

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: 1041 North Hamilton Road		Project Name/Business Name (if applicable): The Shops at Oberer's Crossing	
Parcel ID No.(s): 025-009953	Current Zoning: PCC	Total Acreage: 5.19	
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 Ohio Gahanna</small>
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable):			
APPLICANT Name (primary contact) -do not use a business name: Academy Development Limited Partnership		Applicant Address: 107 S. High Street, Suite 300, Columbus, OH 43215	
Applicant E-mail: jsugar@arshot.com		Applicant Phone No.: 614-463-9730	
BUSINESS Name (if applicable):			
ATTORNEY/AGENT Name: Glen A. Dugger, Smith & Hale LLC		Attorney/Agent Address: 37 W. Broad Street, Columbus, OH 43215	
Attorney/Agent E-Mail: gdugger@smithandhale.com		Attorney/Agent Phone No.: 614-221-4255	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor Feller Finch & Associates		Greg Feller; 419-893-3680; gfeller@fellerfinch.com	
Developer			
Architect Gieseke Rosenthal Architecture + Design		Joe Moss; 614-228-2122; moss@grad.cc	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email): Joseph A. Sugar; 614-463-9730; jsugar@arshot.com	

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: 10/3/2017
THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

PC Meeting Date: _____
PC File No. _____

RECEIVED: _____
DATE: _____

DATE: _____
CHECK#: _____

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)	✓			
	2. Pre-application conference with staff	✓			
	3. Materials List (see page 3) – does not apply to demolition applicants	✓			
	4. Authorization Consent Form Complete & Notarized (see page 4)	✓			
	5. Application & all supporting documents submitted in digital format	✓			
	6. Application & all supporting documents submitted in hardcopy format	✓			
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)	✓			
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	✓			
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)	✓			
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)	✓			
	4. Color rendering(s) of the project in plan/perspective/or elevation	✓			
BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)					
	1. SITE PLAN that includes the following: (include: scale, north arrow, & address)	✓			
	- All property & street pavement lines	✓			
	- Gross area of tract stated in square feet	✓			
	- 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)	✓			
	- Location of all existing and proposed buildings on the site	✓			
	- Location of all existing (to remain) & proposed lighting standards	✓			
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)	✓			
	- Provide lot coverage breakdown of building & paved surface areas	✓			
	2. LANDSCAPE PLAN (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	✓			
	- 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)	✓			
	- Designation of required buffer screens (if any) between parking area & adjacent property	✓			
	- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)	✓			
	3. ELEVATIONS from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)	✓			
	- Exterior materials identified	✓			
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior	✓			
	4. LIGHTING STANDARD DRAWING that includes the following: (scaled drawing)	✓			
	- All sizing specifications	✓			
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)	✓			
	- Materials, colors, & manufacturer's cut sheet	✓			
	- Ground or wall anchorage details	✓			

CONTINUE TO PAGE 3

5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:				
<ul style="list-style-type: none"> - Scale model - Section profiles - Perspective drawing 				
DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS				
1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:				
- 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				
- 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				
- 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				

MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings	Custom Steel Fabrications - Painted	Sherwin Williams - Tricorn Black	SW 6258
Brick			
Gutters and Downspouts	Extruded Alumunim	Fluropon Finish to match Sherwin Williams - Tricorn Black	SW 6258
Lighting			
Roofing	EPDM - Mfg TBD	Color TBD (not visible)	
Siding	Atas Inc. BWV374 Fiberon Inc. Composite Wood Siding	Fluropon to match SW Tricorn Black Burnt Umber	SW 6258
Signs			
Stucco			
Trim			
Windows	Aluminum Storefront - Kawwner Trifab 451	Fluropon Finish to match Sherwin Williams - Tricorn Black	SW 6258

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, William J. Schottenstein, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Glen A. Dugger 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: 

Date: 10/3/2017

AUTHORIZATION TO VISIT THE PROPERTY

I, William J. Schottenstein, 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: 

Date: 10/3/2017

NOTARY

Subscribed and sworn to before me on this 3rd day of October, 2017

State of Ohio County of Franklin

Notary Public Signature: 



JOSEPH A. SUGAR, III
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

AGREEMENT TO COMPLY AS APPROVED

I, William J. Schottenstein, 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: 

Date: 10/3/2017

NOTARY

Subscribed and sworn to before me on this 3rd day of October, 2017

State of Ohio County of Franklin

Notary Public Signature: 



JOSEPH A. SUGAR, III
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

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: _____

Date: _____

4/13/18

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.

PROPERTY OWNER

Academy Development L.P.
c/o Joe Sugar
107 South High Street
Columbus, OH 43215

Michelle Carter
Paul Szymanski
"or current occupant"
1040 Ridge Crest Drive
Columbus, OH 43220

Ronald A & Janice E Stahl
"or current occupant"
1022 Ridge Crest Drive
Columbus, OH 43220

Constance Camman
"or current occupant"
400 Beecher Road
Columbus, OH 43220

Canini Investments Ltd
"or current occupant"
630 Link Road
Grove City, OH 43123

State of Ohio
"or current occupant"
2003 Millikin Road, Suite 200
Columbus, OH 43210

SURROUNDING PROPERTY OWNERS

Joseph S & Beverly S Gyure
"or current occupant"
1034 Ridge Crest Drive
Columbus, OH 43220

Mary Louise Cartwright TR
"or current occupant"
1016 Ridge Crest Drive
Columbus, OH 43220

Hammerhead-Gahanna LLC
"or current occupant"
2555 Bethel Road
Columbus, OH 43220

Cruise-N-Carwash LLC
"or current occupant"
1040 North Hamilton Road
Gahanna, OH 43230

William C Johnson
Huei-Nin Liu-Johnson
"or current occupant"
1028 Ridge Crest Drive
Columbus, OH 43220

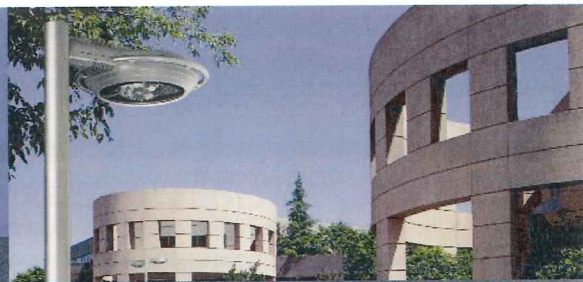
James P & Jane F Peck
"or current occupant"
1010 Ridge Crest Drive
Columbus, OH 43220

4328 North Hamilton Road Properties
"or current occupant"
4328 North Hamilton Road
Columbus, OH 43230

Otterbein Gahanna Real Estate LLC
"or current occupant"
580 North State Route 741
Lebanon, OH 45036

CIRCA

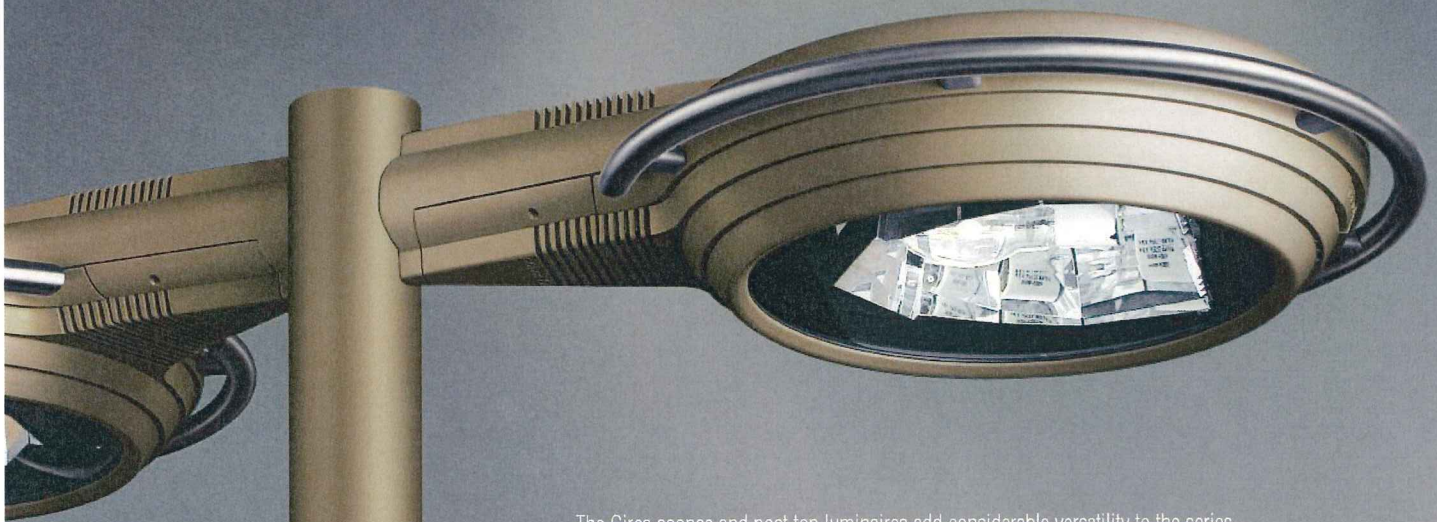
AREA LIGHTING



GARDCO
LIGHTING

SCOPE

Circa makes an understated, refined statement that reflects well on the architecture it graces. Circa post top, pole mounted and companion sconce luminaire surfaces are rhythmically sculpted – eased and tapered so that wind and weather slip past. The sleek profile of these luminaires, while available in two arm-mounted styles, a post top and a matching sconce, features shallow depth and low EPA. The daytime form virtually disappears at a distance. With its trademark halo, Circa unifies architecture, prominently welcoming and gracefully enhancing the site. Specify Circa without the halo ring for a more subtle yet thoroughly modern look.



The Circa scone and post top luminaires add considerable versatility to the series.

The Circa scone offers forward, wide and medium throw optics up to 175 watts.

Like all Gardco performance optics, illumination is both glare free and full cutoff.

Post top optics provide a variety of practical distributions appropriate for pedestrian environments. Note the absence of visible hardware, a Circa trademark.

ELECTRIFYING COLOR

A glowing, curved LED light fixture, possibly a lamp or a decorative element, is shown against a dark, textured background. The light is a vibrant blue or purple color, creating a strong contrast with the dark surroundings. The fixture is curved, following a circular path, and has a small, dark, rectangular component attached to it. The overall aesthetic is modern and futuristic.

If Circa is the most striking, unique and captivating luminaire in recent memory, then the addition of the electrifying, colorful LED ring secures its place as a contemporary design milestone. This is a new frontier, empowering lighting designs to make a bold, striking statement or one that is subtle and suggestive. The result is always unifying, always compelling, always memorable.



FORM





Circa draws strength from simplicity of form. The subtle elimination of the mounting arm allows Circa an uninterrupted transition from luminaire to pole or mast arm. The striking effect is that the luminaire and arm become one. But this design serves practical purposes as well — minimizing wind load and strengthening the assembly. Note that Circa may also be specified as shown above without the adornment ring, for a more conservative appearance.

CONSTRUCTION

Circa's slender, delicate form conceals components and hardware that are all business.

Circa harnesses the wind across fins cast into the top of the luminaire. This design acts as a heat sink to cool the lamp and ballast compartments. The combination of large surface area and the heat sink effectively lowers operating temperatures within the luminaire, further extending ballast and lamp life.

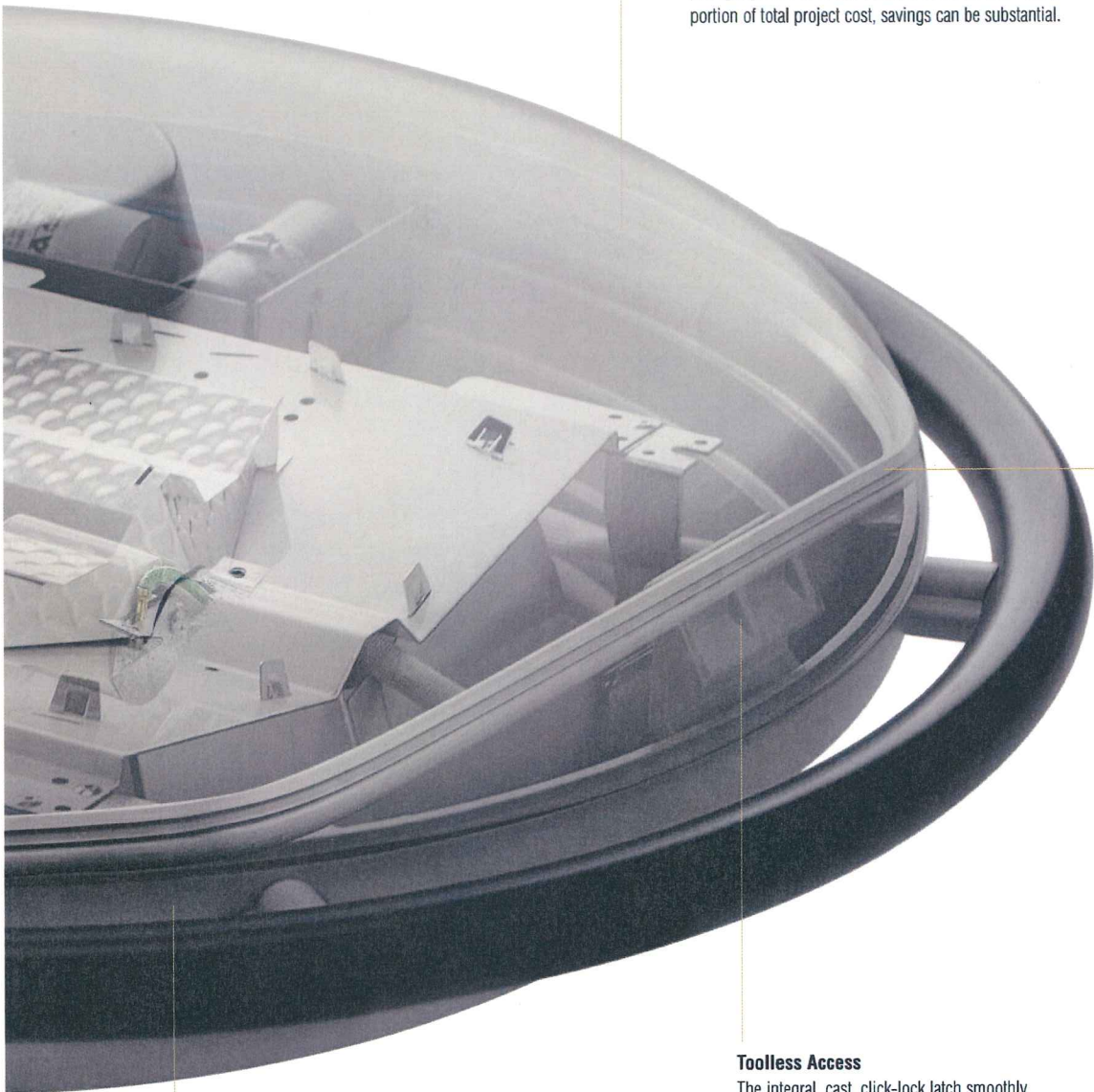
Seamless Transitions, Concealed Hardware

Scale and proportion are correct and satisfying from every viewing angle. Surfaces are sculptural, natural, refined. There are no visible transitions between luminaire door frame and the supporting arm. There is no visible hardware.

The arrangement of components, hardware, hinging mechanisms and material transitions all speak to the integrity of the design and construction program.

The signature Circa halo, in stainless steel, aluminum painted to match or accent, or electrified in a range of rich colors.

The underside of the lens is silkscreened black to mask interior components and hardware during the day.



Separate ballast and lamp compartments serve to reduce the effects of temperature extremes, maximizing component life.

Wind-Cheating Aerodynamics

Circa cheats the wind – its slippery silhouette yields an exceptionally low coefficient of drag and correspondingly low EPA values. The immediate benefit is the ability to reduce pole gauge and diameter. Because poles are such a significant portion of total project cost, savings can be substantial.

Weather-Protected Construction

Circa is completely sealed at all points of material transition to exclude the intrusion of rain, insects and dust. Because the upper and lower housings are single die castings, the only points of entry are the door frame and lens. When the door frame is closed, the 1/8" gasketing is compressed, forming a continuous, positive seal. The lens is EPDM sealed to the frame. Heavy duty galvanized steel retainers secure the lens.

Toolless Access

The integral, cast, click-lock latch smoothly integrates into the face of the door frame. The mechanical closing mechanism assures that the gasket seals tightly and continuously.

Long-Lasting Finishes

The finish is a fade and abrasion resistant, electrostatically applied, thermally cured TGIC powdercoat. Circa housings are thoroughly cleaned and chromate acid treated prior to paint application. Standard colors feature the lightly textured Gardco finish. Custom colors may vary in texture, so please consult factory.

SERVICE



Toolless access for

installation and

service is a Gardco

design imperative. Circa improves on

the tradition with a quick entry door

handle, providing complete access

to optical, electrical and mounting

hardware systems. The latch

firmly engages as the

door is closed,

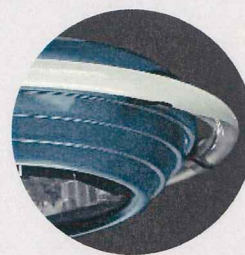
creating a weather-tight

seal by compressing

the perimeter gasketing.



All Circa luminaires feature factory pre-wired electrical components with quick disconnect plugs. The optical system and ballast assembly features unitized, pre-wired components, and both hinge on stainless steel mounting brackets. They are completely removable without tools.



By day the LED ring appears clear to white, depending on viewing angle. The adornment ring is also available in stainless steel or painted aluminum.



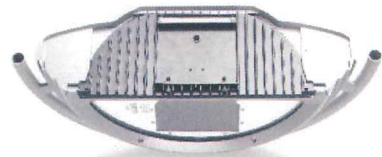
The dramatic LED option is available on Circa pole mount and scone luminaires.

108 CIRCA SCONCE

Component design, construction quality, ease of installation and service of both post top and pole mounted luminaires and matching sconces set new industry standards.



The die cast ribbed back plate helps to dissipate heat from the electrical components.



The luminaire installs easily. The mounting plate is affixed to wall, splices are made and luminaire is secured to plate.



Electrical components are mounted to the die cast back plate. All units are pre-wired and factory tested prior to shipment.



The die cast door frame is secured with two captive stainless steel fasteners and hinges for easy relamping.



The die cast housing is completely sealed at all points of material transition to thoroughly exclude moisture and insects.

OPTICS

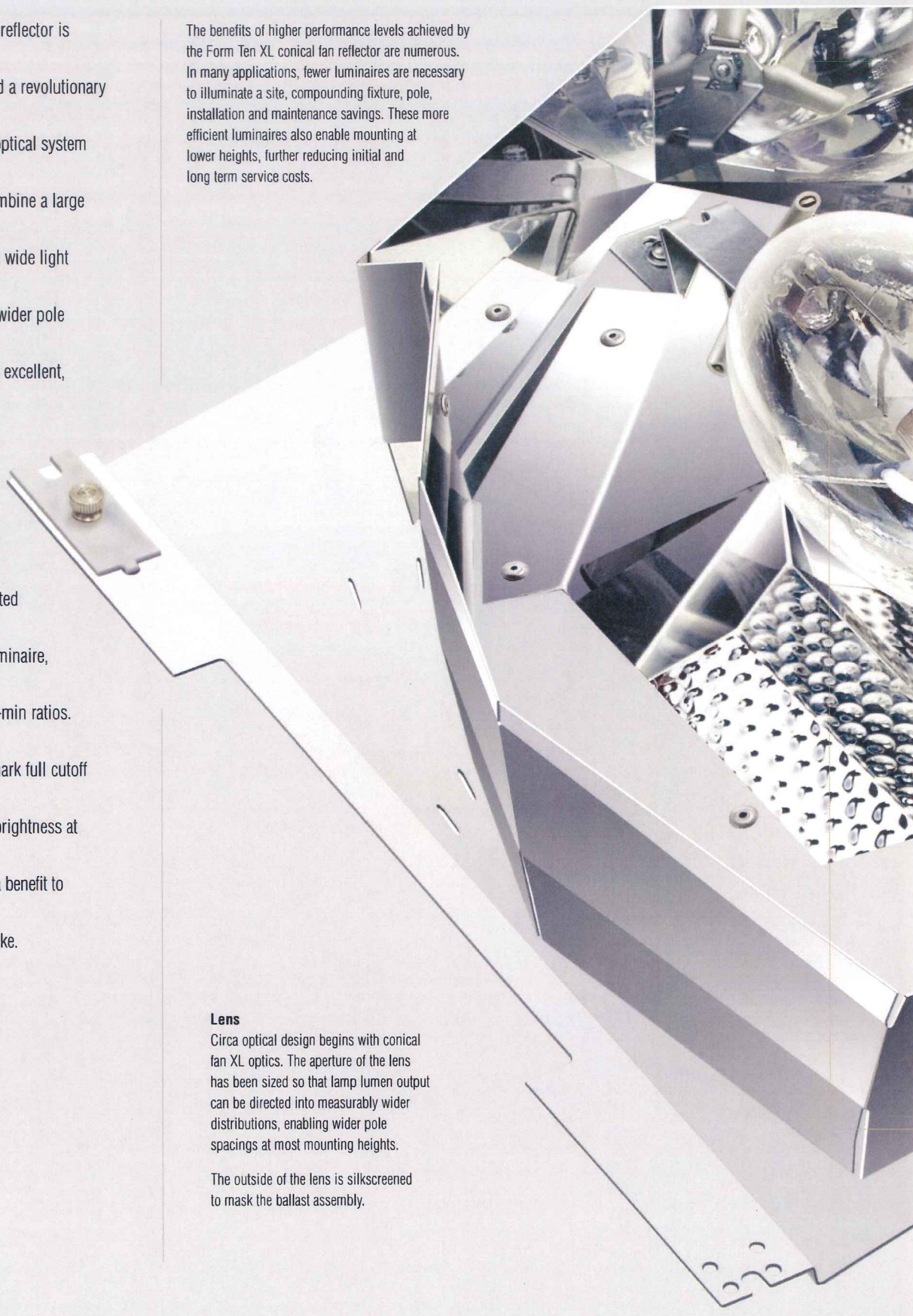
The Form Ten XL conical reflector is Circa's heart and soul and a revolutionary advance in performance optical system design. The XL optics combine a large lens aperture that enables wide light distribution and, in turn, wider pole spacing. Lumen output is excellent, a result of the conical fan design which wraps the lamp with faceted reflectors. Output is directed out and away from the luminaire, further benefiting max-to-min ratios. Of course, Gardco trademark full cutoff optics control glare and brightness at normal viewing angles – a benefit to drivers and pedestrians alike.

