



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

FINAL DEVELOPMENT PLAN APPLICATION

PROPERTY INFORMATION			
Project/Property Address: Hamilton Road		Project Name/Business Name: Orthopedic One	
Parcel #: 025-013767	Zoning: (see Map) SCPD	Acreage:	9.13


PLAN SPECIFICATIONS
Project Description & Proposed Use(s): 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 Drive, 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)
Chris Post	567-644-9672 / cpost@epferris.com
Craig Rutkowski	614-461-4664 / crutkowski@moodynolan.com
Buzz Foresi	614-487-3006 / bforesi@edgela.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>FDP-0122-2023</u>

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

PAID: <u>1000.00</u>
DATE: <u>03-31-2023</u>

**Updated
Apr 2022**

FINAL DEVELOPMENT PLAN APPLICATION - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY THE APPLICANT:
1. Review Gahanna Code Chapter 1108 (visit www.municode.com) & Chapter 914 , Tree Requirements
2. Pre-application conference with staff. Contact zoning@gahanna.gov to schedule
3. The Final Development Plan shall include the following: <ol style="list-style-type: none"> a. Scale: Minimum - one inch equals 100 feet. b. The proposed name of the development, approximate total acreage, north arrow, and date c. The names of any public and/or private streets adjacent to or within the development d. Names and addresses of owners, developers and the surveyor who designed the plan e. Vicinity map showing relationship to surrounding development and its location within the community f. Natural features currently within proposed development, including drainage channels, tree lines, bodies of water, and other significant features g. Zoning district, building and parking setbacks h. Proposed location, size and height of building and/or structures i. Location and dimensions of proposed driveways and access points j. Proposed parking and number of parking spaces k. Distance between buildings
4. A table of development calculations is required which shall include: <ol style="list-style-type: none"> a. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed) b. 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) c. Setback calculations necessary when commercial abuts residential (if needed; see chapter 1167.20) d. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of trees required, and number of trees proposed; see chapter 1163.08)
5. 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.
6. List of contiguous property owners & their mailing address
7. One set of pre-printed mailing labels for all contiguous property owners
8. Application fee (<i>in accordance with the Building & Zoning Fee Schedule</i>)
9. Application & all supporting documents submitted in digital format
10. Application & all supporting documents submitted in hardcopy format
11. One (1) copy 24"x36" or 11"x17" prints of the plans
12. Authorization Consent Form Complete & Notarized (see page 3)

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.

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

Subscribed and sworn to before me on this 31st 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.

Paul Ghidotti
(applicant/representative/property owner name printed)
PAUL GHIDOTTI
(applicant/representative/property owner signature)
3.31.2023
(date)

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



Updated
Apr 2022

LEGAL DESCRIPTION
9.132 ACRES

Situated in the State of Ohio, County of Franklin, City of Gahanna, being in Quarter Township 3, Township 1, Range 16, United States Military Lands, within Lot 5 and 6 of David Taylor's Subdivision (Destroyed by fire), Plat Book 1, Page 10, reconstituted in Plat Book 1, Page 10A, and being part of a 40.807 acre tract as conveyed to CP Crescent, LLC in Instrument Number 202301230007433, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

COMMENCING at an iron pin set at the northwesterly corner of a Reserve "A" as delineated in Crescent At Central Park Section 1, as recorded in Plat Book 125 page 25, also being the northeasterly corner of said 40.807 acre tract and on the southerly limited access right-of-way line of Interstate 270, as conveyed to the State of Ohio as Parcel 1200-WL in Deed Book 3255, Page 559;

Thence along the northerly line of said 40.807 acre tract and the said southerly limited access right-of-way of Interstate 270, the following two (2) courses:

North 73°21'46" West, 265.50 feet to a $\frac{3}{4}$ " iron pin found capped "PS 6872";

North 76°46'04" West, 1.47 feet to an iron pin set, said iron pin being the **TRUE POINT OF BEGINNING** for the parcel herein described:

Thence across said 40.807 acre tract, the following twelve (12) courses:

South 24°56'09" West, 222.02 feet to an iron pin set;

South 04°30'35" East, 150.99 feet to an iron pin set;

South 85°29'25" West, 232.00 feet to an iron pin set;

South 60°08'39" West, 105.12 feet to an iron pin set;

South 04°30'35" East, 173.79 feet to an iron pin set;

Along a curve to the right having a radius of 70.00 feet, a delta angle of 108°11'23", an arc length of 132.18 feet, and a chord bearing and distance of South 10°24'53" East, 113.40 feet to an iron pin set on a point of reverse curvature;

Along a curve to the left having a radius of 35.00 feet, a delta angle of 48°11'23", an arc length of 29.44 feet, and a chord bearing and distance of South 19°35'07" West, 28.58 feet to an iron pin set on a point of tangency;

South 04°30'35" East, 99.61 feet to an iron pin set on a point of curvature;

Along a curve to the left having a radius of 265.00 feet, a delta angle of 39°35'13", an arc length of 183.09 feet, and a chord bearing and distance of South 24°18'11" East, 179.47 feet to an iron pin set on a point of tangency;

South 44°05'47" East, 97.49 feet to an iron pin set on a point of curvature;

Along a curve to the right having a radius of 335.00 feet, a delta angle of 30°00'00", an arc length of 175.41 feet, and a chord bearing and distance of South 29°05'47" East, 173.41 feet to an iron pin set on a point of tangency;

South 14°05'47" East, 193.84 feet to an iron pin set, being on the southerly line of said 40.807 acre tract, being on the northerly right-of-way line of Tech Center Drive (varies), as delineated in the Centerline Plat FRA-Tech Center Drive, Plat Book 113, Page 54, as conveyed to the City of Gahanna in Instrument Number 201007150089298;

Thence along the northerly right-of-way line of said Tech Center Drive and along the southerly line of said 40.807 acre tract, along a curve to the left having a radius of 1560.00 feet, a delta angle of 2°34'16", an arc length of 70.01 feet, and a chord bearing and distance of South 75°53'38" West, 70.00 feet to an iron pin set;

Thence across said 40.807 acre tract, the following ten (10) courses:

North 14°05'47" West, 193.85 feet to an iron pin set on a point of curvature;

Along a curve to the left having a radius of 265.00 feet, a delta angle of 30°00'00", an arc length of 138.75 feet, and a chord bearing and distance of North 29°05'47" West, 137.17 feet to an iron pin set on a point of tangency;

North 44°05'47" West, 97.49 feet to an iron pin set on a point of curvature;

Along a curve to the right having a radius of 335.00 feet, a delta angle of 39°35'13", an arc length of 231.46 feet, and a chord bearing and distance of North 24°18'11" West, 226.88 feet to an iron pin set on a point of tangency;

North 04°30'35" West, 99.61 feet to an iron pin set on a point of curvature;

Along a curve to the left having a radius of 35.00 feet, a delta angle of 48°11'23", an arc length of 29.44 feet, and a chord bearing and distance of North 28°36'16" West, 28.58 feet to an iron pin set on a point of reverse curvature;

Along a curve to the right having a radius of 70.00 feet, a delta angle of 108°11'23", an arc length of 132.18 feet, and a chord bearing and distance of North 01°23'44" East, 113.40 feet to an iron pin set;

North 04°30'35" West, 73.56 feet to an iron pin set;

South 85°15'59" West, 212.66 feet to an iron pin set;

North 73°26'22" West, 215.79 feet to an iron pin set on the westerly line of said 40.807 acre tract and the easterly right-of-way line of Hamilton Road (Width varies);

Thence along the easterly and southerly line of said Parcel No. 1200-WL and the right-of-way line of said Interstate Route 270 and along northwesterly line of said 40.807 acre tract the following five (5) courses:

North 16°33'38" East, 150.76 feet to a 3/4" iron pin found capped "PS 6872";

North 35°22'11" East, 244.41 feet to a 3/4" iron pin found capped "PS 6872";

North 59°19'54" East, 328.02 feet to a 3/4" iron pin found capped "PS 6872";

North 85°11'53" East, 223.61 feet to a 3/4" iron pin found capped "PS 6872";

South 76°46'04" East, 200.77 feet to the **POINT OF BEGINNING**, containing 9.132 acres (397,788 S.F.), more or less.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011), as determined by ODOT RTN observations, with the centerline of Hamilton Road bearing North 04°09'11" East.

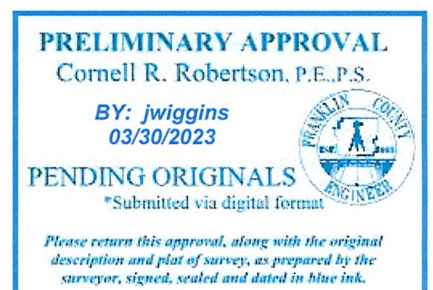
All monuments found are in good condition unless otherwise noted.

Iron pins set are 5/8" rebar, 30" in length with a yellow plastic cap with "EP FERRIS SURVEYOR 8342" inscribed on top. Mag nails set are magnetic nails with 1.5" diameter brass washer with "EP FERRIS SURVEYOR 8342" inscribed on top.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342 and is based on field surveys conducted by E. P. Ferris & Associates, Inc. in July 2020 and June 2021 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.



Matthew Lee Sloat 3/30/23
Matthew Lee Sloat, PS Date
Registered Surveyor No. 8342



Crescent at Central Park LLC
132 Preston Rd
Columbus, Ohio 43209

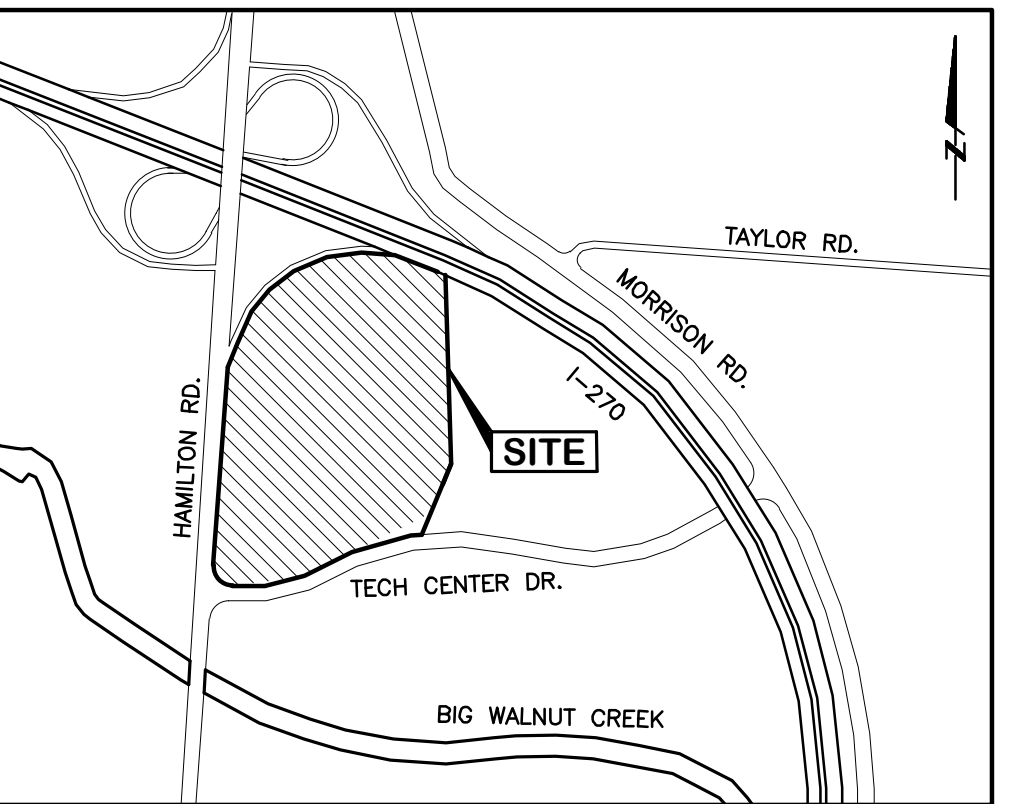
City of Gahanna
200 Hamilton Rd
Gahanna, Ohio 43230

CP Crescent LLC
250 Civic Center Dr
Suite 500
Columbus, Ohio 43215

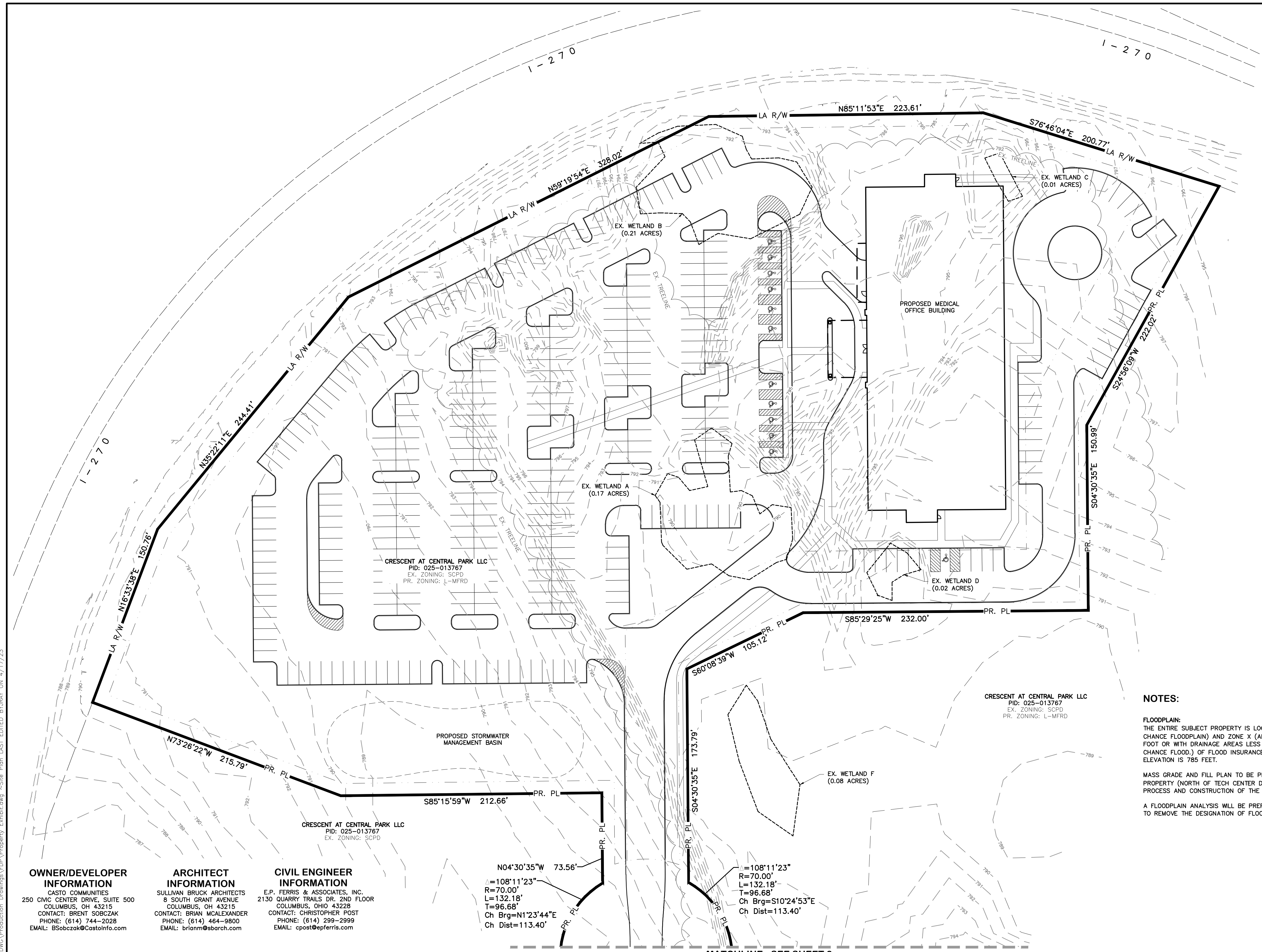
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City of Gahanna
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LOCATION MAP
NOT TO SCALE

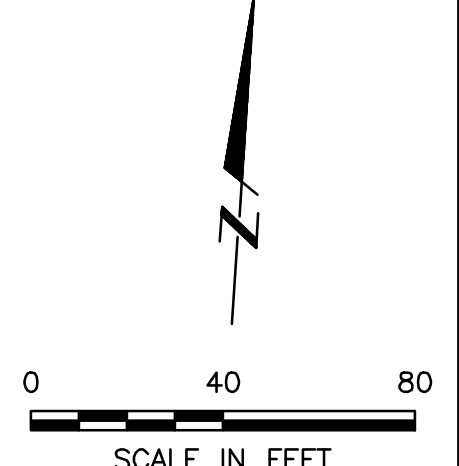


NOTES:

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

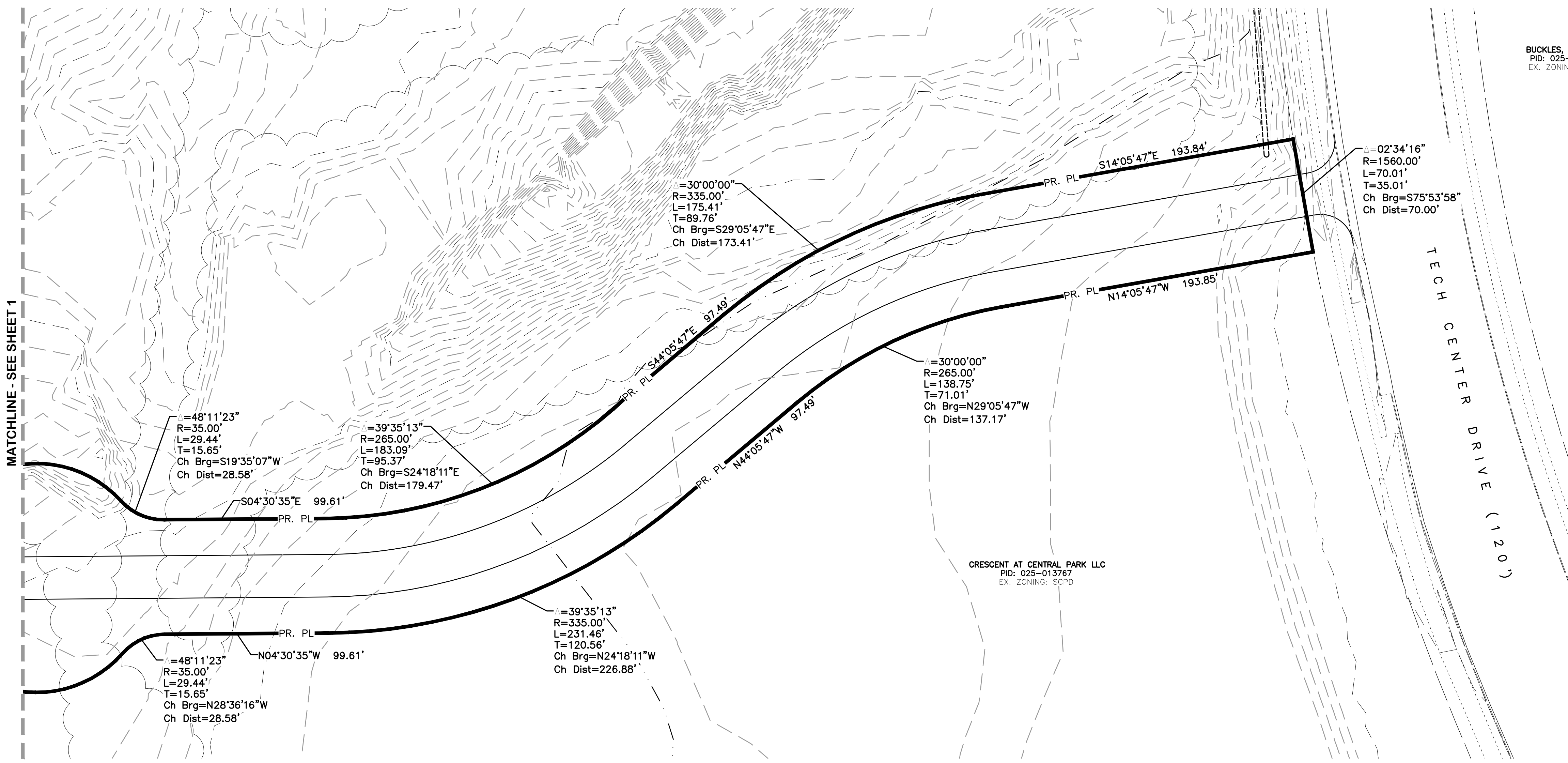
JOB NO.	1267.001
DESIGNED BY:	JAR
DRAWN BY:	JAR
CHECKED BY:	CLP
APPROVED BY:	-
DATE:	04/14/23

PROPERTY EXHIBIT

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

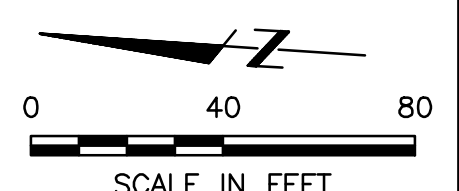
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BUCKLES, ANDRE M.
PID: 025-003905
EX. ZONING: SCPD

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



REVISIONS	DATE	BY	CHK.

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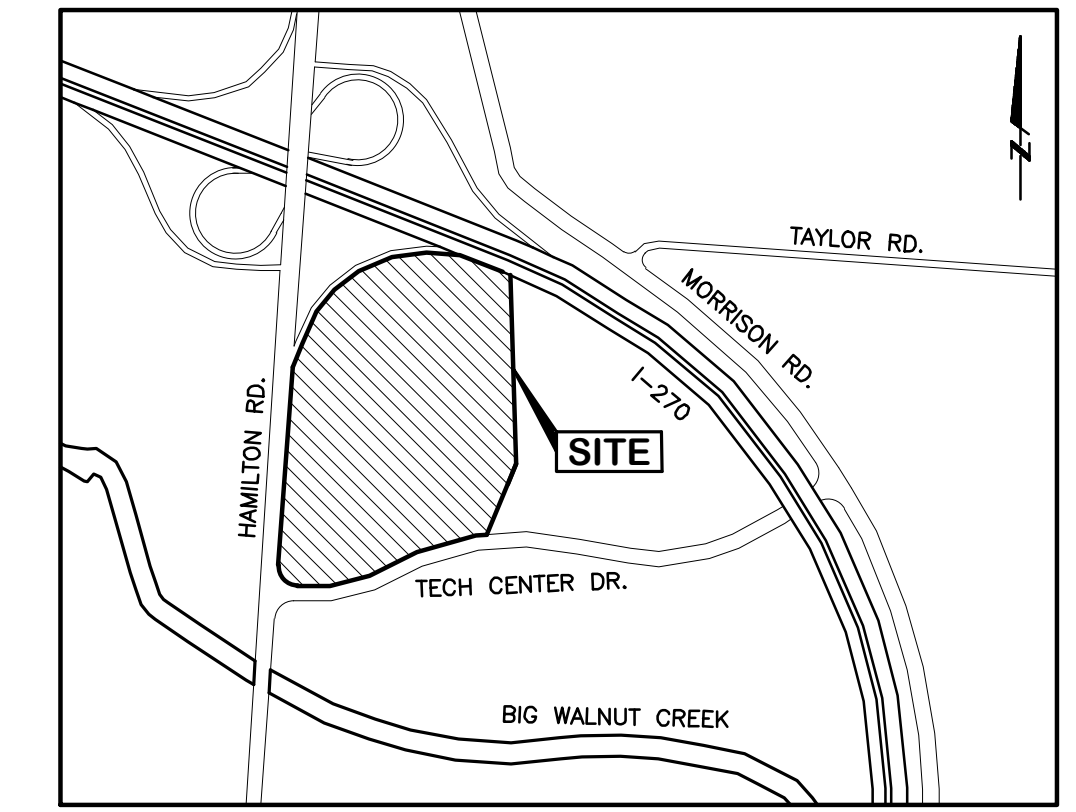
SCALE: 1" = 40'	
SHEET NO.	OF
2	2

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.



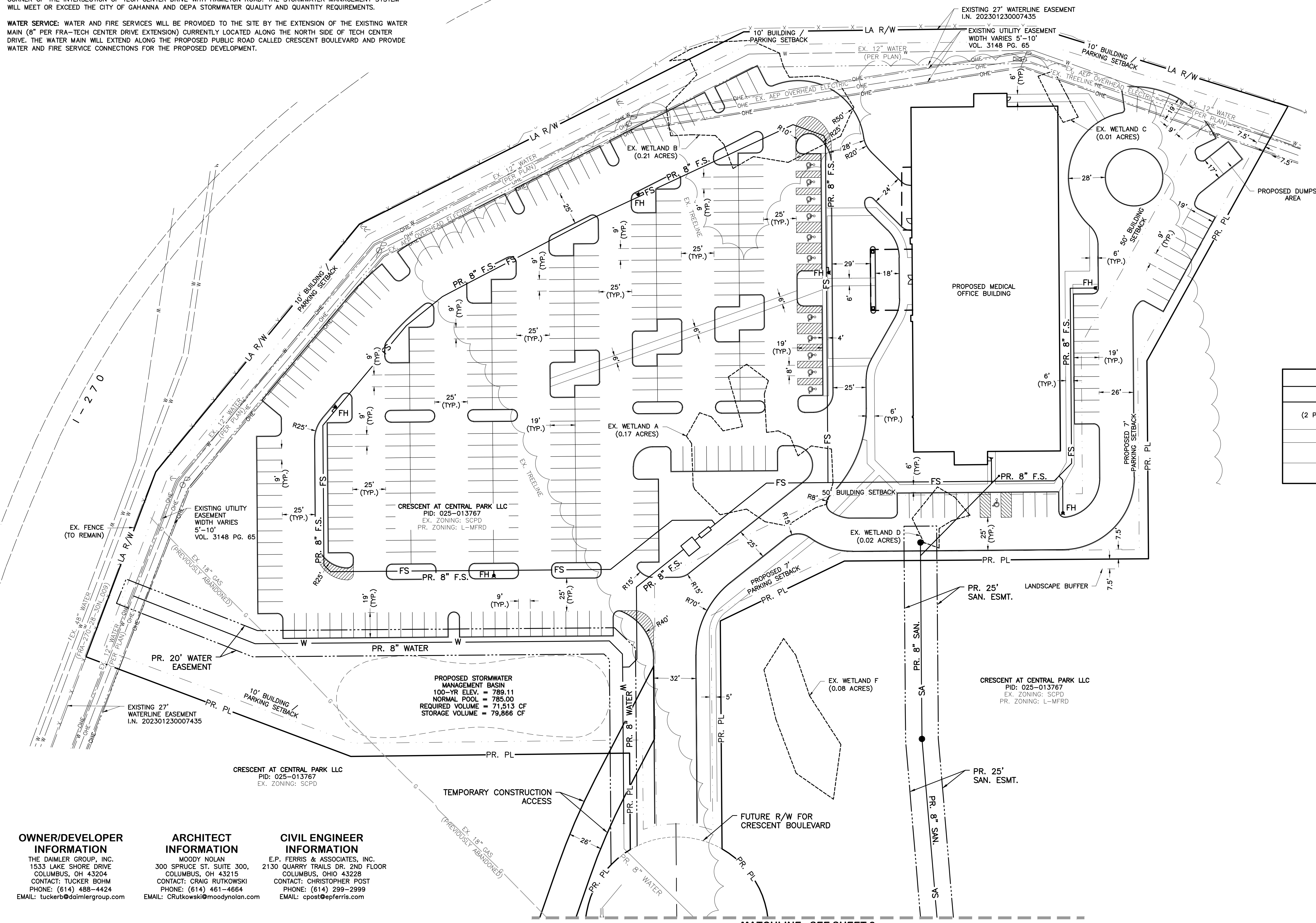
VICINITY MAP
NOT TO SCALE

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

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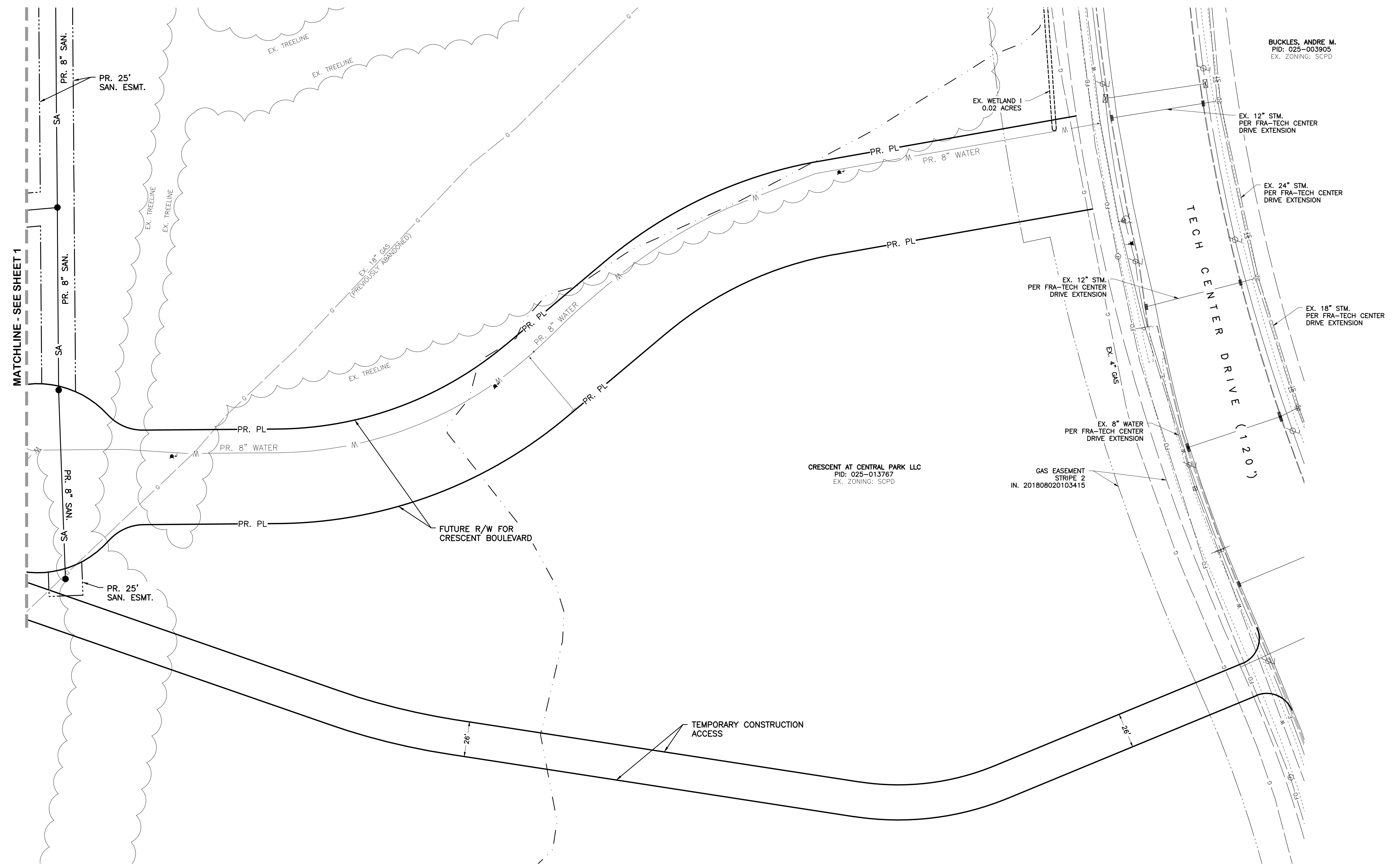
JOB NO. 1267.001
DESIGNED BY: JAR
DRAWN BY: PN
CHECKED BY: CLP
APPROVED BY: -
DATE: 04/26/23

SITE PLAN

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

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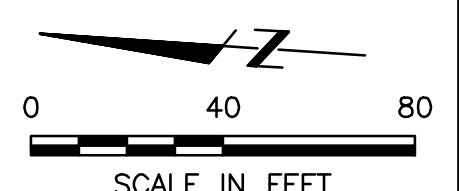
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BUCKLES, ANDRE M.
PID: 025-003905
EX. ZONING: SCPD

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

GAS EASEMENT
STRIP 2
IN. 201808020103415



REVISIONS	DATE	BY	CHK.

E. P. FERRIS
AND
ASSOCIATES
INC

Consulting Civil Engineers and Surveyors

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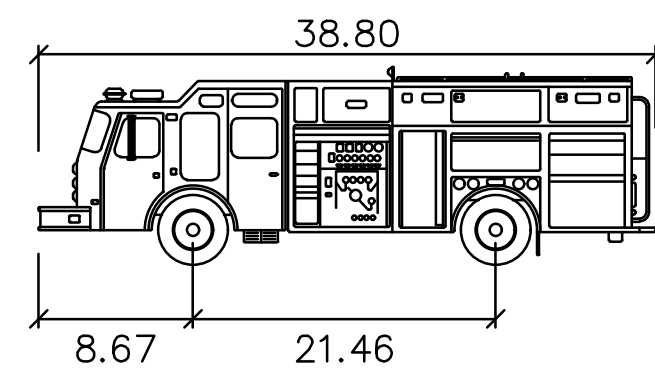
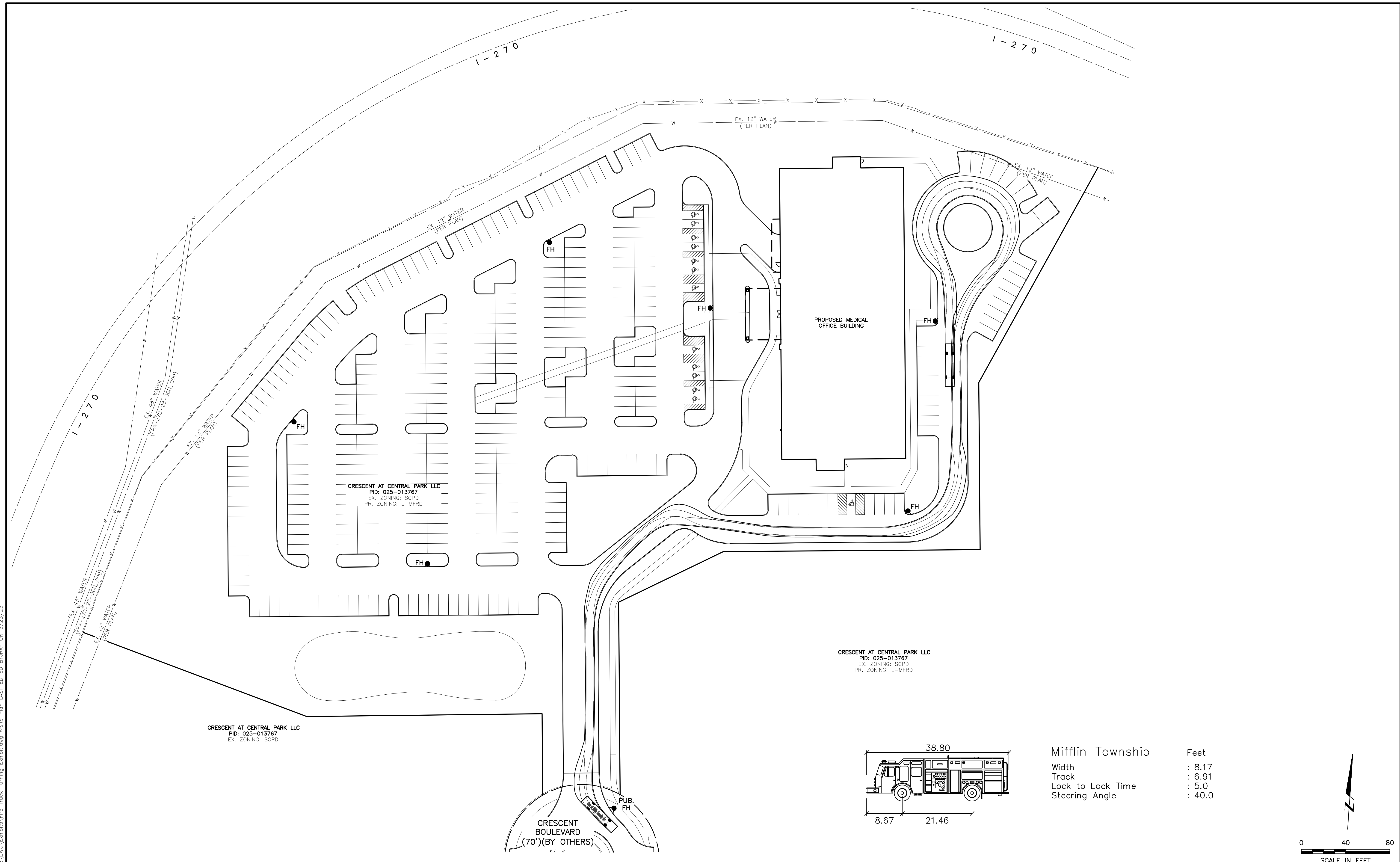
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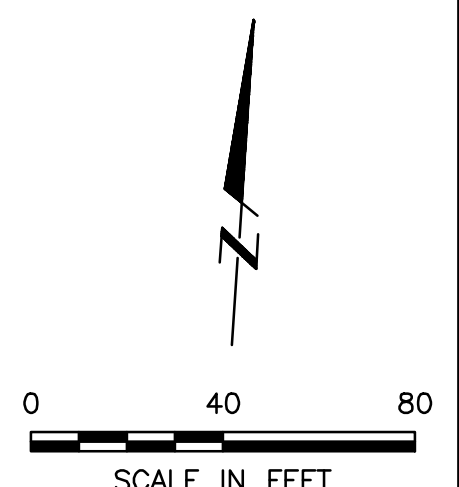
SITE PLAN

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

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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.

