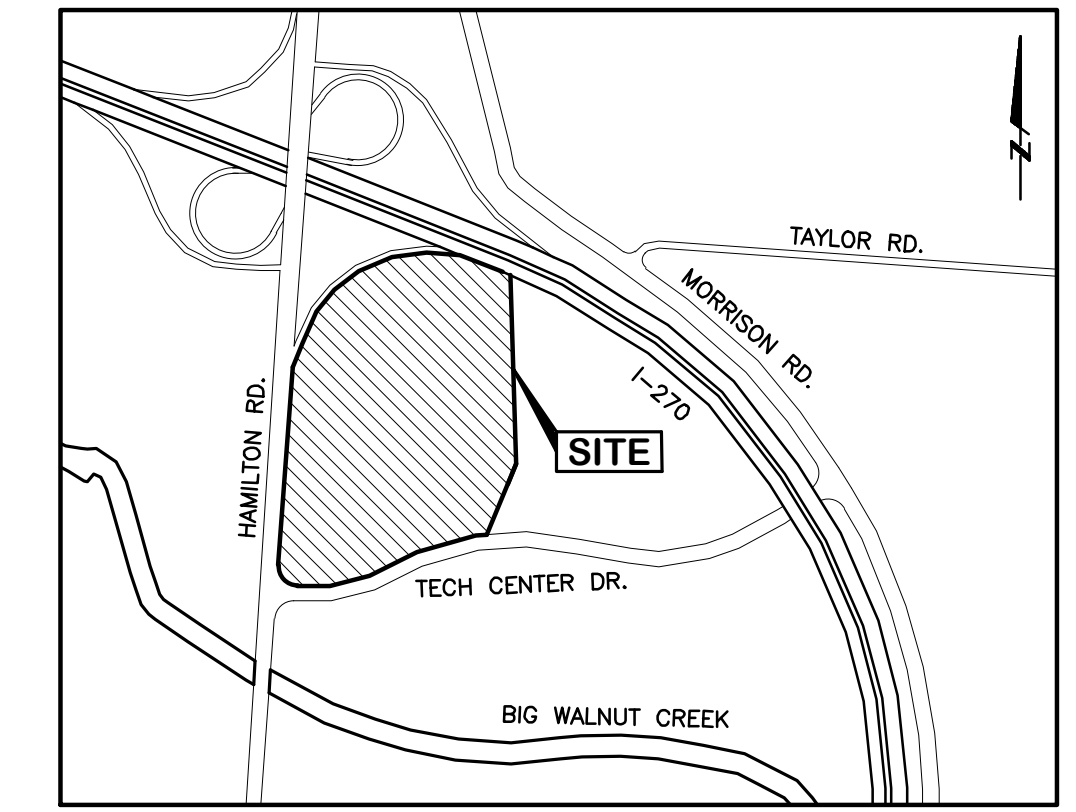


**UTILITY SERVICE STATEMENT:**

**SANITARY:** THE SANITARY SEWER WILL BE PROPOSED MAIN LINE THAT EXTENDS OFF THE EXISTING SANITARY SEWER (18" PER C1667) ALONG THE EAST SIDE OF THE SITE. THE EXTENSION OF THE SANITARY SEWER WILL PROVIDE SANITARY CONNECTION TO THE PROPOSED DEVELOPMENT.

**STORM SEWERS:** THE STORM SEWER WILL CONSIST OF A PRIVATE ON-SITE SYSTEM THAT WILL OUTLET TO A REGIONAL STORMWATER MANAGEMENT BASIN. THE REGIONAL STORMWATER MANAGEMENT BASIN WILL BE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF TECH CENTER DRIVE WITH HAMILTON ROAD. THE STORMWATER MANAGEMENT SYSTEM WILL MEET OR EXCEED THE CITY OF GAHANNA AND OEPA STORMWATER QUALITY AND QUANTITY REQUIREMENTS.

**WATER SERVICE:** WATER AND FIRE SERVICES WILL BE PROVIDED TO THE SITE BY THE EXTENSION OF THE EXISTING WATER MAIN (8" PER FRA-TECH CENTER DRIVE EXTENSION) CURRENTLY LOCATED ALONG THE NORTH SIDE OF TECH CENTER DRIVE. THE WATER MAIN WILL EXTEND ALONG THE PROPOSED PUBLIC ROAD CALLED CRESCENT BOULEVARD AND PROVIDE WATER AND FIRE SERVICE CONNECTIONS FOR THE PROPOSED DEVELOPMENT.



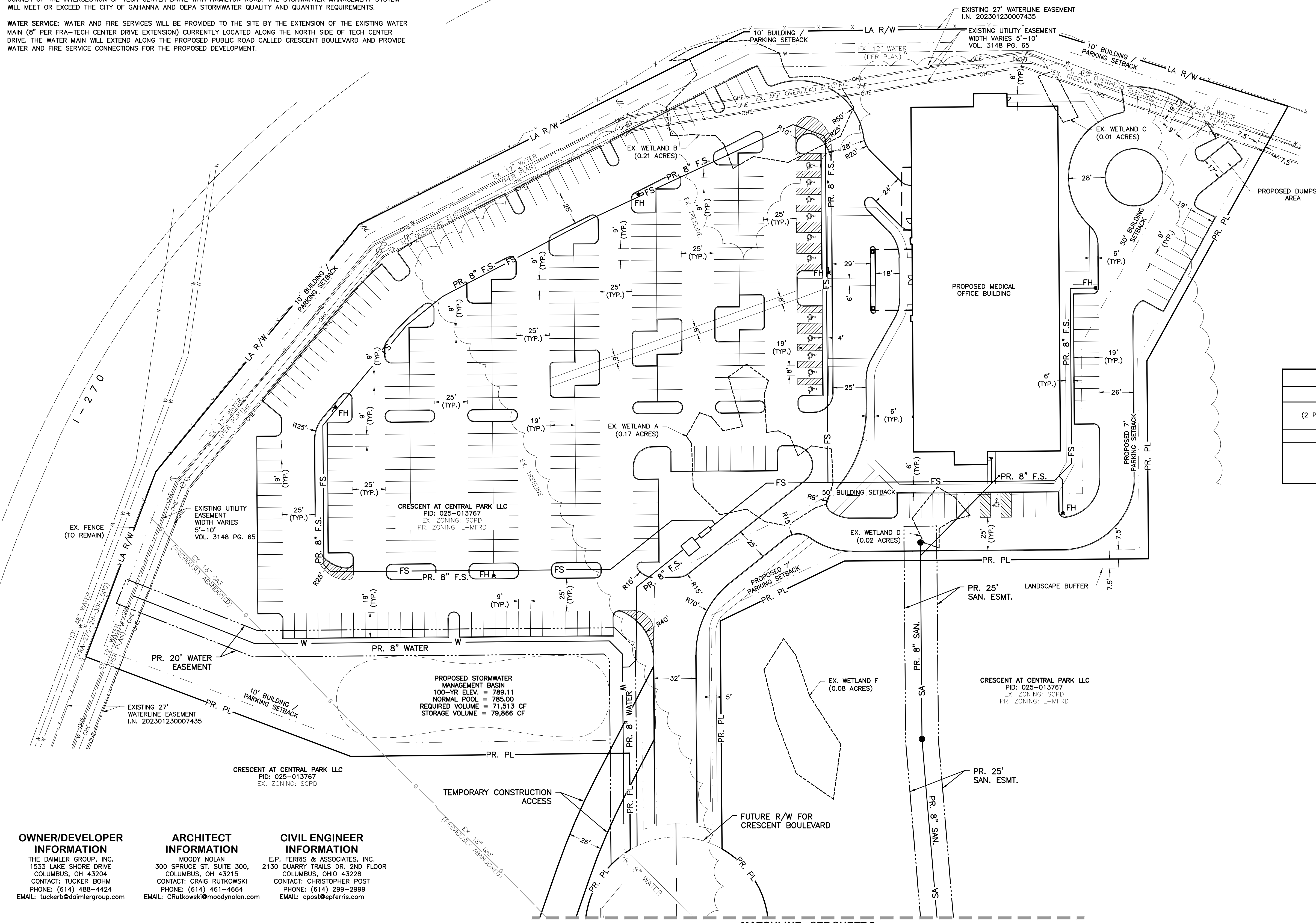
**VICINITY MAP**  
NOT TO SCALE

SITE DATA TABLE		
DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA	9.132 (397,788 SF)	AC.
TOTAL DISTURBED AREA (ON-SITE)	7.55	AC.
PRE-DEVELOPED IMPERVIOUS AREA	0.00	AC.
POST-DEVELOPED IMPERVIOUS AREA	4.62	AC.
BUILDING COVERAGE	0.69	AC.
VEHICULAR AREAS	3.71	AC.
PARKING AREAS	1.45	AC.
SIDEWALK & CONCRETE AREAS	0.22	AC.
UNCOVERED LAND	2.93	AC.
MAXIMUM LOT COVERAGE ALLOWED	75	%
MAXIMUM LOT COVERAGE PROVIDED	61.3	%

NOTE: A MINIMUM 15% OF THE DEVELOPABLE AREA SHALL BE OPEN SPACE.

PARKING CALCULATION	
PARKING:	NUMBER OF SPACES
PARKING LOT SPACES REQUIRED (2 PER EXAM ROOM PLUS 1 PER STAFF ON LARGEST SHIFT) (55 EXAM ROOMS AND 200 STAFF)	310
TOTAL PARKING SPACES PROVIDED	354
ACCESSIBLE SPACES REQUIRED VAN/TOTAL	2/8
ACCESSIBLE SPACES PROVIDED VAN/TOTAL	3/12

GENERAL ZONING INFORMATION	
EXISTING ZONING	SCPD
BUILDING AREA	29,980 SF
ROOF HEIGHT (PER CODE DEFINITION)	30'-8"
TOP OF PARAPET	32'-0"
TOP OF SCREEN WALL	43'-0"
FRONT SETBACK	SEE SITE PLAN
SIDEYARD SETBACK	SEE SITE PLAN
REAR SETBACK	SEE SITE PLAN
VARIANCES	REDUCTION FROM 25' TO 7' (1151.04(b)(14))
FRONTAGE LENGTH	1087'



**OWNER/DEVELOPER INFORMATION**  
THE DAIMLER GROUP, INC.  
1533 LAKE SHORE DRIVE  
COLUMBUS, OH 43204  
CONTACT: TUCKER BOHM  
PHONE: (614) 488-4424  
EMAIL: tuckerb@daimlergroup.com

**ARCHITECT INFORMATION**  
MOODY NOLAN  
300 SPRUCE ST. SUITE 300,  
COLUMBUS, OH 43215  
CONTACT: CRAIG RUTKOWSKI  
PHONE: (614) 461-4664  
EMAIL: CRutkowski@moodynolan.com

**CIVIL ENGINEER INFORMATION**  
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**CITY OF GAHANNA, OHIO**  
**ORTHOPEDIC ONE**  
**CRESCENT AT CENTRAL PARK LLC**

JOB NO. 1267.001  
DESIGNED BY: JAR  
DRAWN BY: PN  
CHECKED BY: CLP  
APPROVED BY: -  
DATE: 04/26/23

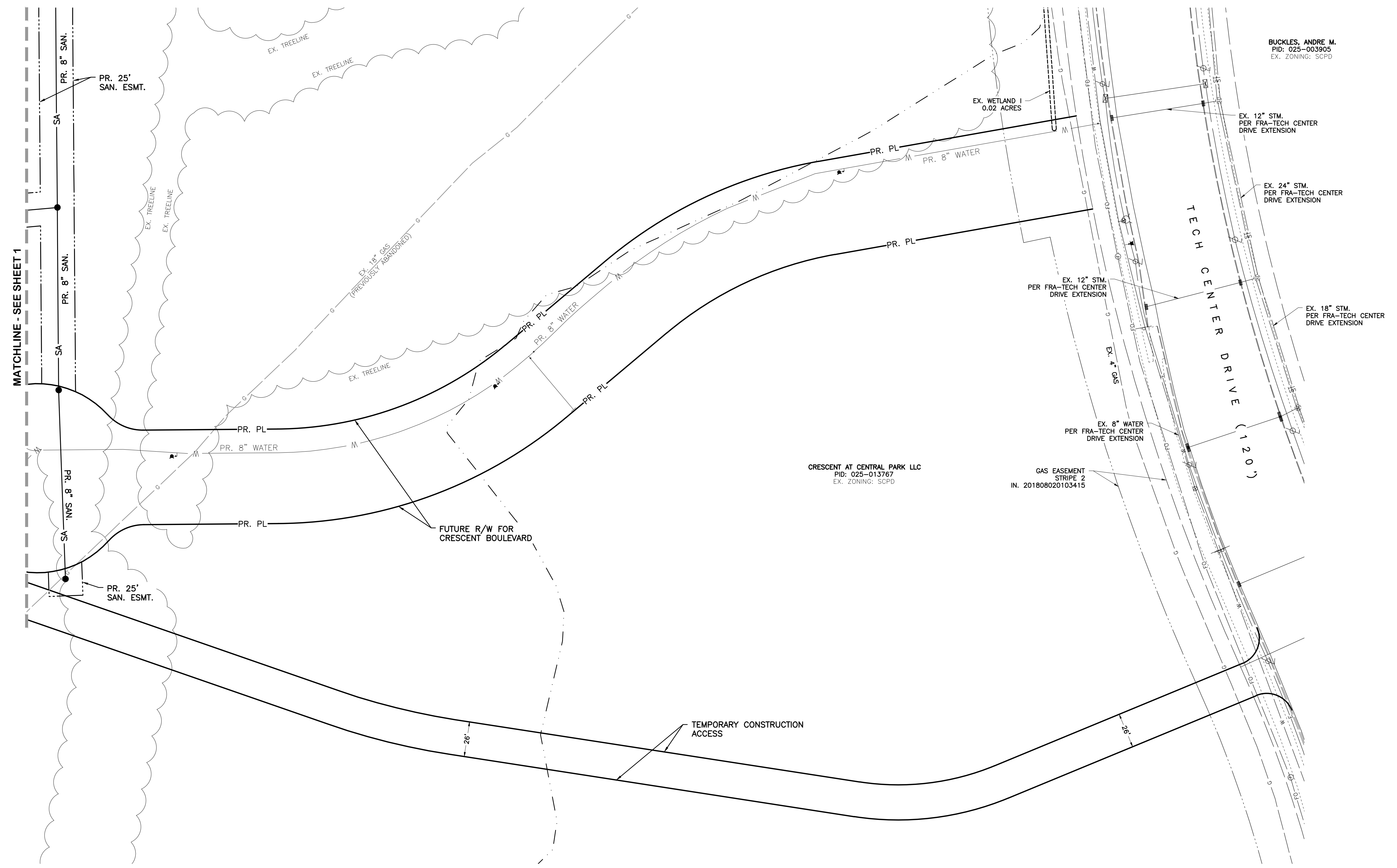
**SITE PLAN**

SCALE:	1" = 40'
SHEET NO.	1
OF	2

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BUCKLES, ANDRE M.  
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EX. ZONING: SCPD

CRESCENT AT CENTRAL PARK LLC  
PID: 025-013767  
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GAS EASEMENT  
STRIP 2  
IN. 201808020103415



REVISIONS	DATE	BY	CHK.

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AND  
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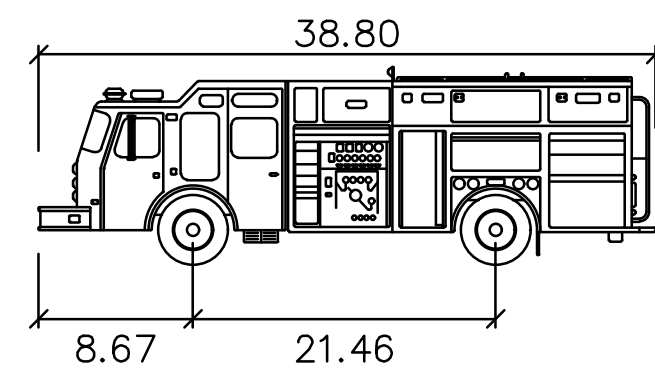
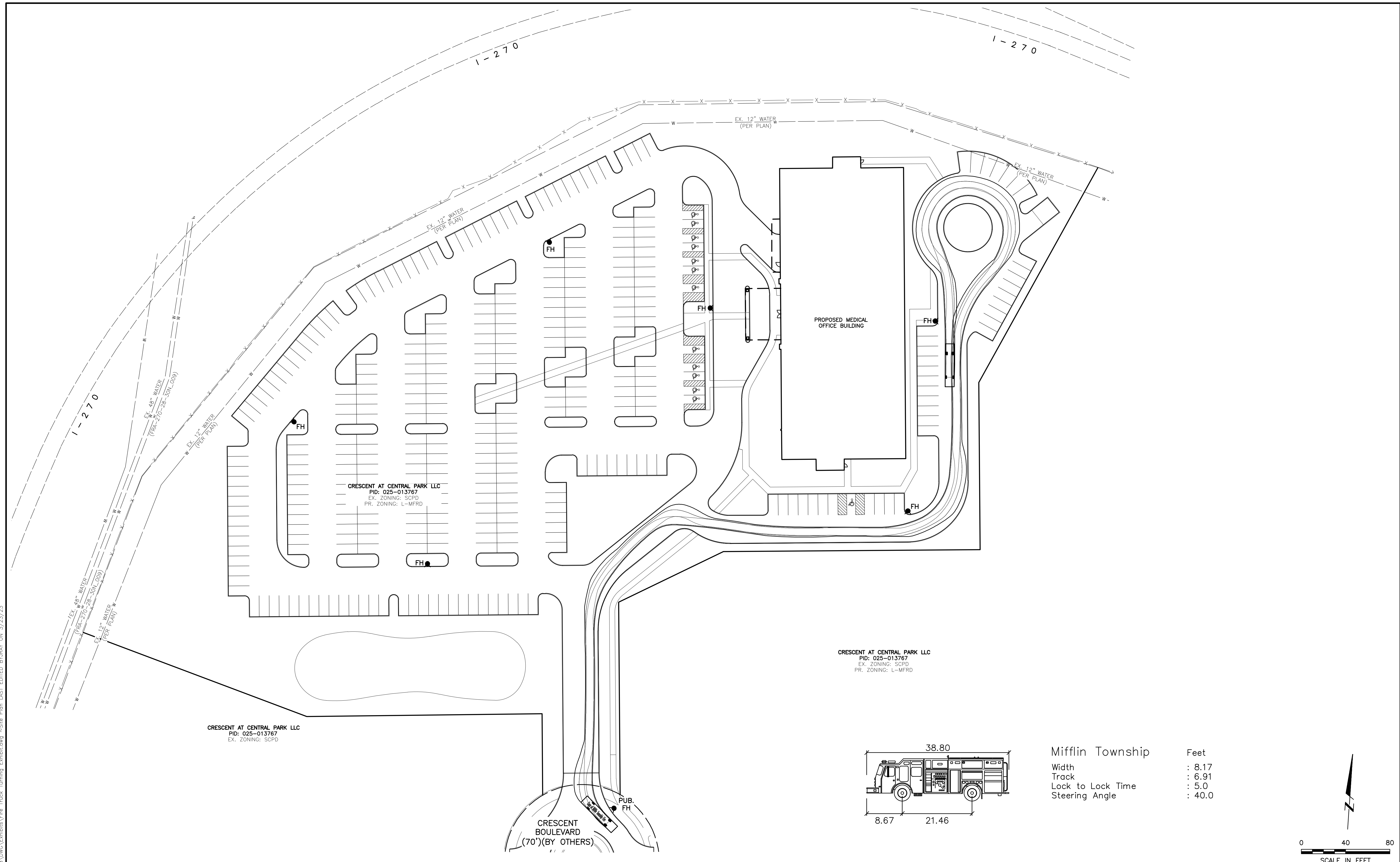
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**SITE PLAN**

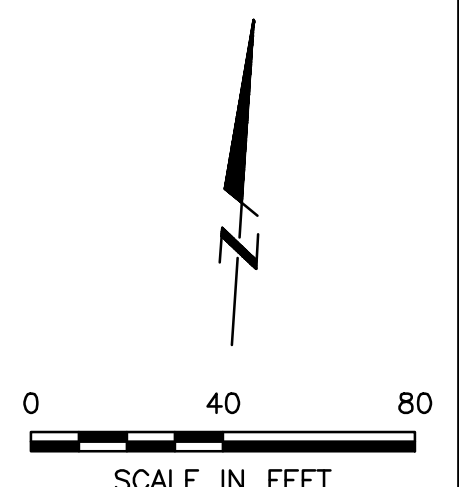
SCALE: 1" = 40'	
SHEET NO.	OF
2	2



M:\1267001\_Gahanna\08\DWG\Exhibits\Fire Truck Turning Exhibit.dwg ~Site Plan LAST EDITED BY JAR ON 3/23/23



Mifflin Township	Feet
Width	: 8.17
Track	: 6.91
Lock to Lock Time	: 5.0
Steering Angle	: 40.0



CRESCENT AT CENTRAL PARK LLC  
PID: 025-013767  
EX. ZONING: SCPD

CRESCENT AT CENTRAL PARK LLC  
PID: 025-013767  
EX. ZONING: SCPD  
PR. ZONING: L-MFRD

CRESCENT AT CENTRAL PARK LLC  
PID: 025-013767  
EX. ZONING: SCPD  
PR. ZONING: L-MFRD

CRESCENT BOULEVARD  
(70') (BY OTHERS)

REVISIONS	DATE	BY	CHK.

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AND  
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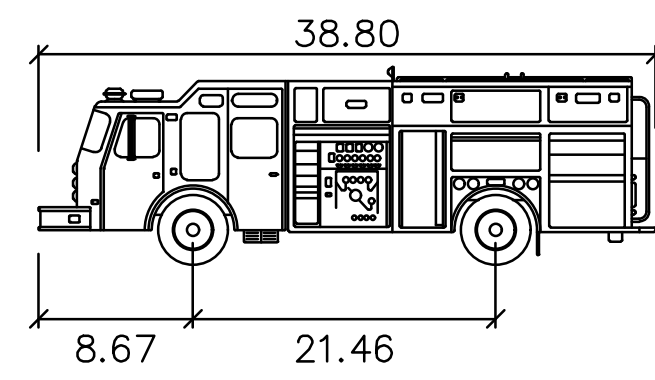
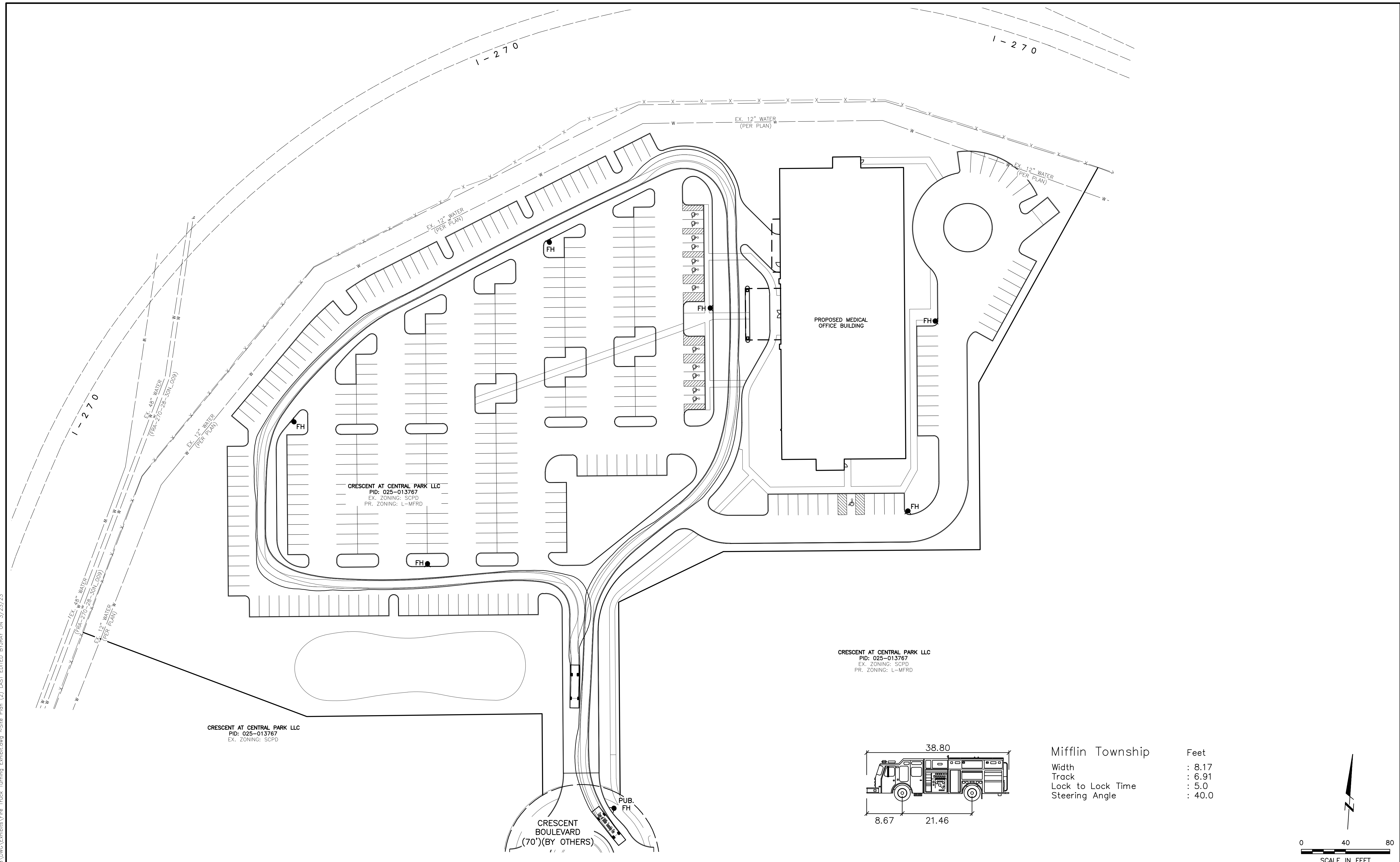
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**ORTHOPEDIC ONE**  
CRESCENT AT CENTRAL PARK LLC

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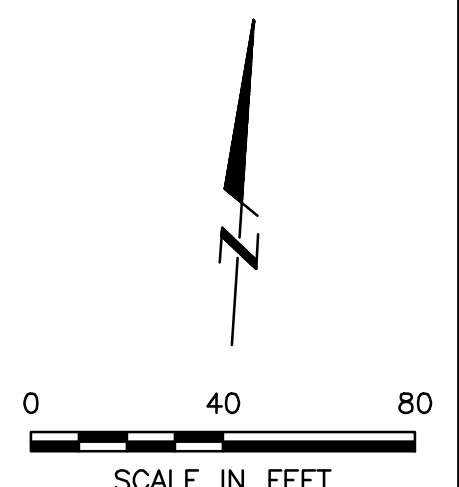
**FIRE TRUCK TURNING EXHIBIT**

SCALE: 1" = 40'	
SHEET NO.	OF
1	3

M:\1267001\_Gahanna\08\DWG\Exhibits\Fire Truck Turning Exhibit.dwg ~Site Plan (2) LAST EDITED BY JAR ON 3/23/23



Mifflin Township	Feet
Width	: 8.17
Track	: 6.91
Lock to Lock Time	: 5.0
Steering Angle	: 40.0



REVISIONS	DATE	BY	CHK.

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AND ASSOCIATES  
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CRESCENT AT CENTRAL PARK LLC

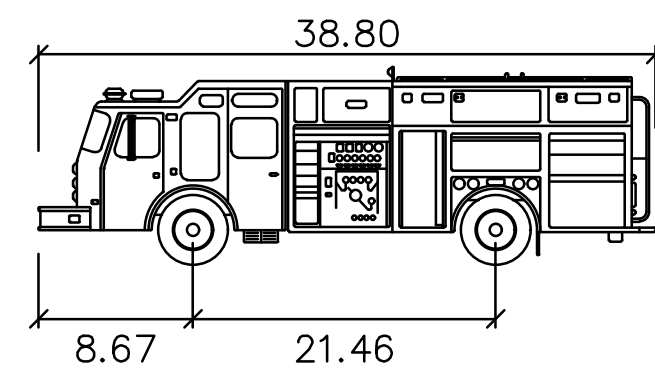
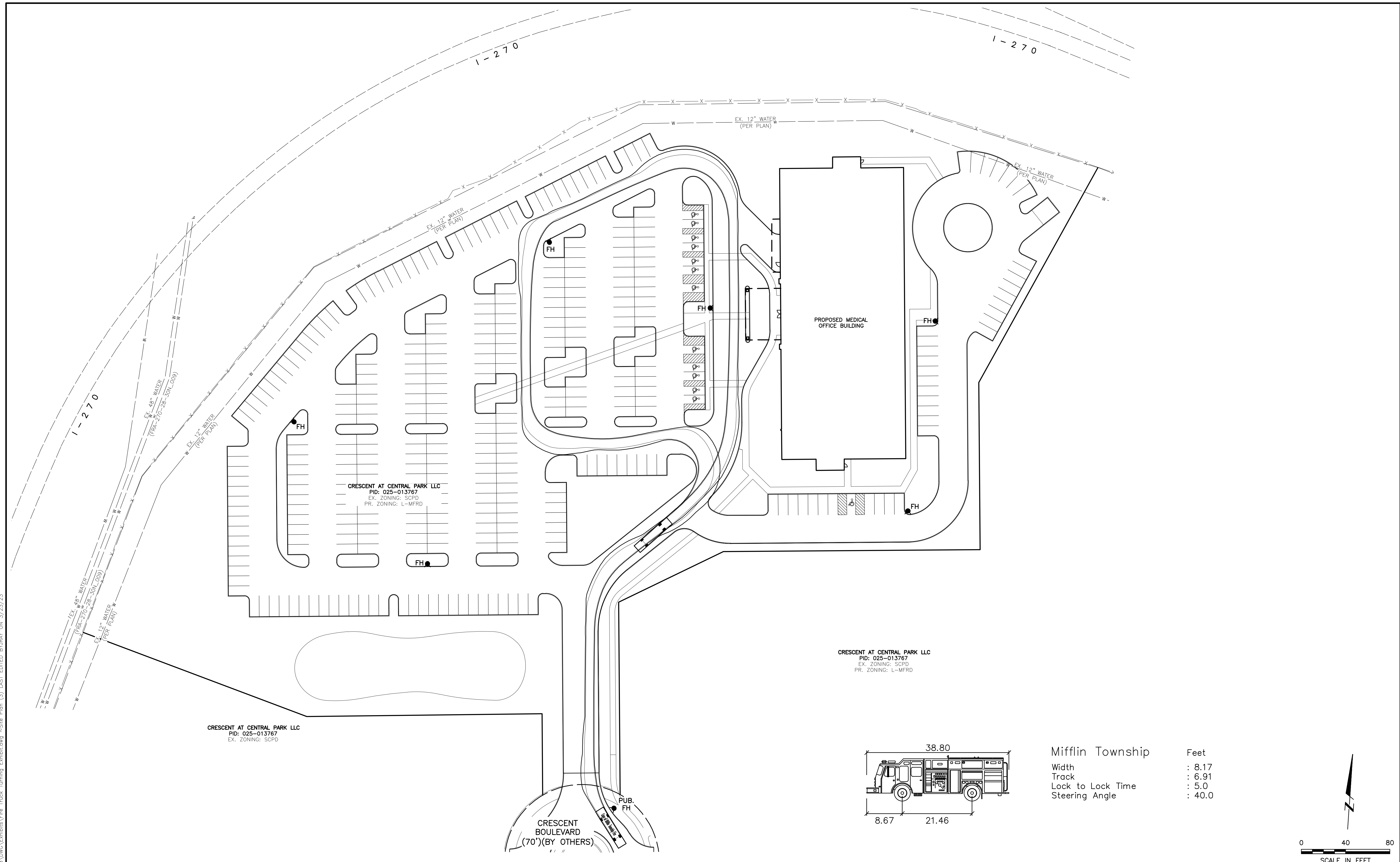
JOB NO.	1267.001
DESIGNED BY:	JAR
DRAWN BY:	JAR
CHECKED BY:	CLP
APPROVED BY:	-
DATE:	03/23/23

**FIRE TRUCK TURNING EXHIBIT**

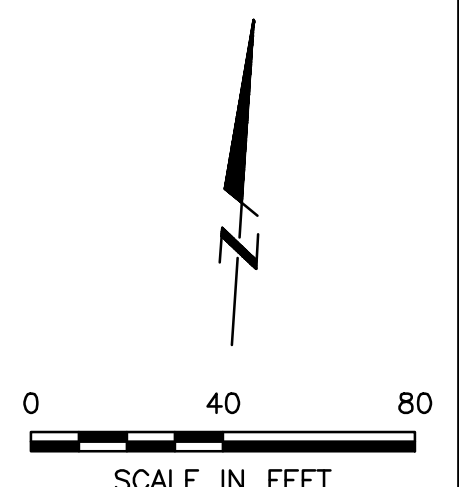
SCALE: 1" = 40'	
SHEET NO.	OF
2	3



M:\1267001\_Gahanna\08\DWG\Exhibits\Fire Truck Turning Exhibit.dwg ~Site Plan (3) LAST EDITED BY JAR ON 3/23/23



Mifflin Township	Feet
Width	: 8.17
Track	: 6.91
Lock to Lock Time	: 5.0
Steering Angle	: 40.0



REVISIONS	DATE	BY	CHK.

**E. P. FERRIS**  
AND ASSOCIATES  
INC  
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,  
2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

CITY OF GAHANNA, OHIO  
**ORTHOPEDIC ONE**  
CRESCENT AT CENTRAL PARK LLC

JOB NO.	1267.001
DESIGNED BY:	JAR
DRAWN BY:	JAR
CHECKED BY:	CLP
APPROVED BY:	-
DATE:	03/23/23

**FIRE TRUCK TURNING EXHIBIT**

SCALE: 1" = 40'	
SHEET NO.	OF
3	3

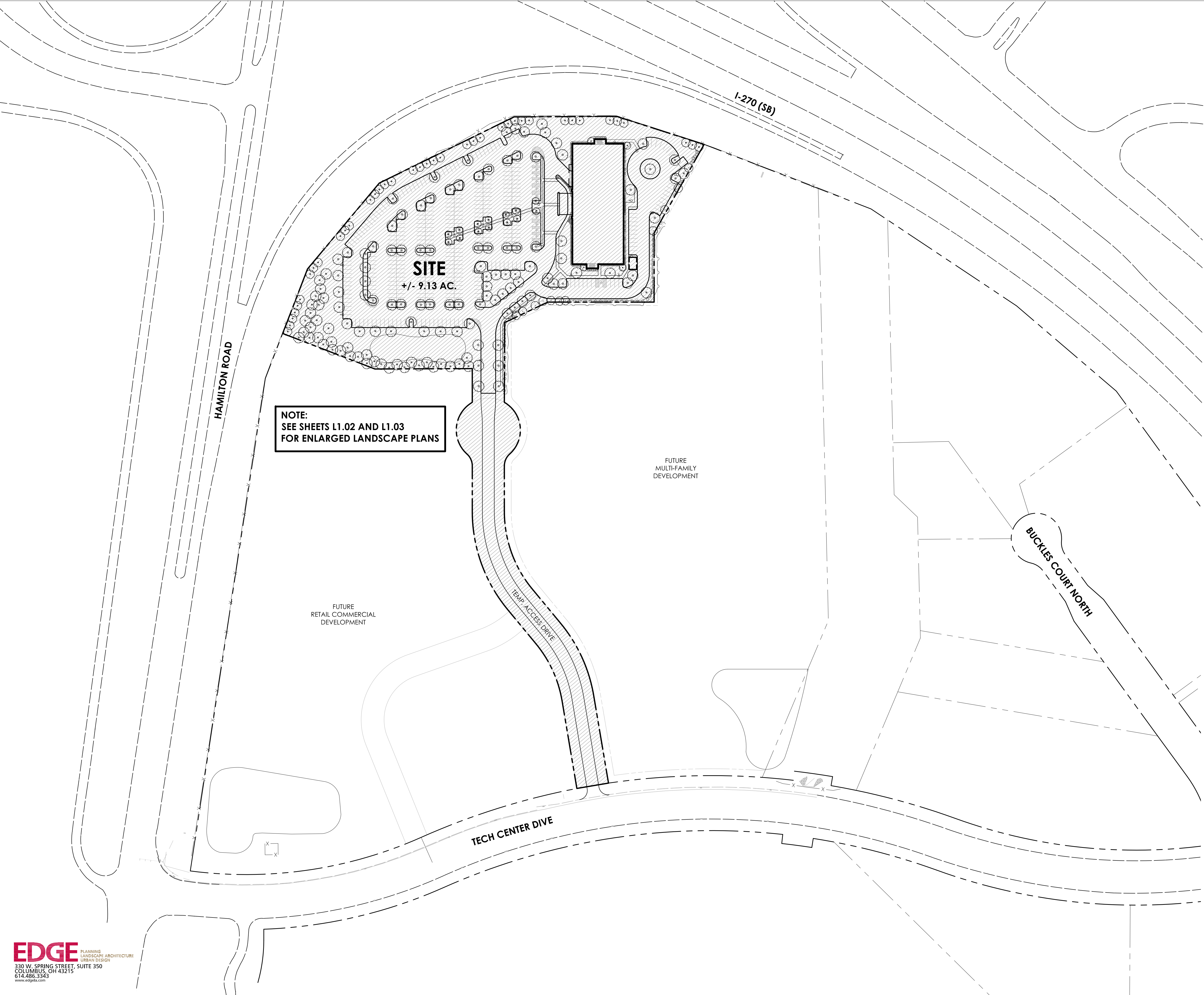


**GENERAL NOTES:**

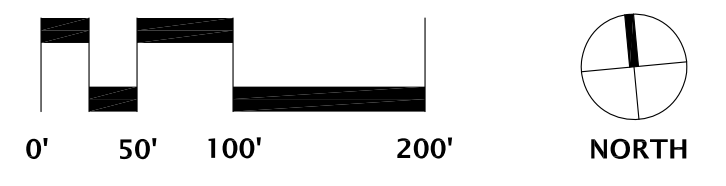
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2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION. SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

**PLANTING CONSTRUCTION NOTES:**

- ① NEW LAWN AREA, SEED OR SOD AS NOTED ON PLAN
- ② GENERATOR AND TRANSFORMER UTILITIES TO BE SCREENED WITH MASONRY WALL - SEE ARCH. DWGS.
- ③ DUMPSTER ENCLOSURE - SEE ARCH DWGS.