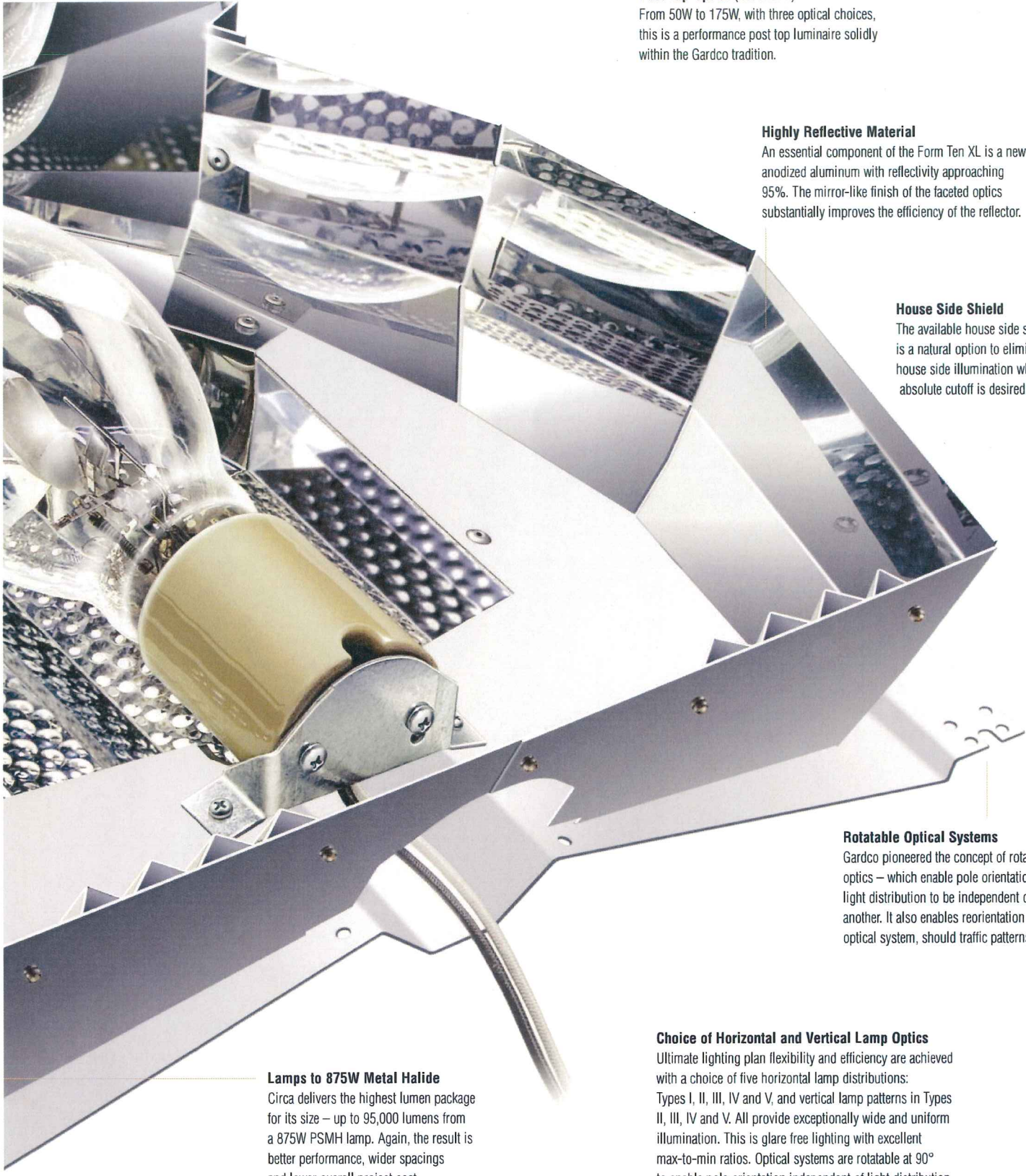
The benefits of higher performance levels achieved by the Form Ten XL conical fan reflector are numerous. In many applications, fewer luminaires are necessary to illuminate a site, compounding fixture, pole, installation and maintenance savings. These more efficient luminaires also enable mounting at lower heights, further reducing initial and long term service costs.

Lens

Circa optical design begins with conical fan XL optics. The aperture of the lens has been sized so that lamp lumen output can be directed into measurably wider distributions, enabling wider pole spacings at most mounting heights.

The outside of the lens is silkscreened to mask the ballast assembly.





Post Top Optics (not shown)

From 50W to 175W, with three optical choices, this is a performance post top luminaire solidly within the Gardco tradition.

Highly Reflective Material

An essential component of the Form Ten XL is a new anodized aluminum with reflectivity approaching 95%. The mirror-like finish of the faceted optics substantially improves the efficiency of the reflector.

House Side Shield

The available house side shield is a natural option to eliminate house side illumination where absolute cutoff is desired.

Rotatable Optical Systems

Gardco pioneered the concept of rotatable optics – which enable pole orientation and light distribution to be independent of one another. It also enables reorientation of the optical system, should traffic patterns change.

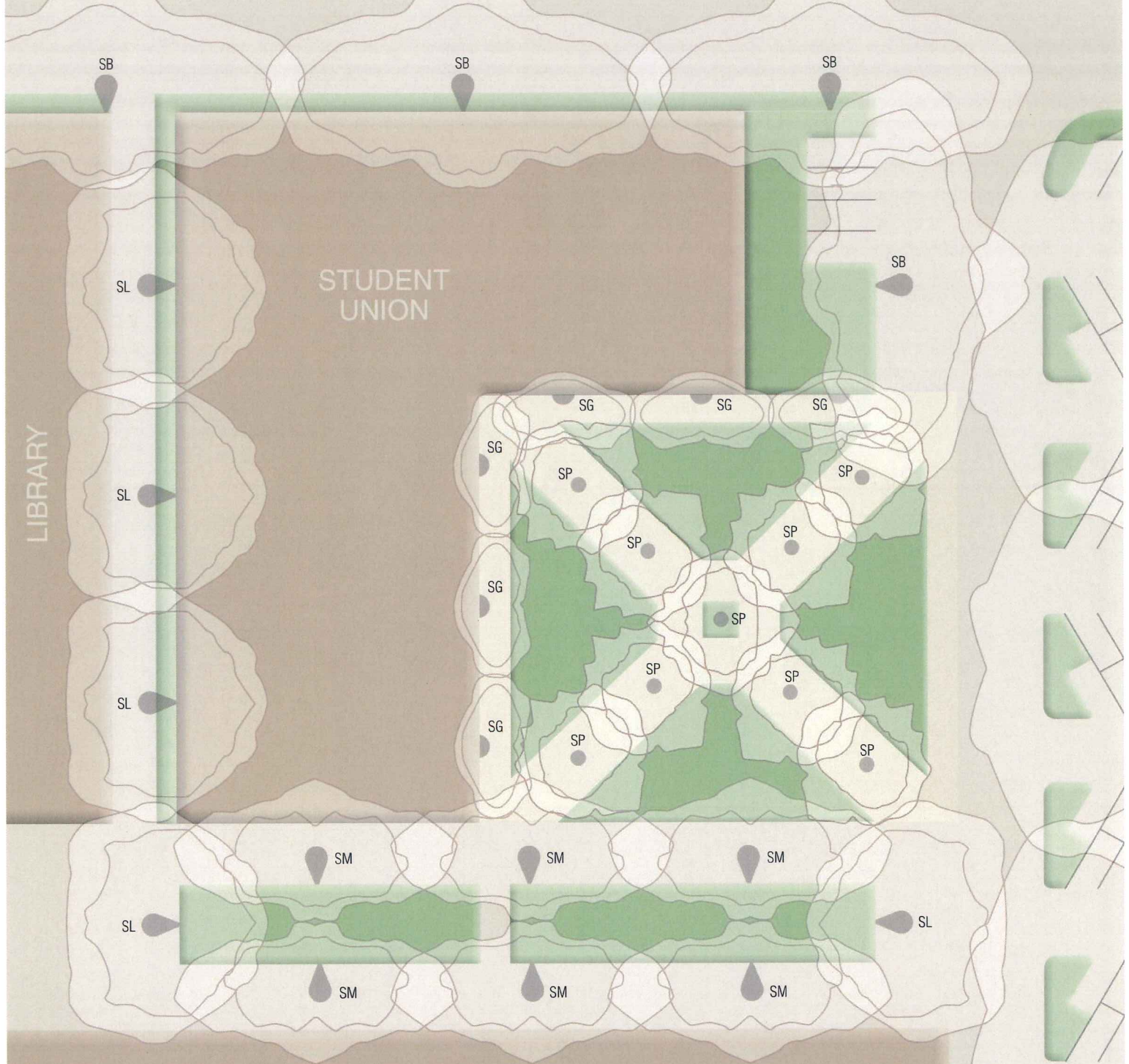
Lamps to 875W Metal Halide

Circa delivers the highest lumen package for its size – up to 95,000 lumens from a 875W PSMH lamp. Again, the result is better performance, wider spacings and lower overall project cost.

Choice of Horizontal and Vertical Lamp Optics

Ultimate lighting plan flexibility and efficiency are achieved with a choice of five horizontal lamp distributions: Types I, II, III, IV and V, and vertical lamp patterns in Types II, III, IV and V. All provide exceptionally wide and uniform illumination. This is glare free lighting with excellent max-to-min ratios. Optical systems are rotatable at 90° to enable pole orientation independent of light distribution. Note: Vertical lamp packages require a sag glass lens.

PHOTOMETRICS

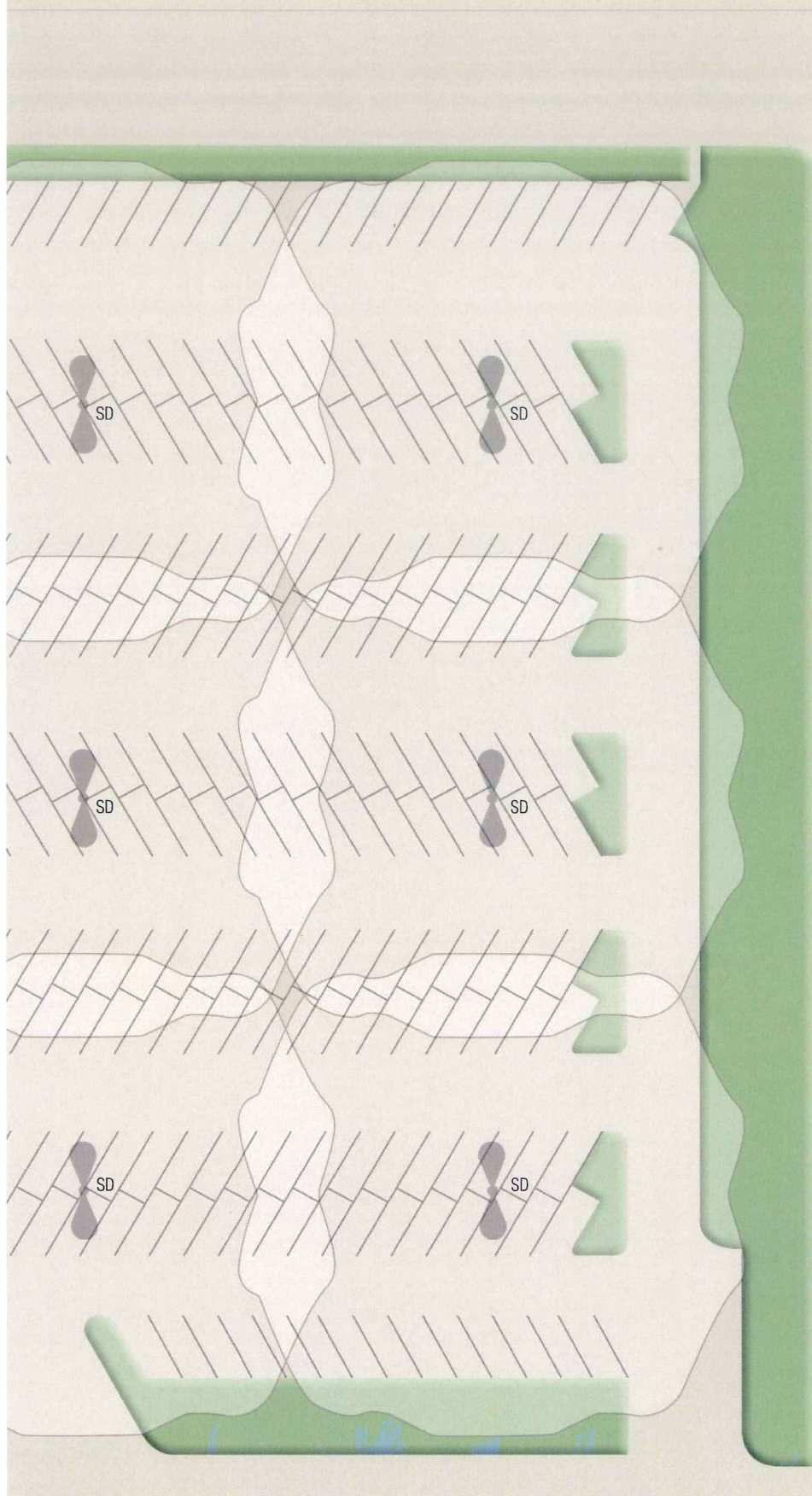


Project Highlights

	Min FC	Max FC	Max/Min	Avg FC
Main Parking Area	1.2	7.1	6.2	2.6
Interior Roadway	0.6	3.7	6.5	1.5
Walkways	1.3	7.6	5.9	4.1
Main Sidewalk	1.2	4.6	3.8	2.2

Luminaire Schedule

SD = Circa 25, Twin, 4XL Optics, 400MH @ 25'. 39000 Lumens
 SA = Circa 25, Single, 3XL Optics, 400MH @ 25'. 39000 Lumens
 SB = Circa 25, Single, 2XL Optics, 400MH @ 20'. 23000 Lumens
 SG = Circa 108, Single, Wide Throw Optics, 70MH @ 10'. 5800 Lumens
 SP = Circa 22, Single, 5V Optics, 150MH @ 12'. 12500 Lumens
 SQ = Circa 22, Single, 2XL Optics, 150MH @ 12'. 12500 Lumens
 SL = Circa 20, Single, 4XL Optics, 175MH @ 15'. 15000 Lumens
 SM = Circa 20, Single, 2XL Optics, 175MH @ 15'. 15000 Lumens
 SK = Circa 20, Twin, 4XL Optics, 175MH @ 15'. 15000 Lumens
 SP = Circa 22 Post Top, 5V Optics, 70MH@12'. 5500 Lumens



This lighting plan for a college campus demonstrates how the Circa unifies the site plan with a single luminaire design that provides unlimited optical, lamp and mounting flexibility. Note how the conical fan XL optics deliver uniform illumination free from hot spots and striations – even with wide pole spacing. Maximum pavement illumination is 7.1, yielding a maximum to minimum ratio of 6.5 : 1. The addition of a house side shield completely eliminates backside trespass at the perimeter – in this instance where traffic lanes abut office and residential areas.

Gardco's Applications Engineering Department stands ready to assist with site lighting analysis and development. Photometric data is available through the Gardco web site, sitelighting.com, or by emailing a request to apps@sitelighting.com.

APPLICATION



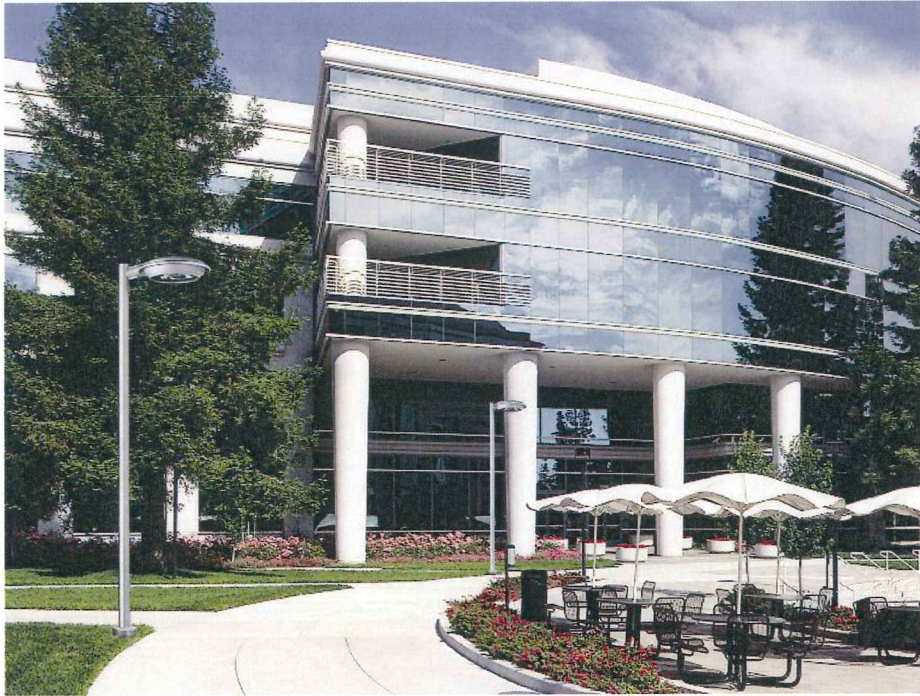
Outdated, glaring cobra head installations provide an opportunity to make quantum improvements in aesthetics, performance and energy usage when they are updated with Circa luminaires. An integral Circa filter seamlessly accepts the mast arm pole.



Unifying the lighting plan with companion sconces elevates performance and aesthetics.



Circa. Sleek. Sophisticated. A natural complement to today's architecture.



Circa's precision XL optics make it possible to tailor mounting locations, pole heights and lamps to unique site geometries, continuing the Gardco tradition of providing glare free illumination and full cutoff.



Of particular interest is the extended forward throw of the 4XL optical system, which enables exceptionally wide illumination patterns. Even at higher mounting heights, Circa eliminates the need for cobra heads and unsightly mast arm extensions.

