

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: Intersection of Tech Center Drive and Buckles Court		Project Name/Business Name (if applicable): Walnut Creek Medical Office Building	
Parcel ID No.(s): 025-003905-00	Current Zoning: Select Commerical Planned Distric	Total Acreage: 4.1 Acres	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Old Gahanna</small>
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable): Proposed 2- story, 32,706 sq ft medical office building			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Cash Solarz		Applicant Address: 640 Enterprise Drive, Suite A, Lewis Center, Ohio 43035	
Applicant E-mail: cash@hplex.com		Applicant Phone No.: 614-486-9620	
BUSINESS Name (if applicable): Hplex Solutions, Inc			
ATTORNEY/AGENT Name: Agent - Shital Galani, AIA ACHA		Attorney/Agent Address: 6631 Commerce Parkway, Studio B, Dublin, Ohio 43017	
Attorney/Agent E-Mail: s.galani@andrewsarchitects.com		Attorney/Agent Phone No.: 614-766-1117 ex 380	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer Hplex			
Architect Andrews Architects			
PROPERTY OWNER Name: (if different from Applicant) Andre M. Buckles		Property Owner Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

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: 08-09-2017

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. 17080021
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 8-17-17

PAID: \$377.06
DATE: 8-17-17
CHECK#: 10993

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1197 (visit www.municode.com)	X			
	2. Pre-application conference with staff	X		✓	
	3. Materials List (see page 3) – does not apply to demolition applicants	X		✓	
	4. Authorization Consent Form Complete & Notarized (see page 4)	X		✓	
	5. Application & all supporting documents submitted in digital format	X		✓	
	6. Application & all supporting documents submitted in hardcopy format	X		✓	
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)	X		✓	
PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT					
NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")					
SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS					
GENERAL REQUIREMENTS					
	1. One 24"x36" & One 11"x17" prints of the plans	X		✓	
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)	X		✓	
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)	X		✓	
	4. Color rendering(s) of the project in plan/perspective/or elevation	X		✓	
BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)					
	1. <u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address)	X		✓	
	- All property & street pavement lines	X		✓	
	- Gross area of tract stated in square feet	X		✓	
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)	X		✓	
	- Location of all existing and proposed buildings on the site	X		✓	
	- Location of all existing (to remain) & proposed lighting standards	X		✓	
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)	X		✓	
	- Provide lot coverage breakdown of building & paved surface areas	X		✓	
	2. <u>LANDSCAPE PLAN</u> (including plant list)				
	- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated	X		✓	
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)	X		✓	
	- Designation of required buffer screens (if any) between parking area & adjacent property	X		✓	
	- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)	X		✓	
	3. <u>ELEVATIONS</u> from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)	X		✓	
	- Exterior materials identified	X		✓	
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior	X		✓	
	4. <u>LIGHTING STANDARD DRAWING</u> that includes the following: (scaled drawing)				
	- All sizing specifications	X		✓	
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least ½ ft. candles req.)	X		✓	
	- Materials, colors, & manufacturer's cut sheet	X		✓	
	- Ground or wall anchorage details	X			

CONTINUE TO PAGE 3

5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:		X		
- Scale model				
- Section profiles				
- Perspective drawing				
DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS				
1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:		X		
- That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district		X		✓
- That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights		X		/
- That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood		X		/

MATERIAL LIST			
NOT REQUIRED FOR DEMOLITION APPLICANTS			
Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick	Brick: Glen-Gery Brick Stone: Dutch Quality Stone	Rustic Burgundy Fallbrook Stack Ledge	
Gutters and Downspouts	Pre-finished Aluminum	Dark Bronze	
Lighting	See electrical site plan		
Roofing	Pre-finished Metal Screen	Color to match EIFS color	
Siding			
Signs			
Stucco	EIFS: Centria Duracast	Light Seawolf	
Trim	Pre-finished metal	Dark Bronze	
Windows	Aluminum Storefront	Dark Bronze	

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed & notarized.

I, ANDRE M. BUCKLEY, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Brian Burkhardt / Shital Galani to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature: See below signature and date Date: _____

AUTHORIZATION TO VISIT THE PROPERTY

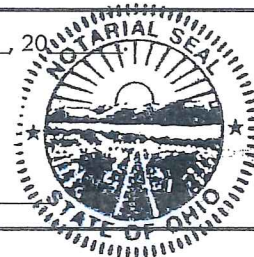
I, [Signature], the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: ANDRE M. BUCKLEY Date: 8/9/17

Subscribed and sworn to before me on this 9th day of August, 2017

State of OHIO County of Franklin

Notary Public Signature: [Signature]



LORETO V. CANINI
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES NOV. 19, 2017

AGREEMENT TO COMPLY AS APPROVED

I, CASH SOKER, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 8/31/17

Subscribed and sworn to before me on this 31st day of August, 2017

State of OHIO County of Franklin

Notary Public Signature: Rita Bollinski



Rita Bollinski
Notary Public, State of Ohio
My Commission Expires 11-16-2020

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- ☒ Forwarded to the City of Gahanna Planning Commission for consideration.
☐ Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: Bonnie Gano Date: 8/29/17

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

INTERNAL USE

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

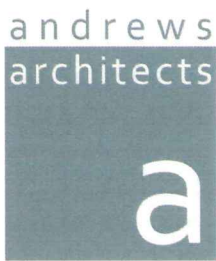
City Engineer Signature: _____ Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

Walnut Creek MOB Core and Shell

HPlex Solutions

Corner of Tech Center Drive and Buckles Court, Gahanna, Ohio- Zoning Submission



6631 Commerce Parkway
Studio B
Dublin, Ohio 43017
T 614.766.1117
F 614.766.2023
www.andrewsarchitects.com

NOT FOR
CONSTRUCTION

Owner

HPlex Solutions
640 Enterprise Drive, Suite A
Lewis Center, Ohio 43035

Civil Engineer

Civil + Environmental Consultants, Inc.
250 W. Old Winson Bridge Road, Ste 250
Worthington, Ohio 43085

Structural Engineer

Korda Engineering
1650 Watermark Drive
Columbus, Ohio 43215

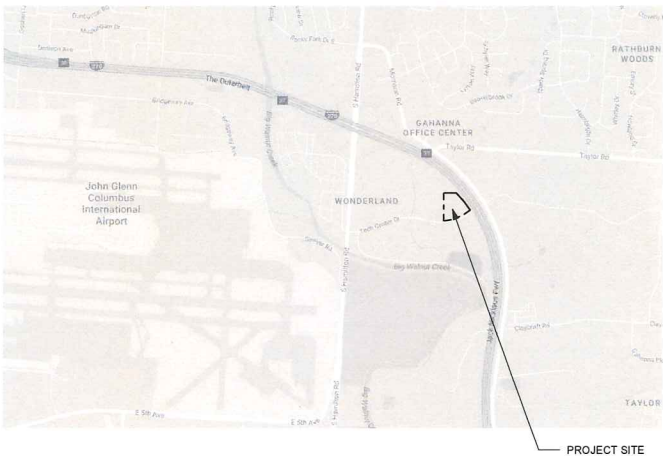
Mechanical Engineer

Korda Engineering
1650 Watermark Drive
Columbus, Ohio 43215

Landscape Architect

Plant
7792 Olentangy River Road
Columbus, Ohio 43235

Location Map



Sheet Index

DRAWING SHEETS		REVISION #1	REVISION #2	REVISION #3
GENERAL				
G-1	COVER SHEET			
CIVIL				
C000	FINAL DEVELOPMENT PLAN			
LANDSCAPE				
L-1	LANDSCAPE PLAN			
ARCHITECTURAL				
A-1	EXTERIOR ELEVATIONS			
A-2	EXTERIOR ELEVATIONS			
A-3	DUMPSTER AND GENERATOR ENCLOSURE PLANDetails			
ELECTRICAL				
E2-001	SITE ZONING PLAN			