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L1.01

LANDSCAPE PLAN - OVERALL SITE

**ORTHOPEDIC ONE - GAHANNA**





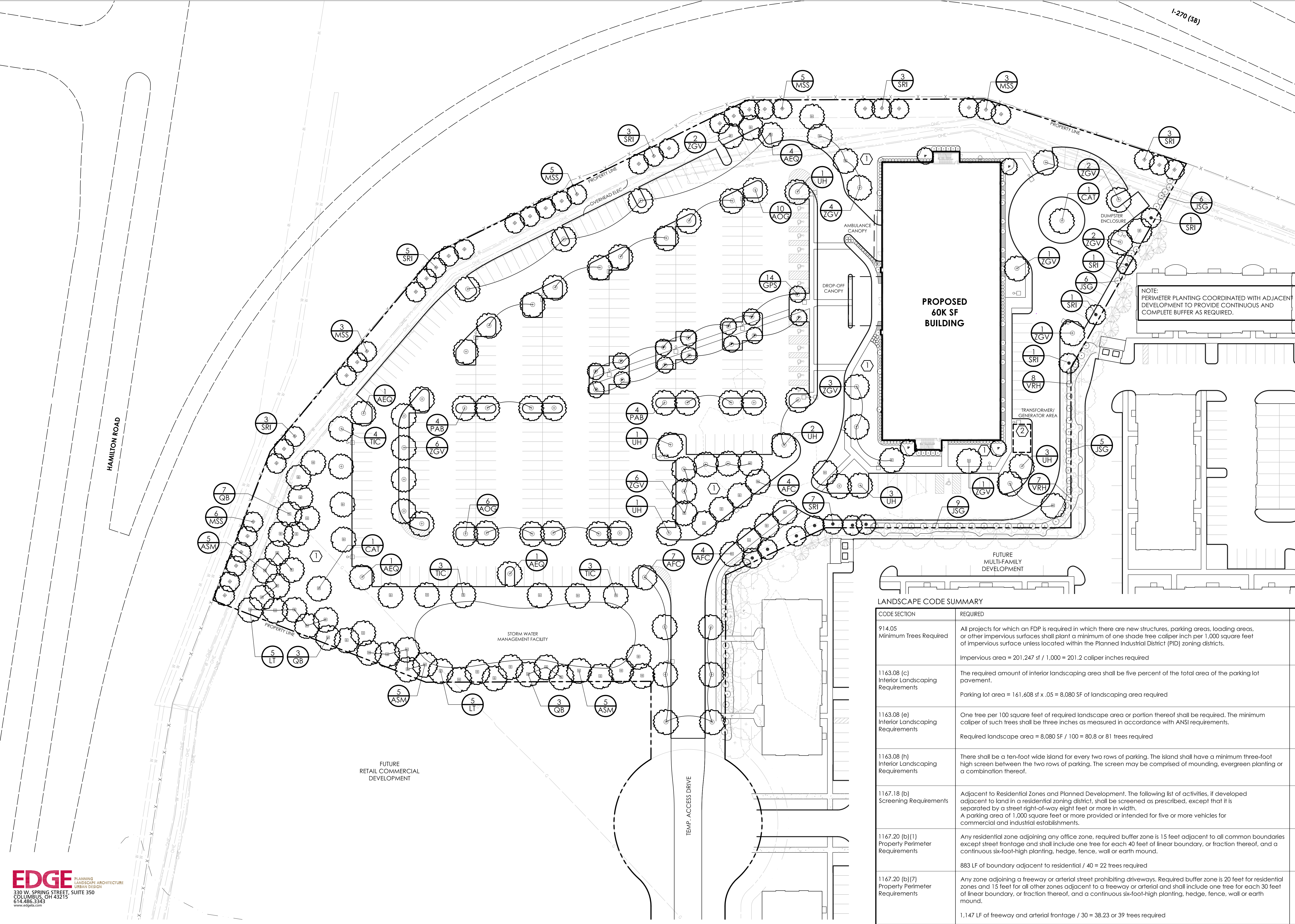
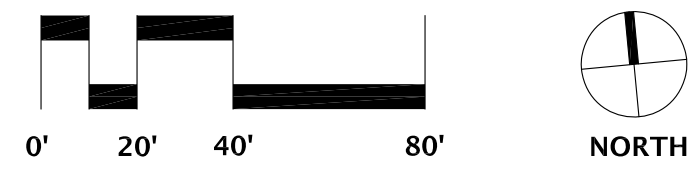
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- ② GENERATOR AND TRANSFORMER UTILITIES TO BE SCREENED WITH MASONRY WALL - SEE ARCH. DWGS.
- ③ DUMPSTER ENCLOSURE - SEE ARCH DWGS.

NOTE: PERIMETER PLANTING COORDINATED WITH ADJACENT DEVELOPMENT TO PROVIDE CONTINUOUS AND COMPLETE BUFFER AS REQUIRED.



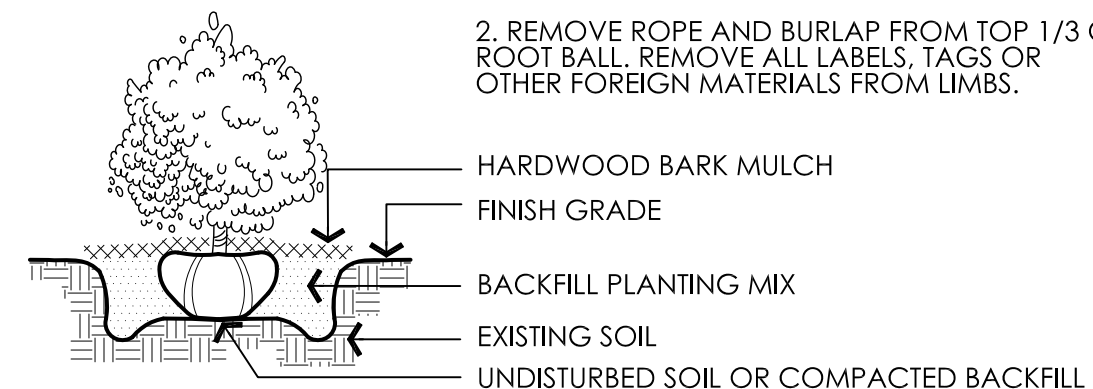
**LANDSCAPE CODE SUMMARY**

CODE SECTION	REQUIRED	PROVIDED	KEY
914.05 Minimum Trees Required	All projects for which an FDP is required in which there are new structures, parking areas, loading areas, or other impervious surfaces shall plant a minimum of one shade tree caliper inch per 1,000 square feet of impervious surface unless located within the Planned Industrial District (PID) zoning districts.  Impervious area = 201,247 sf / 1,000 = 201.2 caliper inches required	(68) 3" trees = 204 caliper inches provided	
1163.08 (c) Interior Landscaping Requirements	The required amount of interior landscaping area shall be five percent of the total area of the parking lot pavement.  Parking lot area = 161,608 sf x .05 = 8,080 SF of landscaping area required	32,719 sf landscape area provided	
1163.08 (e) Interior Landscaping Requirements	One tree per 100 square feet of required landscape area or portion thereof shall be required. The minimum caliper of such trees shall be three inches as measured in accordance with ANSI requirements.  Required landscape area = 8,080 SF / 100 = 80.8 or 81 trees required	81 trees provided	
1163.08 (h) Interior Landscaping Requirements	There shall be a ten-foot wide island for every two rows of parking. The island shall have a minimum three-foot high screen between the two rows of parking. The screen may be comprised of mounding, evergreen planting or a combination thereof.	Not provided - <u>Variance Request</u>	
1167.18 (b) Screening Requirements	Adjacent to Residential Zones and Planned Development. The following list of activities, if developed adjacent to land in a residential zoning district, shall be screened as prescribed, except that it is separated by a street right-of-way eight feet or more in width. A parking area of 1,000 square feet or more provided or intended for five or more vehicles for commercial and industrial establishments.	<u>Variance Request</u> to provide 50% of required plants with adjacent residential site as noted below for 1167.20(b)(1) 11 trees (2" cal.) and 6' high planting provided	
1167.20 (b)(1) Property Perimeter Requirements	Any residential zone adjoining any office zone, required buffer zone is 15 feet adjacent to all common boundaries except street frontage and shall include one tree for each 40 feet of linear boundary, or fraction thereof, and a continuous six-foot-high planting, hedge, fence, wall or earth mound.  883 LF of boundary adjacent to residential / 40 = 22 trees required	<u>Variance Request</u> to provide 50% of required plants with adjacent site. 11 trees (2" cal.) and 6' high planting provided	
1167.20 (b)(7) Property Perimeter Requirements	Any zone adjoining a freeway or arterial street prohibiting driveways. Required buffer zone is 20 feet for residential zones and 15 feet for all other zones adjacent to a freeway or arterial and shall include one tree for each 30 feet of linear boundary, or fraction thereof, and a continuous six-foot-high planting, hedge, fence, wall or earth mound.  1,147 LF of freeway and arterial frontage / 30 = 38.23 or 39 trees required	<u>Variance Request</u> to provide 39 trees (2" cal.) without continuous six-foot-high planting, hedge, fence, wall or earth mound.	

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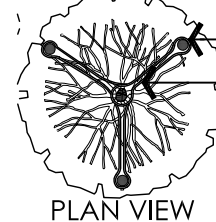


- NOTES:
1. TOP OF ROOT BALL TO BE EVEN WITH ADJACENT FINISH GRADE
  2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



**1 SHRUB PLANTING DETAIL**  
NTS

PREVAILING WIND

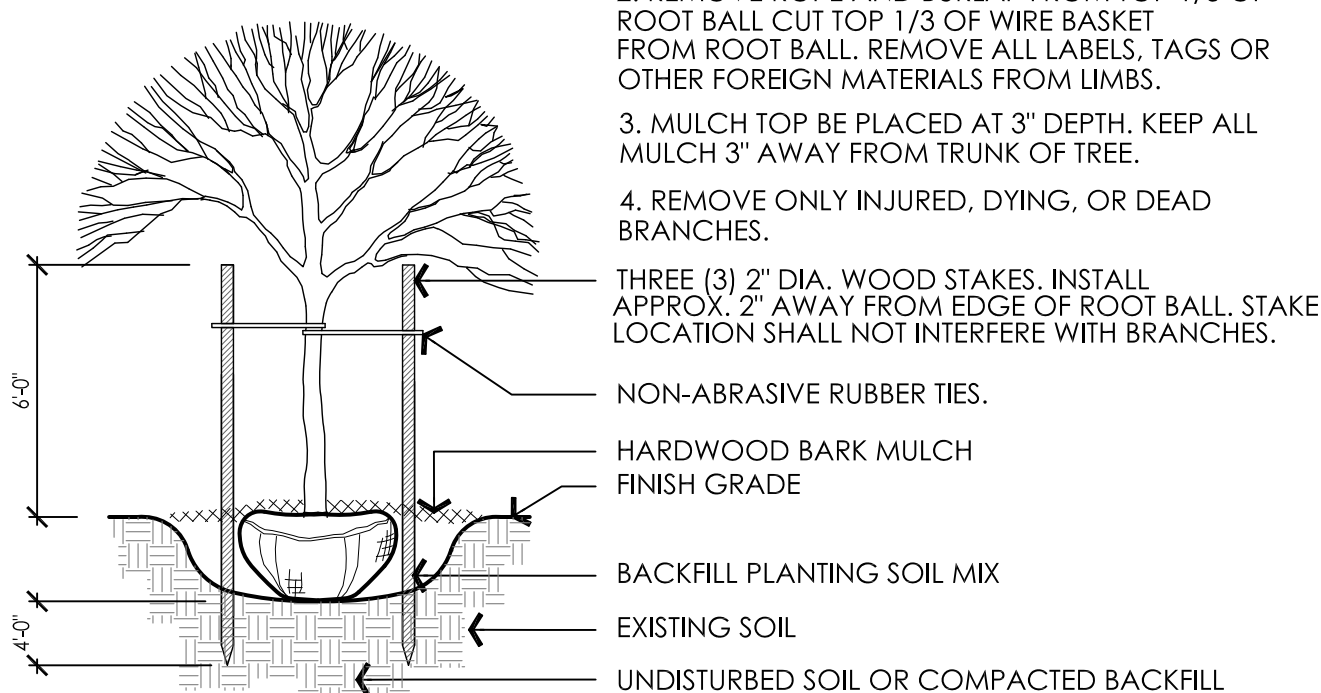


WOOD STAKES  
RUBBER TIES

PLAN VIEW

NOTES:

1. ROOT FLARE TO BE FLUSH WITH ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. MULCH TOP BE PLACED AT 3" DEPTH. KEEP ALL MULCH 3" AWAY FROM TRUNK OF TREE.
4. REMOVE ONLY INJURED, DYING, OR DEAD BRANCHES.



THREE (3) 2" DIA. WOOD STAKES. INSTALL APPROX. 2" AWAY FROM EDGE OF ROOT BALL. STAKE LOCATION SHALL NOT INTERFERE WITH BRANCHES.

NON-ABRASIVE RUBBER TIES.

HARDWOOD BARK MULCH

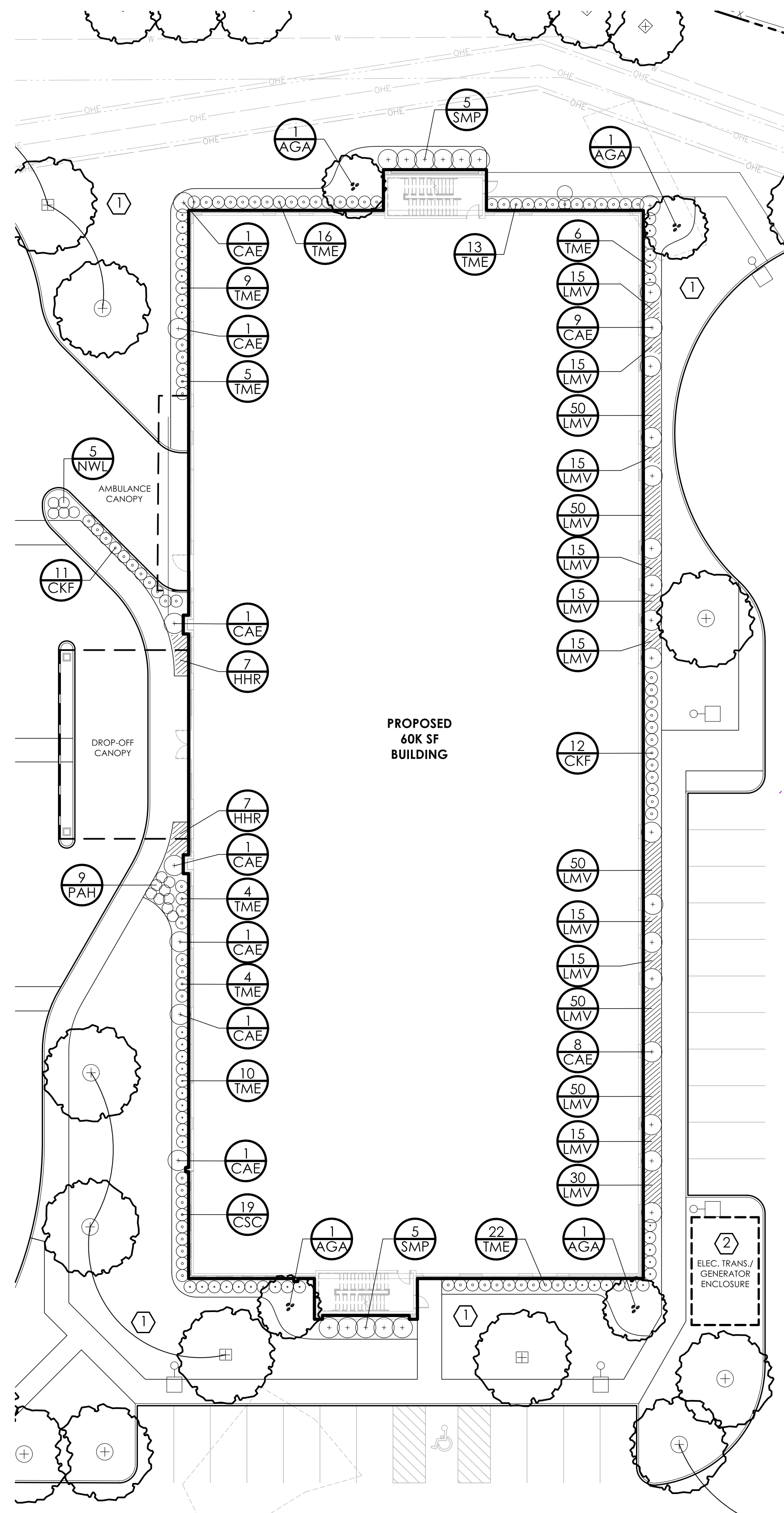
FINISH GRADE

BACKFILL PLANTING SOIL MIX

EXISTING SOIL

UNDISTURBED SOIL OR COMPACTED BACKFILL

**2 DECID. TREE PLANTING DETAIL**  
NTS



**3 BUILDING PERIMETER PLANTING PLAN**

Scale: 1" = 20'