CR20 & 25 ORDERING

	PREFIX	CONFIGURATION	DISTRIBUTION	WATTAGE		VOLTAGE	FINISH	STANDARD RING	OR	LED RING	OPTIONS
Example	CR20	1	3XL	150MH		277	NP	AR		LER	PC
CR20 ⁸ Small	1	Single Assembly	<u>Horizontal Lamp</u>	CR20	CR25	120	BRP	AR		LER ¹⁰	F
CR25 ⁸ Large	2	Twin @ 180°	1 Type I (N/A above 400W)	100MH	250MH	208	BLP	SR		LEO ¹⁰	LF
	2@90	Twin @ 90°	2XL Type II	150MH ^{2,3}	400MH ^{5,7,11}	240	WP	OR		LEA ¹⁰	PC
	3	Triple @ 90°	3XL Type III	175MH	250HPS	277	NP	LR		LEG ¹⁰	PCR
	3@120	Triple @ 120°	4XL Type IV	200MH ^{2,4}	400HPS	347	OC			LEB ¹⁰	HS
	4	Quad Assembly	5H Type V (N/A above 400W)	250MH ^{1,9}	600HPS	480	SC				QS
	W	Wall Mount, Recessed J-Box	<u>Vertical Lamp</u>	100HPS	750HPS ⁵						RPA1
	WS	Wall Mount Over Surface Conduit	2XLV ⁵ Type II	150HPS	250PSMH						RPA2
			3XLV ⁵ Type III		320PSMH ¹¹						PTF2
			4XLV ⁵ Type IV		350PSMH ¹¹						PTF3
			5V ⁵ Type V		400PSMH ¹¹						PTF4
					450PSMH ^{4,5}						SG
					750PSMH ^{5,6}						SPA
					875PSMH ⁵						MA
							MH Metal Halide				TB
							PSMH Pulse Start Metal Halide				
							HPS High Pressure Halide				

- Horizontal lamp optics only
- Not available in 480V
- ANSI M102
- Vertical Lamp optics only
- Supplied with sag glass lens
- M149 only. Horizontal optics require MS750/PS/BU-HOR/BT37 lamp.
- Requires E37 or BT37 lamp
- Standard arm without any RPA mounts to round poles from 3.85" to 4.5" O.D.
- Type 1 and Type 5H utilize E-28 lamp. Types 2XL, 3XL and 4XL require the E-18 lamp.
- N/A above 400W
- Requires reduced jacket lamp

CONFIGURATION



- 1 Single Luminaire Assembly



- 2 Twin (Specify 90° or 180° Degrees)
(2/90 or 2/180)



- 3 @ 90° Triple Assembly



- 3 @ 120° Triple Assembly



- 4 Quad Assembly



- W Wall Mount, Recessed J-Box



- WS Wall Mount, Surface Conduit

FINISH

- BRP Bronze Paint
BLP Black Paint
WP White Paint
NP Natural Paint
OC Optional Color Paint
Specify RAL designation
SC Special Color Paint
(must supply color chip)

STANDARD RING

- AR Aluminum Ring
(Painted to match housing)
SR Stainless Steel Ring (Brushed)
OR Optional Color Ring
(Ring supplied same color as housing standard. For optional color, specify finish or RAL number.)
LR Less Ring

LED RING

- LER Red
LEO Orange
LEA Amber
LEG Green
LEB Blue

OPTIONS

- F Fusing (In Head. 600W maximum)
LF In-Pole Fusing
PC Photocontrol and Receptacle (N/A with 480V. 1000W maximum luminaire wattage)
PCR Photocontrol (Receptacle Only)
HS Internal House Side Shield (1000W available with external shield only)
QS Quartz Standby (N/A above 400W)
SG Sag Glass Lens (In lieu of flat glass) (Supplied standard with all vertical lamp optics and with horizontal optics in 750W and 1000W)
RPA 1 3" Round Pole Adapter
(Required for 3" OD round or tapered round poles where top OD is less than 3.85")
RPA 2 5" Round Pole Adapter
(Required for round poles with 5"-6" O.D.)
PTF2 Pole Top Fitter (2 3/8" Dia. Tenon)
PTF3 Pole Top Fitter (3-3 1/2" Dia. Tenon)
PTF4 Pole Top Fitter (3 1/2"-4" Dia. Tenon)
SPA Square Pole Adapter
(2 3/4" min. pole outside width)
MA Mast Arm Mounting Kit (Internal)
TB Terminal Block

Prior to ordering, consult submittal data sheet on
www.sitelighting.com for the most current information.

CIRCA 20 & 25 SPECIFICATIONS

HOUSING: A one-piece die cast aluminum housing mounts directly to a pole, mast arm or wall without the need for a support arm.

LENS ASSEMBLY: A single-piece die cast aluminum lens frame hinges down from the housing and is secured by a concealed stainless steel hinge and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens (convex lens on vertical lamps and horizontal 750 and 1000W MH) is mechanically secured with six retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow core silicone gasket to prevent intrusion by rain, dust and insects.

OPTICAL SYSTEMS: The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL-2XLV), III (3XL-3XLV), IV (4XL-4XLV), and V (5H-5V). With the 2XL, 3XL and 4XL luminaires, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

For the CR25, a mogul base lampholder is glazed porcelain with a nickel plated screw shell. Position-oriented sockets are supplied standard to accept super metal halide lamps. All CR25 units feature lamp stabilizers. In CR20 units, lampholders for 250W metal halide lamps are mogul base. All other CR20 lampholders are medium base.

LED RING: The luminaire is provided with a decorative acrylic rod shaped to follow the contour of the luminaire and is illuminated at each end by light emitting diode (LED) illuminator assemblies.

The rod will have reflective coating causing an even brightness along its length resembling luminous tube lighting. There are no breaks, discrete spots, or other discontinuities visible in the intended viewing angle of 60° to 90° above nadir.

The method of rod attachment to luminaire allows for thermal expansion and contraction from -70°F/-57°C to +120°F/+49°C without causing damage to the assembly. The rod does not use adhesives for structural support.

The illuminator assembly at each end consists of a polycarbonate thermoplastic housing which encloses LEDs.

The electrical supply powering each illuminator directly or indirectly shall be 30 volts RMS or less. Primary wavelengths for the available colors shall be: Red – 626-635 nm; Orange – 605-609 nm; Amber – 509-592 nm; Blue – 465-470 nm.

ELECTRICAL: All electrical components are UL recognized, factory tested, and mounted on a unitized plate with quick electrical disconnects. Each high power factor ballast is the separate component type capable of providing reliable lamp starting down to -20°F/-29°C.

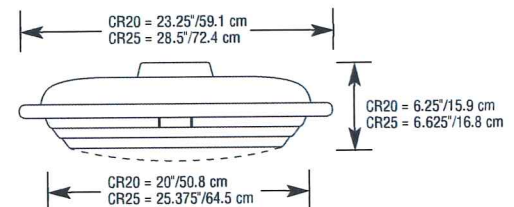
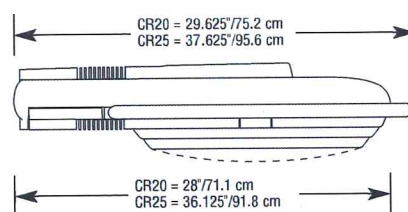
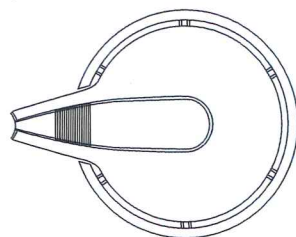
FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) textured polyester powdercoat finish. Units are thoroughly cleaned and provided with a patented chromate acid pretreatment. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on custom colors.

LABELS: All fixtures bear UL or CUL (where applicable) Wet Location labels.

As part of continuing quality improvement programs, Gardco Lighting reserves the right to change materials or modify the design of its product without notification.

The Circa is protected by U.S. Design Patent D456,926. The XL optical system is protected by U.S. patent number 5690422.

DIMENSIONS



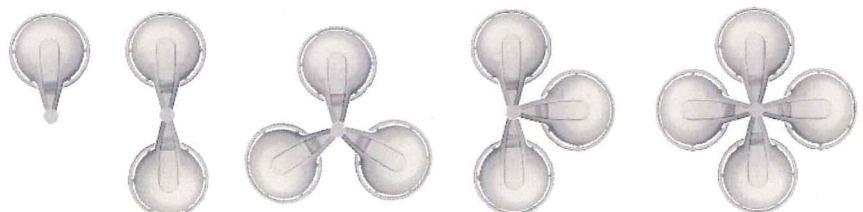
Sag Glass Lens Drop • CR20 = .75"/1.9 cm / CR25 = 2.625"/6.7 cm

EPA'S

CONFIGURATIONS

Circa 20	1-way	2-way	3,4-way
Flat	.60 in / 1.5 cm	1.20 in / 3.0 cm	1.63 in / 4.1 cm
Sag	.62 in / 1.6 cm	1.25 in / 3.2 cm	1.70 in / 4.3 cm
Circa 25	1-way	2-way	3,4-way
Flat	.85 in / 2.2 cm	1.70 in / 4.3 cm	2.3 in / 5.8 cm
Sag	1.10 in / 2.8 cm	2.20 in / 5.6 cm	3.1 in / 7.9 cm

Weight	
Circa 20	36 lbs./16.36 kg
Circa 25	61 lbs./27.73 kg



1

2

3 @ 120°

3 @ 90°

4

POST TOP ORDERING

	PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE	STANDARD RING	FINISH	OPTIONS
Example	CRP22	3VRF	50HPS ⁴	277	AR	NP	LF
	CRP22	3VRF (Refractor) ³ 5VRF (Refractor) ³	Refractor Optics³ 50HPS ⁴ 50MH ⁴ 70HPS 70MH ⁵ 100HPS 100MH 150HPS ² 150MH ^{1,5} 175MH	120 208 240 277 347 480	AR SR OR LR	BRP BLP WP NP OC SC	LF PCB (120 through 277V only)
		5VINDR (Indirect) ⁷	Indirect Optics⁷ T39MH ⁴ T70MH ⁶ T150MH ⁵				

1. M102

2. S55

3. Available for use with E-17, medium based lamps only.

4. Available in 120 & 277V only.

5. Not available in 480V.

6. Available in 120, 277 & 347V only.

7. Available in T39MH, T70MH & T150MH only. Luminaires are supplied with lamp.
(T39MH, T70MH, T150MH are a T-6, G12 base lamp.)

FINISH

BRP Bronze Paint
BLP Black Paint
WP White Paint
NP Natural Paint
OC Optional Color Paint
Specify RAL designation
ex: OC-RAL7024
SC Special Color Paint
(must supply color chip)

STANDARD RING

AR Aluminum Ring
(Painted to match housing)
SR Stainless Steel Ring (Brushed)
OR Optional Color Ring
(Ring supplied same color as housing standard. For optional color, specify finish or RAL number.)
LR Less Ring

OPTIONS

LF In-Pole Fusing
PCB Button Type Photocontrol (Note: Photocontrol replaces the hand hole cover for a Gardco RA4 4" round aluminum pole. Not available for use with poles other than the Gardco RA4.)

Prior to ordering, consult submittal data sheet on
www.sitelighting.com for the most current information.

POST TOP SPECIFICATIONS

GENERAL DESCRIPTIONS: Each Gardco post top mounted Circa is low profile, curvilinear cutoff luminaire utilizing high intensity discharge lamps up to 175 watts. All housings are die cast aluminum and mount directly to the pole assembly with an integrated fitter. Internal components are totally enclosed, rain-tight, dust-tight and corrosion resistant. Luminaires are available with a choice of two (2) refractor or one (1) indirect optical systems.

HOUSING: A four-piece die cast aluminum housing mounts directly to a 4" diameter round pole having a 2 3/8"/16.04 cm diameter tenon. The tenon must extend beyond the pole top a minimum of 4"/10.16 cm and a maximum of 4 1/4"/10.80 cm. The tenon outside diameter must be equal to a 2 3/8"/16.04 cm and the inside diameter cannot be less than 2"/5.08 cm.

LENS ASSEMBLY: A two-piece die cast aluminum lens frame holds a high-impact resistant acrylic lens, which is clamped to the die cast fitter at the base of the assembly. The die cast upper components mate to the gasketed lens flange. A die cast hinged door at the top of the unit provides for easy-access relamping. The electrical components are housed in the fitter. The lamp and optical components are thoroughly sealed to prevent intrusion by moisture, dust and insects.

OPTICAL SYSTEMS: Two refractor optical systems and an indirect lighting system provide comfortable, even illumination. A choice of two refractors provide either an IES Type III (3VRF) or IES Type V (5VRF) distribution. Maximized visual comfort is achieved with the indirect optical system utilizing an IES type V Round pattern (5INDR).

ELECTRICAL: All electrical components are UL recognized and factory tested. Components are mounted on a unitized bracket assembly which includes the socket. Each high power factor ballast is the separate component type capable of providing reliable lamp starting down to -20°F/-29°C.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Units are thoroughly cleaned and provided with a patented chromate acid pretreatment. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on custom colors.

LABELS: All fixtures bear UL or CUL (where applicable) Wet Location labels.

As part of continuing quality improvement programs, Gardco Lighting reserves the right to change materials or modify the design of its product without notification.

The Circa is protected by U.S. Design patent D456.926.

POLE SPECIFICATIONS

GARDCO RA4 POLE MATRIX			
Pole Length	Mounting Height (Optic Height)	Overall Height ¹	Gardco Pole Catalog Number
8'/2.44 m	9'1.75"/2.78 m	9'6.75"/2.87 cm	RA4 - 8'
10'/3.05 m	11'.75"/3.37 m	11'6.75"/3.57 cm	RA4 - 10'
12'/3.66 m	13'.75"/4.02 m	13'6.75"/4.16 cm	RA4 - 12'
14'/4.27 m	15'.75"/4.62 m	15'6.75"/4.74 cm	RA4 - 14'
15'/4.6 m	16'.75"/4.92 m	16'6.75"/5.05 cm	RA4 - 15'

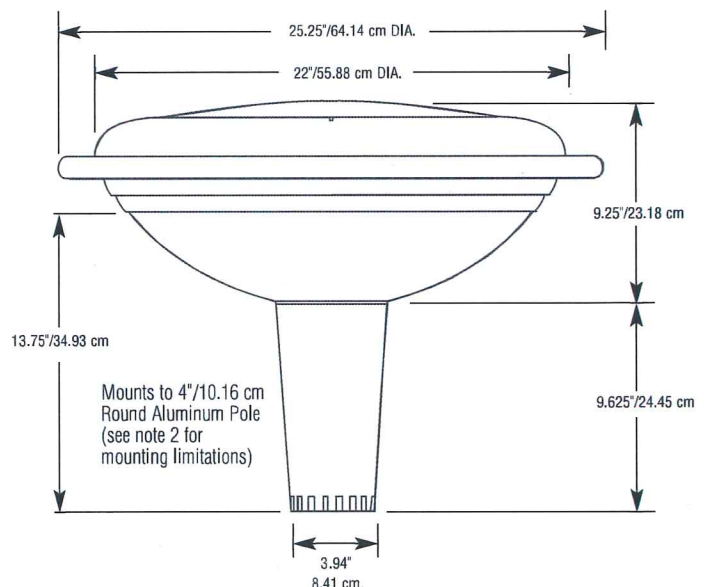
Notes:

1. If a lower overall height is desired, an 8'/2.48 m pole may be cut back to reduce pole length.
2. Gardco supplied poles are recommended. The Circa Post Top is suitable for use with other (non-Gardco supplied) 4"/10.16 cm diameter aluminum poles if used with a 2.375"/6.03 cm x 4"/10.16 cm long welded top tenon. The tenon must extend beyond the pole top a minimum of 4"/10.16 cm and a maximum of 4.25"/10.80 cm. The tenon outside diameter must be equal to 2.375" and the inside diameter cannot be less than 2"/5.08 cm.

EPA
CRP .70 ft ² /0.07 m ²

Weight
Circa Post Top 43 lbs./19.55 Kg.

DIMENSIONS



108 SCONCE ORDERING

	PREFIX	DISTRIBUTION	WATTAGE		VOLTAGE	FINISH	STANDARD RING		LED RING	OPTIONS	
Example	108	FT	150 HPS		120	BRP	AR	OR	LER	PCB	
	108	FT ¹	50 MH ⁵	35 HPS ²	120	BLP Black	AR Aluminum		LER	F	Fusing (120V/277V only)
	108 EM	Forward Throw	70 MH	50 HPS ⁵	277	BRP Bronze	Ring		(Red)	PCB	Button Type Photocontrol
	Emergency Sconce (42TRF/226QF w/MT only) (120V or 277V only)	WT ¹	100 MH	70 HPS	347	WP White	SR Stainless		LEO		(120V/277V only)
		Wide Throw	150 MH	100 HPS		NP Natural	Steel Ring		(Orange)	QS	Quartz Standby
			175 MH	150 HPS		Aluminum	(Brushed)		LEA		(HID, WT Optics)
	108 EMR	MT	<u>120V through 277V³</u>			OC Optional Color	OR Optional		(Amber)	Q924	Quartz Emergency (HID,
	Remote Emergency Sconce (42TRF, 242TRF, or 226QF, w/MT only) (120V or 277V only)	Medium Throw	26 QF			Specify RAL	Color		LEG		WT Optics only. 150W max.)
			226 QF			designation.	Ring		(Green)	SL	Solite® Diffusing Lens
			32 TRF			ex. OC-RAL7024	LR Less Ring		LEB	UT	5° Uptilt
			42 TRF			SC Special Color			(Blue)	WS	Wall Mounted Box for
			242 TRF ⁴			Color chip required					Surface Conduit
										WS/UT	Wall Mounted Box for
											Surface Conduit with
											5° Uptilt
										B84CG	Bodine Remote
											Emergency Pack

1. Not available with fluorescent lamps

2. 120V only

3. 26QF, 32TRF and 42TRF types feature an electronic fluorescent ballast that accepts 120V through 277V, 50hz or 60hz input.

4. Not available 108 EM

5. 120V or 277V only

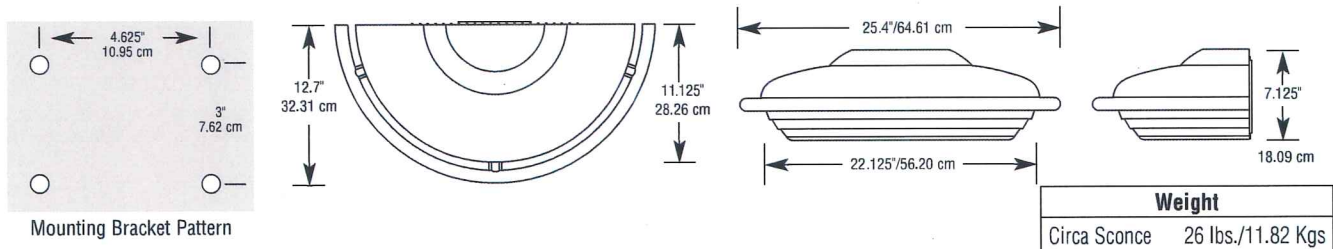
QF Quad Tube Fluorescent

TRF Triple Tube Fluorescent

- Not available with fluorescent lamps
- 120V only
- 26QF, 32TRF and 42TRF types feature an electronic fluorescent ballast that accepts 120V through 277V, 50hz or 60hz input.
- Not available 108 EM
- 120V or 277V only

QF Quad Tube Fluorescent
TRF Triple Tube Fluorescent

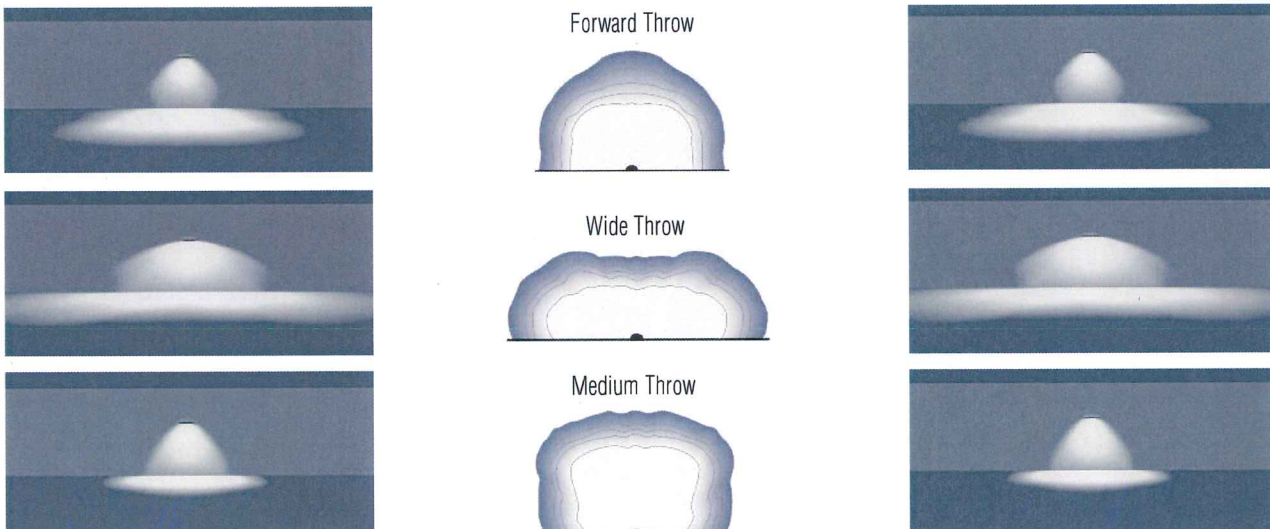
108 SCONCE DIMENSIONS



108 SCONCE PERFORMANCE

VERSATILITY – The 108 Circa Sconce is available in a forward throw distribution for small parking areas, a wide distribution for pedestrian and landscaped areas and a versatile medium throw distribution. Forward throw units are available with a 5° uptilt option

which extends the effective illumination pattern out and away from buildings. Medium throw units offer performance similar to interior downlights, allowing for illumination of interior spaces. All are suitable for damp location uplighting in lobbies, atriums and beneath canopies.



EMERGENCY LIGHTING

108EM/108EMR CIRCA SCONCE EMERGENCY LIGHTING

Emergency lighting has recently been the subject of increasing attention, which particularly includes more stringent code requirements. Most local ordinances require compliance with the NIC code and the Life Safety Code of the National Fire Protection Association. The 2000 NFPA Code specifies that "emergency lighting needs to be provided outside the building and should be to either a public way or a distance from the building that is considered safe."

In addition to code mandates there are also numerous security, safety and liability issues that, in the event of a power interruption, need to be addressed via emergency lighting.