HPlex Solutions

Walnut Creek MOB
Core and Shell

Corner of Tech Center Drive and
Buckles Court
Gahanna, Ohio

Project Number: 17413.01
Original Issue Date: August 9, 2017
Revised Date:

SCHEMATIC DESIGN
DESIGN DEVELOPMENT
ZONING SUBMISSION
CONSTRUCTION DOCUMENTS
RECORD/AS-BUILTS

REVISION HISTORY		
No.	Date	Description

COVER SHEET

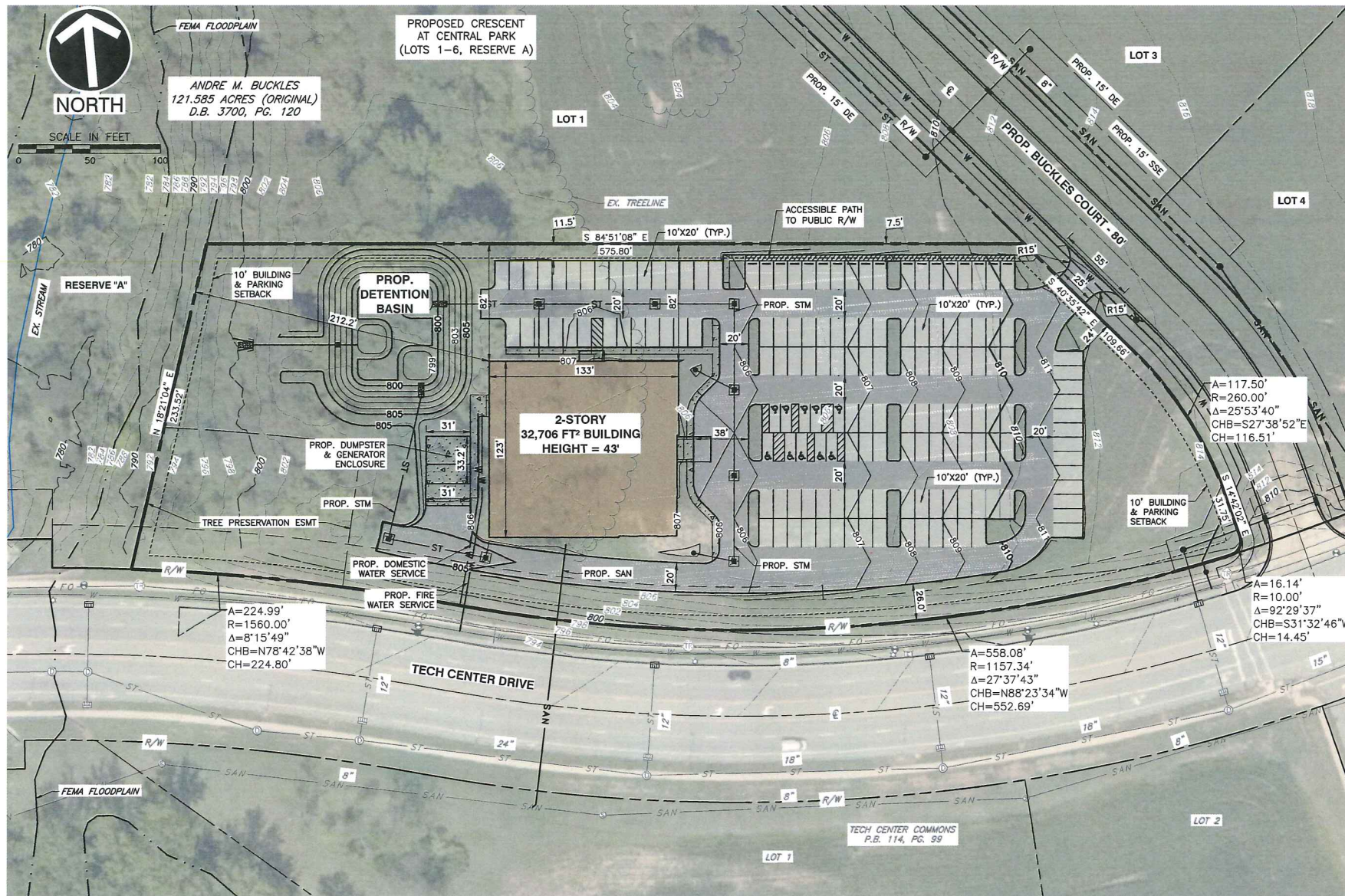
G-1

LEGEND

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

FINAL DEVELOPMENT PLAN WALNUT CREEK MEDICAL OFFICE BUILDING

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



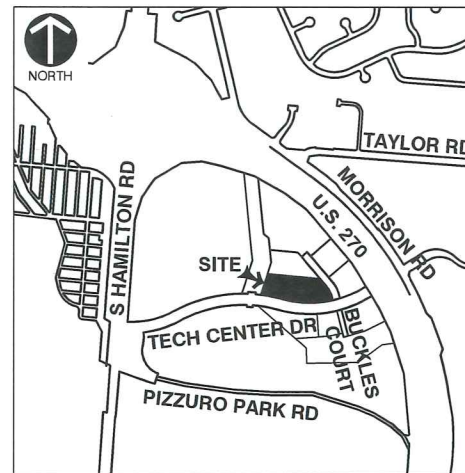
SITE PLAN

SCALE: 1"=50'

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

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

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



VICINITY MAP

1"= 1,000'

SITE STATISTICS

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

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

PARKING DATA

BUILDING SQUARE FOOTAGE	32,706 FT ²
NUMBER OF SPACES REQUIRED	94 (32,706FT ² /350FT ² PER SPACE)
NUMBER OF SPACES PROVIDED	158 (10 HANDICAP)

LANDSCAPE REQUIREMENTS

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

REFERENCES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC. ON 1/6/2017, 1/24/2017, 5/26/2017, 6/8/2017, 6/12/2017.