**GENERAL NOTES:**

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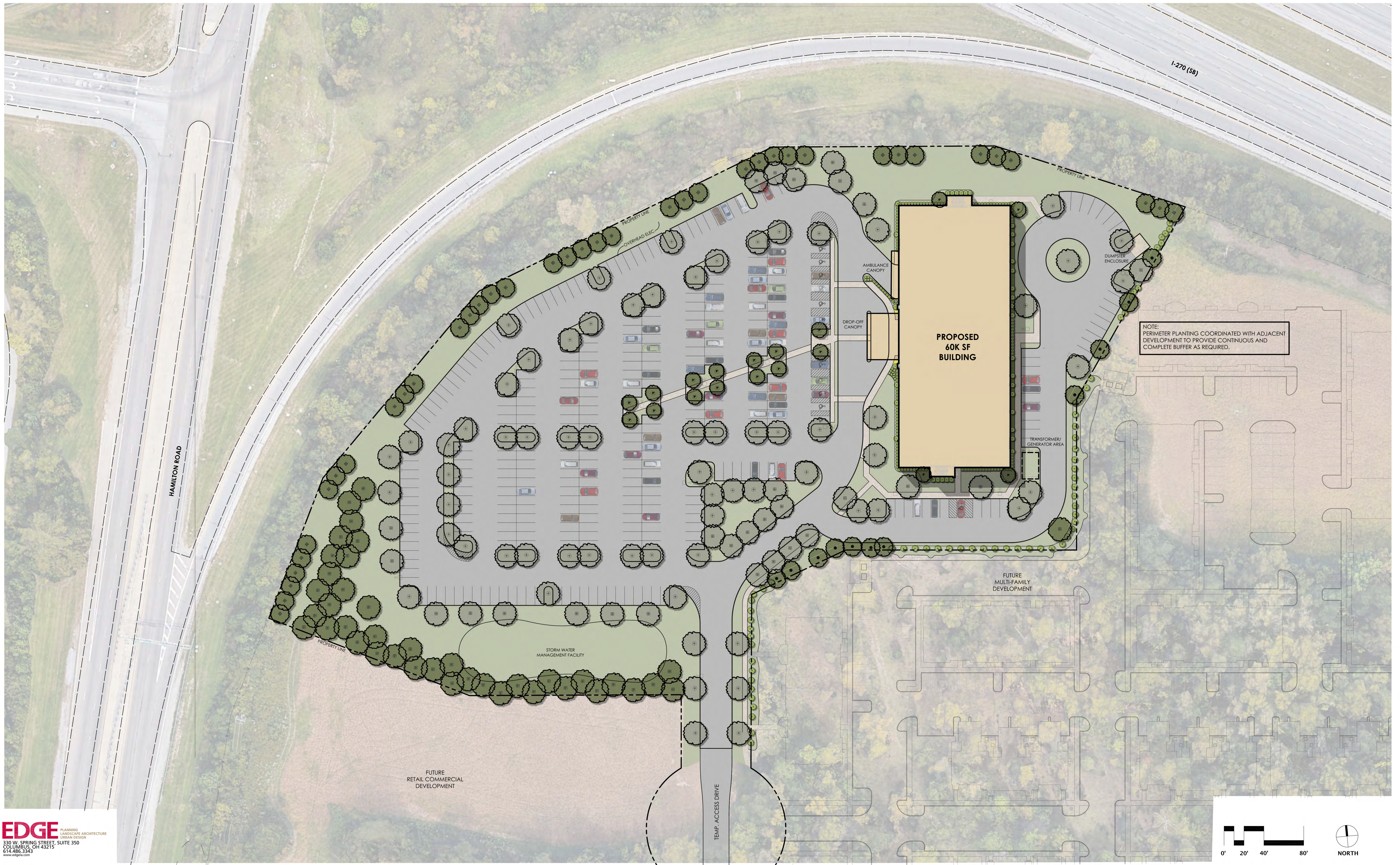
**PLANTING CONSTRUCTION NOTES:**

- ① NEW LAWN AREA. SEED OR SOD AS NOTED ON PLAN
- ② GENERATOR AND TRANSFORMER UTILITIES TO BE SCREENED WITH MASONRY WALL - SEE ARCH. DWGS.

**PLANT MATERIALS LIST** CONTRACTOR RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON PLAN

QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>SHADE TREES</b>						
15	AFC	Acer x freemanii 'Celtzam'	CELEBRATION MAPLE	3" Cal.	B&B	
7	AEQ	Acer plantanoides 'Emerald Queen'	EMERALD QUEEN MAPLE	2.5" Cal.	B&B	
16	AOG	Acer rubrum 'October Glory'	OCTOBER GLORY RED MAPLE	2.5" Cal.	B&B	
15	ASM	Acer saccharum	SUGAR MAPLE	3" Cal.	B&B	
2	CAT	Catalpa	CATALPA	3" Cal.	B&B	
14	GPS	Ginkgo biloba 'Princeton Sentry'	PRINCETON SENTRY GINKGO	2" Cal.	B&B	
10	LT	Liriodendron tulipifera	TULIP TREE	3" Cal.	B&B	
8	PAB	Platanus x acerifolia 'Bloodgood'	BLOODGOOD LONDON PLANETREE	2.5" Cal.	B&B	
13	QB	Quercus bicolor	SWAMP WHITE OAK	3" Cal.	B&B	
19	TIC	Tilia cordata	LITTLELEAF LINDEN	3" Cal.	B&B	
11	UH	Ulmus 'Homestead'	LACEBARK ELM	3" Cal.	B&B	
28	ZGV	Zelkova serrata 'Green Vase'	GREEN VASE ZELKOVA	3" Cal.	B&B	
<b>ORNAMENTAL TREES</b>						
4	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	6' Hgt.	B&B	Multi-Stem
22	MSS	Malus 'Spring Snow'	SPRING SNOW CRABAPPLE	2" Cal.	B&B	
28	SRI	Syringa reticulata 'Ivory Silk'	IVORY SILK TREE LILAC	2" Cal.	B&B	
<b>SHRUBS</b>						
19	CSC	Clethra alnifolia 'Sixteen Candles'	SIXTEEN CANDLES SUMMERSWEET	24"-30" Hgt.	Cont.	
24	CAE	Cornus alba 'Elegantissima'	VARIEGATED RED TWIG DOGWOOD	24" Hgt.	Cont.	
26	JSG	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	36" Hgt.	Cont.	
10	SMP	Syringa meyeri 'Palibin'	DWARF KOREN LILAC	24"-30" Hgt.	Cont.	
89	TME	Taxus x media 'Everlow'	EVERLOW YEW	18" Hgt.	B&B	
15	VRH	Viburnum rhytidophyllum	LEATHERLEAF VIBURNUM	36" Hgt.	B&B	
<b>PERENNIALS/ ORNAMENTAL GRASSES</b>						
23	CKF	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	1 Gal.	Cont.	
14	HHR	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gal.	Cont.	
415	LMV	Liriope muscari 'Variegatum'	VARIEGATED LILYTURF	1 Gal.	Cont.	
5	NWL	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	1 Gal.	Cont.	
9	PAH	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	1 Gal.	Cont.	





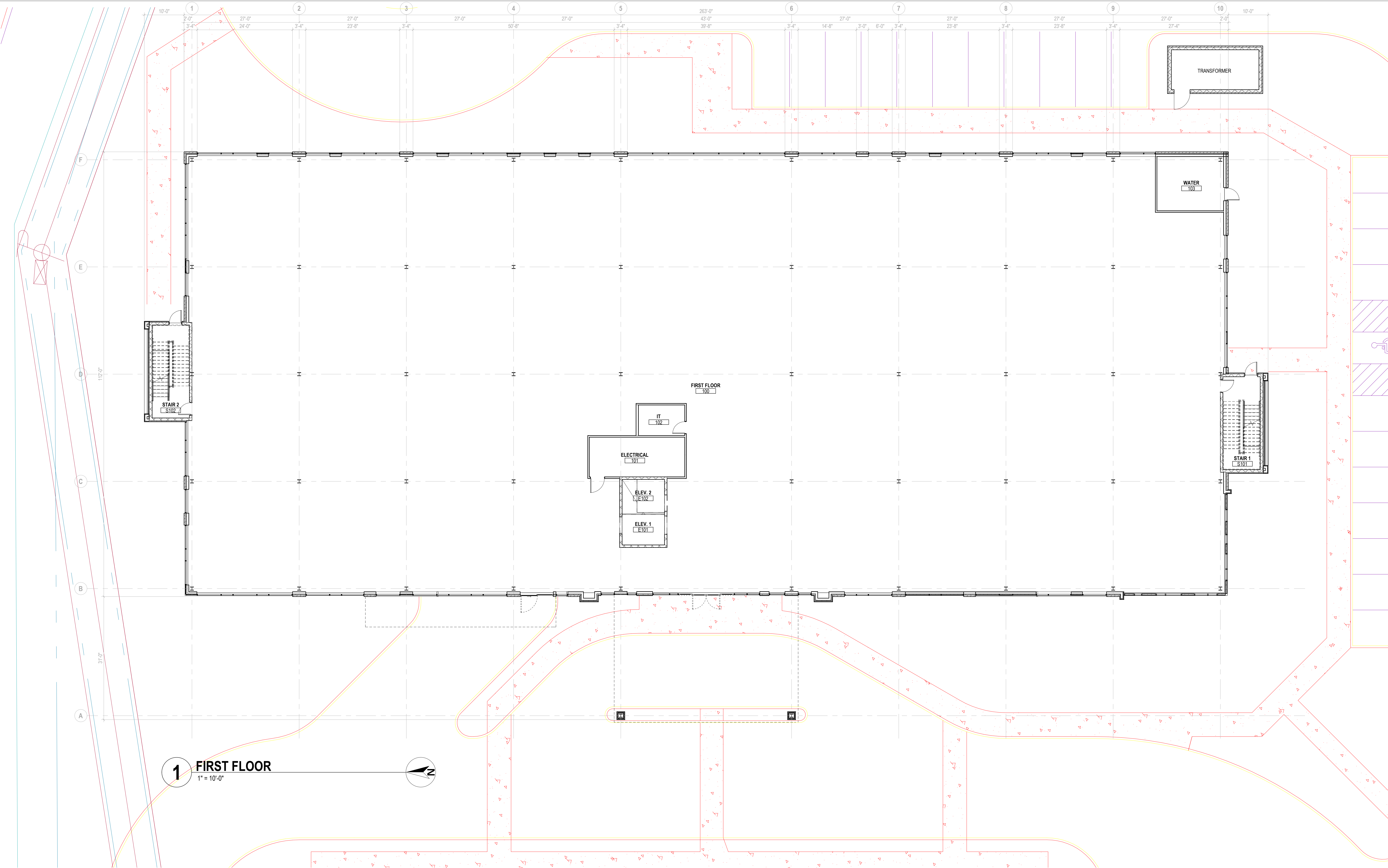
**EDGE** PLANNING  
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ILLUSTRATIVE SITE PLAN

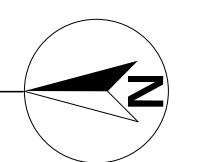
ORTHOPEDIC ONE - GAHANNA







**1** FIRST FLOOR  
1" = 10'-0"



**A1 FIRST FLOOR PLAN**





**A2 PERSPECTIVE VIEW - SW**

**ORTHOPEDIC ONE - GAHANNA**  orthopedic ONE

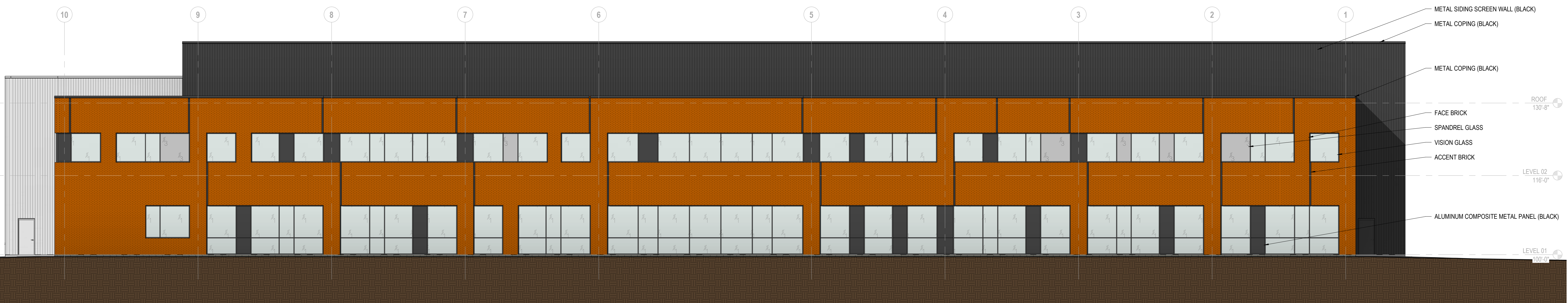




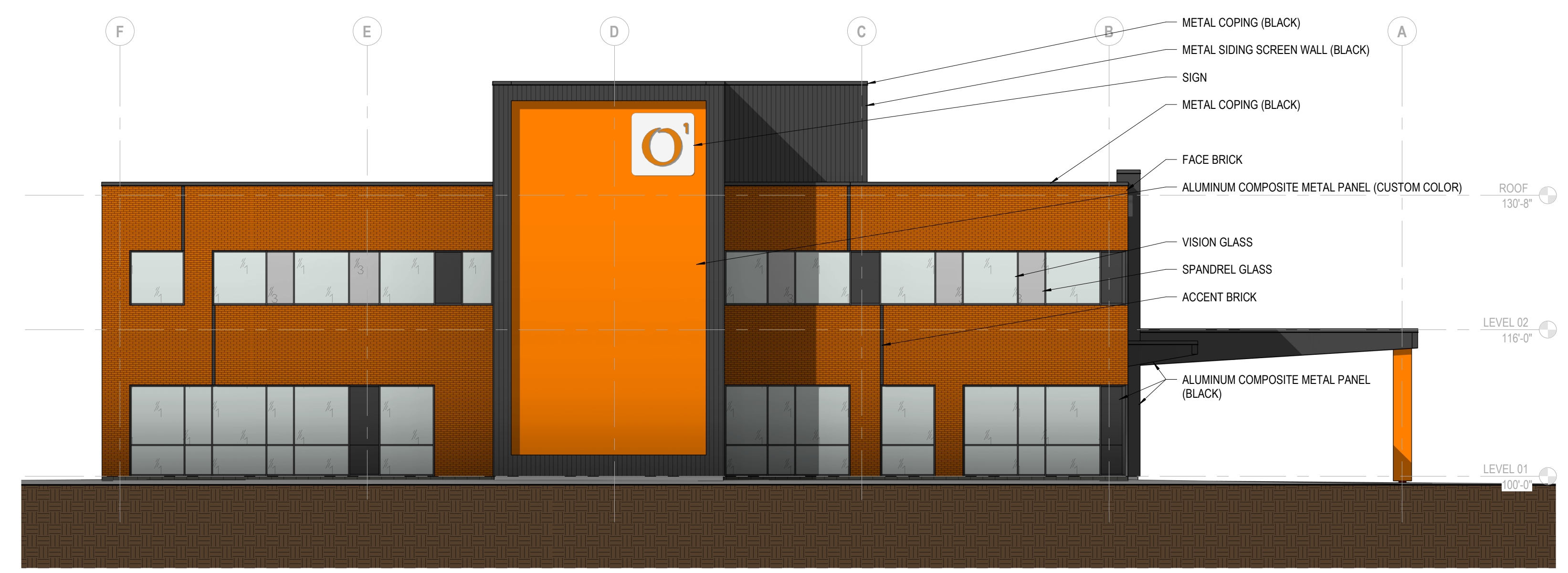
**A3 PERSPECTIVE VIEW - NW**

**ORTHOPEDIC ONE - GAHANNA**  orthopedic  
**ONE**

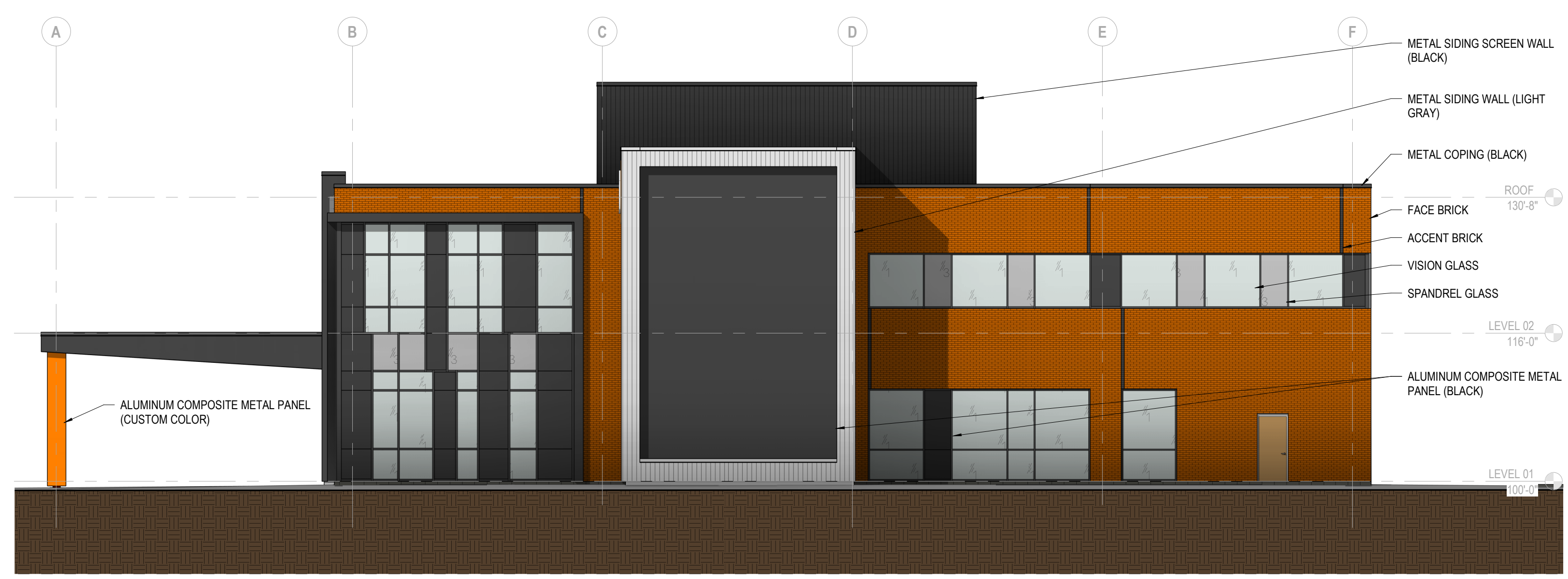




**4 ELEVATION EAST**  
1" = 10'-0"



**3 ELEVATION NORTH**  
1" = 10'-0"

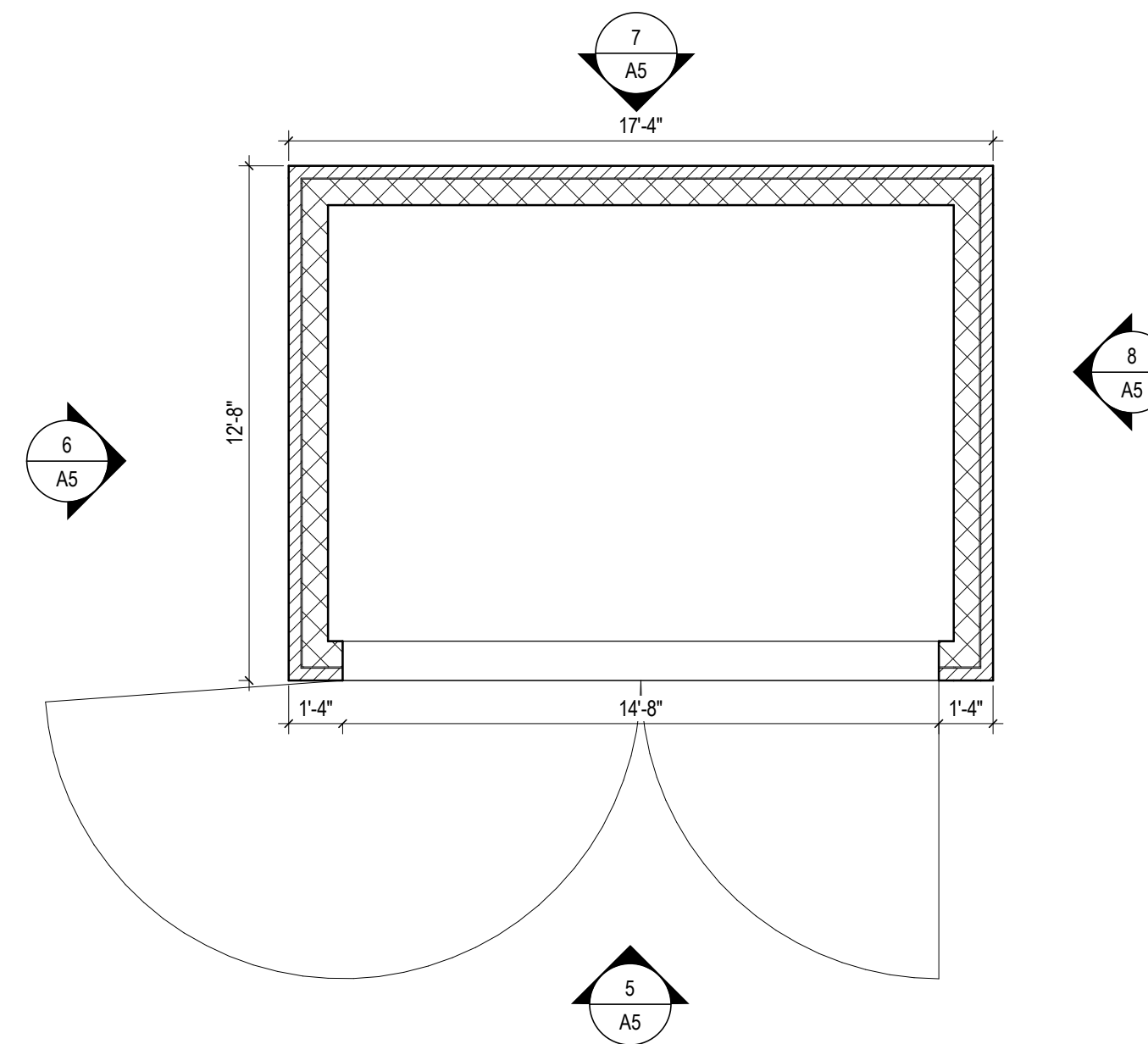


**2 ELEVATION SOUTH**  
1" = 10'-0"

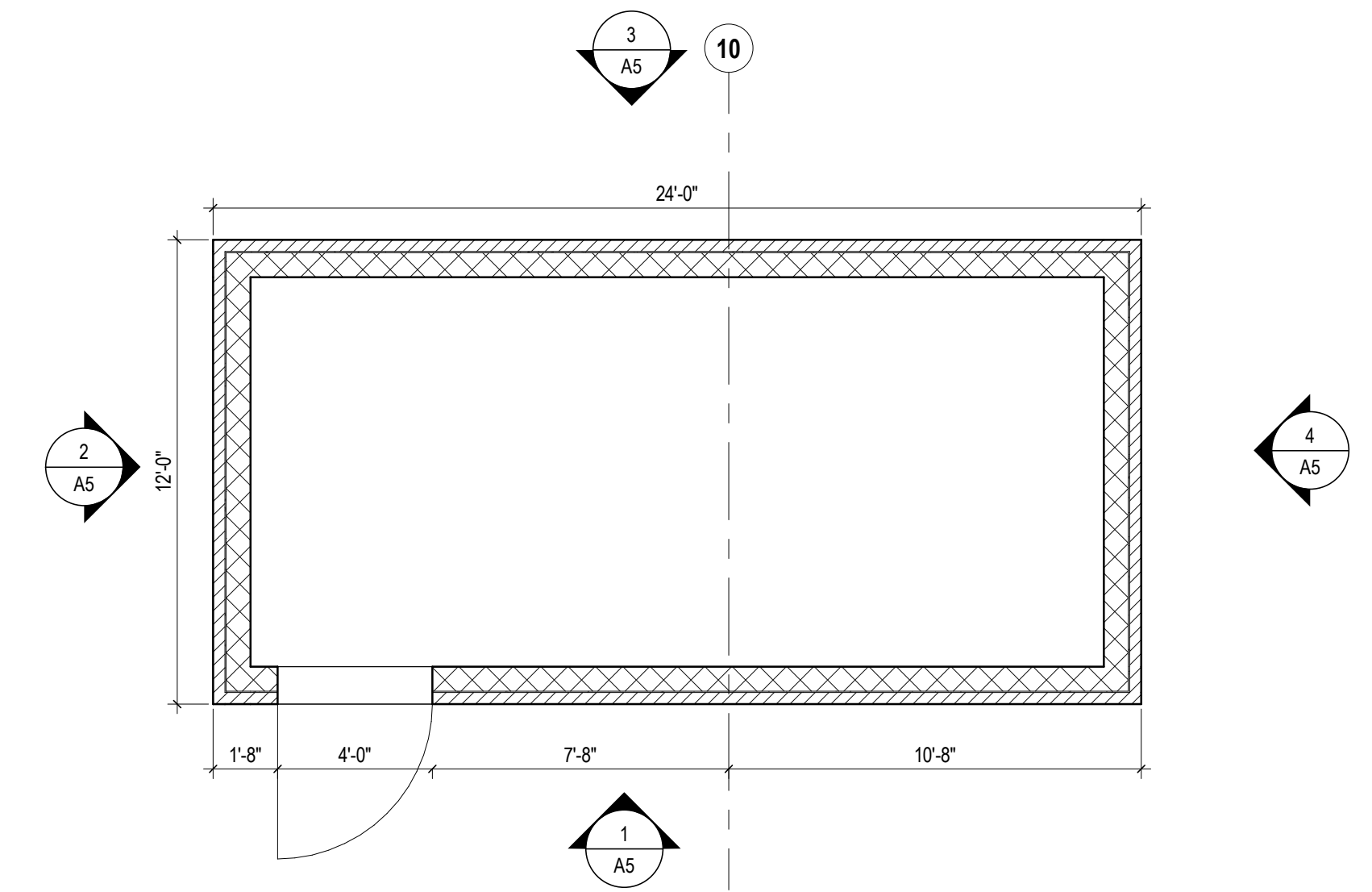


**1 ELEVATION WEST**  
1" = 10'-0"

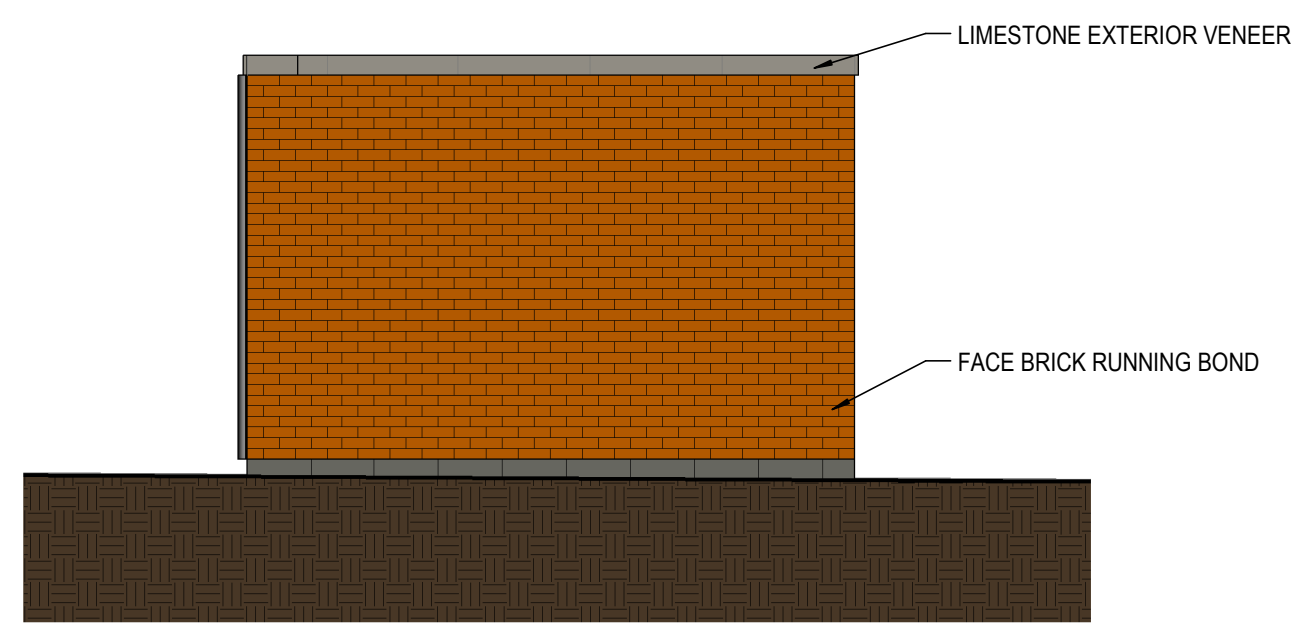




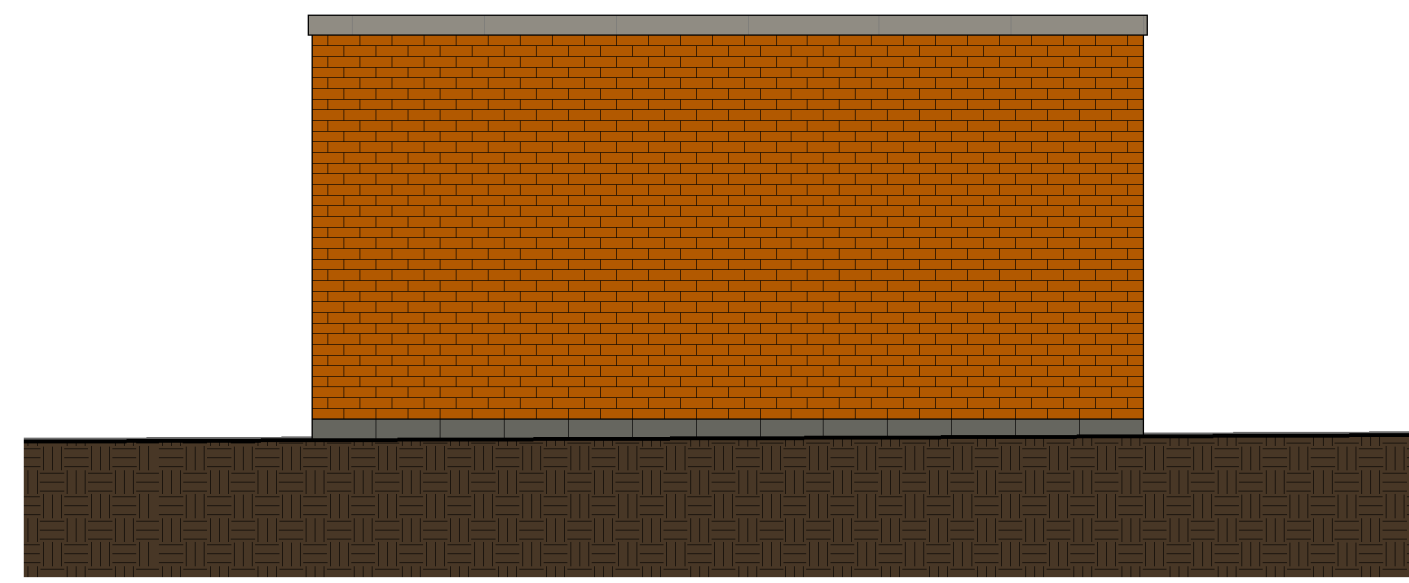
**10 PLAN** TRASH ENCLOSURE  
1/4" = 1'-0"



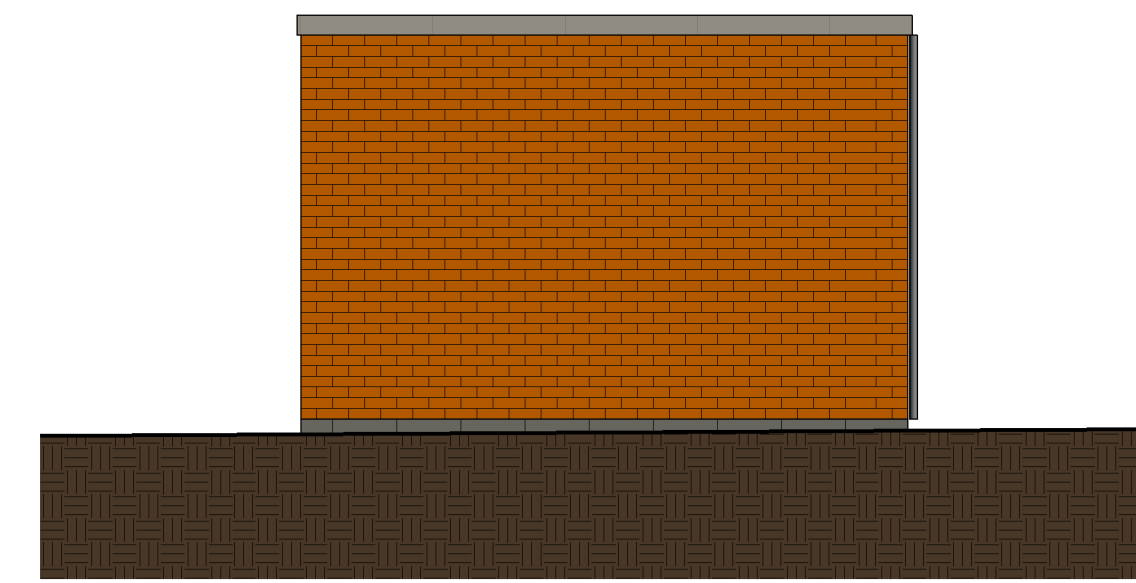
**9 PLAN** TRANSFORMER ENCLOSURE  
1/4" = 1'-0"



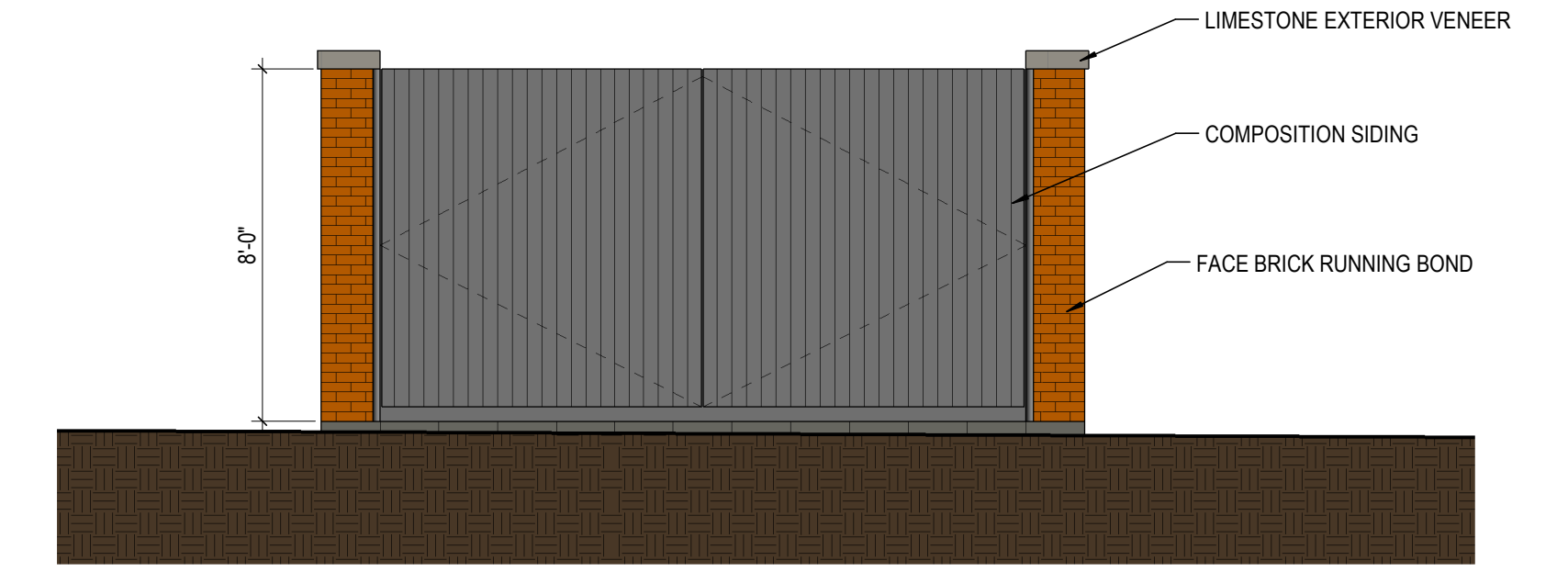
**8 ELEVATION** TRASH - RIGHT  
1/4" = 1'-0" REF: 10 / A5