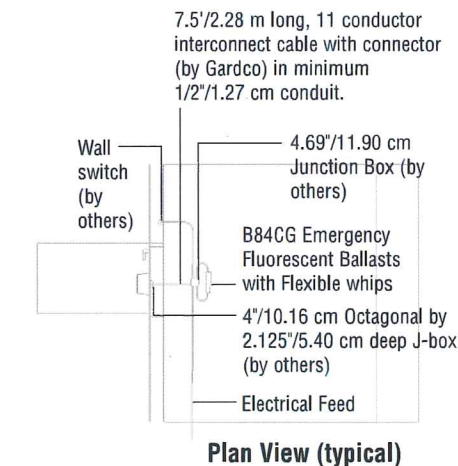
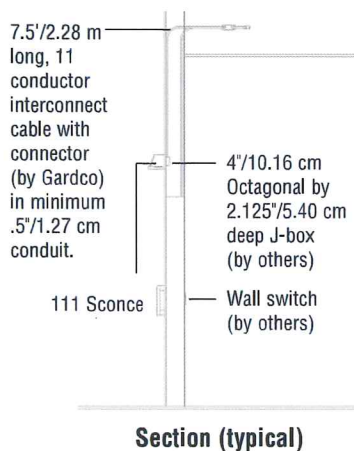
The Gardco Circa Sconce satisfies these requirements and can be specified with either an integral or remote ballast. The **108EM** utilizes an integral emergency pack consisting of a high-temperature nickel-cadmium battery with charge and electronic circuitry on an open circuit board. **108EMR** sconces utilize remote emergency battery packs and electronic circuitry (which must be ordered separately with the luminaire or by others).

The 108EMR series should be utilized in applications with extreme ambient temperature conditions – especially freezing weather. When AC power fails, the sconces automatically convert to battery operation.

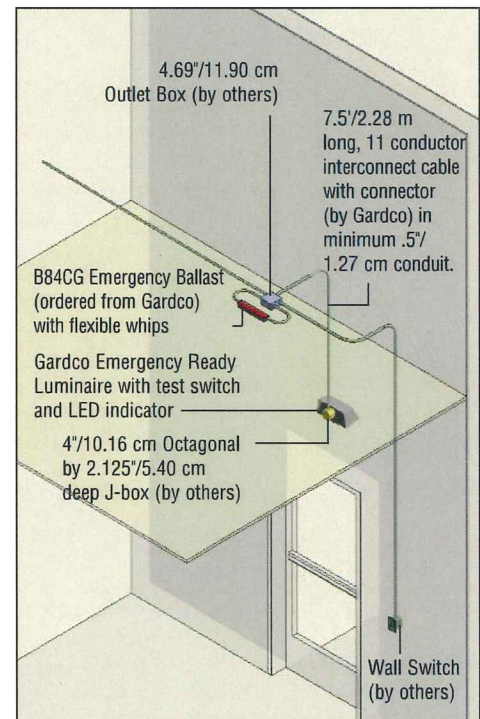
108EM & 108EMR Highlights

- Electronic fluorescent ballasts are high power factor. Sockets are high temperature PBT with brass contacts.
- Operates lamps at minimum of 90 minutes at reduced light levels.
- Battery has 7-10 year life expectancy and requires no maintenance.
- Test switch accessible via easy-hinge door frame. Tamper-resistant hardware available.
- Configure for switched or unswitched normal mode circuits.
- Battery rated to 0°C ambient. For extreme temperatures, specify remote ballast models with EMR designation

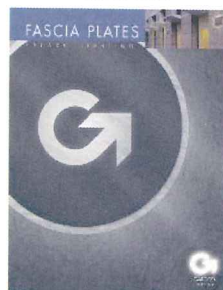
Luminaires are supplied with an integral LED charge indicator and test switch. A 7.5'/2.28 m whip is provided with EMR types for wiring to a Bodine B84CG fluorescent emergency ballast, ordered from Gardco. The emergency ballast is remotely installed in the plenum safely away from outside temperature extremes.



Applies to EMR only



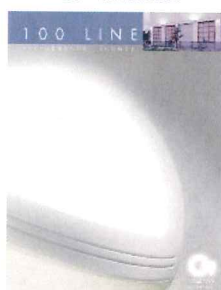
Fascia Plates



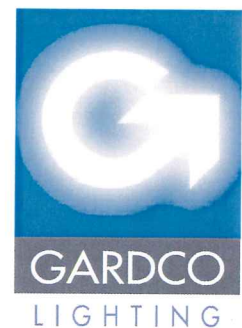
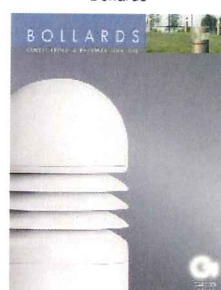
Form 10 Round



100 Line Sconces



Bollards



1611 Clovis Barker Road
San Marcos, TX 78666
512/753-1000
800/227-0758
Fax: 512/753-7855
www.sitelighting.com

ISO 9001
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79103-25/0107

G R

A D

architects

330 W. Spring St., Suite 355
Columbus, Ohio 43215
614.228.21222631 Erie Avenue, Suite 25
Cincinnati, Ohio 45208
513.321.0444

CONSULTANTS

Progress Set
Not For
ConstructionTHE SHOPS
AT
OBERER'S
CROSSINGHAMILTON ROAD
GAHANNA, OHIO 43230

09/29/2017 ZONING

MARK DATE DESCRIPTION

PROJECT NO: 4000

CAD FILE NAME:

DESIGNED BY: GRA+D Architects, LLC

DRAWN BY:

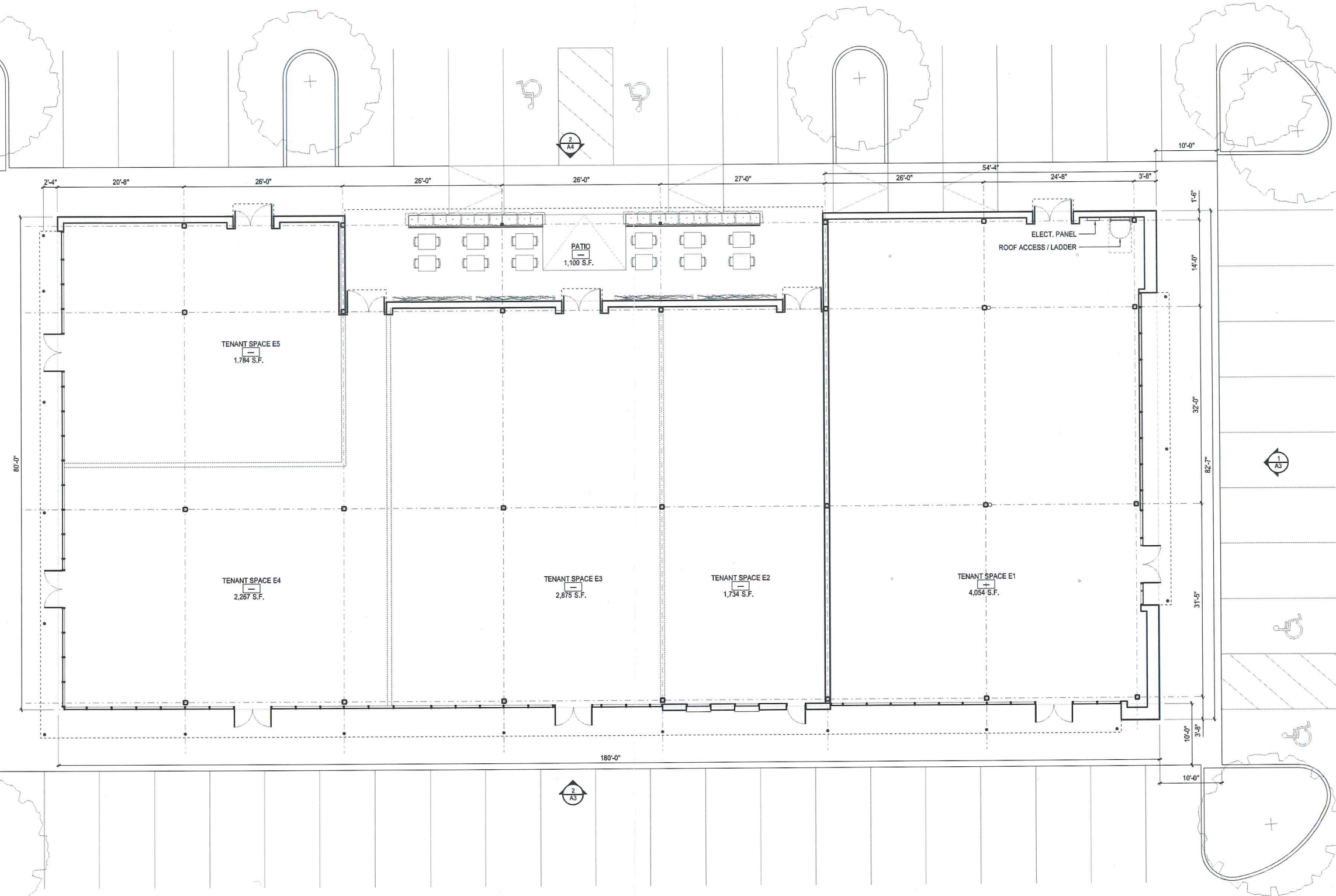
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SHEET TITLE

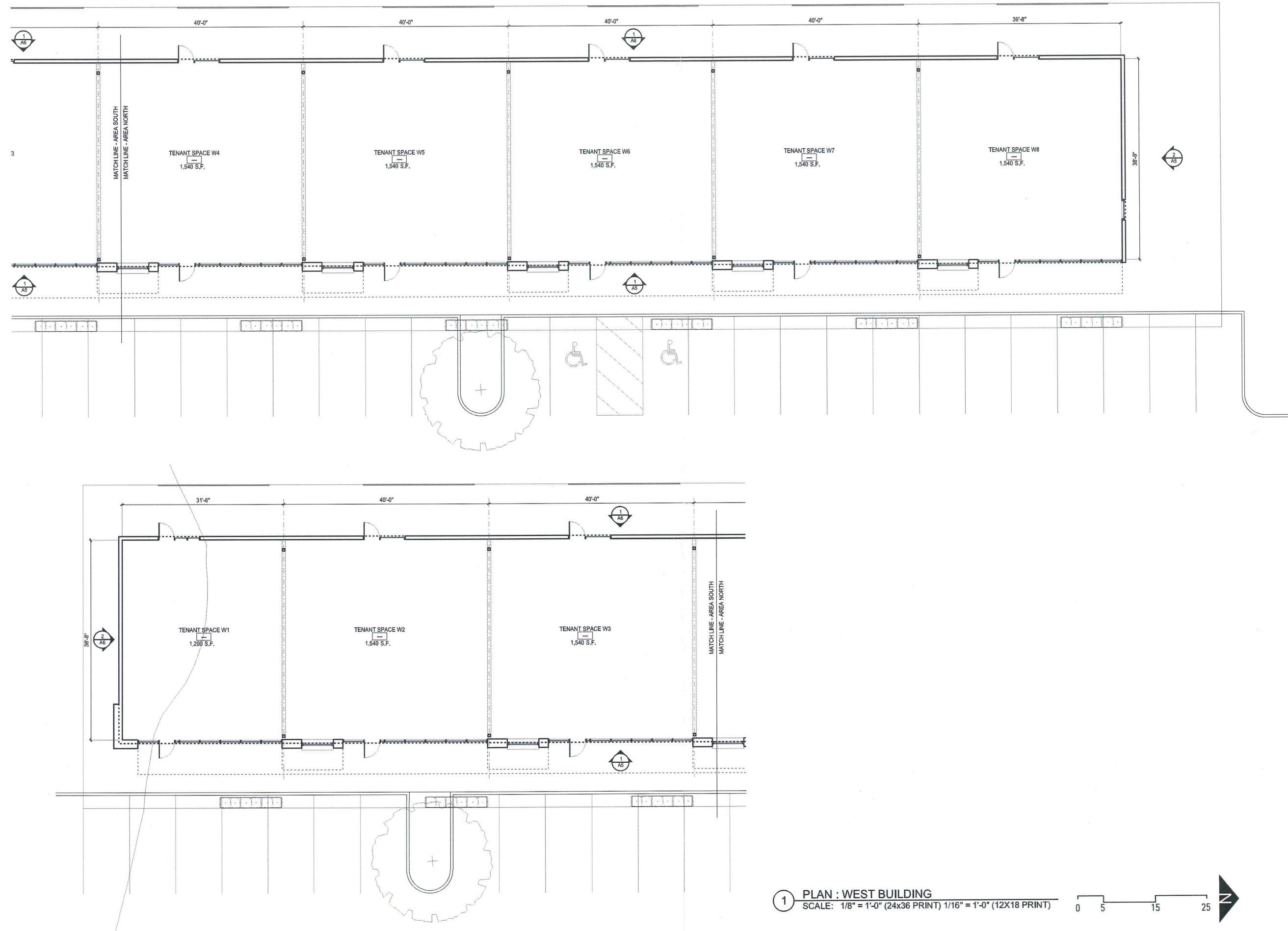
PLAN
EAST
BUILDING

A1

1 PLAN : EAST BUILDING
SCALE: 1/8" = 1'-0" (24x36 PRINT) 1/16" = 1'-0" (12x18 PRINT)

0 5 15 25





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architects

330 W. Spring St., Suite 355
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614.228.2122

2631 Erie Avenue, Suite 25
Cincinnati, Ohio 45208
513.321.0444

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	09/29/2017	ZONING

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SHEET TITLE

PLAN

WEST

BUILDING

A2

1

PLAN : WEST BUILDING

SCALE: 1/8" = 1'-0" (24x36 PRINT) 1/16" = 1'-0" (12X18 PRINT)

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5

15

25

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N

FINISH LEGEND - ALSO SEE FINISH EXAMPLES ON SHEET A7

CALLOUT	MANUFACTURER	DESCRIPTION 1	DESCRIPTION 2
PT-1	SHERWIN WILLIAMS	EXTERIOR PAINT COLOR - TYP OVER GALVANIZED STEEL	SW6258 TRICORN BLACK
FF-1	TBD	FLUOROPOLYMER FINISH FOR COLD FORMED METALS AND STOREFRONTS	CUSTOM TO MATCH PT-1
WOODGRAIN FINISH COMPOSITE RAINSCREEN CLADDING	FIBERON	RAINSCREEN INTALL 3/8" FASTENERS AND EXPOSED FASTENERS	COLOR: BURNT UMBER
WOOD TRELLIS	N.A.	2x12 DOUGLAS FIR W/ PENETRATING SEALER	-
PREFORMED CORRUGATED METAL PANELS	ATAS BWV374	7/8" DEPTH W/ EXPOSED FASTENERS / NEOPRENE WASHERS	COLOR: FF-1
EXPANDED METAL TRELLIS WITH CLIMBING PLANTS	GREENSCREEN	MODULAR PANELS WITH 6"x6" GALVANIZED WELDED WIRE	IRRIGATED W/ SOIL BED
ALUMINUM STOREFRONT / GLASS SYSTEM	KAWNEER OR SIMILAR	TRIFAB 451 2" SIGHTLINE / 4.5" DEPTH FRONT GLAZED	COLOR: FF-1
SIGNAGE PANEL	N.A.	FORMED 3/16" ALUMINUM PANEL FASTENED TO CANOPY - SIZE T.B.D.	COLOR: FF-1 / PT-1



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614.228.2122

2631 Erie Avenue, Suite 25
Cincinnati, Ohio 45208
513.321.0444

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	09/29/2017	ZONING
MARK	DATE	DESCRIPTION
PROJECT NO: -4000		
CAD FILE NAME:-		
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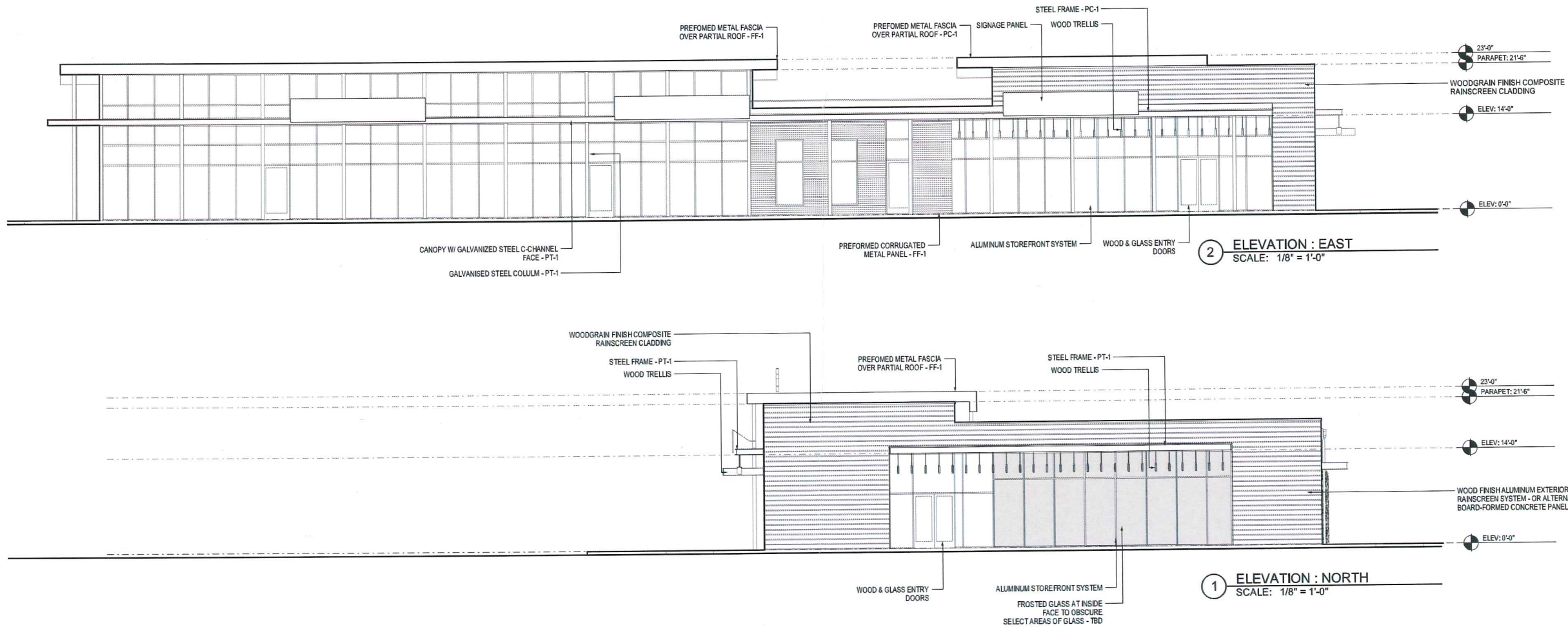
SHEET TITLE

EXTERIOR
ELEVATIONS

A3



NORTHEAST VIEW



CALLOUT	MANUFACTURER	DESCRIPTION 1	DESCRIPTION 2	DESCRIPTION 2
PT-1	SHERWIN WILLIAMS	EXTERIOR PAINT COLOR - TYP OVER GALVANIZED STEEL	SW6258 TRICORN BLACK	
FF-1	TBD	FLUROPON FINISH FOR COLD FORMED METALS AND STOREFRONTS	CUSTOM TO MATCH PT-1	
WOODGRAIN FINISH COMPOSITE RAINSCREEN CLADDING	FIBERON	RAINSREEN INTALL 3/8" FASTENERS AND EXPOSED FASTENERS	COLOR: BURNT UMBER	
WOOD TRELLIS	N.A.	2x12 DOUGLAS FIR W/ PENETRATING SEALER	-	
PREFORMED CORRUGATED METAL PANELS	ATAS BWV374	7/8" DEPTH W/ EXPOSED FASTENERS / NEOPRENE WASHERS	COLOR: FF-1	
EXPANDED METAL TRELLIS WITH CLIMBING PLANTS	GREENSCREEN	MODULAR PANELS WITH 6"x6" GALVANIZED WELDED WIRE	IRRIGATED W/ SOIL BED	
ALUMINUM STOREFRONT / GLASS SYSTEM	KAWNEER OR SIMILAR	TRIFAB 451 2" SIGHTLINE / 4.5" DEPTH FRONT GLAZED	COLOR: FF-1	
SIGNAGE PANEL	N.A.	FORMED 3/16" ALUMINUM PANEL FASTENED TO CANOPY - SIZE T,B,D.	COLOR: FF-1 / PT-1	

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Columbus, Ohio 43215
614.228.2122

2631 Erie Avenue, Suite 25
Cincinnati, Ohio 45208
513.321.0444

Progress Set Not For Construction

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AT
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GAHANNA, OHIO 43230

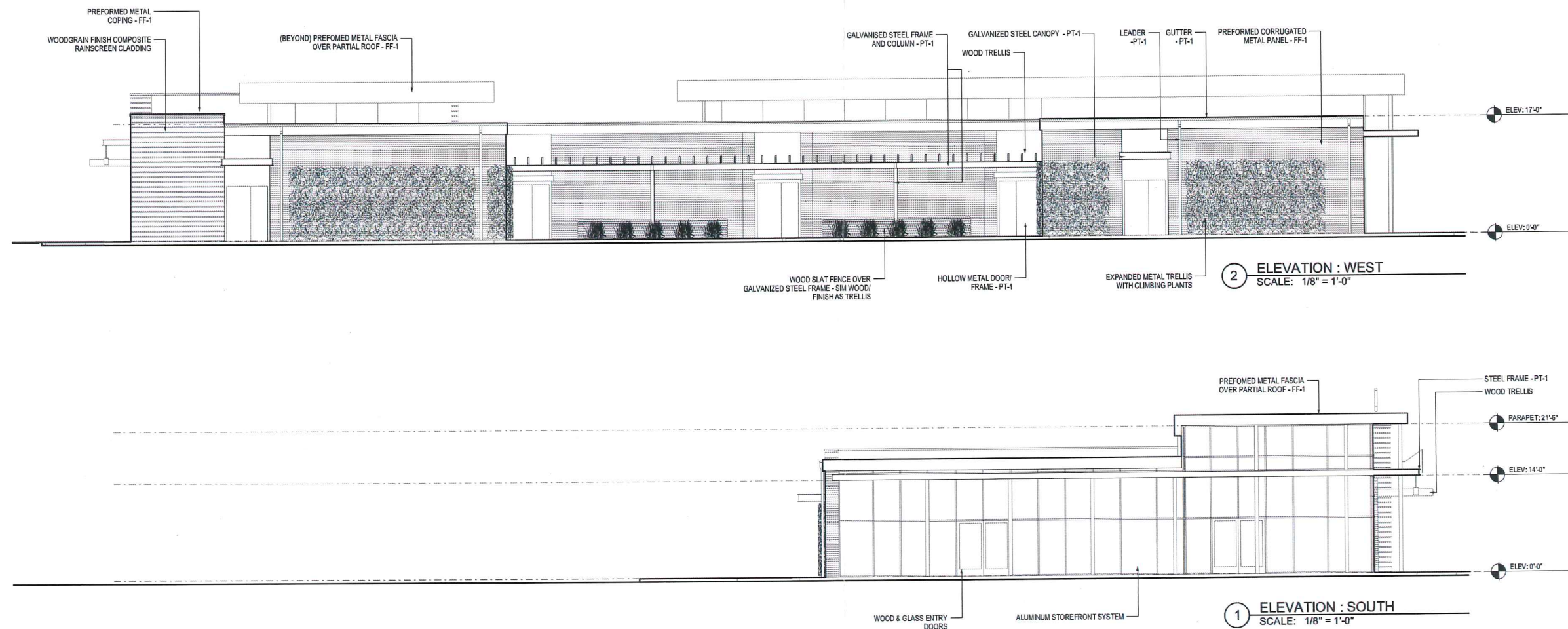
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CAD FILE NAME:-
DESIGNED BY: GRA+D Architects, LLC
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EXTERIOR ELEVATIONS

A4



SOUTHWEST VIEW

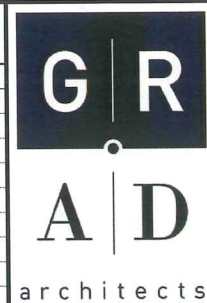


2 ELEVATION : WEST
SCALE: 1/8" = 1'-0"

1 ELEVATION : SOUTH
SCALE: 1/8" = 1'-0"

FINISH LEGEND - ALSO SEE FINISH EXAMPLES ON SHEET A7

CALLOUT	MANUFACTURER	DESCRIPTION 1	DESCRIPTION 2
PT-1	SHERWIN WILLIAMS	EXTERIOR PAINT COLOR - TYP OVER GALVANIZED STEEL	SW6258 TRICORN BLACK
FF-1	TBD	FLUROPON FINISH FOR COLD FORMED METALS AND STOREFRONTS	CUSTOM TO MATCH PT-1
WOODGRAIN FINISH COMPOSITE RAINSCREEN CLADDING	FIBERON	RAINSCREEN INTALL 3/8" FASTENERS AND EXPOSED FASTENERS	COLOR: BURNT UMBER
WOOD TRELLIS	N.A.	2x12 DOUGLAS FIR W/ PENETRATING SEALER	-
PREFORMED CORRUGATED METAL PANELS	ATAS BWV374	7/8" DEPTH W/ EXPOSED FASTENERS / NEOPRENE WASHERS	COLOR: FF-1
EXPANDED METAL TRELLIS WITH CLIMBING PLANTS	GREENSCREEN	MODULAR PANELS WITH 6"x6" GALVANIZED WELDED WIRE	IRRIGATED W/ SOIL BED
ALUMINUM STOREFRONT / GLASS SYSTEM	KAWNEER OR SIMILAR	TRIFAB 451 2" SIGHTLINE / 4.5" DEPTH FRONT GLAZED	COLOR: FF-1
SIGNAGE PANEL	N.A.	FORMED 3/16" ALUMINUM PANEL FASTENED TO CANOPY - SIZE T.B.D.	COLOR: FF-1 / PT-1



330 W. Spring St., Suite 355
Columbus, Ohio 43215
614.228.2122

2631 Erie Avenue, Suite 25
Cincinnati, Ohio 45208
513.321.0444

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Not For
Construction

THE SHOPS
AT
OBERER'S
CROSSING

HAMILTON ROAD
GAHANNA, OHIO 43230

09/29/2017 ZONING

MARK DATE DESCRIPTION

PROJECT NO: 4000
CAD FILE NAME:
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SHEET TITLE

EXTERIOR
ELEVATIONS

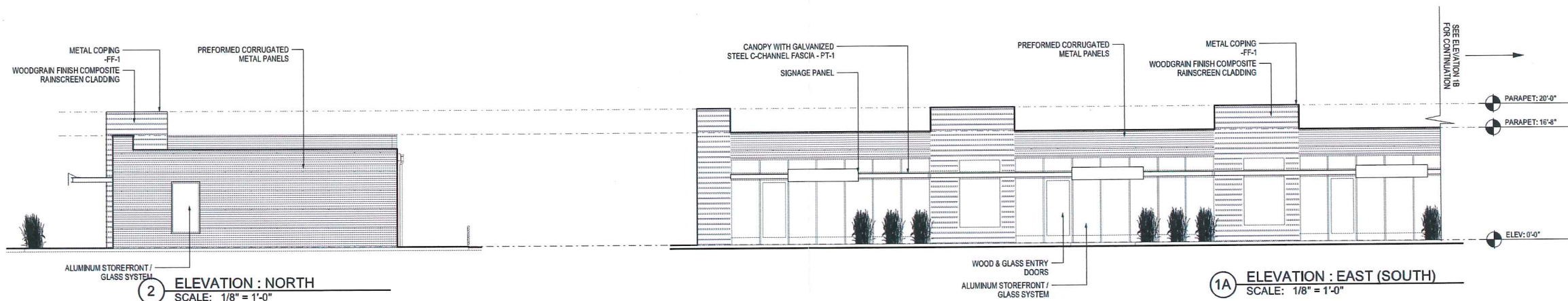
A5



NORTHEAST VIEW



1B ELEVATION : EAST (NORTH)
SCALE: 1/8" = 1'-0"



1A ELEVATION : EAST (SOUTH)
SCALE: 1/8" = 1'-0"

2 ELEVATION : NORTH
SCALE: 1/8" = 1'-0"

FINISH LEGEND - ALSO SEE FINISH EXAMPLES ON SHEET A7

CALLOUT	MANUFACTURER	DESCRIPTION 1	DESCRIPTION 2
PT-1	SHERWIN WILLIAMS	EXTERIOR PAINT COLOR - TYP OVER GALVANIZED STEEL	SW6256 TRICORN BLACK
FF-1	TBD	FLUROPON FINISH FOR COLD FORMED METALS AND STOREFRONTS	CUSTOM TO MATCH PT-1
WOODGRAIN FINISH COMPOSITE RAINSCREEN CLADDING	FIBERON	RAINSREEN INTALL 3/8" FASTENERS AND EXPOSED FASTENERS	COLOR: BURNT UMBER
WOOD TRELLIS	N.A.	2x12 DOUGLAS FIR W/ PENETRATING SEALER	-
PREFORMED CORRUGATED METAL PANELS	ATAS BWV374	7/8" DEPTH W/ EXPOSED FASTENERS / NEOPRENE WASHERS	COLOR: FF-1
EXPANDED METAL TRELLIS WITH CLIMBING PLANTS	GREENSCREEN	MODULAR PANELS WITH 6"x6" GALVANIZED WELDED WIRE	IRRIGATED W/ SOIL BED
ALUMINUM STOREFRONT / GLASS SYSTEM	KAWNEER OR SIMILAR	TRIFAB 451 2" SIGHTLINE / 4.5" DEPTH FRONT GLAZED	COLOR: FF-1
SIGNAGE PANEL	N.A.	FORMED 3/16" ALUMINUM PANEL FASTENED TO CANOPY - SIZE T.B.D.	COLOR: FF-1 / PT-1



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GAHANNA, OHIO 43230

08/29/2017 ZONING

MARK	DATE	DESCRIPTION
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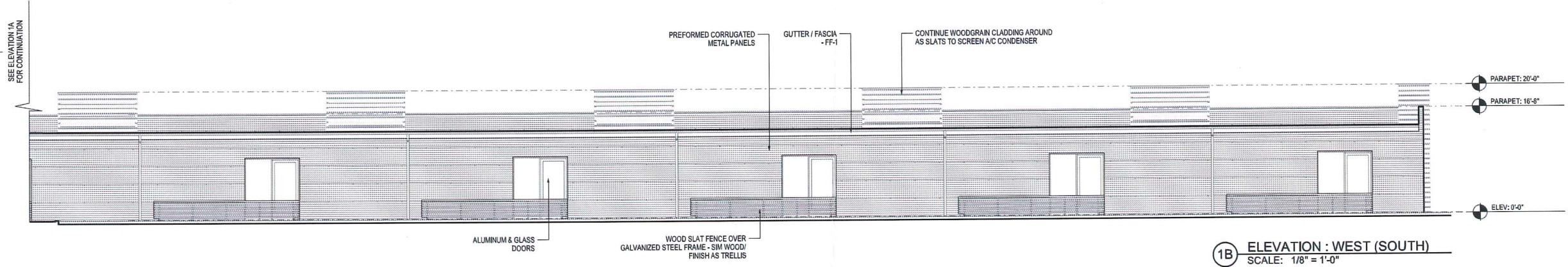
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EXTERIOR
ELEVATIONS

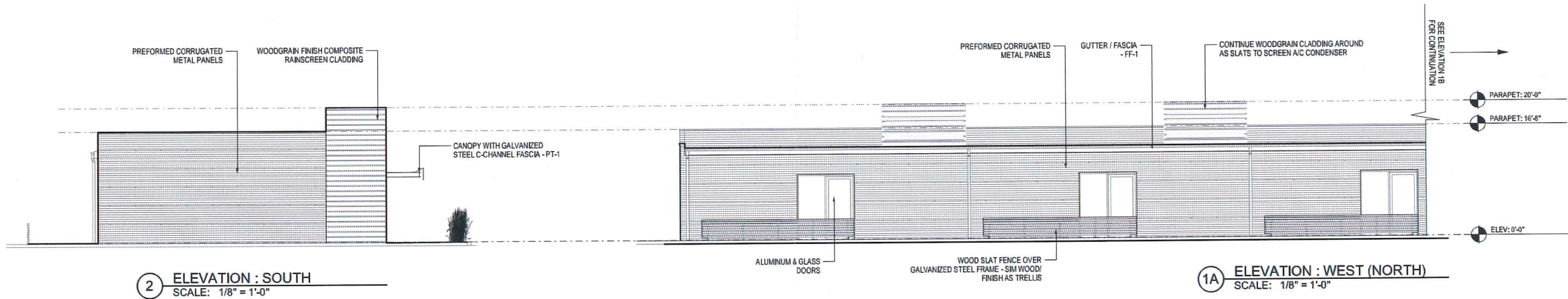
A6



SOUTHWEST VIEW

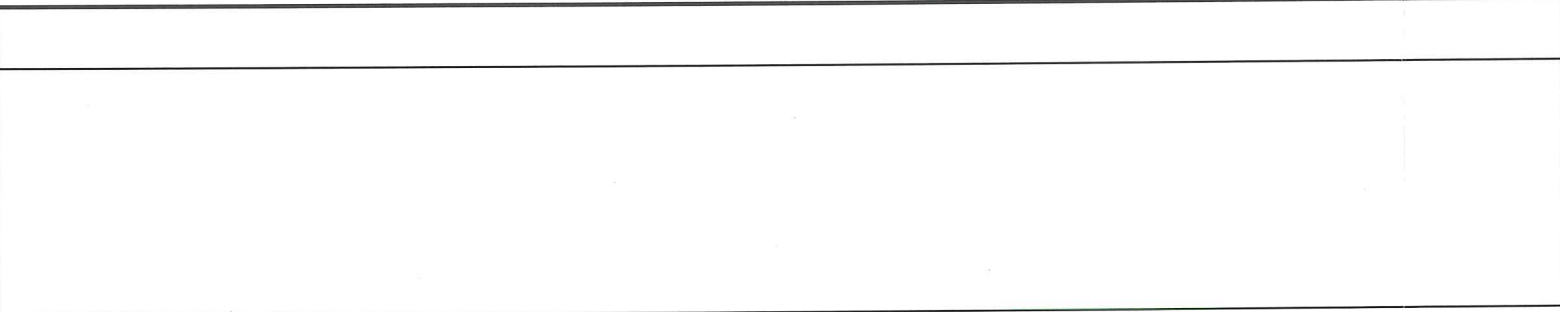


1B ELEVATION : WEST (SOUTH)
SCALE: 1/8" = 1'-0"



2 ELEVATION : SOUTH
SCALE: 1/8" = 1'-0"

1A ELEVATION : WEST (NORTH)
SCALE: 1/8" = 1'-0"



FINISH LEGEND - ALSO SEE FINISH EXAMPLES ON SHEET A7

CALLOUT	MANUFACTURER	DESCRIPTION 1	DESCRIPTION 2
PT-1	SHERWIN WILLIAMS	EXTERIOR PAINT COLOR - TYP OVER GALVANIZED STEEL	SW6258 TRICORN BLACK
FF-1	TBD	FLUOROPON FINISH FOR COLD FORMED METALS AND STOREFRONTS	CUSTOM TO MATCH PT-1
WOODGRAIN FINISH COMPOSITE RAINSCREEN CLADDING	FIBERON	RAINSCREEN INTALL 3/8" FASTENERS AND EXPOSED FASTENERS	COLOR: BURNT UMBER
WOOD TRELLIS	N.A.	2x12 DOUGLAS FIR W/ PENETRATING SEALER	-
PREFORMED CORRUGATED METAL PANELS	ATAS BWV374	7/8" DEPTH W/ EXPOSED FASTENERS / NEOPRENE WASHERS	COLOR: FF-1
EXPANDED METAL TRELLIS WITH CLIMBING PLANTS	GREENSCREEN	MODULAR PANELS WITH 6"x6" GALVANIZED WELDED WIRE	IRRIGATED W/ SOIL BED
ALUMINUM STOREFRONT / GLASS SYSTEM	KAWNEER OR SIMILAR	TRIFAB 451 2" SIGHTLINE / 4.5" DEPTH FRONT GLAZED	COLOR: FF-1
SIGNAGE PANEL	N.A.	FORMED 3"16" ALUMINUM PANEL FASTENED TO CANOPY - SIZE T.B.D.	COLOR: FF-1 / PT-1

G | R

A | D

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Columbus, Ohio 43215
614.228.2122

2631 Erie Avenue, Suite 25
Cincinnati, Ohio 45208
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GAHANNA, OHIO 43230

	09/29/2017	ZONING
MARK	DATE	DESCRIPTION

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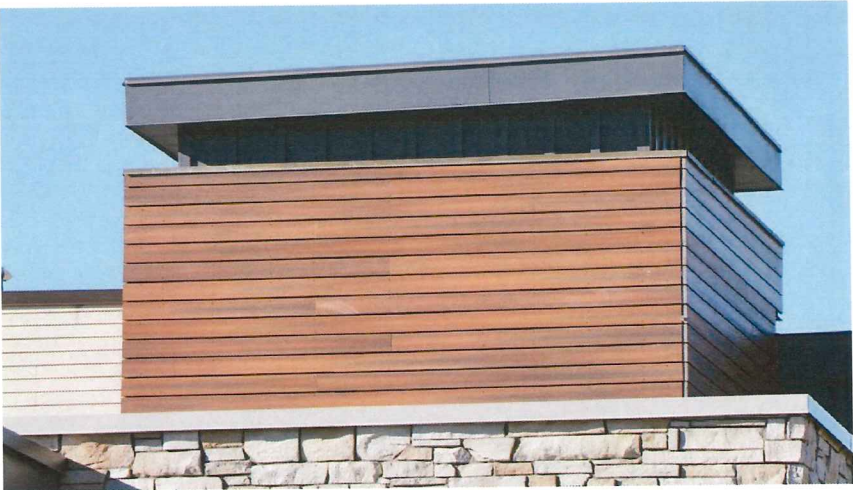
MATERIAL
DESCRIPTIONS

A7



EXPANDED METAL TRELLIS WITH CLIMBING PLANTS

GREENSCREEN



WOODGRAIN FINISH COMPOSITE RAINSCREEN CLADDING

FIBERON BURNT UMBER



WOODGRAIN FINISH COMPOSITE RAINSCREEN CLADDING

FIBERON BUNNT UMBER

Pursuant to the landscape standards set forth in Ordinance 111-90, reasonable efforts will be made to preserve the following existing trees:

Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Credit	Total DBH (inches)
13674	<i>Carya ovata</i>	Shagbark Hickory	21	2	42
13680*	<i>Acer saccharum</i>	Sugar Maple	6	1	6
13681	<i>Juglans nigra</i>	Black Walnut	18	1	18
13704*	<i>Ostrya virginiana</i>	Hophornbeam	9	1	9
13707	<i>Quercus bicolor</i>	Swamp White Oak	36	2	72
13710	<i>Carya glabra</i>	Pignut Hickory	17	1.5	25.5
13713	<i>Fagus grandifolia</i>	American Beech	21	2	42
13714*	<i>Prunus serotina</i>	Black Cherry	9	1	9
13722*	<i>Acer saccharum</i>	Sugar Maple	9	1	9
13732*	<i>Acer saccharum</i>	Sugar Maple	15	1	15
13735	<i>Ostrya virginiana</i>	Hophornbeam	7	1	7
13738	<i>Ostrya virginiana</i>	Hophornbeam	10	1	10
13745	<i>Carya ovata</i>	Shagbark Hickory	20	2	40
13759	<i>Acer saccharum</i>	Sugar Maple	11	1	11
13766*	<i>Acer saccharum</i>	Sugar Maple	26	2	52
13774	<i>Carya glabra</i>	Pignut Hickory	12	1	12
13778	<i>Acer saccharum</i>	Sugar Maple	6	1	6
13786*	<i>Ostrya virginiana</i>	Hophornbeam	10	1	10
13794*	<i>Ostrya virginiana</i>	Hophornbeam	6	1	6
13853	<i>Carya ovata</i>	Shagbark Hickory	14	1	14
13908*	<i>Fagus grandifolia</i>	American Beech	7	1	7
13911*	<i>Acer saccharum</i>	Sugar Maple	7	1	7
13922*	<i>Carya ovata</i>	Shagbark Hickory	11	1	11
14690	<i>Ostrya virginiana</i>	Hophornbeam	10	1	10

* These 11 trees, totaling 141 caliper inches, plus all trees located in the Preservation Easement, shall be preserved in satisfaction of the requirements set forth in Chapter 914 of the Gahanna Code of Ordinances.