REVISION	NO.	DATE	DESCRIPTION

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

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

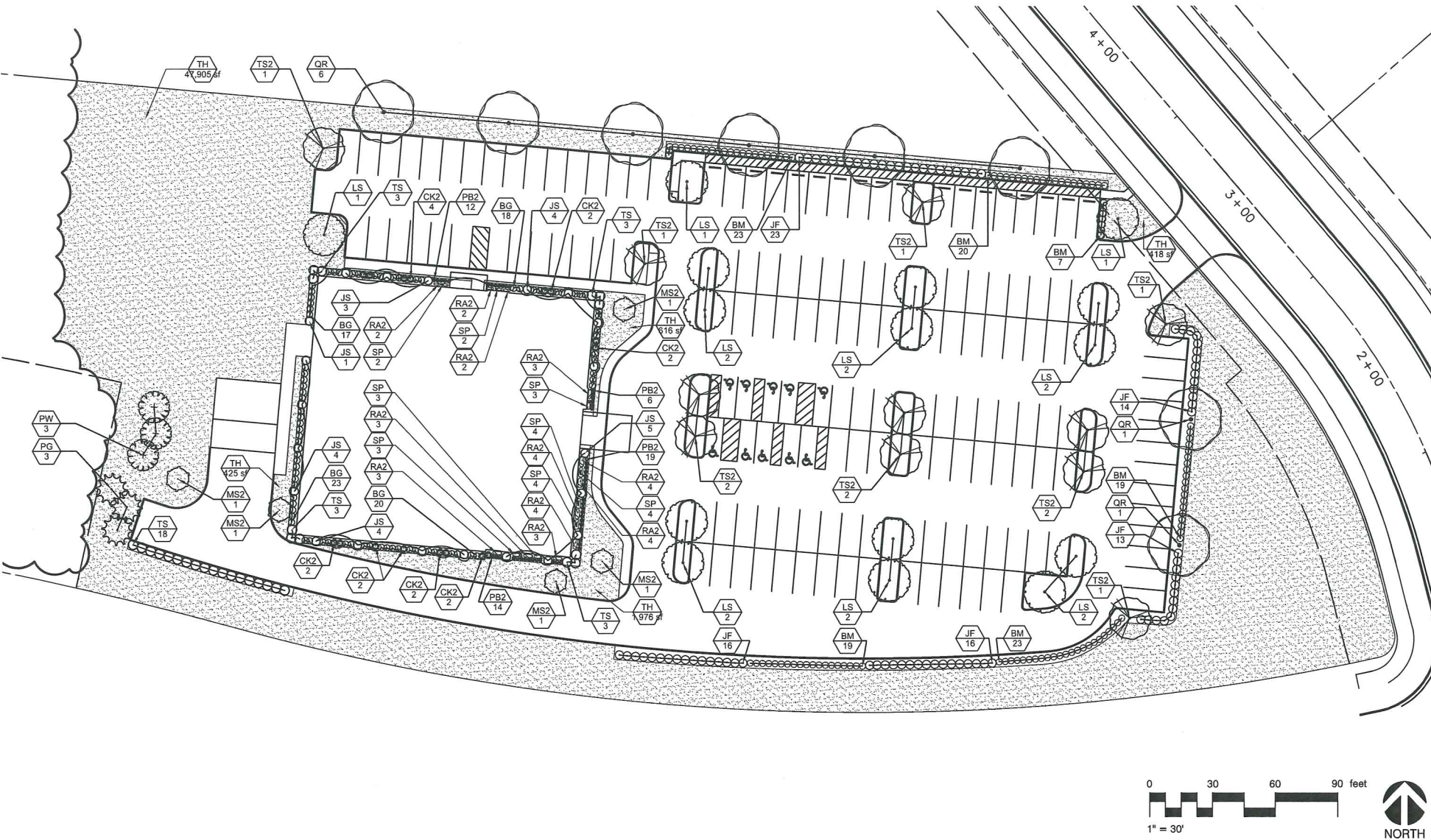
FINAL DEVELOPMENT PLAN

DATE:	AUGUST 2017	DRAWN BY:	CLL
DWG SCALE:	AS NOTED	CHECKED BY:	171-708
PROJECT NO:		APPROVED BY:	244

DRAWING NO:

C000

SHEET 1 OF 1



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
JS	21	Skyrocket Juniper / Juniperus scopulorum 'Skyrocket'	B & B	3"Cal	4-5' HT
LS	15	American Sweet Gum / Liquidambar styraciflua	B & B	3"Cal	10' MIN
MS2	5	Sentinel Crab Apple / Malus x 'Sentinel'	B & B	3"Cal	
PG	3	White Spruce / Picea glauca	B & B		6'-7' HT.
PW	3	Norway Spruce / Picea abies	B & B		6'-7' HT.
QR	8	Red Oak / Quercus rubra	B & B	3"Cal	10' MIN
TS	30	Emerald Green Arborvitae / Thuja occidentalis 'Smaragd'	B & B		6'-7' HT.
TS2	11	Silver Linden / Tilia tomentosa	B & B	3"Cal	10' MIN
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
BG	78	Green Gem Boxwood / Buxus x 'Green Gem'	3 gal		
BM	111	Wintergreen Boxwood / Buxus microphylla 'Wintergreen'	3 gal		
CK2	16	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	3 gal		
JF	82	Sea Green Juniper / Juniperus chinensis 'Sea Green'	3 gal		
PB2	51	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny'	1 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT		SPACING
RA2	34	Black-eyed Susan / Rudbeckia alexandrina	4" pot		18" o.c.
SP	25	Pink Friesland Salvia / Salvia nemorosa 'Pink Friesland'	4" pot		18" o.c.
TH	51,342 sf	Drought Tolerant Fescue Blend / Turf Hydroseed	SEED MIX		

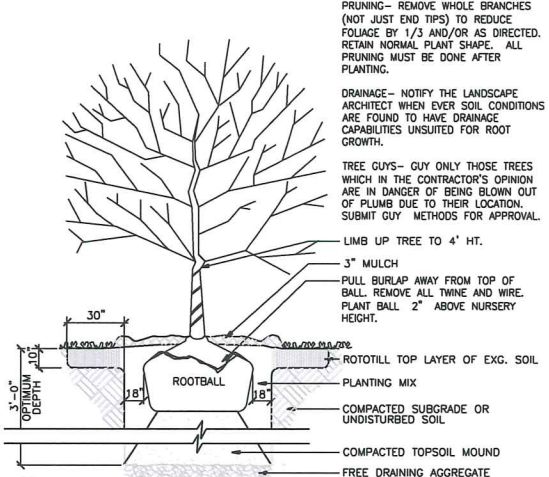
ZONING REQ'S
Buffer - same zones adjacent, none required
Screening - Parking lot screening adjacent to public row required
Interior landscaping
- Required - 5%
- Provided - 6%
- 1 tree per 100sf of landscape area
- 3,000 sf of required landscape area = 30 trees required

Tree Replacement
- none required

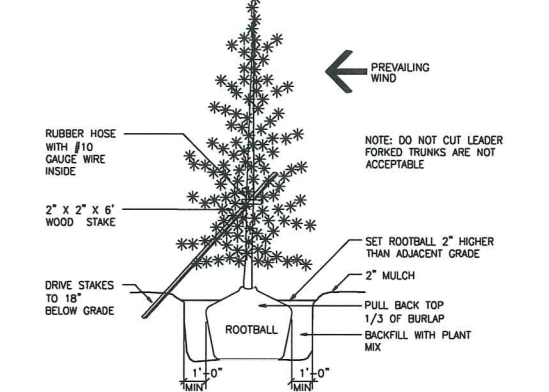
Street Trees
- none required

GENERAL PLANTING NOTES:

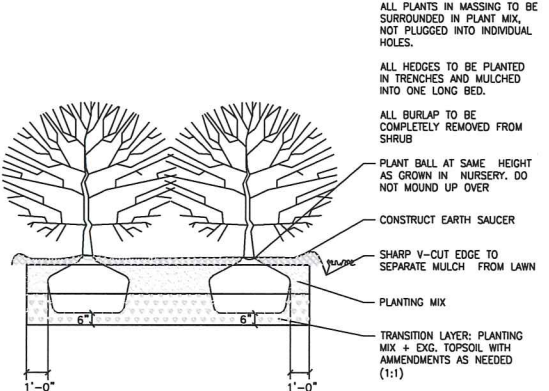
1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM, IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.