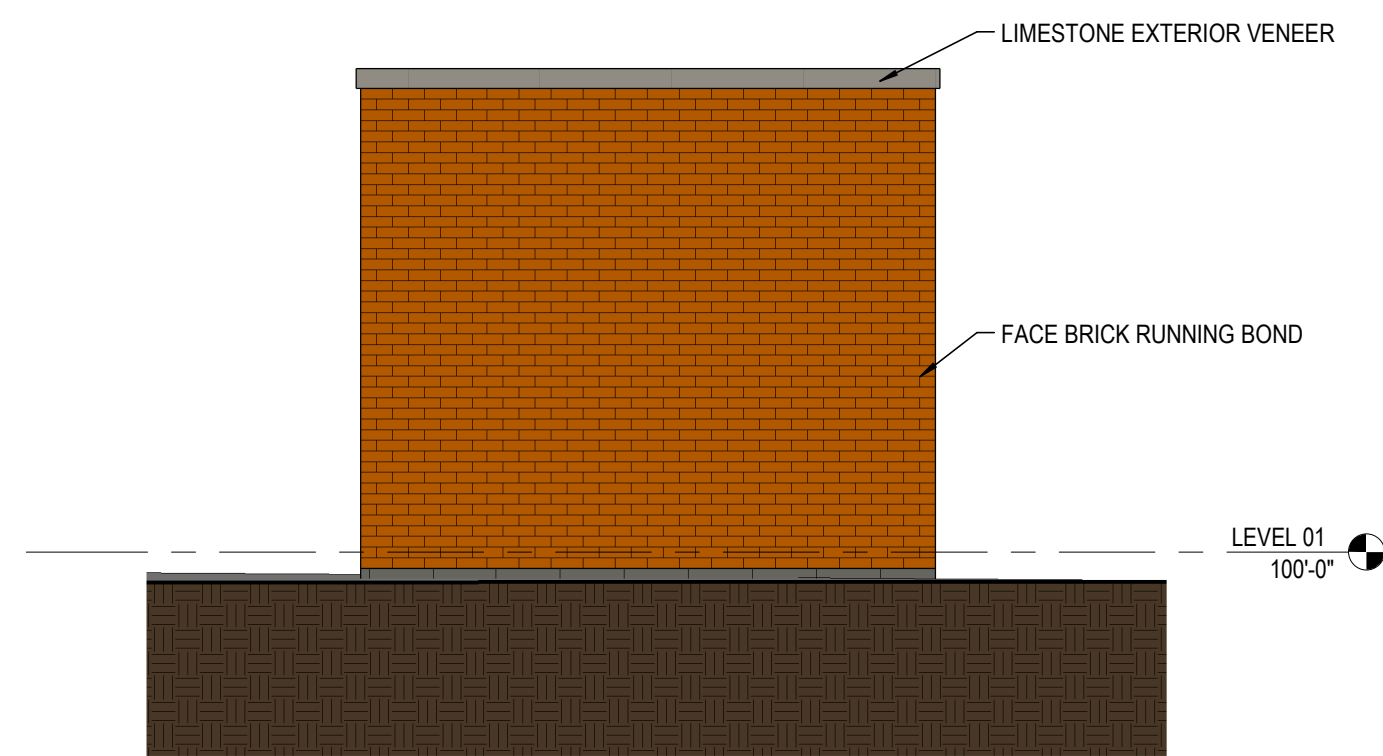
**7 ELEVATION** TRASH - BACK  
1/4" = 1'-0" REF: 10 / A5



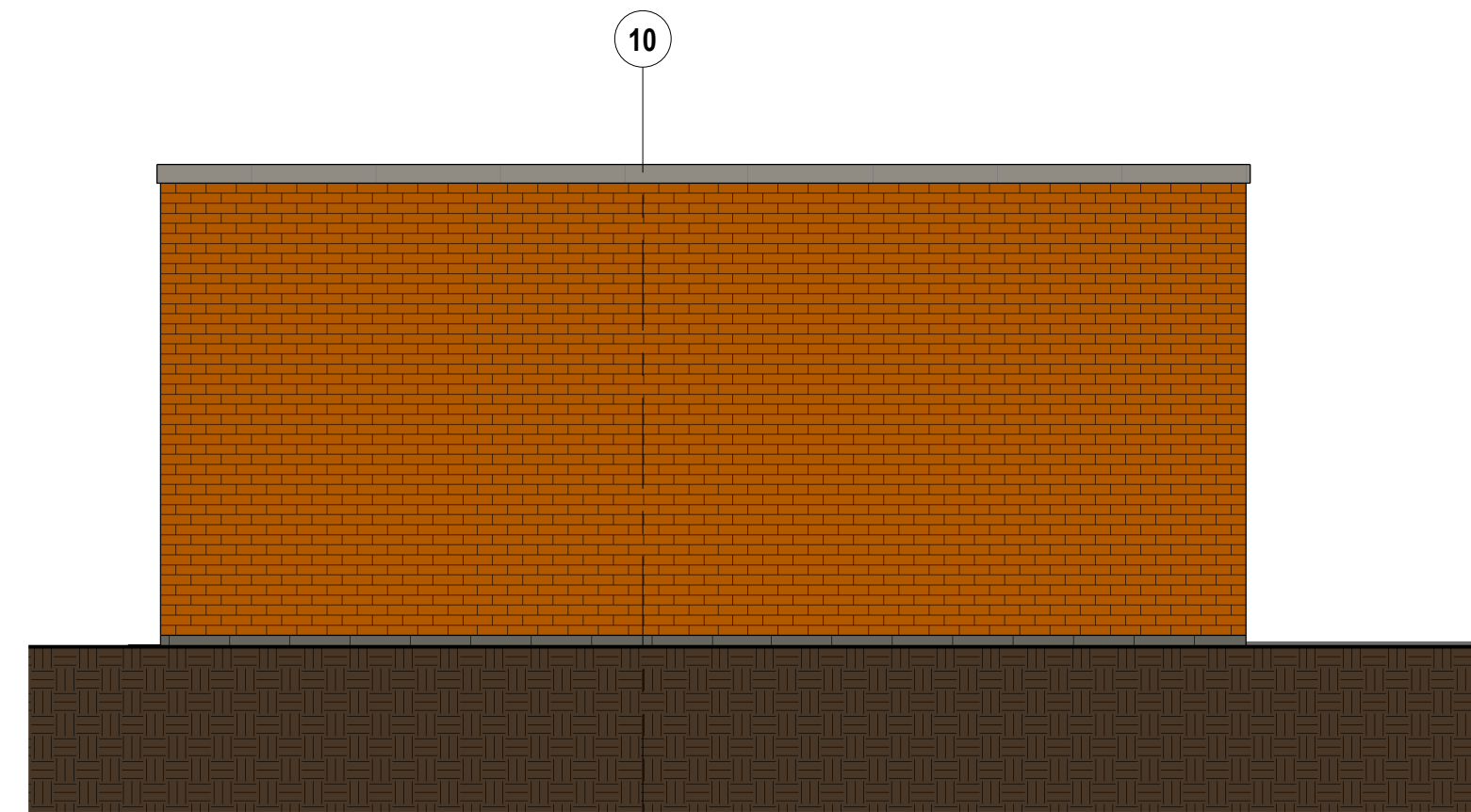
**6 ELEVATION** TRASH - LEFT  
1/4" = 1'-0" REF: 10 / A5



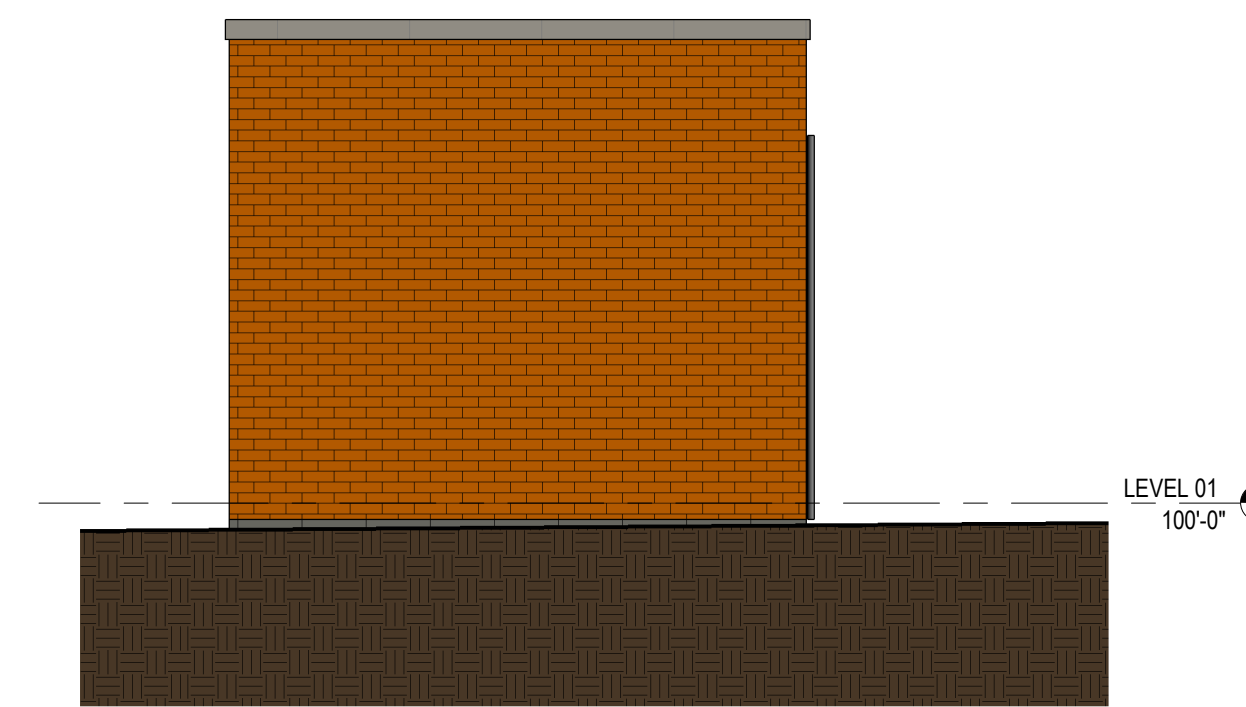
**5 ELEVATION** TRASH - FRONT  
1/4" = 1'-0" REF: 10 / A5



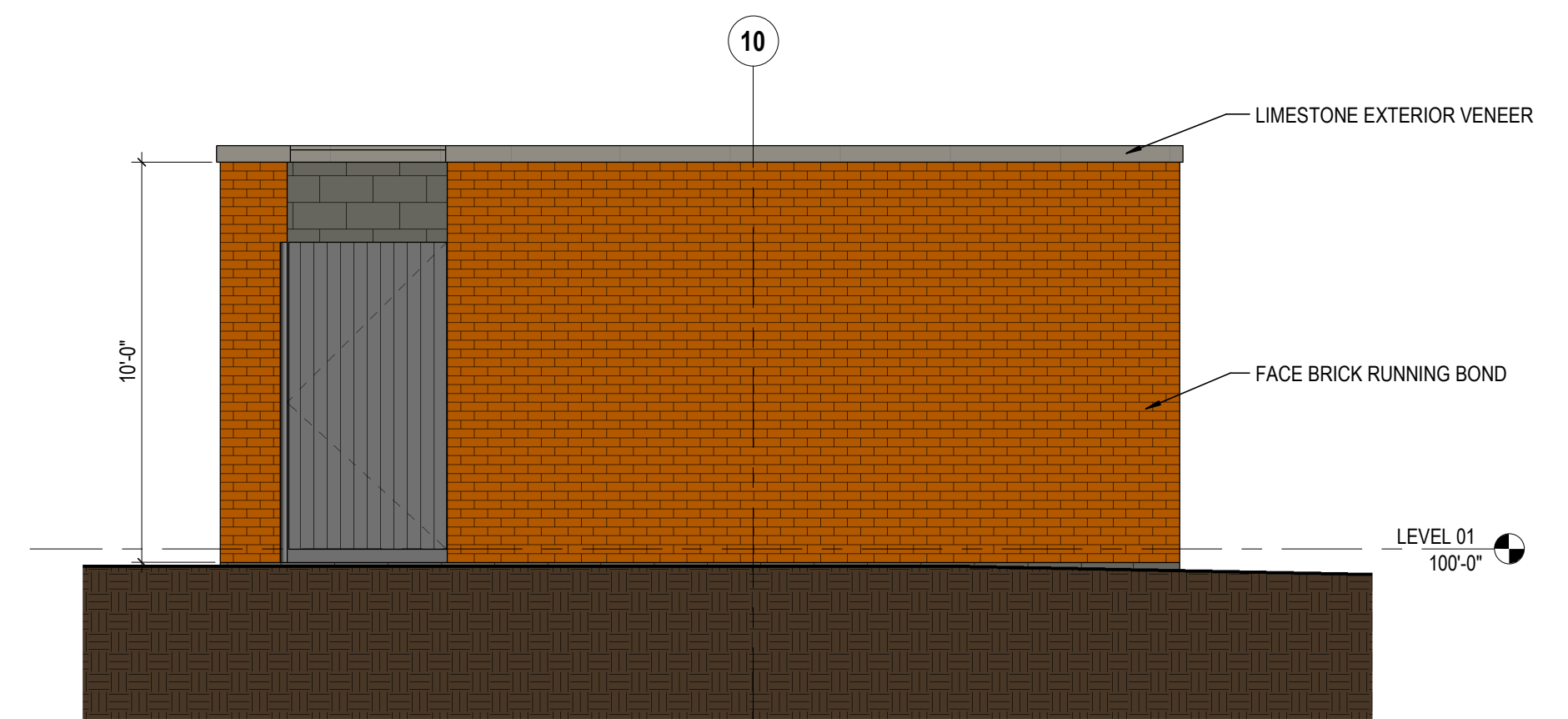
**4 ELEVATION** TRANSFORMER - SOUTH  
1/4" = 1'-0" REF: 9 / A5



**3 ELEVATION** TRANSFORMER - EAST  
1/4" = 1'-0" REF: 9 / A5



**2 ELEVATION** TRANSFORMER - NORTH  
1/4" = 1'-0" REF: 9 / A5



**1 ELEVATION** TRANSFORMER - WEST  
1/4" = 1'-0" REF: 9 / A5

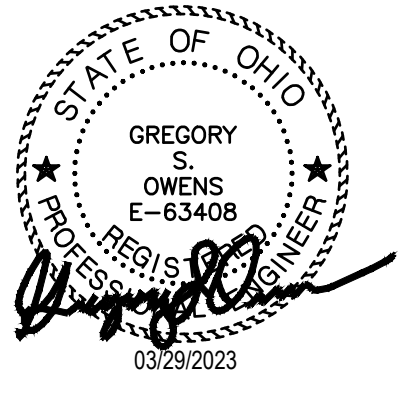


**GENERAL NOTES**

- A. LIGHT FIXTURE TYPES AND MOUNTING HEIGHTS ARE SHOWN ON THIS PLAN.
- B. DESIGN INTENT IS TO HAVE NO MORE THAN 0.5 FOOT-CANDELES AT THE PROPERTY LINE.
- C. SEE DRAWINGS E3 & E4 FOR LIGHT FIXTURE TYPES, SCHEDULE, CUT SHEETS, AND POLE BASE DETAIL.
- D. ALL LIGHT FIXTURES INCLUDE BLACK FINISH.
- E. CR1 USED TO ACCENT NORTH STAIR TOWER WALL. INCLUDES ADJUSTABLE OPTICS AND MOUNTING KNUCKLE. LIGHTS TO BE AIMED AT NIGHT TO AVOID LIGHT POLLUTION. INCLUDES VISOR ACCESSORY TO BLOCK LIGHT SOURCE VISIBILITY WHEN VIEWED FROM NORTH, EAST AND WEST OF LOCATIONS SHOWN.



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



**E1 SITE LIGHTING PLAN**

**ORTHOPEDIC ONE - GAHANNA**

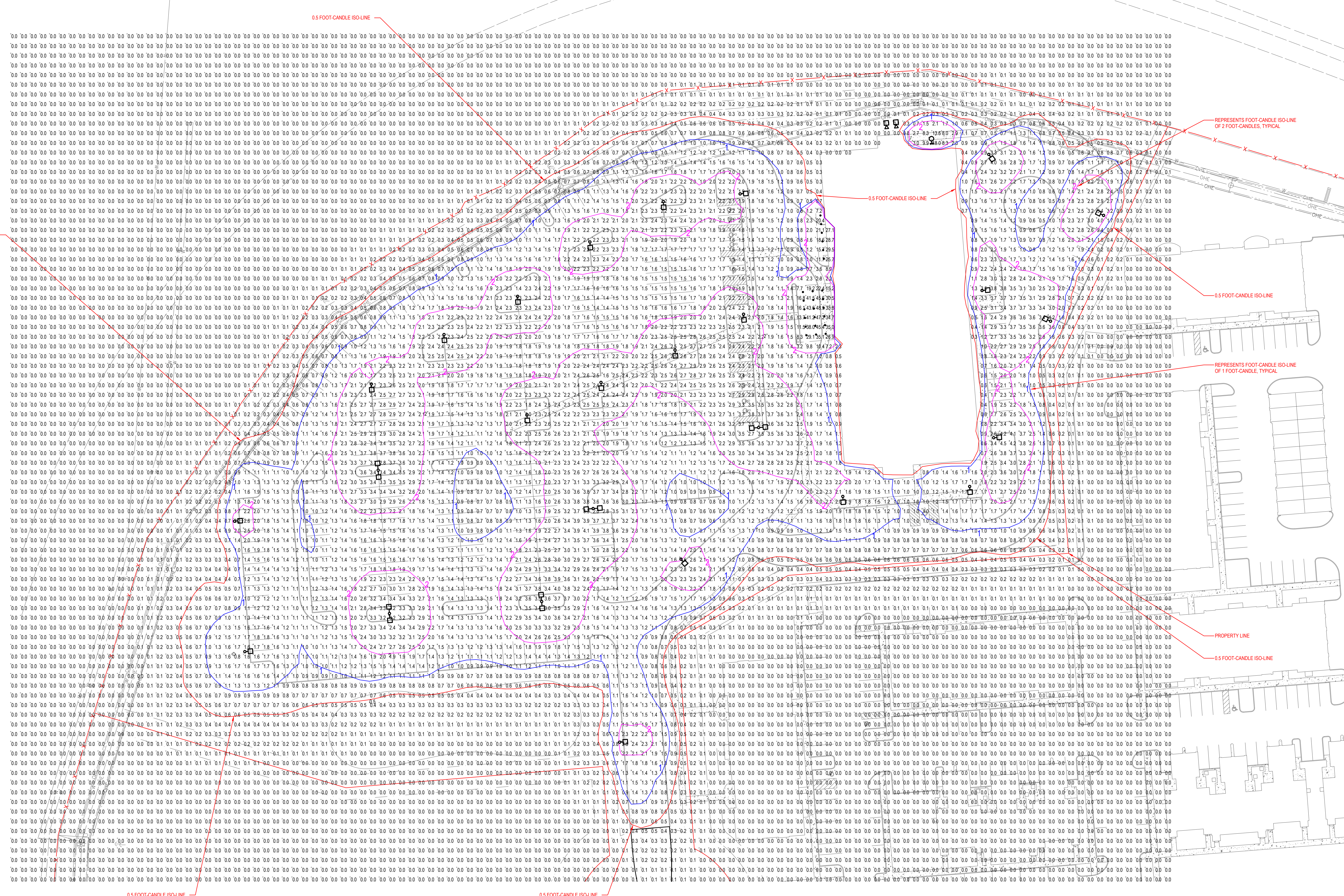




# GENERAL NOTES

- A. SEE DRAWING E1 FOR LIGHT FIXTURE TYPES, MOUNTING HEIGHTS, ETC. LOCATIONS ARE SHOWN ON THIS PLAN.
- B. DESIGN INTENT IS TO HAVE NO MORE THAN 0.5 FOOT-CANDELES AT THE PROPERTY LINE. THIS DRAWING SHOWS COMPLIANCE WITH DESIGN INTENT. SEE 0.5 FOOT-CANDELE ISOLINE.
- C. SEE DRAWINGS E3 & E4 FOR LIGHT FIXTURE TYPES, SCHEDULE, CUT SHEETS, AND POLE BASE DETAIL.
- D. ISOLINES SHOWN ON DRAWING INDICATE 0.5 (RED), 1 (BLUE), & 2 (PURPLE) FOOT-CANDELES. VALUES IS NOTED ADJACENT TO ISOLINE.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
parking	⊗	1.8 fc	4.4 fc	0.5 fc	8.8:1	3.6:1



## SITE LIGHTING CALCULATION

SCALE: 1"=40'-0"









# WST LED Architectural Wall Sconce



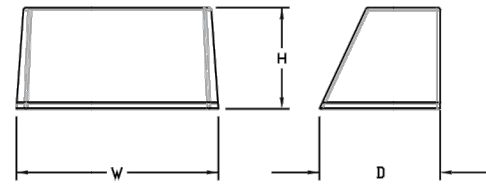
WST LED Architectural Wall Sconce



Catalog Number	
Note	
Type	W1

**Introduction**  
The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPV, the WST LED is your "go to" luminaire for most any application.

**Specifications**  
**Luminaire**  
Height: 8-1/2" (21.59 cm)  
Width: 17" (43.18 cm)  
Depth: 10-3/16" (26.9 cm)  
Weight: 20 lbs (9.1 kg)



**Ordering Information**

**EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD**

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Shipped Included
WSTLED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward three	MVOLT 277		Blank Surface-mounting bracket
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	277		PSBW Premium surface-mounted back box*
	P3 6,000 Lumen package	40K 4000 K		277		
		50K 5000 K		240		Shipped separately
						BDW Surface-mounted back box*

System	Finish (optional)
N2AMZ PR	0000 Dark bronze
N2AMZ PRH	0010 Black
PE	0020 Neutral aluminum
PER	0030 White
PER5	0050 Sandstone
PER7	0060 Textured dark bronze
PR	0070 Textured black
PR12CV	0080 Textured natural aluminum
PRH	0090 Textured white
PRH12CV	0100 Textured sandstone
SF	
DS	
DMG	
ETWH	

See Accessories and Notes on next page.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com WSTLED Rev. 01/19/23 © 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.

# PROSPOT 17

PERFORMANCE PROJECTOR | WHITE LIGHT + STATIC COLORS

**PROFILE**

**LIGHT SOURCE** LOW (100 W), MEDIUM (150W), HIGH (225 W)  
**OPTICS** 4" 10", 20", 40", 60", 100" WALL WASH, HSL  
**WHITE CCT** 2700K, 3000K, 3500K, 4000K  
**STATIC COLOR** RED, GREEN, BLUE, AMBER  
**PERFORMANCE** UP TO 1,202.507 PEAK CANDELA  
**VOLTAGE** 120V OR 277V  
**POWER** INTEGRATED POWER SUPPLY  
**CABLE COLOR** WHITE OR BLACK  
**DIMMING** 0-10V, DMX  
**WEIGHT** 56 LBS (25.4 KG)  
**HOUSING** HEAVY DUTY A380 DIE-CAST ALUMINUM  
**EPA** 1.24 FT<sup>2</sup>  
**LENS** TEMPERED GLASS  
**FINISH** HIGH DURABILITY POWDER COATING  
**WARRANTY** 5-YEAR LIMITED  
**OPERATING TEMP** -40° C TO 50° C  
**LUMEN MAINTENANCE** 100,000 HOURS  
**CERTIFICATION** ETL, cETL, IP66, IK09, OPTIONAL 3G

**STANDARD FINISHES**

TEXTURED WHITE, TEXTURED BLACK, TEXTURED BRONZE, TEXTURED L BRONZE, TEXTURED GRAY, TEXTURED S STONE

**OPTICS** Not all available optics shown

4", 10", 20", 40", HSL

**PERFORMANCE SAMPLE** Go to Performance Data >

4000K	4"	10"	20"	40"	60"	100"
22818	19144	20647	21018	20914	11003	
CANDELA	100200*	599248	182794	34764	21622	4321
EFFICACY	102 LM/W	86 LM/W	91 LM/W	93 LM/W	92 LM/W	56 LM/W

**PROFILE**

**OPTIONS**

VISOR, SMOOT, WIREGUARD, LENS DEFOUSTER

Revised March 23, 2023  
Specifications subject to change without notice

# PROSPOT 17

PERFORMANCE PROJECTOR | WHITE LIGHT + STATIC COLORS

**SPECIFICATION**

PS 17

**1. FIXTURE** PROSPOT 17 PS17

**2. WATTAGE** LOW OUTPUT 100W, MEDIUM OUTPUT 150W, HIGH OUTPUT 225W

**3. CCT** 2700K, 3000K, 3500K, 4000K

**4. OPTICS** 4" 10", 20", 40", 60", 100" WALL WASH, HORIZONTAL SPREAD LENS, OPTICAL KIT

**5. MOUNTING** TRUNION, PENDANT

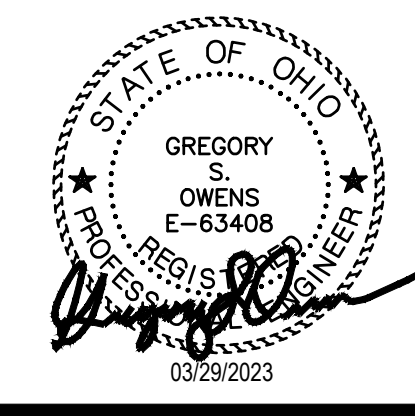
**6. VOLTAGE** 120V, 277V, 347V, 480V

**7. CONTROLS** NON-DIMMING, 10V DIMMING, DMX DIMMING, WALL WASH, HORIZONTAL SPREAD LENS, OPTICAL KIT

**8. FINISH** TEXTURED WHITE, TEXTURED GRAY, TEXTURED BLACK, TEXTURED BRONZE, TEXTURED LIGHT BRONZE, TEXTURED NATURAL, TEXTURED SANDSTONE, CUSTOM COLOR

**9. OPTIONS** VISOR ACCESSORY, SMOOT ACCESSORY, WIRE GUARD ACCESSORY, 2.50" DIA. POLE ADAPTOR, POLE MOUNT 4, POLE MOUNT 4.5, 2.98" TENON ADAPTOR, 4.00" TENON ADAPTOR, CORROSION RES. FINISH, WHITE CABING, TAMPER PROOF HARDWARE, PLUG & PLAY CONNECTION, DIMMATIC Remote Addressing and Monitoring Tool

Revised March 23, 2023  
Specifications subject to change without notice



# E4 ELECTRICAL SCHEDULES & DETAILS

# ORTHOPEDIC ONE - GAHANNA





# BURGESS & NIPLE

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330 Rush Alley | Suite 700 | Columbus, OH 43215 | 614.459.2050

Mr. Kolby Turnock  
SVP, Residential Development  
CASTO  
250 Civic Center Drive, Suite 500  
Columbus, OH 43215

Re: Floodplain Impact Evaluation for  
Proposed Tech Center Drive Development

January 26, 2023

Dear Mr. Turnock:

Burgess & Niple, Inc. (B&N) has performed a hydraulic evaluation of flooding conditions for the properties located on Tech Center Drive in Gahanna, Ohio. This study identified the current floodplain conditions and evaluated the impacts, if any, that filling in the parcel in order to remove it from the Big Walnut Creek Floodplain will have on the surrounding properties. This study was performed for the purposes of obtaining a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Revision based on fill (CLOMR-F) if CASTO wishes to proceed with removing the parcel from the floodplain.

## Background

The property, located at Tech Center Drive in Gahanna, Ohio, is owned by Crescent at Central Park LLC. The parcel is identified as follows:

**Table 1**  
**City of Gahanna Tech Center Drive Parcel**

<b>Address</b>	<b>Parcel No.</b>	<b>Acreage</b>
Hamilton Road	025-013767-00	40.806

Big Walnut Creek is located to the south of the parcel and the FEMA flood mapping for Big Walnut Creek had a portion of the parcel identified as being within flood zone AE, those areas subject to inundation by the 1 percent chance flood (**Figure 1**). The identified 1 percent chance flood elevation identified by the FEMA mapping for Big Walnut Creek at this site is 785. A topographic survey of the parcels has identified their existing ground elevation as being at approximate Elevation 781± and a range of elevations between 781 and 784 through the north site.

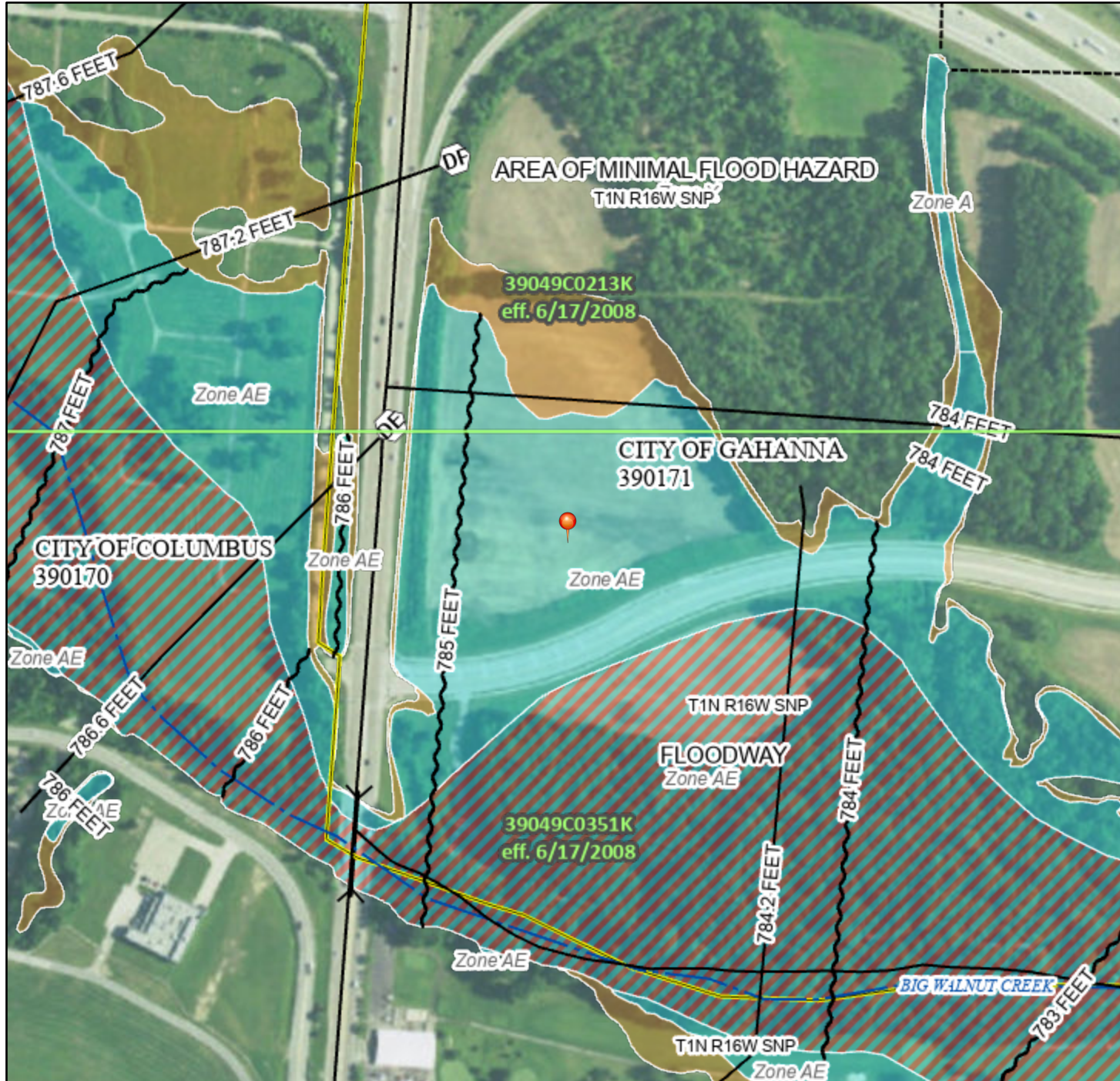
CASTO proposes to place fill within the parcel in order to elevate it out of the floodplain. This change in flooding potential would allow for development of new buildings or structures to take place on the parcel.



# National Flood Hazard Layer FIRMMette



82°52'18"W 40°0'11"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/17/2023 at 3:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



## Hydraulic Analysis

Analysis of the proposed site was modeled using the U.S. Army Corps of Engineers (USACE) Hydraulic Engineering Centers River Analysis System (HEC-RAS), in tandem with the FEMA Flood Insurance Study (FIS) Report for Franklin County and National Flood Hazard Layer (NFHL) Geographic Information System (GIS) data (dated June 17, 2008). FEMA does not have any computer modeling files for this stretch of river; they only have PDF scans of model inputs and outputs. Since B&N is unable to obtain the original FEMA FIS model, a new 2-D model was created and compared to the results of the FIS report. The new 2-D model utilized site survey data (dated November 17, 2022), Ohio Geographically Referenced Information Program (OGRIP) 2011 Light Detection and Ranging (LiDAR), the National Land Cover Database (NLCD) 2019 land cover, the National Hydrography Database (NHD) river flowline and area, and the FEMA base flood elevations (BFE), flood profiles, lettered cross sections, floodway data, and peak river discharges to closely match the existing model.

Eight observation points were modeled at FEMA cross-sections (points CX through DE) in HEC-RAS and five observation points were modeled through the proposed site as shown in **Figure 2**.

The 2-D terrain was modeled using the obtained survey data, LiDAR, and the available FIS data. The 100-year event discharge of 23,000 cubic feet per second (cfs) was obtained from the FIS and used as the upstream boundary condition. The 100-year event water surface elevation (WSE) was used as the downstream boundary condition for the reach. The 2-D model encapsulates the area outside of our area of interest in order for the model “warm-up” to reduce outsized impacts on the site performance from the boundary conditions. The 2-D model also uses reasonable Manning’s N values from the USACE range that are associated with the 2019 land cover.



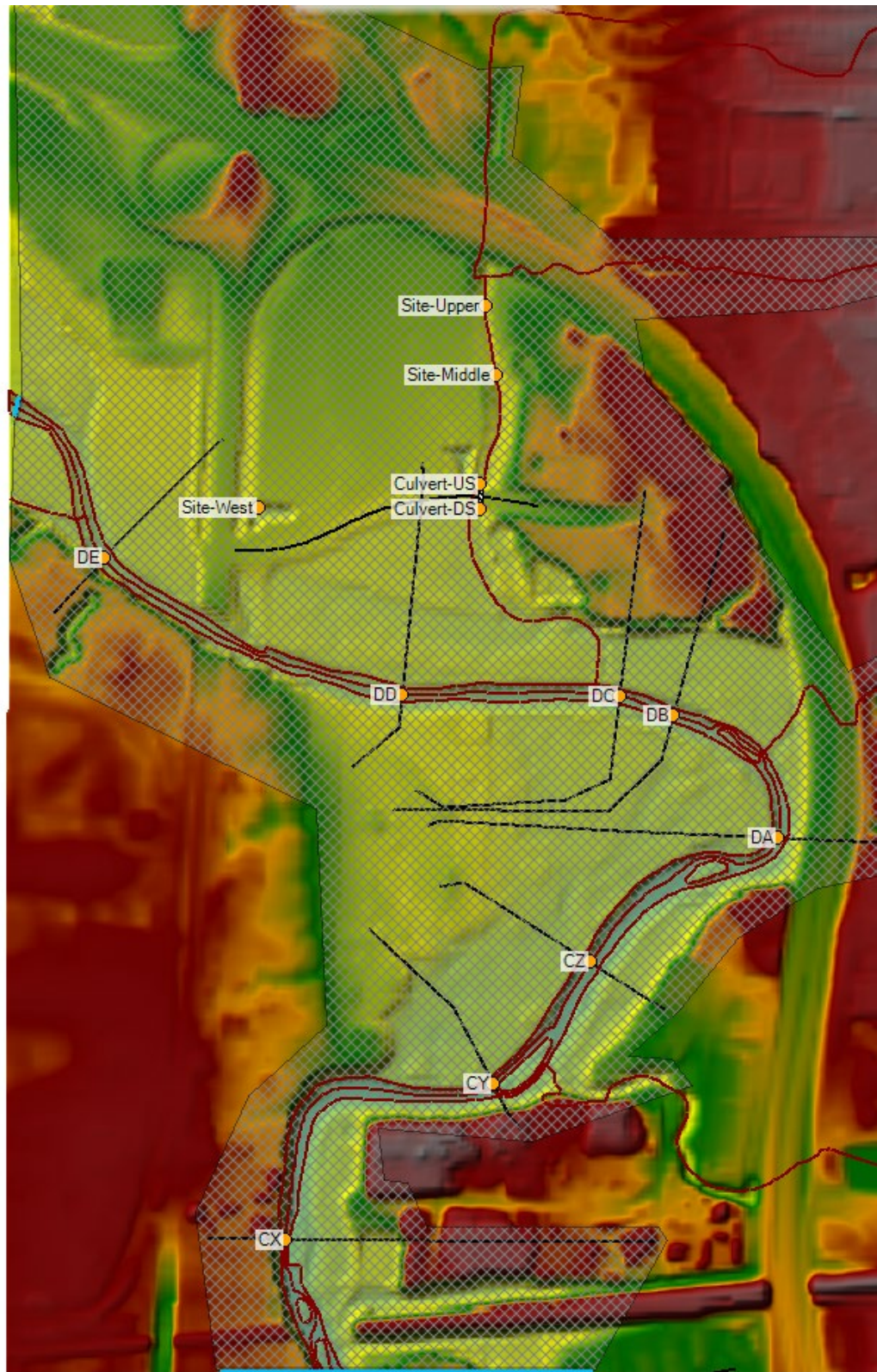


Figure 2: Proposed Fill Model



**Table 2** summarizes the WSE results of the HEC-RAS analysis. Agreement between the FEMA model and the new 2-D model created can be seen to have a maximum difference of 1.26 feet at DE and between 0.03 to 0.44 feet through the rest of the model area. FEMA indicates that when a new 2-D model is used, results from changes within the 2-D model need to be provided for the extent where resulting cross-section elevations tie in within 0.5 foot. However, the divergence seen in this model is most likely caused by the upstream and downstream bridges (Hamilton Road and East Broad Street) as they were simply modeled as floodplain constrictions within the 2-D mesh. Despite the simplified bridge modeling approach, the new 2-D model has very close agreement with the FIS study through Sections DD and DC which are the closest sections to our area of interest. Another potential limitation of the model is the effective date of the original model versus the new model. The existing FIS model is dated June 17, 2008, while the new 2-D model uses survey data dated November 17, 2022, and LiDAR from 2011.