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

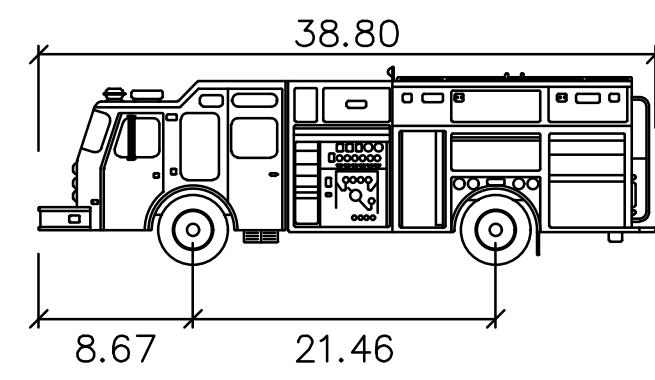
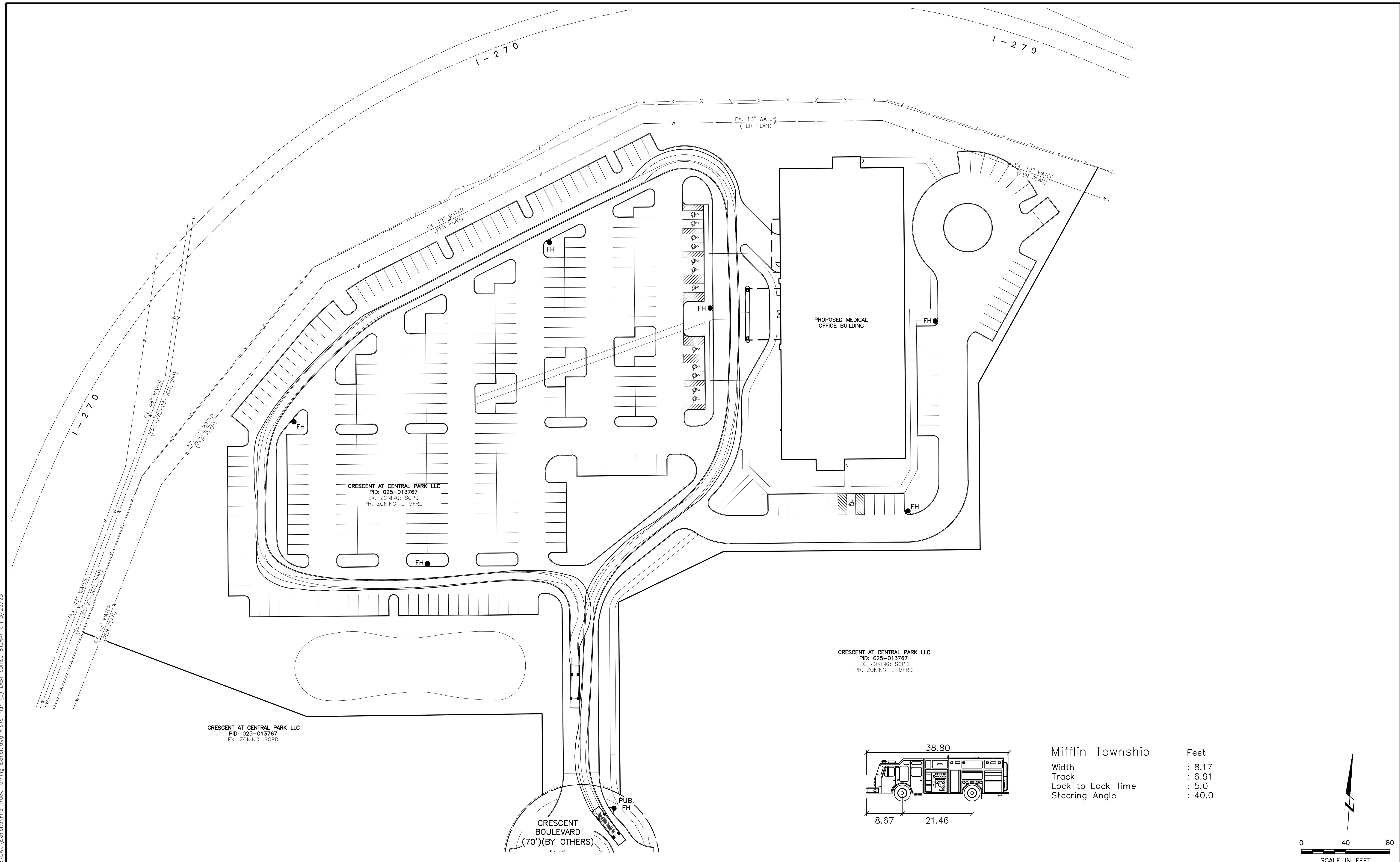
CITY OF GAHANNA, OHIO
ORTHOPEDIC ONE
CRESCENT AT CENTRAL PARK LLC

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

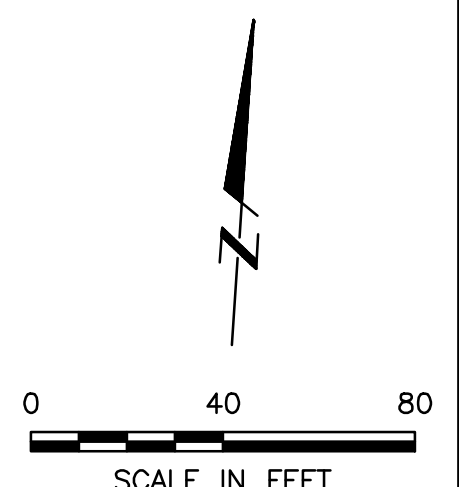
FIRE TRUCK TURNING EXHIBIT

SCALE: 1" = 40'	
SHEET NO.	OF
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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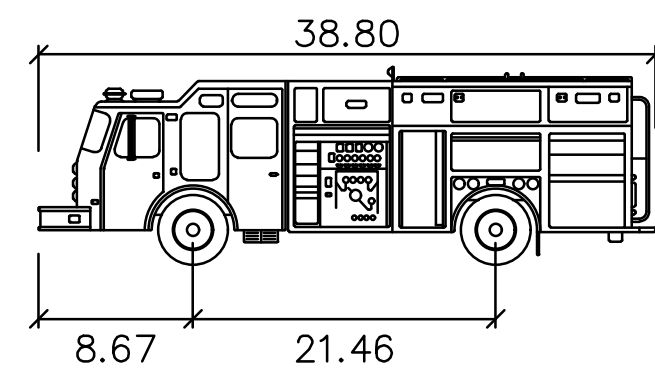
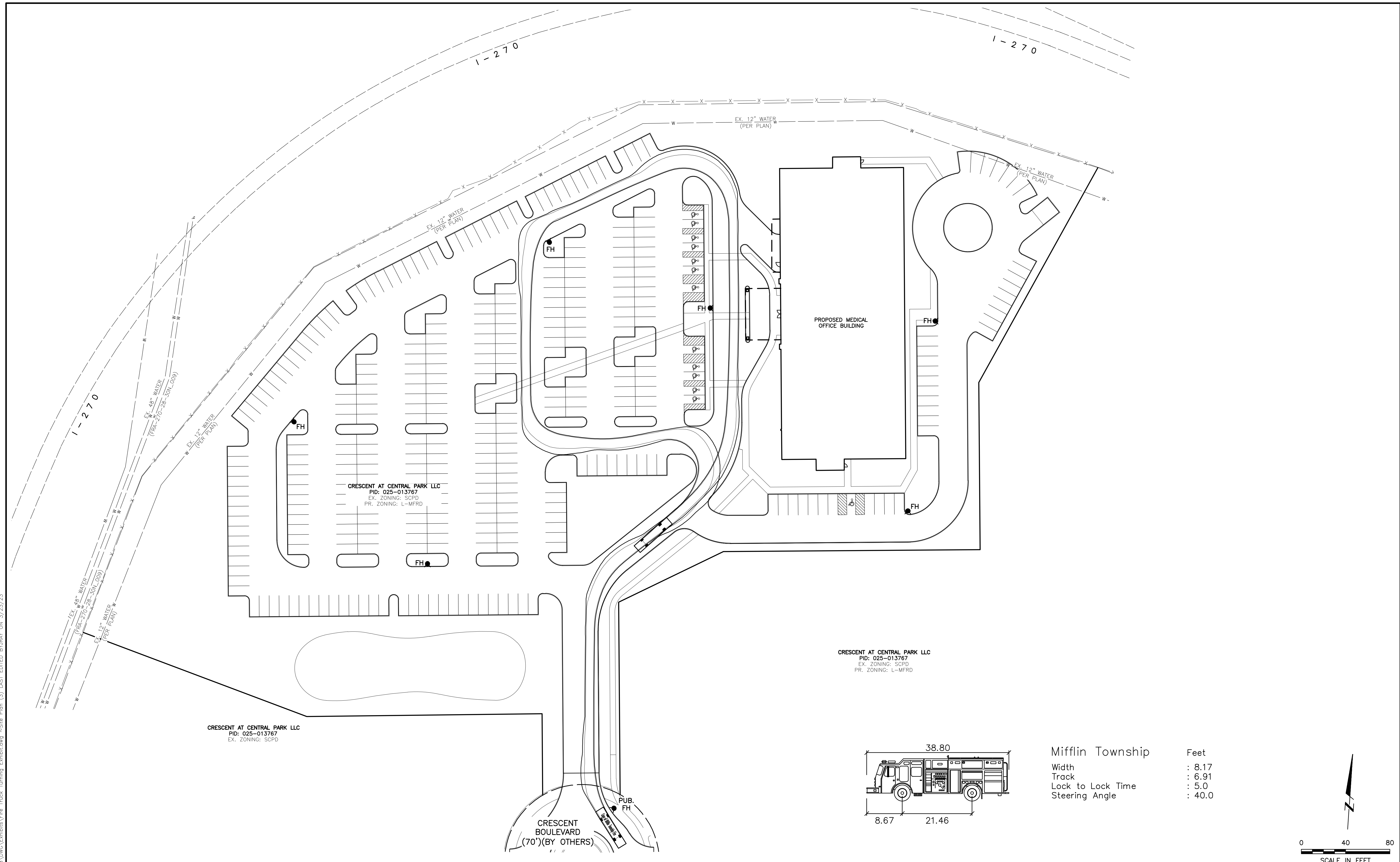
CITY OF GAHANNA, OHIO
ORTHOPEDIC ONE
CRESCENT AT CENTRAL PARK LLC

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

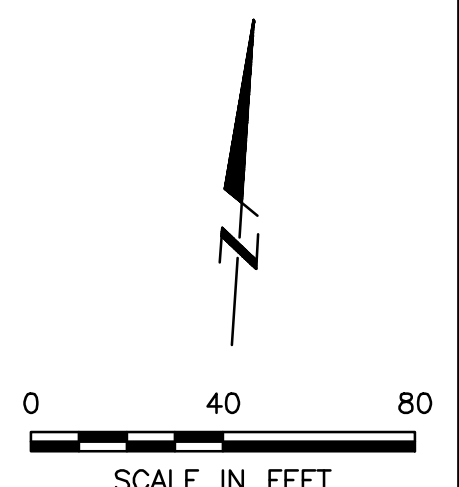
FIRE TRUCK TURNING EXHIBIT

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

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FIRE TRUCK TURNING EXHIBIT

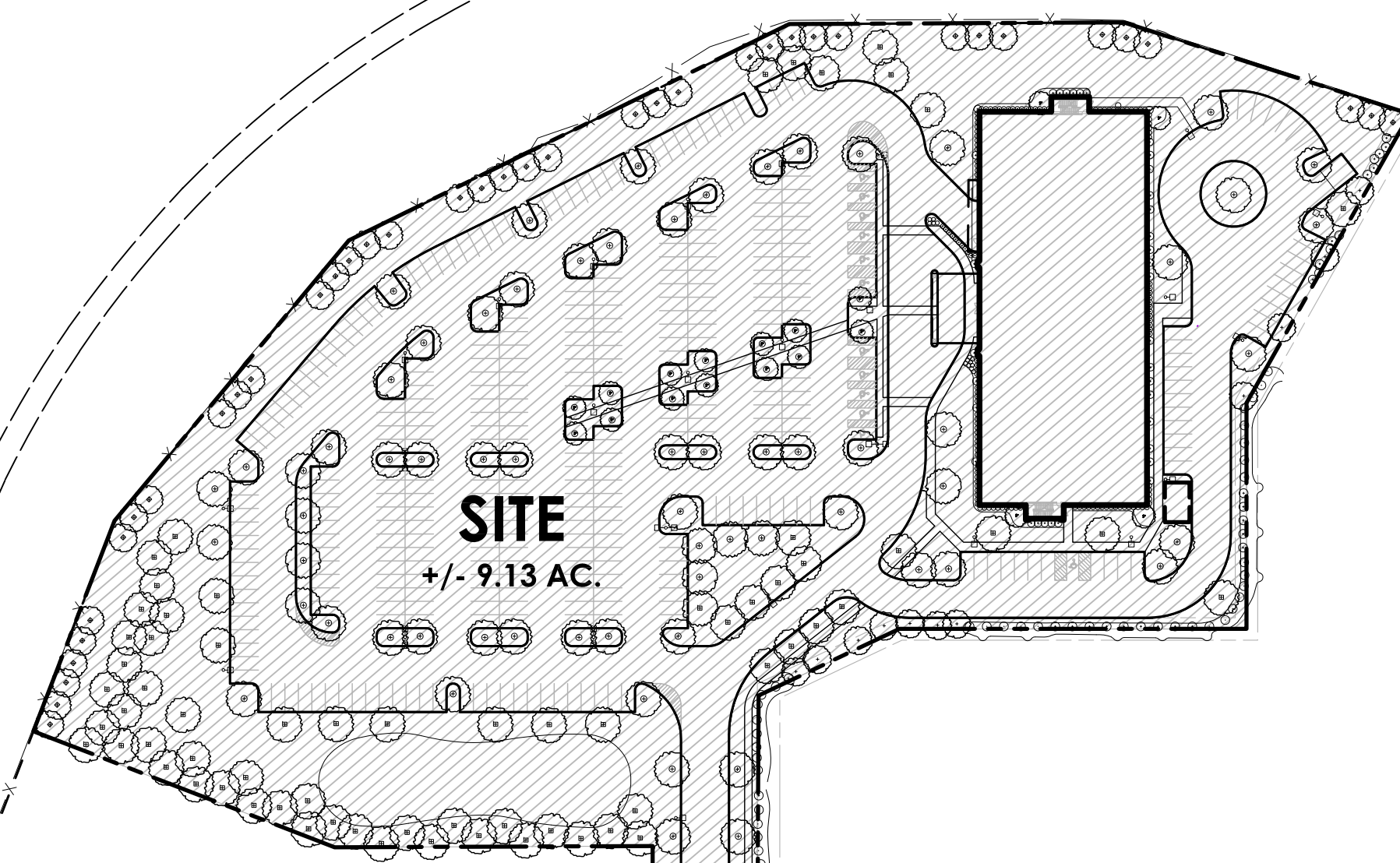
SCALE: 1" = 40'	
SHEET NO.	OF
3	3

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
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.



NOTE:
SEE SHEETS L1.02 AND L1.03
FOR ENLARGED LANDSCAPE PLANS

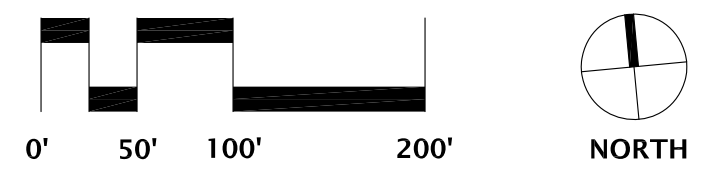
FUTURE
RETAIL COMMERCIAL
DEVELOPMENT

FUTURE
MULTI-FAMILY
DEVELOPMENT

BUCKLES COURT NORTH

TECH CENTER DRIVE

EDGE PLANNING
LANDSCAPE ARCHITECTURE
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L1.01

LANDSCAPE PLAN - OVERALL SITE

ORTHOPEDIC ONE - GAHANNA



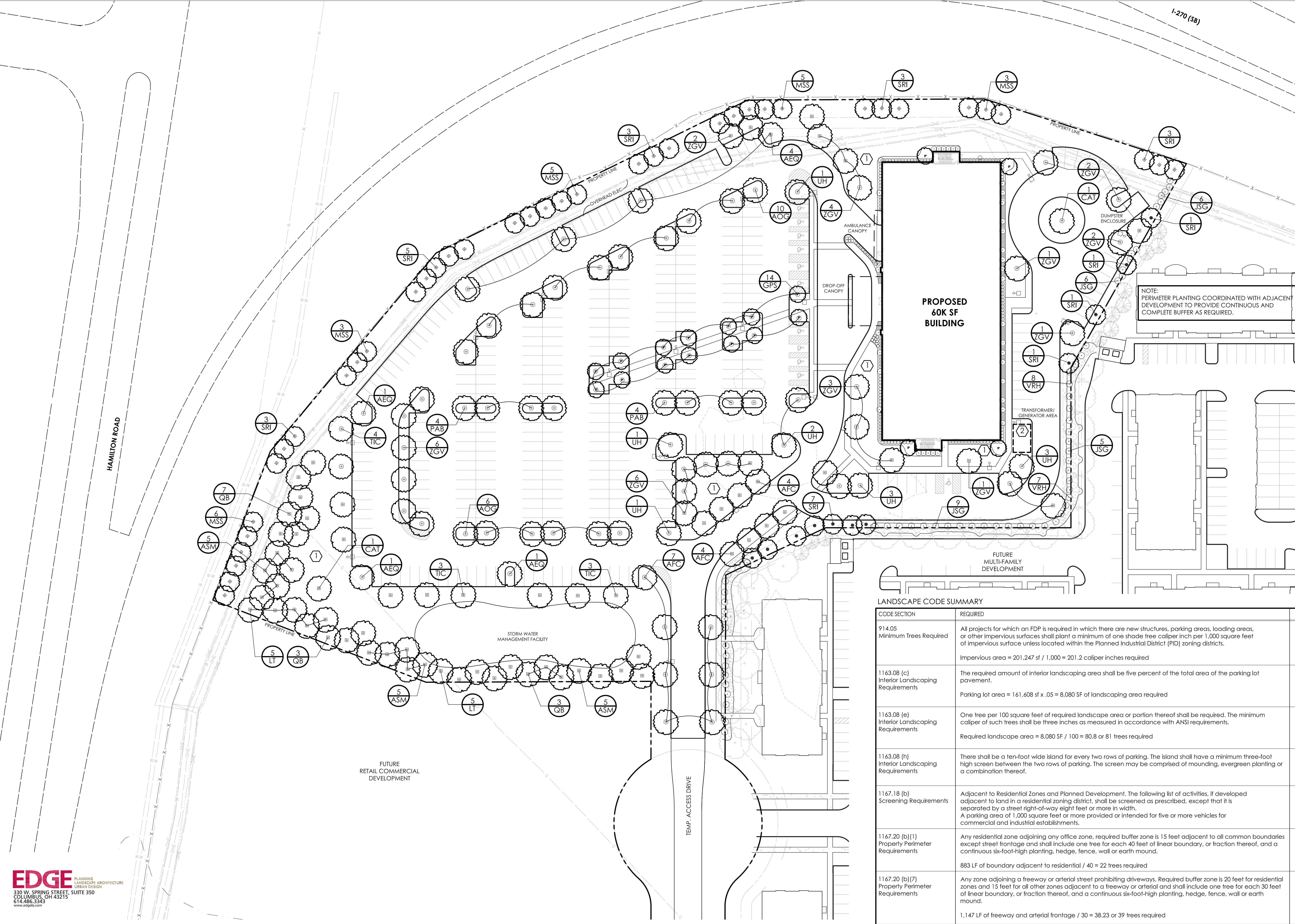
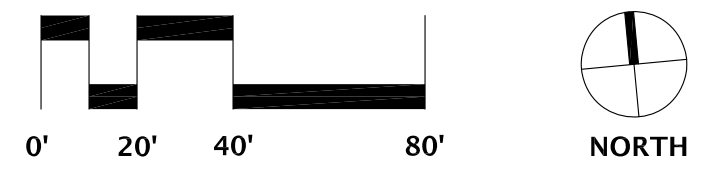
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NOTE: PERIMETER PLANTING COORDINATED WITH ADJACENT DEVELOPMENT TO PROVIDE CONTINUOUS AND COMPLETE BUFFER AS REQUIRED.

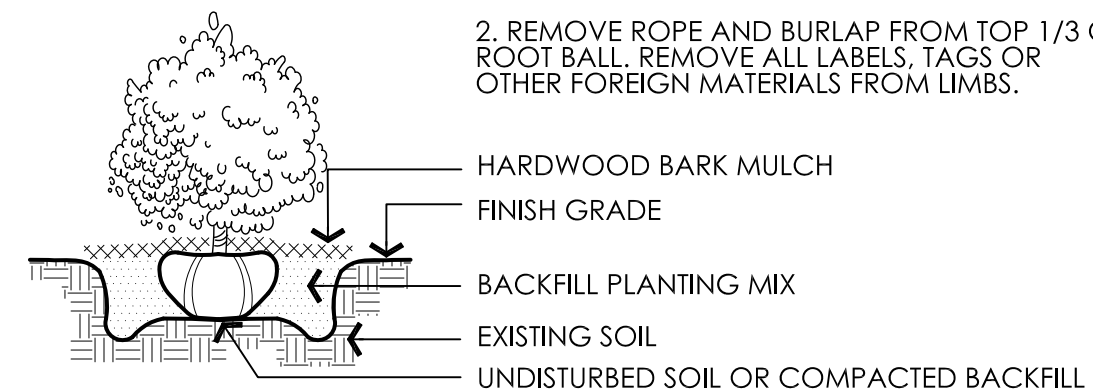


LANDSCAPE CODE SUMMARY

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.	

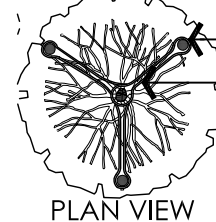
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URBAN DESIGN
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614.486.3343
www.edgeplanning.com

- 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

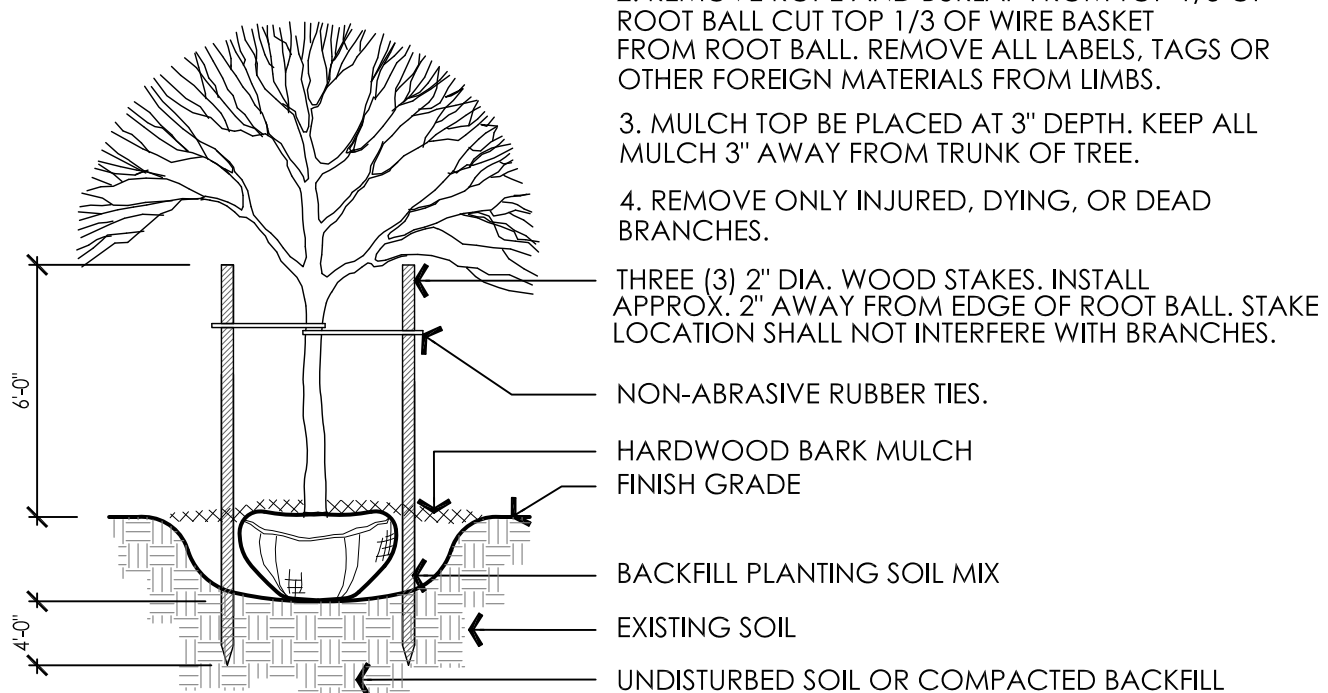


WOOD STAKES
RUBBER TIES

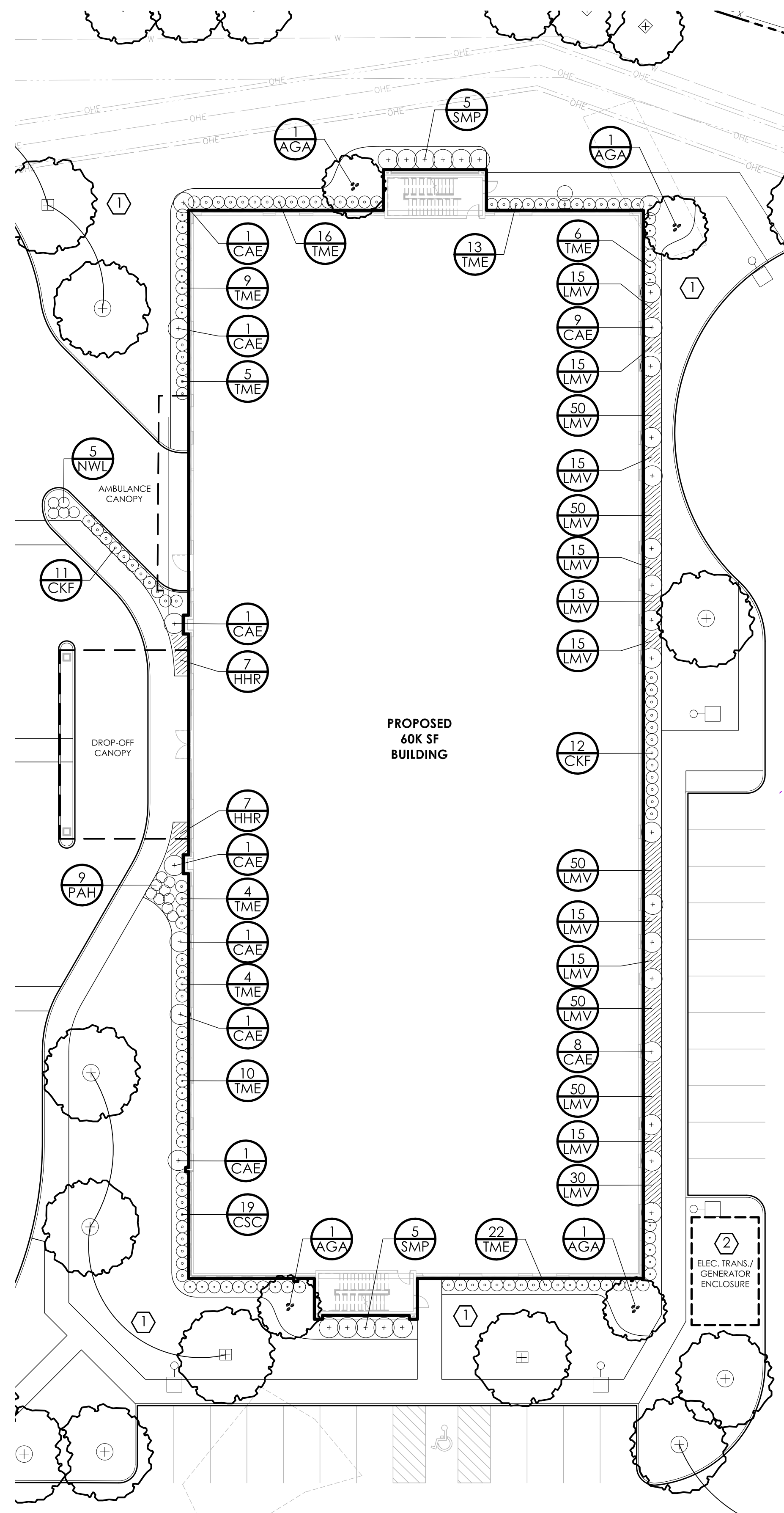
PLAN VIEW

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.



2 DECID. TREE PLANTING DETAIL
NTS



3 BUILDING PERIMETER PLANTING PLAN

Scale: 1" = 20'

GENERAL NOTES:

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

QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES						
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	
ORNAMENTAL TREES						
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	
SHRUBS						
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	
PERENNIALS/ ORNAMENTAL GRASSES						
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.	

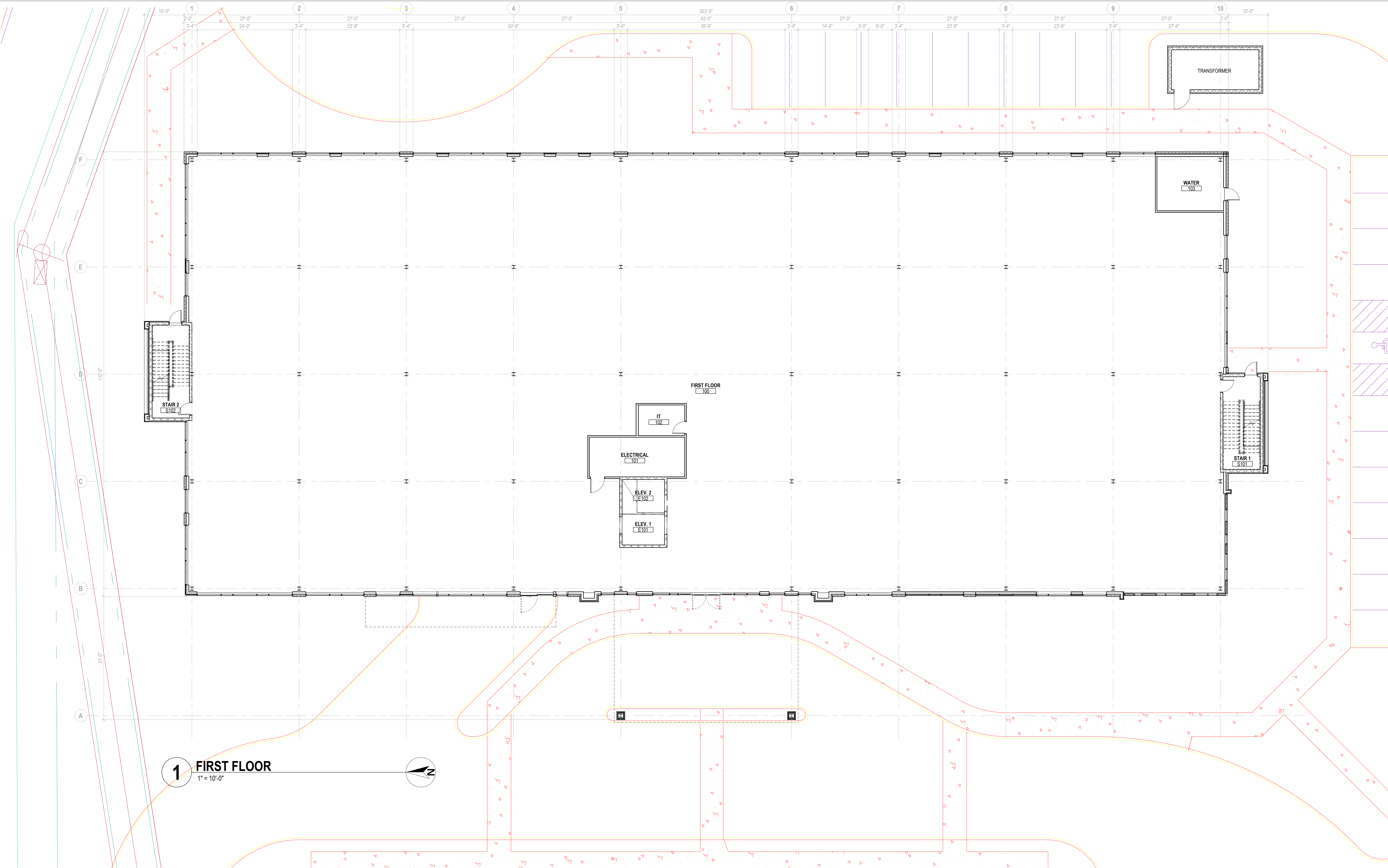


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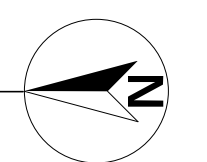
ILLUSTRATIVE SITE PLAN

ORTHOPEDIC ONE - GAHANNA





1 FIRST FLOOR
1" = 10'-0"





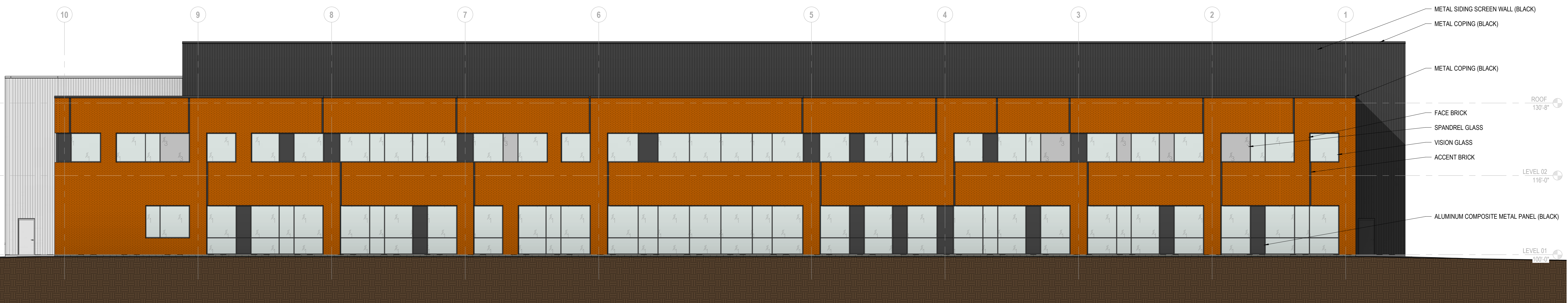
A2 PERSPECTIVE VIEW - SW

ORTHOPEDIC ONE - GAHANNA  orthopedic ONE



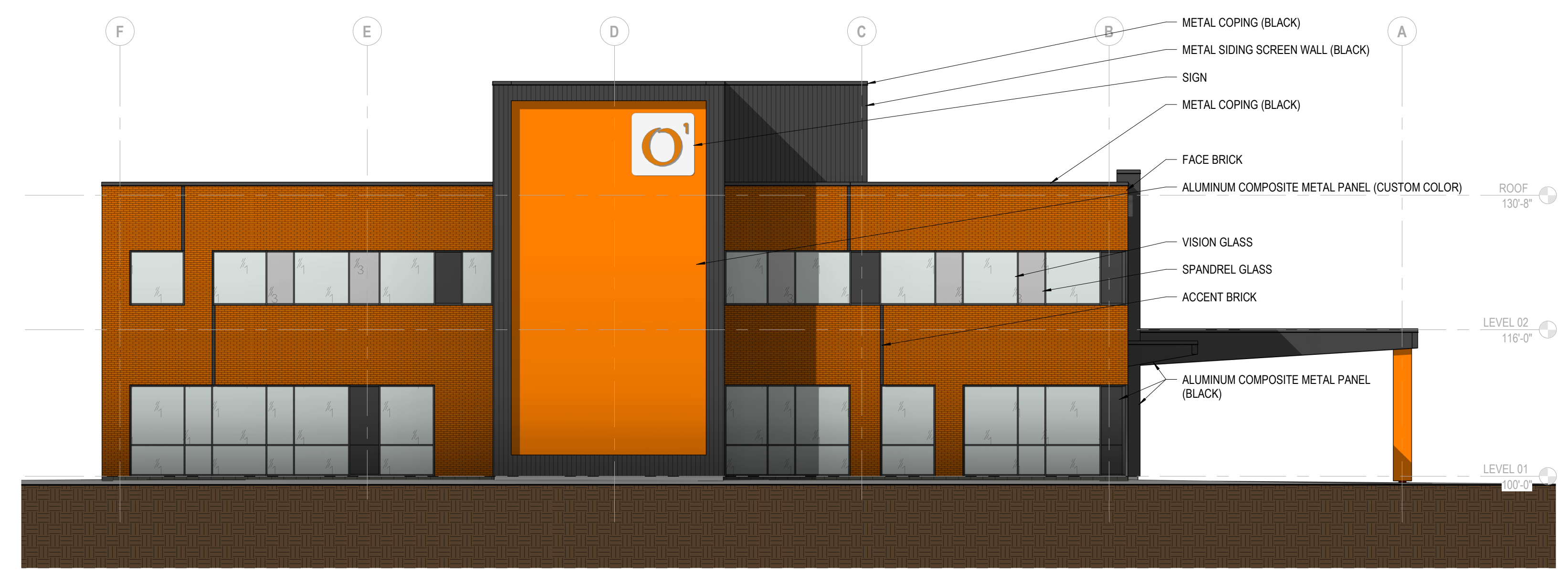
A3 PERSPECTIVE VIEW - NW

ORTHOPEDIC ONE - GAHANNA 



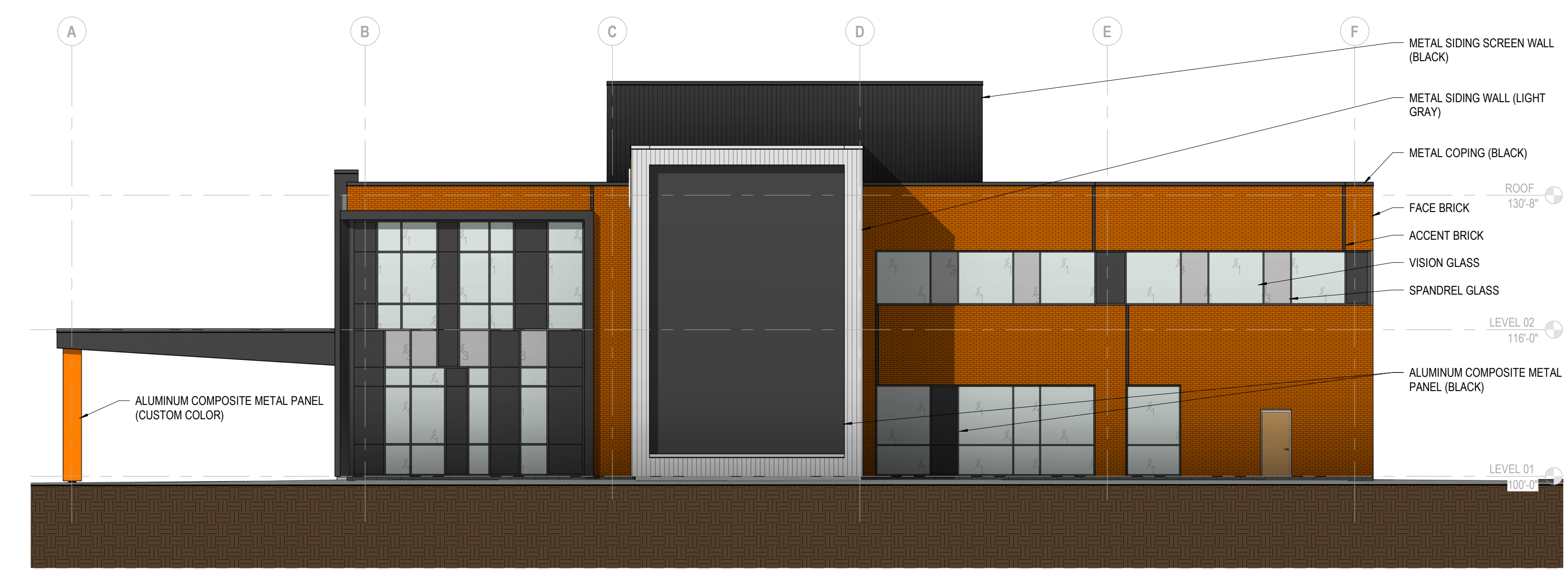
- METAL SIDING SCREEN WALL (BLACK)
- METAL COPING (BLACK)
- METAL COPING (BLACK)
- ROOF 130'-8"
- FACE BRICK
- SPANDREL GLASS
- VISION GLASS
- ACCENT BRICK
- LEVEL 02 116'-0"
- ALUMINUM COMPOSITE METAL PANEL (BLACK)
- LEVEL 01 100'-0"

4 ELEVATION EAST
1" = 10'-0"



- METAL COPING (BLACK)
- METAL SIDING SCREEN WALL (BLACK)
- SIGN
- METAL COPING (BLACK)
- FACE BRICK
- ALUMINUM COMPOSITE METAL PANEL (CUSTOM COLOR)
- ROOF 130'-8"
- VISION GLASS
- SPANDREL GLASS
- ACCENT BRICK
- LEVEL 02 116'-0"
- ALUMINUM COMPOSITE METAL PANEL (BLACK)
- LEVEL 01 100'-0"

3 ELEVATION NORTH
1" = 10'-0"



- METAL SIDING SCREEN WALL (BLACK)
- METAL SIDING WALL (LIGHT GRAY)
- METAL COPING (BLACK)
- FACE BRICK
- ACCENT BRICK
- VISION GLASS
- SPANDREL GLASS
- LEVEL 02 116'-0"
- ALUMINUM COMPOSITE METAL PANEL (BLACK)
- LEVEL 01 100'-0"

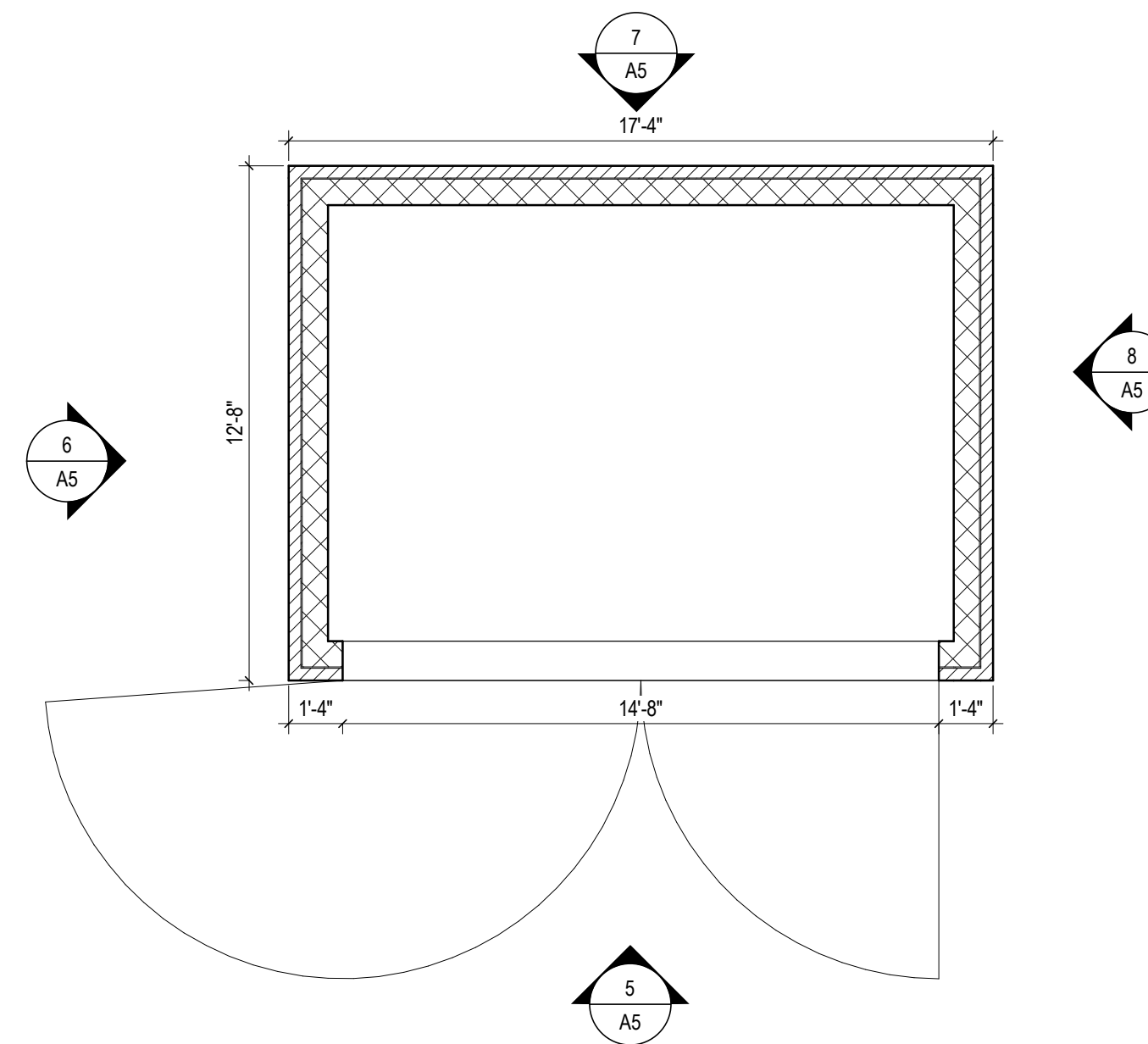
2 ELEVATION SOUTH
1" = 10'-0"



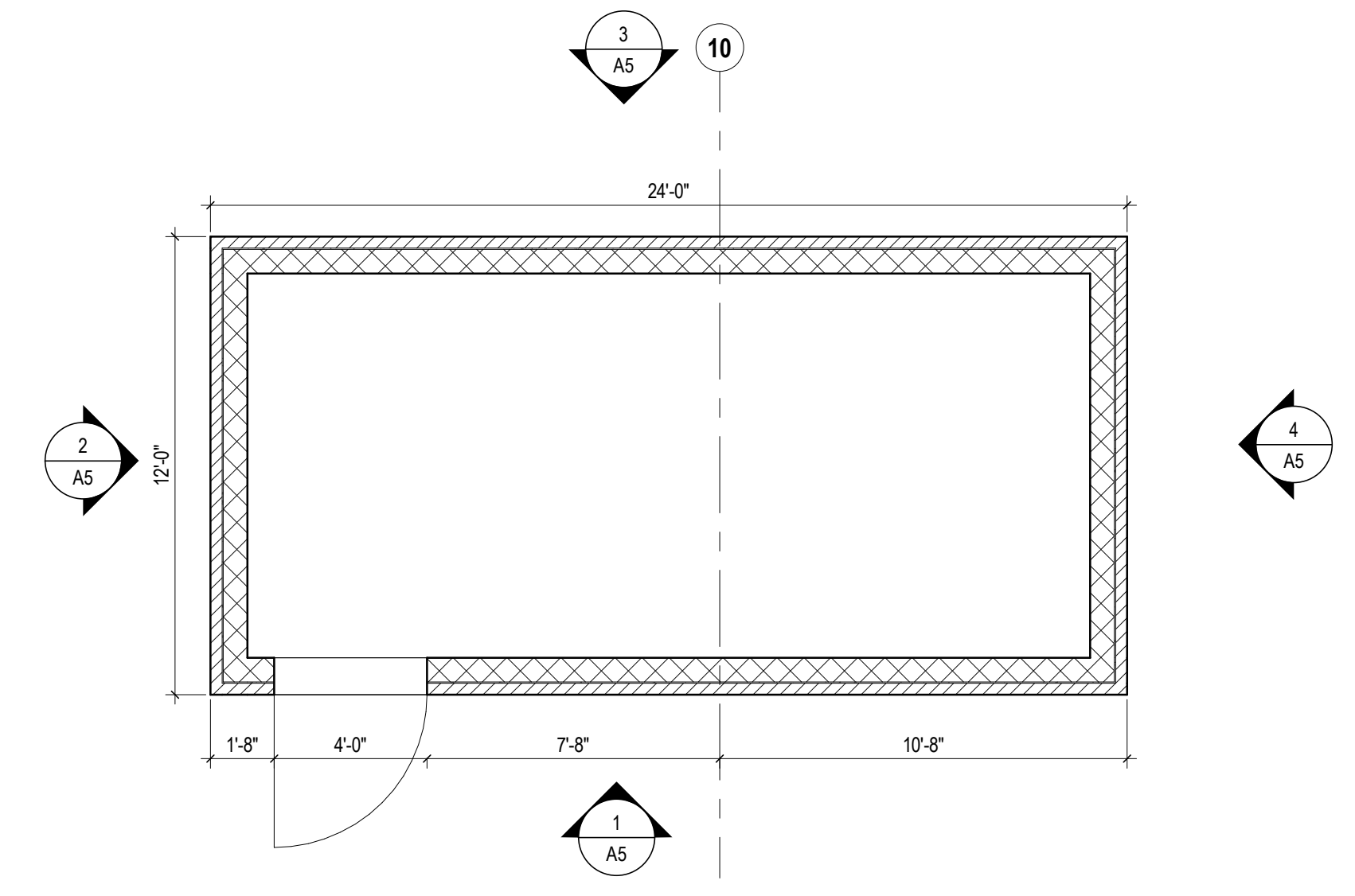
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- LEVEL 02 116'-0"
- ACCENT BRICK
- ALUMINUM COMPOSITE METAL PANEL (BLACK)
- LEVEL 01 100'-0"

1 ELEVATION WEST
1" = 10'-0"

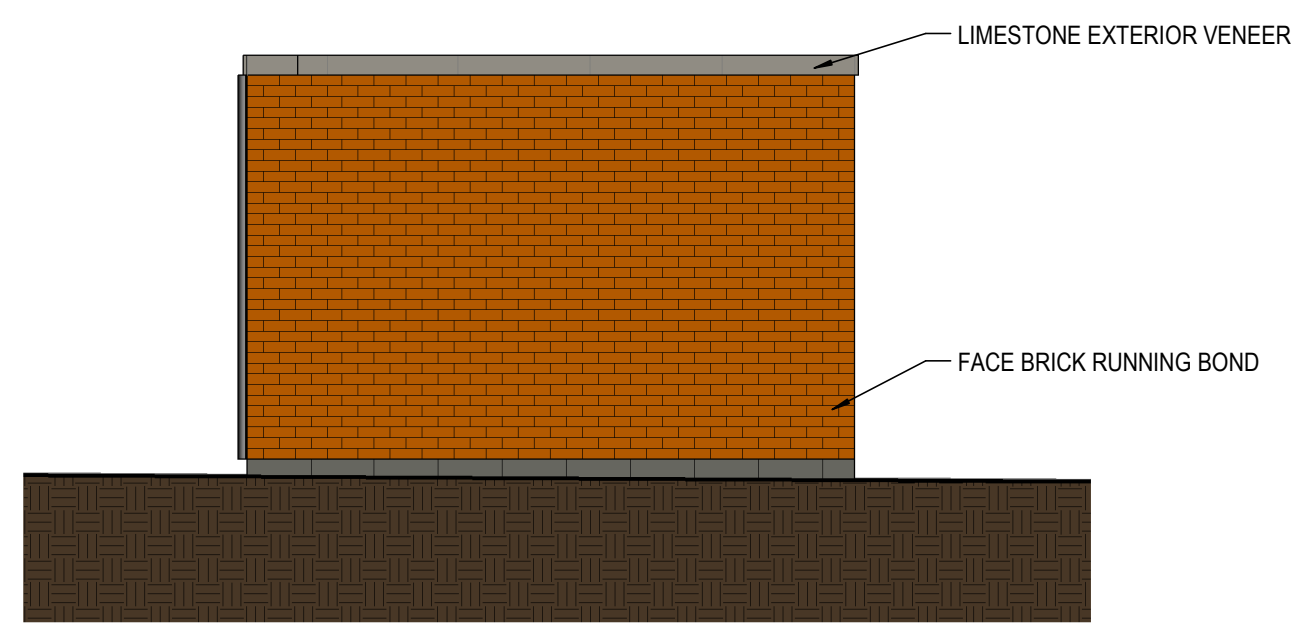




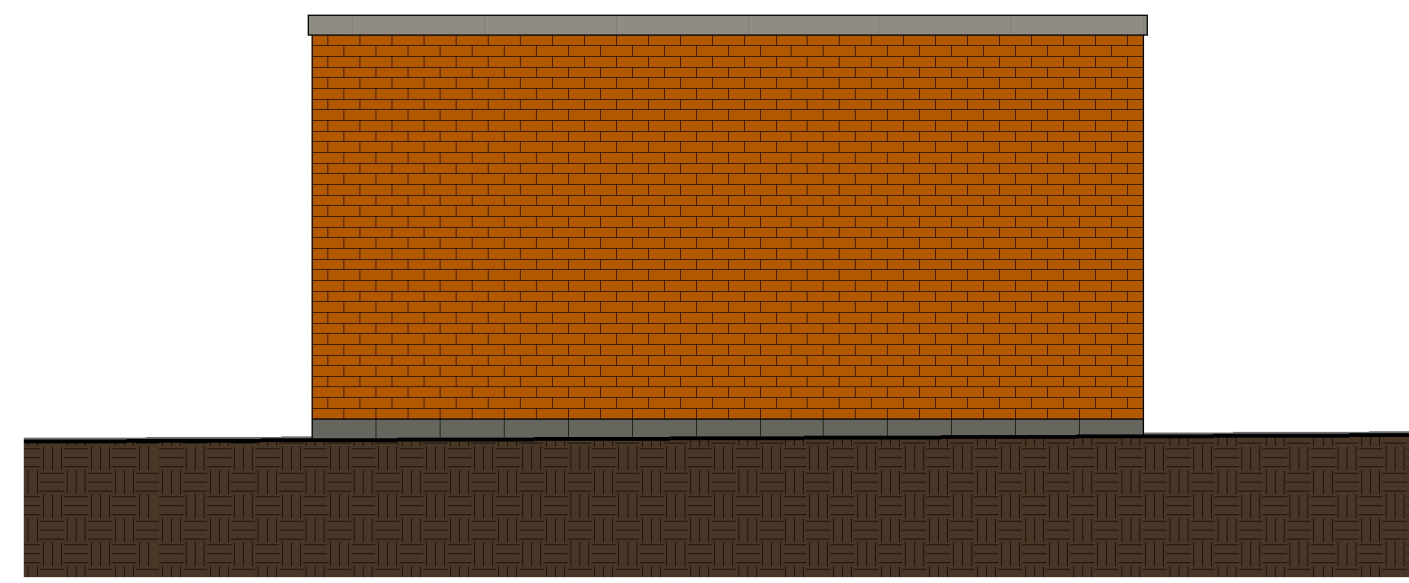
10 PLAN TRASH ENCLOSURE
1/4" = 1'-0"



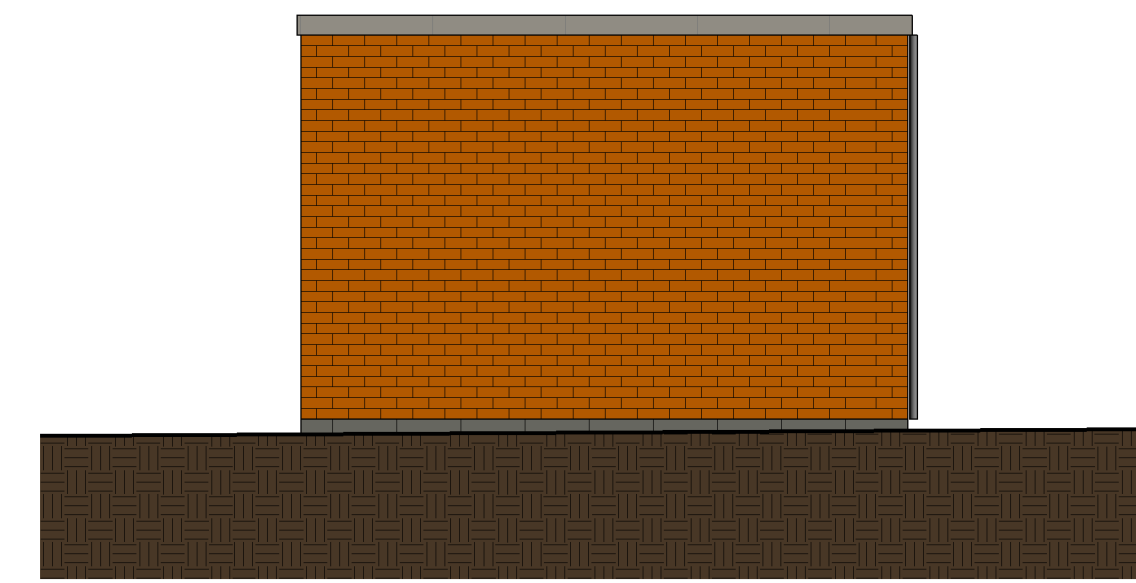
9 PLAN TRANSFORMER ENCLOSURE
1/4" = 1'-0"



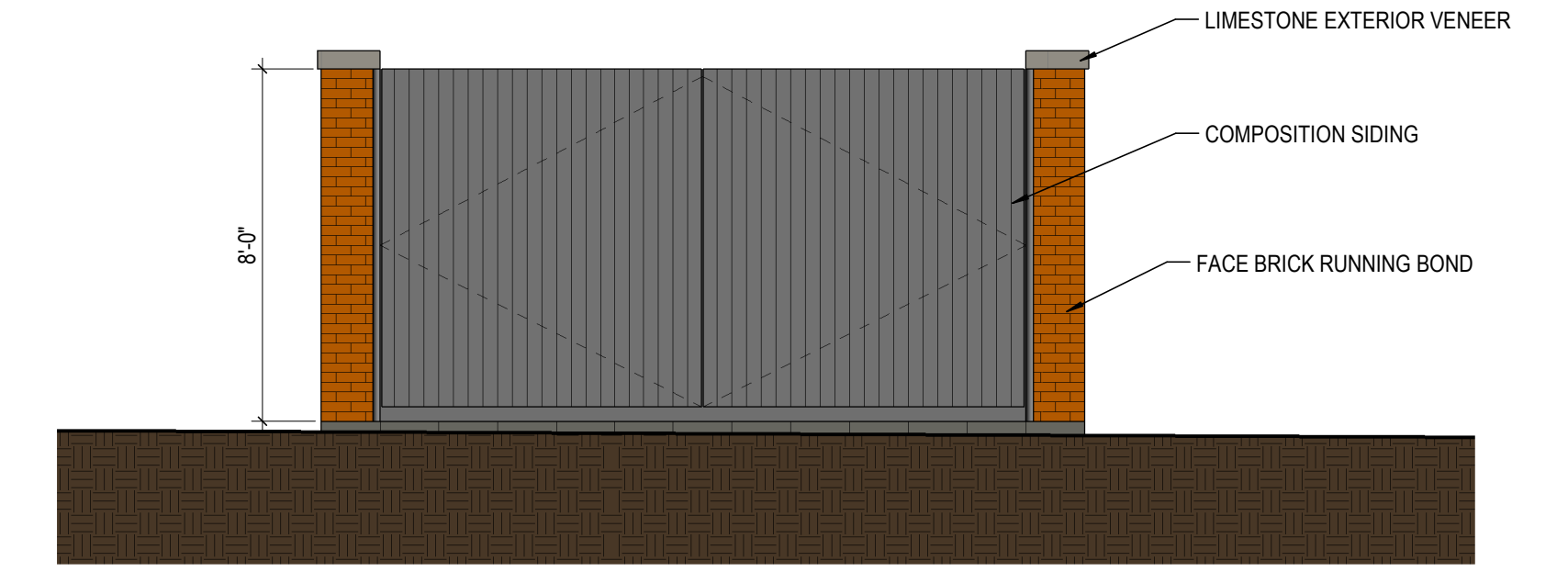
8 ELEVATION TRASH - RIGHT
1/4" = 1'-0" REF: 10 / A5



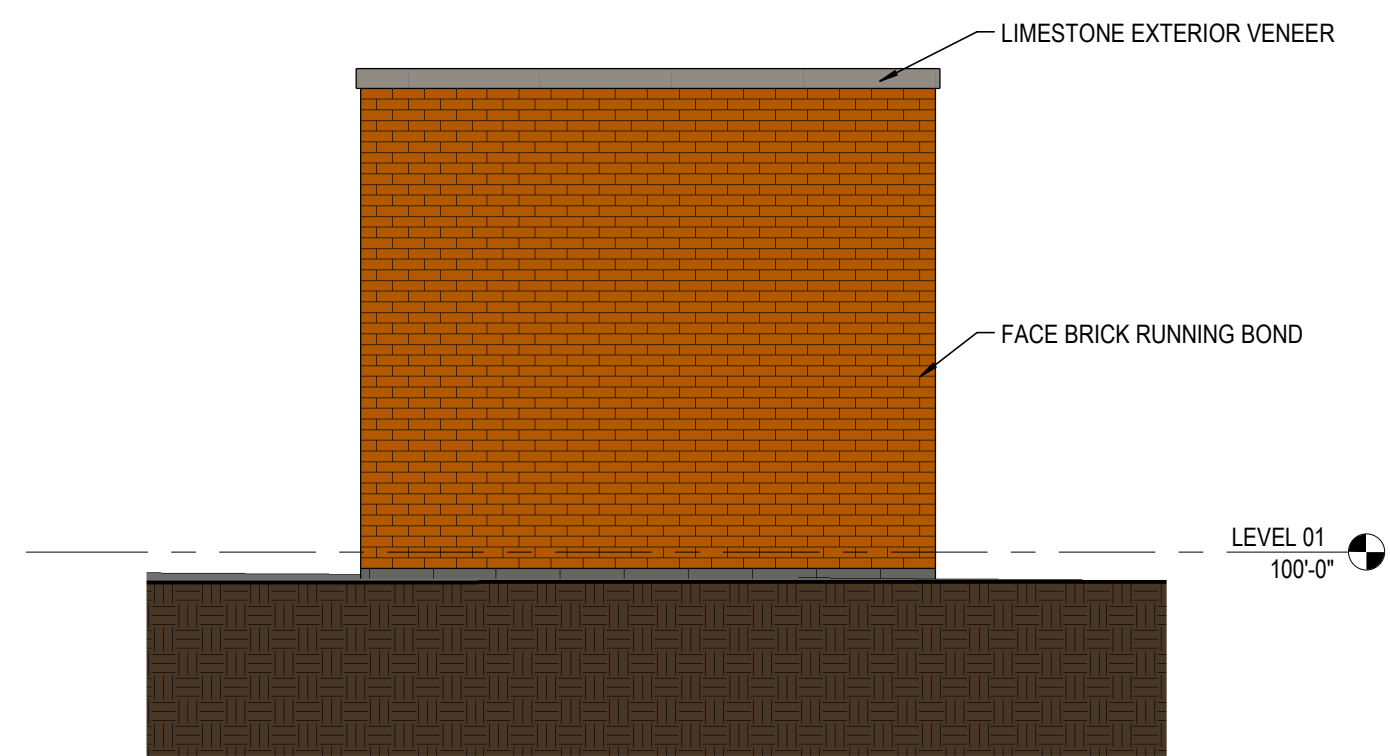
7 ELEVATION TRASH - BACK
1/4" = 1'-0" REF: 10 / A5



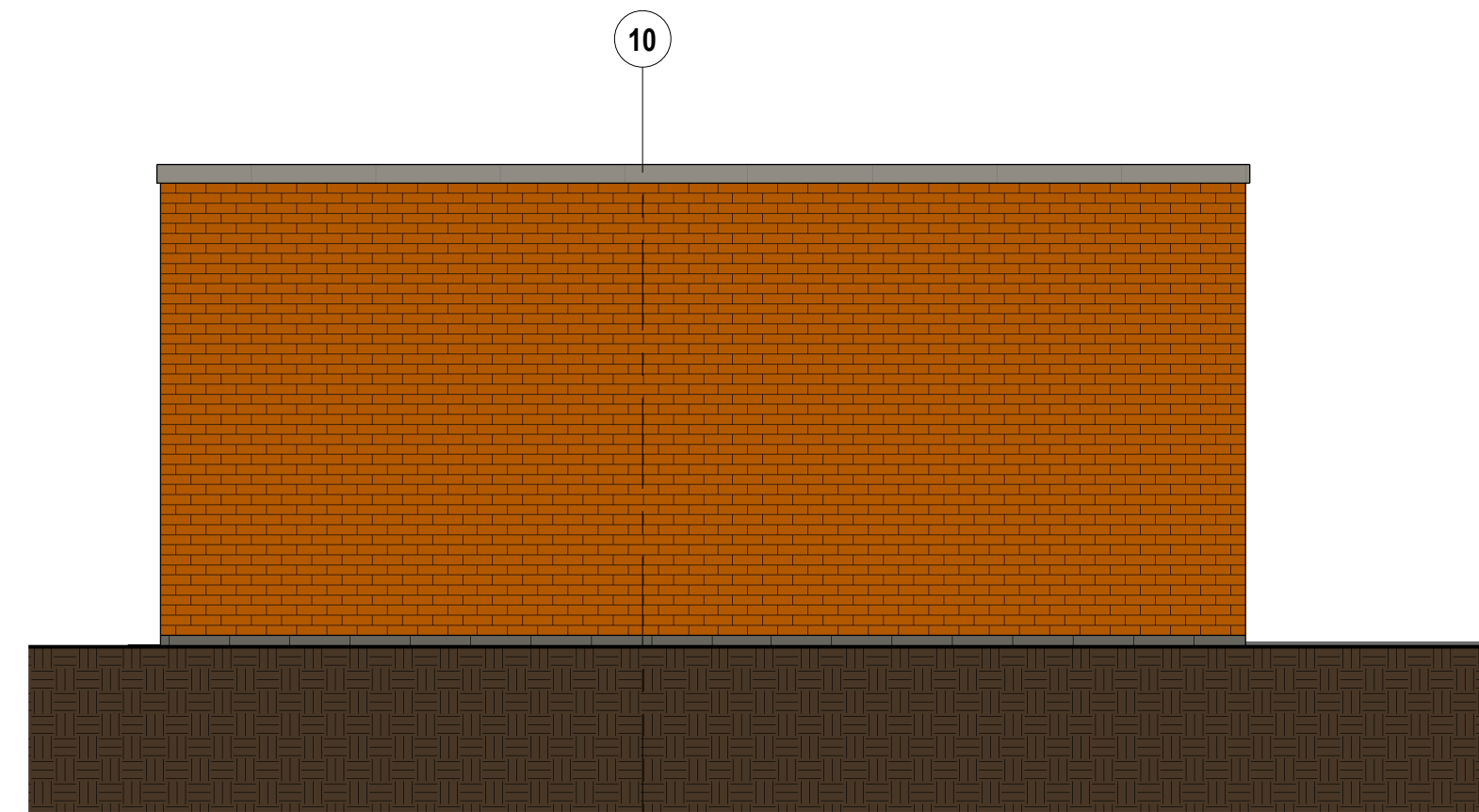
6 ELEVATION TRASH - LEFT
1/4" = 1'-0" REF: 10 / A5



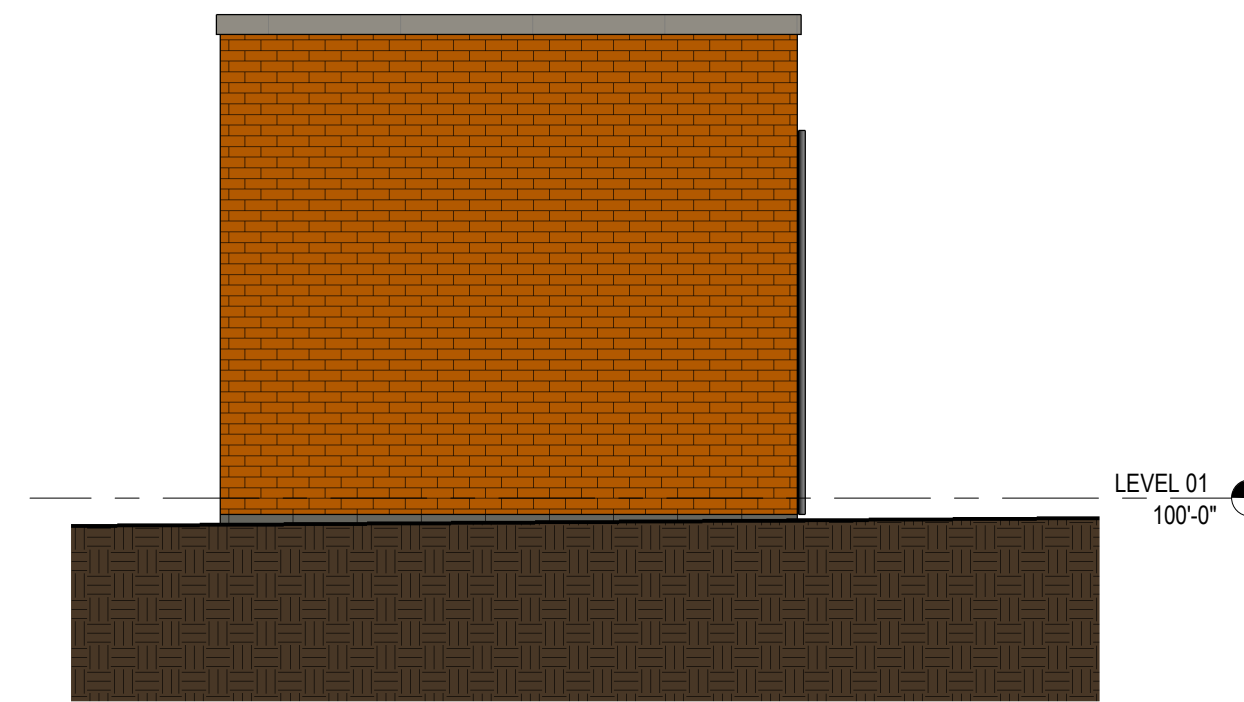
5 ELEVATION TRASH - FRONT
1/4" = 1'-0" REF: 10 / A5



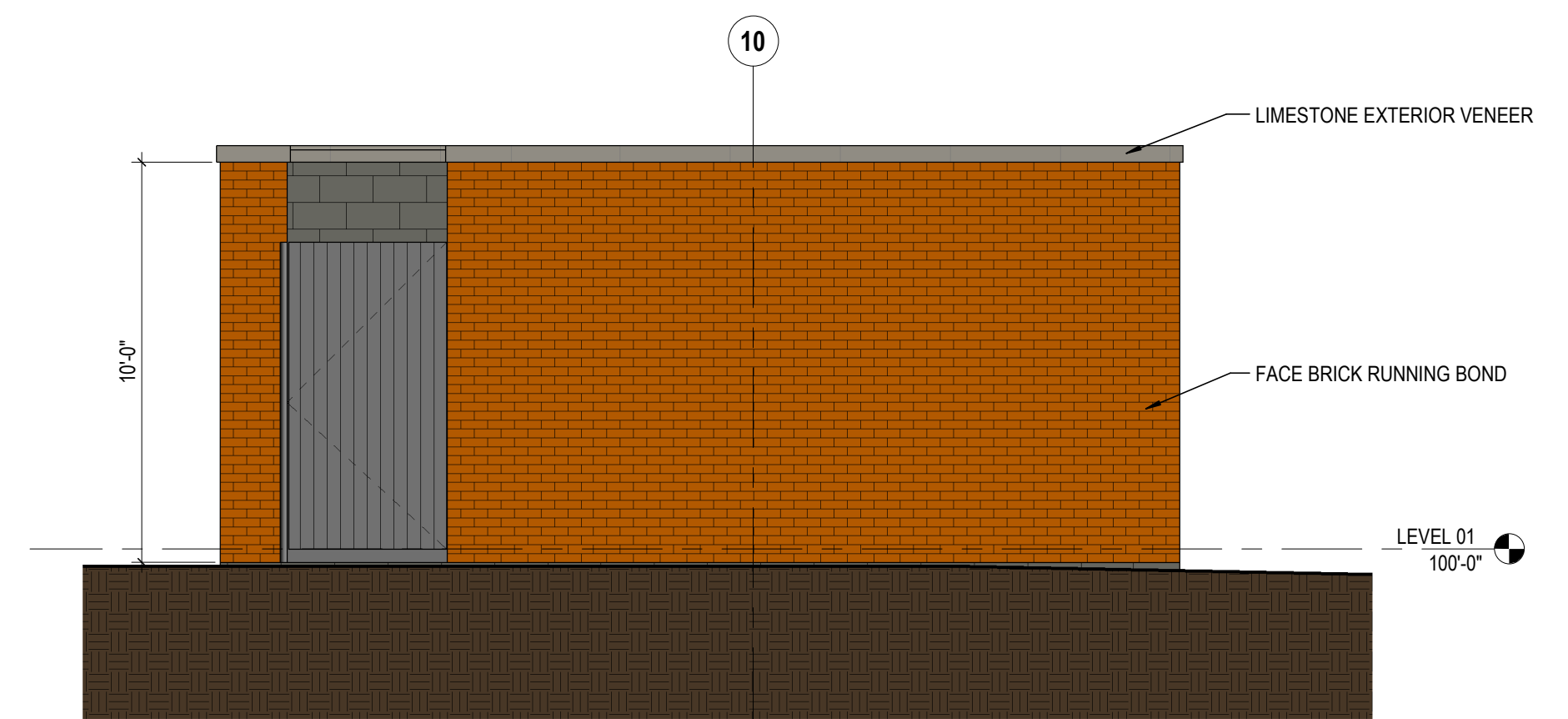
4 ELEVATION TRANSFORMER - SOUTH
1/4" = 1'-0" REF: 9 / A5



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



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



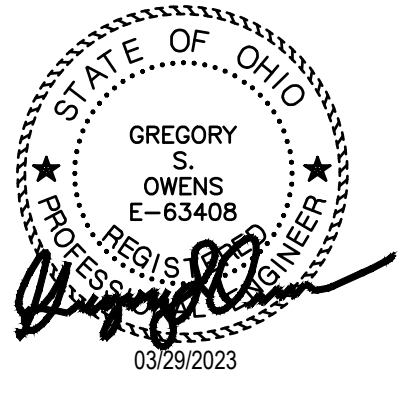
1 ELEVATION TRANSFORMER - WEST
1/4" = 1'-0" REF: 9 / A5

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"

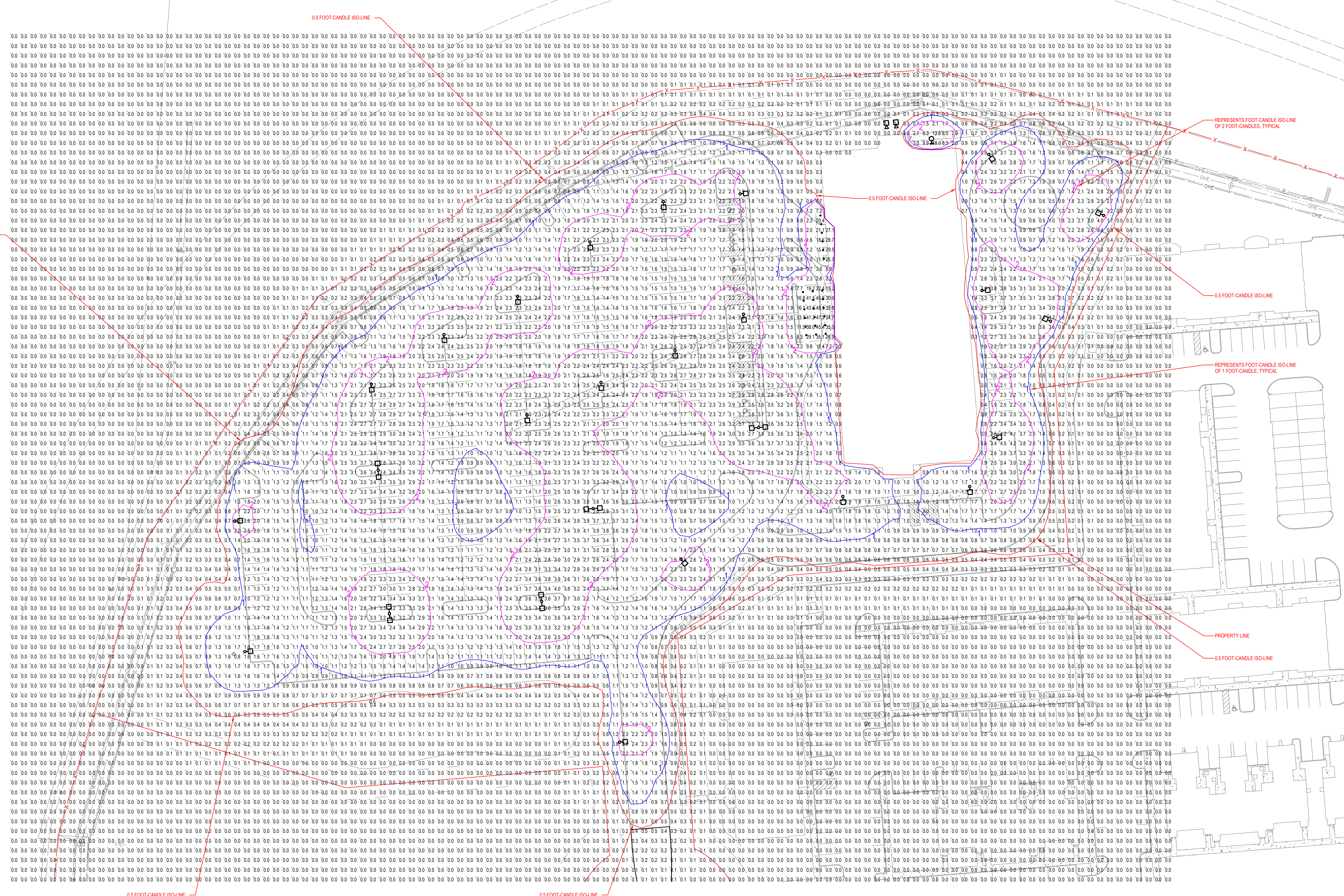


GENERAL NOTES

- 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-CANDLE 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"



E2 SITE LIGHTING CALCULATION

ORTHOPEDIC ONE - GAHANNA



D-Series Size 1 LED Area Luminaire

P2 - P3 FORWARD OPTICS, T2M DISTRIBUTION
P3 - P3 FORWARD OPTICS, T3M DISTRIBUTION
P3HS - P3 FORWARD OPTICS, T3M DISTRIBUTION
P4 - P3 FORWARD OPTICS, T4M DISTRIBUTION
P5, P5T - P4 FORWARD OPTICS, T5M DISTRIBUTION
20PT & 25FT STRAIGHT SQUARE BLACK STEEL POLES PER PLAN

Specifications
 EPA: 0.69 Ft² (0.06 ft²)
 Length: 32.71" (831 mm)
 Width: 14.26" (363 mm)
 Height H1: 7.88" (200 mm)
 Height H2: 2.73" (69 mm)
 Weight: 34 lbs (15.4 kg)

Introduction
 The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information
 EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBX2

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	F1	P6	30K 3000K	70CRI	AFR Automotive front row	TSM Type V medium
	F2	P7	40K 4000K	70CRI	TIS Type I short	T5G Type V low glare
	F3	P8	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide
	F4	P9	40K 4000K	70CRI	T3G Type III low glare	T5C Type II backlight control
	F5	P5	40K 4000K	70CRI	T4M Type IV medium	BLCA Type IV backlight control
	F6	P10	27K 2700K	80CRI	T4G Type IV low glare	LCO Left corner coat
	F7	P11	30K 3000K	80CRI	T5M Type V medium	RCO Right corner coat
	F8	P12	30K 3000K	80CRI	T5G Type V low glare	RCO Right corner coat
	F9	P13	30K 3000K	80CRI	T5W Type V wide	RCO Right corner coat
	F10	P14	40K 4000K	80CRI	T5C Type II backlight control	RCO Right corner coat

Shipping & Installation
 DSX1 LED: 120V-277V
 DSX1 LED: 120V-277V
 DSX1 LED: 120V-277V
 DSX1 LED: 120V-277V
 DSX1 LED: 120V-277V
 DSX1 LED: 120V-277V
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 DSX1 LED: 120V-277V
 DSX1 LED: 120V-277V

LITHONIA LIGHTING

LDN6 STATIC WHITE

6" Open and Wallwash LED Non-IC New Construction Downlight

FEATURES & SPECIFICATIONS
INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
 Vertically adjustable mounting brackets with commercial bar hangers provide 3-1/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight through conduit run. Capacity: 8 (4 in, 4 out), No. 12 AWG conductors, rated for 90°C.
 Accommodates 1/2"-3/4" joist spacing.
 Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
 Max ceiling thickness 1-1/2".
OPTICS — LEDs are bonded to a 3-Step MacAdam Ellipse; 80 CRI minimum, 90 CRI optional.
 LED light source concealed with diffusing optical lens.
 General illumination lighting with 1.0 S/M and 55° cutoff to source and source image. Also available in white and black painted reflectors.
USER — 150 lumens per foot for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CEI 117-1996/60umcort Glare in Interior Lighting.
ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
 0-10V dimming fixture requires (2) additional low-voltage wires to be pulled.
LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours.
LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR certified product. Drivers are RoHS compliant.
ROY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy American/ government procurement requirements under FAR, 3045 and DOT regulations. Please refer to www.usaonly.com/buy-american for additional information.
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.usaonly.com/support/customer-service-and-conditions.
 Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

PERFORMANCE DATA
 LDN6 3500K AIR LSS 80CRI

Nominal Lumens	Lumens	Wattage	Lm/W
500	529	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2066	22.5	91.1
2500	2594	28.3	88.4
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Dimensions
 LDN6 500 - 1500 LUMENS

LDN6

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: LDN6 35/15 L66 AR LSS MVOLT EZ10

LDN6 Series	Color Temperature	Lumens	Trim Style	Trim Color	Trim Finish	Flange Color	Mounting
LDN6 6" round	27K	270	LSS Downlight	AR	Clear	LSS Semi-specular	TRW White painted flange
	30K	300K	L66 Wallwash	WB	White	L66 Matte-White	TBRL Black painted flange
	40K	4000K		BR	Black	L66 Custom	FCPC Custom painted flange only
	50K	5000K		TRALTRD	RAL painted trim	RAI painted	FRALTRD RAI painted flange only

Options
 HA0 High ambient option (40°C)
 CP Chicago Plenum
 RBL RBL-ready luminaire connectors enable a simple and consistent factory installed option across all AB luminaire boards. Refer to RBL for complete nomenclature. Available only in RBLA, RBLB, RBLC, and RBLD.
 BAA Buy American/ Act Compliant
 SFC Single layer

Option Value Ordering Restrictions

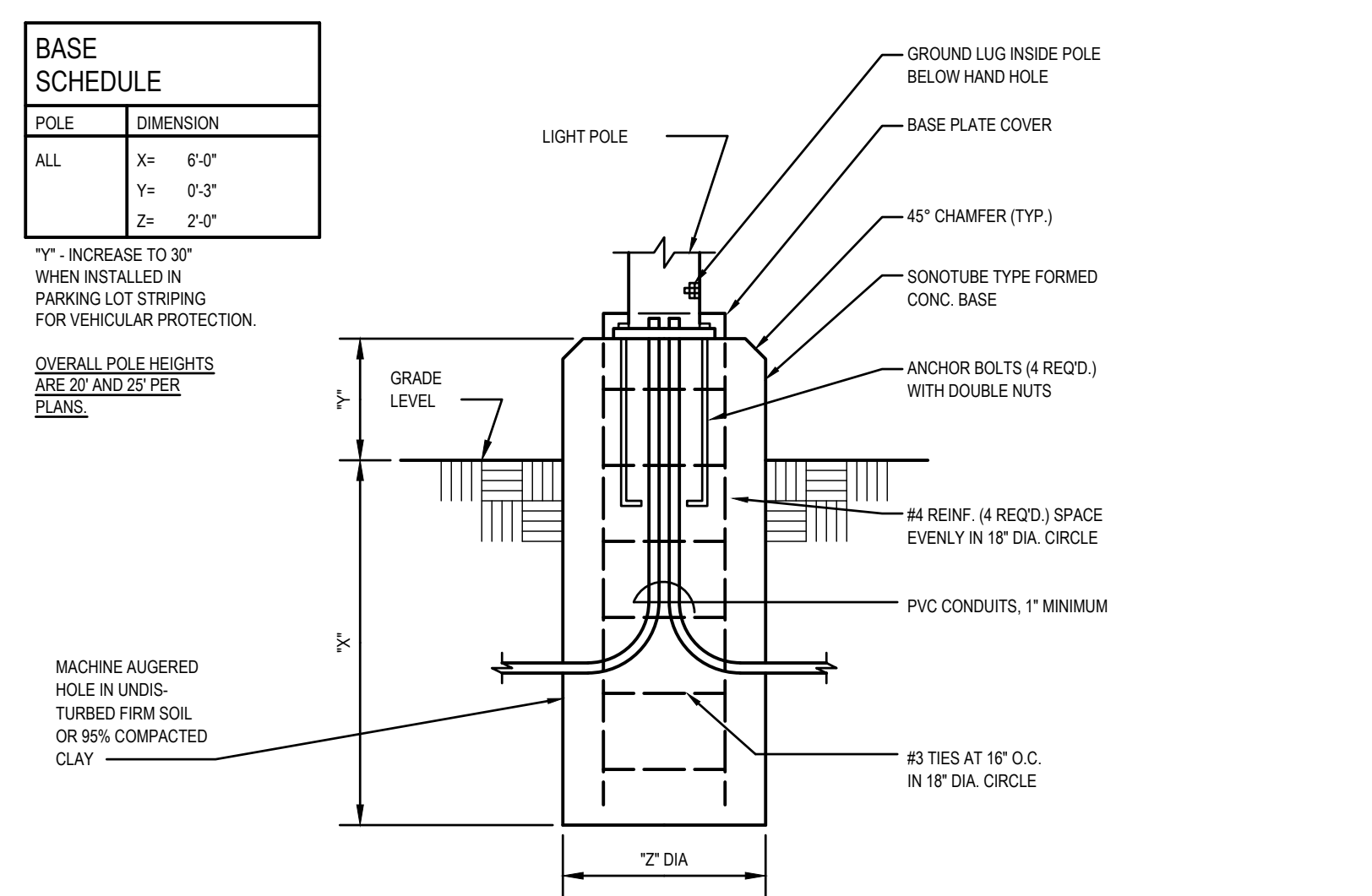
Option value	Restriction
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WV, BR	Not available with finishes.
SF	Not available with emergency options.
2PT	Must specify voltage 120V or 277V.
TRW, TBRL, EL, ELR, ELSD, ELSSD, ELDWCP, ELDWCPB, NPSR2Z, NPSR2ZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See UL 924 Sequence of Operation table.
NPSR2Z, NPSR2ZER	Flattest beam at 80% light level. Must be specified with NPSR2Z or NPSR2ZER. Only available with E2 drivers.
NLTAR, NLTAR2, NLTAR2Z, NLTAR2ZER	Not available with CP, NPSR2Z, NPSR2ZER, NPSR2Z, NPSR2ZER or NPSR2ZER. Not recommended for metal ceiling installations.
HA0	Flattest beam at 80% light level. Must be specified with HA0. Only available with emergency battery pack option.
JOT	Must specify voltage for 3000m and above. 5000m with marked spacing 24" x 24" W x 14" H. Not available with emergency battery pack option.

Accessories: Order as separate catalog number:
 EAK USM 375 Compact interruptible emergency AC power system
 EAK USM 125 Compact interruptible emergency AC power system
 GRAB6 JZ Oversized trim ring with 8" outside diameter

SCA6 Sloped Ceiling Adapter: Degree of slope must be specified (30, 100, 150, 200, 250, 300). See SCA6 100

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	P5	13	Lithonia Lighting	DSX1 LED P4 40K T5M MVOLT	DSX1 LED P4 40K T5M MVOLT	LED	1	DSX1_LED_P4_40K_T5M_MVOLT.Tes	15042	0.93	125
□	P5T	5	Lithonia Lighting	DSX1 LED P4 40K T5M MVOLT	DSX1 LED P4 40K T5M MVOLT	LED	1	DSX1_LED_P4_40K_T5M_MVOLT.Tes	15042	0.93	250
□	P2	4	Lithonia Lighting	DSX1 LED P3 40K T2M MVOLT	DSX1 LED P3 40K T2M MVOLT	LED	1	DSX1_LED_P3_40K_T2M_MVOLT.Tes	12548	0.93	102
□	P3HS	2	Lithonia Lighting	DSX1 LED P3 40K T3M MVOLT HS	DSX1 LED P3 40K T3M MVOLT with houseshield	LED	1	DSX1_LED_P3_40K_T3M_MVOLT_HS.Tes	9868	0.93	102
□	P4	1	Lithonia Lighting	DSX1 LED P3 40K T4M MVOLT	DSX1 LED P3 40K T4M MVOLT	LED	1	DSX1_LED_P3_40K_T4M_MVOLT.Tes	12308	0.93	102
○	R1	24	Lithonia Lighting	LDN6 4030 LOGAR LSS	LDN6 4030 LOGAR 3000LM CLEAR, SEMI-SPECULAR REFLECTOR, CR80	LED	1	LDN6_40_30_L_OGAR_LSS.Tes	3026	0.93	34.75
□	W1	1	Lithonia Lighting	WST LED P3 40K VW MVOLT	WST LED P3 40K VW MVOLT	LED	1	WST_LED_P3_40K_VW_MVOLT.Tes	6689	0.93	50



LIGHT POLE BASE DETAIL
 SCALE: NONE



WST LED Architectural Wall Sconce



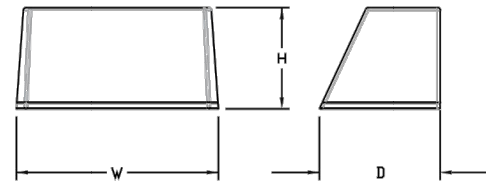
WST LED Architectural Wall Sconce



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		FRBW Premium surface-mounted back box*
	P3 6,000 Lumen package	40K 4000 K		240		Shipped separately
		50K 5000 K				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 FT²
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	103 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

CONTROLS NON-DIMMING, 10V DIMMING, DMX DIMMING, DMXCAT

OPTIONS VISOR ACCESSORY, SMOOT ACCESSORY, WIRE GUARD ACCESSORY, 2.5" DIA. POLE ADAPTOR, POLE MOUNT 4, POLE MOUNT 4.5, 2.98" TENON ADAPTOR, 4.00" TENON ADAPTOR, CORROSION RES. FINISH, WHITE CABING, EXTENDED ARM, CUSTOM COLOR

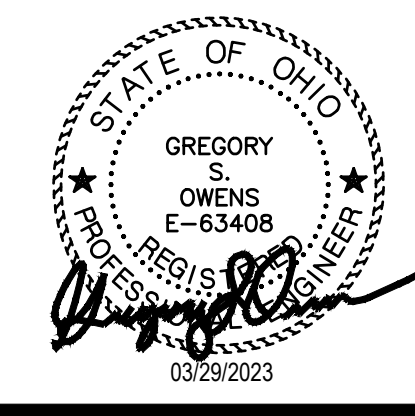
CONTROL & WIRING ORDER OPTIONS

DMX DISTRIBUTION KIT + ADDRESSING TOOL - REQUIRED FOR DMX DIMMING

EXTERIOR LEADER CABLES (FOR 120V OR 277V ONLY)

EXTERIOR JUMPER CABLES (FOR 120V OR 277V ONLY)

Revised March 23, 2023
Specifications subject to change without notice



BURGESS & NIPLE

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

Address	Parcel No.	Acreage
Hamilton Road	025-013767-00	40.806

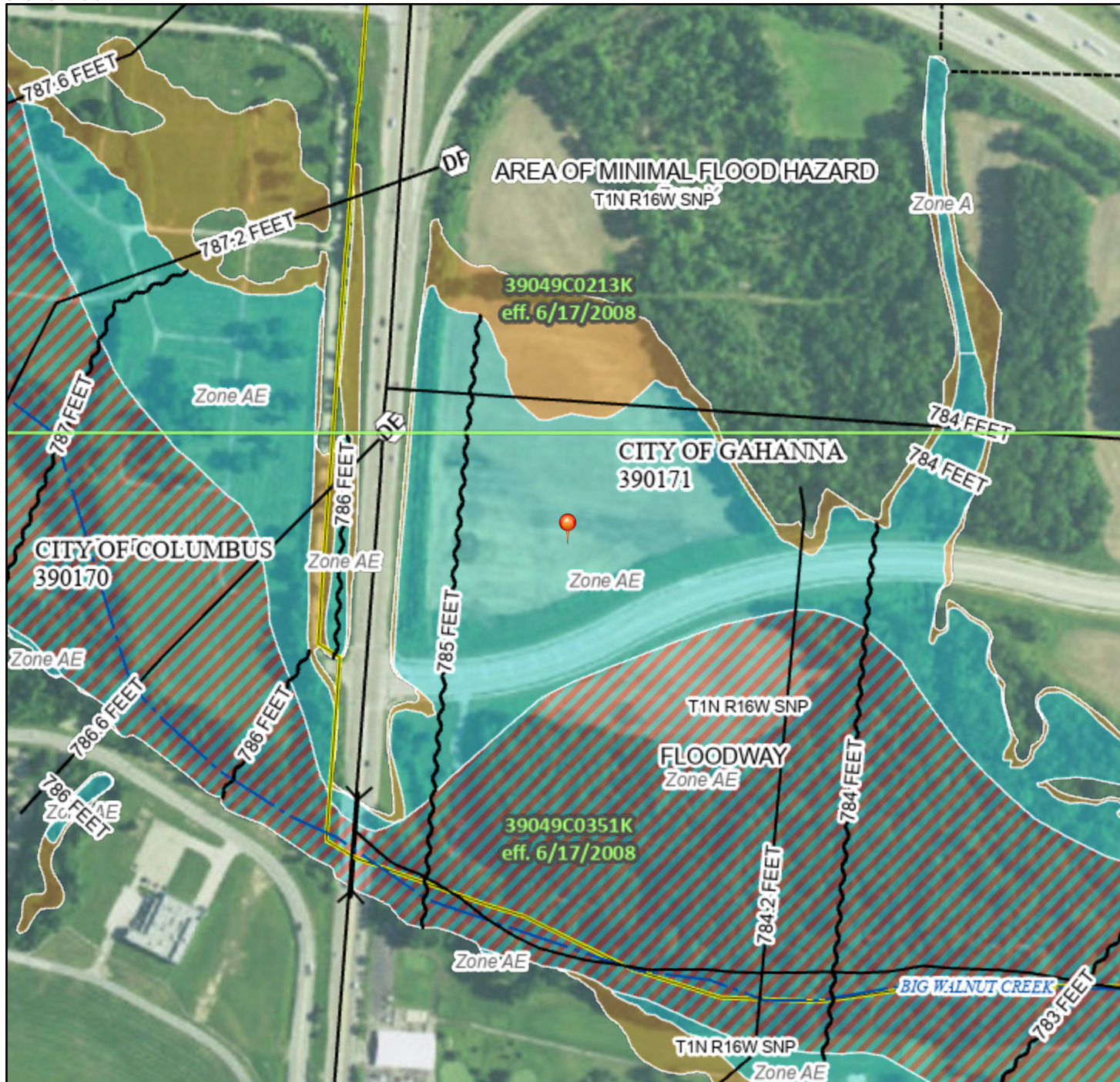
Big Walnut Creek is located to the south of the parcel and the FEMA flood mapping for Big Walnut Creek had a portion of the parcel identified as being within flood zone AE, those areas subject to inundation by the 1 percent chance flood (**Figure 1**). The identified 1 percent chance flood elevation 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
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		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
		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.

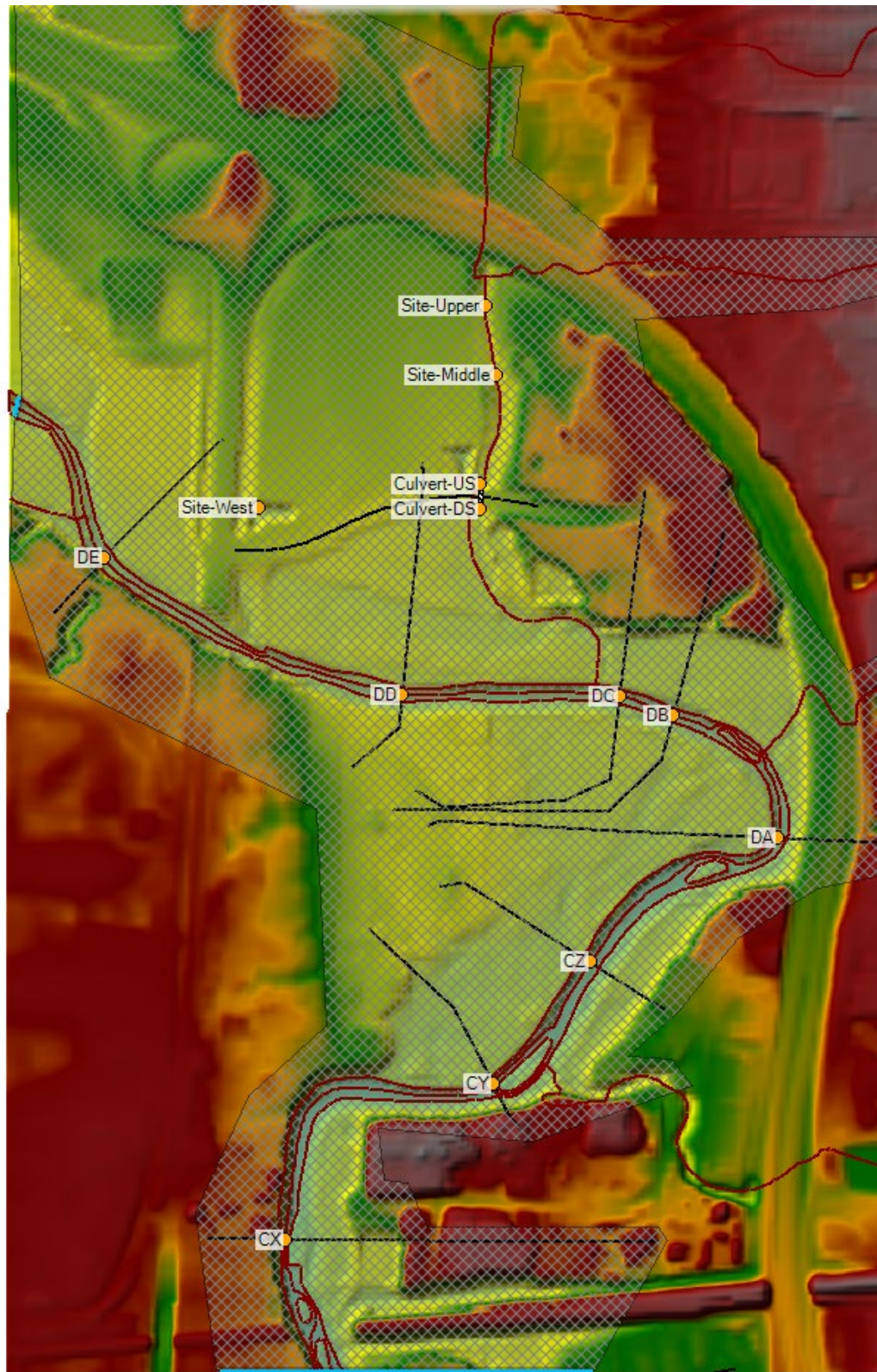


Figure 2: Proposed Fill Model

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.

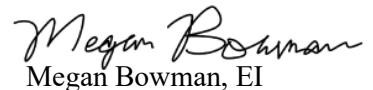
Sincerely,



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 Final Development Plan

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.

Fire District (welshp@mifflin-oh.gov)

2. The proposed building size is a two story approximately 60,000 square feet. Assuming it is of IIB construction, the required fire flow would be 5,250 gallons per minute. With the building sprinklered, you can reduce the fire flow for the building by 75 percent which equates to 1312.5 GPM. Contact has been made about City of Gahanna and Mifflin Township requirements public and private hydrant locations to E.P. Ferris.

Response: FIRE FLOW TEST INDICATED A FLOW OF 1000 GPM ON TECH CENTER DRIVE.

3. Fire apparatus roadway calculations have been provided and are of adequate width and spacing.

4. As the project commences and buildouts are submitted, travel distances will need to be revisited.

Response: Travel Distances will be provided as plans develop.

5. Fire equipment accessibility for 3 sides of the structure is adequate for fire protection.

6. The fire division has no other objection than what is listed.

7. Comments will be given for required fire protection systems when requested.

Engineering Project Administrator (614) 342-4056

8. Use the City of Gahanna Basemap Application as a reference for public utilities owned and operated by the City of Gahanna. *(Informational Comment)*

Response: Noted

9. This preliminary review does not constitute a comprehensive engineering design review. A formal site civil review will be conducted upon the approval of the final development plan. *(Informational Comment)*

Response: NOTED, A PRIVATE SITE IMPROVEMENT PLAN WILL BE SUBMITTED AT A LATER DATE.

10. To support the health, safety, and public welfare the public roadway and supporting utilities must be in place prior to the issuance of building permits.

Response: THE PLAN IS TO CONSTRUCT THE PUBLIC UTILITIES CONCURRENT WITH THE ORTHO ONE SITE. TEMPORARY CONSTRUCTION AND EMERGENCY VEHICLE ACCESS WILL BE PROVIDED BY A CONSTRUCTION ACCESS ROAD THROUGH THE SITE TO THE SOUTH. WE HAVE ALSO REACHED OUT TO MIFFLIN TWP TO ASK IF THEY WILL ACCEPT A TEMPORARY HYDRANT FROM THE EXISTING 12" WATER MAIN ON THE NORTH SIDE OF THE SITE FOR FIRE COVERAGE.

11. FEMA CLOMR-F may be required and shall be obtained prior to construction. *(Informational Comment)*

Response: THIS SITE IS NOT LOCATED WITHIN THE FLOODPLAIN LIMITS.



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

12. Sidewalks shall satisfy ADA requirements for minimum width and other related design standards such as ADA compliant curb ramps.

Response: NOTED, GRADING DETAILS WILL BE PROVIDED ON THE PSIP.

13. ADA requirements for parking lots such as the amount of accessible parking stalls, design of stalls, location of stalls, and others shall be satisfied.

Response: NOTED, ADA PARKING LOCATIONS SHOWN ON THE PLAN.

14. The temporary access drive will need to be closely coordinate with future roadway and utility work so site access is maintain to this far end of the development tract for business continuity and life safety. A thorough phasing and logistics plan will be required.

Response: Noted

Utilities Engineer**(614) 342-4057**

15. Water- For the proposed public water main, a separate plan set will be required for that work, an OEPA PTI will be required and an easement must be granted to City. The OEPA permit must be issued prior to start of construction of the public water main; the easement may be dedicated to the City after construction is completed.

Response: DETAILS FOR THE WATER MAIN WILL BE INCLUDED IN THE CRESCENT BLVD ROADWAY DRAWINGS AND LOCATED WITHIN FUTURE R/W.

16. Stormwater - Existing wetlands shown on the plan need to be delineated. Please provide wetlands delineation report, if available. As required by the Ohio EPA general construction permit, earth disturbance is defined to include clearing and grubbing. If clearing and grubbing of the site exceeding 1.0 acres is initiated prior to final approval of the site plan, an OEPA general construction permit must be obtained and relevant documentation (including an SWP3 plan) must be provided to Gahanna's Engineering Department.

Response: NOTED, WETLANDS ARE SHOWN ON THE PLAN. WE ARE IN PROCESS OF OBTAINING THE OEPA CONSTRUCTION PERMIT AND THE PROPOSED MG&F PLAN WILL INCLUDE SWP3 CONTROLS.

17. Sanitary - For the proposed public sanitary sewer, a separate plan set will be required for that work (which must be approved by DOSD), an OEPA PTI will be required and an easement must be granted to City. DOSD approval and the OEPA permit must be issued prior to start of construction of the public sewer main; the easement may be dedicated to the City after construction is performed. The off-site portions of the proposed sanitary sewer main should also be shown on any other FDP submissions that are still under review, as necessary.

Response: NOTED. THE OFF-SITE PORTIONS OF THE SANITARY SEWER ARE SHOWN ON THE CRESCENT WOODS APARTMENTS FDP SUBMITTAL.

Planning**(614) 342-4025**

18. The "general zoning info" table on the site plan states that there is a variance to reduce the parking setback along the eastern property lines from 25 ft to 7 ft. This variance needs to be added to the current Variance application.

Response: Will Comply, ADDED TO TABLE. VARIANCE NEEDED FROM SECTION 1151.04(b)(14)

19. Please remove the "proposed zoning"/L-MFRD row on the "general zoning info" table.

Response: Addressed

20. Please add the area of just the parking areas to the site data table. Make sure it is consistent with the calculations provided for Ch 1163 interior landscaping requirements.

Response: Addressed

21. On the landscape plan table, the calculations for 1163.08(c) and 1163.08(e) are different. The area calculations for these should be the same since the number of trees required is based off of the area of required landscaping. Please revise.

Response: Will comply and adjusted.

22. On the landscape plan's table, please revise so the exact Code sections are referenced. The last two need to be changed to 1167.20(b)(1) and 1167.20(b)(7). Please revise in the Variance application as well.



Response: Will Comply

23. For the property perimeter calculations on the landscape plan, the 883 LF should be divided by 40, not 22. Please revise for accuracy.

Response: Will clarify and adjust. Calculation still yields 22 trees required.

24. Informational Comment: Per Chapter 1105.10(a), no permits may be obtained until a Final Plat is approved by Council.

Response: Understood

Parks

(614) 342-4261

25. 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.

26. 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.

27. 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.

List & address of Contiguous Property Owners:

For the future parcel it would just be:

- o Owner: CP CRESCENT LLC
- o Parcel ID: 025-013767-00
- o Owner Mailing: 250 CIVIC CENTER DRIVE SUITE 500
COLUMBUS OH 43215

Across the road from the flag parcel (assuming just Tech Center) it would also be:

- o Owner: CITY OF GAHANNA OHIO
- o Parcel ID: 025-003905-00
- o Owner Mailing: 200 N HAMILTON
GAHANNA OHIO 43230

The contiguous owners to the parent parcel would add (assuming we don't need to go to the parcels on the other side of Hamilton or 270)

- o Owner: CRESCENT AT CENTRAL PARK LLC
- o Parcel ID: 025-013774-00
- o Owner Mailing: 132 PRESTON RD
COLUMBUS OH 43209

If we need the addresses across Hamilton (or 270?) please let me know, it adds almost a dozen additional parcels, all owned by the CRAA.

Please let us know if we need to provide 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 Final Development Plan

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.

Fire District (welshp@mifflin-oh.gov)

2. The proposed building size is a two story approximately 60,000 square feet. Assuming it is of IIB construction, the required fire flow would be 5,250 gallons per minute. With the building sprinklered, you can reduce the fire flow for the building by 75 percent which equates to 1312.5 GPM. Contact has been made about City of Gahanna and Mifflin Township requirements public and private hydrant locations to E.P. Ferris.
3. Fire apparatus roadway calculations have been provided and are of adequate width and spacing.
4. As the project commences and buildouts are submitted, travel distances will need to be revisited.
5. Fire equipment accessibility for 3 sides of the structure is adequate for fire protection.
6. The fire division has no other objection than what is listed.
7. Comments will be given for required fire protection systems when requested.

Engineering Project Administrator (614) 342-4056

8. The temporary access roadway is within the floodplain. A FEMA CLOMR-F may be required and shall be obtained prior to construction.
9. Provide documentation showing responsible parties for design and construction of Crescent Boulevard.

Transportation & Mobility Engineer (614) 342-4050

10. ADA requirements for parking lots such as the amount of accessible parking stalls, design of stalls, location of stalls, and others shall be satisfied.
11. The temporary access drive will need to be closely coordinate with future roadway and utility work so site access is maintain to this far end of the development tract for business continuity and life safety. A thorough phasing and logistics plan will be required. The City recommends the temporary access road be constructed to meet public roadway standards.

Utilities Engineer (614) 342-4057

12. Water- For the proposed public water main, a separate plan set will be required for that work, an OEPA PTI will be required and an easement must be granted to City. The OEPA permit must be issued prior to start of construction of the public water main; the easement may be dedicated to the City after construction is completed.
13. Stormwater - Existing wetlands shown on the plan need to be delineated. Please provide wetlands delineation report, if available. As required by the Ohio EPA general construction permit, earth disturbance is defined to include clearing and grubbing. If clearing and grubbing of the site exceeding 1.0 acres is initiated prior to final approval of the site plan, an OEPA general construction permit must be obtained and relevant documentation (including an SWP3 plan) must be provided to Gahanna's Engineering Department.
14. Sanitary - For the proposed public sanitary sewer, a separate plan set will be required for that work (which must be approved by DOSD), an OEPA PTI will be required and an easement must be granted to City. DOSD approval and the OEPA permit must be issued prior to start of construction of the public sewer main; the easement may be dedicated to the City after construction is performed. The off-site portions of the proposed sanitary sewer main should also be shown on any other FDP submissions that are still under review, as necessary.

Parks (614) 342-4261

15. 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 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.

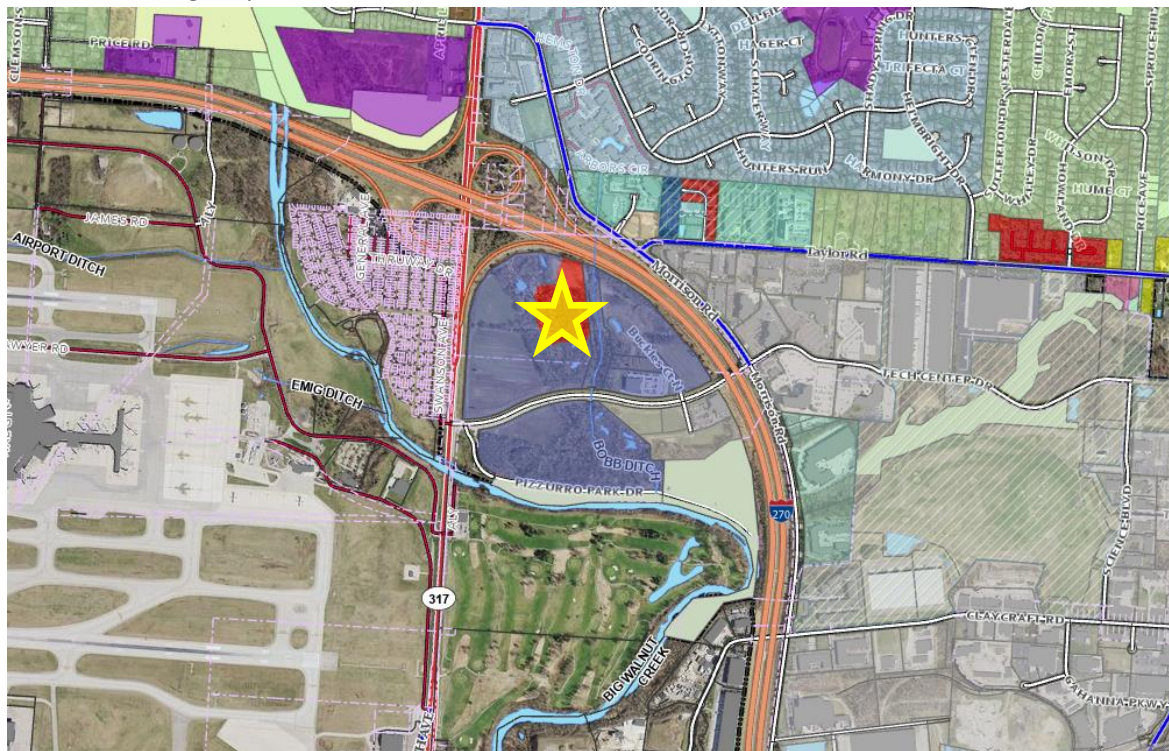
Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- 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.

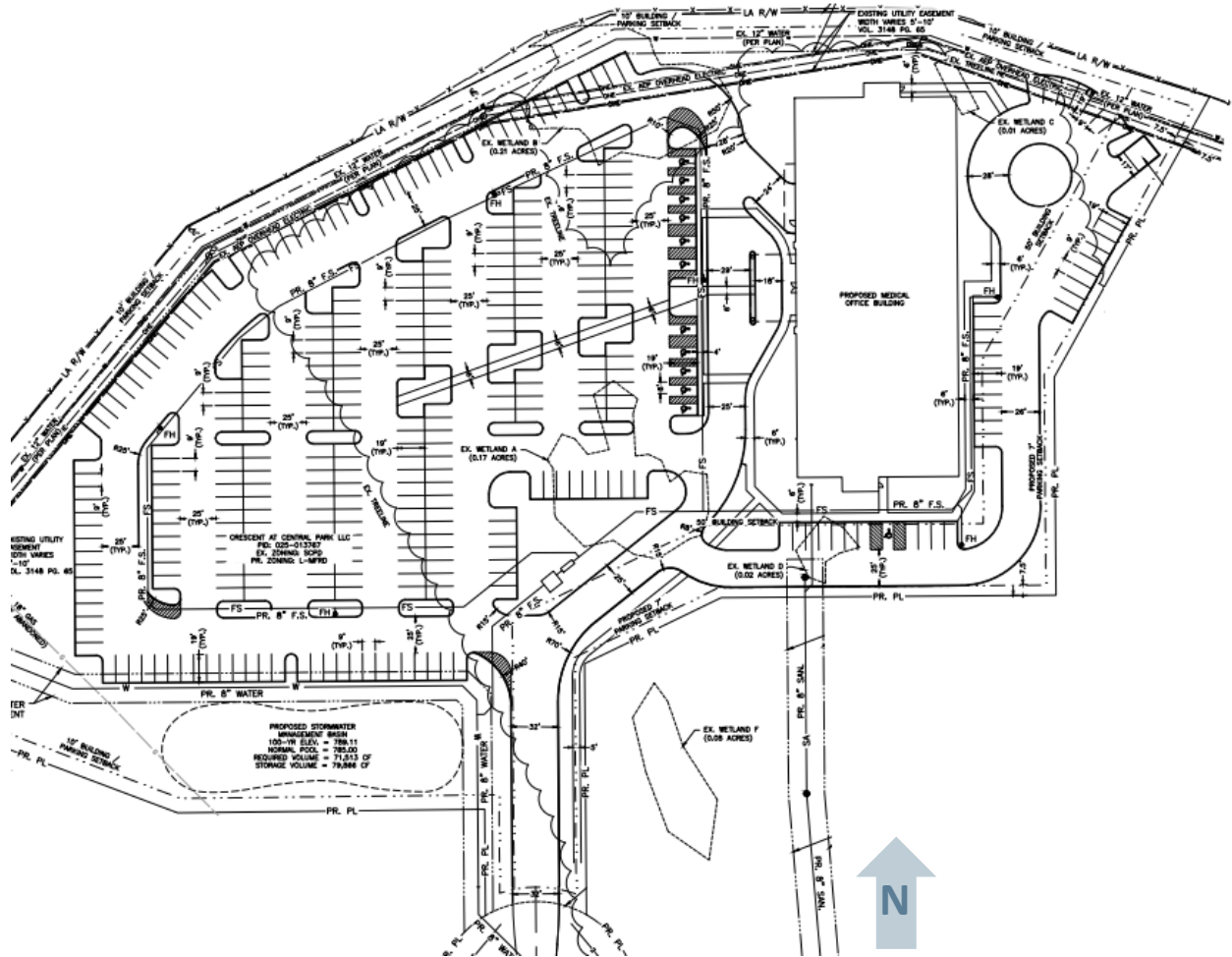
Staff Comments

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