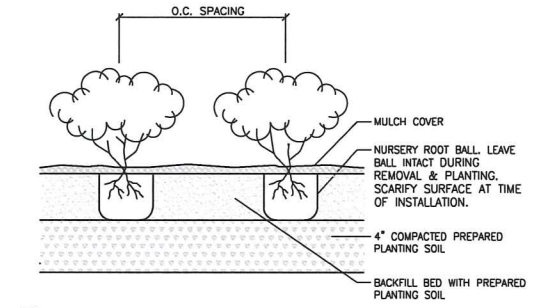
1 DECIDUOUS TREE PLANTING
NTS P-CO-AND-WADS-01



2 EVERGREEN TREE PLANTING
NTS P-CO-AND-WADS-03



3 SHRUB PLANTING GROUP
NTS P-CO-AND-WADS-04



4 PERENNIAL AND GROUNDCOVER INSTALLATION
NTS P-CO-AND-WADS-05



6631 Commerce Parkway
Studio B
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NOT FOR
CONSTRUCTION

Walnut Creek
MOB Core and
Shell

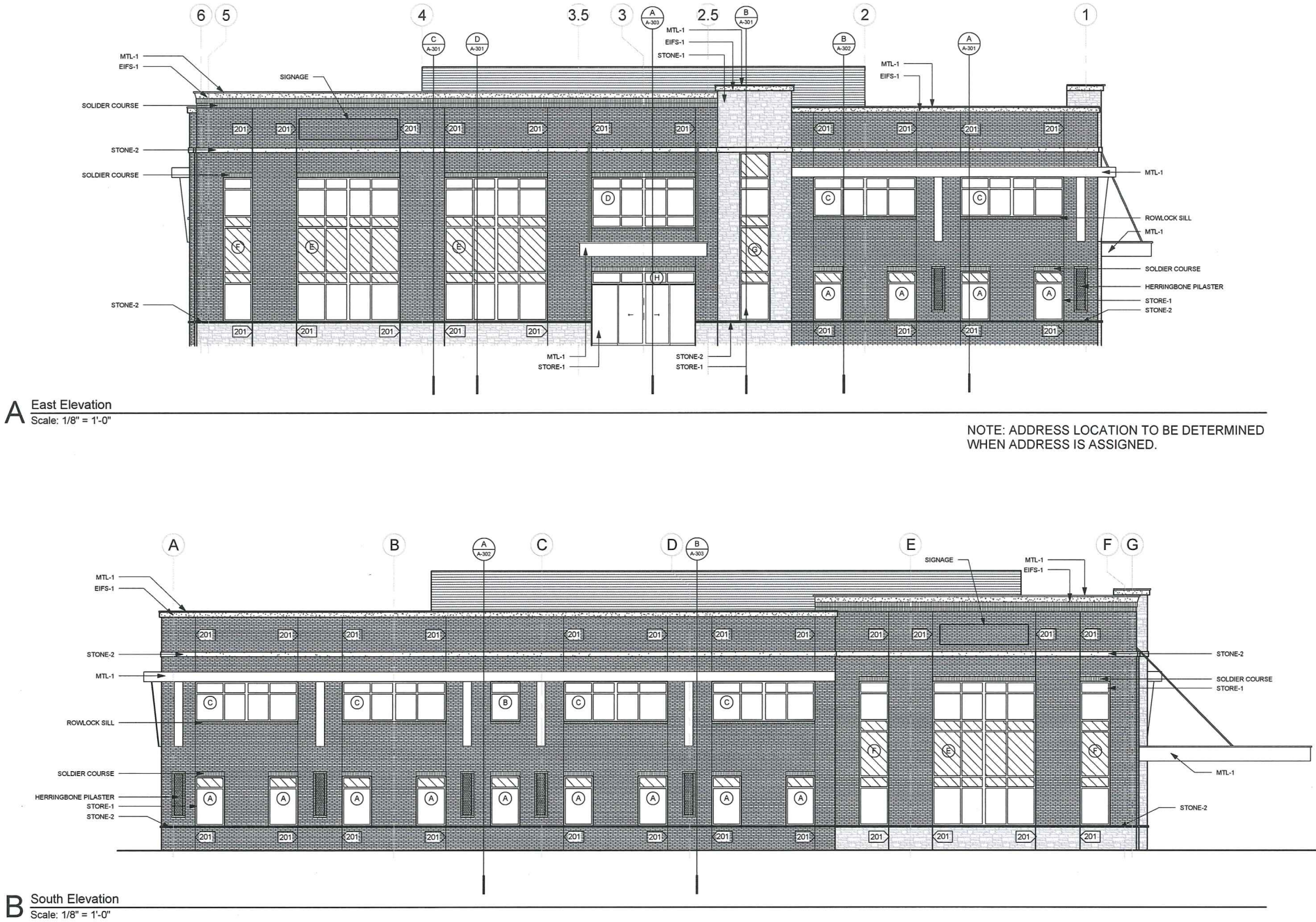
Corner of Tech Center Drive and
Buckles Court
Gahanna, Ohio
Project Number: 17413.01
Original Issue Date: August 9, 2017
Revised Date:
☐ SCHEMATIC DESIGN
☒ DESIGN DEVELOPMENT
☐ ZONING SUBMISSION
☐ CONTRACT DOCUMENTS
☐ RECORD/AS-BUILT'S

REVISION HISTORY		
No.	Date	Description

EXTERIOR
ELEVATIONS

A-1

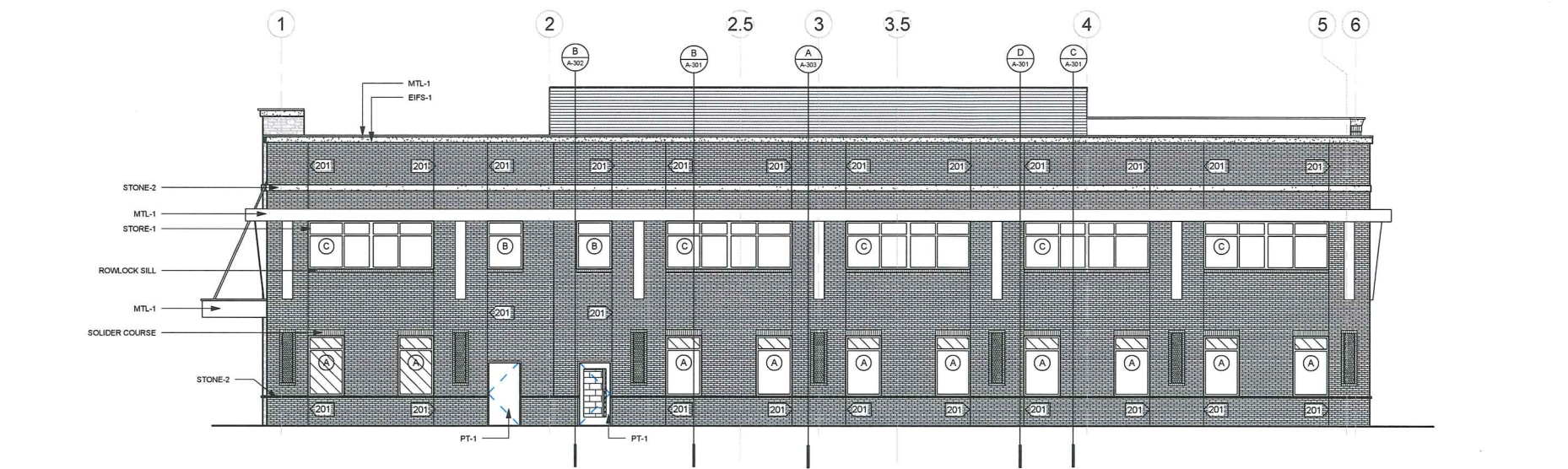
- Exterior Finish Legend
- BRICK-1: FACE BRICK, GLEN-GERY BRICK, SIZE: STANDARD (2 1/4" HIGH, 3 5/8" DEEP (THICK), 7 5/8" LONG)
 - EIFS-1: CENTRIA DURACAST, COLOR: LIGHT SEAWOLF, FINISH: SAND FINE
 - GLASS-1: VISION GLASS, 1" THICK UNITS, VIRACON LOW-E (VE) INSULATING GLASS, VE1-2M, OUTER PANE 1/4" CLEAR, INNER PANE 1/4" CLEAR, OR APPROVED EQUAL
 - GLASS-2: SPANDREL GLASS, 1" THICK UNITS, VIRACON LOW-E (VE) INSULATING GLASS, VE1-2M, OUTER PANE 1/4" CLEAR, INNER PANE 1/4" CLEAR, SPANDREL ON #4 SURFACE, SPANDREL COLOR: WARM GREY VIRASPAN
 - SCREEN-1: PREFINISHED METAL SCREEN, COLOR TO MATCH EIFS-1.
 - STONE-1: MANUFACTURED STONE, DUTCH QUALITY STONE, FALLBROOK STACK LEDGE.
 - STONE-2: CAST STONE BAND, WATERTABLE, AND SILL. SEE WALL SECTIONS FOR FURTHER INFORMATION.
 - MTL-1: PREFINISHED ALUMINUM BREAKMETAL, COLOR: DMI DARK BRONZE
 - STORE-1: ALUMINUM STOREFRONT WINDOW FRAMING SYSTEM, COLOR TO MATCH MTL-1.
 - PT-1: EXTERIOR PAINT ON MISCELLANEOUS STEEL, COLOR TO BE SELECTED BY THE ARCHITECT.



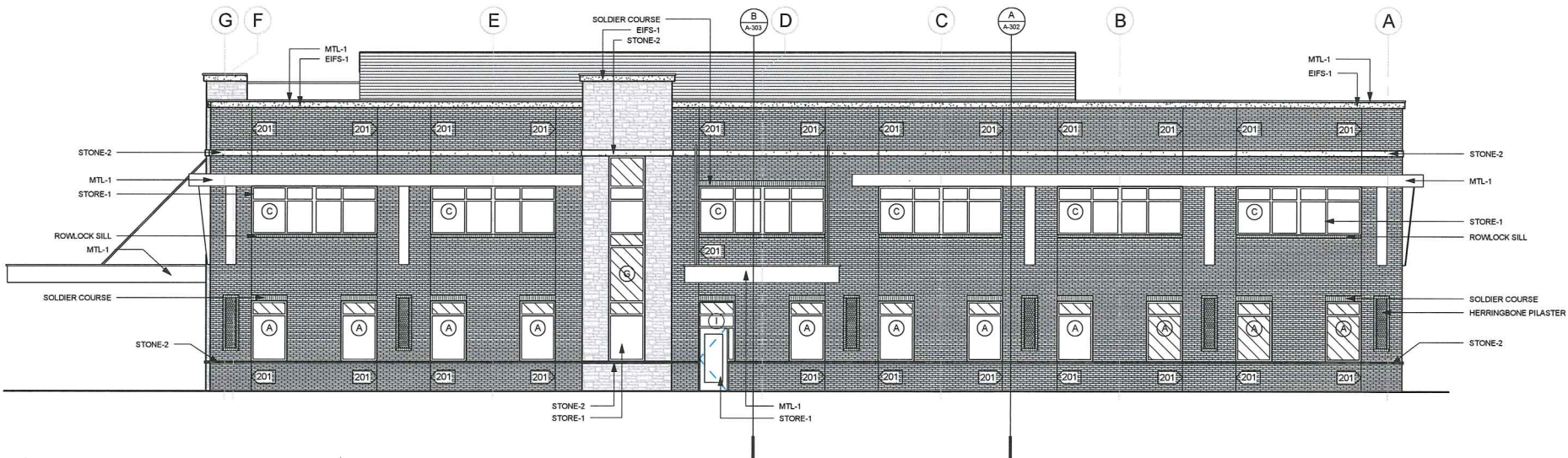


6631 Commerce Parkway
Studio B
Dublin, Ohio 43017
T 614.766.1117
F 614.766.2023
www.andrewsarchitects.com

NOT FOR
CONSTRUCTION



A West Elevation
Scale: 1/8" = 1'-0"



B North Elevation
Scale: 1/8" = 1'-0"

Walnut Creek MOB Core and Shell

Corner of Tech Center Drive and
Buckles Court
Gahanna, Ohio
Project Number: 17413.01
Original Issue Date: August 9, 2017
Revised Date:
☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☒ ZONING SUBMISSION
☐ CONTRACT DOCUMENTS
☐ RECORD/AS-BUILT'S

REVISION HISTORY		
No.	Date	Description

EXTERIOR ELEVATIONS

NOT FOR
CONSTRUCTION

Walnut Creek MOB Core and Shell

Corner of Tech Center Drive and
Buckles Court
Gahanna, Ohio

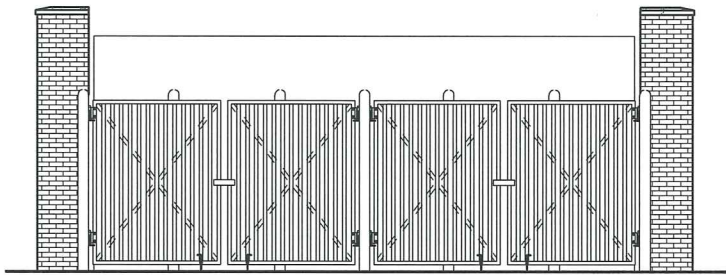
Project Number: 17413.01
Original Issue Date: August 9, 2017
Revised Date:

☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
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☐ CONTRACT DOCUMENTS
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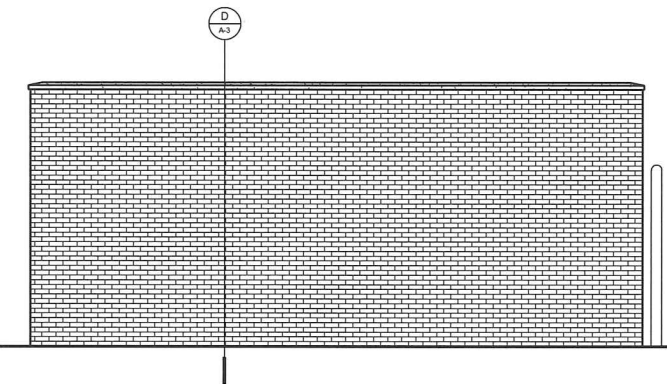
REVISION HISTORY		
No.	Date	Description