Putting in fill at the location of the parcel to raise it above the 100-year event WSE has no net rise on WSEs throughout the study reach. As seen in the table, Site-West is the only location where there is an impact on the WSE. This point is located directly over a proposed dry detention basin within the site that has a pond base elevation of 775 feet. As seen in **Figure 3**, the proposed site at that location has been removed from the floodplain, causing the WSE to be equal to the proposed elevations. Therefore, the fill can be put in above the Elevation 785 shown on the FEMA map as needed, and the parcel can be removed from the floodplain on the FEMA map following submission and approval of a Letter of Map Revision based on fill (LOMR-F) or CLOMR-F.

**Table 2**  
**Summary of the Analysis**  
**100-Year Event**

Cross Section Observation Points	FEMA WSE (ft)	Existing WSE (ft)	Existing vs FEMA WSE (ft)	Proposed WSE (ft)	Existing vs Proposed WSE (ft)
DE	786.6	787.86	1.26	787.86	0.00
DD	784.2	784.23	0.03	784.22	-0.01
DC	782.9	782.77	-0.13	782.76	-0.01
DB	782.5	782.70	0.20	782.7	0.00
DA	782.4	782.60	0.20	782.6	0.00
CZ	782.1	782.43	0.33	782.43	0.00
CY	781.8	782.24	0.44	782.23	-0.01
CX	781.2	780.82	-0.38	780.82	0.00
Culvert - DS	-	784.11	-	784.11	0.00
Culvert - US	-	784.11	-	784.11	0.00
Site - Middle	-	784.11	-	784.11	0.00
Site- Upper	-	784.11	-	784.11	0.00
Site - West	-	784.11	-	775	-9.11





**PROPOSED MODEL EXTENT  
COMPARED TO FEMA FLOODPLAIN**



**Summary**

The hydraulic analysis conducted on Big Walnut Creek has indicated that the parcel of interest is in the backwater of Big Walnut Creek and that the proposed placement of fill across the parcel will have no impact on the flood elevations of Big Walnut Creek.

Based on these findings, CASTO's proposed plan to place fill on the property in order to elevate the ground elevations out of the 1 percent chance of exceedance floodplain can be accomplished without the need for compensatory excavation. A CLOMR-F can be prepared and submitted to FEMA for approval of the proposed plan to remove the parcels from the floodplain based on elevating the site ground elevations.

It should be noted that the CLOMR-F will not remove the parcel completely from the floodplain, as 0.28 acre of the parcel along the eastern stormwater retention basin are still inundated based on this analysis. A proposed grading plan for the fill placement will be prepared for approval by the City prior to submittal to FEMA as this grading plan will determine the new floodplain extent.

B&N appreciates the opportunity to prepare this hydraulic study for you and are available at your convenience to discuss the findings with you along with the proposed approach to obtaining the required approval for the floodplain revisions.

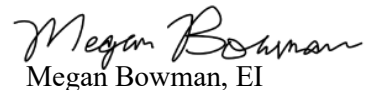
Sincerely,



Brian W. Tornes, PE



Danny T. Ketzer, PE



Megan Bowman, EI

BWT:cmc



April 17th, 2023

Attention: Kelly Wicker  
Planning and Zoning Coordinator  
RE: Response Letter #1  
Project Hamilton Rd Ortho One Design Review/C of A

**Building (614) 342-4010**

1. The project will be required to comply with the Ohio Building Code. Please note for future review/design of the interior - only having 2 exit stairs could affect the interior layout.

**Response: Development of the interior floor plan is in progress and may include a central third stair. Plans will comply with OBC.**

**Transportation & Mobility Engineer (614) 342-4050**

2. No comments.

**Engineering Project Administrator (614) 342-4056**

3. No comments.

**Parks (614) 342-4261**

4. I see that plans call for clustered plantings to be mulched with river rock, but it looks like there are trees at the perimeter of the property surrounded by turf and trees in parking lot islands. Are these trees also going to be mulched with river rock? If they are going to be mulched with hardwood mulch, mulch depths and proper mulching technique should be mentioned in the plans. Organic mulch such as hardwood mulch is better for tree health than river rock.

**Response: River Rock specification is an error and will be revised to shredded hardwood bark.**

5. Species selection looks appropriate for the most part. I advise against the use of crabapples since they are prone to many diseases, but they are not prohibited. A substitution for more serviceberries could be considered.

**Response: Spring Snow Crabapples are a fruitless variety that have better disease resistance than many other Malus species. This fruitless tree is specified to avoid attracting birds known to be of concern for the adjacent airport. Serviceberries are used in small quantities around the building.**

6. Tree planting detail looks appropriate for the most part. If there are broken or damaged branches at planting, these branches should be pruned. Staking should be considered for the first year to prevent trees from leaning.

**Response: Notes addressing removal of broken branches are included in written specifications to the contractor but can be added to the detail. Staking will be considered.**

**Planning (614) 342-4025**

7. Informational Comment: Although Code does not provide detailed design regulations, it is under the purview of Planning Commission to request changes to the design of the proposed structure.

8. Please see associated applications and revise as necessary.

Please let me know if you need any additional information.

Sincerely  
Craig Rutkowski Project Manager







April 25, 2023

Daimler Group  
1533 Lake Shore Drive #100 C/O Ohio Equities  
Columbus, OH 43204

RE: Project Hamilton Rd Ortho One Design Review/C of A

Dear Daimler Group:

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

**Building (614) 342-4010**

1. The project will be required to comply with the Ohio Building Code. Please note for future review/design of the interior - only having 2 exit stairs could affect the interior layout.

**Transportation & Mobility Engineer (614) 342-4050**

2. No comments.

**Engineering Project Administrator (614) 342-4056**

3. No comments.

**Parks (614) 342-4261**

4. Tree planting detail looks appropriate for the most part. If there are broken or damaged branches at planting, these branches should be pruned. Staking should be considered for the first year to prevent trees from leaning.

If you have general comments or questions, please contact me at [kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov) or (614) 342-4025. If your questions are specific to a certain department's comments, please reach out to that department using the contact information provided with their comments above.

Sincerely,

Kelly Wicker  
Planning and Zoning Coordinator





## STAFF REPORT

### Request Summary

The applicant is requesting approval of Final Development, Design Review, and Variance applications for the construction of a medical office building at parcel #025-013767, located on the northern side of Tech Center Drive, just east of Hamilton Road. It is part of the Crescent at Central Park area and is zoned SCPD – Select Commercial Planned District.

The proposal is for an approximately 60,000 SF medical office building and associated infrastructure on a 9.13-acre site that is currently undeveloped. The proposal includes 354 parking spaces, which exceeds the 310 required by Code. Since the property is zoned SCPD, the default building and parking setbacks are 10 feet, except for parking areas adjacent to residential zones, where they are 25 ft. There are also additional screening requirements for these parking areas when above 1,000 SF. Variances to both of these requirements have been requested.

The main structure will be constructed of primarily brick and metal panels, both black and orange. Since the site is zoned SCPD, it is part of Design Review District 5 (DRD-5). Code states that within this district, it is under the purview of Planning Commission to require more open space and buffers between differing land uses.

Code requires a landscaped area equal to 5% of the total parking area, which is 8,080 SF for this project. 32,719 SF of landscaping is provided, therefore exceeding this requirement. Additionally, one tree is required per 100 SF of this required landscaped area, which is 81 trees. The project meets this requirement by providing 81 trees. All Chapter 914 requirements and lighting requirements are met as well.

### Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- The proposed development meets the applicable development standards of this Zoning Ordinance.
- The proposed development is in accord with appropriate plans for the area.
- The proposed development would not have undesirable effects on the surrounding area.
- 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.

The property is zoned SCPD and is therefore subject to the standards of DRD-5 and DRD-3. Relevant standards include the following:

- Colors should be designed to ensure universal harmony on all commercial developments.
- Signage shall be as low profile as possible and in conformance with neighboring properties.
  - Please note that signage is approved administratively.
- Building materials should enhance development in a positive manner and create visual interest and diversity.
  - Preferred materials include brick, stone, cement, decorative aluminum, and wood.

#### Variance

The following variances have been requested:

1. 1151.04(b)(14) – Development Standards
  - a. Code requires a 25-foot setback for parking areas adjacent to residential zones.
  - b. Staff does not object to the variance request. This is a request to reduce the setback to 7 ft. Buffering and screening is provided on this site and the adjacent site.
2. 1163.08(h) – Interior Landscaping Requirements
  - a. Code requires a ten-foot-wide island with three-foot-high screening for every two rows of parking.
  - b. Staff does not object to the variance request. This is a commonly approved variance request, and this requirement is in the process of being removed from Code.
3. 1167.18 – Screening Requirements
  - a. Parking areas adjacent to residential zones shall have screening that is 6-8 ft in height and 80% opacity.
  - b. Staff does not object to this variance request. Landscaping and screening requirements are being coordinated with the adjacent residential site. There will be buffering on both sites to create continuous screening.
4. 1167.20(b)(1) – Property Perimeter Requirements
  - a. Any residential zone adjoining an office zone requires a 15 ft buffer, one tree per 40 ft of linear boundary, and a continuous six-foot-high screen.
  - b. Staff does not object to this variance request. Partial screening will be achieved on-site through trees and shrubs. Landscaping and screening requirements are being coordinated with the adjacent residential site. There will be buffering on both sites to create continuous screening.
5. 1167.20(b)(7) – Property Perimeter Requirements
  - a. Any zone adjoining a freeway requires a 15 ft buffer, one tree per 30 ft of linear boundary, and a continuous six-foot-high screening.
  - b. Staff does not object to this variance request. The applicant would like the site to maintain visibility along roads and freeways.



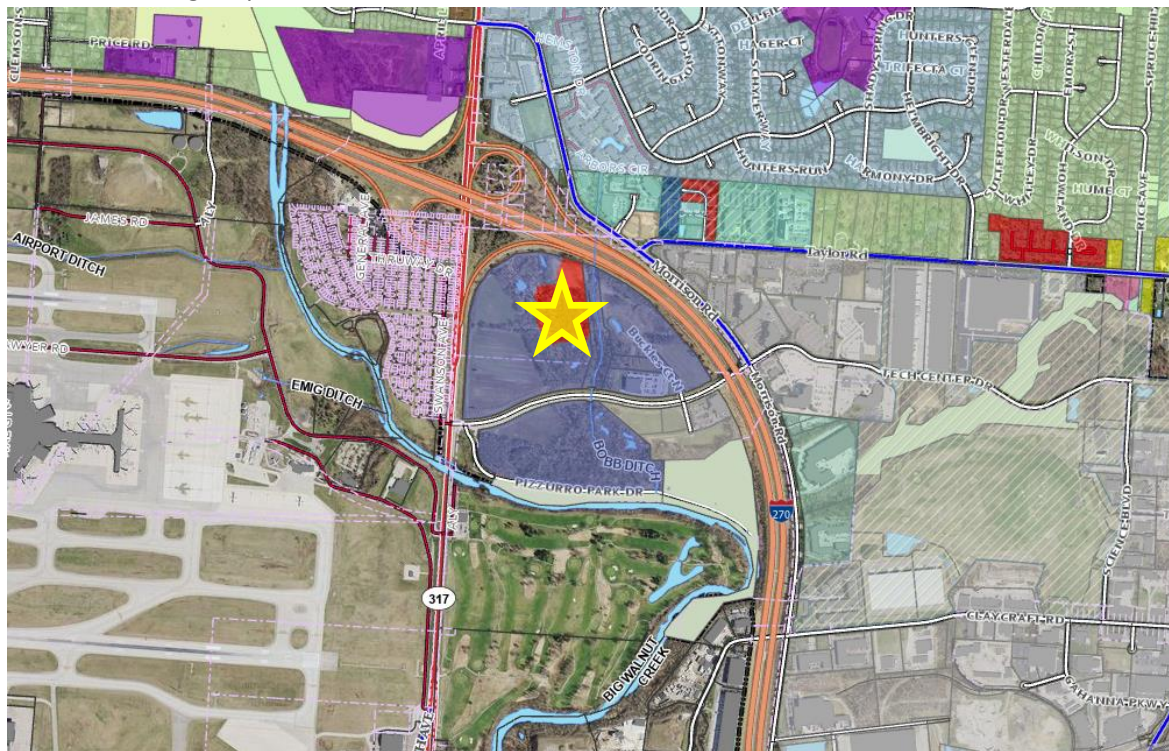
Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- 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.

**Staff Comments**

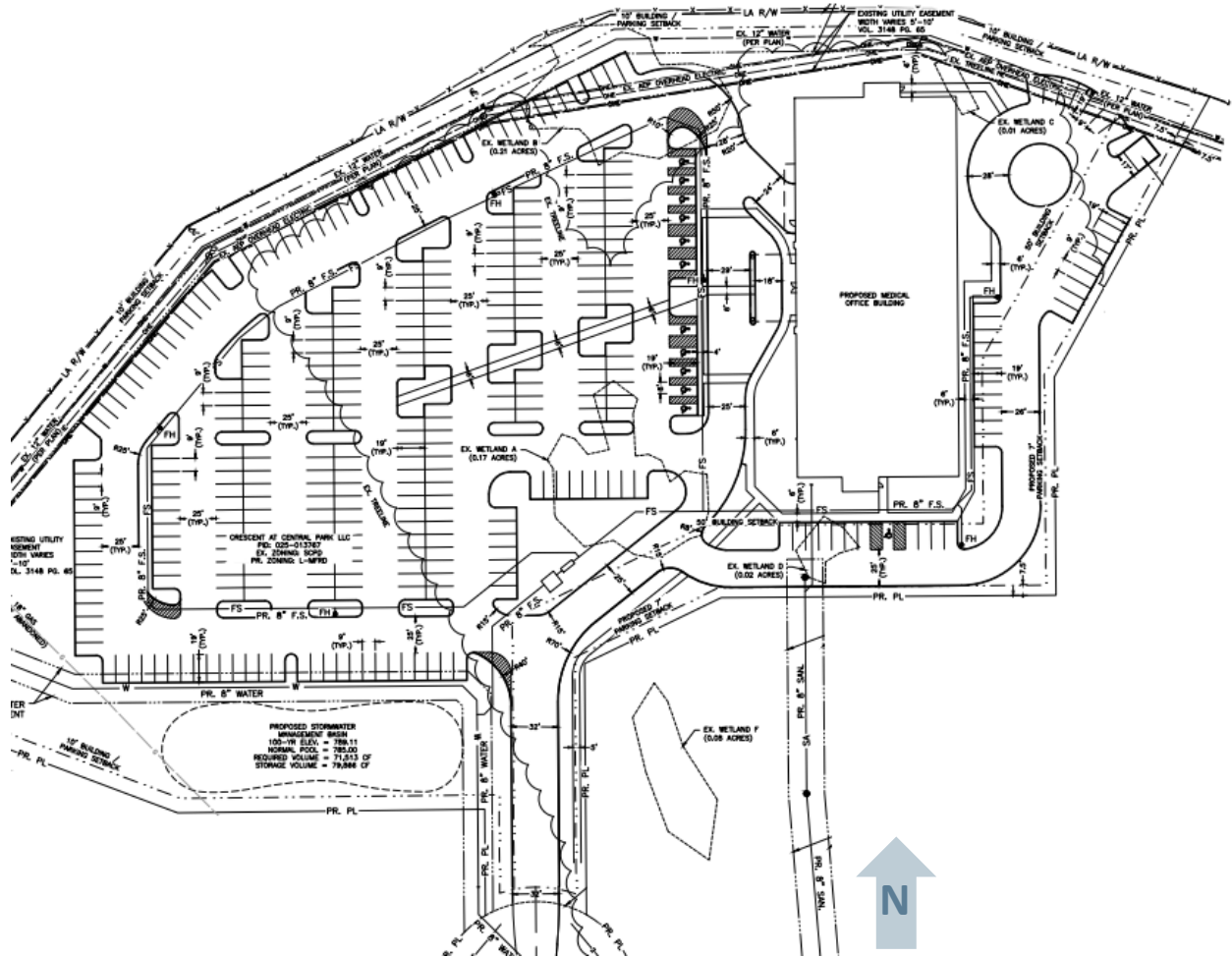
Staff recommends approval of all three applications. The proposed development meets all applicable Code requirements and above criteria. The requested screening variances are necessary as screening and landscaping will be provided along the eastern property line on both this site and the adjacent site to create a continuous screen. There are still some shrubs and trees proposed along this property line to partially meet screening requirements. Additionally, a 15 ft buffer is provided on the adjacent Crescent Woods multi-family site, along with shrubs and trees that meet the property perimeter requirements for that site. The Design Review application meets requirements, although Planning Commission may request modifications to the design of the building.

**Location/Zoning Map**





Submitted Site Plan



Submitted Rendering



Respectfully Submitted By:  
Maddie Capka  
Planner