



New Albany Planning Commission Agenda
Monday, October 17, 2022 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call To Order

II. Roll Call

III. Action of Minutes: September 19, 2022

IV. Additions or Corrections to Agenda

Swear in All Witnesses/Applicants/Staff whom plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth".

V. Hearing of Visitors for Items Not on Tonight's Agenda

VII. Cases:

FDP-115-2022 Final Development Plan

Final development plan modification to allow for construction of a 2,394 square foot carry out food and beverage establishment with drive-through facility on approximately 2+/- acres located immediately north of Johnstown Road and generally south of the intersection at Bevelhymer Road and Walton Parkway (PID: 222-004463).

Applicant: Prime AE Group, c/o Steve Fox

Motion of Acceptance of staff reports and related documents into the record for FDP-115-2022.

Motion of approval for application FDP-115-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-116-2022 Final Development Plan

Final development plan modification to allow for construction of a 4,154 square foot car service use on 1.25 acres located generally near the southeast corner of US-62 and Forest Drive (PID: 222-005179-00).

Applicant: Valvoline LLC

Motion of Acceptance of staff reports and related documents into the record for FDP-116-2022.

Motion of approval for application FDP-116-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-118-2022 Conditional Use

Request for a conditional use permit to operate a car service use located generally near the southeast corner of US-62 and Forest Drive (PID: 222-005179-00).

Applicant: Valvoline LLC

Motion of Acceptance of staff reports and related documents into the record for CU-118-2022.

Motion of approval for application CU-118-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VIII. Other Business**IX. Poll members for comment****X. Adjournment**


**NEW
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New Albany Planning Commission
September 19, 2022 DRAFT Minutes

Planning Commission met in regular session in the Council Chambers at Village Hall, 99 W. Main Street and was called to order by Planning Commission Chair Mr. Neil Kirby at 7:01 p.m.

Those answering roll call:

Mr. Neil Kirby, Chair	Present
Mr. David Wallace	Present, arrived 7:02 p.m.
Mr. Hans Schell	Present
Ms. Sarah Briggs	Present
Mr. Bruce Larsen	Present
Mr. Matt Shull (Council liaison)	Present

Staff members present: Stephen Mayer, Development Services Coordinator; Chris Christian, Planner; Chelsea Nichols, Planner; Sierra Cratic-Smith, Planner; Jay Herskowitz, City Engineer for Mr. Ferris; Benjamin Albrecht, Interim City Attorney; and Josie Taylor, Clerk.

(Mr. Wallace entered the meeting at 7:02 p.m.)

Mr. Kirby asked if there were any corrections to the August 15, 2022 meeting minutes.

Ms. Briggs noted that she was not present for the August 15, 2022 meeting but had been marked as "Present" on the minutes.

Moved by Mr. Schell to approve the August 15, 2022 meeting minutes as modified by Ms. Briggs's comment, seconded by Mr. Larsen. Upon roll call: Mr. Schell, yea; Mr. Larsen, yea; Ms. Briggs, yea; Mr. Wallace, yea; Mr. Kirby, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Mr. Kirby asked if there were any additions or corrections to the Agenda.

Mr. Christian stated yes, staff wanted to remove the discussion on the waiver code modifications from the Other Business section as they were currently being worked on.

Mr. Kirby swore all who would be speaking before the Planning Commission (hereafter, "PC") this evening to tell the truth and nothing but the truth.

Mr. Kirby asked if there were any persons wishing to speak to the PC on items not on tonight's Agenda. (No response.)

ZC-82-2022 Rezoning

Request to rezone 8.83 acres located at 6700, 6770, 6800 Central College Road from Agricultural (AG) to Limited Suburban Single-Family Residential District (L-R-4) for an area to be known as the Alden Woods Zoning District to permit a subdivision consisting of nine new single-family lots (PID: 222-004860).

Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Ms. Nichols presented the staff report. Ms. Nichols noted an updated letter had been printed and provided to PC members at this time due to the correction of a typo.

Mr. Kirby asked if there were any Engineering comments on this application.

Mr. Herskowitz stated Engineering recommended that forty (40) feet of the right-of-way be dedicated adjacent to the proposed development. Mr. Herskowitz stated studies were currently being conducted to determine if any wetlands would be impacted and the applicant committed to provide that information. Mr. Herskowitz stated Engineering wanted to have the reserves encompassed by drainage easements and, in addition to other things, primarily intersection sight distance triangles at the curb cut on Central College Road to make sure motorists' views are not impeded on turns.

Mr. Kirby asked if the applicant wanted to provide comments.

Mr. Aaron Underhill, Underhill & Hodge for Maletz Builders, stated the property would have a total of nine (9) custom homes, each costing approximately \$1.2 million. Mr. Underhill noted the school impact would be minor and be a net positive for the City with only a few students likely.

Mr. Kirby asked if the applicant had any conflicts with the conditions from Engineering or staff reports.

Mr. Underhill stated no.

Mr. Kirby asked staff if they wanted the amount for the additional parkland to be subject to staff approval.

Ms. Nichols stated the amount was based on a cost of \$40,000/acre.

Mr. Kirby stated so they were good with that number.

Ms. Nichols stated yes.

Mr. Kirby noted this was rezoned to limited R4 although some of the paperwork stated R3.

Ms. Nichols stated R4 was correct.

Mr. Kirby asked if down casting lighting would be a problem.

Mr. Underhill stated no.

Mr. Kirby stated okay and asked if there would be street lighting either at the Central College Road intersection or internally.

Mr. Underhill stated he imagined at the intersections and noted they would need to adhere to Code.

Mr. Kirby asked if they would have sufficient safety measures for low drop off at the pond.

Mr. Underhill stated yes but did not know if that would be a concern so they would be studying that.

Mr. Kirby asked if it was expected to be wet most of the year or only during storms.

Mr. Andrew Maletz, Maletz Builders, stated it would be wet.

Mr. Kirby stated it was a wet pond and asked if there would not be space for any dry pond.

Mr. Maletz stated there did not appear to be.

Mr. Kirby asked if five (5) feet was the new sidewalk number.

Mr. Mayer stated yes.

Mr. Kirby stated that in the buffer the applicant would be keeping trees of a certain size and up and could trim the dead ones, and asked if there were any other rules for that zone.

Ms. Nichols stated yes, they would keep trees above a certain size and trim dead ones, and there were restrictions on what could be installed in the thirty (30) foot buffer zone.

Mr. Kirby asked if the residents could seed it with grass and mow it.

Ms. Nichols stated correct.

Mr. Kirby asked if was not to be a natural preservation zone.

Ms. Nichols stated correct.

Mr. Underhill stated correct. Mr. Underhill noted that certain trees they had initially believed to be in the zone were found not to be.

Mr. Kirby asked if there was an expectation they would be adding trees to that zone.

Mr. Maletz stated they would try to preserve as many trees as possible, but they suspected that in the center and green spaces they would add additional trees.

Mr. Kirby stated okay and asked staff if they wanted a commitment to that or if that was sufficient.

Mr. Mayer stated they believed it was sufficient.

Mr. Kirby stated he wanted to compliment the applicant on the details provided in the application.

Mr. Schell asked if there had been any thought to having age restricted homes to avoid any school impact.

Mr. Underhill stated such homes often had issues with their administration with the home owners association and could be cost prohibitive given the size here.

Mr. Schell asked if this would be too small to get a letter from the schools.

Mr. Underhill stated they could try to get a letter of support.

Mr. Schell asked if this was just too small.

Mr. Underhill stated yes, they might not even engage in this.

Mr. Schell stated it was a big win financially.

Mr. Underhill stated right.

Ms. Briggs asked to have the presentation show the applicant's newly provided renderings and asked if these were meant to be front drives.

Mr. Maletz stated yes.

Ms. Briggs asked staff to show the site plans and stated there was at least one property on the corner and a couple others. Ms. Briggs asked how many homes were currently near the property.

Mr. Maletz stated there were a total of seven (7) parcels to the left.

Mr. Underhill stated they were all under different ownership.

Ms. Briggs stated she was thinking of the road connection.

Mr. Underhill stated that was one of the reasons they were not building it right now.

Ms. Briggs stated that would also then bring in a different traffic situation.

Mr. Kirby asked if any members of the public wanted to provide comments.

Mr. Joe Lasloe, Summersweet Drive, stated he and neighbors had discussed this development. Mr. Lasloe stated he had noticed in the presentation there was an area that was labeled with the phrase existing trees to be conserved and asked if that was an accurate representation of the trees that would be preserved.

Mr. Maletz stated they had conducted a tree survey and had identified trees over an eight (8) inch caliper. Mr. Maletz stated that in any of the green space areas that

represented the extent of the trees that met criteria and would remain. Mr. Maletz pointed out areas on the presentation where that was the case. Mr. Maletz stated that on individual parcels they had identified the trees so they could be considered for house placement. Mr. Maletz noted that if any trees would be in the center of a lot it may need to be removed but they were looking to preserve trees on the lots and in the thirty (30) foot buffer zone.

Mr. Lasloe stated that Lot 6, on the northeast corner of the development, had a tree on it that was over 100 years old and it was not clear if it was in the buffer zone.

Mr. Maletz stated he was not sure which one Mr. Lasloe was referencing, but there were some trees there that were quite large and noted which he thought would remain but said he could not say about some others.

Mr. Lasloe asked if he could agree to preserve one of the older trees to the dripline.

Mr. Maletz stated that was the typical way to preserve trees and ensure their longevity.

Mr. Lasloe asked if the whole perimeter to the dripline could be preserved.

Mr. Maletz stated he had no objection to that.

Mr. Lasloe stated he appreciated that.

Mr. Kirby asked if there would be snow fencing at construction to keep equipment operators out of the buffer.

Mr. Maletz stated yes, he expected protection would be along the property line and buffer zone.

Mr. Kirby asked if a snow fence would be used.

Mr. Maletz stated he would defer to the City on this issue.

Mr. Kirby stated he had seen run over silt fencing as some developers did not like it but, snow fencing could be used to help preserve a lot.

Mr. Maletz stated he would defer to what the necessary requirements were on that.

Mr. Kirby asked if staff was fine with that.

Mr. Mayer stated yes.

Mr. James Price, 6811 Summersweet Drive, stated he and his family were early purchasers in their subdivision and had selected their lot because of the vegetation. Mr. Price provided photos to the PC of a tree he could see from his home which he believed to be over 100 years old and stated he hoped it would be preserved.

Mr. Schell asked if the tree Mr. Price referred to was one of the two shown on the presentation.

Mr. Price stated it was at the far end, or the one on the northeast corner.

Mr. Maletz stated he thought it was right at the edge.

Mr. Schell asked Mr. Maletz if those would not be disturbed.

Mr. Maletz stated he would be willing to preserve those.

Mr. Kirby stated it would be an easy selling point to have that in the backyard.

Mr. Maletz stated absolutely.

Mr. Price stated thank you, they were valuable trees and would add to the value of the home.

Mr. Wallace asked if there was anything in the text that would prevent the homeowners from cutting or removing trees on their lots once they purchased the property.

Mr. Underhill stated only in the buffer zone, but if they wanted to condition that the tree would be saved they could add that to the text.

Mr. Wallace stated it would be good to find a way to prevent new owners from removing the trees and that could prevent future issues coming before the PC.

Mr. Kirk Smith, 6830 Central College Road, stated he thought this was awesome. Mr. Smith said he worried about left turns into the site as it was an actively used path and noted he encouraged the use of stop signs for the pedestrian path or something else as it could be dangerous. Mr. Smith asked if school density studies were not required.

Mr. Kirby stated a school impact statement was required and had been met. Mr. Kirby stated the payment by the new homeowners in the community would overpay due to the number of homes and expected number of children that would enter the school system.

Mr. Smith asked what the net number was.

Mr. Underhill stated they typically used a .8 factor in communities such as this, so about 7.2 children.

Mr. Kirby stated it was net plus five (5) or so, given the existing homes.

Mr. Smith asked when this would start construction and when it would be completed.

Mr. Maletz stated they would hope to start construction by the end of 2022 but more likely by about early 2023.

Mr. Smith asked if the fencing would be white horse fence.

Mr. Maletz stated it would be white horse fencing along Central College from west to east edges.

Mr. Kirby asked if it would be at the right-of-way line.

Mr. Maletz stated he believed it would be at the right-of-way line.

Mr. Mayer stated it typically ran just behind the right-of-way line.

Mr. Smith stated he was excited about this and wished Mr. Maletz good luck.

Mr. Kirby asked if the bike path stop signs would be a City issue.

Mr. Mayer stated yes, it would be part of the street plans.

Mr. Shull stated he believed it might be good to do a traffic study there as development on Central College occurs and he thought this might be the time to begin looking at something like that.

Mr. Kirby asked what the distance was from the community entrance to the intersection on S.R. 605 and Central College Road.

Ms. Nichols stated she had not measured.

Mr. Mayer stated it was approximately 770 feet.

Mr. Kirby asked what the speed limit was.

Mr. Smith stated 45 mph.

Mr. Kirby stated they were then not that tight on this issue. Mr. Kirby asked if other members of the public had any comments. (No response.)

Mr. Shull asked staff about installing the ten (10) foot stub street and asked if there was a way to change the language so it indicated it was intended to be extended so it was really well known by buyers.

Mr. Mayer stated they could amend that language.

Ms. Nichols stated the developer had committed to installing a sign where the pavement ended indicating the extension would happen.

Mr. Kirby asked if that could be part of the land purchase agreement to the first buyer.

Mr. Underhill stated it could be done.

Mr. Kirby stated he only asked that it be in the first sale.

Moved by Mr. Kirby to accept the staff reports and related documents into the record for ZC-82-2022 with the correction to R4 from R3, seconded by Ms. Briggs. Upon roll call: Mr. Kirby, yea; Ms. Briggs, yea; Mr. Larsen, yea; Mr. Schell, yea; Mr. Wallace, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Kirby to approve ZC-82-2022 based on the findings in the staff report with the conditions listed in the staff report and the following additional conditions:

1. The city engineer comments must be addressed at the time of engineering permits, subject to staff approval;
 2. Lights would be down cast;
 3. Snow fence so that it will be visible, as opposed to silt fence, to protect the protected trees and buffer zone;
 4. The particular trees identified in the PC meeting that are not in the buffer zone will be marked as saved;
 5. The street plan will include stop signs for pedestrians crossing the entranceway;
 6. Disclosure on the street extension as part of the land sales;
 7. The applicant will work with the City Traffic Engineer to do a traffic analysis to determine if a full traffic study is warranted;
- seconded by Mr. Larsen. Upon roll call: Mr. Kirby, yea; Mr. Larsen, yea; Ms. Briggs, yea; Mr. Schell, yea; Mr. Wallace, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

CU-101-2022 Conditional Use

Request for a conditional use permit to operate an industrial manufacturing and assembly conditional use to allow the operation of a concrete batch plant located at 4680 Ganton Parkway (PID: 094-107106-00).

Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Ms. Nichols presented the staff report.

Mr. Kirby asked if there were any Engineering comments on this application.

Mr. Herskowitz stated Engineering believed there was a typo on the zoning exhibited. Mr. Herskowitz said it was not a 39 foot right-of-way to the center line but a fifty (50) foot right-of-way, as that was established when Ganton Parkway was dedicated. Mr. Herskowitz stated Engineering would recommended, with curb cuts, that an intersection sight distance analysis be conducted to determine if there were any motorist view issues.

Mr. Kirby asked if the applicant had any comments.

Mr. Underhill, attorney for MBJ Holdings, stated the permanent location would be in Jersey Township but the zoning process was rather slow and they needed a temporary solution for what they hoped would be less than three (3) years time. Mr. Underhill stated they asked for the full time just in case it was needed.

Mr. Kirby asked if there was any conflict with the Engineering comments.

Mr. Underhill stated no and said they would correct the exhibit on the right-of-way. Mr. Underhill stated they preferred a right-out but would agree to the condition.

Mr. Kirby asked if MBJ Holdings currently owned the property.

Mr. Underhill stated yes.

Mr. Kirby asked if MBJ Holdings would retain ownership throughout the conditional use period.

Mr. Underhill stated yes.

Mr. Kirby asked if, given the current ownership of the current site, did Mr. Underhill believe the current agreements with the applicant would not inhibit reselling the land when they were done.

Mr. Underhill stated they had a lease pending for the site with significant restoration provisions.

Mr. Kirby stated thank you.

Mr. Wallace stated he had not seen commitments to keep this site clean and visually appealing from adjacent roadways and sightlines and asked if the applicant would agree to that as well.

Mr. Underhill stated yes.

Mr. Wallace asked if they could amend the second condition to add that it was until what would occur in Jersey Township occurred, whichever happened earlier.

Mr. Underhill stated sure.

Mr. Larsen asked if, when the site was abandoned, what protections there were that it would be cleaned up and left in good condition versus just piles of rock there.

Mr. Tom Rubey, New Albany Company, stated that as the property owner they were motivated to clean it up after a use such as this and to have the site be marketable for a permanent use. Mr. Rubey stated they were not concerned there would be any issue with this.

Mr. Larsen stated he just wanted to be sure there was guarantee and said he would like to add that as a condition.

Mr. Kirby stated they had experience flipping this type of land and presumed they would be okay, but they could discuss what the condition would be.

Mr. Larsen stated he did not disagree but he wanted the protection. Mr. Larsen asked what noise levels the site would have.

Mr. Underhill stated it would be similar to what it was now and there had not been any noise complaints about it

Mr. Kirby asked if members of the public had any questions. (No response.)

Moved by Mr. Kirby to accept the staff reports and related documents into the record for CU-101-2022, seconded by Ms. Briggs. Upon roll call: Mr. Kirby, yea; Ms. Briggs, yea; Mr. Wallace, yea; Mr. Schell, yea; Mr. Larsen, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Wallace to approve CU-101-2022 based on the findings in the staff report with the conditions listed in the staff report with condition 2 in the staff report amended to "That this currently proposed batch plant only be in operation until October 31, 2025; or another conditional use is submitted to extend its use past this date; or until the permanent site in Jersey Township is available, whichever occurs first" and the following additional conditions:
7. The conditions from the prior site approval, to keep the site visually appealing from adjacent roadways and sightlines, are retained on this site;
8. The land be restored to a saleable condition at the termination;
seconded by Mr. Schell. Upon roll call: Mr. Wallace, yea; Mr. Schell, yea; Ms. Briggs, yea; Mr. Larsen, yea; Mr. Kirby, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

ZC-102-2022 Rezoning

Request to rezone 509.17 acres located at Johnstown-Utica Road and Beech Road from Agricultural (AG) to Limited General Employment District (L-GE) for an area to be known as the Business and Technology Zoning District (PID: 222-004860).

Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Ms. Nichols presented the staff report.

Mr. Kirby asked if there were any Engineering comments on this application.

Mr. Herskowitz stated Engineering recommended that any private roads be built to public road standards and the Applicant commit to conduct an environmental evaluation to determine if there were any wetland impacts.

Mr. Shull asked Ms. Nichols if 85 feet was the maximum height as he thought it was 65 feet.

Ms. Nichols stated the staff report and applicant both stated 85 feet and noted that a typical LGE did not require a height maximum so establishing an 85 foot maximum height was stricter than normal.

Mr. Shull stated thank you.

Mr. Kirby asked if the applicant wanted to provide comments.

Mr. Underhill, for MBJ Holdings, stated this was part of the larger annexation agreement with Jersey Township for Intel and, with the LGE standards here, should have the same uses as the business park has had to date.

Mr. Kirby asked if there were any conflicts with Engineering.

Mr. Underhill stated no.

Mr. Kirby asked if there would be private roads here.

Mr. Rubey stated they did not anticipate having them, but wanted the flexibility just in case they were needed.

Mr. Kirby asked staff if it would be okay for private roads to be subject to staff approval.

Mr. Mayer stated yes and noted staff normally preferred public streets.

Mr. Rubey stated there were several roadway extensions from the Strategic Plan and Walnut was the only one that would impact this site. Mr. Rubey stated they were working on a traffic analysis with staff and the City Traffic Engineer.

Mr. Kirby stated that if they were erring please err to connect it with Beech.

Mr. Rubey stated he agreed.

Mr. Schell asked if there was any chance they would want to change this to TMD later on.

Mr. Rubey stated no, their objective was to have a more pared list of uses at this location.

Mr. Schell stated okay.

Mr. Underhill stated they had believed TMD was not appropriate here, mostly due to the proximity of the larger project. Mr. Underhill stated that he could see some situations in the future where they might tack on to the TMD if it made sense, but he did not envision that for this site.

Mr. Schell stated there were nine (9) existing homes and asked if children in those homes were in the school district.

Mr. Rubey stated the homes were occupied but they were not sure.

Mr. Schell asked if the students would be pulled out and then put back in.

Mr. Rubey stated the homes were outside New Albany schools.

Mr. Kirby stated the issue still remained.

Mr. Schell stated they were pulling children out of some districts.

Mr. Rubey and Mr. Underhill stated right.

Mr. Kirby asked staff if they recalled the issues they had discussed regarding tweaks to the LGE language.

Mr. Mayer stated he believed there had been a discussion on updating the text to allow for solar panels.

Mr. Kirby asked if staff could work with the developer to see if any of that was mutually agreeable language.

Mr. Mayer stated okay.

Mr. Kirby asked if the annexation failed at the county level then having the PC rezone it would have no effect.

Mr. Mayer stated it would have no effect and, when it went to City Council, the annexation would be placed before the rezoning.

Mr. Underhill stated that with annexations there were two (2) points of decision, one with the county, which had already approved this, and the other with City Council, which still needed to decide.

Mr. Kirby stated he was just tracking if a condition would be needed. Mr. Kirby asked if members of the public had any comments.

Mr. Jim Zaminsky, 8200 Clouse Road, stated his property butted up to the Licking County property line. Mr. Zaminsky stated the Strategic Plan noted a road extension from along the county line from Jug to Walnut. Mr. Zaminsky stated in most places that did not mention an extension of Clouse but several pages showed a potential future expansion of Clouse that would go through a forever wetland. Mr. Zaminsky asked what the future road plan was as it appeared to be in conflict.

Mr. Rubey stated they knew more today than when the Strategic Plan had been originally established and the wetland had been brought to their attention. Mr. Rubey stated there were several questions that still needed to be answered as they reviewed the roads and site on a regional basis. Mr. Rubey stated he believed that a road was precluded in that area.

Mr. Mayer stated there were deed restrictions on the land and it appeared it contained a perpetual condition on it that would not allow development and that is why the Strategic Plan did not show a connection there with roadways.

Mr. Kirby stated that had been the intent when that was done.

Mr. Rubey stated there had been thought to straighten out Central College and Jug to make it a more efficient east to west connector road.

Mr. Zaminsky asked if the county line road would happen.

Mr. Rubey stated they did not know if it would happen. Mr. Rubey said it would depend on the permitted land uses that occurred and the traffic generated from that.

Mr. Zaminsky stated that U.S. 62 and Walnut was a dangerous location now and if traffic were increased there it would make it worse. Mr. Zaminsky asked if a traffic circle would be added.

Mr. Rubey stated something would have to be done there if use increased as it was not safe now.

Mr. Kirby noted that was a U.S. highway, so there were others in the mix.

Mr. Zaminsky asked if, south of Beech Road, there were any light pollution considerations.

Mr. Kirby asked staff if down cast lighting was standard in the current LGE language.

Mr. Mayer stated it was not the standard language but he believed the limitation text stated all parking lots and private driveway lighting shall be cut off type fixtures and down cast and minimized to not spill over the site's boundaries and light fixtures should be no more than thirty (30) feet in height.

Mr. Zaminsky stated thank you.

Mr. Kirby asked if anyone else wished to speak on this. (No response.)

Moved by Mr. Kirby to accept the staff reports and related documents into the record for ZC-102-2022, seconded by Mr. Larsen. Upon roll call: Mr. Kirby, yea; Mr. Larsen, yea; Mr. Wallace, yea; Mr. Schell, yea; Ms. Briggs, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Kirby to approve ZC-102-2022 based on the findings in the staff report with the conditions listed in the staff report and the following additional conditions:

1. That the city engineer's comments be addressed at the time of engineering permits, subject to staff approval.
2. Private roads shall be subject to staff approval;
3. Language modifications, particularly those pertaining to solar, shall be worked on with staff;

seconded by Mr. Wallace. Upon roll call: Mr. Kirby, yea; Mr. Wallace, yea; Mr. Larsen, yea; Ms. Briggs, yea; Mr. Schell, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Mr. Kirby called for a five (5) minute break.

**Variance request to allow installation of a fence within a drainage easement of the Ebrington Recorded Plat located at 6988 Hanby's Loop (PID: 222-00483600).
Applicant: Ryan and Ashely Deal**

Ms. Cratic-Smith presented the staff report.

Mr. Kirby asked if there were any Engineering comments on this application.

Mr. Herskowitz stated Engineering supported the staff's recommendation on this.

Mr. Kirby asked if the applicant wanted to provide comments.

Mr. Ryan Deal, 6988 Hanby's Loop, stated he purchased this lot as it was the largest available. Mr. Deal stated he had been aware of the easement but did not know that meant a fence could not be built and there were fences there now. Mr. Deal stated he was trying to regain as much land as he could and fifteen (15) feet was a lot of space.

Mr. Kirby asked Mr. Albrecht if it was a reasonable layman's view to say that developers were not allowed to change neighbors' drainage.

Mr. Albrecht stated that was correct.

Mr. Kirby stated that in large flood events obstructions in the waterways were a serious issue. Mr. Kirby stated it appeared this swale was an emergency waterway for floods.

Mr. Schell asked if the fence could be in front of the zone or outside the zone.

Mr. Deal stated he did not know, he had not been told it was fifteen (15) feet and he had his neighbors' support.

Mr. Schell stated exceptions would create precedents.

Mr. Deal stated there was a fence at the rear of his lot.

Mr. Larsen asked if that fence was also in an easement.

Ms. Cratic-Smith stated yes.

Mr. Mayer stated that property was currently under Code enforcement and they were working with that neighbor on this issue.

Mr. Wallace stated the PC needed to be careful with granting variances due to precedents being established. Mr. Wallace stated there were also legal requirements that needed to be met to grant a variance and, in this situation, the requirements were not met and he would need to vote no due to this reason.

Mr. Kirby asked if any members of the public had any questions or comments. (No response.)

Moved by Mr. Kirby to accept the staff reports and related documents into the record for VAR-103-2022, seconded by Ms. Briggs. Upon roll call: Mr. Kirby, yea; Ms. Briggs, yea; Mr. Wallace, yea; Mr. Schell, yea; Mr. Larsen, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Wallace to approve VAR-103-2022 based on the findings in the staff report with the conditions listed in the staff report, seconded by Mr. Kirby. Upon roll call: Mr. Wallace, no; Mr. Kirby, no; Mr. Larsen, no; Ms. Briggs, no; Mr. Schell, no. Yea, 0; Nay, 5; Abstain, 0. Motion failed by a 0-5 vote.

Mr. Kirby stated this did not meet the Duncan criteria, this would affect neighbors, all properties had this condition, and this would affect health and safety as well. Mr. Kirby stated he found it to be substantial.

Mr. Wallace stated he voted no for these same reasons and that this not only failed the Duncan factors but the drainage and water flow issues were serious and also counseled against granting this variance.

Mr. Schell stated he was sorry and they were aware the applicant had made a major investment.

Mr. Deal asked how far back could the fence be built.

Mr. Kirby stated he believed if it were placed outside the easement it should be fine.

Mr. Mayer stated it would be buildable anywhere outside the rear easement.

Mr. Wallace noted that unfortunately, a developer's or builder's failure to state this information would not excuse this action.

ZC-105-2022 Rezoning

Request to rezone 18.3 acres located at 12525 Jug Street from Agricultural (AG) to Infill Planned Unit Development (I-PUD) for an area to be known as the Clover Valley Zoning District (PID: 037-112056-00).

Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Mr. Christian presented the staff report.

Mr. Kirby asked if the pavement setback did not include the access drive but did include things that would come off the access drive.

Mr. Christian stated that was correct.

Mr. Kirby asked if there were any Engineering comments on this application.

Mr. Herskowitz stated the applicants had agreed to complete the environmental assessment to determine wetland impacts, if any, and to build any private roads to public road standards.

Mr. Kirby asked if the applicant wanted to provide comments.

Mr. Underhill stated this was driven by the Clover Valley Road extension and the need for connectivity. Mr. Underhill stated this business was very nicely done and they wanted to help it continue to operate. Mr. Underhill discussed zoning and uses in the area.

Mr. Kirby asked if the two MBJ Holdings properties, one on Jug Street and one south of that, were zoned agricultural.

Mr. Underhill stated at the time of annexation, if accepted, they would be zoned agricultural but would then be reviewed to be zoned LGE.

Mr. Kirby indicated he was asking about the property to the east, not this one.

Mr. Underhill stated they were already zoned LGE.

Mr. Kirby asked if the I-PUD text matched those properties.

Mr. Underhill stated that was correct.

Mr. Larsen asked if the remaining part of this, which was not part of this parcel, was pre-approved or would it need to come back.

Mr. Underhill stated that was coming up as a final plat application.

Mr. Rubey stated the Clover Valley extension was now possible and was the reason for this.

Mr. Larsen asked if this was the last piece.

Mr. Rubey stated this was the last piece.

Mr. Kirby asked if there were any locked parcel rules as one area, subarea A, appeared it would be landlocked.

Mr. Mayer stated yes, there were frontage requirements and in order for this to be developed it would have to be combined with another lot that would have frontage on the future Clover Valley extension.

Mr. Underhill stated that they would need to have this immediately combined with the adjacent property.

Mr. Kirby stated okay.

Mr. Schell asked who owned the lot next to it.

Mr. Underhill stated MBJ Holdings was the owner.

Mr. Kirby asked if anyone from the public had any questions or comments. (No response.)

Moved by Mr. Kirby to accept the staff reports and related documents into the record for ZC-105-2022, seconded by Mr. Larsen. Upon roll call: Mr. Kirby, yea; Mr. Larsen, yea; Mr. Schell, yea; Ms. Briggs, yea; Mr. Wallace, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Schell to approve ZC-105-2022 based on the findings in the staff report with the two (2) conditions listed in the staff report, seconded by Ms. Briggs. Upon roll call: Mr. Schell, yea; Ms. Briggs, yea; Mr. Wallace, yea; Mr. Kirby, yea; Mr. Larsen, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

CU-106-2022 Conditional Use

Request for a conditional use permit to operate an industrial manufacturing and assembly conditional use to allow for the operation of a concrete batch plant located at 3210 Horizon Court (PID:095-111756-00).

Applicant: Pepper Construction Company and Lincoln Properties Company

Mr. Christian presented the staff report.

Mr. Kirby asked if there were any Engineering comments on this application.

Mr. Herskowitz stated there were no comments.

Mr. Zack Grabijas, Lincoln Property Company, stated Brian Lensink of Pepper Construction Company was also present. Mr. Grabijas stated concrete supplies they needed were not available for them to meet the schedule they had committed to with the City. Mr. Grabijas stated that in order to meet that schedule they needed to have a batch plant on the site. Mr. Grabijas stated that at the end of Phase 1 they would remove the batch plant, clean up, and landscape the site.

Mr. Schell stated this terminated on June 31, 2023, which was not a lot of time.

Mr. Grabijas stated right, that was their construction timeline and why they were using this to meet that.

Mr. Schell asked if that was enough time.

Mr. Grabijas stated yes for Phase 1 completion, there was a potential Phase 2 and they might return later, but they hoped to hold to this timeline.

Ms. Briggs asked if Phase 2 would be in two (2) years, four (4) years, etc.

Mr. Grabijas stated that was unknown, but likely in one (1) to two (2) years.

Mr. Larsen asked if, at the end, they would leave the site in saleable condition.

Mr. Grabijas stated yes.

Mr. Kirby stated he had conditions of visually appealing and restore when done.

Mr. Grabijas asked to clarify about visually appealing as they would likely have dirt mounds when constructing.

Mr. Kirby stated the mounds would help hide the site.

Mr. Grabijas stated okay.

Mr. Kirby asked if this would be for general use for others.

Mr. Grabijas stated it was only for them, not for private sale or other projects.

Mr. Kirby asked if members of the public had any questions or comments. (No response.)

Moved by Mr. Kirby to accept the staff reports and related documents into the record for CU-106-2022, seconded by Mr. Larsen. Upon roll call: Mr. Kirby, yea; Mr. Larsen, yea; Mr. Wallace, yea; Ms. Briggs, yea; Mr. Schell, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Kirby to approve CU-106-2022 based on the findings in the staff report with the three (3) conditions listed in the staff report and the following two (2) conditions:

4. Maintain the site in a visually appealing manner;

5. Restore the site to saleable condition when done;

seconded by Ms. Briggs. Upon roll call: Mr. Kirby, yea; Ms. Briggs, yea; Mr. Larsen, yea; Mr. Schell, yea; Mr. Wallace, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

FPL-109-2022 Preliminary and Final Plat

Preliminary and Final Plat for the dedication of Clover Valley Road, Jug Street Road and Mink Street (PID: 095-112188-00.000, 095-112188-00.001, 095-111948-00.000, 095-112080-02.000, 095-112080-00.000, 037-112056-00.001).

Applicant: City of New Albany

Mr. Christian presented the staff report for both FPL-109-2022 and FPL-110-2022.

Mr. Kirby asked if on the roads where they intersected a certain amount of frontage, new right-of-way was also being dedicated, particularly on Jug.

Mr. Christian stated that was correct.

Mr. Kirby asked if there were any Engineering comments on this application.

Mr. Herskowitz stated Engineering agreed with the proposed right-of-way. Mr. Herskowitz stated there were some missing instrument numbers they would like it to be clarified and they wanted to know whether the proposal was accepted by

resolution or ordinance. Mr. Herskowitz stated §1186.06 required EPA and Army Corp of Engineers requirements to be identified.

Mr. Kirby stated thank you and said he presumed the City was the applicant.

Mr. Mayer stated yes and he believed those permits were already in place as part of the construction.

Mr. Wallace noted these roads were fairly straight and asked if any speed curves would be needed.

Mr. Mayer stated they expected to add curb cuts and the speed limit he believed was 35 miles per hour. Mr. Mayer stated it had been reviewed by the City Traffic Engineer and New Albany Police Department and there were no current concerns but if any arose they would coordinate with the police department to manage that.

Ms. Briggs asked how many lanes there would be on the Clover Valley extension.

Mr. Mayer stated three (3) lanes, with a center turn lane.

Ms. Briggs stated thank you.

Moved by Mr. Kirby to accept the staff reports and related documents into the record for FPL-109-2022, seconded by Mr. Schell. Upon roll call: Mr. Kirby, yea; Mr. Schell, yea; Mr. Wallace, yea; Ms. Briggs, yea; Mr. Larsen, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Ms. Briggs to approve FPL-109-2022 based on the findings in the staff report with the condition listed in the staff report, seconded by Mr. Larsen. Upon roll call: Ms. Briggs, yea; Mr. Larsen, yea; Mr. Kirby, yea; Mr. Wallace, yea; Mr. Schell, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

FPL-110-2022 Preliminary and Final Plat

Preliminary and Final Plat for the dedication of Clover Valley Road, Harrison Road and Jug Street Road (PID: 095-111756-00.000, 095-111732-00.000, 095-112620-00.000, 095-111978-00.000, 095-111732-00.003, 095-112200-00.004, 095-112200-00.000, 095-111564-00.000).

Applicant: City of New Albany

Moved by Mr. Kirby to accept the staff reports and related documents into the record for preliminary and final plat FPL-110-2022, seconded by Ms. Briggs. Upon roll call: Mr. Kirby, yea; Ms. Briggs, yea; Mr. Larsen, yea; Mr. Schell, yea; Mr. Wallace, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Larsen to approve preliminary and final plat FPL-110-2022 based on the findings in the staff report with the condition listed in the staff report, seconded by Mr. Schell. Upon roll call: Mr. Larsen, yea; Mr. Schell, yea; Ms. Briggs, yea; Mr. Wallace, yea; Mr. Kirby, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Other Business

Poll Members for Comment

Mr. Wallace welcomed Ms. Cratic Smith.

Mr. Kirby adjourned the meeting at 9:21 p.m.

Submitted by Josie Taylor.

DRAFT

APPENDIX



Planning Commission Staff Report September 19, 2022 Meeting

ALDEN WOODS ZONING DISTRICT ZONING AMENDMENT

LOCATION: 6700, 6770, 6800 Central College Road (PID: 222-001997, 222-001998 and 222-001999).
APPLICANT: Underhill & Hodge LLC, c/o Aaron Underhill, Esq.
REQUEST: Zoning Amendment
ZONING: Agricultural (AG) to Limited Suburban Single-Family Residential District (L-R-4)
STRATEGIC PLAN: Residential District
APPLICATION: ZC-82-2022

Review based on: Application materials received on August 9, 2022

Staff report completed by Chelsea Nichols, Planner.

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to city Council to rezone 8.83+/- acres from Agricultural (AG) to Limited Suburban Single-Family Residential District (L-R-4). The proposed zoning will permit the creation of a new residential subdivision consisting of nine (9) single family lots. The zoning area will be known as the “Alden Woods Zoning District.”

On August 18, 2022, the Rocky-Fork Blacklick Accord Panel recommended approval of the application. The application met 93% of the Accord Town Residential land use district development standards. The associated rezoning is scheduled to be heard by City Council as an ordinance with an anticipated first reading on October 4th and second reading on October 18th.

Chapter 1160 of the city’s Codified Ordinances (Limited Overlay District) was established to address situations where the underlying straight zoning district is overly broad in terms of permitted or conditional uses or where increasing one or more of the minimum development standards or adding conditions for items not covered in the underlying zoning would be appropriate. The use of this district, which is voluntary on the part of the applicant, is designed to address situations where special circumstances or conditions exist as to a particular parcel of land that do not generally apply to other parcels within the same underlying zoning districts. The intent is to provide an alternative to a Planned Unit Development District where the applicant is seeking to limit the uses or increase the minimum development standards as set forth in code. All standards of the underlying zoning district shall be applicable unless specifically superseded by the Limited Overlay District text contained within the ordinance establishing such a zoning district for any particular real estate parcel within the city.

II. SITE DESCRIPTION & USE

The 8.83+/- acre zoning area is located in Franklin County and is made up of three properties. Each lot contains a single-family home. The site is located on the north side of Central College Road. The site is located generally east of New Albany Condit Road, generally west of the Wentworth Crossing subdivision, and generally south of the Courtyards at New Albany subdivision.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1160.02. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to city Council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (a) Adjacent land use.
- (b) The relationship of topography to the use intended or to its implications.
- (c) Access, traffic flow.
- (d) Adjacent zoning.
- (e) The correctness of the application for the type of change requested.
- (f) The relationship of the use requested to the public health, safety, or general welfare.
- (g) The relationship of the area requested to the area to be used.
- (h) The impact of the proposed use on the local school district(s).

A. Engage New Albany Strategic Plan

The site is located within the Residential District future land use district. The Engage New Albany Strategic Plan lists the following development standards for the Residential District:

- Organically shaped stormwater management ponds and areas should be incorporated into the overall design as natural features and assets to the community.
- Houses should front onto public open spaces and not back onto public parks or roads.
- All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site.
- A hierarchy of open spaces is encouraged. Each development should have at least one open space located near the center of the development. Typically, neighborhood parks range from a half an acre to 5 acres. Multiple greens may be necessary in large developments to provide centrally located greens.
- Adequate amounts of open space and parkland are encouraged to be provided on site.
- Rear or side loaded garages are encouraged. When a garage faces the street, the front façade of the garage should be set back from the front facade of the house.
- Any proposed residential development outside of the Village Center shall have a base density of 1 dwelling unit per gross acre in order to preserve and protect the community's natural resources and support the overall land conservation goals of the community. A transfer of residential density can be used to achieve a gross density of 1 dwelling unit per acre.
- Private streets are at odds with many of the community's planning principles such as: interconnectivity, a hierarchy of street typologies and a connected community. To achieve these principles, streets within residential developments must be public.

The Engage New Albany Strategic Plan recommends the following standards as prerequisites for all development proposals in New Albany:

- Development should meet setback recommendations contained in strategic plan.

- Streets must be public and not gated. Cul-de-sacs are strongly discouraged.
- Parks and open spaces should be provided, publicly dedicated and meet the quantity requirements established in the city's subdivision regulations (i.e. 20% gross open space and 2,400 sf of parkland dedication for each lot).
 - All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site. If it cannot be provided on-site, purchasing and publicly dedicating land to expand the Rocky Fork Metro Park or park space for the Joint Parks District is an acceptable alternative.
- The New Albany Design Guidelines & Requirements for residential development must be met.
- Quality streetscape elements, including an amenity zone, street trees, and sidewalks or leisure trails, and should be provided on both sides of all public streets.
- Homes should front streets, parks and open spaces.
- A residential density of 1 dwelling unit (du) per acre is required for single-family residential and a density of 3 du per acre for age restricted housing.
 - Higher density may be allowed if additional land is purchased and deed restricted. This type of density "offset" ensures that the gross density of the community will not be greater than 1 unit per acre. Any land purchased for use as an offset, should be within the NAPLS district or within the metro park zone.

B. Use, Site and Layout

1. The proposed zoning text is Limited Suburban Single-Family Residential District (L-R-4) that will permit the development of a new 9 lot residential subdivision.
2. The Engage New Albany Strategic Plan Residential land use district states that the gross density is 1 dwelling unit per acre and up to 3 units per acre if the development is 100% age restricted.
 - The applicant proposes a maximum of 9 units on 8.83 acres (gross acreage before right-of-way dedications) resulting in a density of 1.02 units per acre.
3. The applicant proposes to offset their density by paying a fee-in-lieu to the city towards land acquisition within the Metro Park Growth Area in the amount of \$6,800 (\$40,000 fee payment per acre as proposed) which will be reviewed by City Council.
4. A school impact statement was submitted with the application. The applicant uses a 0.8 student-per-home ratio for traditional single-family units. The existing homes on the subject property can be expected to house 2 students (3 existing homes x 0.8 students = 2.4 total students). The total number of students estimated to be generated with the proposed subdivision is 7 (9 homes x 0.8 = 7.2 total students). Based on this estimation, the applicant projects that this development will have a net positive financial impact on the school district.
5. The zoning district is made up of one subarea and permits uses contained in the Codified Ordinances of the City of New Albany, R-4, Permitted uses include but are not limited to the following:
 - One-family, detached single-family homes;
 - Publicly owned and privately-maintained parks, playgrounds and open spaces;
 - Religious exercise facilities and related uses; and
 - Any use or structure specified as an accessory use in the R-1 District.
6. Conditional uses include:
 - Golf courses and/or country clubs, provided a development plan showing location of all facilities is submitted and approved by the Planning Commission;
 - Privately-owned parks and recreation areas;
 - Public schools offering general educational courses and having no rooms regularly used for housing or sleeping of students, providing they occupy an amount of acreage that meets or exceeds state standards; and
7. Residential model homes and temporary lot sales offices. These are newly-constructed homes or temporary structures placed in a newly-constructed subdivision and used by a homebuilder

or developer to display home styles and lot availability in a subdivision to promote the sale of new housing units. The model home or sales office may be staffed and furnished. The zoning text states that development of property in this zoning district must follow the setback, lot and area regulations contained within Chapter 1133 (R-4 District) and other applicable requirements of the Codified Ordinances of the City of New Albany.