DUMPSTER AND GENERATOR ENCLOSURE PLAN/DETAILS

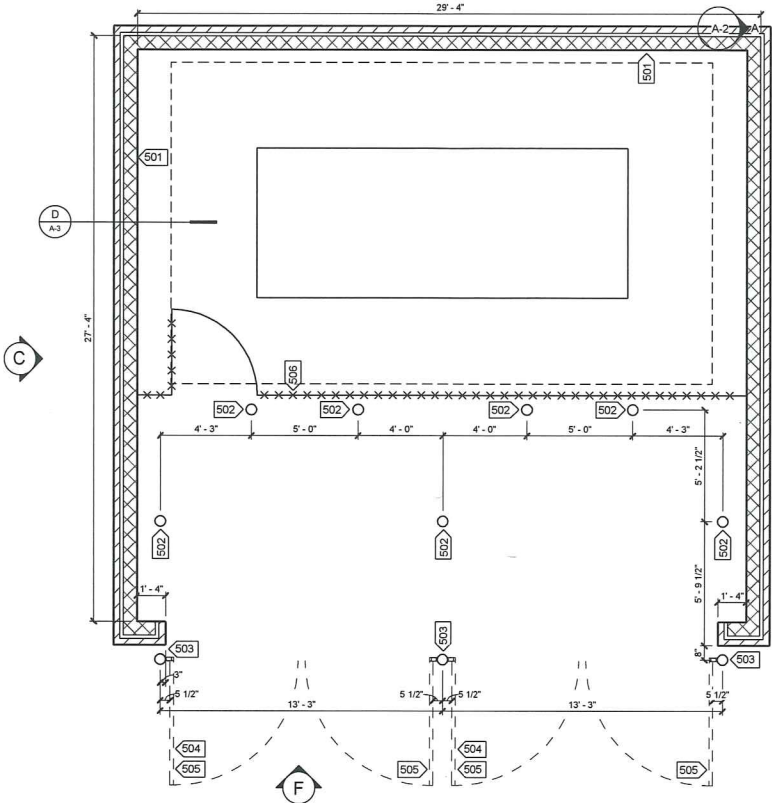
A-3



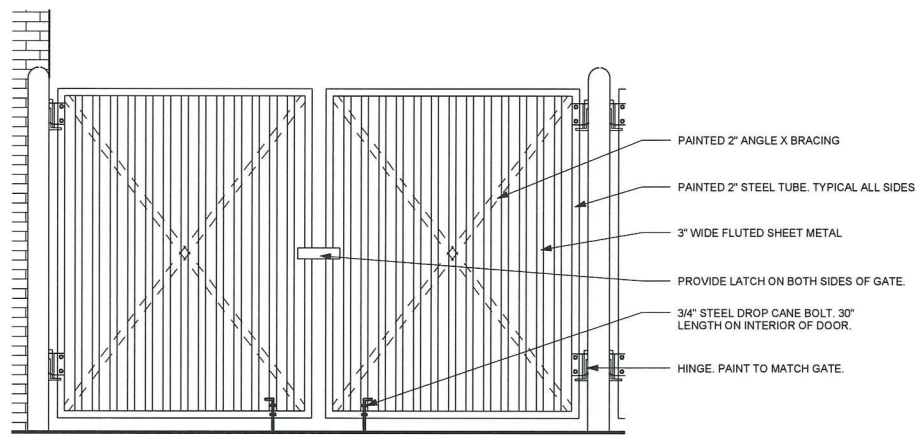
B Dumpster and Generator Enclosure Front Elevation
Scale: 1/4" = 1'-0"



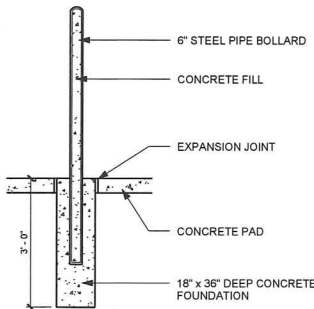
C Dumpster and Generator Enclosure Side Elevation
Scale: 1/4" = 1'-0"



A Dumpster and Generator Enclosure Plan
Scale: 1/4" = 1'-0"



F Dumpster Gate Elevation
Scale: 1/2" = 1'-0"



E Typical Bollard Detail
Scale: 1/2" = 1'-0"

Dumpster/Generator Enclosure General Notes

GATES TO INCLUDE ALL NUTS, BOLTS, PLATES, NAILS, PINS, AND ALL GATE HARDWARE. SUBMIT SHOP DRAWINGS FOR GATE LATCH AND HINGES DEPICTING MATERIALS AND METHODS OF CONSTRUCTION TO ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION.

SUBMIT FRAME AND GATE SAMPLES FOR APPROVAL.

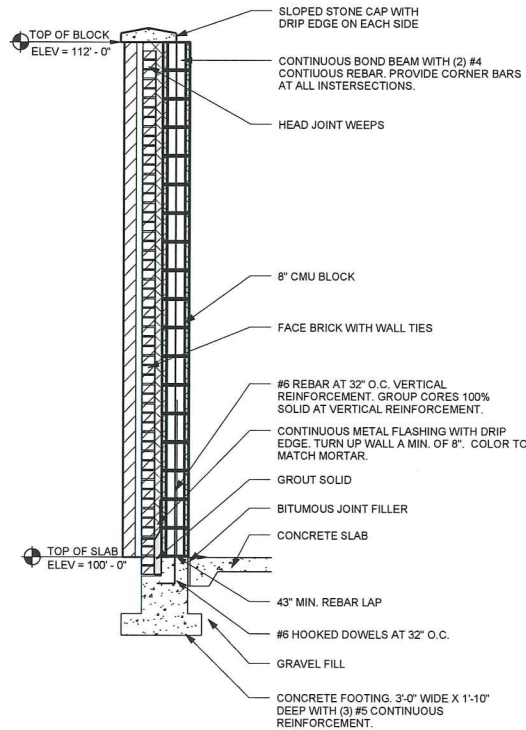
ALL WELDED JOINTS TO BE GROUND SMOOTH.

ALL EXPOSED METAL SURFACES TO BE PRIMED WITH A RUST INHIBITING PRIMER AND TWO COATS OF RUST INHIBITING PAINT.

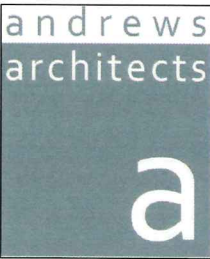
PAINT COLOR TO MATCH BRICK.

Coded Notes

- 501 ALL EXPOSED CONCRETE BLOCK TO BE PAINTED TO MATCH THE BRICK COLOR.
502 6" STEEL PIPE BOLLARDS, HEIGHT TO BE 6'-0". SEE DETAIL D/A-901. BOLLARDS TO BE PAINTED TO MATCH GATE COLOR.
503 6" STEEL PIPE BOLLARDS, HEIGHT TO BE 6'-0". SEE DETAIL D/A-901. BOLLARDS TO BE PAINTED TO MATCH GATE COLOR.
504 METAL ENCLOSURE DOOR, PAINT PT-X.
505 PROVIDE HOLES FOR CANE BOLT.
506 12'-0" HIGH CHAIN LINK FENCE, COLOR TO BE BLACK. FIELD VERIFY EXACT LOCATION. PROVIDE PADLOCK FOR GATE.



D Dumpster/Generator Wall Section - Typical
Scale: 1/2" = 1'-0"



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Seal:

Walnut Creek
MOB

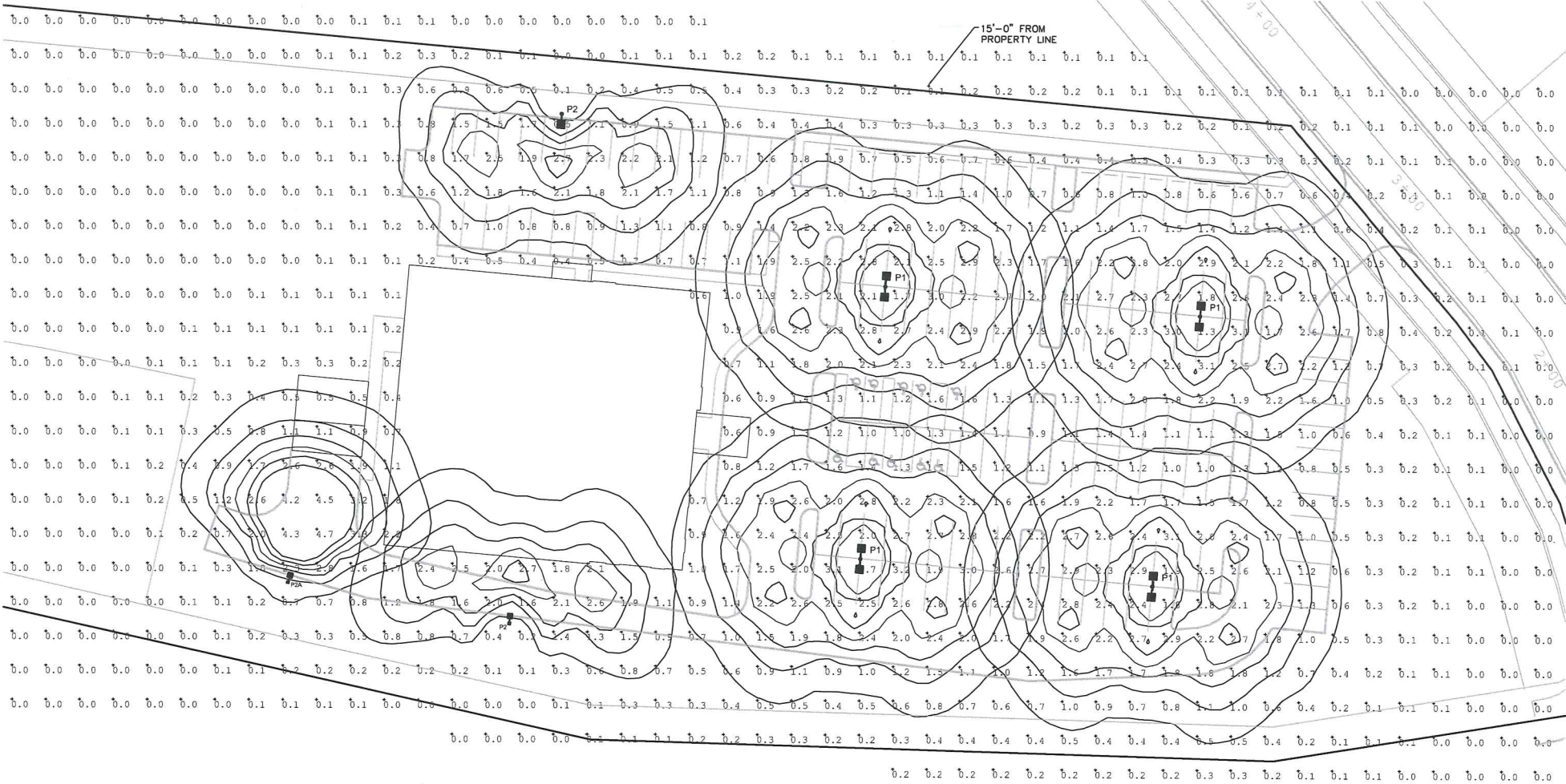
Project Street
Gahanna, Ohio

Project Number: 17413.01
Original Issue Date:
Revised Date:
☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☒ ZONING SUBMISSION
☐ CONTRACT DOCUMENTS
☐ RECORD/AS-BUILTS

REVISION HISTORY		
No.	Date	Description

SITE ZONING
PLAN

EZ-001



A FIRST FLOOR

1" = 30'-0"
0' 15' 30'

KIM LIGHTING
The Archetype® Large Picotem LED
AR
The Archetype® Large Picotem LED
12" x 18" x 6" H. 12000 Lumens

NOTES:

- 1. Fixture is a 12" x 18" x 6" H. 12000 Lumens LED fixture.
- 2. Fixture is a 12" x 18" x 6" H. 12000 Lumens LED fixture.
- 3. Fixture is a 12" x 18" x 6" H. 12000 Lumens LED fixture.

FEATURES:

- 1. Fixture is a 12" x 18" x 6" H. 12000 Lumens LED fixture.
- 2. Fixture is a 12" x 18" x 6" H. 12000 Lumens LED fixture.
- 3. Fixture is a 12" x 18" x 6" H. 12000 Lumens LED fixture.

ORDERING CODE:

Model	Finish	Mounting	Power	Notes
AR-1218-6	Dark Bronze	Surface	12000 Lumens	12" x 18" x 6" H. 12000 Lumens LED fixture.
AR-1218-6	Dark Bronze	Surface	12000 Lumens	12" x 18" x 6" H. 12000 Lumens LED fixture.
AR-1218-6	Dark Bronze	Surface	12000 Lumens	12" x 18" x 6" H. 12000 Lumens LED fixture.

LUMINAIRE (LIGHTING) FIXTURE SCHEDULE				
NOTES: FIXTURE NUMBER, LETTER PREFIX INDICATES TYPE OF MOUNTING AS FOLLOWS: C=CEILING MOUNTED; S=SUSSPENDED; W=WALL MOUNTED; R=RECESSED; W=WALL MOUNTED; R=RECESSED; C=CEILING MOUNTED; U=UNDERCABINET; P=POST; G=GROUND MOUNTED; X=UNIVERSAL MOUNTED; T=TRACK; P=PARTIAL MODEL. NUMBERS MAY BE SHOWN AND ARE INTENDED TO INDICATE ACCEPTABLE MANUFACTURER'S PRODUCT LINE. EXACT MODEL NUMBERS MEETING THE FIXTURE DESCRIPTION SHALL BE OBTAINED FROM MANUFACTURER'S AGENTS. ALL FIXTURES MAY NOT BE USED--REFER TO PLANS. DIMENSIONS MAY VARY. REFER TO SPECIFICATIONS SECTIONS 28.01.01 FOR ADDITIONAL REQUIREMENTS SUCH AS FINISH, DIMMING BALLAST AND MULTILEVEL SWITCHING REQUIREMENTS, ETC. REFER TO DRAWINGS FOR FIXTURES CIRCUITED TO DIMMERS (PROVIDE WITH DIMMING BALLASTS) AND SHOWN TO BE PROVIDED WITH MULTILEVEL CONTROL. (PROVIDE WITH DUAL BALLASTS).				
FIXTURE NUMBER	FIXTURE DESCRIPTION	FIXTURE VOLTAGE	LAMP TYPE	APPROVED MANUFACTURERS
P1	22.5" L x 18" W x 6" H, 12000 LUMENS, 5700K, EXTRUDED LOW COPPER ALUMINUM BODY, BLOCAGE GASKETED COMPARTMENTS, TYPE 3 DISTRIBUTION, 100% POLYESTER POWDER COAT FINISH, DARK BRONZE, UL LISTED FOR WET LOCATIONS	277V 180W	LED 4000K 17,542 LUMENS	KIM LIGHTING AR SERIES
P1 POLE	25" ROUND POLE, DARK BRONZE FINISH			
P2	22.5" L x 18" W x 6" H, 12000 LUMENS, 5700K, EXTRUDED LOW COPPER ALUMINUM BODY, BLOCAGE GASKETED COMPARTMENTS, TYPE 3 DISTRIBUTION, 100% POLYESTER POWDER COAT FINISH, DARK BRONZE, UL LISTED FOR WET LOCATIONS	277V 180W	LED 4000K 17,542 LUMENS	KIM LIGHTING AR SERIES
P2A	EQUAL TO P2, EXCEPT WITH TYPE IV DISTRIBUTION			
P2 POLE	25" ROUND POLE, DARK BRONZE FINISH			
P2A POLE	25" ROUND POLE, DARK BRONZE FINISH			

KORDA
KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: Karl Mount
DESIGNED BY: Emily Epley
CHECKED BY: Erin Gilbert
PROJECT NUMBER: 2017-0219





APPLICATION STAFF COMMENTS

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Tech Center and Buckles Court

Project Name/Business Name: Walnut Creek Medical Office Building

SUBMITTED BY:

Name: Michael Blackford

Title: Deputy Director

Department: Planning and Development

Lot Split

No objections/issues with the proposed lot split.

Final Development Plan/Design Review

The applicant is requesting to construct a two story medical office building on just over 4.07 acres. The property is zoned SCPD (Select Commercial Planned District). SCPD permits the same uses that are found within NC (Neighborhood Commercial), CC (Community Commercial), CS (Community Service), and Suburban Office (SO). Medical office is a permissible use within SO and CC and therefore allowed within SCPD.

