

December 28, 2017

Logan Stang
Planner I
City of Dublin
5800 Shier-Rings Road
Dublin, Ohio 43016

Echo Hospital – Site Plan Review/Development Plan Review/Preliminary Plat/Final Plat/Mast Sign Plan:

Dear Logan,

Preliminary and Final Plats

- 1) Please include the proposed Neighborhood Public Street design section on the plats.

Response: The Neighborhood Public Street section has been included on the Site Plan (Sheet 4). A typical street section is not normally included on a plat.

- 2) Please identify in a note the 15-foot Corner Side Setback from the proposed Neighborhood Public Street and the 15-foot setback from SR 161.

Response: Sheets are updated to show 15 foot setbacks.

Architecture

- 3) Please provide a scale for all architectural drawings including floor plan, roof plan and elevations.

Response: A scale has been provided on all plans.

- 4) Please provide longitudinal and transverse sections through the building with all necessary vertical datum so that story heights, parapet heights, and mechanical screening heights can be determined.

Response: Longitudinal and cross sections have been provided.

- 5) Please provide window details/specifications to determine if spandrel glass is used and to verify transparency calculations.

Response: Window specifications have been provided.

- 6) Please provide wall sections through windows to verify requirements for sills and lintels are being met with this proposal.

Response: Wall sections have been provided.

- 7) Please verify that the floor plan and elevations are consistent with canopy locations and fenestration patterns as the current proposal has discrepancies.

Response: Plans and elevations have been updated to remove discrepancies.

- 8) Please identify any architectural detailing on the elevations such as variation in brick pattern.

Response: The elevations show proposed architectural detailing and brick patterns.

- 9) Please provide additional details for any proposed rooftop mechanicals, the screening materials and color to verify conformance with code requirements.

Response: Details for equipment screening have been provided.

Engineering

- 10) Please contact Aaron Stanford, Senior Civil Engineer to discuss the design and construction of the Neighborhood Street and update all plans accordingly.

Response: Aaron Stanford has been contacted multiple time with no return phone call. We had full intentions to address this comment and have made multiple efforts to contact Aaron Stanford.

- 11) Please update all plans to include the 15-foot setback from the proposed Neighborhood Street right-of-way.

Response: Plans have been updated to show a 15-foot setback on the Neighborhood Street

- 12) Please provide, if possible, the Overhead Electric Easement limitation language to verify and understand the modifications available within the easement.

Response: This information has been provided for your records.

- 13) Please provide a parking plan statement outlining the parking demand for this facility and justification for the proposed number of spaces on site.

Response: 6 – 10 staff on 12 hour shifts = 10 spaces; 8 inpatient rooms = 8 spaces; 7 outpatient exam rooms = 7 spaces; typical total parking requirement is 30 – 35 spaces to accommodate staff, visitors/ patients and account for overlap during shift changes. The plan proposes 34 spaces to meet the proposed use needs.

- 14) Please provide dimensions for all structures (building, trash enclosure, mechanical enclosure) from closest point of surrounding structures and all property lines/rights-of way.

Response: Dimensions have been added to the Site Plan (Sheet 04)

- 15) Please incorporate interior landscape islands into on-site drainage and stormwater management or provide justification as to how this is not practicable for this proposal.

Response: The island at the drop off has two canopy support columns in it. Making this island a permanently saturated environment would compromise the structural integrity of the canopy and support

column foundations. The two islands to the south of the building are too small to affect the stormwater detention requirement if converted into BMPs. This site would not benefit from parking island BMPs.

- 16) Please provide proposed lighting pole heights and base installation heights and initial lamp lumens for all exterior fixtures.

Response: Lighting specifications have been provided.

Master Sign Plan

- 17) Please revise sign plan to state "Tenant" in place of "Logo" for the identification signs. Want to ensure that the package does not limit signage to logos for an operator and to avoid misinterpretation of the proposal.

*Response: The word "Logo" has replaced with **** on the identification signs as a placeholder for the end user.*

- 18) Please remove logos from directional signs and reduce overall size to correspond with permitted on-site directional signage.

Response: Logos have been removed from the directional signs and overall height reduced to 36".

- 19) Please provide height from grade to the top of all signs.

Response: Signs have been revised to show heights.

- 20) Are the proposed wall signs limited specifically to the height and widths presented? If not, then a note needs to be added to the document stating that the dimensions can vary so long as the overall size does not exceed the proposed area.

Response: A note has been added stating the dimensions can vary as long as the total square feet does not exceed the proposed area.

- 21) Similarly, are the locations proposed the agreed upon locations or can they move on the elevations? A note should be added that allows for administrative approval (staff) of sign location changes so long as design, height, and overall size are maintained.

Response: The locations shown are the agreed upon locations on the elevations. No note has been added to the plans.

- 22) Please verify architectural details, sign locations, and sign details (coloring) throughout the submittal as there are discrepancies between documents.

Response: All signage has been removed from the architectural elevations presented by Page to ensure that the master sign package presented by Innerface represents the desired sign details, colors, locations, etc. without discrepancies.

- 23) Please provide a scale for all individual sign details to verify dimensions (silhouette next to the monument sign on Page 2 exceeds 7 feet in height).

Response: A scale has been provided for all sign details.

24) Please add a note stating that the future tenant panels will be limited to the color allowances in the code and proposed with this application.

Response: This note has been added to the Master Sign Plan package.

Landscape

25) Please provide the proposed bench details and any additional landscape elements within the plaza area.

Response: Additional details are provided on the Landscape Details Sheet (Sheet 09), including benches, bollards and bike rack.

26) Please see attached PDF for additional comments regarding the landscape plan.

Potential to shed canopy stormwater into required bio-retention basin.

Response: Addressed in response to comment 15 above.

Foundation plantings required

Response: Foundation plantings have been added to the Landscape Plan (Sheet 07).

Bio-retention is required to be integrated with stormwater system.

Response: Addressed in response to comment 15 above.

Contact City Forester for street tree approval

Response: Paula Chope requests Japanese tree lilac (Syringa reticulata 'Ivory Silk'). This has been updated on the Landscape Plan (Sheet 07).

Sincerely,

Linda Menery, Justin Maxwell and Steve Nixon, EMH&T

Enclosures: 1

Copies: