



# DEVELOPMENT PLAN APPLICATION SUMMARY



<b>File Number</b>	DP-25-1
<b>Property Address</b>	0001 Tech Center Gahanna, Ohio 43230
<b>Parcel ID</b>	027-000110-00
<b>Zoning District</b>	IM - Innovation & Manufacturing
<b>Project/Business Name</b>	Gahanna Logistics Center
<b>Applicant</b>	Marc Meyers mmeyers@arcomurray.com 331-277-8745
<b>Description of the Request</b>	Ground up development of a 141,190 SF, speculative, class A industrial manufacturing and warehouse facility. The development will be comprised of 118 auto parking stalls, 5 trailer parking stalls, 3 office entrances, 2 drive in doors and 15 dock doors. The building will feature 32' interior clear height and 3,000 amps of power, designed to cater to local and regional manufacturing and warehouse users.

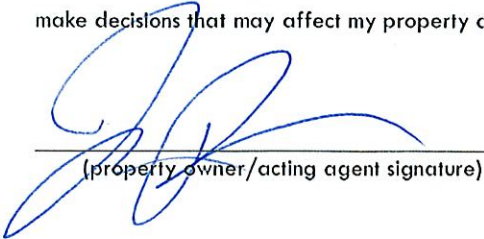


## AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

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As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

  
(property owner/acting agent signature)

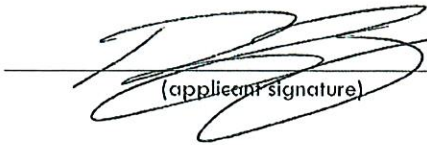
JORDAN FROMM, SVP

(printed name)

Value Recovery Group LLC

2/21/25

(date)

  
(applicant signature)

RYAN O'LEARY

(printed name)

2/21/25

(date)

List of all contiguous property owners:

- East:
  - Ronald D. Brubaker Trust – 5969 Taylor Rd. Columbus, OH 43230
  - Ronald & Virginia Brubaker Trust – 5969 Taylor Rd. Columbus, OH 43230
- North:
  - Donald G. Miller – 5927 Taylor Rd. Columbus, OH 43230
  - City of Gahanna – 200 S. Hamilton Rd. Columbus, OH 43230
- West:
  - City of Gahanna – 200 S. Hamilton Rd. Columbus, OH 43230
  - BSOH HQ LLC – 22 Rutgers Rd. Pittsburgh, PA 15205
- South:
  - ABBA ABBA Holdings LLC – 1816 Oak Street, Los Angeles, CA 90015

**MATERIALS LIST (As applicable)** – Gahanna Code Chapter 1107

[illegible]

**Note:** Item refers to building material, awning, lighting, roofing, trim, or other similar building item.





INDUSTRIAL  
DEVELOPMENT -  
TECH CENTER DRIVE

GAHANNA, OH

CONCEPTUAL DESIGN  
CBS24-0070-00  
05.02.2025



WARE MALCOMB









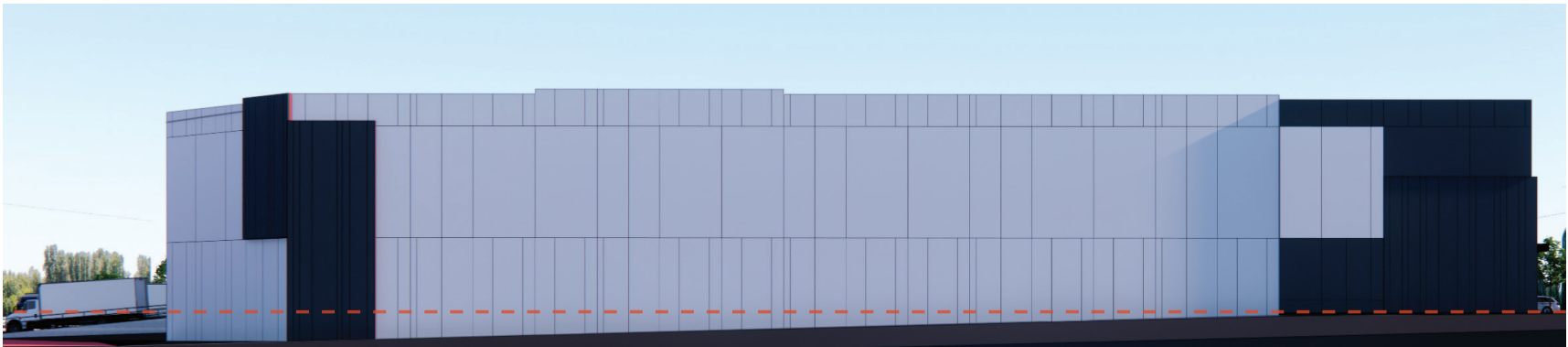
SOUTH (PRIMARY) FACADE



NORTH FACADE



EAST FACADE



WEST FACADE

BUILDING ELEVATIONS - NTS

TECH CENTER DRIVE  
GAHANNA, OH CBS24-0070-00

WARE MALCOMB

05.02.2025





CENTER OFFICE FACADE



CORNER OFFICE FACADE



COLUMBIA CREST (FULL SATURATION)

SUMMIT GRAY (LIGHTEST)

POPSTAR ACCENTS (FULL SATURATION)

PRIMARY AND SECONDARY COLORS

Primary Colors

**Basecamp Black**  
CMYK 74 / 67 / 64 / 76  
RGB 27 / 28 / 30  
HEX #1B1C1D  
PANTONE 426 C + 5463 U

**Filson Tan**  
CMYK 19 / 22 / 45 / 0  
RGB 209 / 189 / 149  
HEX #D1D9D5  
PANTONE 7502 C + 467 U

**Summit Gray**  
CMYK 0 / 0 / 0 / 20  
RGB 209 / 211 / 212  
HEX #D1D3D4  
PANTONE 427 C + 427 U

**Columbia Crest**  
CMYK 80 / 60 / 57 / 48  
RGB 43 / 62 / 66  
HEX #2B3E42  
PANTONE 432 C + 5463 U

Secondary Colors

**Rainier Gray**  
CMYK 57 / 47 / 48 / 14  
RGB 112 / 115 / 114  
HEX #707372  
PANTONE 424 C + 425 U

**Cascade Blue**  
CMYK 71 / 44 / 44 / 12  
RGB 82 / 115 / 122  
HEX #53737B  
PANTONE 8201 C + 7476 U

**Popstar**  
CMYK 23 / 74 / 50 / 5  
RGB 187 / 94 / 103  
HEX #BB5E67  
PANTONE 7419 C + 7418 U

**Snow Leopard White**  
CMYK 5 / 5 / 5 / 0  
RGB 239 / 236 / 234  
HEX #EFECEA  
PANTONE COOL GRAY 1 C + COOL GRAY 1 U

NOTE: White text should be used on Columbia Crest only. Tan text is permitted on Basecamp Black or White.

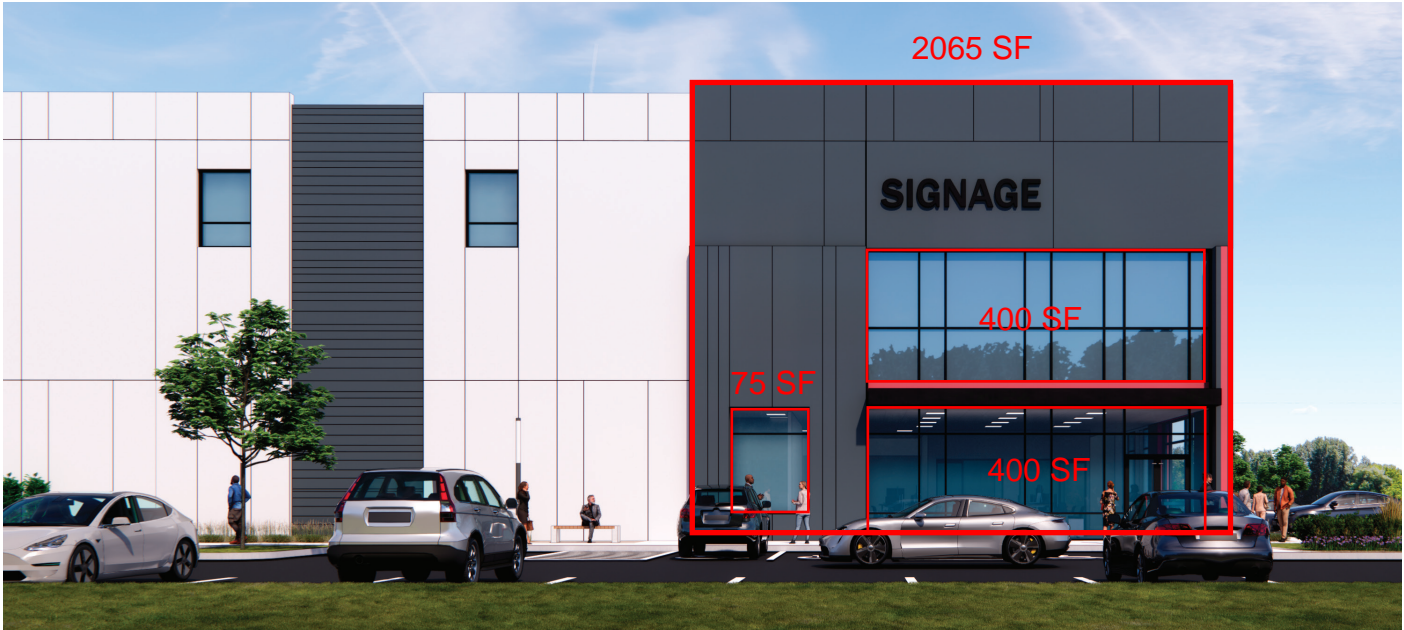




CENTER OFFICE FACADE

CENTER FACADE GLAZING CALCULATION  
FOR OFFICE FACADE ONLY

FACADE AREA: 2035 SF  
GLAZING AREA: 830 SF  
% GLAZED AREA: 41%



CORNER OFFICE FACADE

TYP. CORNER FACADE GLAZING CALCULATION  
FOR OFFICE FACADE ONLY

FACADE AREA: 2065 SF  
GLAZING AREA: 875 SF  
% GLAZED AREA: 42.5%

PRIMARY FACADE GLAZING CALCULATION  
SOUTH FACADE

FACADE AREA: 21,455 SF  
GLAZING AREA: 3,220 SF  
% GLAZED AREA: 15%



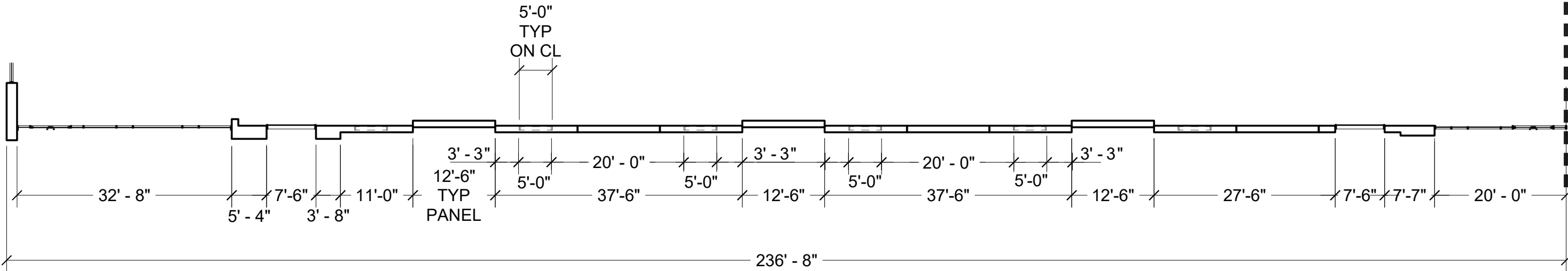
PRIMARY FACADE - SOUTH

FACADE GLAZING & FENESTRATION EXHIBIT

BUILDING IS SYMMETRICAL AND MIRRORED ON SOUTH FACADE

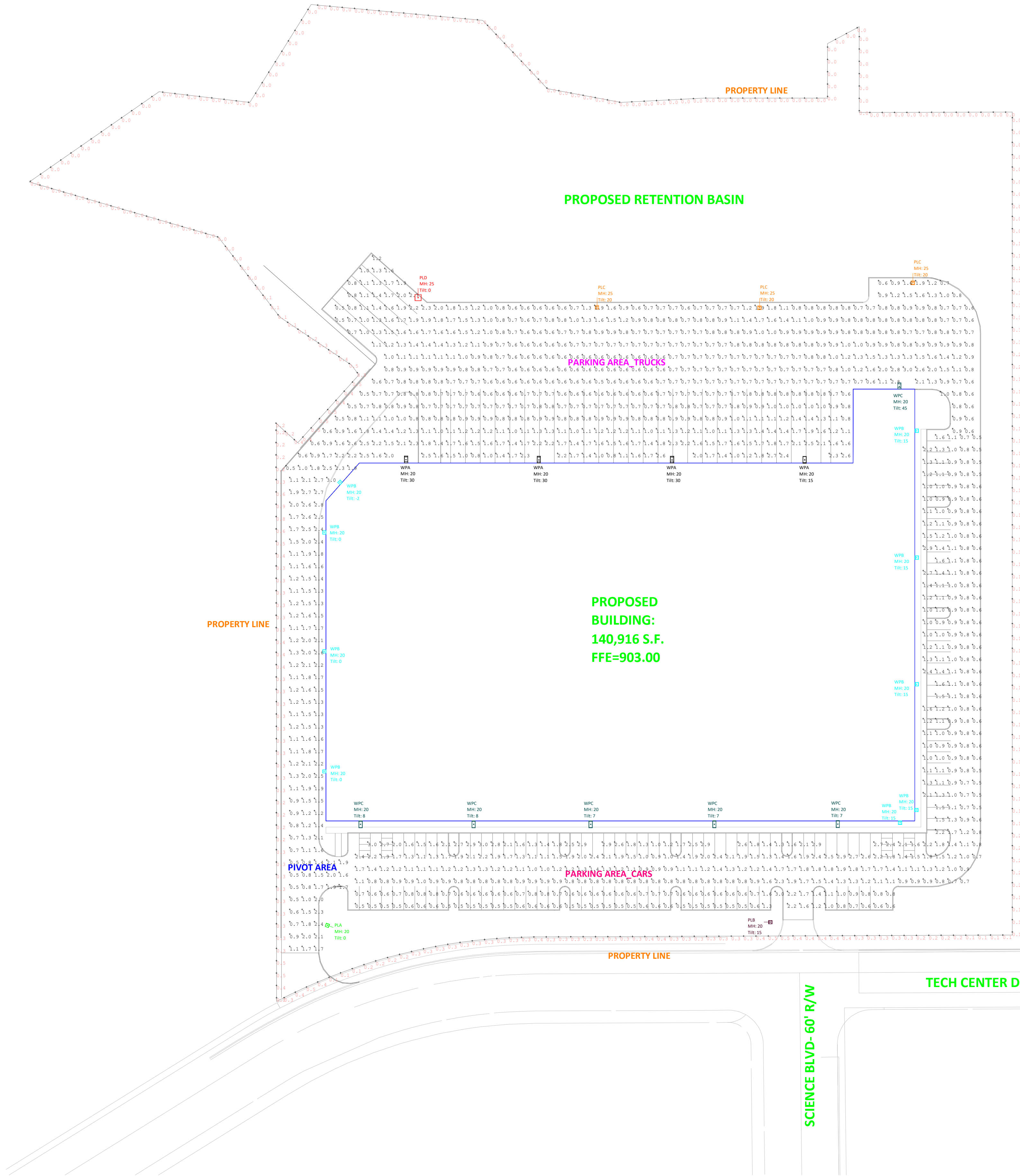


PRIMARY FACADE - SOUTH - NTS



FACADE GLAZING & FENESTRATION EXHIBIT



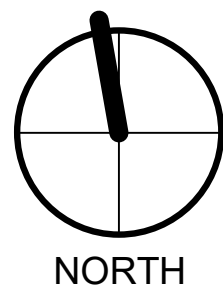


Luminaire Schedule								
Symbol	Label	Qty	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	PLA	1	Single	GLEON-SA1D-740-U-SL2-HSS	0.912	6729	67	67
	PLB	1	Single	GLEON-SA1D-740-U-SLL-HSS	0.912	6023	67	67
	PLC	3	Single	GLEON-SA1D-740-U-SL2	0.912	7958	67	201
	PLD	1	Single	GLEON-SA3D-740-U-5WQ	0.912	24951	191	191
	WPA	4	Single	GLEON-SA2D-740-U-T4W	0.912	15764	129	516
	WPB	9	Single	GLEON-SA1D-740-U-SL2	0.912	7958	67	603
	WPC	6	Single	GLEON-SA2D-740-U-T4FT	0.912	15970	129	774

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREA_CARS	Illuminance	Fc	1.16	3.0	0.5	2.32	6.00
PARKING AREA_TRUCKS	Illuminance	Fc	1.04	3.0	0.5	2.08	6.00
PIVOT AREA	Illuminance	Fc	1.58	3.0	0.5	3.16	6.00
PROPERTY LINE	Illuminance	Fc	0.15	0.9	0.0	N.A.	N.A.

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION

MOUNTING HEIGHT NEXT TO EACH FIXTURE CALCS EVERY 10' ON GROUND.



1  
E1.1

## PROPOSED SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 50'-0"

PROJECT  
GAHANNA LOGISTICS CENTER - SITE PHOTOMETRIC

CITY OF GAHANNA FRANKLIN COUNTY, OHIO

JOB NO: Project Number  
PA: WJB  
ISSUE DATE: 03/27/2025

REVISIONS:		
#	DESCRIPTION	DATE

SHEET NUMBER  
E1.1  
PROPOSED SITE LIGHTING  
PHOTOMETRIC







 Supplemental Performance Guide™

### Control Options

0-10V (DIM)  
This fixture

**0-10V (DIM)**  
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

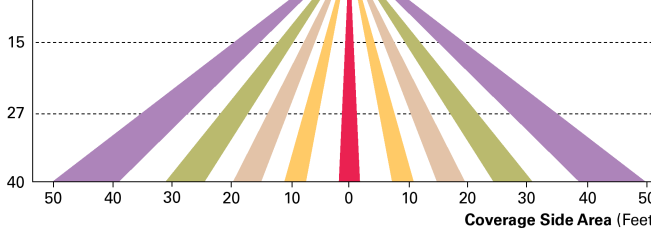
**Photocontrol (BPC, PR and PR7)**  
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

**After Hours Dim (AHD)**  
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

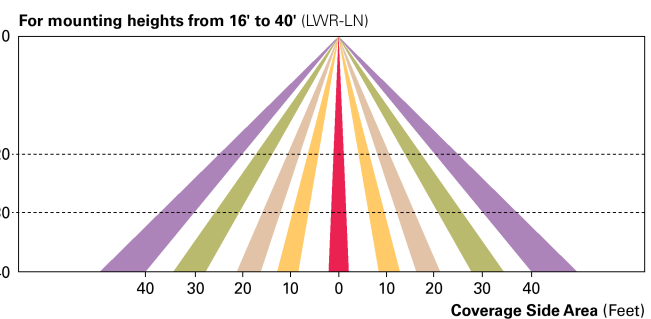
**Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)**  
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.

For mounting heights up to 8' (H08 - Cutoff 8' to 24')



Enlightened is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

AirMesh integrated wireless controls system includes factory installed DIM10 Synapse control module and FSP-201 motion sensor; requires additional AirMesh components for operation. Contact Synapse at [www.synapsewireless.com](http://www.synapsewireless.com) for product support, warranty and terms and conditions.

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Specifications and dimensions  
subject to change without notice.



GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH DRAWINGS FOR ALL DIVISIONS OF WORK.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK.
- THE BASE MAPPING/SURVEY WAS PROVIDED BY "CEC, INC.". CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WITH WORK.
- CONTACT OHIO UTILITY PROTECTION SERVICE (OUPS) 1-800-362-2764 AND ALL LOCAL UTILITY SERVICES FOR UTILITY LOCATIONS PRIOR TO COMMENCING WITH WORK.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING WITH WORK.
- THE CONTRACTOR SHALL COORDINATE ALL WORK AND BE RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCE AND PROCEDURES OF WORK.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THE DRAWINGS AS WELL AS ANY DISCOVERED DURING THE CONSTRUCTION PROCESS.
- CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.
- THE LIMIT OF CONSTRUCTION LINE SHOWN DEFINES THE LIMITS OF WORK IN THIS CONTRACT. THERE MAY BE INSTANCES WHERE EROSION PROTECTION DEVICES AND UTILITY SYSTEMS EXTEND BEYOND THE PROJECT LIMITS LINE IN ORDER TO SUCCESSFULLY COMPLETE OPERATIONS AND/OR TIE INTO ADJACENT SYSTEMS.
- THE CONTRACTOR SHALL KEEP ALL DRAINAGE FACILITIES AFFECTED BY HIS CONSTRUCTION OPERATIONS CLEAN AND FULLY OPERATIONAL AT ALL TIMES.
- MAINTAIN ALL EXISTING EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE ADJACENT WATER BODIES, SURFACES AND STORM SEWERS ACCORDING TO ALL APPLICABLE FEDERAL/STATE LAWS AND REGULATIONS.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE DONE IN AREAS WHERE SUCH DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- REPORT ALL EXISTING DAMAGE OF EXISTING SITE IMPROVEMENTS TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT DAMAGE.
- CONTRACTOR SHALL PROTECT, BY WHATEVER MEANS NECESSARY, THE EXISTING SITE IMPROVEMENTS TO REMAIN. ALL DAMAGED ITEMS SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST TO THE OWNER. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF ANY DAMAGE OCCURS.
- ALL AREAS WITHIN THE DRIPLINES OF EXISTING TREES SHALL REMAIN FREE OF CONSTRUCTION MATERIALS, DEBRIS, VEHICLES AND FOOT TRAFFIC AT ALL TIMES. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING IN ACCORDANCE WITH DETAIL A, SHEET L5.00 PRIOR TO COMMENCEMENT OF GRADING OPERATIONS IN ORDER TO PROTECT EXISTING TREES TO REMAIN. NO WORK SHALL BE PERFORMED WITHIN THE DRIPLINE OF EXISTING TREES UNLESS INDICATED. ALL WORK INDICATED TO BE PERFORMED WITHIN THE DRIPLINE OF EXISTING TREES SHALL BE DONE BY HAND AND CARE SHALL BE TAKEN TO MINIMIZE DISTURBANCE TO THE TREE ROOTS. EXISTING TREES TO BE PRESERVED WHICH WILL BE IMPACTED BY WORK WITHIN THE DRIPLINES, CRITICAL ROOT ZONES, OR A 10' OFFSET FROM TREE DRIPLINES AS DEFINED ON SHEET L5.00 SHALL BE TREATED WITH A SYSTEMIC PLANT GROWTH REGULATOR PRIOR TO CONSTRUCTION ACTIVITIES AND MONITORED FOR INJURY DURING CONSTRUCTION.
- CONTRACTORS SHALL COORDINATE ALL WORK WITH RELATED TRADES AND THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTORS OWN WORK.
- EACH CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS IN RELATION TO HIS/HER PROJECT WORK RESPONSIBILITIES INCLUDING THE CHECKING OF EXISTING ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF ANY SITE CONDITIONS ARE INCOMPLETE, MISSING OR DAMAGED.
- ALL CONSTRUCTION DEBRIS AND REMOVED ITEMS SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- NOTIFY OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF ANY PLANNED UTILITY INTERRUPTION.
- CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION.
- THE PLANS ASSUME THAT THE LAYOUT AND STAKING WILL BE ACCOMPLISHED USING TOTAL STATIONING / DIGITAL METHODS. ANY INFORMATION PROVIDED IS INTENDED TO SUPPORT INFORMATION ALREADY CONTAINED IN CAD FILES USED FOR DOCUMENTING LAYOUT AND STAKING. CAD FILES DELINEATING ALL GRADING AND HARDSCAPE ELEMENTS SHOWN IN THESE PLANS CAN BE PROVIDED TO THE CONTRACTOR UPON REQUEST.
- CONTRACTOR SHALL EMPLOY SKILLED PERSONNEL AND USE EQUIPMENT NECESSARY TO ENSURE THAT ALL WORK IS PROFESSIONALLY AND PROPERLY INSTALLED AND IN FULL COMPLIANCE WITH THE PLANS AND DETAILS.
- CONTRACTOR SHALL COMPLY WITH STATE AND LOCAL LAWS AND REGULATIONS REGARDING NOTIFICATION OF EXISTING GAS AND OIL PIPELINE COMPANY OWNERS. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WITH WORK.

LANDSCAPE NOTES

- STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
- SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. IN THE EVENT THAT PLANT MATERIALS SPECIFIED ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.
- PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
- ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
- ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
- PROVIDE PLANT SAMPLES OR PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE LANDSCAPE ARCHITECT FOR COMPLIANCE REVIEW PRIOR TO INSTALLATION.
- TEST FILL ALL TREE AND PLANTING PITS WITH WATER, PRIOR TO PLANTING, TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE TO OCCUR AND/OR BACKFILLED WITH SUITABLE DRAINAGE GRAVEL. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.
- ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
- ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
- REMOVE ALL PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
- REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.



VICINITY MAP

OWNER

GAHANNA LOGISTICS CENTER

TECH CENTER DRIVE  
GAHANNA, OH 43230

ISSUED FOR

DATE

FINAL DEVELOPMENT PLAN/DESIGN REVIEW	02.23.2025
FINAL DEVELOPMENT PLAN/DESIGN REVIEW	04.04.2025
FINAL DEVELOPMENT PLAN/DESIGN REVIEW	04.25.2025

SHEET INDEX - LANDSCAPE PLANS

- L0.00: LANDSCAPE TITLE SHEET
- L1.00: SITE LANDSCAPE PLAN
- L2.00: BUILDING ENLARGEMENT LANDSCAPE PLAN
- L3.00: LANDSCAPE DETAILS
- L5.00: TREE PRESERVATION PLAN
- L5.01: EXISTING TREE INDEX (TREE # 1 - 240)
- L5.02: EXISTING TREE INDEX (TREE # 241 - 480)
- L5.03: EXISTING TREE INDEX (TREE # 481 - 720)
- L5.04: EXISTING TREE INDEX (TREE # 721 - 863)

PROJECT FOR:



SEAL

DESIGN TEAM

Civil Engineer	Architect
CEC 250 W Old Wilson Bridge Rd Suite 250 Worthington, Ohio 43085 p 614.540.6553	Ware Malcomb 875 N High St., Suite 300 Columbus, OH 43215 p 330.230.8880

Landscape Architect

G2 Planning + Design  
720 E. Broad St.  
Suite 200  
Columbus, Ohio 43215  
p 614.583.9230

GAHANNA  
LOGISTICS CENTER  
TECH CENTER DRIVE  
GAHANNA, OH 43230

REVISIONS

date issued	
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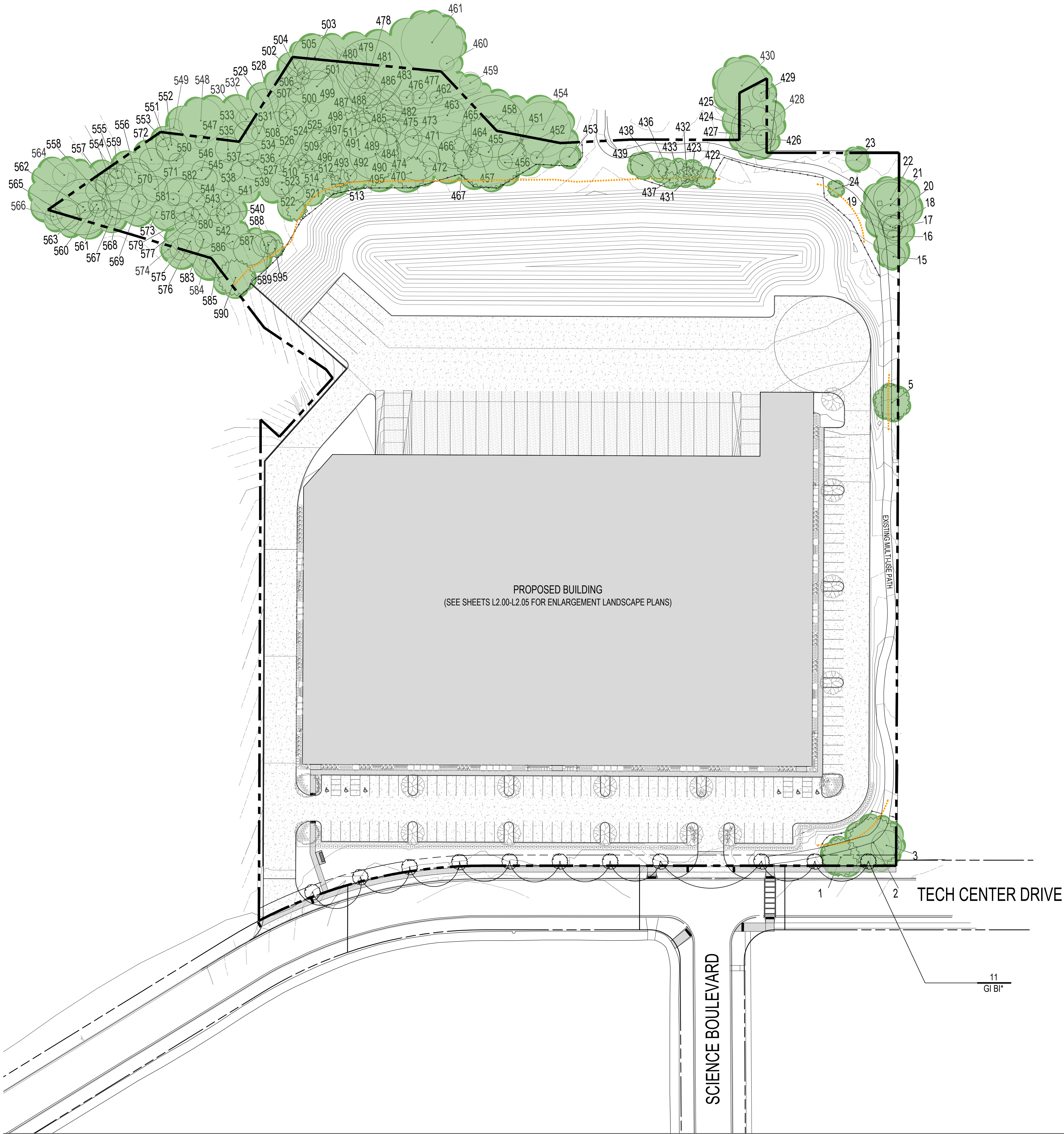
drawn by:	PEM	checked by:	PEM
issue date:	4.25.2025	PROJECT NO.	24098

LANDSCAPE  
TITLE SHEET

L0.00



G:\G2 Projects\ARCO Murray\24098 Arco Murray\Gahanna Industrial\CAD\24098 ARCO Murray\Gahanna Industrial\Long Apr 25, 2025 - 5:01pm P\moorehead



913 - LANDSCAPING REQUIREMENTS

913.10 - Street Tree Planting Requirements

	REQUIRED	PROVIDED
<p>(e)</p> <p>45' MIN./50' MAX. SPACING FOR LARGE TREES 35' MIN./40' MAX. SPACING FOR MEDIUM TREES 25' MIN./30' MAX. SPACING FOR SMALL TREES</p> <p>THE TRUNK CALIPER MEASURED AT SIX INCHES ABOVE GROUND FOR ALL STREET TREES SHALL BE NO LESS THAN ONE AND ONE-HALF INCHES AND NO LONGER THAN TWO AND ONE-HALF INCHES</p>	<p>11 LARGE TREES AT 1-1/2" CAL. MIN</p>	<p>11 LARGE TREES WITHIN AN X' TREE LAWN<sup>†</sup>, TO BE COORDINATED WITH AND APPROVED BY THE CITY OF GAHANNA LANDSCAPE BOARD.</p> <p><sup>†</sup>(FINAL TREE LAWN WIDTH T.B.D. WITH FINAL ENGINEERING)</p>

914 - TREE PRESERVATION, PLANTING, AND REPLACEMENT

914.05 - Minimum Trees Required

	REQUIRED	PROVIDED
<p>(a)(1)</p> <p>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 S.F. OF IMPERVIOUS SURFACE.</p> <p>* (NEW TREE PLANTINGS SHALL BE NO LESS THAN 1-3/4" CAL. AND NO LARGER THAN 2-3/4". PROTECTED TREES AND PREFERRED TREE SPECIES THAT ARE PRESERVED ONSITE MAY BE SUBSTITUTED FOR THE REQUIREMENTS ABOVE)</p>	<p>269 SHADE TREE CALIPER INCHES FOR ±268,658 S.F. OF NEW IMPERVIOUS SURFACE.</p>	<p>269 INCHES OF 438 INCH TOTAL PRESERVED EXISTING PREFERRED SPECIES TREE CREDIT APPLIED AGAINST REQUIREMENT. SEE SHEETS L5.00-L5.04 FOR EXISTING TREE SURVEY AND INDEX)</p>

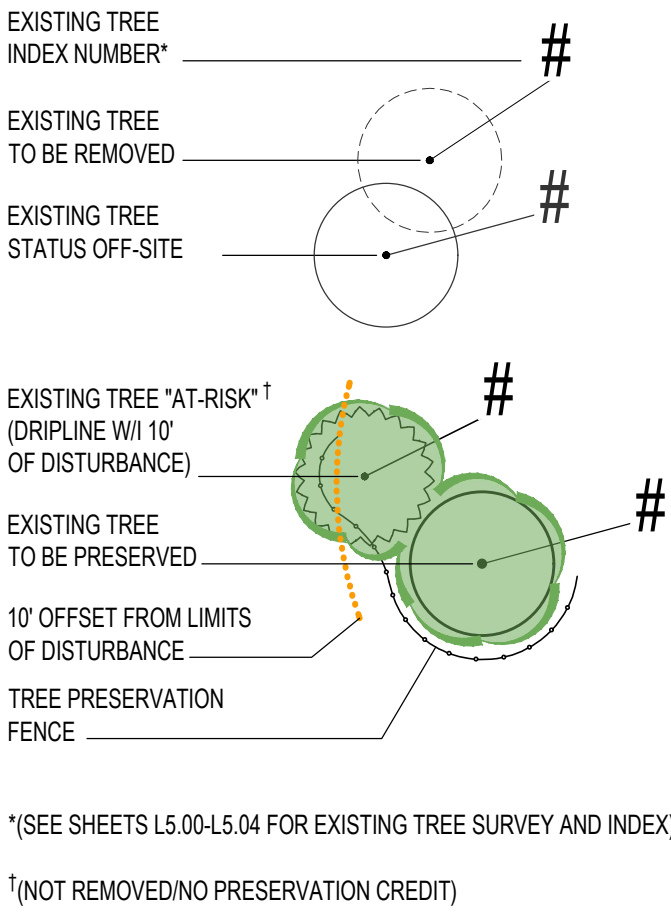
P L A N T   L I S T (Contractor is responsible to provide all plant quantities shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.
DECIDUOUS SHADE TREES / STREET TREES				
11	GI BI*	Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	1.5" CAL.	B&B

PLANT LABEL KEY:	$\frac{1}{XX XX} \left( \begin{array}{c} \text{QUANTITY} \\ \text{CODE} \end{array} \right)$	SPACING	NOTES
		AS SHOWN	Street Tree*

\*COORDINATE LOCATION AND SPECIES OF STREET TREES WITHIN PUBLIC R.O.W. WITH THE CITY OF GAHANNA PRIOR TO INSTALLATION. FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

T R E E   P R E S E R V A T I O N   K E Y



PROJECT FOR:

**ARCO**  
MURRAY  
DESIGN BUILD

**G2** PLANNING  
+ DESIGN  
720 E. BROAD STREET, STE. 200  
COLUMBUS, OH 43215

SEAL

DESIGN TEAM

Civil Engineer	Architect
CEC 250 W. Old Wilson Bridge Rd Suite 250 Worthington, Ohio 43085 p 614.540.6553	Ware Malcomb 875 N High St., Suite 300 Columbus, OH 43215 p 330.230.8880

Landscape Architect  
**G2 Planning + Design**  
720 E. Broad St.  
Suite 200  
Columbus, Ohio 43215  
p 614.583.9230

**GAHANNA**  
**LOGISTICS CENTER**  
**TECH CENTER DRIVE**  
**GAHANNA, OH 43230**

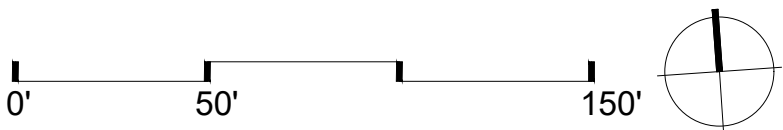
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drawn by:	PEM	checked by:	PEM
issue date:	4.25.2025	PROJECT NO.	24098

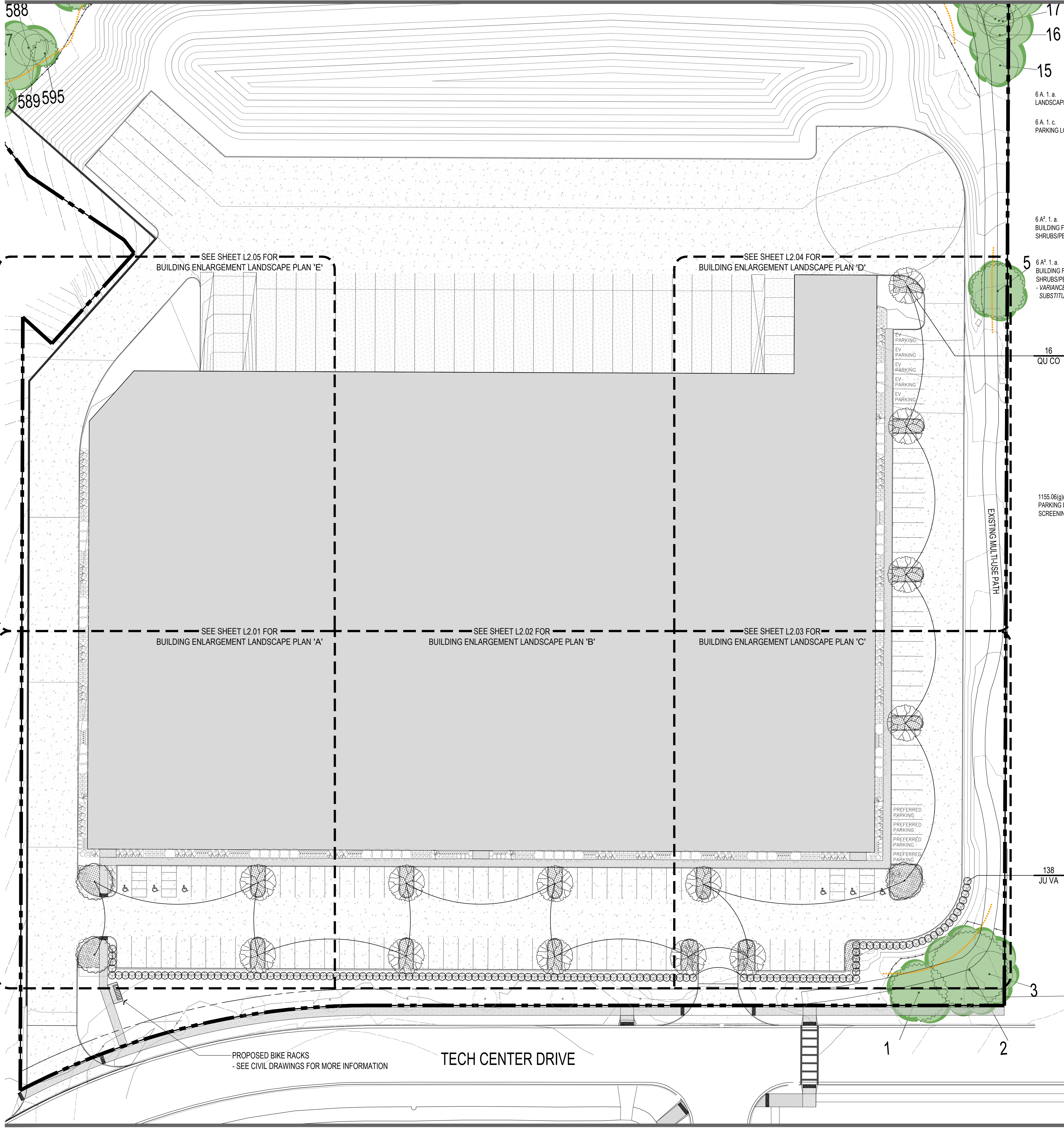
**SITE**  
**LANDSCAPE**  
**PLAN**

**L1.00**





G:\G2 Projects\ARCO Murray\24098 Arco Murray\Gahanna Industrial\CAD\24098 ARCO Murray\Gahanna Industrial\Long Apr 25, 2025 - 5:01pm P\Moorehead



CENTRAL PARK OF GAHANNA, LIMITED OVERLAY TEXT (L,M-1)

6 - Landscaping and Screening

	REQUIRED	PROVIDED
6 A. 1. a. LANDSCAPING AREA		
6 A. 1. c. PARKING LOT TREE		
6 A². 1. a. BUILDING FOUNDATION SHRUBS/PERENNIALS		
6 A². 1. a. BUILDING FOUNDATION SHRUBS/PERENNIALS - VARIANCE SUBSTITUTION TREE		
1155.06(g)(1) PARKING LOT SCREENING SHRUB		

<b>A. INTERIOR PARKING LOT STANDARDS</b>  1. LANDSCAPING IN PARKING AREAS SHALL BE DISPERSED THROUGHOUT THE PENINSULAS AND ISLANDS. THE MINIMUM PARKING ISLAND SIZE SHALL BE 180 SQUARE FEET. a. THE REQUIRED AMOUNT OF INTERIOR LANDSCAPING AREA SHALL BE FIVE PERCENT (5%) OF THE TOTAL AREA OF THE PARKING LOT PAVEMENT. c. ONE TREE PER 1,000 SQUARE FEET OF REQUIRED LANDSCAPE AREA OR PORTION THEREOF SHALL BE REQUIRED. THE MINIMUM CALIPER OF SUCH TREES SHALL BE 2".	2,165 S.F. (5%) OF INTERIOR LANDSCAPING AREA FOR ±43,300 S.F. OF PARKING LOT PAVEMENT  3 2" CAL. TREES FOR 2,165 S.F. OF REQUIRED LANDSCAPE AREA	2,736 S.F. (6.3%) OF INTERIOR LANDSCAPING AREA FOR ±43,300 S.F. OF PARKING LOT PAVEMENT.  3 2" CAL. TREES FOR 2,165 S.F. OF REQUIRED LANDSCAPE AREA + 13 ADD'L TREES PER VARIANCE REQUEST
---	--	---

<b>A². BUILDING LANDSCAPING</b>  1. <b>FOUNDATION PLANTING REQUIRED</b> a. FOR ALL BUILDINGS A MINIMUM OF 5 SHRUBS AND 2 FLOWERING PERENNIALS SHALL BE PROVIDED FOR EACH 10 LINEAR FEET OF BUILDING ELEVATION.  2. <b>INTERIOR TREES REQUIRED.</b> ALL BUILDINGS WILL PROVIDE A MINIMUM TREE PLANTING W/ THE INTERIOR OF THE SITE TO HELP PROVIDE SHADE AND INCREASE AESTHETIC VALUE a. II. FOR BUILDINGS ABOVE 20,000 SQUARE FEET - THE PROPERTY OWNER SHALL PROVIDE A TOTAL OF 1" IN TREE CALIPER PER 1,000 SQ. FT. OF BUILDING FOOTPRINT (OR FRACTION THEREOF) UP TO 20,000 SQ. FT. PLUS 1" IN TREE CALIPER PER EACH 5,000 SQ. FT. (O.F.T.) ABOVE 20,000 SQ FT. THE MINIMUM CALIPER OF SUCH TREES SHALL BE 2". e. TO ENCOURAGE THE PRESERVATION OF EXISTING TREES THE DEVELOPER MAY COUNT EXISTING TREES TOWARD THIS REQUIREMENT.	585 SHRUBS AND 234 FLOWERING PERENNIALS FOR ± 1,167 L.F. OF BUILDING PERIMETER (EXCLUDING LOADING AREA AND DOORWAYS)  44" IN TREE CALIPER FOR ±140,384 S.F. OF BUILDING FOOTPRINT	13 2" CAL. TREES (SEE DETAILS IN VARIANCE REQUEST), 455 SHRUBS AND 235 FLOWERING PERENNIALS FOR ± 1,167 L.F. OF BUILDING PERIMETER (EXCLUDING LOADING AREA AND DOORWAYS)  44 INCHES OF 438 INCH TOTAL PRESERVED EXISTING PREFERRED SPECIES TREE CREDIT APPLIED TO 6 A². 2. a. I. REQUIREMENTS. SEE SHEETS L5.00-L5.04 FOR EXISTING TREE SURVEY AND INDEX)
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1155 - OCT OFFICE, COMMERCE AND TECHNOLOGY DISTRICT

1155.06 - Landscaping and Screening

	REQUIRED	PROVIDED
(g) SCREENING REQUIRED		
(1) PARKING LOT SCREENING. ALL PARKING AND VEHICULAR USE AREAS ADJACENT TO ANY PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW BY USE OF AN EVERGREEN HEDGE, MASONRY WALL (BRICK OR STONE), MOUND, OR COMBINATION THEREOF TO A HEIGHT OF 3'	3' MIN. HT. SCREEN	3' MIN. HT.* EVERGREEN HEDGE  *(18" IN AVG. HT. WHEN PLANTED, AND SHALL CONFORM TO THE OPACITY AND OTHER REQ. S W/ 4 YEARS)

P L A N T L I S T (Contractor is responsible to provide all plant quantities shown on plan)

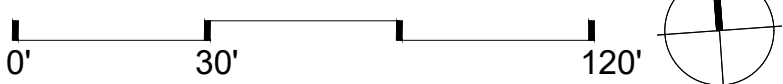
QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES						
16	QU CO	Quercus coccinea Scarlet Oak	2" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN SHRUBS						
138	JU VA	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	CONT.	PER PLAN	BLDG. FDN. / PARKING LOT SCREEN SHRUB

C O D E D L A N D S C A P E N O T E S

1. TURF - HYDROSEED
2. LANDSCAPE BED  
- POSITIVE DRAINAGE IN ALL DIRECTIONS.  
- 3" MIN. DEPTH HARDWOOD MULCH
3. 4" DEPTH #57 WASHED STONE MULCH TO MATCH BUILDING MASONRY.

NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

PLANT LABEL KEY:  $\frac{1}{XX\ XX}$  ( QUANTITY CODE )



PROJECT FOR:

ARCO  
MURRAY  
|DESIGN BUILD

G2 PLANNING  
+ DESIGN  
720 E. BROAD STREET STE. 200  
COLUMBUS, OH 43215

SEAL

DESIGN TEAM

Civil Engineer

CEC  
250 W. Old Wilson Bridge Rd  
Suite 250  
Worthington, Ohio 43085  
p 614.540.6533

Architect

Ware Malcomb  
875 N High St., Suite 300  
Columbus, OH 43215  
p 330.230.8880

Landscape Architect

G2 Planning + Design  
720 E. Broad St.  
Suite 200  
Columbus, Ohio 43215  
p 614.543.9230

GAHANNA  
LOGISTICS CENTER  
TECH CENTER DRIVE  
GAHANNA, OH 43230

REVISIONS

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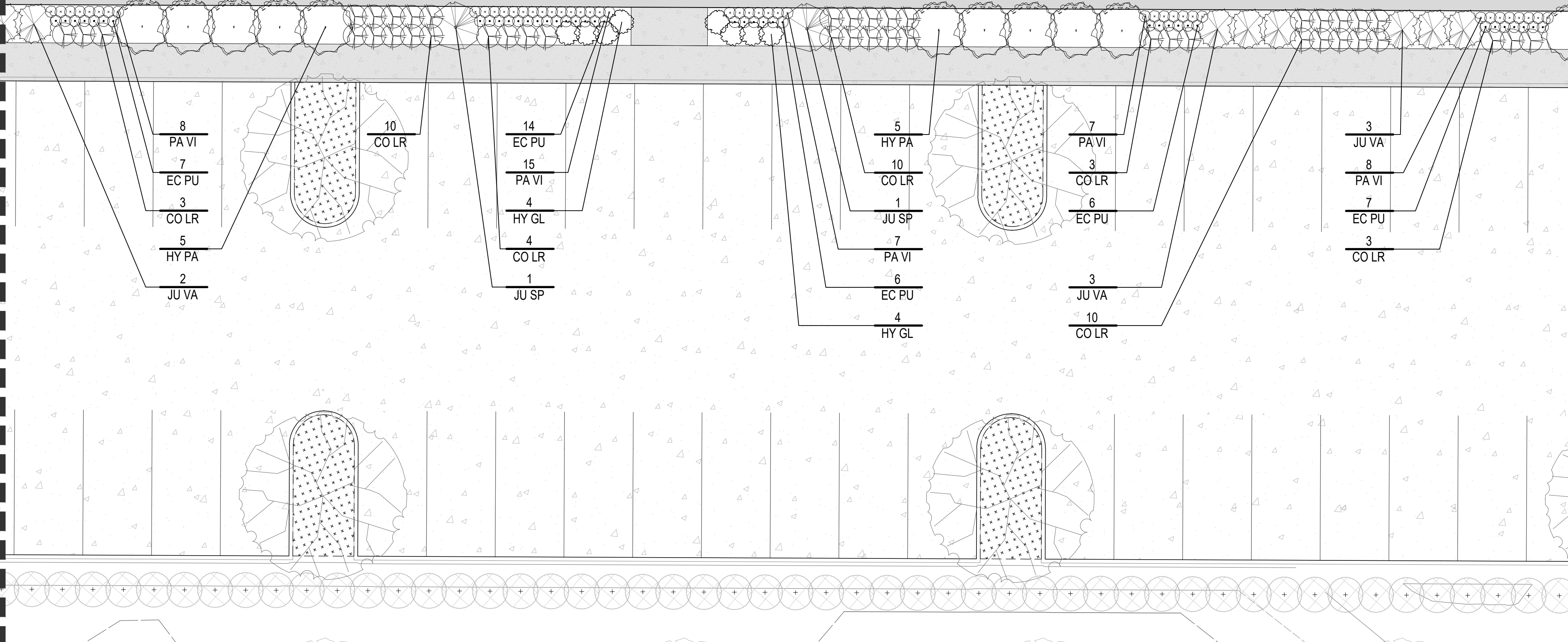
drawn by: PEM  
issue date: 4.25.2025  
checked by: PEM  
PROJECT NO.: 24098

BUILDING ENLRG.  
KEY PLAN

L2.00



G:\G2 Projects\ARCO-Murray\24098 Arco Murray Gahanna Industrial\CAD\24098 Arco Murray Gahanna Industrial\LDwg\Apr 25, 2023 - 5:01pm\Moorehead MATCHLINE - SEE BLDG. ENLRG. LANDSCAPE PLAN 'A', SHEET L2.01



CENTRAL PARK OF GAHANNA, LIMITED OVERLAY TEXT (L,M-T)

6 - Landscaping and Screening

	REQUIRED	PROVIDED
6 A. 1. a. LANDSCAPING AREA		
6 A. 1. c. PARKING LOT TREE		
6 A². 1. a. BUILDING FOUNDATION SHRUBS/PERENNIALS		
6 A². 1. a. BUILDING FOUNDATION SHRUBS/PERENNIALS - VARIANCE SUBSTITUTION TREE		
A. INTERIOR PARKING LOT STANDARDS		
1. LANDSCAPING IN PARKING AREAS SHALL BE DISPERSED THROUGHOUT THE PENINSULAS AND ISLANDS. THE MINIMUM PARKING ISLAND SIZE SHALL BE 180 SQUARE FEET. a. THE REQUIRED AMOUNT OF INTERIOR LANDSCAPING AREA SHALL BE FIVE PERCENT (5%) OF THE TOTAL AREA OF THE PARKING LOT PAVEMENT. c. ONE TREE PER 1,000 SQUARE FEET OF REQUIRED LANDSCAPE AREA OR PORTION THEREOF SHALL BE REQUIRED. THE MINIMUM CALIPER OF SUCH TREES SHALL BE 2".	2,165 S.F. (5%) OF INTERIOR LANDSCAPING AREA FOR ±43,300 S.F. OF PARKING LOT PAVEMENT  3 2" CAL. TREES FOR 2,165 S.F. OF REQUIRED LANDSCAPE AREA	2,736 S.F. (6.3%) OF INTERIOR LANDSCAPING AREA FOR ±43,300 S.F. OF PARKING LOT PAVEMENT.  3 2" CAL. TREES FOR 2,165 S.F. OF REQUIRED LANDSCAPE AREA + 13 ADD'L TREES PER VARIANCE REQUEST
A². BUILDING LANDSCAPING		
1. FOUNDATION PLANTING REQUIRED a. FOR ALL BUILDINGS A MINIMUM OF 5 SHRUBS AND 2 FLOWERING PERENNIALS SHALL BE PROVIDED FOR EACH 10 LINEAR FEET OF BUILDING ELEVATION. 2. INTERIOR TREES REQUIRED. ALL BUILDINGS WILL PROVIDE A MINIMUM TREE PLANTING W/ THE INTERIOR OF THE SITE TO HELP PROVIDE SHADE AND INCREASE AESTHETIC VALUE a. II. FOR BUILDINGS ABOVE 20,000 SQUARE FEET - THE PROPERTY OWNER SHALL PROVIDE A TOTAL OF 1" IN TREE CALIPER PER 1,000 SQ. FT. OF BUILDING FOOTPRINT (OR FRACTION THEREOF) UP TO 20,000 SQ. FT. PLUS 1" IN TREE CALIPER PER EACH 5,000 SQ. FT. (O.F.T.) ABOVE 20,000 SQ FT. THE MINIMUM CALIPER OF SUCH TREES SHALL BE 2". e. TO ENCOURAGE THE PRESERVATION OF EXISTING TREES THE DEVELOPER MAY COUNT EXISTING TREES TOWARD THIS REQUIREMENT.	585 SHRUBS AND 234 FLOWERING PERENNIALS FOR ± 1,167 L.F. OF BUILDING PERIMETER (EXCLUDING LOADING AREA AND DOORWAYS)  44" IN TREE CALIPER FOR ±140,384 S.F. OF BUILDING FOOTPRINT	13 2" CAL. TREES (SEE DETAILS IN VARIANCE REQUEST), 455 SHRUBS AND 235 FLOWERING PERENNIALS FOR ± 1,167 L.F. OF BUILDING PERIMETER (EXCLUDING LOADING AREA AND DOORWAYS)  44 INCHES OF 438 INCH TOTAL PRESERVED EXISTING PREFERRED SPECIES TREE CREDIT APPLIED TO 6 A². 2. a. I. REQUIREMENTS. SEE SHEETS L5.00-L5.04 FOR EXISTING TREE SURVEY AND INDEX)

1155 - OCT OFFICE, COMMERCE AND TECHNOLOGY DISTRICT

1155.06 - Landscaping and Screening

	REQUIRED	PROVIDED
(g) SCREENING REQUIRED		
(1) PARKING LOT SCREENING. ALL PARKING AND VEHICULAR USE AREAS ADJACENT TO ANY PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW BY USE OF AN EVERGREEN HEDGE, MASONRY WALL (BRICK OR STONE), MOUND, OR COMBINATION THEREOF TO A HEIGHT OF 3'	3' MIN. HT. SCREEN	3' MIN. HT.* EVERGREEN HEDGE  *(18" IN AVG. HT. WHEN PLANTED, AND SHALL CONFORM TO THE OPACITY AND OTHER REQ.S W/ 4 YEARS)

P L A N T L I S T (Contractor is responsible to provide all plant quantities shown on plan)

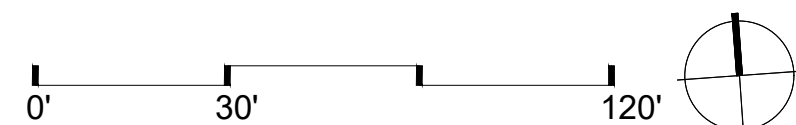
QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
EVERGREEN SHRUBS						
2	JU SP	Juniperus chinensis 'Spartan'	4' HT.	B&B	4' O.C.	BLDG. FDN. REQ. SHRUB
13	JU VA	Juniperus virginiana 'Grey Owl'	24" HT.	CONT.	PER PLAN	BLDG. FDN. / PARKING LOT SCREEN SHRUB
FLOWERING/DECIDUOUS SHRUBS						
43	CO LR	Cornus alba 'Jefreib'	18" HT.	#3 CONT.	PER PLAN	BLDG. FDN. REQ. SHRUB
10	HY PA	Hydrangea paniculata 'Limelight'	24" HT.	#3 CONT.	PER PLAN	BLDG. FDN. REQ. SHRUB
8	HP GL	Hypericum inodorum 'Kolmiglow'	18" HT.	#3 CONT.	PER PLAN	BLDG. FDN. REQ. SHRUB
PERENNIALS/ORNAMENTAL GRASSES						
41	EC PU	Echinacea purpurea 'Magnus'		#2 Cont.	PER PLAN	BLDG. FDN. REQ. PERENNIAL
45	PA VI	Panicum virgatum 'Northwind'		#2 Cont.	PER PLAN	BLDG. FDN. REQ. PERENNIAL

C O D E D L A N D S C A P E N O T E S

1. TURF - HYDROSEED
2. LANDSCAPE BED  
- POSITIVE DRAINAGE IN ALL DIRECTIONS.  
- 3" MIN. DEPTH HARDWOOD MULCH
3. 4" DEPTH #57 WASHED STONE MULCH TO MATCH BUILDING MASONRY.

NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

PLANT LABEL KEY:  $\frac{1}{XX\ XX}$  ( QUANTITY CODE )



PROJECT FOR:

ARCO  
MURRAY  
[DESIGN BUILD]

G2 PLANNING  
+ DESIGN  
720 E. BROAD STREET, STE. 200  
COLUMBUS, OH 43215

SEAL

DESIGN TEAM

Civil Engineer Architect  
CEC Ware Malcomb  
250 W Old Wilson Bridge Rd 875 N High St., Suite 300  
Suite 250 Columbus, OH 43215  
Worthington, Ohio 43085 p 330.230.8880  
p 614.540.6633

Landscape Architect  
G2 Planning + Design  
720 E. Broad St.  
Suite 200  
Columbus, Ohio 43215  
p 614.583.9230

GAHANNA  
LOGISTICS CENTER  
TECH CENTER DRIVE  
GAHANNA, OH 43230

REVISIONS

date issued	
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drawn by: PEM checked by: PEM  
issue date: 4.25.2025 PROJECT NO: 24098

BLDG. ENLRG.  
LANDSCAPE  
PLAN 'B'

L2.02



## 6 - Landscaping and Screening

6 A. 1. a.  
LANDSCAPING AREA

6 A. 1. c.  
PARKING LOT TREE

A. INTERIOR PARKING LOT STANDARDS		
<p>1. LANDSCAPING IN PARKING AREAS SHALL BE DISPERSED THROUGHOUT THE PENINSULAS AND ISLANDS. THE MINIMUM PARKING ISLAND SIZE SHALL BE 180 SQUARE FEET.</p> <p>a. THE REQUIRED AMOUNT OF INTERIOR LANDSCAPING AREA SHALL BE FIVE PERCENT (5%) OF THE TOTAL AREA OF THE PARKING LOT PAVEMENT.</p> <p>c. ONE TREE PER 1,000 SQUARE FEET OF REQUIRED LANDSCAPE AREA OR PORTION THEREOF SHALL BE REQUIRED. THE MINIMUM CALIPER OF SUCH TREES SHALL BE 2".</p>	<p>2.165 S.F. (6%) OF INTERIOR LANDSCAPING AREA FOR +43,300 S.F. OF PARKING LOT PAVEMENT</p> <p>3.2" CAL. TREES FOR 2.165 S.F. OF REQUIRED LANDSCAPE AREA</p>	<p>2.736 S.F. (6.3%) OF INTERIOR LANDSCAPING AREA FOR +43,300 S.F. OF PARKING LOT PAVEMENT.</p> <p>3.2" CAL. TREES FOR 2.165 S.F. OF REQUIRED LANDSCAPE AREA + 13 ADDL. TREES PER VARIANCE REQUEST</p>

6 A<sup>2</sup>. 1. a.  
BUILDING FOUNDATION  
SHRUBS/PERENNIALS

6 A<sup>2</sup>. 1. a.  
BUILDING FOUNDATION  
SHRUBS/PERENNIALS  
- VARIANCE  
SUBSTITUTION TREE

A. BUILDING LANDSCAPING		
<p>1. FOUNDATION PLANTING REQUIRED</p> <p>a. FOR ALL BUILDINGS A MINIMUM OF 5 SHRUBS AND 2 FLOWERING PERENNIALS SHALL BE PROVIDED FOR EACH 10 LINEAR FEET OF BUILDING ELEVATION.</p>	<p>585 SHRUBS AND 234 FLOWERING PERENNIALS FOR ± 1,167 L.F. OF BUILDING PERIMETER (EXCLUDING LOADING AREA AND DOORWAYS)</p>	<p>13 2" CAL TREES (SEE DETAILS IN VARIANCE REQUEST), 455 SHRUBS AND 235 FLOWERING PERENNIALS</p>
<p>2. INTERIOR TREES REQUIRED: ALL BUILDINGS WILL PROVIDE A MINIMUM TREE PLANTING WITH THE INTERIOR OF THE SITE TO HELP PROVIDE SHADE AND INCREASE AESTHETIC VALUE</p>		<p>FOR ± 1,167 L.F. OF BUILDING PERIMETER (EXCLUDING LOADING AREA AND DOORWAYS)</p>
<p>a. II. FOR BUILDINGS ABOVE 20,000 SQUARE FEET - THE PROPERTY OWNER SHALL PROVIDE A TOTAL OF 1" IN TREE CALIPER PER 1,000 SQ. FT. OF BUILDING FOOTPRINT (OR FRACTION THEREOF) UP TO 20,000 SQ. FT. PLUS 1" IN TREE CALIPER PER EACH 5,000 SQ. FT. (O.F.T.) ABOVE 20,000 SQ. FT. THE MINIMUM CALIPER OF SUCH TREES SHALL BE 2".</p>	<p>44" IN TREE CALIPER FOR ±140,384 S.F. OF BUILDING FOOTPRINT</p>	<p>44 INCHES OF 438 INCH TOTAL PRESERVED EXISTING PREFERRED SPECIES TREE CREDIT</p>
<p>e. TO ENCOURAGE THE PRESERVATION OF EXISTING TREES THE DEVELOPER MAY COUNT EXISTING TREES TOWARD THIS REQUIREMENT.</p>		<p>APPLIED TO 6" A 2 a 1. REQUIREMENTS: SEE SHEETS L5.00-L5.04 FOR EXISTING TREE SURVEY AND INDEX)</p>

## 1155 - OCT OFFICE, COMMERCE AND TECHNOLOGY DISTRICT

## 1155.06 - Landscaping and Screening

1155.06(g)(1)  
PARKING LOT  
SCREENING SHRUB

(g) SCREENING REQUIRED		
(1) PARKING LOT SCREENING: ALL PARKING AND VEHICULAR USE AREAS ADJACENT TO ANY PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW BY USE OF AN EVERGREEN HEDGE, MASONRY WALL (BRICK OR STONE), MOUND, OR COMBINATION THEREOF TO A HEIGHT OF 3'	3' MIN. HT. SCREEN	3' MIN. HT.* EVERGREEN HEDGE  *18" IN AVG. HT. WHEN PLANTED AND SHALL CONFORM TO THE OPACITY AND OTHER REQ.S W/IN 4 YEARS)

PLANT LIST (Contractor is responsible to provide all plant quantities shown on plan)

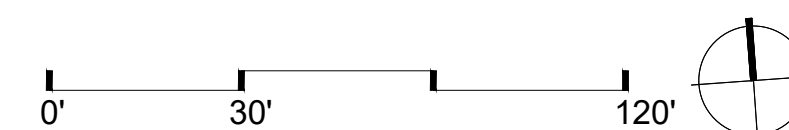
QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
<b>EVERGREEN SHRUBS</b>						
	JU SP	Juniperus chinensis 'Spartan' Spartan Juniper	4' HT.	B&B	4' O.C.	BLDG. FDN. REQ. SHRUB
29	JU VA	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	CONT.	PER PLAN	BLDG. FDN. / PARKING LOT SCREEN SHRUB
<b>FLOWERING/DECIDUOUS SHRUBS</b>						
114	CO LR	Cornus alba 'Jefreb' Little Rebel Redtwig Dogwood	18" HT.	#3 CONT.	PER PLAN	BLDG. FDN. REQ. SHRUB
11	HY PA	Hydrangea paniculata 'Limelight' Limelight Hydrangea	24" HT.	#3 CONT.	PER PLAN	BLDG. FDN. REQ. SHRUB
5	HP GL	Hypericum inodorum 'Kolmiglow' Magical Midnight Glow St. John's Wort	18" HT.	#3 CONT.	PER PLAN	BLDG. FDN. REQ. SHRUB
<b>PERENNIALS/ORNAMENTAL GRASSES</b>						
24	EC PU	Echinacea purpurea 'Magnus' Magnus Coneflower		#2 CONT.	PER PLAN	BLDG. FDN. REQ. PERENNIAL
21	PA VI	Panicum virgatum 'Northwind' Northwind Switchgrass		#2 CONT.	PER PLAN	BLDG. FDN. REQ. PERENNIAL

C O D E D   L A N D S C A P E   N O T E S

1. TURF - HYDROSEED
2. LANDSCAPE BED
  - POSITIVE DRAINAGE IN ALL DIRECTIONS.
  - 3" MIN. DEPTH HARDWOOD MULCH
3. 4" DEPTH #57 WASHED STONE MULCH TO MATCH BUILDING MASONRY.

NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

PLANT LABEL KEY:  $\frac{1}{XX XX} \left( \frac{\text{QUANTITY}}{\text{CODE}} \right)$



**GAHANNA**  
**LOGISTICS CENTER**  
TECH CENTER DRIVE  
GAHANNA, OH 43230

## REVISIONS

date issued

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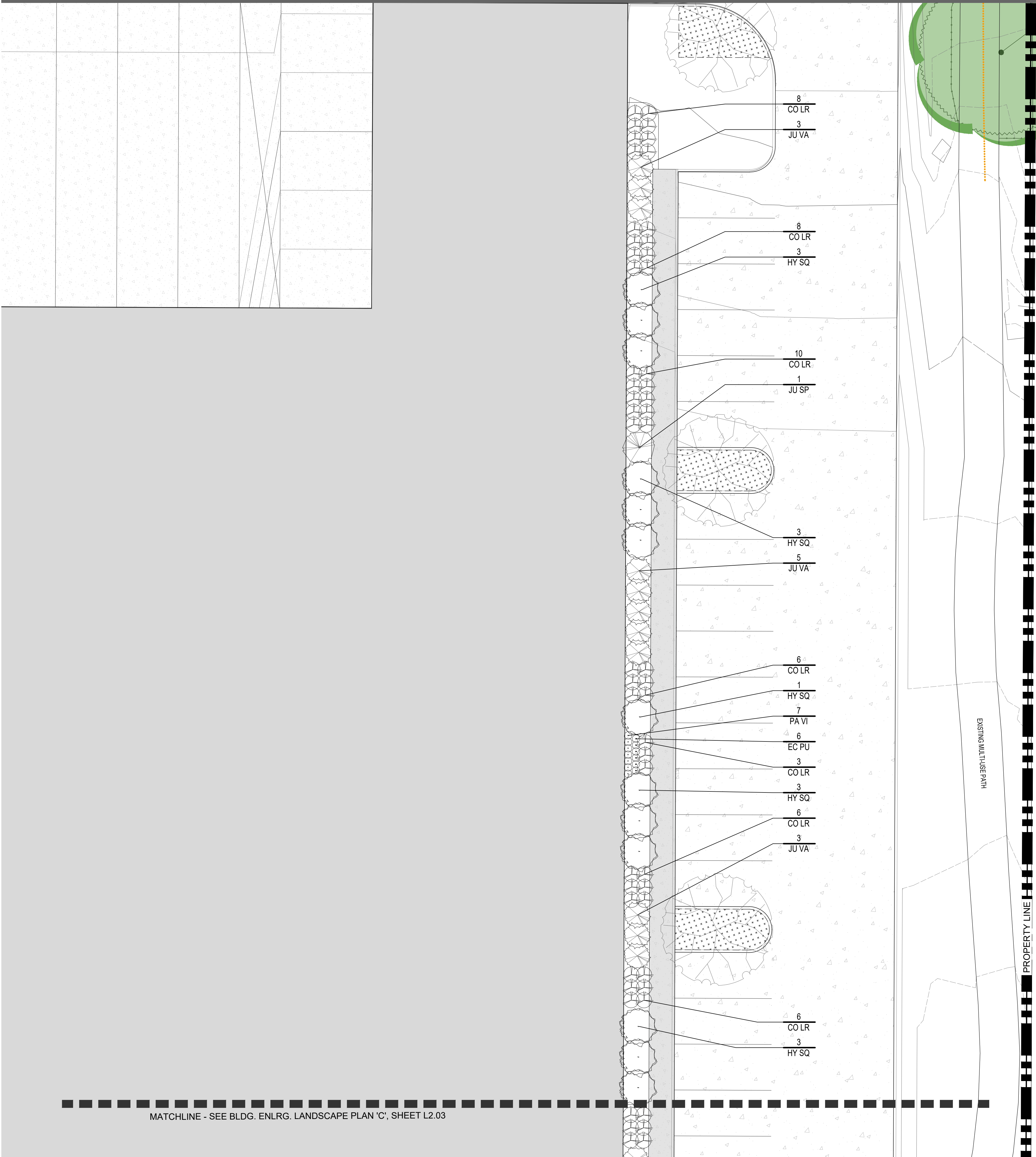
drawn by: PEM checked by: PEM  
issue date 4.25.2025 PROJECT NO. 24098

BLDG. ENLRG.  
LANDSCAPE  
PLAN 'C'

## L2.03



G:\G2 Projects\ARCO Murray\24098 Arco Murray Gahanna Industrial\CAD\24098 Arco Murray Gahanna Industrial Long Apr 25, 2025 - 5:01pm P\moorehead



CENTRAL PARK OF GAHANNA, LIMITED OVERLAY TEXT (L,M-1)

6 - Landscaping and Screening

	REQUIRED	PROVIDED
6 A. 1. a. LANDSCAPING AREA		
6 A. 1. c. PARKING LOT TREE		
6 A². 1. a. BUILDING FOUNDATION SHRUBS/PERENNIALS		
6 A². 1. a. BUILDING FOUNDATION SHRUBS/PERENNIALS - VARIANCE SUBSTITUTION TREE		
1155.06(g)(1) PARKING LOT SCREENING SHRUB		
A. INTERIOR PARKING LOT STANDARDS		
1. LANDSCAPING IN PARKING AREAS SHALL BE DISPERSED THROUGHOUT THE PENINSULAS AND ISLANDS. THE MINIMUM PARKING ISLAND SIZE SHALL BE 180 SQUARE FEET.	2,165 S.F. (5%) OF INTERIOR LANDSCAPING AREA FOR ±43,300 S.F. OF PARKING LOT PAVEMENT	2,736 S.F. (6.3%) OF INTERIOR LANDSCAPING AREA FOR ±43,300 S.F. OF PARKING LOT PAVEMENT.
a. THE REQUIRED AMOUNT OF INTERIOR LANDSCAPING AREA SHALL BE FIVE PERCENT (5%) OF THE TOTAL AREA OF THE PARKING LOT PAVEMENT.		
c. ONE TREE PER 1,000 SQUARE FEET OF REQUIRED LANDSCAPE AREA OR PORTION THEREOF SHALL BE REQUIRED. THE MINIMUM CALIPER OF SUCH TREES SHALL BE 2".	3 2" CAL. TREES FOR 2,165 S.F. OF REQUIRED LANDSCAPE AREA	3 2" CAL. TREES FOR 2,165 S.F. OF REQUIRED LANDSCAPE AREA + 13 ADD'L TREES PER VARIANCE REQUEST
A². BUILDING LANDSCAPING		
1. FOUNDATION PLANTING REQUIRED	585 SHRUBS AND 234 FLOWERING PERENNIALS FOR ± 1,167 L.F. OF BUILDING PERIMETER (EXCLUDING LOADING AREA AND DOORWAYS)	13 2" CAL. TREES (SEE DETAILS IN VARIANCE REQUEST), 455 SHRUBS AND 235 FLOWERING PERENNIALS FOR ± 1,167 L.F. OF BUILDING PERIMETER (EXCLUDING LOADING AREA AND DOORWAYS)
a. FOR ALL BUILDINGS A MINIMUM OF 5 SHRUBS AND 2 FLOWERING PERENNIALS SHALL BE PROVIDED FOR EACH 10 LINEAR FEET OF BUILDING ELEVATION.		
2. INTERIOR TREES REQUIRED. ALL BUILDINGS WILL PROVIDE A MINIMUM TREE PLANTING WII THE INTERIOR OF THE SITE TO HELP PROVIDE SHADE AND INCREASE AESTHETIC VALUE		
a. II. FOR BUILDINGS ABOVE 20,000 SQUARE FEET - THE PROPERTY OWNER SHALL PROVIDE A TOTAL OF 1" IN TREE CALIPER PER 1,000 SQ. FT. OF BUILDING FOOTPRINT (OR FRACTION THEREOF) UP TO 20,000 SQ. FT. PLUS 1" IN TREE CALIPER PER EACH 5,000 SQ. FT. (O.F.T.) ABOVE 20,000 SQ FT. THE MINIMUM CALIPER OF SUCH TREES SHALL BE 2".	44" IN TREE CALIPER FOR ±140,384 S.F. OF BUILDING FOOTPRINT	44 INCHES OF 438 INCH TOTAL PRESERVED EXISTING PREFERRED SPECIES TREE CREDIT APPLIED TO 6 A². 2. a. I. REQUIREMENTS. SEE SHEETS L5.00-L5.04 FOR EXISTING TREE SURVEY AND INDEX)
e. TO ENCOURAGE THE PRESERVATION OF EXISTING TREES THE DEVELOPER MAY COUNT EXISTING TREES TOWARD THIS REQUIREMENT.		

1155 - OCT OFFICE, COMMERCE AND TECHNOLOGY DISTRICT

1155.06 - Landscaping and Screening

	REQUIRED	PROVIDED
(g) SCREENING REQUIRED		
(1) PARKING LOT SCREENING. ALL PARKING AND VEHICULAR USE AREAS ADJACENT TO ANY PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW BY USE OF AN EVERGREEN HEDGE, MASONRY WALL (BRICK OR STONE), MOUND, OR COMBINATION THEREOF TO A HEIGHT OF 3'	3' MIN. HT. SCREEN	3' MIN. HT.* EVERGREEN HEDGE  *(18" IN AVG. HT. WHEN PLANTED, AND SHALL CONFORM TO THE OPACITY AND OTHER REQ.S WII 4 YEARS)

P L A N T L I S T (Contractor is responsible to provide all plant quantities shown on plan)

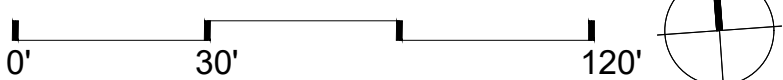
QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
EVERGREEN SHRUBS						
1	JU SP	Juniperus chinensis 'Spartan'	4' HT.	B&B	4' O.C.	BLDG. FDN. REQ. SHRUB
11	JU VA	Juniperus virginiana 'Grey Owl'	24" HT.	CONT.	PER PLAN	BLDG. FDN. / PARKING LOT SCREEN SHRUB
FLOWERING/DECIDUOUS SHRUBS						
52	CO LR	Cornus alba 'Jefreib'	18" HT.	#3 CONT.	PER PLAN	BLDG. FDN. REQ. SHRUB
13	HY SQ	Hydrangea quercifolia 'Flemingea'	24" HT.	#3 CONT.	PER PLAN	BLDG. FDN. REQ. SHRUB
PERENNIALS/ORNAMENTAL GRASSES						
6	EC PU	Echinacea purpurea 'Magnus'		#2 Cont.	PER PLAN	BLDG. FDN. REQ. PERENNIAL
7	PA VI	Panicum virgatum 'Northwind'		#2 Cont.	PER PLAN	BLDG. FDN. REQ. PERENNIAL

C O D E D L A N D S C A P E N O T E S

- 1) TURF - HYDROSEED
- 2) LANDSCAPE BED  
- POSITIVE DRAINAGE IN ALL DIRECTIONS.  
- 3" MIN. DEPTH HARDWOOD MULCH
- 3) 4" DEPTH #57 WASHED STONE MULCH TO MATCH BUILDING MASONRY.

NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

PLANT LABEL KEY:  $\frac{1}{XX\ XX}$  ( QUANTITY CODE )



PROJECT FOR:

ARCO  
MURRAY  
| DESIGN BUILD

G2 PLANNING  
+ DESIGN  
720 E. BROAD STREET STE. 200  
COLUMBUS, OH 43215

SEAL

DESIGN TEAM

Civil Engineer

Architect

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GAHANNA  
LOGISTICS CENTER  
TECH CENTER DRIVE  
GAHANNA, OH 43230

REVISIONS

date issued

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drawn by: PEM  
issue date: 4.25.2025

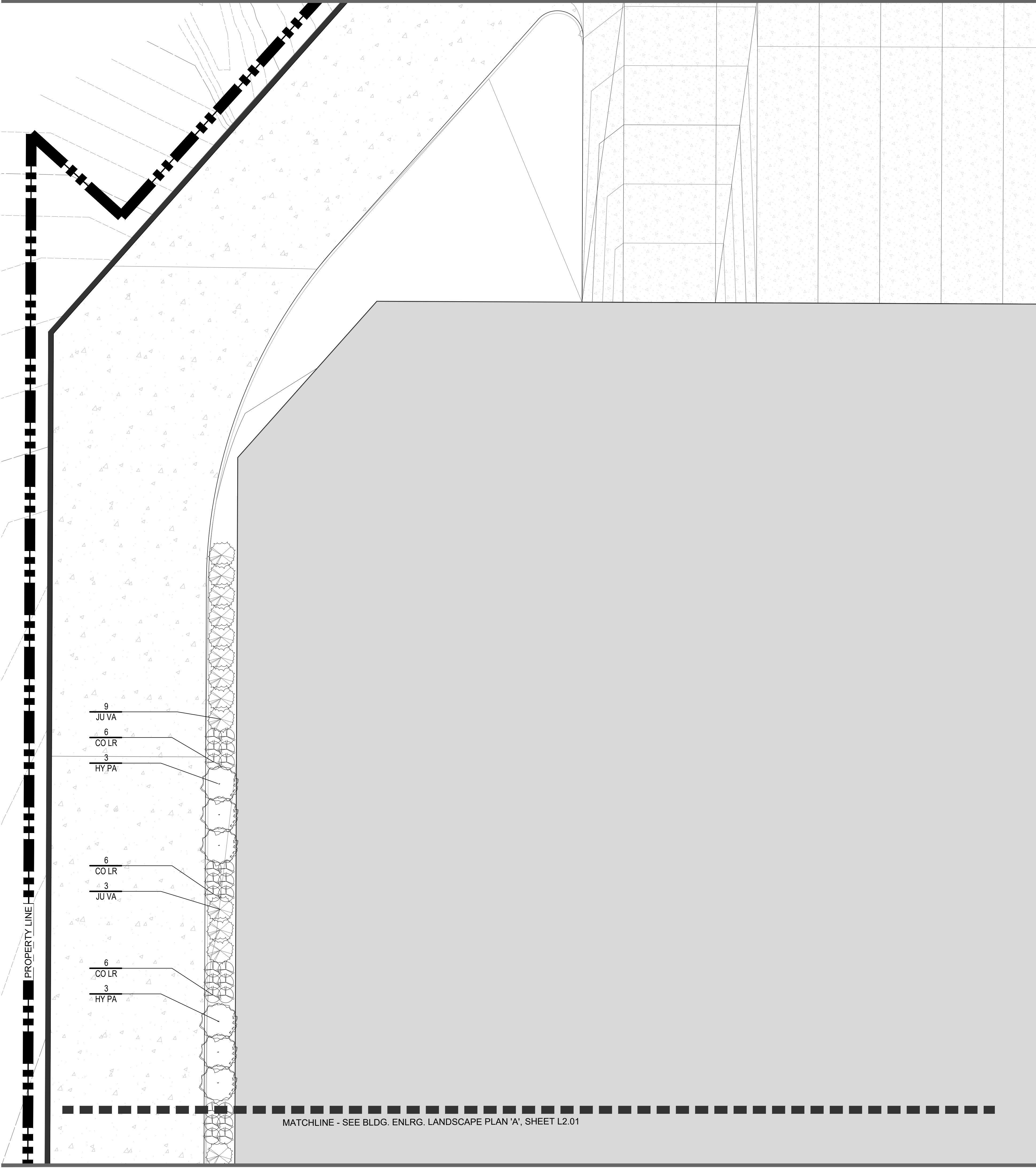
checked by: PEM  
PROJECT NO. 24098

BLDG. ENLRG.  
LANDSCAPE  
PLAN 'D'

L2.04



G:\G2 Projects\ARCO Murray\24098 Arco Murray Gahanna Industrial\CAD\24098 ARCO Murray Gahanna Industrial Long Apr 25, 2025 - 5:01pm P\moorehead



CENTRAL PARK OF GAHANNA, LIMITED OVERLAY TEXT (L,M-1)

6 - Landscaping and Screening

	REQUIRED	PROVIDED
6 A. 1. a. LANDSCAPING AREA		
6 A. 1. c. PARKING LOT TREE		
6 A². 1. a. BUILDING FOUNDATION SHRUBS/PERENNIALS		
6 A². 1. a. BUILDING FOUNDATION SHRUBS/PERENNIALS - VARIANCE SUBSTITUTION TREE		
A. INTERIOR PARKING LOT STANDARDS		
1. LANDSCAPING IN PARKING AREAS SHALL BE DISPERSED THROUGHOUT THE PENINSULAS AND ISLANDS. THE MINIMUM PARKING ISLAND SIZE SHALL BE 180 SQUARE FEET.	2,165 S.F. (5%) OF INTERIOR LANDSCAPING AREA FOR ±43,300 S.F. OF PARKING LOT PAVEMENT	2,736 S.F. (6.3%) OF INTERIOR LANDSCAPING AREA FOR ±43,300 S.F. OF PARKING LOT PAVEMENT.
a. THE REQUIRED AMOUNT OF INTERIOR LANDSCAPING AREA SHALL BE FIVE PERCENT (5%) OF THE TOTAL AREA OF THE PARKING LOT PAVEMENT.		
c. ONE TREE PER 1,000 SQUARE FEET OF REQUIRED LANDSCAPE AREA OR PORTION THEREOF SHALL BE REQUIRED. THE MINIMUM CALIPER OF SUCH TREES SHALL BE 2".	3 2" CAL. TREES FOR 2,165 S.F. OF REQUIRED LANDSCAPE AREA	3 2" CAL. TREES FOR 2,165 S.F. OF REQUIRED LANDSCAPE AREA + 13 ADD'L TREES PER VARIANCE REQUEST
A². BUILDING LANDSCAPING		
1. FOUNDATION PLANTING REQUIRED	585 SHRUBS AND 234 FLOWERING PERENNIALS FOR ± 1,167 L.F. OF BUILDING PERIMETER (EXCLUDING LOADING AREA AND DOORWAYS)	13 2" CAL. TREES (SEE DETAILS IN VARIANCE REQUEST), 455 SHRUBS AND 235 FLOWERING PERENNIALS FOR ± 1,167 L.F. OF BUILDING PERIMETER (EXCLUDING LOADING AREA AND DOORWAYS)
a. FOR ALL BUILDINGS A MINIMUM OF 5 SHRUBS AND 2 FLOWERING PERENNIALS SHALL BE PROVIDED FOR EACH 10 LINEAR FEET OF BUILDING ELEVATION.		
2. INTERIOR TREES REQUIRED. ALL BUILDINGS WILL PROVIDE A MINIMUM TREE PLANTING W/ THE INTERIOR OF THE SITE TO HELP PROVIDE SHADE AND INCREASE AESTHETIC VALUE		
a. II. FOR BUILDINGS ABOVE 20,000 SQUARE FEET - THE PROPERTY OWNER SHALL PROVIDE A TOTAL OF 1" IN TREE CALIPER PER 1,000 SQ. FT. OF BUILDING FOOTPRINT (OR FRACTION THEREOF) UP TO 20,000 SQ. FT. PLUS 1" IN TREE CALIPER PER EACH 5,000 SQ. FT. (O.F.T.) ABOVE 20,000 SQ FT. THE MINIMUM CALIPER OF SUCH TREES SHALL BE 2".	44" IN TREE CALIPER FOR ±140,384 S.F. OF BUILDING FOOTPRINT	44 INCHES OF 438 INCH TOTAL PRESERVED EXISTING PREFERRED SPECIES TREE CREDIT APPLIED TO 6 A². 2. a. I. REQUIREMENTS. SEE SHEETS L5.00-L5.04 FOR EXISTING TREE SURVEY AND INDEX)
e. TO ENCOURAGE THE PRESERVATION OF EXISTING TREES THE DEVELOPER MAY COUNT EXISTING TREES TOWARD THIS REQUIREMENT.		

1155 - OCT OFFICE, COMMERCE AND TECHNOLOGY DISTRICT

1155.06 - Landscaping and Screening

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P L A N T L I S T (Contractor is responsible to provide all plant quantities shown on plan)

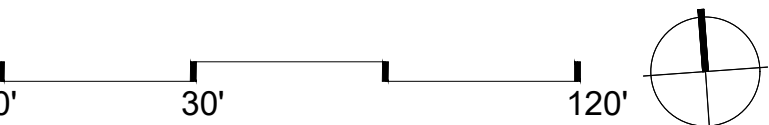
QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
EVERGREEN SHRUBS						
12	JU VA	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" HT.	CONT.	PER PLAN	BLDG. FDN. / PARKING LOT SCREEN SHRUB
FLOWERING/DECIDUOUS SHRUBS						
18	CO LR	Cornus alba 'Jefre's' Little Rebel Redtwig Dogwood	18" HT.	#3 CONT.	PER PLAN	BLDG. FDN. REQ. SHRUB
6	HY PA	Hydrangea paniculata 'Limelight' Limelight Hydrangea	24" HT.	#3 CONT.	PER PLAN	BLDG. FDN. REQ. SHRUB

C O D E D L A N D S C A P E N O T E S

- 1 TURF - HYDROSEED
- 2 LANDSCAPE BED  
- POSITIVE DRAINAGE IN ALL DIRECTIONS.  
- 3" MIN. DEPTH HARDWOOD MULCH
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NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

PLANT LABEL KEY:  $\frac{1}{XX\ XX}$  ( QUANTITY CODE )



PROJECT FOR:

ARCO  
MURRAY  
| DESIGN BUILD

G2 PLANNING  
+ DESIGN  
720 E. BROAD STREET STE. 200  
COLUMBUS, OH 43215

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DESIGN TEAM

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Architect

Ware Malcomb  
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Landscape Architect

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720 E. Broad St.  
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Columbus, Ohio 43215  
p 614.583.9230

GAHANNA  
LOGISTICS CENTER  
TECH CENTER DRIVE  
GAHANNA, OH 43230

REVISIONS

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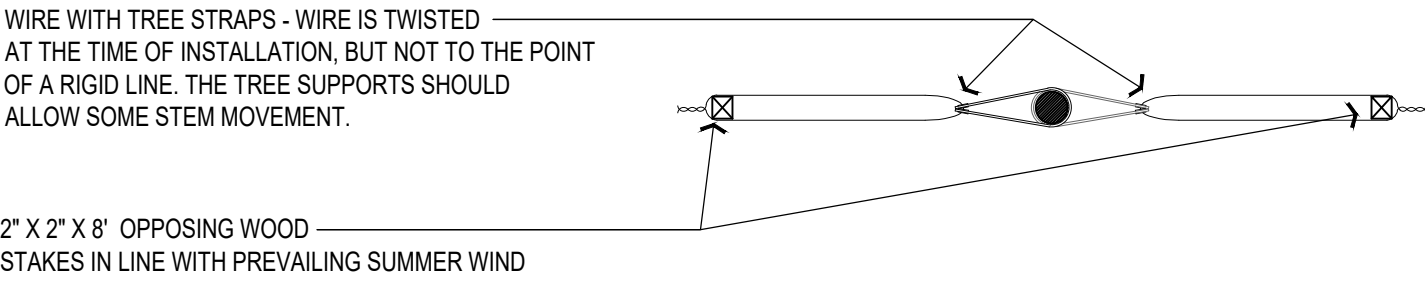
drawn by: PEM  
issue date: 4.25.2025  
checked by: PEM  
PROJECT NO. 24098

BLDG. ENLRG.  
LANDSCAPE  
PLAN 'E'

L2.05



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STAKING PLAN DETAIL

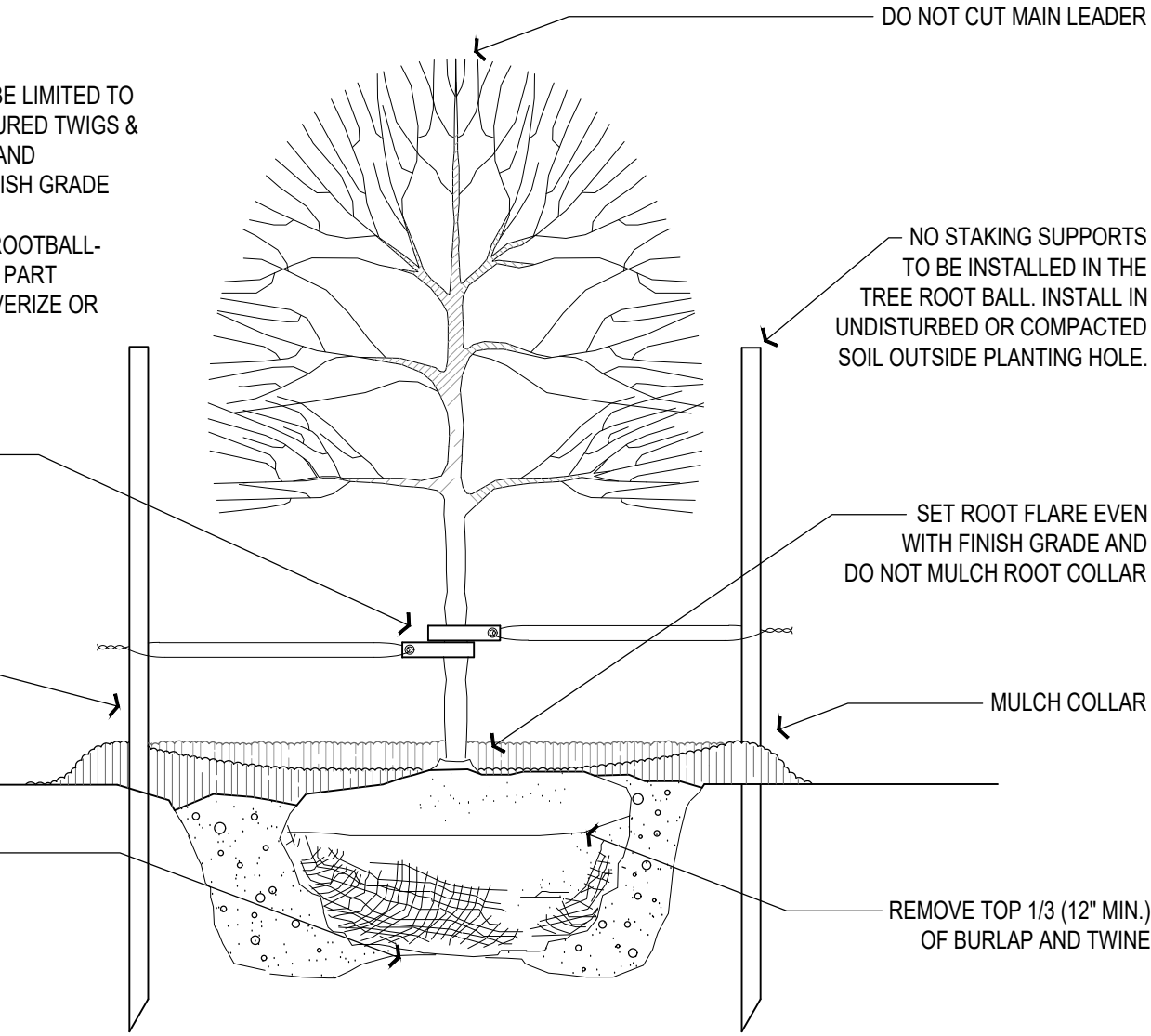
NOTES:  
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS EVEN WITH FINISH GRADE

\*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

WIRE WITH TREE STRAPS. TWO STRAPS PER TREE. ATTACH 1/3 OF THE DISTANCE FROM GROUND TO FIRST BRANCH - SEE PLAN DETAIL ABOVE

2" X 2" X 8" WOOD STAKE,  
- SEE PLAN DETAIL ABOVE  
- STAKES TO BE REMOVED ONE YEAR AFTER PLANTING

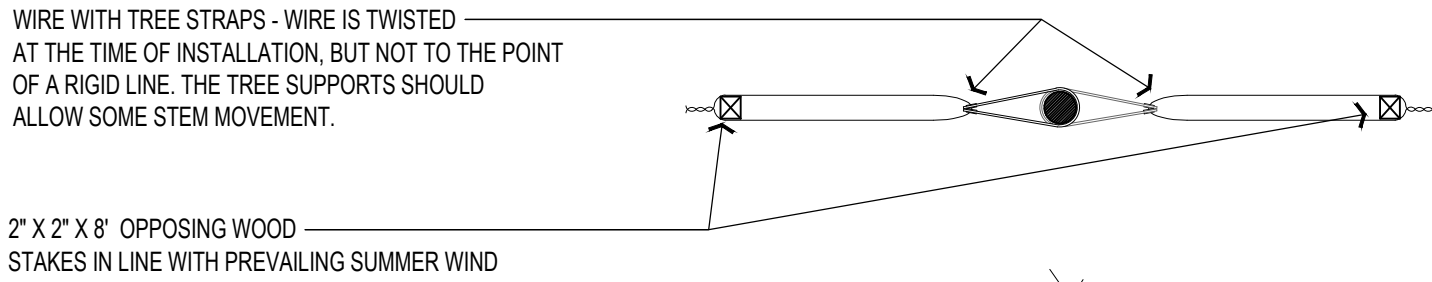
SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL - ADJUST AS NECESSARY TO ENSURE THAT ROOT FLARE IS NOT BELOW FINISH GRADE.



B

DECIDUOUS TREE

SCALE: 1/2" = 1'-0"



STAKING PLAN DETAIL

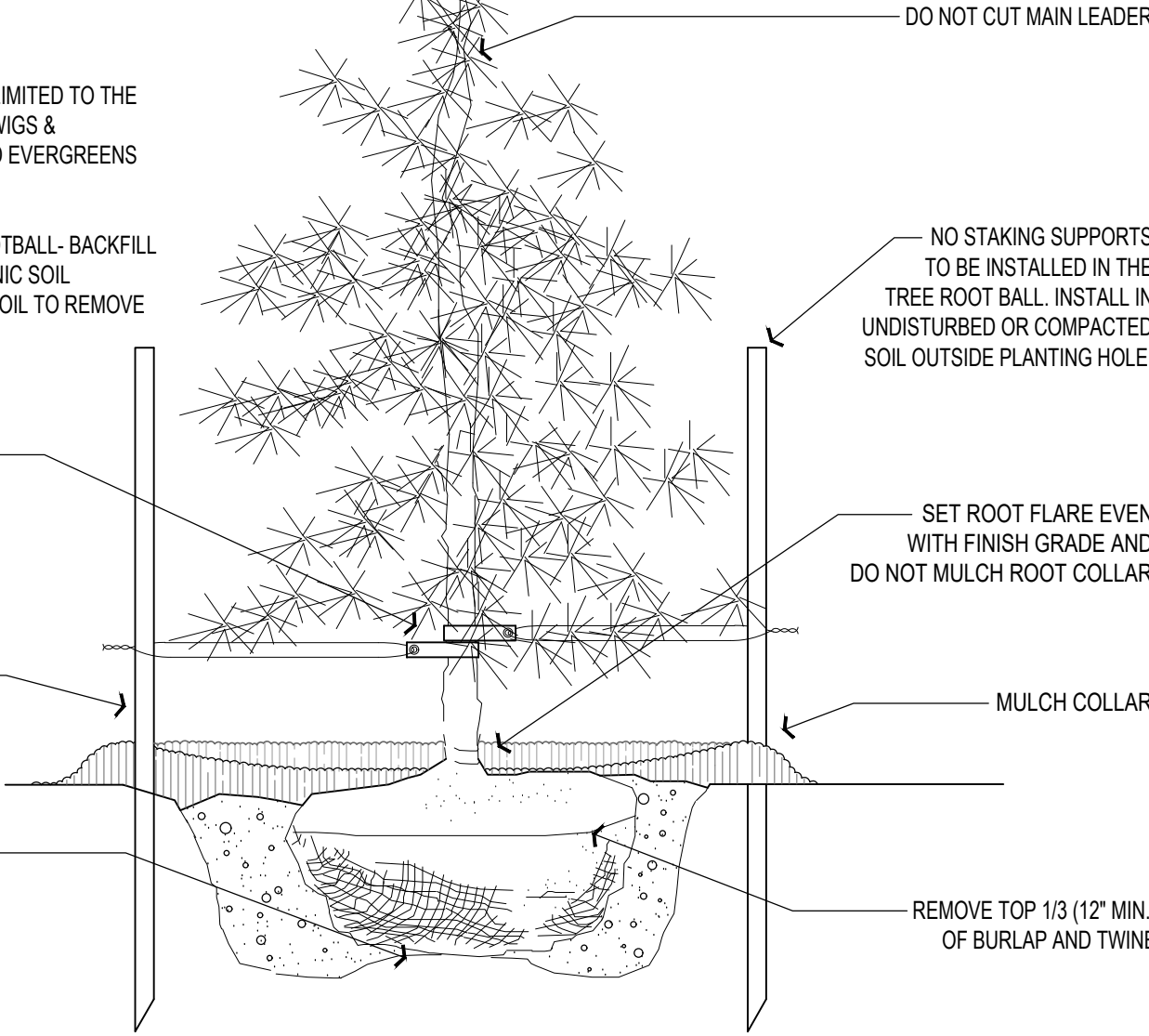
NOTES:  
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\*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

WIRE WITH TREE STRAPS. TWO STRAPS PER TREE. ATTACH AT 1/3 THE HEIGHT OF TREE

2" X 2" X 8" WOOD STAKE,  
- SEE PLAN DETAIL ABOVE  
- STAKES TO BE REMOVED ONE YEAR AFTER PLANTING

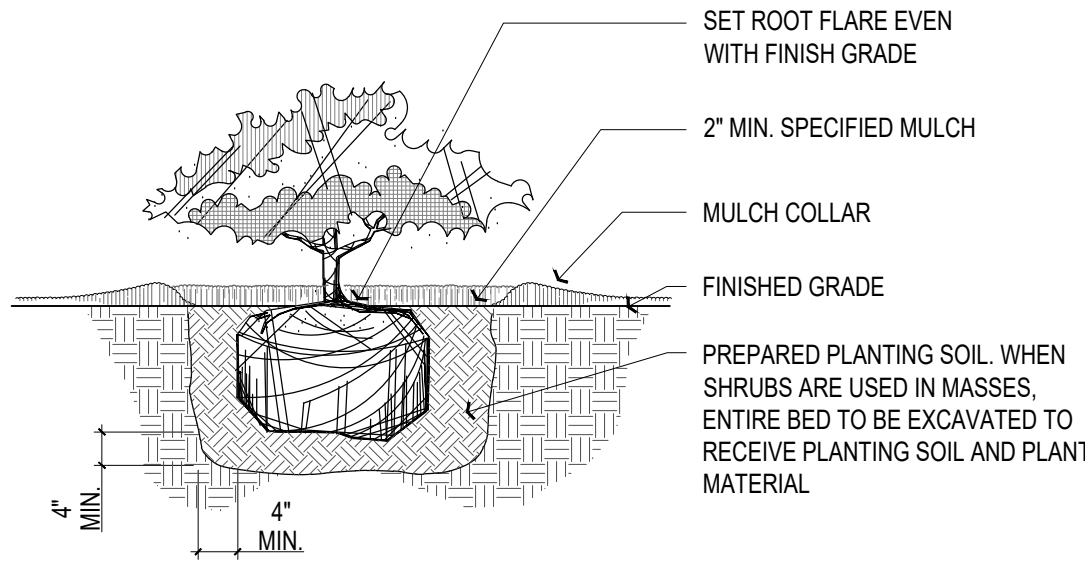
SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL - ADJUST AS NECESSARY TO ENSURE THAT ROOT FLARE IS NOT BELOW FINISH GRADE.



A

EVERGREEN TREE

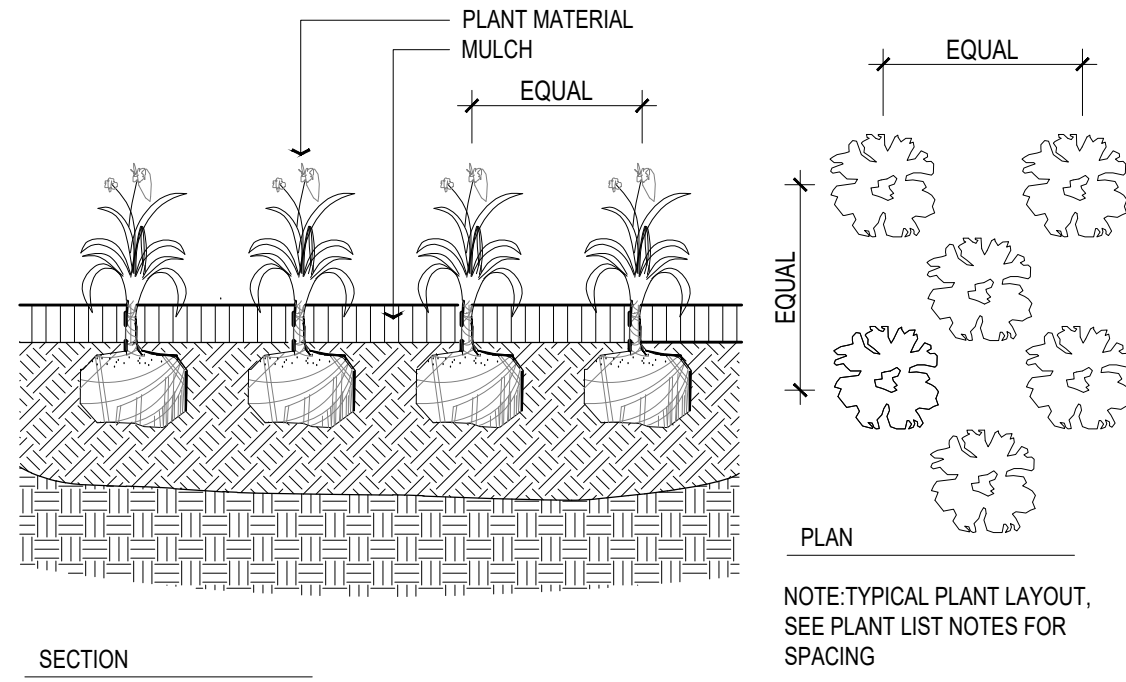
SCALE: 1" = 1'-0"



D

SHRUB

SCALE: 1/2" = 1'-0"



C

PERENNIALS & GROUNDCOVER

SCALE: 1" = 1'-0"

PROJECT FOR:

ARCO  
MURRAY  
| DESIGN BUILD

G2 PLANNING  
+ DESIGN  
720 E. BROAD STREET STE. 200  
COLUMBUS, OH 43215

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LOGISTICS CENTER  
TECH CENTER DRIVE  
GAHANNA, OH 43230

REVISIONS

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drawn by: PEM  
issue date: 4.25.2025

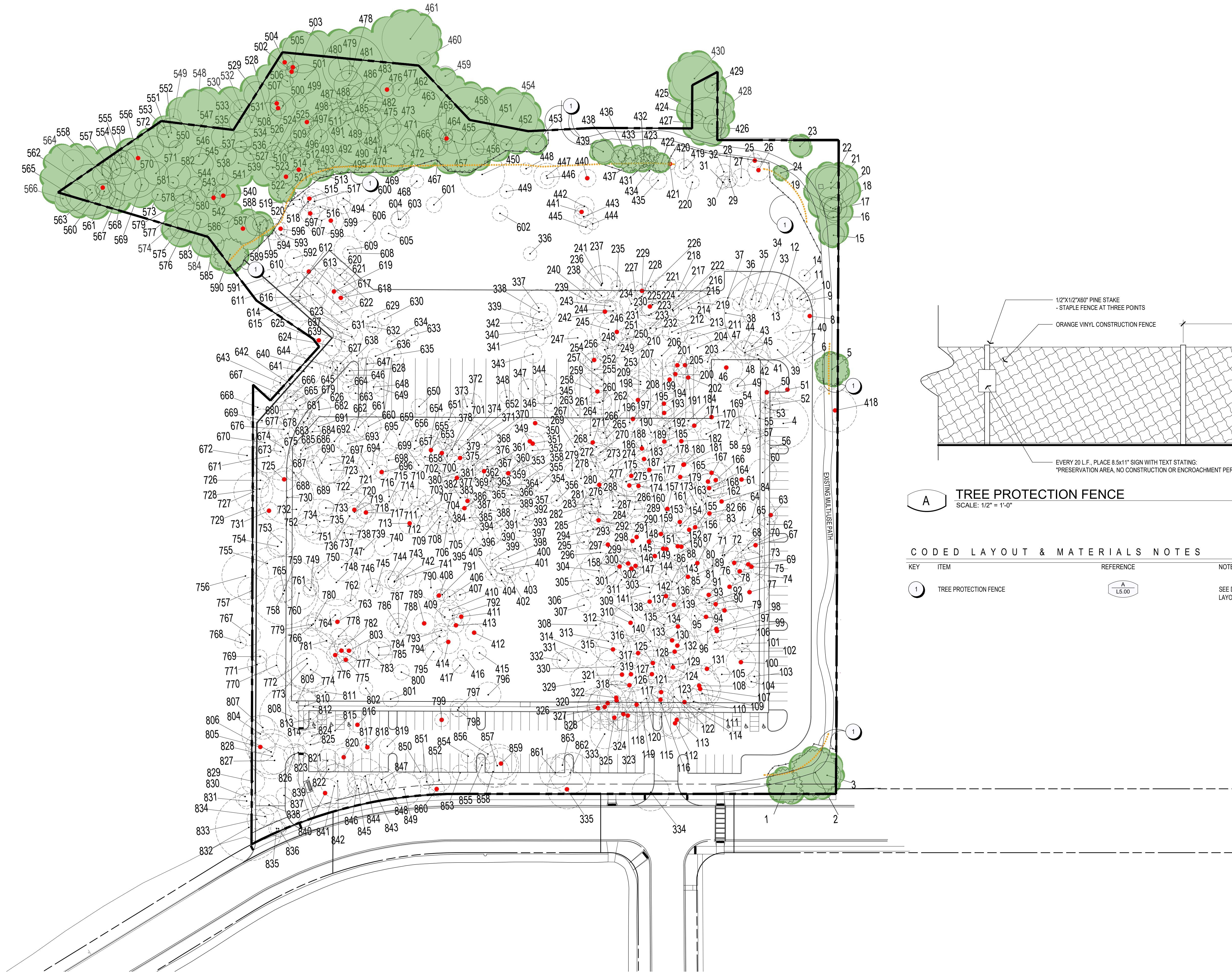
checked by: PEM  
PROJECT NO.: 24098

LANDSCAPE  
DETAILS

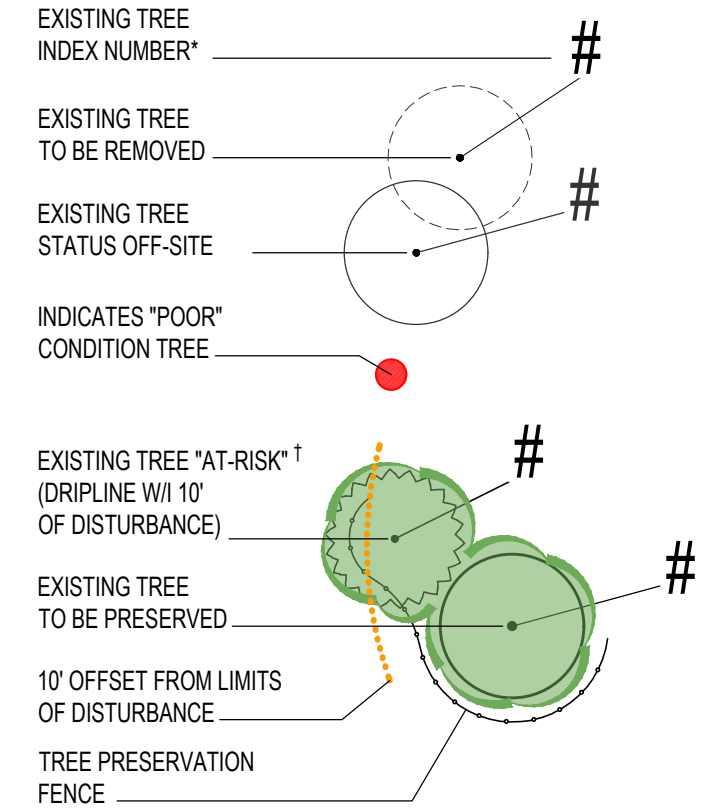
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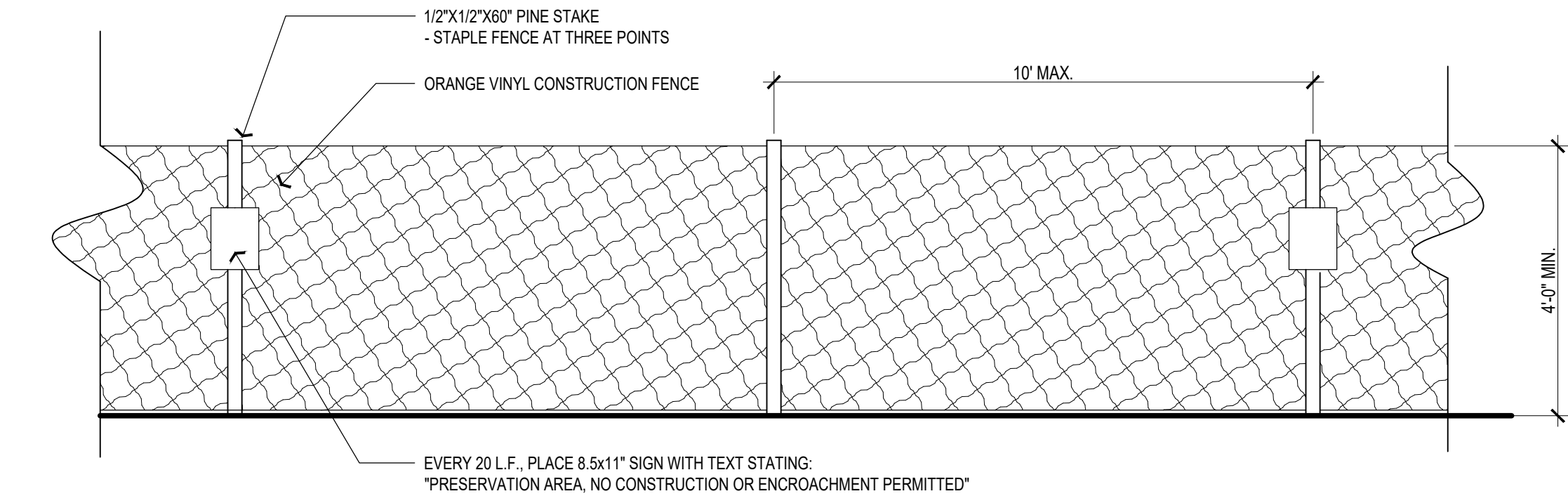


### TREE PRESERVATION KEY



\* (SEE SHEETS L5.00-L5.04 FOR EXISTING TREE SURVEY AND INDEX)

† (NOT REMOVED/NO PRESERVATION CREDIT)

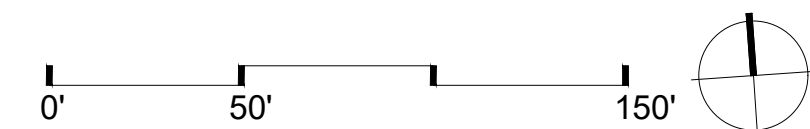


### A TREE PROTECTION FENCE

SCALE: 1/2" = 1'-0"

### C O D E D L A Y O U T & M A T E R I A L S N O T E S

KEY	ITEM	REFERENCE	NOTES
1	TREE PROTECTION FENCE	A L5.00	SEE DETAIL A, THIS SHEET. FINAL TREE PROTECTION FENCING LAYOUT TO BE DETERMINED WITH FINAL ENGINEERING.



PROJECT FOR:

**ARCO MURRAY**  
| DESIGN BUILD

**G2 PLANNING + DESIGN**  
720 E. BROAD STREET STE. 200  
COLUMBUS, OH 43215

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DESIGN TEAM

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## GAHANNA LOGISTICS CENTER TECH CENTER DRIVE GAHANNA, OH 43230

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drawn by: PEM checked by: PEM  
issue date: 4.25.2025 PROJECT NO. 24098

### TREE PRESERVATION PLAN

# L5.00



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TREE#	D.B.H.	SPECIES	CONDITION	STATUS
1	17	HACKBERRY	FAIR	AT RISK
2	23	HACKBERRY	FAIR	AT RISK
3	14	PINE	FAIR	PRESERVE
4	26	WALNUT	FAIR	REMOVE
5	16	MAPLE	FAIR	AT RISK
6	8	MAPLE	FAIR	REMOVE
7	11	PINE	FAIR	REMOVE
8	7	MAPLE	POOR	REMOVE
9	8	HACKBERRY	PINE	REMOVE
10	12	COTTONWOOD	GOOD	REMOVE
11	9	COTTONWOOD	FAIR	REMOVE
12	10	COTTONWOOD	GOOD	REMOVE
13	8	COTTONWOOD	GOOD	REMOVE
14	6	COTTONWOOD	GOOD	REMOVE
15	11	CATALPA	GOOD	PRESERVE
16	6	HACKBERRY	FAIR	PRESERVE
17	12	COTTONWOOD	GOOD	PRESERVE
18	9	COTTONWOOD	GOOD	PRESERVE
19	11	COTTONWOOD	GOOD	PRESERVE
20	12	MAPLE	GOOD	PRESERVE
21	24	COTTONWOOD	FAIR	PRESERVE
22	16	WILLOW	FAIR	PRESERVE
23	10	LOCUST	GOOD	PRESERVE
24	7	HACKBERRY	FAIR	AT RISK
25	7	MAPLE	POOR	REMOVE
26	11	MAPLE	POOR	REMOVE
27	9	HACKBERRY	FAIR	REMOVE
28	8	COTTONWOOD	FAIR	REMOVE
29	6	COTTONWOOD	FAIR	REMOVE
30	7	COTTONWOOD	FAIR	REMOVE
31	6	COTTONWOOD	FAIR	REMOVE
32	8	COTTONWOOD	FAIR	REMOVE
33	26	LOCUST	FAIR	REMOVE
34	9	MAPLE	FAIR	REMOVE
35	10	COTTONWOOD	GOOD	REMOVE
36	7	COTTONWOOD	GOOD	REMOVE
37	29	COTTONWOOD	FAIR	REMOVE
38	16	MAPLE	GOOD	REMOVE
39	11	HACKBERRY	FAIR	REMOVE
40	8	HACKBERRY	FAIR	REMOVE
41	13	MAPLE	GOOD	REMOVE
42	10	MAPLE	GOOD	REMOVE
43	11	MAPLE	GOOD	REMOVE
44	8	MAPLE	FAIR	REMOVE
45	11	MAPLE	FAIR	REMOVE
46	17	PINE	POOR	REMOVE
47	10	MAPLE	FAIR	REMOVE
48	7	MAPLE	GOOD	REMOVE
49	8	HACKBERRY	FAIR	REMOVE
50	9	MAPLE	POOR	REMOVE
51	9	MAPLE	POOR	REMOVE
52	8	MAPLE	FAIR	REMOVE
53	6	MAPLE	FAIR	REMOVE
54	16	WALNUT	FAIR	REMOVE
55	16	WALNUT	FAIR	REMOVE
56	8	HACKBERRY	FAIR	REMOVE
57	9	WALNUT	FAIR	REMOVE
58	17	WALNUT	FAIR	REMOVE
59	7	MAPLE	FAIR	REMOVE
60	14	MAPLE	GOOD	REMOVE
61	7	HACKBERRY	POOR	REMOVE
62	7	HACKBERRY	FAIR	REMOVE
63	7	CHERRY	POOR	REMOVE
64	24	PINE	FAIR	REMOVE
65	6	BOXELDER	FAIR	REMOVE
66	23	PINE	FAIR	REMOVE
67	8	CHERRY	POOR	REMOVE
68	20	PINE	FAIR	REMOVE
69	15	PINE	POOR	REMOVE
70	27	PINE	FAIR	REMOVE
71	20	PINE	FAIR	REMOVE
72	14	PINE	FAIR	REMOVE
73	12	PINE	POOR	REMOVE
74	14	PINE	POOR	REMOVE
75	15	PINE	POOR	REMOVE
76	18	PINE	FAIR	REMOVE
77	19	PINE	POOR	REMOVE
78	15	PINE	POOR	REMOVE
79	14	PINE	POOR	REMOVE
80	9	HACKBERRY	FAIR	REMOVE

81	12	PINE	FAIR	REMOVE
82	7	MAPLE	POOR	REMOVE
83	20	PINE	FAIR	REMOVE
84	19	PINE	POOR	REMOVE
85	11	PINE	POOR	REMOVE
86	14	PINE	FAIR	REMOVE
87	17	CHERRY	FAIR	REMOVE
88	16	PINE	POOR	REMOVE
89	16	PINE	FAIR	REMOVE
90	10	PINE	POOR	REMOVE
91	11	PINE	POOR	REMOVE
92	15	PINE	FAIR	REMOVE
93	12	PINE	FAIR	REMOVE
94	15	PINE	POOR	REMOVE
95	21	PINE	FAIR	REMOVE
96	14	PINE	FAIR	REMOVE
97	7	CHERRY	POOR	REMOVE
98	21	PINE	POOR	REMOVE
99	23	PINE	FAIR	REMOVE
100	15	CHERRY	POOR	REMOVE
101	6	WALNUT	GOOD	REMOVE
102	8	CATALPA	FAIR	REMOVE
103	6	CHERRY	FAIR	REMOVE
104	6	MAPLE	GOOD	REMOVE
105	8	WALNUT	GOOD	REMOVE
106	7	WALNUT	GOOD	REMOVE
107	21	PINE	POOR	REMOVE
108	21	PINE	POOR	REMOVE
109	11	PINE	FAIR	REMOVE
110	13	PINE	FAIR	REMOVE
111	15	CHERRY	FAIR	REMOVE
112	16	PINE	POOR	REMOVE
113	18	PINE	POOR	REMOVE
114	17	CHERRY	POOR	REMOVE
115	20	PINE	FAIR	REMOVE
116	13	PINE	FAIR	REMOVE
117	13	PINE	POOR	REMOVE
118	18	PINE	POOR	REMOVE
119	14	PINE	FAIR	REMOVE
120	18	PINE	FAIR	REMOVE
121	13	PINE	POOR	REMOVE
122	17	PINE	FAIR	REMOVE
123	21	PINE	FAIR	REMOVE
124	15	PINE	POOR	REMOVE
125	17	PINE	POOR	REMOVE
126	13	PINE	POOR	REMOVE
127	17	PINE	FAIR	REMOVE
128	13	PINE	FAIR	REMOVE
129	13	PINE	FAIR	REMOVE
130	19	PINE	POOR	REMOVE
131	6	CHERRY	POOR	REMOVE
132	16	PINE	POOR	REMOVE
133	18	PINE	POOR	REMOVE
134	14	PINE	POOR	REMOVE
135	15	PINE	FAIR	REMOVE
136	16	PINE	POOR	REMOVE
137	13	PINE	FAIR	REMOVE
138	19	PINE	POOR	REMOVE
139	14	PINE	FAIR	REMOVE
140	16	PINE	FAIR	REMOVE
141	20	PINE	FAIR	REMOVE
142	17	CHERRY	POOR	REMOVE
143	18	PINE	FAIR	REMOVE
144	15	PINE	FAIR	REMOVE
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146	15	PINE	POOR	REMOVE
147	16	PINE	POOR	REMOVE
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151	15	PINE	POOR	REMOVE
152	15	PINE	POOR	REMOVE
153	16	PINE	POOR	REMOVE
154	19	PINE	FAIR	REMOVE
155	7	MAPLE	POOR	REMOVE
156	14	PINE	POOR	REMOVE
157	19	PINE	POOR	REMOVE
158	19	PINE	POOR	REMOVE
159	13	PINE	POOR	REMOVE
160	23	PINE	FAIR	REMOVE

161	22	CHERRY	FAIR	REMOVE
162	23	PINE	FAIR	REMOVE
163	10	PINE	FAIR	REMOVE
164	15	PINE	POOR	REMOVE
165	15	PINE	POOR	REMOVE
166	18	PINE	POOR	REMOVE
167	12	PINE	POOR	REMOVE
168	8	HACKBERRY	FAIR	REMOVE
169	9	HACKBERRY	FAIR	REMOVE
170	7	COTTONWOOD	POOR	REMOVE
171	7	HACKBERRY	POOR	REMOVE
172	6	HACKBERRY	FAIR	REMOVE
173	10	CHERRY	FAIR	REMOVE
174	17	PINE	POOR	REMOVE
175	16	PINE	POOR	REMOVE
176	18	PINE	POOR	REMOVE
177	19	PINE	POOR	REMOVE
178	18	PINE	FAIR	REMOVE
179	16	PINE	POOR	REMOVE
180	16	PINE	POOR	REMOVE
181	12	PINE	POOR	REMOVE
182	18	PINE	POOR	REMOVE
183	17	PINE	FAIR	REMOVE
184	9	MAPLE	FAIR	REMOVE
185	14	CHERRY	POOR	REMOVE
186	16	PINE	POOR	REMOVE
187	10	PINE	POOR	REMOVE
188	6	MAPLE	GOOD	REMOVE
189	20	CHERRY	FAIR	REMOVE
190	19	CHERRY	FAIR	REMOVE
191	7	MAPLE	GOOD	REMOVE
192	7	MAPLE	FAIR	REMOVE
193	8	PINE	POOR	REMOVE
194	14	PINE	POOR	REMOVE
195	9	MAPLE	GOOD	REMOVE
196	12	MAPLE	GOOD	REMOVE
197	13	PINE	POOR	REMOVE
198	9	MAPLE	GOOD	REMOVE
199	14	PINE	POOR	REMOVE
200	13	PINE	POOR	REMOVE
201	12	PINE	POOR	REMOVE
202	12	PINE	POOR	REMOVE
203	7	HACKBERRY	FAIR	REMOVE
204	15	MAPLE	GOOD	REMOVE
205	13	PINE	POOR	REMOVE
206	21	MAPLE	GOOD	REMOVE
207	6	MAPLE	GOOD	REMOVE
208	11	PINE	POOR	REMOVE
209	10	MAPLE	FAIR	REMOVE
210	18	MAPLE	GOOD	REMOVE
211	7	HACKBERRY	FAIR	REMOVE
212	10	MAPLE	FAIR	REMOVE
213	10	MAPLE	FAIR	REMOVE
214	16	MAPLE	FAIR	REMOVE
215	11	MAPLE	FAIR	REMOVE
216	6	MAPLE	FAIR	REMOVE
217	6	COTTONWOOD	FAIR	REMOVE
218	8	COTTONWOOD	FAIR	REMOVE
219	12	COTTONWOOD	FAIR	REMOVE
220	7	COTTONWOOD	GOOD	REMOVE
221	12	MAPLE	FAIR	REMOVE
222	7	MAPLE	FAIR	REMOVE
223	12	PINE	FAIR	REMOVE
224	14	PINE	FAIR	REMOVE
225	9	PINE	POOR	REMOVE
226	6	COTTONWOOD	FAIR	REMOVE
227	9	COTTONWOOD	FAIR	REMOVE
228	7	MAPLE	FAIR	REMOVE
229	7	PINE	POOR	REMOVE
230	7	MAPLE	FAIR	REMOVE
231	14	PINE	FAIR	REMOVE
232	7	MAPLE	FAIR	REMOVE
233	6	MAPLE	FAIR	REMOVE
234	12	MAPLE	FAIR	REMOVE
235	6	COTTONWOOD	FAIR	REMOVE
236	12	MAPLE	FAIR	REMOVE
237	18	COTTONWOOD	FAIR	REMOVE
238	7	MAPLE	FAIR	REMOVE
239	7	COTTONWOOD	GOOD	REMOVE
240	6	COTTONWOOD	GOOD	REMOVE

PROJECT FOR:



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REVISIONS

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drawn by: PEM checked by: PEM  
issue date: 4.25.2025 PROJECT NO. 24098

EXISTING TREE  
INDEX  
(TREE # 1-240)

L5.01

G:\G2 Projects\ARCO\Murray\24098 Arco Murray\Gahanna Industrial\CAD\24098 Arco Murray\Gahanna Industrial\Long Apr 25, 2025 - 5:01pm P\moorehead

TREE#	D.B.H.	SPECIES	CONDITION	STATUS
241	19	PINE	FAIR	REMOVE
242	12	REDBUD	POOR	REMOVE
243	6	HACKBERRY	FAIR	REMOVE
244	10	MAPLE	FAIR	REMOVE
245	18	PINE	FAIR	REMOVE
246	18	PINE	POOR	REMOVE
247	10	WALNUT	FAIR	REMOVE
248	14	MAPLE	GOOD	REMOVE
249	13	MAPLE	FAIR	REMOVE
250	12	CHERRY	FAIR	REMOVE
251	7	MAPLE	FAIR	REMOVE
252	8	MAPLE	FAIR	REMOVE
253	15	MAPLE	GOOD	REMOVE
254	9	CHERRY	FAIR	REMOVE
255	12	MAPLE	GOOD	REMOVE
256	9	HACKBERRY	POOR	REMOVE
257	7	HACKBERRY	FAIR	REMOVE
258	16	MAPLE	GOOD	REMOVE
259	7	REDBUD	POOR	REMOVE
260	9	MAPLE	FAIR	REMOVE
261	12	MAPLE	GOOD	REMOVE
262	18	LOCUST	FAIR	REMOVE
263	7	REDBUD	GOOD	REMOVE
264	16	HACKBERRY	FAIR	REMOVE
265	7	MAPLE	FAIR	REMOVE
266	6	MAPLE	FAIR	REMOVE
267	6	WALNUT	FAIR	REMOVE
268	16	PINE	FAIR	REMOVE
269	9	MAPLE	FAIR	REMOVE
270	7	HACKBERRY	FAIR	REMOVE
271	15	CHERRY	POOR	REMOVE
272	24	PINE	FAIR	REMOVE
273	9	MAPLE	FAIR	REMOVE
274	18	PINE	FAIR	REMOVE
275	14	PINE	FAIR	REMOVE
276	18	PINE	FAIR	REMOVE
277	15	PINE	POOR	REMOVE
278	25	PINE	FAIR	REMOVE
279	8	LOCUST	FAIR	REMOVE
280	8	LOCUST	FAIR	REMOVE
281	9	LOCUST	FAIR	REMOVE
282	8	LOCUST	FAIR	REMOVE
283	9	LOCUST	FAIR	REMOVE
284	9	LOCUST	FAIR	REMOVE
285	8	LOCUST	FAIR	REMOVE
286	9	MAPLE	GOOD	REMOVE
287	16	PINE	FAIR	REMOVE
288	23	PINE	GOOD	REMOVE
289	8	HACKBERRY	FAIR	REMOVE
290	8	HACKBERRY	FAIR	REMOVE
291	15	PINE	POOR	REMOVE
292	8	LOCUST	POOR	REMOVE
293	18	TREE OF HEAVEN	FAIR	REMOVE
294	6	SASSAFRAS	FAIR	REMOVE
295	7	LOCUST	GOOD	REMOVE
296	25	PINE	FAIR	REMOVE
297	20	PINE	POOR	REMOVE
298	18	PINE	POOR	REMOVE
299	20	PINE	FAIR	REMOVE
300	14	CHERRY	POOR	REMOVE
301	17	PINE	FAIR	REMOVE
302	11	PINE	POOR	REMOVE
303	23	PINE	FAIR	REMOVE
304	19	PINE	FAIR	REMOVE
305	18	LOCUST	FAIR	REMOVE
306	7	LOCUST	FAIR	REMOVE
307	7	COTTONWOOD	FAIR	REMOVE
308	9	COTTONWOOD	FAIR	REMOVE
309	19	PINE	FAIR	REMOVE
310	19	PINE	POOR	REMOVE
311	17	PINE	FAIR	REMOVE
312	18	CHERRY	FAIR	REMOVE
313	20	PINE	FAIR	REMOVE
314	14	LOCUST	FAIR	REMOVE
315	18	PINE	POOR	REMOVE
316	12	CHERRY	FAIR	REMOVE
317	16	PINE	POOR	REMOVE
318	21	PINE	POOR	REMOVE
319	18	PINE	POOR	REMOVE
320	20	PINE	POOR	REMOVE

321	14	PINE	POOR	REMOVE
322	17	PINE	POOR	REMOVE
323	16	PINE	POOR	REMOVE
324	17	PINE	POOR	REMOVE
325	14	PINE	POOR	REMOVE
326	19	PINE	POOR	REMOVE
327	21	PINE	POOR	REMOVE
328	18	PINE	POOR	REMOVE
329	15	LOCUST	FAIR	REMOVE
330	18	PINE	FAIR	REMOVE
331	12	LOCUST	FAIR	REMOVE
332	8	LOCUST	FAIR	REMOVE
333	15	HACKBERRY	FAIR	REMOVE
334	19	MAPLE	FAIR	REMOVE
335	20	LOCUST	POOR	REMOVE
336	7	COTTONWOOD	GOOD	REMOVE
337	19	LOCUST	GOOD	REMOVE
338	9	LOCUST	FAIR	REMOVE
339	9	REDBUD	FAIR	REMOVE
340	9	WALNUT	FAIR	REMOVE
341	12	LOCUST	FAIR	REMOVE
342	11	LOCUST	FAIR	REMOVE
343	9	WALNUT	FAIR	REMOVE
344	11	COTTONWOOD	FAIR	REMOVE
345	8	SYCAMORE	FAIR	REMOVE
346	8	COTTONWOOD	FAIR	REMOVE
347	10	WALNUT	GOOD	REMOVE
348	7	WALNUT	FAIR	REMOVE
349	23	CHERRY	POOR	REMOVE
350	14	MAPLE	POOR	REMOVE
351	12	CHERRY	POOR	REMOVE
352	6	HACKBERRY	FAIR	REMOVE
353	7	MAPLE	FAIR	REMOVE
354	14	PINE	FAIR	REMOVE
355	10	MAPLE	FAIR	REMOVE
356	6	LOCUST	FAIR	REMOVE
357	9	MAPLE	GOOD	REMOVE
358	16	PINE	FAIR	REMOVE
359	20	PINE	FAIR	REMOVE
360	16	MAPLE	POOR	REMOVE
361	8	MAPLE	FAIR	REMOVE
362	6	MAPLE	GOOD	REMOVE
363	10	PINE	FAIR	REMOVE
364	15	PINE	FAIR	REMOVE
365	19	PINE	GOOD	REMOVE
366	10	PINE	FAIR	REMOVE
367	20	PINE	FAIR	REMOVE
368	10	PINE	FAIR	REMOVE
369	10	PINE	POOR	REMOVE
370	16	WALNUT	FAIR	REMOVE
371	10	HICKORY	FAIR	REMOVE
372	10	HACKBERRY	FAIR	REMOVE
373	8	HACKBERRY	FAIR	REMOVE
374	20	PINE	GOOD	REMOVE
375	18	PINE	POOR	REMOVE
376	14	PINE	FAIR	REMOVE
377	17	PINE	FAIR	REMOVE
378	7	MAPLE	FAIR	REMOVE
379	17	PINE	FAIR	REMOVE
380	19	PINE	FAIR	REMOVE
381	15	PINE	POOR	REMOVE
382	11	PINE	FAIR	REMOVE
383	21	LOCUST	POOR	REMOVE
384	7	HACKBERRY	FAIR	REMOVE
385	12	PINE	FAIR	REMOVE
386	11	LOCUST	POOR	REMOVE
387	7	LOCUST	FAIR	REMOVE
388	20	PINE	GOOD	REMOVE
389	7	LOCUST	FAIR	REMOVE
390	11	LOCUST	FAIR	REMOVE
391	13	LOCUST	FAIR	REMOVE
392	9	LOCUST	FAIR	REMOVE
393	7	LOCUST	FAIR	REMOVE
394	7	LOCUST	FAIR	REMOVE
395	10	LOCUST	FAIR	REMOVE
396	14	LOCUST	FAIR	REMOVE
397	7	LOCUST	FAIR	REMOVE
398	19	LOCUST	FAIR	REMOVE
399	7	LOCUST	FAIR	REMOVE
400	6	LOCUST	FAIR	REMOVE

401	12	LOCUST	FAIR	REMOVE
402	6	LOCUST	FAIR	REMOVE
403	8	REDBUD	FAIR	REMOVE
404	7	LOCUST	FAIR	REMOVE
405	6	LOCUST	FAIR	REMOVE
406	7	LOCUST	FAIR	REMOVE
407	6	LOCUST	FAIR	REMOVE
408	6	LOCUST	POOR	REMOVE
409	10	LOCUST	FAIR	REMOVE
410	10	LOCUST	FAIR	REMOVE
411	9	LOCUST	POOR	REMOVE
412	9	LOCUST	POOR	REMOVE
413	8	COTTONWOOD	POOR	REMOVE
414	12	LOCUST	POOR	REMOVE
415	7	LOCUST	FAIR	REMOVE
416	6	LOCUST	FAIR	REMOVE
417	8	LOCUST	FAIR	REMOVE
418	22	MAPLE	POOR	REMOVE
419	7	MAPLE	FAIR	REMOVE
420	10	MAPLE	FAIR	REMOVE
421	6	MAPLE	POOR	REMOVE
422	9	HICKORY	FAIR	AT-RISK
423	9	HICKORY	GOOD	AT-RISK
424	6	HACKBERRY	GOOD	PRESERVE
425	21	LOCUST	GOOD	PRESERVE
426	9	HACKBERRY	GOOD	PRESERVE
427	9	MAPLE	FAIR	PRESERVE
428	9	REDBUD	FAIR	OFF-SITE
429	8	HACKBERRY	GOOD	PRESERVE
430	23	MAPLE	GOOD	OFF-SITE
431	7	HICKORY	GOOD	AT-RISK
432	7	HICKORY	GOOD	AT-RISK
433	11	HICKORY	GOOD	AT-RISK
434	10	HACKBERRY	FAIR	REMOVE
435	9	LOCUST	FAIR	REMOVE
436	9	MAPLE	FAIR	PRESERVE
437	7	OAK	FAIR	AT-RISK
438	7	HICKORY	GOOD	PRESERVE
439	11	HICKORY	GOOD	PRESERVE
440	9	LOCUST	POOR	REMOVE
441	7	LOCUST	POOR	REMOVE
442	10	LOCUST	FAIR	REMOVE
443	10	LOCUST	FAIR	REMOVE
444	6	LOCUST	FAIR	REMOVE
445	7	LOCUST	FAIR	REMOVE
446	7	SYCAMORE	GOOD	REMOVE
447	13	COTTONWOOD	FAIR	REMOVE
448	6	HICKORY	GOOD	REMOVE
449	7	WALNUT	FAIR	REMOVE
450	23	OAK	GOOD	REMOVE
451	13	OAK	GOOD	PRESERVE
452	6	MAPLE	FAIR	PRESERVE
453	9	OAK	FAIR	PRESERVE
454	26	HICKORY	FAIR	OFF-SITE
455	33	HICKORY	FAIR	AT-RISK
456	7	HICKORY	FAIR	PRESERVE
457	12	HICKORY	FAIR	PRESERVE
458	29	HICKORY	GOOD	PRESERVE
459	10	MAPLE	GOOD	OFF-SITE
460	7	MAPLE	GOOD	OFF-SITE
461	29	HICKORY	GOOD	OFF-SITE
462	6	MAPLE	GOOD	PRESERVE
463	17	OAK	GOOD	PRESERVE
464	6	MAPLE	POOR	PRESERVE
465	7	MAPLE	GOOD	PRESERVE
466	15	LOCUST	FAIR	PRESERVE
467	9	HICKORY	FAIR	PRESERVE
468	7	OAK	FAIR	REMOVE
469	8	OAK	GOOD	REMOVE
470	14	LOCUST	GOOD	AT-RISK
471	21	HICKORY	GOOD	PRESERVE
472	7	MAPLE	FAIR	PRESERVE
473	8	MAPLE	FAIR	PRESERVE
474	21	HICKORY	GOOD	PRESERVE
475	14	MAPLE	GOOD	PRESERVE
476	7	HACKBERRY	POOR	PRESERVE
477	7	HACKBERRY	FAIR	PRESERVE
478	31	OAK	GOOD	PRESERVE
479	8	MAPLE	FAIR	PRESERVE
480	12	MAPLE	GOOD	PRESERVE

PROJECT FOR:



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REVISIONS

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drawn by: PEM checked by: PEM  
issue date: 4.25.2025 PROJECT NO. 24098

EXISTING TREE  
INDEX  
(TREE # 241-480)

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G:\G2 Projects\ARCO\Murray\24098 Arco Murray\Gahanna Industrial\CAO\24098 Arco Murray\Gahanna Industrial\Long Apr 25, 2025 - 5:02pm P\moorehead

TREE#	D.B.H.	SPECIES	CONDITION	STATUS
481	15	MAPLE	FAIR	PRESERVE
482	9	OAK	FAIR	PRESERVE
483	18	OAK	GOOD	PRESERVE
484	14	OAK	GOOD	PRESERVE
485	7	HICKORY	GOOD	PRESERVE
486	14	OAK	GOOD	PRESERVE
487	12	LOCUST	FAIR	PRESERVE
488	9	CHERRY	FAIR	PRESERVE
489	21	OAK	GOOD	PRESERVE
490	24	OAK	FAIR	PRESERVE
491	36	OAK	GOOD	AT-RISK
492	6	LOCUST	FAIR	PRESERVE
493	8	LOCUST	FAIR	AT-RISK
494	7	LOCUST	FAIR	REMOVE
495	9	SYCAMORE	GOOD	AT-RISK
496	8	COTTONWOOD	FAIR	PRESERVE
497	16	LOCUST	FAIR	PRESERVE
498	7	HACKBERRY	POOR	PRESERVE
499	7	HACKBERRY	FAIR	PRESERVE
500	13	CHERRY	FAIR	PRESERVE
501	15	MAPLE	GOOD	PRESERVE
502	6	HACKBERRY	POOR	PRESERVE
503	21	MAPLE	GOOD	PRESERVE
504	8	CHERRY	POOR	PRESERVE
505	6	CHERRY	POOR	PRESERVE
506	6	HACKBERRY	FAIR	PRESERVE
507	7	CHERRY	POOR	PRESERVE
508	8	CHERRY	POOR	PRESERVE
509	6	SYCAMORE	FAIR	PRESERVE
510	7	COTTONWOOD	FAIR	PRESERVE
511	7	LOCUST	FAIR	PRESERVE
512	12	LOCUST	FAIR	PRESERVE
513	6	SYCAMORE	POOR	PRESERVE
514	7	COTTONWOOD	POOR	PRESERVE
515	7	HACKBERRY	POOR	REMOVE
516	13	LOCUST	FAIR	REMOVE
517	13	COTTONWOOD	FAIR	REMOVE
518	7	COTTONWOOD	FAIR	REMOVE
519	8	COTTONWOOD	FAIR	REMOVE
520	11	COTTONWOOD	FAIR	REMOVE
521	9	SYCAMORE	FAIR	AT-RISK
522	7	COTTONWOOD	FAIR	PRESERVE
523	11	SYCAMORE	FAIR	PRESERVE
524	8	COTTONWOOD	FAIR	PRESERVE
525	9	COTTONWOOD	FAIR	PRESERVE
526	8	OAK	GOOD	PRESERVE
527	7	SYCAMORE	FAIR	PRESERVE
528	13	LOCUST	FAIR	PRESERVE
529	13	MAPLE	FAIR	PRESERVE
530	10	CHERRY	FAIR	OFF-SITE
531	7	CHERRY	FAIR	PRESERVE
532	8	OAK	GOOD	OFF-SITE
533	11	LOCUST	FAIR	PRESERVE
534	11	LOCUST	FAIR	PRESERVE
535	12	LOCUST	FAIR	PRESERVE
536	6	HICKORY	GOOD	PRESERVE
537	11	SYCAMORE	GOOD	PRESERVE
538	6	COTTONWOOD	FAIR	PRESERVE
539	16	LOCUST	FAIR	PRESERVE
540	11	COTTONWOOD	POOR	PRESERVE
541	7	COTTONWOOD	FAIR	PRESERVE
542	7	COTTONWOOD	POOR	PRESERVE
543	8	SYCAMORE	GOOD	PRESERVE
544	8	SYCAMORE	GOOD	PRESERVE
545	11	COTTONWOOD	FAIR	PRESERVE
546	9	SYCAMORE	FAIR	PRESERVE
547	6	SYCAMORE	FAIR	PRESERVE
548	21	MAPLE	GOOD	OFF-SITE
549	8	OAK	FAIR	OFF-SITE
550	7	OAK	FAIR	PRESERVE
551	11	OAK	GOOD	PRESERVE
552	15	HICKORY	GOOD	PRESERVE
553	7	MAPLE	GOOD	PRESERVE
554	15	OAK	GOOD	PRESERVE
555	13	MAPLE	FAIR	PRESERVE
556	13	CHERRY	POOR	PRESERVE
557	10	MAPLE	GOOD	PRESERVE
558	10	HICKORY	FAIR	PRESERVE
559	7	MAPLE	FAIR	PRESERVE
560	8	HACKBERRY	POOR	PRESERVE

561	8	MAPLE	FAIR	PRESERVE
562	26	OAK	FAIR	PRESERVE
563	8	HICKORY	FAIR	PRESERVE
564	11	HICKORY	FAIR	OFF-SITE
565	14	BEECH	GOOD	PRESERVE
566	8	BEECH	FAIR	OFF-SITE
567	8	HICKORY	FAIR	PRESERVE
568	17	MAPLE	GOOD	PRESERVE
569	7	OAK	FAIR	PRESERVE
570	25	OAK	GOOD	PRESERVE
571	12	HICKORY	FAIR	PRESERVE
572	11	OAK	FAIR	PRESERVE
573	6	OAK	FAIR	PRESERVE
574	8	SYCAMORE	FAIR	OFF-SITE
575	10	SYCAMORE	FAIR	PRESERVE
576	12	COTTONWOOD	GOOD	PRESERVE
577	10	COTTONWOOD	FAIR	PRESERVE
578	9	SYCAMORE	GOOD	PRESERVE
579	7	COTTONWOOD	FAIR	PRESERVE
580	8	SYCAMORE	GOOD	PRESERVE
581	6	REDBUD	FAIR	PRESERVE
582	13	LOCUST	FAIR	PRESERVE
583	8	LOCUST	FAIR	PRESERVE
584	6	COTTONWOOD	FAIR	OFF-SITE
585	11	COTTONWOOD	FAIR	PRESERVE
586	7	SYCAMORE	GOOD	PRESERVE
587	15	COTTONWOOD	POOR	PRESERVE
588	11	COTTONWOOD	FAIR	PRESERVE
589	8	LOCUST	FAIR	PRESERVE
590	16	MAPLE	FAIR	AT-RISK
591	7	MAPLE	GOOD	REMOVE
592	9	MAPLE	GOOD	REMOVE
593	6	COTTONWOOD	FAIR	REMOVE
594	11	SYCAMORE	FAIR	REMOVE
595	8	SYCAMORE	FAIR	AT-RISK
596	7	COTTONWOOD	POOR	REMOVE
597	10	COTTONWOOD	POOR	REMOVE
598	13	COTTONWOOD	POOR	REMOVE
599	7	LOCUST	FAIR	REMOVE
600	7	LOCUST	FAIR	REMOVE
601	8	COTTONWOOD	GOOD	REMOVE
602	8	LOCUST	GOOD	REMOVE
603	9	LOCUST	GOOD	REMOVE
604	8	LOCUST	FAIR	REMOVE
605	8	LOCUST	GOOD	REMOVE
606	11	LOCUST	FAIR	REMOVE
607	15	HICKORY	GOOD	REMOVE
608	7	MAPLE	GOOD	REMOVE
609	14	PINE	GOOD	REMOVE
610	8	MAPLE	GOOD	REMOVE
611	8	MAPLE	GOOD	REMOVE
612	7	CHERRY	POOR	REMOVE
613	15	MAPLE	FAIR	REMOVE
614	14	MAPLE	FAIR	REMOVE
615	8	MAPLE	FAIR	REMOVE
616	25	MAPLE	GOOD	REMOVE
617	7	HACKBERRY	FAIR	REMOVE
618	8	CHERRY	POOR	REMOVE
619	24	CHERRY	POOR	REMOVE
620	7	MAPLE	FAIR	REMOVE
621	11	REDBUD	FAIR	REMOVE
622	11	MAPLE	FAIR	REMOVE
623	11	MAPLE	FAIR	REMOVE
624	10	HICKORY	FAIR	REMOVE
625	23	LOCUST	POOR	REMOVE
626	7	MAPLE	FAIR	REMOVE
627	8	MAPLE	FAIR	REMOVE
628	9	MAPLE	FAIR	REMOVE
629	7	HACKBERRY	GOOD	REMOVE
630	7	WALNUT	GOOD	REMOVE
631	6	WALNUT	FAIR	REMOVE
632	7	WALNUT	FAIR	REMOVE
633	7	WALNUT	FAIR	REMOVE
634	6	WALNUT	FAIR	REMOVE
635	7	WALNUT	FAIR	REMOVE
636	8	WALNUT	FAIR	REMOVE
637	11	MAPLE	GOOD	REMOVE
638	6	MAPLE	FAIR	REMOVE
639	10	MAPLE	FAIR	REMOVE
640	21	WALNUT	FAIR	REMOVE

641	17	MAPLE	GOOD	REMOVE
642	10	HACKBERRY	GOOD	REMOVE
643	7	MAPLE	GOOD	REMOVE
644	7	MAPLE	FAIR	REMOVE
645	9	MAPLE	FAIR	REMOVE
646	8	MAPLE	FAIR	REMOVE
647	7	HACKBERRY	FAIR	REMOVE
648	7	WALNUT	FAIR	REMOVE
649	8	WALNUT	FAIR	REMOVE
650	8	SYCAMORE	GOOD	REMOVE
651	7	WALNUT	GOOD	REMOVE
652	29	COTTONWOOD	GOOD	REMOVE
653	7	HACKBERRY	FAIR	REMOVE
654	7	MAPLE	FAIR	REMOVE
655	11	CHERRY	POOR	REMOVE
656	11	MAPLE	FAIR	REMOVE
657	8	MAPLE	GOOD	REMOVE
658	23	LOCUST	GOOD	REMOVE
659	14	MAPLE	GOOD	REMOVE
660	13	MAPLE	FAIR	REMOVE
661	10	MAPLE	FAIR	REMOVE
662	11	MAPLE	FAIR	REMOVE
663	7	MAPLE	FAIR	REMOVE
664	6	MAPLE	FAIR	REMOVE
665	10	HICKORY	FAIR	REMOVE
666	7	HACKBERRY	FAIR	REMOVE
667	9	MAPLE	FAIR	REMOVE
668	16	HICKORY	GOOD	REMOVE
669	12	HICKORY	GOOD	REMOVE
670	11	HICKORY	GOOD	REMOVE
671	17	HICKORY	GOOD	REMOVE
672	9	MAPLE	GOOD	REMOVE
673	29	HICKORY	GOOD	REMOVE
674	9	MAPLE	GOOD	REMOVE
675	7	MAPLE	GOOD	REMOVE
676	6	MAPLE	FAIR	REMOVE
677	11	MAPLE	FAIR	REMOVE
678	15	MAPLE	FAIR	REMOVE
679	9	MAPLE	FAIR	REMOVE
680	15	MAPLE	FAIR	REMOVE
681	6	MAPLE	FAIR	REMOVE
682	12	MAPLE	FAIR	REMOVE
683	13	MAPLE	FAIR	REMOVE
684	8	MAPLE	FAIR	REMOVE
685	7	MAPLE	FAIR	REMOVE
686	13	MAPLE	FAIR	REMOVE
687	12	MAPLE	FAIR	REMOVE
688	8	MAPLE	FAIR	REMOVE
689	7	MAPLE	FAIR	REMOVE
690	23	HICKORY	FAIR	REMOVE
691	11	MAPLE	FAIR	REMOVE
692	16	MAPLE	FAIR	REMOVE
693	9	MAPLE	FAIR	REMOVE
694	15	MAPLE	FAIR	REMOVE
695	15	MAPLE	GOOD	REMOVE
696	7	CHERRY	POOR	REMOVE
697	8	MAPLE	GOOD	REMOVE
698	12	MAPLE	FAIR	REMOVE
699	6	MAPLE	FAIR	REMOVE
700	11	WALNUT	POOR	REMOVE
701	17	PINE	GOOD	REMOVE
702	10	MAPLE	FAIR	REMOVE
703	8	MAPLE	FAIR	REMOVE
704	9	MAPLE	FAIR	REMOVE
705	7	LOCUST	FAIR	REMOVE
706	9	LOCUST	FAIR	REMOVE
707	8	MAPLE	GOOD	REMOVE
708	12	LOCUST	GOOD	REMOVE
709	9	MAPLE	FAIR	REMOVE
710	9	MAPLE	FAIR	REMOVE
711	8	MAPLE	FAIR	REMOVE
712	11	MAPLE	FAIR	REMOVE
713	11	LOCUST	POOR	REMOVE
714	10	MAPLE	FAIR	REMOVE
715	12	MAPLE	GOOD	REMOVE
716	7	MAPLE	GOOD	REMOVE
717	10	MAPLE	POOR	REMOVE
718	8	MAPLE	FAIR	REMOVE
719	7	MAPLE	FAIR	REMOVE
720	18	CHERRY	POOR	REMOVE

PROJECT FOR:

ARCO

MURRAY

DESIGN BUILD

G2

PLANNING + DESIGN

720 E. BROAD STREET STE. 200  
COLUMBUS, OH 43215

SEAL

DESIGN TEAM

Civil Engineer

Architect

CCC  
250 W. Old Wilson Bridge Rd  
Suite 250  
Worthington, Ohio 43085  
p 614.540.6533

Ware Malcomb  
875 N High St., Suite 300  
Columbus, OH 43215  
p 330.230.8880

Landscape Architect

G2 Planning + Design  
720 E. Broad St.  
Suite 200  
Columbus, Ohio 43215  
p 614.583.9230

GAHANNA  
LOGISTICS CENTER  
TECH CENTER DRIVE  
GAHANNA, OH 43230

REVISIONS		
date issued	XXXX.XXXX	X
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drawn by: PEM  
issue date: 4.25.2025

checked by: PEM  
PROJECT NO. 24098

EXISTING TREE  
INDEX  
(TREE # 481-720)

L5.03

G:\G2 Projects\ARCO\Murray\24098 Arco Murray Gahanna Industrial\CAO\24098 Arco Murray Gahanna Industrial Long Apr 25, 2025 - 5:01pm P\moorehead

TREE#	D.B.H.	SPECIES	CONDITION	STATUS
721	8	MAPLE	FAIR	REMOVE
722	16	MAPLE	GOOD	REMOVE
723	13	HACKBERRY	FAIR	REMOVE
724	19	MAPLE	GOOD	REMOVE
725	12	MAPLE	POOR	REMOVE
726	9	MAPLE	FAIR	REMOVE
727	20	OAK	GOOD	REMOVE
728	9	MAPLE	FAIR	REMOVE
729	8	MAPLE	FAIR	REMOVE
730	27	CHERRY	FAIR	REMOVE
731	9	CHERRY	POOR	REMOVE
732	14	MAPLE	GOOD	REMOVE
733	8	MAPLE	FAIR	REMOVE
734	23	LOCUST	FAIR	REMOVE
735	7	MAPLE	FAIR	REMOVE
736	18	MAPLE	FAIR	REMOVE
737	9	MAPLE	FAIR	REMOVE
738	8	MAPLE	FAIR	REMOVE
739	11	MAPLE	FAIR	REMOVE
740	10	SYCAMORE	GOOD	REMOVE
741	9	WILLOW	FAIR	REMOVE
742	7	SYCAMORE	FAIR	REMOVE
743	10	SYCAMORE	FAIR	REMOVE
744	9	SYCAMORE	FAIR	REMOVE
745	7	WALNUT	FAIR	REMOVE
746	8	SYCAMORE	FAIR	REMOVE
747	14	OAK	FAIR	REMOVE
748	24	LOCUST	FAIR	REMOVE
749	8	MAPLE	GOOD	REMOVE
750	7	LOCUST	FAIR	REMOVE
751	8	HACKBERRY	FAIR	REMOVE
752	12	HACKBERRY	FAIR	REMOVE
753	14	OAK	GOOD	REMOVE
754	11	LOCUST	FAIR	REMOVE
755	16	OAK	FAIR	REMOVE
756	24	OAK	FAIR	REMOVE
757	14	MAPLE	GOOD	REMOVE
758	9	HACKBERRY	FAIR	REMOVE
759	11	OAK	FAIR	REMOVE
760	17	OAK	GOOD	REMOVE
761	7	HICKORY	GOOD	REMOVE
762	6	MAPLE	FAIR	REMOVE
763	23	HICKORY	POOR	REMOVE
764	6	CHERRY	FAIR	REMOVE
765	35	MAPLE	FAIR	REMOVE
766	11	HICKORY	FAIR	REMOVE
767	11	HACKBERRY	FAIR	REMOVE
768	6	MAPLE	GOOD	REMOVE
769	7	MAPLE	FAIR	REMOVE
770	11	WALNUT	FAIR	REMOVE
771	10	WALNUT	FAIR	REMOVE
772	31	MAPLE	FAIR	REMOVE
773	11	MAPLE	FAIR	REMOVE
774	23	MAPLE	FAIR	REMOVE
775	11	CHERRY	POOR	REMOVE
776	9	CHERRY	POOR	REMOVE
777	12	CHERRY	POOR	REMOVE
778	8	HACKBERRY	FAIR	REMOVE
779	7	OAK	GOOD	REMOVE
780	8	OAK	FAIR	REMOVE
781	7	OAK	FAIR	REMOVE
782	11	HACKBERRY	FAIR	REMOVE
783	11	COTTONWOOD	FAIR	REMOVE
784	12	COTTONWOOD	FAIR	REMOVE
785	14	SYCAMORE	FAIR	REMOVE
786	11	LOCUST	FAIR	REMOVE
787	9	LOCUST	FAIR	REMOVE
788	7	LOCUST	FAIR	REMOVE
789	11	LOCUST	POOR	REMOVE
790	12	LOCUST	FAIR	REMOVE
791	6	LOCUST	FAIR	REMOVE
792	11	LOCUST	FAIR	REMOVE
793	7	LOCUST	FAIR	REMOVE
794	8	LOCUST	FAIR	REMOVE
795	9	LOCUST	FAIR	REMOVE
796	13	COTTONWOOD	FAIR	REMOVE
797	9	COTTONWOOD	FAIR	REMOVE
798	7	COTTONWOOD	FAIR	REMOVE
799	7	COTTONWOOD	POOR	REMOVE
800	8	COTTONWOOD	GOOD	REMOVE

TREE#	D.B.H.	SPECIES	CONDITION	STATUS
801	8	COTTONWOOD	GOOD	REMOVE
802	7	COTTONWOOD	GOOD	REMOVE
803	12	PINE	POOR	REMOVE
804	19	MAPLE	GOOD	REMOVE
805	15	OAK	POOR	REMOVE
806	23	MAPLE	FAIR	REMOVE
807	12	HICKORY	FAIR	REMOVE
808	32	MAPLE	FAIR	REMOVE
809	9	HACKBERRY	FAIR	REMOVE
810	16	OAK	GOOD	REMOVE
811	11	MAPLE	GOOD	REMOVE
812	16	HICKORY	GOOD	REMOVE
813	7	HACKBERRY	GOOD	REMOVE
814	7	HACKBERRY	FAIR	REMOVE
815	15	CHERRY	FAIR	REMOVE
816	8	COTTONWOOD	POOR	REMOVE
817	7	COTTONWOOD	FAIR	REMOVE
818	6	SYCAMORE	POOR	REMOVE
819	8	COTTONWOOD	FAIR	REMOVE
820	10	CHERRY	POOR	REMOVE
821	12	HICKORY	FAIR	REMOVE
822	10	HACKBERRY	FAIR	REMOVE
823	8	HACKBERRY	FAIR	REMOVE
824	9	HACKBERRY	FAIR	REMOVE
825	13	MAPLE	FAIR	REMOVE
826	11	MAPLE	FAIR	REMOVE
827	14	HICKORY	FAIR	REMOVE
828	23	MAPLE	FAIR	REMOVE
829	12	MAPLE	FAIR	REMOVE
830	10	MAPLE	FAIR	REMOVE
831	8	MAPLE	FAIR	REMOVE
832	34	HICKORY	FAIR	REMOVE
833	10	OAK	FAIR	REMOVE
834	9	MAPLE	FAIR	REMOVE
835	8	HACKBERRY	FAIR	REMOVE
836	8	HICKORY	FAIR	REMOVE
837	8	HICKORY	FAIR	REMOVE
838	10	MAPLE	FAIR	REMOVE
839	12	HICKORY	FAIR	REMOVE
840	15	WALNUT	POOR	REMOVE
841	22	HICKORY	GOOD	REMOVE
842	18	HICKORY	FAIR	REMOVE
843	11	HACKBERRY	FAIR	REMOVE
844	18	HICKORY	GOOD	REMOVE
845	10	HACKBERRY	FAIR	REMOVE
846	10	HACKBERRY	FAIR	REMOVE
847	13	HACKBERRY	FAIR	REMOVE
848	11	HICKORY	FAIR	REMOVE
849	17	MAPLE	FAIR	REMOVE
850	7	HACKBERRY	FAIR	REMOVE
851	7	OAK	GOOD	REMOVE
852	12	MAPLE	FAIR	REMOVE
853	8	OAK	FAIR	REMOVE
854	7	HACKBERRY	FAIR	REMOVE
855	8	BEECH	GOOD	REMOVE
856	10	SYCAMORE	FAIR	REMOVE
857	22	PINE	GOOD	REMOVE
858	16	PINE	FAIR	REMOVE
859	16	PINE	POOR	REMOVE
860	8	OAK	POOR	REMOVE
861	16	PINE	FAIR	REMOVE
862	21	PINE	FAIR	REMOVE
863	12	PINE	GOOD	REMOVE
TREE PRESERVATION CREDIT CALCULATIONS				
		INCHES PRESERVED	CATEGORY CREDIT	SUBTOTAL CREDIT
D.B.H. OF PRESERVED TREES				
6"-19" (1 inch credit/1 inch preserved)		1,029	1X	1,029
≥20" (1.5" inch credit/1 inch preserved)		45	1.5X	68
≥20" Preferred Species (2" inch credit/1 inch preserved)		219	2X	438
		TOTAL PRESERVED INCHES CREDIT		1,535
*Y="DEAD", "POOR", "OFF-SITE", AND "AT-RISK" TREES NOT INCLUDED IN CREDIT CALCULATIONS				

PROJECT FOR:



SEAL

DESIGN TEAM

Civil Engineer Architect  
CEC Ware Malcomb  
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p 614.583.9230

GAHANNA  
LOGISTICS CENTER  
TECH CENTER DRIVE  
GAHANNA, OH 43230

REVISIONS

date issued	XXXXXX	X
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drawn by: PEM checked by: PEM  
issue date: 4.25.2025 PROJECT NO. 24098

EXISTING TREE  
INDEX  
(TREE # 721-863)

L5.04



**To:** Tom Komlanc, City Engineer  
Paige Wright, Asst. City Engineer

**FROM:** Stephania Ferrell, Director of Parks and Recreation  
Kevin Dengel, Vice Chair Landscape Board

**SUBJECT:** Gahanna Logistics Center Street Trees DP 25-1

**DATE:** May 21, 2025

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#### RECOMMENDATION

MEETING OF LANDSCAPE BOARD HELD: May 21, 2025

MOTION by Winger, seconded by Schuett, to make a recommendation to the City Engineer to approve the Gahanna Logistics Center Application DP 25-1 Street Tree Plan, on the condition of using the maximum number of trees allowable per city code, while meeting all distance requirements.

**Voting yes:** Winger, Dengel, Schuett  
**Absent:** Allinder, DiGiando

Motion carried

Vice Chair requested that Director Ferrell forward this recommendation to the City Engineer.



## PLANNING COMMISSION STAFF REPORT

### Project Summary – Gahanna Logistics Center

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**Meeting Date:** June 11, 2025

**Location:** North side of the intersection of Tech Center Dr and Science Blvd

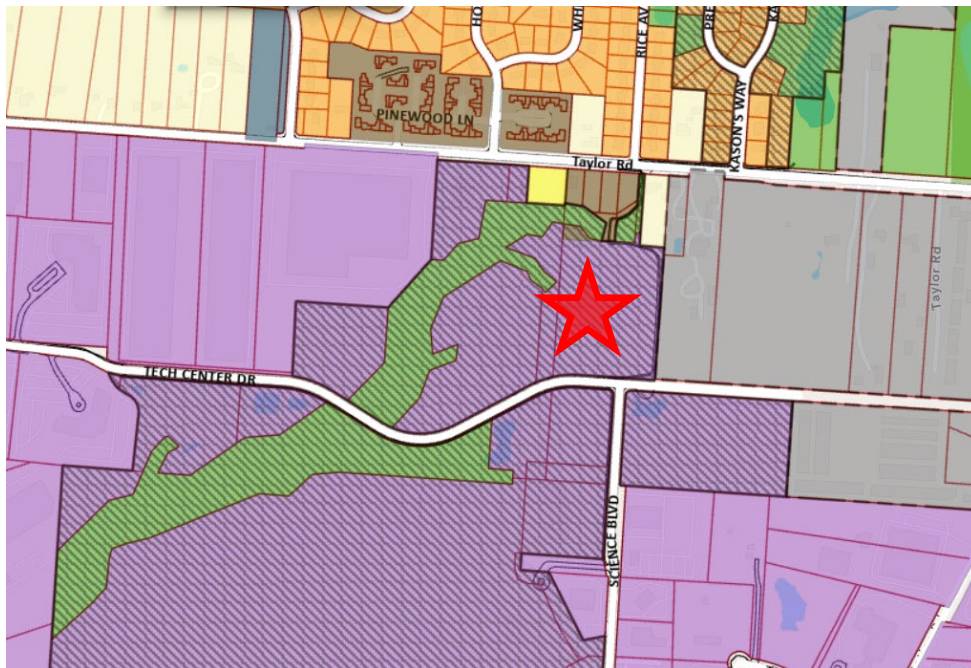
**Zoning:** Innovation and Manufacturing (IM) w/overlay (Central Park ORD 69-2009)

**Application Type(s):** Development Plan (DP), Variance (V)

**Staff Representative:** Michael Blackford, Director of Planning

**Recommendation:** Staff recommends approval of both applications.

**Location Map:**



## Staff Review

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### **Code Requirements**

The subject property is located within the Central Park Overlay (overlay) in addition to the zoning code. Development of property within the overlay is subject to the standards of the overlay, not necessarily the zoning code. The zoning code applies only when a topic is not covered in the overlay. As such, variances to both the Overlay and zoning code have been requested.

The overlay text has unique requirement found only in the overlay for landscaping, setbacks, building design, and more. Some of these requirements can be challenging for projects to strictly adhere to, as such, variances to overlay requirements are frequent.

Please refer to the “Review Criteria” section, “Variance” for more details regarding requested variances. It should also be noted that the overlay was created by the current property owners. These owners have provided owners’ authorization for the project and are in support of the variances to the overlay.

### **Project Summary**

The subject property is just under 10 acres in size and is located within the Innovation and Manufacturing (IM) zone district. The adjacent property to the west was recently developed with an office/warehouse building for a building and roofing distributor and installer. The adjacent property to the east is located within Jefferson Township. To the north is property owned by the City and protected as open space. To the southeast is another office/warehouse, ADB Safegate.

A 141,000 square feet, one story building is proposed. 7,500 square feet is for office use while the remaining 133,500 square feet is for warehouse use. The uses are allowed by right, although specific tenants are not known at this time.

Parking for cars, semi-trucks, carpool spaces, EV ready spaces have been provided that exceeds minimum code requirements. The existing pedestrian path along the east side of the property is to remain with pedestrian facility improvements proposed along Tech Center Dr. Building height is limited to 38’. Landscaping to meet the overlay and zoning code has been provided. It should be noted that projects within the overlay are required to plant significantly more than in other areas of the City. As such, variances are often necessary.

### **Land Use Plan**

The Land Use Plan (LUP) designates the property as Professional Office (PO). The general area is a mix of PO and Industrial, Research, and Innovation (IRI). Recent developments in the PO land use in the Tech Center/Science Blvd corridor includes Burns and Scalo (35,000 square feet of industrial and office) and ADB Safegate (125,000 square feet industrial; 50,000 square feet of office).

Office is the desired use in the PO land use. Other characteristics include building height of up to 60’; front yard setbacks as little as 0’; up to 20,000 square feet per acre; pedestrian access and interconnected pathways; and landscaped areas for employees and visitors.

Unlike zoning code, the LUP makes recommendations. Strict adherence is not required but is meant as a guide.

## Review Criteria

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### Major Development Plan (MDP)

Planning Commission shall approve an application for a Major Development Plan if the following four conditions are met:

- 1) The proposed development meets the applicable development standards of this Zoning Ordinance.
- 2) The proposed development is in accord with appropriate plans for the area.
- 3) The proposed development would not have undesirable effects on the surrounding area.
- 4) The proposed development would be in keeping with the existing land use character and physical development potential of the area.

### Variance (V)

The following variances have been requested:

1. Central Park Overlay – 4(C)(1)(a) – Site Planning/Parking lot setbacks
  - a. The Overlay requires a 30' setback from right-of-way.
  - b. The setbacks in the Overlay are unique, they weren't as restrictive as the zoning code in place at time of Overlay adoption (~75') but they aren't as permissive as today's zoning code (20'). Approval of the variance would allow the parking lot to be built in the same general location as properties not subject to the overlay.
2. Central Park Overlay – 4(F)(1) – Site Planning
  - a. Width of drive not to exceed 30'.
  - b. 38' is requested in order to assist with truck maneuvering.
  - c. The request has been reviewed by Engineering staff and there aren't any objections.
3. Central Park Overlay – 5(A)(3) – Building Appearance/Exterior materials
  - a. Main façade shall be 50% brick or stone.
  - b. The applicant provides that design theme, Mid-Century Modern, emphasizes simplicity and clean lines rather than utilize heavy materials such as brick or stone.
  - c. Staff has worked with the applicant to refine the design of the buildings while respecting the architectural design of the project. The applicant modified the design of the project by incorporating design elements of surrounding projects, specifically Burns and Scalo and ADB Safegate. Please see the final page of the staff report for images of Burns and Scalo and ADB Safegate.
4. Central Park Overlay – 5(B)(1)(a) and 5(B)(2)(e) – Rooftop screening and clustering of equipment
  - a. Rooftop equipment shall be clustered and screened by a two-foot parapet wall.
  - b. The applicant has provided a site of line study that shows that the rooftop equipment is virtually hidden from all directions.

- c. No objections from staff. The site line study shows minimal visibility, if any from surrounding properties. Additionally, the variance has been granted for similar projects, even in cases where the rooftop equipment was more visible.
- 5. Central Park Overlay – 6(A)(1) – Landscaping and Screening
  - a. The Overlay requires the planting of landscaping around the foundation of the building. This requirement is unique to the overlay, not other properties are required to plant around the foundation of the main building.
  - b. The applicant requests relief from this provision and proposes to plant additional trees, 13, throughout the parking area.
  - c. Staff would note that this overlay requirement, perhaps more than any other, has been difficult for projects, of any type and scale, to adhere to. Staff agrees with the applicant that planting additional trees in the parking lot is a reasonable compromise.
- 6. 1109.01(j) – Parking, Access, and Circulation
  - a. One electric vehicle charging space is required per 25 new spaces. For this project, that equals 5 EV spaces.
  - b. The applicant proposes to make 5 EV ready spaces (conduit roughed in to the EV locations). Tenant specified EV equipment will be installed as part of tenant improvements.
  - c. Staff would note that similar variances have been granted to permit EV ready spaces.
- 7. 1109.02(a)/(b) – Setbacks and Structure Placement
  - a. The zoning code requires that buildings meet setbacks from property lines and that accessory uses and buildings be on the same parcel as the main use.
  - b. The project is located on two parcels. Typically, parcels are combined while going through the entitlement process, however, the two parcels cannot be combined as they are in two separate tax jurisdictions (025 prefix = Mifflin Twp; 027 prefix = Jefferson Twp).
  - c. Staff recommends approval of this variance request. Granting the variance is necessary as there are no alternatives other than not developing one of the parcels. It should be noted that this condition is rare, but not unheard of. Variances have been granted in these rare cases.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,

- f) The variance is not likely to undermine the objectives of the land use plan.
- g) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of land or structures.
- h) The practical difficulty could be eliminated by some other method, even if the solution is less convenient or more costly to achieve.

## Recommendation

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Staff recommends approval of the Major Development Plan application as submitted. The criterion for this application is met, the use is consistent with code, and uses within the Tech Center Dr/Science Blvd corridor. Building design evolved to carry forward existing design themes within the corridor. The project closely aligns with goals and design elements of the Land Use Plan.

Staff recommends approval of the variance requests. Staff worked with the applicant to refine certain elements of the project to improve consistency with the design of other buildings. The applicant made multiple changes to building design to better fit the existing character of the vicinity. The same or similar variances were granted to both Burns and Scalo and ADB Safegate (setbacks, building materials, landscaping, etc), for these reasons, staff supports the granting of the variances as proposed.

### Neighboring Properties

#### Burns and Scalo





ADB Safegate