It is important to note that this development contains a large "tree preservation" easement in the southwest corner of the site. This easement will preserve a large amount of trees that the City Arborist has deemed significant and worth protecting. This easement, along with "Reserve A" which runs adjacent to this site, will provide protection of environmentally sensitive areas. The proposed plan balances environmental protection with the development of an economically significant piece of land.

Economic Development Strategy

The property is located within a Target Site within a Priority Development Area as identified within the Strategy. Target Sites were identified because of their development/redevelopment potential. It is anticipated that the portion of the Target Site east of the creek would develop primarily with office uses. The property to the west of the creek would be developed with a mix of uses that may include office, retail, and hotel. The proposed use, medical office, is consistent with the recommendations of the Strategy. Additionally, it is the City's hope that the request will spur additional development of a similar nature.

DEVELOPMENT PROGRAM

Code	Use	Site Area (Acres)	Number of Buildings	Building Area (s.f. or keys)
A	Big Box Retail	13.5	1	92,000
B	Retail / Service	17.0	7	136,000
C	Signature Office	9.1	2	208,000
D	Office A/B	19.0	8	239,200
E	Hotel	7.4	2	320 keys
F	Conference Center		1	20,000



Area Plan

The property is subject to the Hamilton Road Corridor Plan and located within the South Gateway District. Relevant Plan goals include promoting economic diversity and competitiveness, and quality growth that maintains a high standard for architecture.

The Plan designates the subject property as Mixed Use. A preferred use of Mixed Use is office. Mixed Use is anticipated as a district that will serve highway oriented businesses and a district that is well connected via auto and pedestrian connections.

Architecture within the South Gateway should aim for a timeless design that has proven longevity. Buildings can be designed to the scale of automobiles but should also provide visual interest to passer-by.

Likes



Dislikes



Proposed Building



Landscaping in the South Gateway District should soften the impact of large parking areas. Relevant goals include the following:

- Landscaping should be used to define the boundary between automobile, pedestrian, and building zones, as well as provide buffering between streets, sidewalks, parking and buildings.
- Landscaping should be used to communicate the entrances of the site and the buildings.
- Use massing to create arrangements of color and texture to soften the edges of streets, parking and buildings.

CRA

It should be noted that the property is located within CRA (Community Reinvestment Area) #4. The City and developer are currently reviewing the project details to determine the appropriate incentives. While an agreement has not been finalized, CRA #4 allows for an abatement term of up to 10 years at 80%.

Staff Recommendation

Planning and Development staff recommends approval of the three applications for Walnut Creek. We believe that the request is consistent with the Hamilton Road Corridor Plan, the Economic Development Strategy, the findings of 1108 (FDP) and 1197 (Design Review).

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Intersection of Techcenter Drive and Buckles Court

Project Name/Business Name: Walnut Creek Medical Office Building

SUBMITTED BY:

Name: Robert S. Priestas, P.E. Title: City Engineer

Department: Department of Public Service and Engineering

Final Development Plan

General Comments

- A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk.

Site Access

- The proposed access point will be via the proposed Buckles Court Extension. This location meets our Access Management Guidelines for upstream corner clearance.
- The fire department shall approve for accessibility.

Sanitary Sewer

- There is an existing sanitary sewer located on the south side of Techcenter Drive that can be accessed to provide sanitary sewer service for the development. .

Water Service

- There is an existing water line located onsite that can be accessed to provide service for this development. This line can be tapped to provide service to the development for both domestic and fire suppression. If the tap should require excavation into the roadway, it will require a repair to meet City standards.

Stormwater Management

- Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.
- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Design Review

- No comments.

Subdivision Without Plat

- Iron pins shall be set for all property corners following the recording of the subdivision.

APPLICATION STAFF COMMENTS

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Intersection of Techcenter Drive and Buckles Court

Project Name/Business Name: Walnut Creek Medical Office Building

SUBMITTED BY:

Name: Bonnie Gard **Title:** Planning & Zoning Administrator

Department: Service

Final Development Plan

- SCPD zoning permits medical office
- 32,706 sq ft building, 43' high
- Plan meets all building and parking setbacks as well as number of parking spaces, sizes, and drive aisle widths
- Access will be from proposed Buckles Court

Certificate of Appropriateness

- Exterior finishes are brick, stone, Eifs, and aluminum
- Design elements are appropriate for the area
- Interior landscape requirements have been met
- Overall landscape plan meets code
- Tree Preservation Plan requirements have been met by a designated tree preservation easement and Reserve A
- Lighting Plan complies with code, with a cut off fixture cut sheet provided
- Protected pedestrian walkway provided to proposed Buckles Court

Applications recommended for approval



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Walnut Creek MOB

Project Name/Business Name: Walnut Creek MOB

SUBMITTED BY:

Name: Kenneth W. Fulte Title: CHIEF BUILDING OFFICIAL

Department: Building Division

No comments.



Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230

Phone: (614) 471-0542

Development Plan Review Response 2017082904

Applicant Walnut Creek Medical Office Building
Gahanna, OH 43230

1. Due to a building height of 43 feet, an aerial fire apparatus access road shall be required. The roadway shall have an unobstructed width of 26 feet. At least one of the required access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the side of the building and shall be positioned parallel to one entire side of the building. The roadway is only 20 feet in width at the entrance and it says 38 feet in width, but looks like a porte-cochere projecting from the building. Plans shall be revised to assure the aerial ladder can get to the highest point of the roof.
2. There shall be a 20 foot ingress lane for fire department access to the building.
3. Information on the utilities portion of the map shows a fire service main indicating the building is going to be sprinklered. The fire flow required for this building shall be a 1500 gpm and shall require one fire hydrant.

Additional requirements and comments could follow after plans are submitted and the review process starts

August 29, 2017

Date

A handwritten signature in black ink, appearing to read "Steve Welsh", is written over a horizontal line.

Steve Welsh, Captain, Fire Marshal

Kelly Wicker

From: Sheila Murphy
Sent: Thursday, August 31, 2017 11:04 AM
To: Kelly Wicker
Subject: FW: Staff Review Multiple Applications

From: Sheila Murphy
Sent: Thursday, August 24, 2017 1:03 PM
To: Kelly Wicker <Kelly.Wicker@gahanna.gov>
Subject: RE: Staff Review Multiple Applications

K

- No comment on the Walnut Creek applications.
- We will fall in line with the FD on making sure we have access to the condos, if they are gated.
- We want to make sure we have access to the lot around the building on Taylor Station as well.

Thanks

S

From: Kelly Wicker
Sent: Tuesday, August 22, 2017 11:33 AM
To: Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>
Subject: Staff Review Multiple Applications

Staff,
Please review the following Applications. Staff comments are due by Tuesday August 29th by 12:00pm.

Walnut Creek MOB Applications:

<T:\Zoning\Applications IN PROGRESS\Walnut Creek MOB SWP17\Walnut Creek MOB SWP17.pdf>

<T:\Zoning\Applications IN PROGRESS\Walnut Creek MOB FDP17\Walnut Creek MOB FDP17.pdf>

<T:\Zoning\Applications IN PROGRESS\Walnut Creek MOB DR17\Walnut Creek MOB DR17.pdf>

<T:\Zoning\Applications IN PROGRESS\Crescent at Central Park PP17\Crescent at Central Park PP17.pdf>

4207 Clotts Rd Pinnacle Point Application for Rezoning:

<T:\Zoning\Applications IN PROGRESS\4207 Clotts Rd Pinnacle Point Z17>

650 Taylor Station D-Bat Baseball Variance:

<T:\Zoning\Applications IN PROGRESS\650 Taylor Station D-Bat Baseball V17\650 Taylor Station D-Bat Baseball V17.pdf>

Thank you,

KELLY WICKER

Zoning Clerk
Department of Public Service
Division of Building and Zoning