- * ALL CATEGORIES ONLY INCLUDE SURVEYED TREES OVER 6" CALIPER
- * ALL EXISTING TREE LOCATIONS BASED ON GPS INFORMATION PROVIDED BY AHLUM AND ARBOR
- * EXACT TREE CANOPIES VARY. EXISTING TREES SHOWN TO BE PRESERVED BASED ON BEST AVAILABLE INFORMATION

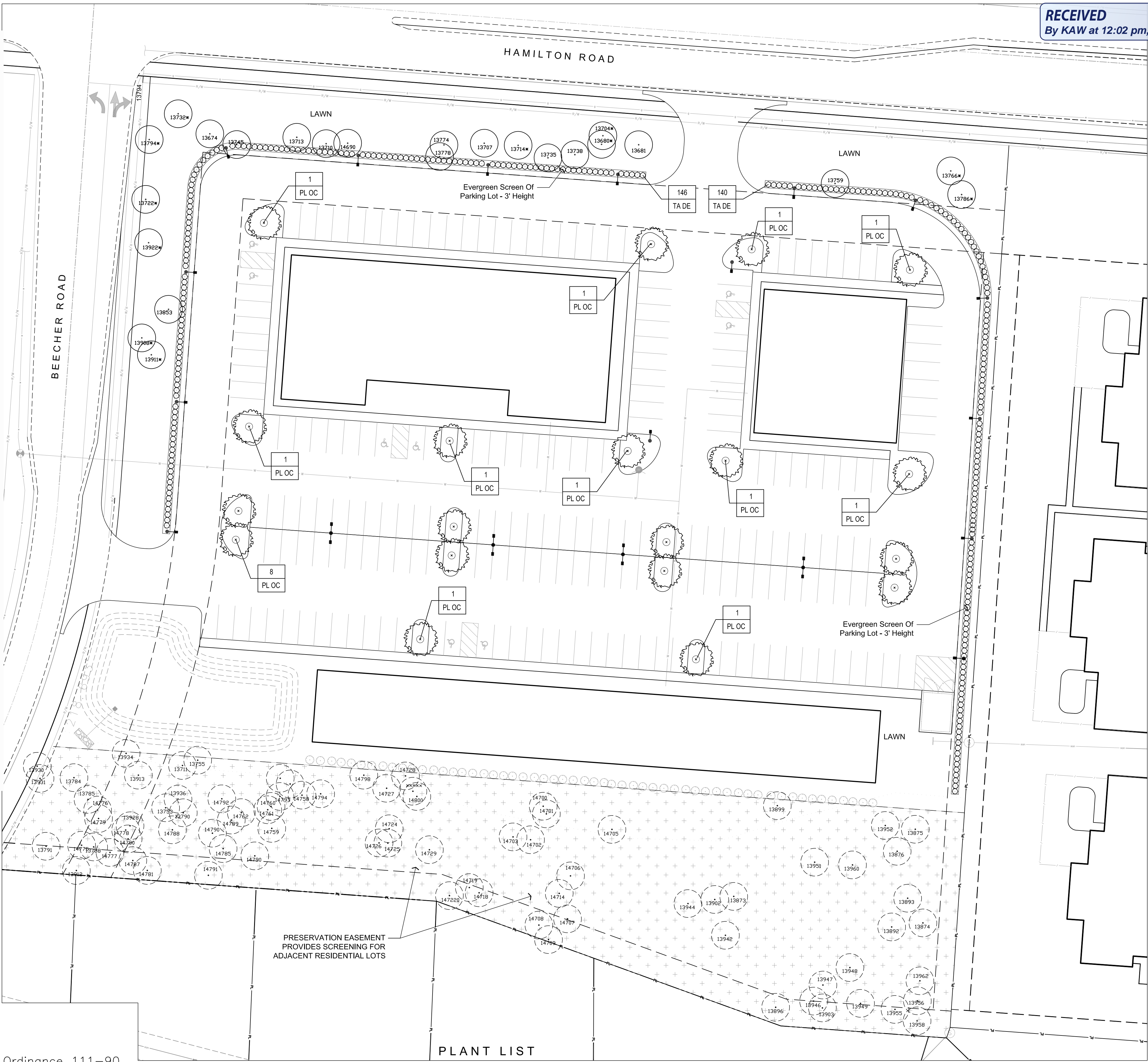
SITE ANALYSIS

- AREA: 5.19 ACRES
- EXISTING ZONING: PCC

LOT COVERAGE

- SITE AREA = 226,135 S.F.
- BUILDING AREA = 32,094 S.F. (14.2%)
- PAVEMENT COVERAGE* = 89,784 S.F. (39.7%)
- TOTAL COVERED AREA = 123,250 S.F.
- UNCOVERED LAND = 102,885 S.F.
- PROPOSED LOT COVERAGE = 54.5%
- COVERAGE REQUIREMENT = 75% MAX.
- INTERIOR LANDSCAPING REQUIRED = 4,489 SF (5% OF PAVEMENT COVERAGE) = 5,198 SF
- INTERIOR LANDSCAPING PROVIDED = 135" (45X3"=135")
- CALIPER INCHES REQUIRED (45 TREES) = 19 (19X3"=57")
- 3" CALIPER TREES PROVIDED IN LOT = 11 (135"=See Chart Above)
- EXISTING TREES MEETING 914.05(b)

* PAVEMENT COVERAGE INCLUDES ALL IMPERVIOUS AREAS OTHER THAN THE BUILDINGS.

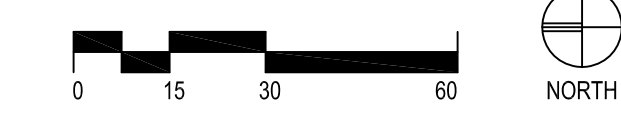


Ordinance 111-90, Reasonable Efforts Will Be Made To Preserve The Following Existing Trees

- Existing Tree Legend At Ravine On East Side
- 309.5 Caliper Inches
- 1,415" Within Preservation Easement
- 1,415 Caliper Inches
- Section 914.05 Compliant Preserved Tree (10' from Existing Tree Dripline) 141 Caliper Inches

TREES					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
QU SW	<i>Quercus bicolor</i>	Swamp White Oak	3" Cal.	B&B	Per Plans
22	TOTAL QUANTITY OF TREES				

EVERGREEN SHRUBS					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
TA DE	<i>Taxus x media 'Densiformis'</i>	Dense Yew	36" Ht.	B&B	24" O.C.



PROPERTY OWNER:
ACADEMY
DEVELOPMENT LIMITED
PARTNERSHIP
107 S. HIGH ST., 3RD FLOOR
COLUMBUS, OHIO 43215
PHONE: (614) 463-9730

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AMERICAN
STRUCTUREPOINT
2550 CORPORATE EXCHANGE DRIVE, SUITE 300
COLUMBUS, OHIO 43221
TEL 614-801-2235

REVISION	DATE
	1/2018

TITLE: LANDSCAPING PLAN

PROJECT: 975 N. HAMILTON RD.
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

SIGNED: _____
DATE: _____
SCALE: _____
DRAWN BY: _____
DESIGN: EBP CHECK: APR
PROJECT: c17024
DRAWING: _____
SHEET _____ OF _____

ARSHOT INVESTMENT CORPORATION

Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13913	<i>Fagus grandifolia</i>	American Beech	12	Fair
13914	<i>Quercus alba</i>	White Oak	17	Fair
13915	<i>Fagus grandifolia</i>	American Beech	15	Fair
13916	<i>Acer saccharum</i>	Sugar Maple	8	Fair
13917	<i>Acer saccharum</i>	Sugar Maple	9	Poor
13918	<i>Prunus serotina</i>	Black Cherry	6	Fair
13919	<i>Fagus grandifolia</i>	American Beech	7	Fair
13920	<i>Prunus serotina</i>	Black Cherry	9	Fair
13921	<i>Acer saccharum</i>	Sugar Maple	9	Fair
13922	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
13923	<i>Acer saccharum</i>	Sugar Maple	10	Fair
13924	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13925	<i>Platanus occidentalis</i>	Sycamore	8	Fair
13926	<i>Fagus grandifolia</i>	American Beech	15	Fair
13927	<i>Acer saccharum</i>	Sugar Maple	15	Fair
13928	<i>Quercus alba</i>	White Oak	23	Fair
13929	<i>Platanus occidentalis</i>	Sycamore	10	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13930	<i>Quercus palustris</i>	Pin Oak	25	Fair
13931	<i>Acer rubrum</i>	Red Maple	11	Fair
13932	<i>Carya ovata</i>	Shagbark Hickory	20	Fair
13933	<i>Carya ovata</i>	Shagbark Hickory	19	Fair
13934	<i>Fagus grandifolia</i>	American Beech	11	Fair
13935	<i>Quercus alba</i>	White Oak	20	Fair
13936	<i>Fagus grandifolia</i>	American Beech	11	Fair
13937	<i>Ulmus americana</i>	American Elm	9	Fair
13938	<i>Fagus grandifolia</i>	American Beech	30	Fair
13939	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13940	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13941	<i>Carya ovata</i>	Shagbark Hickory	15	Fair
13942	<i>Carya ovata</i>	Shagbark Hickory	13	Fair
13943	<i>Acer saccharum</i>	Sugar Maple	17	Fair
13649	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13650	<i>Ostrya virginiana</i>	Hophornbeam	10	Fair
13651	<i>Carya ovata</i>	Shagbark Hickory	9	Fair
13652	<i>Carya ovata</i>	Shagbark Hickory	8	Poor



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13653	<i>Ulmus americana</i>	American Elm	14	Poor
13654	<i>Juglans nigra</i>	Black Walnut	9	Poor
13655	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13656	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13657	<i>Ostrya virginiana</i>	Hophornbeam	13	Fair
13658	<i>Carya ovata</i>	Shagbark Hickory	7	Fair
13659	<i>Juglans nigra</i>	Black Walnut	17	Fair
13660	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13661	<i>Quercus rubra</i>	Red Oak	28	Fair
13662	<i>Acer saccharum</i>	Sugar Maple	7	Very Poor
13663	<i>Platanus occidentalis</i>	Sycamore	17	Fair
13664	<i>Acer saccharum</i>	Sugar Maple	25	Poor
13673	<i>Carya glabra</i>	Pignut Hickory	11	Fair
13674	<i>Carya ovata</i>	Shagbark Hickory	21	Fair
13675	<i>Carya glabra</i>	Pignut Hickory	11	Fair
13676	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13677	<i>Quercus alba</i>	White Oak	19	Fair
13678	<i>Carya ovata</i>	Shagbark Hickory	17	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13679	<i>Fagus grandifolia</i>	American Beech	19	Fair
13680	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13681	<i>Juglans nigra</i>	Black Walnut	18	Fair
13682	<i>Acer saccharum</i>	Sugar Maple	7	Poor
13683	<i>Carya glabra</i>	Pignut Hickory	11	Fair
13684	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13685	<i>Quercus rubra</i>	Red Oak	19	Fair
13686	<i>Juglans nigra</i>	Black Walnut	14	Fair
13687	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13688	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13689	<i>Carya glabra</i>	Pignut Hickory	17	Fair
13690	<i>Carya glabra</i>	Pignut Hickory	10	Fair
13691	<i>Ostrya virginiana</i>	Hophornbeam	7	Poor
13692	<i>Carya glabra</i>	Pignut Hickory	19	Very Poor
13693	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
13694	<i>Prunus serotina</i>	Black Cherry	14	Poor
13695	<i>Fagus grandifolia</i>	American Beech	21	Fair
13696	<i>Acer negundo</i>	Boxelder Maple	8	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13697	<i>Carya glabra</i>	Pignut Hickory	17	Fair
13698	<i>Acer saccharum</i>	Sugar Maple	8	Fair
13699	<i>Carya glabra</i>	Pignut Hickory	8	Fair
13700	<i>Ostrya virginiana</i>	Hophornbeam	13	Fair
13701	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13702	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13703	<i>Platanus occidentalis</i>	Sycamore	9	Fair
13704	<i>Ostrya virginiana</i>	Hophornbeam	9	Fair
13705	<i>Acer saccharum</i>	Sugar Maple	8	Fair
13706	<i>Carya ovata</i>	Shagbark Hickory	9	Fair
13707	<i>Quercus bicolor</i>	Swamp White Oak	36	Fair
13708	<i>Platanus occidentalis</i>	Sycamore	9	Fair
13709	<i>Juglans nigra</i>	Black Walnut	13	Fair
13710	<i>Carya glabra</i>	Pignut Hickory	17	Fair
13711	<i>Fagus grandifolia</i>	American Beech	8	Fair
13712	<i>Ostrya virginiana</i>	Hophornbeam	8	Fair
13713	<i>Fagus grandifolia</i>	American Beech	21	Fair
13714	<i>Prunus serotina</i>	Black Cherry	9	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13715	<i>Juglans nigra</i>	Black Walnut	14	Fair
13716	<i>Acer saccharum</i>	Sugar Maple	8	Fair
13717	<i>Fagus grandifolia</i>	American Beech	19	Fair
13718	<i>Carya glabra</i>	Pignut Hickory	19	Very Poor
13719	<i>Fagus grandifolia</i>	American Beech	17	Fair
13720	<i>Prunus serotina</i>	Black Cherry	13	Fair
13721	<i>Acer rubrum</i>	Red Maple	7	Poor
13722	<i>Acer saccharum</i>	Sugar Maple	9	Fair
13723	<i>Prunus serotina</i>	Black Cherry	13	Poor
13724	<i>Fagus grandifolia</i>	American Beech	13	Fair
13725	<i>Carya ovata</i>	Shagbark Hickory	12	Fair
13726	<i>Carya glabra</i>	Pignut Hickory	13	Fair
13727	<i>Carya glabra</i>	Pignut Hickory	13	Fair
13728	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13729	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13730	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13731	<i>Acer saccharum</i>	Sugar Maple	8	Fair
13732	<i>Acer saccharum</i>	Sugar Maple	15	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13733	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13734	<i>Acer saccharum</i>	Sugar Maple	9	Fair
13735	<i>Ostrya virginiana</i>	Hophornbeam	7	Fair
13736	<i>Acer saccharum</i>	Sugar Maple	13	Fair
13737	<i>Ostrya virginiana</i>	Hophornbeam	9	Fair
13738	<i>Ostrya virginiana</i>	Hophornbeam	10	Fair
13739	<i>Ostrya virginiana</i>	Hophornbeam	9	Fair
13740	<i>Acer saccharum</i>	Sugar Maple	17	Fair
13741	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13742	<i>Carya ovata</i>	Shagbark Hickory	12	Fair
13743	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13744	<i>Ostrya virginiana</i>	Hophornbeam	10	Fair
13745	<i>Carya ovata</i>	Shagbark Hickory	20	Fair
13746	<i>Fagus grandifolia</i>	American Beech	19	Fair
13747	<i>Ostrya virginiana</i>	Hophornbeam	7	Fair
13748	<i>Ostrya virginiana</i>	Hophornbeam	9	Fair
13749	<i>Fagus grandifolia</i>	American Beech	9	Fair
13750	<i>Acer saccharum</i>	Sugar Maple	7	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13751	<i>Fagus grandifolia</i>	American Beech	17	Fair
13752	<i>Fagus grandifolia</i>	American Beech	18	Fair
13753	<i>Acer saccharum</i>	Sugar Maple	19	Fair
13754	<i>Quercus alba</i>	White Oak	24	Fair
13755	<i>Fagus grandifolia</i>	American Beech	7	Fair
13756	<i>Ostrya virginiana</i>	Hophornbeam	10	Fair
13757	<i>Ulmus americana</i>	American Elm	9	Fair
13758	<i>Carya glabra</i>	Pignut Hickory	14	Fair
13759	<i>Acer saccharum</i>	Sugar Maple	11	Fair
13760	<i>Carya cordiformis</i>	Bitternut Hickory	6	Fair
13761	<i>Carya glabra</i>	Pignut Hickory	12	Fair
13762	<i>Acer saccharum</i>	Sugar Maple	27	Fair
13763	<i>Carya ovata</i>	Shagbark Hickory	9	Fair
13764	<i>Juglans nigra</i>	Black Walnut	18	Fair
13765	<i>Quercus rubra</i>	Red Oak	29	Fair
13766	<i>Acer saccharum</i>	Sugar Maple	26	Fair
13767	<i>Carya glabra</i>	Pignut Hickory	6	Fair
13768	<i>Carya cordiformis</i>	Bitternut Hickory	10	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13769	<i>Carya ovata</i>	Shagbark Hickory	12	Fair
13770	<i>Carya glabra</i>	Pignut Hickory	18	Fair
13771	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13772	<i>Carya glabra</i>	Pignut Hickory	11	Fair
13773	<i>Ostrya virginiana</i>	Hophornbeam	13	Fair
13774	<i>Carya glabra</i>	Pignut Hickory	12	Fair
13775	<i>Carya glabra</i>	Pignut Hickory	10	Fair
13776	<i>Carya glabra</i>	hickory	7	Fair
13777	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13778	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13779	<i>Acer negundo</i>	Boxelder Maple	14	Fair
13780	<i>Acer saccharum</i>	Sugar Maple	24	Fair
13781	<i>Carya ovata</i>	Shagbark Hickory	20	Fair
13782	<i>Prunus serotina</i>	Black Cherry	11	Fair
13783	<i>Platanus occidentalis</i>	Sycamore	15	Fair
13784	<i>Quercus palustris</i>	Pin Oak	24	Fair
13665	<i>Ulmus americana</i>	American Elm	7	Fair
13666	<i>Acer saccharum</i>	Sugar Maple	7	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13667	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13668	<i>Carya ovata</i>	Shagbark Hickory	20	Fair
13669	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13670	<i>Carya ovata</i>	Shagbark Hickory	6	Fair
13671	<i>Carya ovata</i>	Shagbark Hickory	6	Fair
13672	<i>Carya glabra</i>	Pignut Hickory	16	Fair
13785	<i>Acer saccharum</i>	Sugar Maple	11	Fair
13786	<i>Ostrya virginiana</i>	Hophornbeam	10	Fair
13787	<i>Gleditsia triacanthos</i>	Honeylocust	19	Fair
13788	<i>Fagus grandifolia</i>	American Beech	19	Fair
13789	<i>Acer saccharum</i>	Sugar Maple	20	Fair
13790	<i>Fagus grandifolia</i>	American Beech	14	Fair
13791	<i>Fagus grandifolia</i>	American Beech	16	Fair
13792	<i>Carya glabra</i>	Pignut Hickory	10	Fair
13793	<i>Ostrya virginiana</i>	Hophornbeam	8	Fair
13794	<i>Ostrya virginiana</i>	Hophornbeam	6	Fair
13795	<i>Ostrya virginiana</i>	Hophornbeam	8	Fair
13796	<i>Fagus grandifolia</i>	American Beech	12	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13797	<i>Carya ovata</i>	Shagbark Hickory	9	Fair
13798	<i>Carya ovata</i>	Shagbark Hickory	13	Fair
13799	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13800	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
13801	<i>Ostrya virginiana</i>	Hophornbeam	10	Poor
13802	<i>Acer negundo</i>	Boxelder Maple	6	Fair
13803	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13804	<i>Ulmus americana</i>	American Elm	10	Fair
13805	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13806	<i>Fagus grandifolia</i>	American Beech	17	Poor
13807	<i>Carya glabra</i>	Pignut Hickory	13	Fair
13808	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13809	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13810	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13811	<i>Carya ovata</i>	Shagbark Hickory	15	Fair
13812	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13813	<i>Carya ovata</i>	Shagbark Hickory	15	Fair
13814	<i>Quercus rubra</i>	Red Oak	7	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13815	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
13816	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13817	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13818	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13819	<i>Ulmus americana</i>	American Elm	9	Fair
13820	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13821	<i>Ostrya virginiana</i>	Hophornbeam	9	Fair
13822	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13823	<i>Acer saccharum</i>	Sugar Maple	10	Fair
13824	<i>Aesculus glabra</i>	Ohio Buckeye	19	Fair
13825	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13826	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13827	<i>Acer saccharum</i>	Sugar Maple	10	Poor
13828	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13829	<i>Platanus occidentalis</i>	Sycamore	6	Poor
13830	<i>Quercus rubra</i>	Red Oak	6	Fair
13831	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13832	<i>Platanus occidentalis</i>	Sycamore	10	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13833	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13834	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13835	<i>Acer saccharum</i>	Sugar Maple	19	Fair
13836	<i>Juglans nigra</i>	Black Walnut	15	Poor
13837	<i>Ostrya virginiana</i>	Hophornbeam	18	Fair
13838	<i>Acer saccharum</i>	Sugar Maple	13	Fair
13839	<i>Prunus serotina</i>	Black Cherry	10	Fair
13840	<i>Acer saccharum</i>	Sugar Maple	24	Fair
13841	<i>Fagus grandifolia</i>	American Beech	20	Fair
13842	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13843	<i>Carya cordiformis</i>	Bitternut Hickory	15	Fair
13844	<i>Fagus grandifolia</i>	American Beech	15	Fair
13845	<i>Fagus grandifolia</i>	American Beech	16	Fair
13846	<i>Quercus rubra</i>	Red Oak	20	Fair
13847	<i>Quercus rubra</i>	Red Oak	30	Poor
13848	<i>Fagus grandifolia</i>	American Beech	13	Fair
13849	<i>Quercus alba</i>	White Oak	17	Fair
13850	<i>Carya glabra</i>	Pignut Hickory	27	Poor



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13851	<i>Acer saccharum</i>	Sugar Maple	21	Fair
13852	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13853	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13854	<i>Carya cordiformis</i>	Bitternut Hickory	8	Fair
13855	<i>Celtis occidentalis</i>	Hackberry	8	Fair
13856	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13857	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13858	<i>Carya ovata</i>	Shagbark Hickory	12	Fair
13859	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13860	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13861	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13862	<i>Platanus occidentalis</i>	Sycamore	6	Poor
13863	<i>Platanus occidentalis</i>	Sycamore	10	Fair
13864	<i>Carya glabra</i>	Pignut Hickory	14	Fair
13865	<i>Platanus occidentalis</i>	Sycamore	8	Fair
13866	<i>Carya ovata</i>	Shagbark Hickory	9	Fair
13867	<i>Carya ovata</i>	Shagbark Hickory	15	Fair
13868	<i>Carya ovata</i>	Shagbark Hickory	13	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13869	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13870	<i>Carya ovata</i>	Shagbark Hickory	10	Fair
13871	<i>Platanus occidentalis</i>	Sycamore	6	Poor
13872	<i>Ulmus americana</i>	American Elm	6	Fair
13873	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13874	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13875	<i>Ulmus americana</i>	American Elm	8	Fair
13876	<i>Ulmus americana</i>	American Elm	8	Fair
13877	<i>Ulmus americana</i>	American Elm	6	Fair
13878	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
13879	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13880	<i>Gleditsia triacanthos</i>	Honeylocust	9	Fair
13881	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13882	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13883	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13884	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13885	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13886	<i>Platanus occidentalis</i>	Sycamore	6	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13887	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13888	<i>Populus deltoides</i>	Eastern Cottonwood	7	Fair
13889	<i>Ulmus americana</i>	American Elm	17	Fair
13890	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13891	<i>Acer saccharum</i>	Sugar Maple	15	Fair
13892	<i>Acer saccharum</i>	Sugar Maple	6	Fair
13893	<i>Acer saccharum</i>	Sugar Maple	10	Fair
13894	<i>Acer saccharum</i>	Sugar Maple	14	Fair
13895	<i>Carya ovata</i>	Shagbark Hickory	13	Fair
13896	<i>Fagus grandifolia</i>	American Beech	24	Fair
13897	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13898	<i>Carya ovata</i>	Shagbark Hickory	9	Fair
13899	<i>Fagus grandifolia</i>	American Beech	28	Fair
13900	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
13901	<i>Fagus grandifolia</i>	American Beech	17	Fair
13902	<i>Platanus occidentalis</i>	Sycamore	6	Fair
13903	<i>Prunus serotina</i>	Black Cherry	10	Fair
13904	<i>Quercus rubra</i>	Red Oak	11	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13905	<i>Ostrya virginiana</i>	Hophornbeam	7	Fair
13906	<i>Prunus serotina</i>	Black Cherry	8	Fair
13907	<i>Carya ovata</i>	Shagbark Hickory	6	Fair
13908	<i>Fagus grandifolia</i>	American Beech	7	Fair
13909	<i>Ostrya virginiana</i>	Hophornbeam	9	Fair
13910	<i>Ostrya virginiana</i>	Hophornbeam	6	Fair
13911	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13912	<i>Fagus grandifolia</i>	American Beech	11	Fair
13944	<i>Platanus occidentalis</i>	Sycamore	7	Fair
13945	<i>Fagus grandifolia</i>	American Beech	12	Fair
13946	<i>Acer saccharum</i>	Sugar Maple	25	Fair
13947	<i>Acer saccharum</i>	Sugar Maple	16	Poor
13948	<i>Carya glabra</i>	Pignut Hickory	18	Fair
13949	<i>Ostrya virginiana</i>	Hophornbeam	7	Poor
13950	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
13951	<i>Juglans nigra</i>	Black Walnut	15	Fair
13952	<i>Ostrya virginiana</i>	Hophornbeam	7	Fair
13953	<i>Gleditsia triacanthos</i>	Honeylocust	30	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
13954	<i>Acer saccharum</i>	Sugar Maple	8	Fair
13955	<i>Acer saccharum</i>	Sugar Maple	9	Fair
13956	<i>Juglans nigra</i>	Black Walnut	9	Fair
13957	<i>Sassafras albidum</i>	Sassafras	6	Fair
13958	<i>Acer saccharum</i>	Sugar Maple	12	Poor
13959	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13960	<i>Fagus grandifolia</i>	American Beech	22	Fair
13961	<i>Carya ovata</i>	Shagbark Hickory	10	Fair
13962	<i>Acer saccharum</i>	Sugar Maple	7	Fair
13963	<i>Ulmus americana</i>	American Elm	10	Fair
13964	<i>Populus deltoides</i>	Eastern Cottonwood	6	Fair
14686	<i>Carya glabra</i>	Pignut Hickory	20	Fair
14687	<i>Quercus rubra</i>	Red Oak	22	Fair
14688	<i>Quercus rubra</i>	Red Oak	29	Fair
14689	<i>Quercus rubra</i>	Red Oak	25	Fair
14690	<i>Ostrya virginiana</i>	Hophornbeam	10	Fair
14691	<i>Prunus serotina</i>	Black Cherry	14	Fair
14692	<i>Carya glabra</i>	Pignut Hickory	12	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
14693	<i>Acer saccharum</i>	Sugar Maple	7	Fair
14694	<i>Ulmus americana</i>	American Elm	14	Fair
14695	<i>Platanus occidentalis</i>	Sycamore	14	Fair
14696	<i>Platanus occidentalis</i>	Sycamore	7	Fair
14743	<i>Carya ovata</i>	Shagbark Hickory	16	Fair
14697	<i>Platanus occidentalis</i>	Sycamore	9	Fair
14698	<i>Ostrya virginiana</i>	Hophornbeam	7	Fair
14699	<i>Carya ovata</i>	Shagbark Hickory	17	Fair
14700	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
14701	<i>Carya ovata</i>	Shagbark Hickory	12	Fair
14702	<i>Carya ovata</i>	Shagbark Hickory	15	Fair
14703	<i>Quercus rubra</i>	Red Oak	19	Fair
14704	<i>Quercus rubra</i>	Red Oak	36	Fair
14705	<i>Fagus grandifolia</i>	American Beech	12	Fair
14706	<i>Fagus grandifolia</i>	American Beech	17	Fair
14707	<i>Prunus serotina</i>	Black Cherry	14	Fair
14708	<i>Fagus grandifolia</i>	American Beech	11	Very Poor
14709	<i>Quercus rubra</i>	Red Oak	19	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
14710	<i>Ulmus americana</i>	American Elm	15	Fair
14711	<i>Fagus grandifolia</i>	American Beech	15	Fair
14712	<i>Fagus grandifolia</i>	American Beech	14	Fair
14713	<i>Fagus grandifolia</i>	American Beech	18	Fair
14714	<i>Fagus grandifolia</i>	American Beech	21	Fair
14715	<i>Fagus grandifolia</i>	American Beech	17	Fair
14716	<i>Prunus serotina</i>	Black Cherry	10	Fair
14717	<i>Fagus grandifolia</i>	American Beech	26	Fair
14718	<i>Fagus grandifolia</i>	American Beech	13	Fair
14719	<i>Fagus grandifolia</i>	American Beech	7	Fair
14720	<i>Quercus rubra</i>	Red Oak	32	Fair
14721	<i>Quercus rubra</i>	Red Oak	28	Fair
14722	<i>Fagus grandifolia</i>	American Beech	13	Fair
14723	<i>Fagus grandifolia</i>	American Beech	18	Fair
14724	<i>Fagus grandifolia</i>	American Beech	14	Fair
14725	<i>Quercus rubra</i>	Red Oak	14	Fair
14726	<i>Fagus grandifolia</i>	American Beech	13	Fair
14727	<i>Fagus grandifolia</i>	American Beech	13	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
14728	<i>Fagus grandifolia</i>	American Beech	15	Fair
14729	<i>Carya ovata</i>	Shagbark Hickory	12	Fair
14730	<i>Fagus grandifolia</i>	American Beech	16	Fair
14731	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
14732	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
14733	<i>Carya ovata</i>	Shagbark Hickory	13	Fair
14734	<i>Ulmus americana</i>	American Elm	17	Fair
14735	<i>Ostrya virginiana</i>	Hophornbeam	6	Fair
14736	<i>Platanus occidentalis</i>	Sycamore	8	Fair
14737	<i>Platanus occidentalis</i>	Sycamore	9	Fair
14738	<i>Platanus occidentalis</i>	Sycamore	9	Fair
14739	<i>Platanus occidentalis</i>	Sycamore	6	Fair
14740	<i>Platanus occidentalis</i>	Sycamore	7	Fair
14741	<i>Platanus occidentalis</i>	Sycamore	9	Fair
14742	<i>Platanus occidentalis</i>	Sycamore	7	Fair
14752	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
14753	<i>Ulmus americana</i>	American Elm	8	Fair
14754	<i>Fagus grandifolia</i>	American Beech	19	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
14755	<i>Carya cordiformis</i>	Bitternut Hickory	15	Fair
14756	<i>Fagus grandifolia</i>	American Beech	29	Fair
14757	<i>Acer saccharum</i>	Sugar Maple	19	Fair
14758	<i>Fagus grandifolia</i>	American Beech	11	Fair
14759	<i>Fagus grandifolia</i>	American Beech	8	Fair
14760	<i>Fagus grandifolia</i>	American Beech	10	Fair
14761	<i>Fagus grandifolia</i>	American Beech	17	Fair
14762	<i>Fagus grandifolia</i>	American Beech	15	Fair
14763	<i>Fagus grandifolia</i>	American Beech	16	Fair
14764	<i>Ulmus americana</i>	American Elm	12	Fair
14765	<i>Fagus grandifolia</i>	American Beech	37	Fair
14766	<i>Carya ovata</i>	Shagbark Hickory	15	Fair
14767	<i>Ulmus americana</i>	American Elm	11	Fair
14768	<i>Quercus rubra</i>	Red Oak	17	Fair
14769	<i>Platanus occidentalis</i>	Sycamore	32	Fair
14770	<i>Fagus grandifolia</i>	American Beech	18	Fair
14771	<i>Fagus grandifolia</i>	American Beech	14	Fair
14772	<i>Carya cordiformis</i>	Bitternut Hickory	7	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
14773	<i>Fagus grandifolia</i>	American Beech	6	Fair
14774	<i>Quercus rubra</i>	Red Oak	29	Fair
14775	<i>Fagus grandifolia</i>	American Beech	11	Fair
14776	<i>Quercus rubra</i>	Red Oak	29	Fair
14777	<i>Fagus grandifolia</i>	American Beech	6	Fair
14778	<i>Fagus grandifolia</i>	American Beech	15	Fair
14779	<i>Fagus grandifolia</i>	American Beech	12	Fair
14780	<i>Fagus grandifolia</i>	American Beech	7	Fair
14781	<i>Fagus grandifolia</i>	American Beech	11	Fair
14782	<i>Ulmus americana</i>	American Elm	9	Fair
14783	<i>Fagus grandifolia</i>	American Beech	20	Fair
14784	<i>Fagus grandifolia</i>	American Beech	11	Fair
14785	<i>Fagus grandifolia</i>	American Beech	15	Fair
14786	<i>Acer saccharum</i>	Sugar Maple	15	Fair
14787	<i>Fagus grandifolia</i>	American Beech	15	Fair
14788	<i>Fagus grandifolia</i>	American Beech	14	Fair
14789	<i>Prunus serotina</i>	Black Cherry	7	Fair
14790	<i>Fagus grandifolia</i>	American Beech	16	Fair



Site ID	Species	Common Name	Diameter at 4 feet 6 inches above grade level (inches)	Condition
14791	<i>Fagus grandifolia</i>	American Beech	15	Fair
14792	<i>Fagus grandifolia</i>	American Beech	18	Fair
14793	<i>Fagus grandifolia</i>	American Beech	29	Fair
14794	<i>Acer saccharum</i>	Sugar Maple	19	Fair
14795	<i>Fagus grandifolia</i>	American Beech	11	Fair
14796	<i>Carya cordiformis</i>	Bitternut Hickory	15	Fair
14797	<i>Carya ovata</i>	Shagbark Hickory	13	Fair
14798	<i>Carya ovata</i>	Shagbark Hickory	11	Fair
14799	<i>Fagus grandifolia</i>	American Beech	15	Fair
14800	<i>Fagus grandifolia</i>	American Beech	17	Fair
14744	<i>Carya ovata</i>	Shagbark Hickory	20	Fair
14745	<i>Ulmus americana</i>	American Elm	10	Fair
14746	<i>Ulmus americana</i>	American Elm	10	Fair
14747	<i>Celtis occidentalis</i>	Hackberry	8	Fair
14748	<i>Celtis occidentalis</i>	Hackberry	7	Fair
14749	<i>Carya ovata</i>	Shagbark Hickory	14	Fair
14750	<i>Acer saccharum</i>	Sugar Maple	7	Fair
14751	<i>Carya ovata</i>	Shagbark Hickory	14	Fair



ACADEMY DEVELOPMENT LIMITED PARTNERSHIP

Project 1041 N. Hamilton Rd. Design Review Application Responses to comments dated December 18, 2017

Building

1. **Comment** – No comment Per Ken Fultz.

Response – Complete.

Public Safety

2. **Comment** – No comment from the Police Department per Sheila Murphy.

Response – Complete.

Community Development

3. **Comment** – Over 20 pages of lighting materials have been provided, however, the materials do not clearly indicate the materials and color of lighting/poles. Please revise to clearly indicate the height and color of poles. Please see ordinance 111-90 for permissible pole size and color.

Response – Complete. See updated lighting plan, with pole height, color and material specified.

4. **Comment** – Ordinance 111-90 requires that reasonable efforts be made to preserve existing trees having a diameter of more than 8" along Hamilton and Beecher Road. Please provide a plan that clearly indicates all trees more than 8" in diameter in these areas. Please indicate which trees will be preserved and which will be removed.

Response – Complete. A tree survey has been performed and tree preservation has been proposed as part of the revised landscaping plan. Such tree preservation provides for the protection of a select number of surveyed trees located along the property's frontage on Hamilton Rd. Total caliper inches of the preserved trees exceed the requirement.

5. **Comment** – Ordinance 111-90 requires screening of the parking lot along Hamilton Rd to be of a height not less than 3' above the finished grade. The landscape plan shows evergreen shrubs in this area, but they are indicated to be 2' in height. Please revise for consistency with the governing ordinance.

Response – Complete. Landscape plans has been revised to specify evergreen shrubs with minimum height of 3 feet.

6. **Comment** – Ordinance 111-90 requires dumpsters to be enclosed on all sides with fences or walls of brick, stone or wood at least 6' in height. Please revise the renderings to clearly indicated compliance with this requirement.

Response – Complete. The Final Development Plan has been revised to specify the dumpster enclosure as a wooden fence with a height of not less than 6 feet.

7. **Comment** – Ordinance 111-90 contains renderings and a list of materials, colors, etc. for the subject property. The provided renderings are not consistent with the renderings in the ordinance. Compliance with the ordinance is required or a variance will be necessary. Please review Ordinance 111-90 for a full list of requirements for the subject property.

12/14/17 - A variance has been requested addressing many of the variations between Ordinance 111-90 and the renderings, however, some inconsistencies still exist. It appears one of the buildings siding is metal panels. Metal siding is not one of the building finishes listed paragraph F.3. of the governing ordinance. Please revise the design of the buildings or add this to the list of variances. Staff has no objections to paragraph F.3 being added to the variance list

Response – Complete. The variance application has been supplemented to identify the need for this additional variance.

Soil & Water Conservation District

8. **Comment** – No comments were made.

Response – Complete.

Public Service & Engineering

9. **Comment** – No comment.

Response – Complete.



200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

April 13, 2018

Academy Development L P
Hamilton Rd
Gahanna, OH 43230

RE: Project 1041 N Hamilton Rd Design Review

Dear Academy Development L P:

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

Building - Complete

1. No Comment Per Ken Fultz

Public Safety - Complete

2. No comment from the Police Department. Per Sheila Murphy

Soil & Water Conservation District - Complete

3. No Comment Made

Public Service & Engineering - Complete

4. No Comment

Parks - Future Consideration

5. The protection of the root zone for trees that are being kept and/or preservation zones there needs to be a orange construction fence installed before grading and construction at the trees dripline. This needs t be up for the duration of the project until final inspection. Otherwise the roots will be damaged and can result in decline and future death of tree. Street trees and any individual trees need

Page 2 of 2
April 13, 2018
Re: Project 1041 N Hamilton Rd
400-404 Liberty Way

to have the same protection. Any street trees removed as part of the development should be separate with replacement or compensation.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Project Summary

This is a request to develop just over 5 acres of property with 32,000 square feet of retail, restaurant, and office uses. The property is zoned Planned Commercial Center District (PCC). The property was rezoned to PCC in 1990. The 1990 ordinance contains a text and images of what the proposed center was anticipated to look like. The renderings below were meant as a representation of what the buildings facing Hamilton Road would look like, not necessarily the exact style of the center. The applicant proposes an alternative style and therefore has requested a variance to this provision of the text.



Attachments to the 1990 ordinance depicting a general style of architecture of the project.



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CITY OF GAHANNA

In 1993 the City amended the zoning code to prohibit additional properties from being rezoned to PCC. PCC is classified as a “General Commercial District” in the zoning code and has many of the same development parameters as typical commercial zone districts such as Suburban Office or Community Commercial.

The property is not located within a subarea plan but it was included in the 2015 Economic Development Strategy as a target site. A specific style of architecture and site layout was not identified, however, the site was identified as being appropriate for up to 52,000 square feet of retail and office uses. This preliminary site analysis did not take into account the ravine along the western boundary of the site. The applicants have provided a significant setback along this area ranging from approximately 82 feet to 140 feet. Providing the setback significantly reduces the amount of developable acreage.

Area Commission

The project was heard by the area commissions on June 1, 2017. The comments from area commissioners and the public in attendance at that meeting are included with this report. It should be noted that the request for Final Development Plan (FDP), Design Review (DR), and Variance approval are not required to go through the area commission process. The applicant was requested by city staff to submit an area commission application and they agreed. Please remember that feedback from the area commission is non-binding. It is not a review for code consistency but rather an attempt at getting the thoughts of the community on what they like or don't like about a project.

Variance

Variances to Ordinance 111-1990 have been requested. Exhibit C of the ordinance contain development standards for the property and section F of the exhibit contains building design standards. Section F reads as follows:

Section F. Building design standards.

- 1. The design of building facades facing Hamilton Road which are constructed on Parcel #1 will be in the style shown on the renderings attached to these Design Standards as Attachments 1 and 2, although those renderings do not depict the exact appearance of those facades because the building layout and final detailing has not been determined.*
- 2. The building facades facing Hamilton Road on buildings constructed on Parcel #1 will be articulated and have varying roof lines generally as shown on those renderings in order to avoid the appearance of a flat-walled traditional strip shopping center.*
- 3. The architectural design of all buildings shall employ only the following building finish materials: wood; brick; stone; dryvit; or stucco, except that windows, doors and accents may be of other materials. All four sides, or all facades, shall be finished in one or more of those materials.*

The request deviates from this section of the ordinance in that the proposed facades do not closely match that of the facades in Attachment 1 and 2, the buildings do not have a varied roof line as generally depicted in Attachment 1 and 2, and the building materials include metal panels and awnings.



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Staff does not object to the variance request. It is staff's opinion that the building design is superior to that of the proposed buildings supplied in the 1990 ordinance. It should be noted that properties within PCC zoning are subject to the standards of Design Review District 3 (DRD-3). This district allows and promotes the use of some materials prohibited by the ordinance such as aluminum.

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in question:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Final Development Plan

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

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

Planning commission may deny a FDP application for any of the following reasons:

- A. The proposed development does not meet the applicable development standards of this Zoning Ordinance.
- B. The proposed development is not in accord with appropriate plans of the area.
- C. The proposed development will have undesirable effects on the surrounding area.
- D. The proposed development is not in keeping with the existing land use character and physical development potential of the area.

Design Review

The property is zoned PCC and therefore subject to the standards of Design Review District 3 (DRD-3). Relevant standards include the following:



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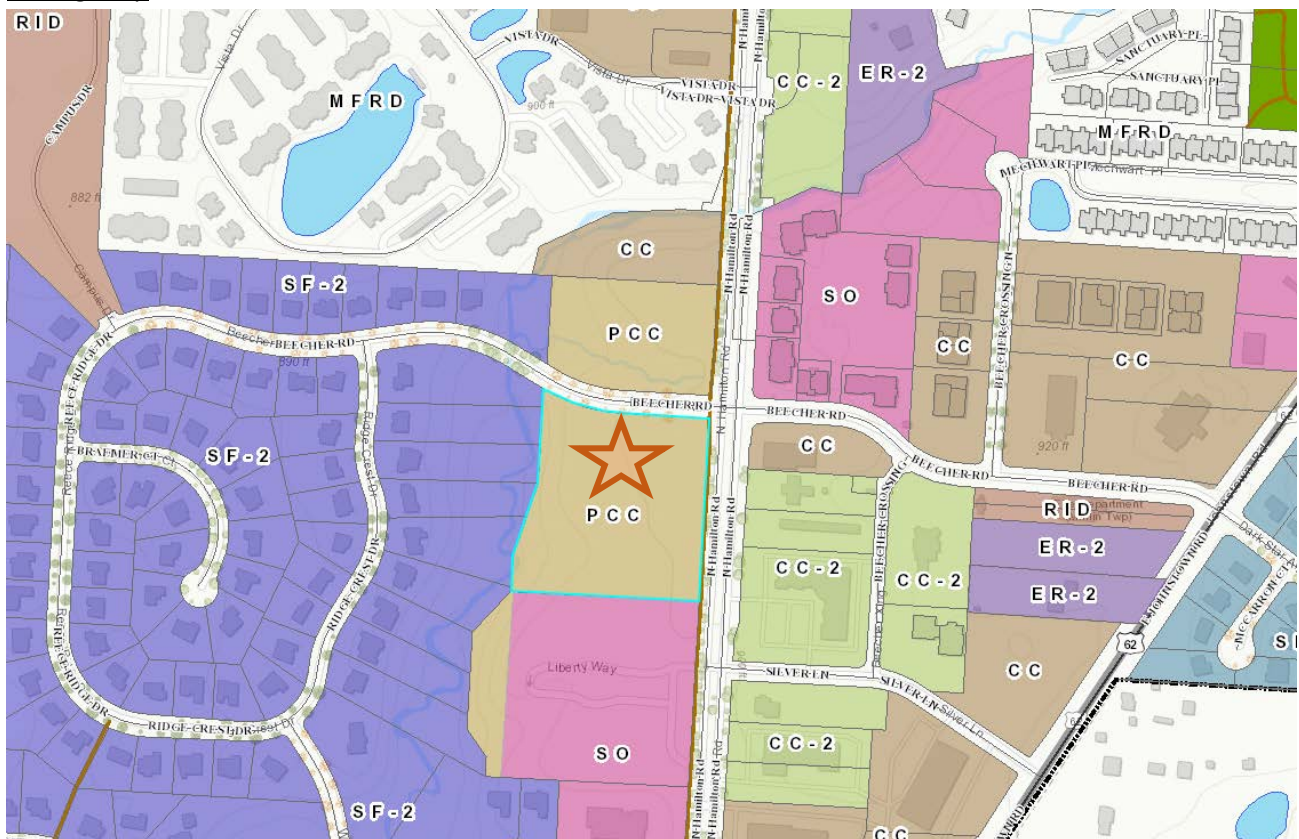


CITY OF GAHANNA

- Brick, stone, cement, aluminum, wood, and other materials that will enhance the development in a positive manner are encouraged.
- Specific colors and color schemes are not identified but colors should be designed to ensure universal harmony on all commercial developments.
- Orientation of the development should focus on and compliment the surrounding topographic features and existing developments.

The 1990 ordinance contains language regarding colors and materials and is attached.

Zoning Map



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Building Elevations



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



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Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Shops at McKenna Creek

Meeting date:

6-1-2017

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☒ Other _____

Reviewer name:

Paul Benson

Reviewer status:

- ☒ Commission Member
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

The scale is similar to other properties on Hamilton Rd.

How would you improve the proposal as submitted?

I would prefer to have more dedicated tenants for the shops before going ahead with construction.

What do you see as some of the outcomes of the proposal?

I worry about the shops running empty as there are many empty retail locations nearby.

What are your overall comments or suggestions?

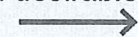
The traffic scenarios with Bucken rd. directly impact the decision.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable



Very appropriate
and desirable



N/A

1

2

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Pedestrian friendliness

X

Scale

X

Compatibility with surrounding uses

X

Vehicular circulation

X

Traffic impact on neighboring streets

X

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Shops at McKenna Creek

Meeting date:

6/1/17

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☒ Other

Reviewer name:

Mark Silveggio

Reviewer status:

- ☒ Commission Member
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes, with respect to Beecher Hamilton Rd, but perhaps not on Beecher Rd.
Depends greatly upon actual execution.

How would you improve the proposal as submitted?

Reduce parking; create only one entrance/exit.

What do you see as some of the outcomes of the proposal?

Increased congestion, potential entrant of new business and jobs

What are your overall comments or suggestions?

Consider impact to surrounding traffic; consider applying for fewer parking spaces

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←		→			
	1	2	3	4	5	
Pedestrian friendliness		X				
Scale			X			
Compatibility with surrounding uses				X		
Vehicular circulation		X				
Traffic impact on neighboring streets		X				

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

THE SHOPS AT MCKENNA CREEK

Meeting date:

6-1-17

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☒ Other DEVELOPMENT & DESIGN REVIEW

Reviewer name:

GRETCHEN FLOYD

Reviewer status:

- ☒ Commission Member
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

I'M UNSURE AT THIS POINT. THE DRAWING AVAILABLE SEEMS VERY UTILITARIAN - - ALMOST INSTITUTIONAL. I'D LIKE TO SEE A MORE NEIGHBORHOOD FRIENDLY LOOK/FEEL.

How would you improve the proposal as submitted?

SEE ABOVE. I WOULD ALSO LIKE TO SEE LESS PARKING AND MORE LANDSLAPING.

What do you see as some of the outcomes of the proposal?

I'M CONCERNED ABOUT IMPACT ON TRAFFIC, THE IMPACT ON THE RESIDENTS DIRECTLY BEHIND THE DEVELOPMENT, AND THE IMPACT ON GREEN SPACE.

What are your overall comments or suggestions?

IF THE CITY HAS ARCHITECTURE OR BRANDING STANDARDS IT WOULD BE HELPFUL TO HAVE THEM TO EVALUATE THINGS LIKE THIS. IF NOT, IT'S SOMETHING NEEDED. IS THERE A PLAN TO CONTINUE THE WALKING/BIKING PATHS THROUGH THIS AREA? ← IMPORTANT

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable

Very appropriate
and desirable

N/A

←

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Pedestrian friendliness			X			
Scale			X			
Compatibility with surrounding uses			X			
Vehicular circulation			X			
Traffic impact on neighboring streets			X			

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Shops @ McKenna Creek

Meeting date:

6-1-17

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☐ Other _____

Reviewer name:

Jeff Mahoney

Reviewer status:

- ☒ Commission Member
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes

How would you improve the proposal as submitted?

What do you see as some of the outcomes of the proposal?

What are your overall comments or suggestions?

Traffic concerns

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable



1

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3

Very appropriate
and desirable



4

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N/A

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

+

+

+

+

+

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

THE SHOPS AT MCKENNA CREEK

Meeting date:

6/1/17

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☒ Other

Reviewer name:

JAMIE MCKENNA

Reviewer status:

- ☒ Commission Member
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes

How would you improve the proposal as submitted?

MORE DETAILS NECESSARY BUT PROBABLY AS NO APPROVAL IS NEEDED.

What do you see as some of the outcomes of the proposal?

What are your overall comments or suggestions?

TRAFFIC INGRESS/EGRESS IS A CONCERN

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable



Very appropriate
and desirable



N/A

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Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

X
X
X
X

X

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

SHOPS AT McKenna Creek

Meeting date:

6-1-17

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☒ Other

Reviewer name:

DON JENSEN

Reviewer status:

- ☒ Commission Member
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

NOT SURE, WOULD PREFER IT NOT BE DEVELOPED, I LIKE THE TREES THERE NOW

How would you improve the proposal as submitted?

"APPROVE" PER ZONING I GUESS - BUT HIGHLY CONCERNED WITH TRAFFIC, NOISE, ETC

What do you see as some of the outcomes of the proposal?

HIGH VOLUME OF TRAFFIC

What are your overall comments or suggestions?

- CONCERNED ABOUT SIGNAGE - NO POLE SIGNS PLEASE
 - DETERMINE WHO MAINTAINS "PRESERVATION AREA"
 - STONE OR BRICK EXTERIOR ONLY
 - NEED A SIDEWALK ON BEECHER SOUTH SIDE

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable

Very appropriate and desirable

N/A

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Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

X

X

X

X

X

X

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Shops at McHenry Creek

Meeting date:

6/1/17

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☐ Other _____

Reviewer name:

Mary Cartwright

Reviewer status:

- ☐ Commission Member
☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

How would you improve the proposal as submitted?

tenant specificity

What do you see as some of the outcomes of the proposal?

What are your overall comments or suggestions?

more information needed as to tenants,
resolution of traffic issues

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable



1

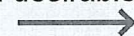
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Very appropriate
and desirable



N/A

Pedestrian friendliness			X			
Scale						
Compatibility with surrounding uses						
Vehicular circulation	X					
Traffic impact on neighboring streets	X					

I not really know

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Sul Corner Beacher

Meeting date:

1. Jan 17

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☐ Other _____

Reviewer name:

FREDERICK GOTTLIEB

Reviewer status:

- ☐ Commission Member
☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

No

How would you improve the proposal as submitted?

No Cut out on Beacher

What do you see as some of the outcomes of the proposal?

*Impact on Home values
 People coming S on Hamilton will try to Turn Rt on Beacher then
 Left into Proposed center
 Traffic out of site to go N on Hamilton not cross street traffic*

What are your overall comments or suggestions?

*Have a U Turn on Hamilton so all traffic enters & leaves
 from Rt Turn on Hamilton*

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable

Very appropriate
and desirable

N/A

1	2	3	4	5
	X			
	X	X		
X				
X				

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Development SW
Corner of Beecher
+ Hamilton

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☐ Other _____

Meeting date:

6/1

Reviewer name:

DAYNA McCRARY

Reviewer status:

- ☐ Commission Member
☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

NO

How would you improve the proposal as submitted?

change the use to
professional office space. we do not need flowers and
restaurants over here.

What do you see as some of the outcomes of the proposal?

less green space. worse traffic
development that is unnecessary and unwanted.

What are your overall comments or suggestions?

Cutting Beecher Rd. will make the adjacent
neighborhood less pedestrian friendly. We've only
had side walks for 3-4 years, now this big
project is being inserted

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable

Very appropriate
and desirable

N/A

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Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Shops at McKenna Creek

Meeting date:

6/1/2017

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☐ Other _____

Reviewer name:

Rebecca Allen

Reviewer status:

- ☐ Commission Member
☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

No, it is too large

How would you improve the proposal as submitted?

Unacceptable as to size.

What do you see as some of the outcomes of the proposal?

Increased traffic in an area that already has traffic issues & safety issues.

What are your overall comments or suggestions?

Decrease the size of the development or change use from retail to medical office space.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable

Very appropriate
and desirable

N/A



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Pedestrian friendliness

X

Scale

X

Compatibility with surrounding uses

X

Vehicular circulation

X

Traffic impact on neighboring streets

X

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Shops @ McKenna Creek

Meeting date:

6/31/2017

Project type:

☐ Annexation

☐ Conditional Use

☐ Zoning Change (rezoning)

☒ Other Final Development
Plan & Design Review

Reviewer name:

Tracy Clay

Reviewer status:

☐ Commission Member

☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

How would you improve the proposal as submitted?

* Put a sidewalk on Beecher Rd on South side of Beecher

* Be sure curb cut on both sides of Beecher to both developments

What do you see as some of the outcomes of the proposal?

"I can walk to dinner if there's a restaurant is not in a blind spot."

"Maybe extra traffic in our neighborhood due to ignorance of traffic & streets"

What are your overall comments or suggestions?

I am not opposed to development on either side - I would just like a small footprint and safety issues addressed. * turn over please

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable

Very appropriate and desirable

N/A

← 1 2 3 4 5 →

	1	2	3	4	5	N/A
Pedestrian friendliness		X				
Scale			X			
Compatibility with surrounding uses				X		
Vehicular circulation		X				
Traffic impact on neighboring streets		X				

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

The Shops at McKenna Creek

Meeting date:

6/1/17

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☐ Other _____

Reviewer name:

Greg Sergio
373 Beecher Rd Gahanna Ohio 43230

Reviewer status:

~~614-614-471-7174~~

☐ Commission Member

☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Does not fit at all. Too much retail directly in front of a residential community.

How would you improve the proposal as submitted?

No retail. The Otterbein facility just to the South would have been much better on this site.

What do you see as some of the outcomes of the proposal?

Severe traffic issues on Beecher Rd, due to 2 new curb cuts. North bound Hamilton Rd traffic can only access both new developments via Beecher Rd.

What are your overall comments or suggestions?

The traffic study must be completed while Columbus Academy is in full session. The traffic is already unbearable at times with no new development.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable

Very appropriate
and desirable

N/A

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Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

XXXXX

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Shops @ McKenna Creek

Meeting date:

6-1-17

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☐ Other _____

Reviewer name:

Deborah House

Reviewer status:

- ☐ Commission Member
☒ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

No. Destroys existing wooded, beautiful site next to residential area w/ negative impact on residential area.

How would you improve the proposal as submitted?

Eliminate curb cuts into Beecher

What do you see as some of the outcomes of the proposal?

- Dangerous intersections at Beecher and Hamilton with new curb cuts
- Decreased property values in Academy Ridge and Thurston
- If a restaurant is built would it serve alcohol?
- Concerned about traffic flow coming onto Beecher and increasing already high traffic from Columbus Academy
- Include sidewalk along Beecher
- Eliminate curb cuts into Beecher

What are your overall comments or suggestions?

- Maintain horticultural beauty w/ existing trees (can't tell from plan)
- Too much "junky" retail along Hamilton and within Gahanna
- Concern about existing empty "retail" in Gahanna, just start w/ Creekside
- Concern about impact on McKenna Creek and drainage

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate or desirable Very appropriate and desirable N/A

← 1 2 3 4 5 →

Pedestrian friendliness	X					
Scale	X					
Compatibility with surrounding uses	X					
Vehicular circulation	X					
Traffic impact on neighboring streets	X					

Gahanna Area Commission Feedback

Name: Ryan Spak

Area Commission #2

Meeting Date: 6/1/2017

Project Name: Shops at McKenna Creek (AC-0001-2017)

Project Type: Other (Pre-Final Plan Review)

Comments:

1. The thing that struck me almost immediately was that the parking lot seems large for this development. We discussed this at the meeting (City mandates minimum parking). Perhaps nothing can be done now, but hopefully this can be addressed in the future.
2. Several of the planning documents previously provided by the City emphasize that it is desirable to have a consistent “brand” of architecture. I have to admit that I didn’t fully understand what they meant until I saw a rendering of these shops. A wood/aluminum finish screams “Easton Gateway”, not “Gahanna”. It would be a fish out of water at that location on Hamilton. I’m not an architect so I can’t suggest something better, but I have to imagine it would be more in the direction of a decorative brick.
3. At the time of the meeting, building heights were not determined. I think 1-story would be most appropriate for this area, perhaps with additional height for decorative roofs.
4. A question for the City: who decides the design vehicle of the access points? I don’t know how delivery deals are made, but I know I’ve seen large Sysco food trucks even at tiny restaurants. Therefore, if a restaurant is a likely tenant, it seems like at least one access point should accommodate a WB-50 trailer. The right-in/right-out would be most logical, but sizing that for a trailer would have to be balanced to consider the shared use path (i.e., pavement width designed for trucks would allow cars to navigate it at a higher speed while crossing the path).

It doesn’t look like the current parking lot or drives are designed for a larger truck. Maybe that’s mostly the developer’s risk, but if it is built for a smaller design vehicle than is used, it will tear up landscaping, curbs, drive aprons, walks, paths, etc. that all exist within the public Right-of-Way.

5. I got the impression there is a history between the City and residents of the Academy Ridge neighborhood, so I didn’t want to interject in the discussion at the meeting. Maybe it’s still not my place, but I wanted to offer a few thoughts in private.

I understand people are protective of their neighborhoods...that’s a natural reaction. I also understand that some traffic concepts can be obtuse or even counter-intuitive. That said, I hope the City stands up for itself and considers the wants of “81 homes” vs the other 33,000+ residents and users of the roadways.

For example, adding two driveways is not a “four way intersection”...it’s a two-lane road with two drives. It’s nothing special, this configuration is ubiquitous throughout the city/region/state/country. Adding a walk on the north side of this proposal wouldn’t make sense without connecting it to the neighborhood. Connecting it would require moving/replacing guardrail, cutting down a significant number of trees and probably substantial earthwork in the “preservation area” that was to be untouched; all this for a sidewalk that is redundant with the other side of the road—which they were so quick to point out is “only 26 feet away”.

Gahanna Area Commission Feedback

Name: Ryan Spak

Area Commission #2

Meeting Date: 6/1/2017

Project Name: Shops at McKenna Creek (AC-0001-2017)

Project Type: Other (Pre-Final Plan Review)

Comments:

1. The thing that struck me almost immediately was that the parking lot seems large for this development. We discussed this at the meeting (City mandates minimum parking). Perhaps nothing can be done now, but hopefully this can be addressed in the future.
2. Several of the planning documents previously provided by the City emphasize that it is desirable to have a consistent “brand” of architecture. I have to admit that I didn’t fully understand what they meant until I saw a rendering of these shops. A wood/aluminum finish screams “Easton Gateway”, not “Gahanna”. It would be a fish out of water at that location on Hamilton. I’m not an architect so I can’t suggest something better, but I have to imagine it would be more in the direction of a decorative brick.
3. At the time of the meeting, building heights were not determined. I think 1-story would be most appropriate for this area, perhaps with additional height for decorative roofs.
4. A question for the City: who decides the design vehicle of the access points? I don’t know how delivery deals are made, but I know I’ve seen large Sysco food trucks even at tiny restaurants. Therefore, if a restaurant is a likely tenant, it seems like at least one access point should accommodate a WB-50 trailer. The right-in/right-out would be most logical, but sizing that for a trailer would have to be balanced to consider the shared use path (i.e., pavement width designed for trucks would allow cars to navigate it at a higher speed while crossing the path).

It doesn’t look like the current parking lot or drives are designed for a larger truck. Maybe that’s mostly the developer’s risk, but if it is built for a smaller design vehicle than is used, it will tear up landscaping, curbs, drive aprons, walks, paths, etc. that all exist within the public Right-of-Way.

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Exhibit C

Ordinance 111-1990

EXHIBIT C

DEVELOPMENT STANDARDS

for

Planned Commercial Center District

Zoning Application No. ZC-10-90

A. Use limitations.

1. No building or premises shall be used, constructed, erected, arranged, designed or intended to be used as:
 - a. An adult bookstore, adult theater or adult entertainment establishment;
 - b. A vehicle sales or service facility of any kind, including gasoline service station and repair shop for automobiles, recreational vehicles or other vehicles; or
 - c. A boat or trailer sales or service establishment.
2. Free-standing or guyed antenna towers are prohibited.

B. Lighting standards.

1. All lighting fixtures shall not exceed 24 feet in height, and any light fixture more than 16 feet in height, other than internally illuminated signs, shall be a cut-off type fixture (down lighting) so that such lighting shall not shine above the horizontal.
2. Pole mounted lighting shall be mounted on poles which are wood or black, dark brown or bronze colored metal.

C. Signage standards.

1. Sign frames and poles shall be black, dark brown, dark charcoal, dark rust, dark maroon, dark green or dark bronze in color.
2. Only internally illuminated graphics shall be utilized, except that monument-type signs may be externally illuminated.

D. Landscape standards.

1. Development planning and engineering shall assure that all reasonable steps are taken to assure that the ravine along the west edge of the PCC District shall, to the extent located in the PCC District, remain substantially in its natural state, subject to deviation therefrom necessary for the construction of the Access Road (the road separating Parcel #1 and Parcel #2 as those Parcels are designated on the Survey) and utility lines in and adjacent thereto, the construction of sanitary sewer lines to provide service for the PCC District to the sanitary sewer line to be constructed in said ravine and any improvements required to provide for proper storm water drainage from the PCC District into said ravine.
2. Within the required parking set back along Hamilton Road and the south side of the Access Road, reasonable efforts will be made to preserve a reasonable number of existing trees having a diameter of more than eight inches in order to provide a pleasing streetscape without unduly restricting visibility of the development in the PCC District from Hamilton Road and the Access Road.
3. Landscaping shall be provided at the following ratio of lot coverage (both buildings and parking/loading).
 - a. 0 to 20,000 square feet - 6" of total trunk diameter plus an additional 1" of total trunk diameter for every 4,000 square feet of coverage.
 - b. 20,000 to 100,000 - 10" of total trunk diameter plus an additional 1" of total trunk diameter for every 4,000 square feet of coverage over 20,000.
 - c. Over 100,000 square feet - 20" of total trunk diameter plus an additional 1" of total trunk diameter for every 6,500 square feet of coverage over 100,000.

Such tree planting material shall be used to provide plantings within parking areas, as part of frontage treatment, and to accent buildings. Existing trees of 3" diameter or greater which are

retained on a site may be used as part of the above requirements as long as such trees are not located in service areas. Minimum tree trunk size shall be not less than 2" diameter at time of planting.

4. At the east edge of the parking lot on Parcel #1, except at driveways onto Hamilton Road, screening from Hamilton Road shall be provided to a total height of not less than 3 feet above the finished grade of the parking lot by means of one, or a combination of two or more, of the following: (a) earthen mounding; (b) plantings having an opacity of not less than 75% at time of planting; (c) walls; or (d) grading the parking lot to an elevation below the grade of the area east of the parking lot.
- E. Dumpster screening: Trash containers and dumpsters of any type shall be contained within buildings or shall be enclosed on all sides with fences or walls of brick, stone or wood at least six feet in height or with landscape materials of at least 80% opacity and at least six feet in height at time of planting.
- F. Building design standards.
1. The design of building facades facing Hamilton Road which are constructed on Parcel #1 will be in the style shown on the renderings attached to these Design Standards as Attachments 1 and 2, although those renderings do not depict the exact appearance of those facades because the building layout and final detailing has not been determined.
 2. The building facades facing Hamilton Road on buildings constructed on Parcel #1 will be articulated and have varying roof lines generally as shown on those renderings in order to avoid the appearance of a flat-walled traditional strip shopping center.
 3. The architectural design of all buildings shall employ only the following building finish materials: wood; brick; stone; dryvit; or stucco, except that windows, doors and accents may be of other materials. All four sides, or all facades, shall be finished in one or more of those materials.

4. The colors of exterior finishes of buildings will be either natural colors (for example, but not by way of limitation, brick, stone, copper or brass) or applied finishes in white or shades and tones of brown, rust, tan, grey and cream, with accents of other colors being permitted.