8. The Engage New Albany Strategic Plan identifies Central College Road as a “Village Traditional” roadway and recommends a 185-foot setback. The applicant is meeting and exceeding this recommendation by providing a minimum pavement (other than the new public street to be constructed) and building setback of 200 feet as measured from the northern edge of the right-of-way for Central College Road. The existing leisure trail shall remain within this setback. Stormwater basins, landscaping, and an entry features/subdivision signage shall be permitted within this setback and is to be determined at the time of the Final Plat. Homes shall not be permitted to back on Central College Road.

C. Access, Loading, Parking

1. A curbed public street shall be constructed northward into the development from Central College Road and shall have a loop configuration. The final plat for the subdivision shall provide for the dedication to the City of 50 feet of right-of-way to provide for the future extension of the new public street westward from the loop street to the western boundary line of this proposed subdivision.
2. The developer of this zoning district shall be required to construct the extension for a distance of 10 feet from the western edge of pavement of the loop street. A sign shall be installed at the end of this 10-foot stub which indicates that it may be extended in the future as a through street. The design of such signage shall be subject to staff approval.
3. The text requires all internal streets to be dedicated as public streets and built to city standards. The right-of-way for these internal streets are required to 50 feet with 26-foot pavement widths, measured from front of curb to front of curb. These requirements match those found in the city’s subdivision regulations.
4. The text requires the developer to dedicate 40 feet of right-of-way from the centerline of Central College Road.
5. The text requires a 5-foot-wide public sidewalk to be constructed along internal streets as shown on the proposed site plan.
6. The text requires all homes to have a minimum of 2 off street parking spaces on their driveways in addition to parking within a garage and permits on street parking as well.

D. Architectural Standards

1. The New Albany Design Guidelines and Requirements (DGRs) ensure neighborhoods will sustain their quality and vibrancy over time. These guidelines have been developed by New Albany to ensure that the community enjoys the highest possible quality of architectural design that has made the community successful thus far. The text states that the design of each home in this zoning district shall be specific to the individual owner and/or builder, provided that all homes shall meet the relevant requirements of the city’s Design Guidelines and Requirements (DGRs).
2. The material to be used are those listed as approved in the DGRs by right, such as wood and brick. Hardie board material is permitted only if approved separately by the New Albany Architectural Review Board.
3. The homes to be constructed on Lot 1 and Lot 9 shall be designed to incorporate one or more unifying architectural elements in order to create a sense of arrival to the neighborhood. If city staff and the applicant are unable to agree on the final unifying design element(s) for the homes on Lots 1 and Lot 9, the applicant and/or city staff shall be permitted to present design options to the Planning Commission for administrative review and approval.

E. *Parkland, Buffering, Landscaping, Open Space, Screening*

1. The zoning text states that a buffer zone shall be provided for a distance of 30 feet from all perimeter boundaries of the site which are not adjacent to Central College Road. The text states street trees shall be required on the north side of Central College Road and on both sides of the new internal public street. Trees are to be a minimum of three (3) inches in caliper and shall be spaced at a maximum distance of thirty (30) feet on center on the new public street. In addition to street trees, there shall be landscaping buffer provided at the rate of four (4) trees per one hundred (100) linear feet along Central College Road.
- 2.
3. Trees shall also be provided in Open Space Area A around the pond that will be located in that reserve at the rate of four (4) trees per one hundred (100) linear feet of pond perimeter. Trees may be grouped, provided that the minimum quantity requirements are met. These requirements may be waived in areas where existing trees are being preserved. All tree plantings shall be reviewed for approval by the city's Landscape Architect.
4. The Engage New Albany Strategic Plan requires all homes to be accessed from a public road and not back onto open space and reserve areas. The proposed site plan demonstrates this requirement, meeting this important development standard.
5. The strategic plan states that a hierarchy of open spaces is encouraged, that each development should have at least one open space located near the center of the development. The applicant is providing three reserve areas that will consist of either open space or parkland. Reserve area C will be located in the center of the development
6. C.O. 1187.15(c)(6) requires all residences to be located within 1,200 feet of playground equipment. The applicant has committed to including playground equipment within Reserve C.
7. New Albany's Codified Ordinance requires that 2,400 square feet per home be dedicated as park land and 20% of the total acreage in the subdivision shall be dedicated as open space. For this development the total required park land and open space is 2.26 acres. As mentioned above, the applicant is providing three reserve areas that will consist of either open space or parkland, totaling 2.39 acres. Per C.O. 1187.16 wet and dry stormwater basins shall not be considered open space. The proposed amounts meet the Codified Ordinance requirements and the applicant is exceeding the required amount of open space dedication.
8. The text states that a buffer zone shall be provided for a distance of 30 feet from all perimeter boundaries of the site which are not adjacent to Central College Road. Within the buffer zones, existing trees of one caliper inch or more in diameter as measured three feet above grade shall be maintained. No structures, pavement, patios, decks, pools, playsets, or other permanent improvements shall be permitted in the buffer zone, except a fence along rear lot lines may be permitted in accordance with the Codified Ordinances. Understory may be removed within the tree preservation and such area may be grassed or remain in its natural condition. In addition, a tree preservation plan accompanies this text and identifies trees within other portions of the development that will be preserved and not removed. Notwithstanding the foregoing, trees within the buffer zone or which are designated as being protected in the tree preservation plan may be trimmed, cut, or removed if they are diseased, dead, or of a noxious species or if they present a threat of danger to persons or property. The installation, operation and maintenance of utility and drainage facilities for the development shall be permitted. Such maintenance within said buffer areas shall occur only in easement areas designated on the plat unless otherwise approved by the city engineer. The owner of each lot shall maintain the portion of the buffer area that falls within the limits of their lots.

F. *Lighting & Signage*

1. The text states each house shall have a minimum of one (1) approved yard light near the sidewalk at the front entry and one wall mounted porch light at the front door. Lamp locations shall be consistent from house to house. All yard lights shall have a photocell light sensor. Security lighting, when used, shall be of a motion sensor type.

2. An entry feature/subdivision signage shall be permitted within this setback and is to be determined by staff as part of the subdivision infrastructure improvements (engineering plans). A sign shall be installed at the end of this 10-foot stub which indicates that it may be extended in the future as a through street. The design of such signage shall be subject to staff approval.

IV. ENGINEER'S COMMENTS

The city Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that the city engineer comments be addressed at the time of engineering permits, subject to staff approval

1. Revise the plan to show a 40' r/w dedication as measured from the road centerline along Central College Road (**note: this item has been satisfied since the engineering comment was issued to the applicant**).
2. In accordance with Code Section 1159.07(2), Sections J. and K., provide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met.
3. Conduct an AutoTURN analysis to ensure that all of the turning radii are sufficiently sized for firetruck maneuvers.
4. Provide drainage easements that encompass Open Space A and all proposed storm sewer that lies outside of proposed r/w.
5. Ensure that proposed landscape features at the intersection with Central College Road do not impact Intersection site distance.
6. We recommend that the plan be revised to make it clearer that existing trees shall be conserved along the west, north and east subdivision boundaries.

V. RECOMMENDATION

Basis for Approval:

Staff recommends approval of the proposed rezoning application. The proposed use is appropriate for this location within the city as it is located in the Engage New Albany Residential future land use district and is sensitive to the existing rural character of this portion of the city along Central College Road. The proposed use is appropriate for this location within the city as it is sensitive to the existing character of this portion of the city. The street network, setbacks, open space and layout are desirable from a site planning perspective. The applicant meets many of the planning principles that are important to the city of New Albany including not backing homes onto open space, and maintaining the rural character of existing roadways. Additionally, the application includes many of the same development standards that have made more recent subdivisions successful including providing meaningful open space and pedestrian connectivity. While the applicant exceeds the density by proposing 1.02 units per acre, they are providing many other positive elements that meet the plan's key principles, strategies, general development standards, and district development standards. In addition, the applicant has proposed making the fee-in-lieu payment for the density offset that will be reviewed by New Albany city council.

The proposed rezoning accomplishes the following city code considerations found in C.O. 1111.06:

1. The zoning amendment will result in a more comprehensive planned redevelopment of the area and will ensure compatibility between uses in the immediate area (1111.06(a)).
2. The proposed zoning classification is consistent with other adjacent zoning districts (1111.06(b)).
3. The zoning amendment application is an appropriate application for the request (1111.06(e)).
4. The overall effect of the development advances and benefits the general welfare of the community (1111.06(f)).

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval.

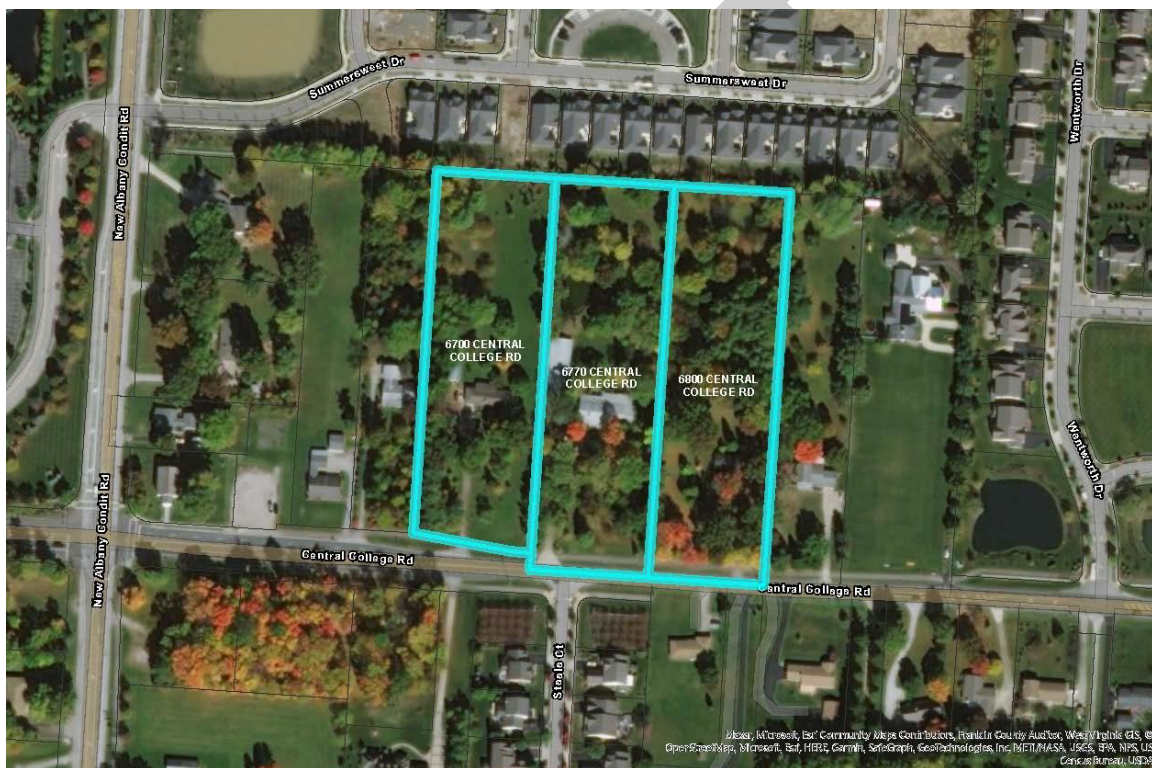
VI. ACTION

Suggested Motion for ZC-15-2021:

To recommend approval to city council of zoning amendment application ZC-82-2021 based on the findings in the staff report with the following condition.

1. The city engineer comments must be addressed at the time of engineering permits, subject to staff approval.

Approximate Site Location:





**Planning Commission Staff Report
September 19, 2021 Meeting**

**SAVKO BATCH PLANT
CONDITIONAL USE**

LOCATION: 8680 Ganton Parkway (PIDs: portions of 094-107106-00.00)
APPLICANT: MBJ Holdings LLC c/o Aaron Underhill
REQUEST: Conditional Use
ZONING: L-GE Limited General Employment District (Business Park East, Subarea 1)
STRATEGIC PLAN: Employment Center
APPLICATION: CU-101-2022

Review based on: Application materials received August 22, 2022 and September 2, 2022

Staff report completed by Chelsea Nichols, Planner

II. REQUEST AND BACKGROUND

The applicant requests approval for a conditional use application to allow the temporary use of a concrete batch plant on 12.2+/- acres within the Business Park East, subarea 1 L-GE zoning district.

On March 15, 2021, the Planning Commission reviewed proposed changes to C.O. 1153 (General Employment District) and recommended approval to City Council. The proposed code changes created an industrial manufacturing and assembly use that is a conditional use in the General Employment District. This concrete batch plant use falls under the industrial manufacturing and assembly use category therefore a conditional use review and approval is necessary.

On September 27, 2021, a conditional use application was approved by the Planning Commission (CU-85-2021) for the current Savko site and allows for the continued operation of the batch plant at that location until September 20, 2026. The current Savko site is in contract to be sold later this year, therefore, the batch plant needs to be relocated. The proposed batch plant will be constructed at the relocated site.

A permanent location has been identified for the batch plant that is located just outside of New Albany in Jersey Township. However, the applicant states that amount of time it will take to pursue and obtain necessary zoning approvals for the permanent site, and to develop it as a permanent location for the batch plant, has created a need to temporarily relocate the batch plant to the proposed property. Therefore, the owner and applicant request the approval of a temporary conditional use to allow for the operation of the batch plant on the lot in question until October 31, 2025.

II. SITE DESCRIPTION & USE

The overall 12.2 +/- acre development site is located generally to the east-northeast of the intersection of Beech Road and Ganton Parkway East in Licking County. The site is zoned L-GE, is currently undeveloped and mostly surrounded by commercially zoned properties also located within Business Park East, with the exception of one lot that is zoned Agricultural District (AG). The wooded site that is located

to the west and north does contain a rental home but is owned by the same property owner as this application site. This wooded property to the north is within a conservation easement. The two lots that are currently zoned AG are currently vacant and are owned by the same property owner as this application site.

The use includes the outdoor storage of materials such as (but not necessarily limited to) stone, sand, and gravel. These materials are used to produce and manufacture concrete and cement on the site. More specifically, roller-compacted concrete is produced and a gravity silo cement operation is present. The latter of which produces poured-in-place concrete.

The applicant would like to allow for the operation of a trailer for public and private users. No sales are made from the batch plant, nor from the trailer, and the general public is not solicited nor permitted to visit the site for any purchases.

In requesting the conditional use, the applicant has provided a site plan that demonstrates the intended layout of the Batch Plant's operations. Except for the comments within the applicant's conditional use statement, the layout may be adjusted to meet operational or engineering needs, provided that applicable zoning standards and requirements are met.

III. EVALUATION

The general standards for conditional uses are contained in Codified Ordinance Section 1115.03. The Planning Commission shall not approve a conditional use unless it shall in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location meets all of the following requirements:

- (a) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.*
 - The applicant proposes a temporary concrete batch plant at the site to be in operation until October 31, 2025. The concrete batch plant has been in operation since 2017 at the current Savko site when it was issued temporary approval under "essential services" CO 2205 & 1127 as it was tied to a public infrastructure project for the construction of Innovation Campus Way from Harrison to Mink Street. Since then, it has been used for a combination of public and private development projects in the business campus. For instance, it has produced for immediate delivery the materials that were used to improve Beech Road to the south of State Route 161, and for use in the construction of Ganton Parkway East and Ganton Parkway West as well as Innovation Campus Way West. On the private side, materials have been supplied to various major private projects in the city.
 - The city does benefit from this in that it significantly reduces travel distance for large trucks for tasks such as concrete pours and other work. This means there are less trucks driving through the city in order to get to the projects.
 - Additionally, as the New Albany International Business Park continues to evolve, the city will continue to require the availability of easily accessible concrete to be used in future roadway improvements. Having the batch plant, even if only temporarily, within the city of New Albany ensures just-in-time delivery of this critical building material.
 - The limitation text associated with the rezoning of the property places additional requirements above the General Employment (GE) District requirements for the development of the property. These requirements further ensure that the character of the area is preserved and enhanced by future development.
 - The limitation text establishes setbacks that are more stringent than the minimum GE requirements.
 - Per the text, there is a required 25' setback for buildings and pavement along Ganton Parkway. The proposal states there shall be a minimum pavement setback of 50 feet and a minimum building setback of 100 feet from the right-of-way of Ganton Parkway. The Batch Plant and any raw materials (stone, sand, gravel, etc.) shall be located no closer than 100 feet from the public

street right-of-way. This is substantially in excess of the minimum pavement and building setback of 25 feet that applies to the property per the applicable zoning text.

- A 100-ft wide buffer zone is provided from the western and northern boundaries of the property. Within these areas, no improvements shall be permitted, and no operations relating to the batch plant shall occur. A sediment swale with a construction fence shall be installed and maintained adjacent to the eastern and southern boundary lines of the buffer zone, with the exception that the swale may be located off of the boundary line in the northwest portion of the property, as generally shown on the site plan.
 - A detention pond shall be located in the northeastern portion of the property, located in the general area shown on the site plan, with the final location and configuration to be determined with final engineering approvals.
 - One full-service vehicular access point shall be provided on Ganton Parkway East, on the eastern portion of the property. It is to align with an existing full-service access point across the street.
 - One or more-wheel wash stations shall be provided within the property at vehicular exit points and shall be required to be used by trucks which are exiting the property. The operator of the batch plant shall clean and sweep Ganton Parkway between its intersection with Beech Road, and its intersection with Worthington Road, each day while the batch plant is operating. They shall perform this task to the extent that any dirt or debris is present on the street due to traffic traveling to or from the Property.
- (b) *The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
- The proposed use complements the manufacturing and production, warehouse, data center and distribution uses, which are permitted uses within the overall area. The proposed use is appropriate in the context of the surrounding uses, development patterns, and will contribute to the overall success of the Business Park.
 - Additional design guidelines for manufacturing facilities contained in the zoning text further ensures their compatibility with the character of the area. The same architectural requirements as the surrounding commercial areas are required.
- (c) *The use will not be hazardous to existing or future neighboring uses.*
- The use is subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district.
 - The applicant, as part of the conditional use statement, has stated that the effects of noise, glare, odor, light, and vibration on adjoining properties is not anticipated to present any untoward or problematic compatibility challenges with adjacent properties.
 - The batch plant's location provides convenient access to construction materials and efficiency for delivery. Easy access to and from State Route 161 for trucks is good for the local environment by providing short routes to and from the highway. The location allows for traffic coming to and from the site to remain on local, city streets. This results in less travel and trips on township and other streets outside of the business park.
- (d) *The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*

- The City has made significant investments in the improvement of Beech Road and the construction of Ganton Parkway. Given the Property's proximity to nearby development sites, as well as the Beech Road interchange on State Route 161, the batch plant location will ensure efficient passage of vehicles.
 - The nature of the uses is such that they do not require the use of public water or sanitary sewer services.
 - The proposed industrial manufacturing and assembly use will produce no new students for the Licking Heights School District.
- (e) *The proposed use will not be detrimental to the economic welfare of the community.*
- The proposed industrial manufacturing and assembly use generates income tax for the city with its jobs.
 - The establishment of the original batch plant at its current site has also contributed to the city securing several impactful economic development projects with quick construction timelines such as Facebook, Google, and Amazon. To maintain a competitive advantage over other locations, and because speed is one of the most important factors when a company is under construction, the continued operation and relocation of the batch plant, even though it is temporary in nature, has a positive benefit to the city's economic development goals and indirectly aids its fiscal strength.
- (f) *The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*
- The use will be subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district. The city only received a complaint regarding mud on Worthington Road when the batch plant first established in 2017. The city has no other documented complaints regarding its operation since 2017.
- (g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*
- The applicant requests a right-out only onto Ganton Parkway in addition to a full access curb cut. Staff recommends the right-out only exit is eliminated and that the site is limited to the full access curb cut, subject to staff approval.
 - The infrastructure in this portion of the city is designed to accommodate the traffic associated with commercial uses.
 - There is no reason to believe that that traffic generated by this use will have any greater impact than traffic for permitted users in the GE district.
 - Due to the proximity of this site to the State Route 161, and its location adjacent to commercially zoned land in the existing business park to the east, south and west, the site appears to be appropriate for manufacturing and production uses, especially as this is temporary in nature.

IV. ENGINEER'S COMMENTS

The city Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that the city engineer comments be addressed at the time of engineering permits, subject to staff approval.

7. Please refer to Exhibit A (attached). Exhibit A shows that 50' of public r/w was dedicated as part of the Ganton Parkway roadway construction project. We recommend that the applicant revise

- their zoning exhibit, at the time of their building permit submittal, to reflect the existing 50' of r/w along the Ganton Parkway frontage.
8. We recommend that only one curb cut be constructed with this conditional use and that site distance analysis be conducted to determine if turning movements may be safely conducted.

V. RECOMMENDATION

Basis for Approval:

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval. The overall proposal appears to be consistent with the code requirements for conditional uses and meets the development standards and recommendations contained in the Engage New Albany Strategic Plan and the New Albany Economic Development Strategic Plan. The proposed industrial manufacturing and assembly use is consistent with the character of the immediately surrounding area. Additionally, this provides a direct benefit to the city for capital improvement projects for infrastructure and private developments. The site is strategically located where vehicles coming to and from the site can utilize the local business park streets and is close to State Route 161. And while it is proposed to be a temporary conditional use, it helps the city achieve the goals and recommendations in the New Albany Economic Development Strategic Plan by supporting additional attracting and encouraging continued growth within the business park. The operation of the proposed batch plant is to cease on October 31, 2025. Therefore, the Planning Commission will have the opportunity to re-evaluate this use in the future to determine its continued appropriateness and necessity.

VI. ACTION

Suggested Motion for CU-101-2022:

To approve conditional use application CU-101-2022 to allow for industrial manufacturing and assembly use for a concrete batch plant based on the findings in the staff report with the following conditions (additional conditions may be added):

1. The batch plant on Worthington Road is discontinued once this currently proposed batch plant is up and running.
2. That this currently proposed batch plant only be in operation until October 31, 2025; or another conditional use is submitted to extend its use past this date.
3. When in use, the road shall be cleaned daily;
4. Wheel wash is required for existing trucks; and
5. That the city engineer's comments be addressed at the time of engineering permits, subject to staff approval.
6. Only one curb cut be constructed with this conditional use and that site distance analysis be conducted to determine if turning movements may be safely conducted, subject to staff approval.

Approximate Site Location:



Source: nearmap



**Planning Commission Staff Report
September 19, 2022 Meeting**

**BUSINESS AND COMMERCE ZONING DISTRICT
ZONING AMENDMENT**

LOCATION: Located generally east of Johnstown Road, north and south of Miller Road, and on the west and east sides of Beech Road (PID: 037-111408-00.000, 037-111408-00.002, 037-111876-00.000, 037-111882-00.000, 037-111648-00.000, 037-111870-00.000, 037-111864-00.000, 037-111408-00.003, 037-111350-00.000, 037-111408-00.004, 037-112740-00.000, 037-111390-00.000, 037-111708-00.001, 037-111708-00.000, 037-112020-00.000, 037-111366-00.000, 037-111876-00.001, 037-112248-00.000, 037-111870-00.001)

REQUEST: Zoning Amendment

ZONING: AG Agricultural to L-GE Limited General Employment District

STRATEGIC PLAN: Employment Center

APPLICATION: ZC-102-2022

APPLICANT: MBJ Holdings LLC, c/o Aaron Underhill, Esq.

Review based on: Application materials received August 19, 2022 and September 12, 2022.

Staff report completed by Chelsea Nichols, Planner

III. REQUEST AND BACKGROUND

The applicant requests review for the rezoning of 509.17+/- acres. The request proposes to create a new limitation text for the area known as the “Business and Commerce Zoning District” and will be zoned Limited General Employment (L-GE). The proposed rezoning serves as an expansion of the New Albany International Business Park.

The proposed zoning district meets the recommended development standards found in the Engage New Albany strategic plan Northeast Area addendum Employment Center land use category and the Western Licking County Accord Office/Warehouse land use category by providing compatible general employment uses.

The text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts that are also zoned Limited General Employment (L-GE). This rezoning serves to extend the same or similar zoning and development standards to property being annexed to the City as currently apply to much of the developed and undeveloped land in its general vicinity.

II. SITE DESCRIPTION & USE

The overall site consists of nineteen parcels and is located within Licking County. The site is generally located southeast of the intersection of U.S. Route 62/Johnstown Road and Tippet Road in Licking County. Beech Road runs north-south, generally through the middle of the site. The subject parcels are currently being annexed into the city. The annexation petition was submitted on August 5, 2022 and is scheduled for its first reading at City Council on October 4, 2022.

The site is comprised of farm fields and residential homes. The neighboring uses and zoning districts include L-GE and unincorporated agricultural and residential.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.09. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (i) Adjacent land use.
- (j) The relationship of topography to the use intended or to its implications.
- (k) Access, traffic flow.
- (l) Adjacent zoning.
- (m) The correctness of the application for the type of change requested.
- (n) The relationship of the use requested to the public health, safety, or general welfare.
- (o) The relationship of the area requested to the area to be used.
- (p) The impact of the proposed use on the local school district(s).

E. New Albany Strategic Plan

The Engage New Albany strategic plan lists the following development standards for the Employment Center future land use district:

- 1. No freeway / pole signs are allowed.
- 2. Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
- 3. Plan office buildings within context of the area, not just the site, including building heights within development parcels.
- 4. Sites with multiple buildings should be well organized and clustered if possible.
- 5. All office developments are encouraged to employ shared parking or be designed to accommodate it.
- 6. All office developments should plan for regional stormwater management.
- 7. All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
- 8. Any periphery security should integrate with the existing landscape and maintain and enhance the character of road corridor.
- 9. Combined curb cuts and cross-access easements are encouraged.
- 10. The use of materials, colors, and texture to break up large-scale facades is required.

F. Western Licking County Accord

The zoning district is located within the Western Licking County Accord's Office/Transitional Agriculture and Rural Residential/Agricultural future land use districts. The Western Licking County Accord states that if New Albany annexes land in this area and is able to provide water and sewer services, it would best serve the city of New Albany and Johnstown-Monroe School District as office development in the annexed area.

The accord's land use map is a point in time until any given area begins to develop or change. The proposed zoning meets the WLCA objectives as the proposed rezoning advances the employment center opportunities. The Accord's recommended development standards for the Office District include, but are not limited to:

- 1. Building should be oriented to the front of the primary public roadways. (pg. 68)

2. Office buildings should be set back from the primary street right-of-way a minimum of 50 feet to maintain a natural greenway as a visual amenity. (pg. 68)
3. Street trees should be provided on both sides of the street at a minimum of 40 feet on center. (pg. 68)
4. Where new development is adjacent to existing residences a buffer zone shall be created with a minimum width of 25 feet. Such screening within the buffer zone shall consist of natural vegetation planted no closer than 3 feet to any property line. Natural vegetation shall have an opaqueness of 75% during full foliage and shall consist of a variety of deciduous and evergreen trees which attain 10 feet in height within 5 years of planting. (pg. 65)
5. Reasonable and good faith efforts shall be made to preserve existing trees and tree rows occurring in the planning area. (pg. 64)
6. To avoid spill-over lighting from commercial development to residential development. (pg. 66)
7. To avoid light pollution of the night sky. (pg. 66)
8. Outdoor light pole fixtures shall not exceed thirty (30) feet. (pg. 66)

G. Use, Site and Layout

9. The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
10. The site is located in the Engage New Albany strategic plan Northeast Area addendum Employment Center land use. The majority of the site is also located in the Western Licking County Accord's Office/Transitional Agriculture district.
11. Due to the proximity of this site to State Route 62 and Beech Road, and its location adjacent to commercially zoned land in the existing New Albany International Business Park to the south, the site appears to be most appropriate for commercial development.
12. The limitation text will allow for manufacturing & production, general office activities, warehouse & distribution, data centers, and research & production uses. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this subarea.
13. Conditional uses include industrial manufacturing & assembly, car fleet and truck fleet parking, and limited educational industries.
14. Prohibited uses include industrial product sales and services, mini-warehouses, vehicle services, radio/television broadcast facilities, off-premise signs and sexually oriented business.
15. The text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts that are also zoned Limited General Employment (L-GE), which includes the Jug Street North Zoning District.
16. The limitation text establishes more restrictive setback requirements than the development standards from surrounding L-GE limitation texts in the immediate vicinity. Zoning text section III.B. proposes the following setbacks:
 - U.S. Route 62: minimum pavement and building setback of 185 feet from the centerline of U.S. Route 62.
 - Meets the New Albany Strategic Plan recommendation of a 185-foot setback from centerline.
 - Beech Road: minimum 185-foot building and pavement setback from centerline.
 - Meets the New Albany Strategic Plan recommendation of a 185-foot setback from centerline.
 - Miller Road: a minimum pavement setback of 25 and building setback of 50 feet from right-of-way of Miller Road.
 - This is consistent with surrounding zoning districts.
 - Walnut Street Extension: Should an extension of Walnut Street be constructed eastward through this Zoning District as contemplated in Section V.A of this text, there shall be a minimum pavement setback of 50 feet and building setback of 100 feet from the right-of-way of that street extension.

- Meets the New Albany Strategic Plan Northeast Area Addendum recommendation of 100-foot building setback from the right-of-way.
- Perimeter Boundaries: minimum pavement and building setback of 25 feet from all perimeter boundaries for which another setback requirement is not provided in this text, except that the minimum pavement and building setback shall be 100 feet from any such perimeter boundary that is adjacent to property where residential uses are permitted.
 - This is consistent with surrounding zoning districts.

H. Access, Loading, Parking

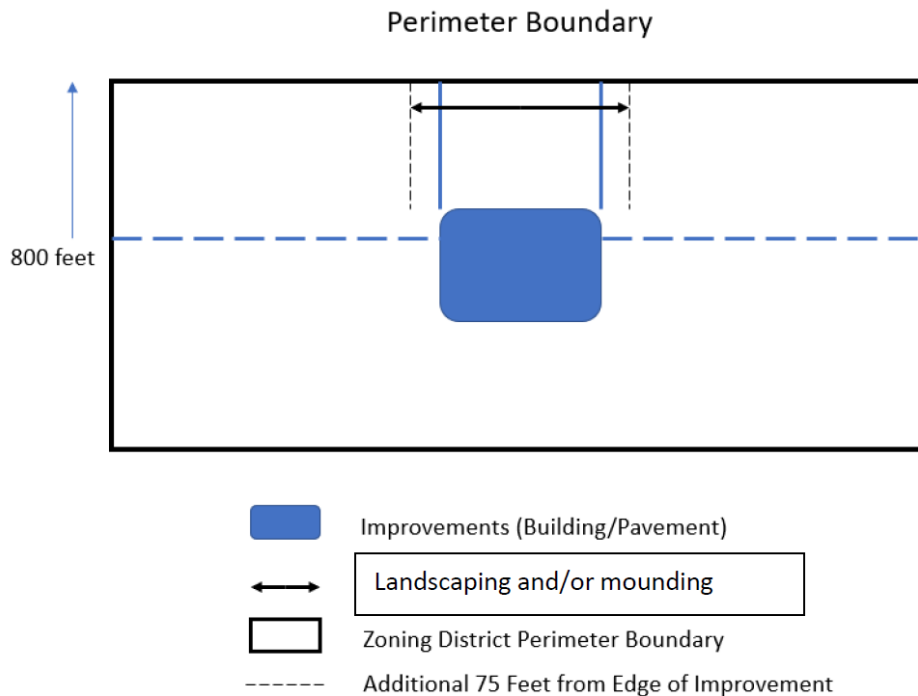
7. The text states the developer shall work with the City Manager, or their designee, to determine the need for appropriate timing and phasing of street improvements to serve this Zoning District. Subject to other provisions in this text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curb cuts shall be determined and approved by the City Manager, or their designee, in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District.
8. Parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development for each individual site.
 - Zoning text section V.C proposes to dedicate the following right-of-way below.
 - U.S. Route 62/Johnstown Road and Beech Road: The total right-of-way for U.S. Route 62/Johnstown Road and Beech Road shall be 100 feet. The developer shall dedicate right-of-way for U.S. Route 62/Johnstown Road and Beech Road to the City at a distance of 50 feet as measured from the existing centerline of U.S. Route 62/Johnstown Road and Beech Road.
 - Miller Road: The total right-of-way for Miller Road shall be 60 feet. The developer shall dedicate right-of-way for Miller Road to the City at a distance of 30 feet from the existing centerline of Miller Road.

I. Architectural Standards

1. The proposed rezoning implements many of the same standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements and neighboring commercial zoning districts.
2. The same architectural requirements as the existing Jug Street North Zoning District are proposed.
3. The zoning text section IV.A. permits 85-foot-tall buildings, subject to Section 1165.03 of the Codified Ordinances. The General Employment district does not typically have a height limitation. By creating a height requirement of 85 feet, the text is still being more restrictive than the standard district requirements.
4. The City's Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities, careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. The limitation text includes the same specific design requirements for uses not governed by the DGRs as those in the other subareas of the Licking County business park, which will ensure the quality and consistent design of these buildings throughout this portion of the business park.
5. Section IV.E.6 of the zoning text requires complete screening of all roof-mounted equipment on all four sides of the building using materials that are consistent and harmonious with the building's façade and character. The text indicates that the screening is provided to screen equipment from off-site view but also to buffer sound generated by the equipment.

G. Parkland, Buffering, Landscaping, Open Space, Screening

1. Maximum lot coverage for this subarea is 75%, which is the same requirement as the surrounding L-GE zoning districts.
2. The following landscaping requirements apply to this Zoning District:
 - Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.
 - For those perimeter boundaries which abut residentially zoned and used properties (if two contiguous properties have an intervening public street right-of-way between them, they shall still be considered to be abutting) that are not owned by the developer, then the required landscaping and/or mounding (or some combination thereof) within minimum required pavement setback areas shall be enhanced to provide an opacity of 75% on the date that is five (5) years after planting to a total height of 10 feet above ground level when viewed from off-site. Existing trees may be utilized to meet this opacity requirement.
 - A street tree row shall be established along Beech Road and shall contain one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs or in areas subject to overhead electric transmission lines, subject to approval of the City Landscape Architect.
 - There shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.
 - An 8-foot-wide asphalt leisure trail is required to be installed along the Mink Street frontage of the site.
 - Minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.
 - In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within this Zoning District, for all portions of the Zoning District where there is required landscaping as contemplated in Section VI.B above, it may be installed in phases. For each phase of development in the Zoning District, such required landscaping and/or mounding shall be installed when it is anticipated (as provided in plans associated with relevant permits) that buildings, paved parking areas, or aboveground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this landscaping shall be installed along the portion of the relevant perimeter boundary line of the Zoning District between two points which are determined by extending two straight lines from the perimeter boundary line of the Zoning District to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



- Master Landscape Standards Plan: Unless a landscape and signage standards plan is developed for this specific area and approved by the Planning Commission, the City of New Albany Business Campus South – Beech Road South Landscape Standards Master Plan which was previously created for the Beech Road corridor and approved by the Planning Commission on June 5, 2017 shall apply to the Beech Road frontage in this Zoning District. New landscaping installed within the pavement setback along Beech Road shall be coordinated and consistent throughout the length of the Zoning District’s frontage on that street. Similarly, new landscaping installed within the pavement setback along Jug Street shall be coordinated and consistent throughout the length of the Zoning District’s frontage on that street.
- Miller Road, Walnut Street, Beech Road, and U.S. Route 62:
 - Landscaping within the minimum required pavement setback along each of Miller Road, Beech Road, and U.S. Route 62 shall be coordinated and consistent throughout this Zoning District and surrounding areas. Stormwater and other similar non-building activities require the landscaping stated in this text be installed. The rural character of the land along road ways should be designed/maintained as contemplated in Beech Road South Landscape Standards Master Plan (or another applicable plan).
 - A landscape buffer shall be located within the required minimum pavement setback along each of Miller Road, Beech Road, and U.S. Route 62. The buffer shall be planted with a minimum quantity of eight (8) trees per 100 linear feet, in addition to street trees. Trees shall be randomly planted to create a naturalized appearance. Trees shall be of native species. Evergreen trees or shrubs shall not be permitted in the area between the buffer landscape and the edge of street pavement. For landscaping which is not used to meet zoning text, codified ordinance and street tree requirements, the minimum caliper of tree material may be reduced to 1” caliper to gain additional plant material. A four-board white horse fence may be located 1 foot from the edge of the right-of-way of each of these streets.
 - The landscape buffer may consist of mounding. Mounding, when used, shall be a maximum of 12 feet in height. Trees shall be planted on the mound with a minimum of 70% of the trees occurring on the street side. No trees shall be located within the upper quartile of the crest of the mound.

H. Lighting & Signage

1. No signage is proposed at this time. Per the text all signage shall meet the standards set forth in Codified Ordinance 1169 (City Sign Code).
2. *All lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site. This is a priority development goal of the Western Licking County Accord Plan (pg. 66).*
3. *The maximum height of light poles is 30 feet.*
4. *The zoning text requires lighting details to be included in the landscape plan which is subject to review and approval by the City Landscape Architect.*

I. Other Considerations

1. The property owner has submitted a school impact statement which states the proposed L-GE zoning will result in fewer children in the Johnstown Monroe Local School District and add significant value to the land resulting in a substantial financial benefit to the school district.

IV. ENGINEER'S COMMENTS

The city Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that the city engineer comments be addressed at the time of engineering permits, subject to staff approval.

9. When available, provide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met.
10. We recommend that all proposed roads be constructed in accordance with public road standards.

IV. RECOMMENDATION

Basis for Approval:

The limitation text provides for stricter limitations in use and design than the straight General Employment zoning districts and retains or improves upon many of the requirements found in adjacent existing zoning texts. Due to the proximity of this site to the State Route 62 and Beech Road, and its location adjacent to commercially zoned land in the existing New Albany Business Park to the south, the site appears to be most appropriate for commercial development.

It appears that the proposed zoning text is meeting or exceeds a majority of the development standards found in both the Western Licking County Accord Plan and the Engage New Albany Strategic Plan. The requirements of the zoning text consider the existing residential nature of the surrounding area and include different landscape restrictions to remain sensitive to those existing uses.

5. The large scale of the rezoning will result in a more comprehensive planned redevelopment of the area and will ensure compatibility between uses (1111.06(a)).
6. The L-GE rezoning application is an appropriate application for the request (1111.06(e)).
7. The overall effect of the development advances and benefits the general welfare of the community (1111.06(f)).
8. The proposed rezoning will allow for the development of businesses that will generate revenue for the school district while eliminating residential units having a positive impact on the school district (1111.06(h)).

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval.

V. ACTION

Suggested Motions for ZC-102-2022:

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve application ZC-102-2022 based on the findings in the staff report with the following condition:

1. That the city engineer's comments be addressed at the time of engineering permits, subject to staff approval.

Approximate Site Location:





**Planning Commission Staff Report
September 19, 2022 Meeting**

**BUSINESS AND COMMERCE ZONING DISTRICT
ZONING AMENDMENT**

LOCATION: Located generally east of Johnstown Road, north and south of Miller Road, and on the west and east sides of Beech Road (PID: 037-111408-00.000, 037-111408-00.002, 037-111876-00.000, 037-111882-00.000, 037-111648-00.000, 037-111870-00.000, 037-111864-00.000, 037-111408-00.003, 037-111350-00.000, 037-111408-00.004, 037-112740-00.000, 037-111390-00.000, 037-111708-00.001, 037-111708-00.000, 037-112020-00.000, 037-111366-00.000, 037-111876-00.001, 037-112248-00.000, 037-111870-00.001)

REQUEST: Zoning Amendment

ZONING: AG Agricultural to L-GE Limited General Employment District

STRATEGIC PLAN: Employment Center

APPLICATION: ZC-102-2022

APPLICANT: MBJ Holdings LLC, c/o Aaron Underhill, Esq.

Review based on: Application materials received August 19, 2022 and September 12, 2022.

Staff report completed by Chelsea Nichols, Planner

IV. REQUEST AND BACKGROUND

The applicant requests review for the rezoning of 509.17+/- acres. The request proposes to create a new limitation text for the area known as the “Business and Commerce Zoning District” and will be zoned Limited General Employment (L-GE). The proposed rezoning serves as an expansion of the New Albany International Business Park.

The proposed zoning district meets the recommended development standards found in the Engage New Albany strategic plan Northeast Area addendum Employment Center land use category and the Western Licking County Accord Office/Warehouse land use category by providing compatible general employment uses.

The text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts that are also zoned Limited General Employment (L-GE). This rezoning serves to extend the same or similar zoning and development standards to property being annexed to the City as currently apply to much of the developed and undeveloped land in its general vicinity.

II. SITE DESCRIPTION & USE

The overall site consists of nineteen parcels and is located within Licking County. The site is generally located southeast of the intersection of U.S. Route 62/Johnstown Road and Tippet Road in Licking County. Beech Road runs north-south, generally through the middle of the site. The subject parcels are currently being annexed into the city. The annexation petition was submitted on August 5, 2022 and is scheduled for its first reading at City Council on October 4, 2022.

The site is comprised of farm fields and residential homes. The neighboring uses and zoning districts include L-GE and unincorporated agricultural and residential.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.09. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (q) Adjacent land use.
- (r) The relationship of topography to the use intended or to its implications.
- (s) Access, traffic flow.
- (t) Adjacent zoning.
- (u) The correctness of the application for the type of change requested.
- (v) The relationship of the use requested to the public health, safety, or general welfare.
- (w) The relationship of the area requested to the area to be used.
- (x) The impact of the proposed use on the local school district(s).

J. New Albany Strategic Plan

The Engage New Albany strategic plan lists the following development standards for the Employment Center future land use district:

- 11. No freeway / pole signs are allowed.
- 12. Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
- 13. Plan office buildings within context of the area, not just the site, including building heights within development parcels.
- 14. Sites with multiple buildings should be well organized and clustered if possible.
- 15. All office developments are encouraged to employ shared parking or be designed to accommodate it.
- 16. All office developments should plan for regional stormwater management.
- 17. All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
- 18. Any periphery security should integrate with the existing landscape and maintain and enhance the character of road corridor.
- 19. Combined curb cuts and cross-access easements are encouraged.
- 20. The use of materials, colors, and texture to break up large-scale facades is required.

K. Western Licking County Accord

The zoning district is located within the Western Licking County Accord's Office/Transitional Agriculture and Rural Residential/Agricultural future land use districts. The Western Licking County Accord states that if New Albany annexes land in this area and is able to provide water and sewer services, it would best serve the city of New Albany and Johnstown-Monroe School District as office development in the annexed area.

The accord's land use map is a point in time until any given area begins to develop or change. The proposed zoning meets the WLCA objectives as the proposed rezoning advances the employment center opportunities. The Accord's recommended development standards for the Office District include, but are not limited to:

- 9. Building should be oriented to the front of the primary public roadways. (pg. 68)

10. Office buildings should be set back from the primary street right-of-way a minimum of 50 feet to maintain a natural greenway as a visual amenity. (pg. 68)
11. Street trees should be provided on both sides of the street at a minimum of 40 feet on center. (pg. 68)
12. Where new development is adjacent to existing residences a buffer zone shall be created with a minimum width of 25 feet. Such screening within the buffer zone shall consist of natural vegetation planted no closer than 3 feet to any property line. Natural vegetation shall have an opaqueness of 75% during full foliage and shall consist of a variety of deciduous and evergreen trees which attain 10 feet in height within 5 years of planting. (pg. 65)
13. Reasonable and good faith efforts shall be made to preserve existing trees and tree rows occurring in the planning area. (pg. 64)
14. To avoid spill-over lighting from commercial development to residential development. (pg. 66)
15. To avoid light pollution of the night sky. (pg. 66)
16. Outdoor light pole fixtures shall not exceed thirty (30) feet. (pg. 66)

L. Use, Site and Layout

17. The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
18. The site is located in the Engage New Albany strategic plan Northeast Area addendum Employment Center land use. The majority of the site is also located in the Western Licking County Accord's Office/Transitional Agriculture district.
19. Due to the proximity of this site to State Route 62 and Beech Road, and its location adjacent to commercially zoned land in the existing New Albany International Business Park to the south, the site appears to be most appropriate for commercial development.
20. The limitation text will allow for manufacturing & production, general office activities, warehouse & distribution, data centers, and research & production uses. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this subarea.
21. Conditional uses include industrial manufacturing & assembly, car fleet and truck fleet parking, and limited educational industries.
22. Prohibited uses include industrial product sales and services, mini-warehouses, vehicle services, radio/television broadcast facilities, off-premise signs and sexually oriented business.
23. The text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts that are also zoned Limited General Employment (L-GE), which includes the Jug Street North Zoning District.
24. The limitation text establishes more restrictive setback requirements than the development standards from surrounding L-GE limitation texts in the immediate vicinity. Zoning text section III.B. proposes the following setbacks:
 - U.S. Route 62: minimum pavement and building setback of 185 feet from the centerline of U.S. Route 62.
 - Meets the New Albany Strategic Plan recommendation of a 185-foot setback from centerline.
 - Beech Road: minimum 185-foot building and pavement setback from centerline.
 - Meets the New Albany Strategic Plan recommendation of a 185-foot setback from centerline.
 - Miller Road: a minimum pavement setback of 25 and building setback of 50 feet from right-of-way of Miller Road.
 - This is consistent with surrounding zoning districts.
 - Walnut Street Extension: Should an extension of Walnut Street be constructed eastward through this Zoning District as contemplated in Section V.A of this text, there shall be a minimum pavement setback of 50 feet and building setback of 100 feet from the right-of-way of that street extension.

- Meets the New Albany Strategic Plan Northeast Area Addendum recommendation of 100-foot building setback from the right-of-way.
- Perimeter Boundaries: minimum pavement and building setback of 25 feet from all perimeter boundaries for which another setback requirement is not provided in this text, except that the minimum pavement and building setback shall be 100 feet from any such perimeter boundary that is adjacent to property where residential uses are permitted.
 - This is consistent with surrounding zoning districts.

M. Access, Loading, Parking

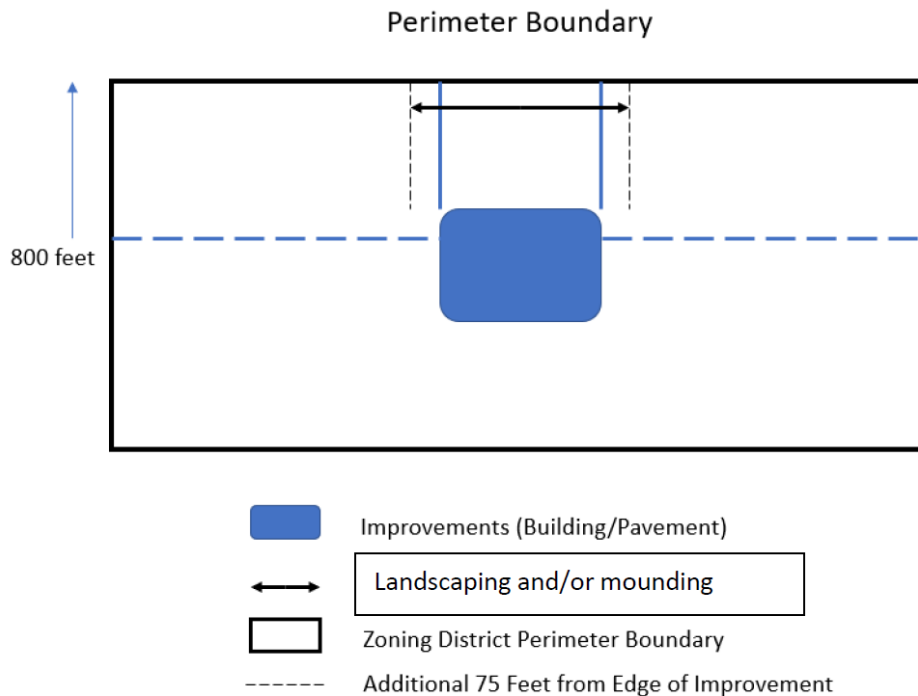
9. The text states the developer shall work with the City Manager, or their designee, to determine the need for appropriate timing and phasing of street improvements to serve this Zoning District. Subject to other provisions in this text, on public rights-of-way which exist on the date of this text the number, locations, and spacing of curb cuts shall be determined and approved by the City Manager, or their designee, in consultation with the developer at the time that a certificate of appropriateness is issued for a project in this Zoning District.
10. Parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development for each individual site.
 - Zoning text section V.C proposes to dedicate the following right-of-way below.
 - U.S. Route 62/Johnstown Road and Beech Road: The total right-of-way for U.S. Route 62/Johnstown Road and Beech Road shall be 100 feet. The developer shall dedicate right-of-way for U.S. Route 62/Johnstown Road and Beech Road to the City at a distance of 50 feet as measured from the existing centerline of U.S. Route 62/Johnstown Road and Beech Road.
 - Miller Road: The total right-of-way for Miller Road shall be 60 feet. The developer shall dedicate right-of-way for Miller Road to the City at a distance of 30 feet from the existing centerline of Miller Road.

N. Architectural Standards

6. The proposed rezoning implements many of the same standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements and neighboring commercial zoning districts.
7. The same architectural requirements as the existing Jug Street North Zoning District are proposed.
8. The zoning text section IV.A. permits 85-foot-tall buildings, subject to Section 1165.03 of the Codified Ordinances. The General Employment district does not typically have a height limitation. By creating a height requirement of 85 feet, the text is still being more restrictive than the standard district requirements.
9. The City's Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities, careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. The limitation text includes the same specific design requirements for uses not governed by the DGRs as those in the other subareas of the Licking County business park, which will ensure the quality and consistent design of these buildings throughout this portion of the business park.
10. Section IV.E.6 of the zoning text requires complete screening of all roof-mounted equipment on all four sides of the building using materials that are consistent and harmonious with the building's façade and character. The text indicates that the screening is provided to screen equipment from off-site view but also to buffer sound generated by the equipment.

J. Parkland, Buffering, Landscaping, Open Space, Screening

1. Maximum lot coverage for this subarea is 75%, which is the same requirement as the surrounding L-GE zoning districts.
2. The following landscaping requirements apply to this Zoning District:
 - Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction, including the installation of snow fencing at the drip line.
 - For those perimeter boundaries which abut residentially zoned and used properties (if two contiguous properties have an intervening public street right-of-way between them, they shall still be considered to be abutting) that are not owned by the developer, then the required landscaping and/or mounding (or some combination thereof) within minimum required pavement setback areas shall be enhanced to provide an opacity of 75% on the date that is five (5) years after planting to a total height of 10 feet above ground level when viewed from off-site. Existing trees may be utilized to meet this opacity requirement.
 - A street tree row shall be established along Beech Road and shall contain one (1) tree for every thirty (30) feet of road frontage. Trees may be grouped or regularly spaced. Street trees shall be located within the right-of-way. Minimum street tree size at installation shall be three (3) caliper inches. This requirement may be waived in areas where existing vegetation occurs or in areas subject to overhead electric transmission lines, subject to approval of the City Landscape Architect.
 - There shall be no less than one (1) tree planted for every ten (10) parking spaces located therein. At least five percent (5%) of the vehicular use area shall be landscaped or green space (or treed areas). Parking lots shall be designed to accommodate parking lot islands with tree(s) at the end of parking aisles.
 - An 8-foot-wide asphalt leisure trail is required to be installed along the Mink Street frontage of the site.
 - Minimum tree size at installation shall be no less than two and one half (2 ½) inches in caliper for shade trees, six (6) feet in height for evergreen trees, two (2) inches in caliper for ornamental trees, and thirty (30) inches in height for shrubs. Caliper shall be measured six (6) inches above grade.
 - In recognition of the significant amount of land area and the lengths of the perimeter boundaries contained within this Zoning District, for all portions of the Zoning District where there is required landscaping as contemplated in Section VI.B above, it may be installed in phases. For each phase of development in the Zoning District, such required landscaping and/or mounding shall be installed when it is anticipated (as provided in plans associated with relevant permits) that buildings, paved parking areas, or aboveground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line. At a minimum for each phase, this landscaping shall be installed along the portion of the relevant perimeter boundary line of the Zoning District between two points which are determined by extending two straight lines from the perimeter boundary line of the Zoning District to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. The following illustration is being provided as an example of this requirement:



- Master Landscape Standards Plan: Unless a landscape and signage standards plan is developed for this specific area and approved by the Planning Commission, the City of New Albany Business Campus South – Beech Road South Landscape Standards Master Plan which was previously created for the Beech Road corridor and approved by the Planning Commission on June 5, 2017 shall apply to the Beech Road frontage in this Zoning District. New landscaping installed within the pavement setback along Beech Road shall be coordinated and consistent throughout the length of the Zoning District’s frontage on that street. Similarly, new landscaping installed within the pavement setback along Jug Street shall be coordinated and consistent throughout the length of the Zoning District’s frontage on that street.
- Miller Road, Walnut Street, Beech Road, and U.S. Route 62:
 - Landscaping within the minimum required pavement setback along each of Miller Road, Beech Road, and U.S. Route 62 shall be coordinated and consistent throughout this Zoning District and surrounding areas. Stormwater and other similar non-building activities require the landscaping stated in this text be installed. The rural character of the land along road ways should be designed/maintained as contemplated in Beech Road South Landscape Standards Master Plan (or another applicable plan).
 - A landscape buffer shall be located within the required minimum pavement setback along each of Miller Road, Beech Road, and U.S. Route 62. The buffer shall be planted with a minimum quantity of eight (8) trees per 100 linear feet, in addition to street trees. Trees shall be randomly planted to create a naturalized appearance. Trees shall be of native species. Evergreen trees or shrubs shall not be permitted in the area between the buffer landscape and the edge of street pavement. For landscaping which is not used to meet zoning text, codified ordinance and street tree requirements, the minimum caliper of tree material may be reduced to 1” caliper to gain additional plant material. A four-board white horse fence may be located 1 foot from the edge of the right-of-way of each of these streets.
 - The landscape buffer may consist of mounding. Mounding, when used, shall be a maximum of 12 feet in height. Trees shall be planted on the mound with a minimum of 70% of the trees occurring on the street side. No trees shall be located within the upper quartile of the crest of the mound.

K. Lighting & Signage

5. No signage is proposed at this time. Per the text all signage shall meet the standards set forth in Codified Ordinance 1169 (City Sign Code).
6. *All lighting shall be cut-off type fixtures and down cast. Parking lot lighting shall be from a controlled source in order to minimize light spilling beyond the boundaries of the site. This is a priority development goal of the Western Licking County Accord Plan (pg. 66).*
7. *The maximum height of light poles is 30 feet.*
8. *The zoning text requires lighting details to be included in the landscape plan which is subject to review and approval by the City Landscape Architect.*

L. Other Considerations

2. The property owner has submitted a school impact statement which states the proposed L-GE zoning will result in fewer children in the Johnstown Monroe Local School District and add significant value to the land resulting in a substantial financial benefit to the school district.

IV. ENGINEER'S COMMENTS

The city Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that the city engineer comments be addressed at the time of engineering permits, subject to staff approval.

11. When available, provide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met.
12. We recommend that all proposed roads be constructed in accordance with public road standards.

IV. RECOMMENDATION

Basis for Approval:

The limitation text provides for stricter limitations in use and design than the straight General Employment zoning districts and retains or improves upon many of the requirements found in adjacent existing zoning texts. Due to the proximity of this site to the State Route 62 and Beech Road, and its location adjacent to commercially zoned land in the existing New Albany Business Park to the south, the site appears to be most appropriate for commercial development.

It appears that the proposed zoning text is meeting or exceeds a majority of the development standards found in both the Western Licking County Accord Plan and the Engage New Albany Strategic Plan. The requirements of the zoning text consider the existing residential nature of the surrounding area and include different landscape restrictions to remain sensitive to those existing uses.

9. The large scale of the rezoning will result in a more comprehensive planned redevelopment of the area and will ensure compatibility between uses (1111.06(a)).
10. The L-GE rezoning application is an appropriate application for the request (1111.06(e)).
11. The overall effect of the development advances and benefits the general welfare of the community (1111.06(f)).
12. The proposed rezoning will allow for the development of businesses that will generate revenue for the school district while eliminating residential units having a positive impact on the school district (1111.06(h)).

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval.

V. ACTION

Suggested Motions for ZC-102-2022:

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve application ZC-102-2022 based on the findings in the staff report with the following condition:

2. That the city engineer's comments be addressed at the time of engineering permits, subject to staff approval.

Approximate Site Location:



NEW ALBANY
COMMUNITY CONNECTS US
Planning Commission Staff Report
September 19, 2022 Meeting

CLOVER VALLEY I-PUD ZONING DISTRICT
ZONING AMENDMENT

LOCATION: 12525 Jug Street (PID: 037-112056-00.001)
APPLICANT: MBJ Holdings LLC, c/o Aaron Underhill
REQUEST: Zoning Amendment
ZONING: Agricultural (AG) and Limited General Employment (L-GE) to Infill Planned Unit Development (I-PUD)
STRATEGIC PLAN: Employment Center
APPLICATION: ZC-105-2022

Review based on: Application materials received on September 12, 2022.

Staff report completed by Chris Christian, Planner II.

V. REQUEST AND BACKGROUND

The applicant requests review and recommendation to city council to rezone 18.3 +/- acres. The proposed zoning district is broken up into three different subareas. One of the subareas will allow an existing animal boarding and day care facility to remain as a permitted use, the others will allow for General Employment (GE) District uses to be developed as well as accommodate the construction of the Clover Valley Road extension.

The subareas that allow GE uses contain the same list of permitted, conditional, and prohibited General Employment uses as the existing Mink Street West L-GE zoning district, located directly east of this site. Other development standards of the text are almost identical to the surrounding L-GE zoning districts within the Licking County Business Park.

II. SITE DESCRIPTION & USE

The overall 18.3 +/- acre site consists of a single property located in Licking County. The site has frontage on Jug Street.

C.O. 1111.02 allows a change in zoning to be initiated by motion of Council, or by motion of the Planning Commission. The immediate neighboring zoning districts include the Harrison East L-GE zoning district to the west, the Mink Street West zoning district to the east as well as the Technology and Manufacturing zoning district (TMD) and unincorporated residential property to the north. The area to be rezoned currently contains an existing dog kennel/ animal daycare facility and the rest of the land is undeveloped.

III. PLAN REVIEW

Planning Commission's review authority of the zoning amendment application is found under C.O. Chapters 1107.02 and 1159.09. Upon review of the proposed amendment to the zoning map, the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, proposed zoning text, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text.

Per Codified Ordinance Chapter 1111.06 in deciding on the change, the Planning Commission shall consider, among other things, the following elements of the case:

- (y) Adjacent land use.
- (z) The relationship of topography to the use intended or to its implications.
- (aa) Access, traffic flow.
- (bb) Adjacent zoning.
- (cc) The correctness of the application for the type of change requested.
- (dd) The relationship of the use requested to the public health, safety, or general welfare.
- (ee) The relationship of the area requested to the area to be used.
- (ff) The impact of the proposed use on the local school district(s).

O. New Albany Strategic Plan

The Engage New Albany Strategic Plan lists the following development standards for the Employment Center future land use district:

1. No freeway/pole signs are allowed.
2. Heavy landscaping is necessary to buffer these uses from adjacent residential areas.
3. Plan office buildings within context of the area, not just the site, including building heights within development parcels.
4. Sites with multiple buildings should be well organized and clustered if possible.
5. All office developments are encouraged to employ shared parking or be designed to accommodate it.
6. All office developments should plan for regional stormwater management.
7. All associated mechanical operations should be concealed from the public right-of-way and screened architecturally or with landscape in an appealing manner.
8. Any periphery security should integrate with the existing landscape and maintain and enhance the character of the road corridor.
9. Combined curb cuts and cross-access easements are encouraged.
10. The use of materials, colors, and texture to break up large scale facades is required.

P. Use, Site and Layout

25. The proposed zoning district is broken up into 3 subareas. The Infill Planned Unit Development (I-PUD) zoning classification is meant to provide flexibility in order to capture the unique division of permitted uses within the district. The text states that no final development plan applications are required to be filed or reviewed by the Planning Commission in this zoning district. This same provision of not requiring final development plans has been used in other parts of the International Business Park for L-GE uses.

Subarea	Existing Use	Proposed Underlying Zoning Classification
A	Undeveloped Land	Limited General Employment (L-GE)
B	Dog Kennel/ Animal Daycare	Agricultural (AG): Only dog kennels, animal boarding and animal daycare services allowed.
C	Undeveloped Land	Limited General Employment (L-GE)

26. The intent of the proposed rezoning is to allow an existing dog kennel/ animal daycare facility to continue to operate while allowing certain portions of the property to be redeveloped commercial uses found in the immediate area.

27. The existing dog kennel/ animal daycare facility is located in subarea B. The zoning text states that only dog kennels, animal boarding and animal daycare facilities are permitted uses in this zoning district. The text allows these existing uses to remain, be considered conforming with the zoning code and any further development of the site be subject to Agricultural (AG) zoning standards. No residential development is permitted on the site.
28. The applicant proposes the same development standards from nearby L-GE zoning districts within the Personal Care and Beauty Campus for the remaining subareas (A & C). The immediate neighboring zoning districts include the Harrison East L-GE zoning district to the west, the Mink Street West zoning district to the east as well as the Technology and Manufacturing zoning district (TMD) and unincorporated residential property to the north.
29. Subareas A & C has the same list of permitted, conditional, and prohibited General Employment uses as the neighboring Mink Street West zoning district to the west and the surrounding Personal Care and Beauty Campus. The Personal Care and Beauty Campus is where companies such as Anomatic, Accel, Axium, and Veepak are located.
30. The proposed zoning classification for subareas A & C is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
31. The limitation text allows for general office activities, data centers, warehouse & distribution, manufacturing and production and research & production uses. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this zoning district.
32. Conditional uses include car fleet and truck fleet parking, and industrial manufacturing and assembly.
33. Prohibited uses include industrial product sales and services, mini-warehouses, off-premises signs, vehicle services, radio/television broadcast facilities off-premises signs, and sexually oriented business.
34. The text establishes the following setbacks which are consistent with those established in surrounding zoning districts:

Perimeter Boundary	Pavement Setback	Building Setback
Jug Street (Subarea B)	0 feet	50 feet
Jug Street (Subarea C)	50 feet	100 feet
New Clover Valley Extension (Subarea B)	0	50 feet
New Clover Valley Extension (Subareas A & C)	25 feet	100 feet

35. In order to achieve a consistent pavement setback along Jug Street and the new Clover Valley Road extension, staff recommends a condition of approval that the text be revised to require a 50 foot pavement setback along Jug Street and 25 feet along Clover Valley Road for any new pavement added within subarea B.
36. For subareas A & C, the text contains the same provision for elimination of setbacks for building and pavement when this zoning district and any adjacent parcel located outside of this zoning district come under common ownership, are zoned to allow compatible non-residential uses, and are combined into a single parcel.
37. Due to the proximity of this site to the State Route 161 interchange and its location adjacent to commercially zoned and used land in the existing Licking County business park to the west and south, the site appears to be most appropriate for commercial development.

Q. Access, Loading, Parking

11. For all subareas, the zoning text requires primary vehicular access to and from this zoning district to be from the new Clover Valley Road extension at such time it is constructed. No permanent curb cut access is permitted along Jug Street.

12. The Clover Valley Road extension plat is on the September 19, 2022 Planning Commission agenda and will be evaluated under a separate staff report, FPL-109-2022. Based on the platted area, the new Clover Valley Road extension be located in Subarea C. There are no additional right-of-way dedication requirements included in the zoning text.
13. For all subareas, parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development of the site.
14. C.O. 1165.06(b) requires an 8-foot-wide leisure trail to be installed all existing and future public streets.

R. Architectural Standards

11. The proposed architectural standards for Subareas A & C seeks to implement many of the same or improved standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements (Chapter 1157).
12. The proposed text states that the maximum building height in this zoning district is 65 feet which is consistent with other L-GE zoning districts in the immediate area.
13. The proposed text contains the same architectural requirements as surrounding business park zoning districts.
14. The City's Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. This zoning text contains specific design requirements for uses not governed by the DGRs, which will ensure the quality design of these buildings.
15. The proposed text contains a requirement for complete, four-sided screening of all roof-mounted equipment for sight and sound.
16. The proposed text requires all accessory structures, generators, storage tanks, trash receptacles or any other similar improvement to be located behind a building façade that that does not front onto a public road.

M. Parkland, Buffering, Landscaping, Open Space, Screening

9. Maximum lot coverage for this subarea is 75% for subareas A & C which matches the surrounding L-GE zoning districts. Subarea B does not have a lot coverage limit.
10. Subarea A & C portions of the zoning text contains the same tree preservation language as the neighboring approved Mink Street West L-GE zoning text. The text states that standard tree preservation will be in place to preserve and protect trees during all phases of construction.
11. Street trees will be located an average of 1 tree for every 30 feet of road frontage along Mink Street, Jug Street as well as the new public road envisioned for the area. The trees may be grouped or regularly spaced to create a more natural appearance.
12. Minimum tree sizes and heights for on-site trees match the standards in the surrounding business districts.
13. The text requires the following landscape treatment along Mink Street and Jug Street which is consistent with the requirements of the Innovation East and Harrison West zoning district:
 - a. Within the required minimum pavement setbacks along Jug Street a minimum of ten (10) deciduous trees shall be installed for every 100 feet of frontage on the public right-of-way. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species.
 - b. Where existing healthy and mature trees are found within these pavement setbacks, such trees may be preserved in lieu of installing the trees described in this paragraph, provided that a similar amount of vegetation is being preserved when compared to that which would otherwise be required to be installed.
 - c. A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.

- d. Mounding shall be permitted within minimum pavement setback areas from these rights-of-way but not required. When utilized, mounding shall have a minimum height of 3 feet and a maximum height of 12 feet. The slope of mounds shall not exceed 3:1 from the crest of the mound extending toward the private site, and shall not exceed a 6:1 slope from the crest of the mound extending toward the public right-of-way.

N. Lighting & Signage

9. *All signage shall conform to the standards set forth in Codified Ordinance Section 1169.*
10. *For L-GE zoned areas, all lighting is required to be cut-off type fixtures and down cast to minimize light spilling beyond the boundaries of the site. Additionally, the maximum height is 30 feet.*
11. *For L-GE zoned areas, the zoning text requires landscape lighting details to be included in the landscape plan which is subject to review and approval by the City Landscape Architect.*

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comment. Staff recommends a condition of approval that the city engineer comments are addressed, subject to staff approval.

13. When available, provide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met.
14. We recommend that all proposed private roads be constructed in accordance with public road standards.

V. RECOMMENDATION

Basis for Approval:

The proposed rezoning is consistent with the principles of commercial development in the Engage New Albany Strategic Plan and the existing business park in Licking County. This unique zoning district allows an existing, successful business to remain in operation while allowing some portions of the site to be used for new commercial development, all of which contemplate the new Clover Valley Road extension to be built in the immediate area and within the district.

13. The rezoning will result in a more comprehensive planned redevelopment of the area and will ensure compatibility between uses (1111.06(a)).
14. The I-PUD rezoning application is an appropriate application for the request (1111.06(e)).
15. The overall effect of the development advances and benefits the general welfare of the community (1111.06(f)).
16. The proposed rezoning will allow for the development of businesses that will generate revenue for the school district while eliminating residential uses, having a positive impact on the school district (1111.06(h)).

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval.

VI. ACTION

Suggested Motion for ZC-105-2022:

To recommend approval to Council of Zoning Change application ZC-105-2022 with the following condition (Conditions of approval may be added).

1. The city engineer comments must be addressed, subject to staff approval.
2. The text be revised to require a 50 foot pavement setback along Jug Street and 25 feet along Clover Valley Road for any new pavement added within subarea B.

Approximate Site Location:





**Planning Commission Staff Report
September 19, 2022 Meeting**

**PROJECT LINCOLN BATCH PLANT
CONDITIONAL USE**

LOCATION: 3210 Horizon Court (PID: a portion of 095-111756-00)
APPLICANT: Pepper Construction Company and Lincoln Properties Company
REQUEST: Conditional Use
ZONING: L-GE Limited General Employment District (Jug Street North)
STRATEGIC PLAN: Employment Center
APPLICATION: CU-106-2022

Review based on: Application materials received August 19, 2022 and September 1, 2022

Staff report completed by Chris Christian, Planner II

VI. REQUEST AND BACKGROUND

The applicant requests approval for a conditional use application to allow the temporary use of a concrete batch plant on a portion of a 64+/- acre commercial development site within the Jug Street North L-GE zoning district. The applicant requests the conditional use be permitted on the site until June 2023.

On March 15, 2021, the Planning Commission reviewed proposed changes to C.O. 1153 (General Employment District) and recommended approval to City Council. The proposed code changes created an industrial manufacturing and assembly use that is a conditional use in the General Employment District. This concrete batch plant use falls under the industrial manufacturing and assembly use category therefore a conditional use review and approval is necessary.

II. SITE DESCRIPTION & USE

The proposed batch plant will be located on a 190 +/- acre development site under the ownership and construction of the applicant. The development site is located in the Licking County business park, generally northeast of the Beech Road and Jug Street intersection. The site is zoned L-GE, is currently under development and completely surrounded by commercially zoned properties. Access to the site is provided off of Horizon Court which was reviewed and approved by the Planning Commission earlier this year (FPL-132-2022).

The use includes the outdoor storage of materials such as (but not necessarily limited to) stone, sand, and gravel. These materials are used to produce and manufacture concrete and cement on the site. More specifically, roller-compacted concrete is produced and a gravity silo cement operation is present. The latter of which produces poured-in-place concrete. No sales are made from the batch plant, nor from the trailer, and the general public is not solicited nor permitted to visit the site for any purchases.

In requesting the conditional use, the applicant has provided a site plan that demonstrates the intended layout of the batch plant operations. Except for the comments within the applicant's conditional use

statement, the layout may be adjusted to meet operational or engineering needs, provided that applicable zoning standards and requirements are met.

IV. EVALUATION

The general standards for conditional uses are contained in Codified Ordinance Section 1115.03. The Planning Commission shall not approve a conditional use unless it shall in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location meets all of the following requirements:

(h) *The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.*

- On January 19, 2022, The Planning Commission reviewed and approved a final plat and variance application to allow for the construction of Horizon Court (FPL-132-2021 and VAR-133-2021). This new roadway bisects the larger 190+/- acre development site on which the applicant proposes to install a concrete batch plant. The applicant proposes a temporary concrete batch plant at the site to be in operation until June 31, 2023. The applicant states that the batch plant will provide concrete for the construction of Horizon Court as well as phase 1 of their own private development project. This temporary batch plant is needed on the site due to a nationwide shortage of cement and subsequent rationing of local supply, according to the applicant.
- The city does benefit from this in that it significantly reduces travel distance for large trucks for tasks such as concrete pours and other work. This means there are less trucks driving through the city in order to get to the projects. Additionally, the temporary use facilitates the construction of Horizon Court and allows the developer to meet the construction timeline commitments they have made to the city.
- Access to the batch plant will be provided along Horizon Court. The applicant states that this curb cut access will be removed at the conclusion of the batch plant operation.
- The limitation text associated with the rezoning of the property places additional requirements above the General Employment (GE) District requirements for the development of the property. These requirements further ensure that the character of the area is preserved and enhanced by future development. The proposed batch plant is meeting all setback requirements for the property. Additionally, mounding has been installed along Jug Street, as required by the zoning text, which will provide visual screening of the batch plant along major roadways.
- The applicant commits to providing wheel wash stations for trucks exiting the batch plant, daily road cleaning as well as working with the city landscape architect to ensure the site is visually appealing from adjacent sites while in operation.

(i) *The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*

- The proposed use complements the manufacturing and production, warehouse, data center and distribution uses, which are permitted uses within the overall area. The proposed use is appropriate in the context of the surrounding uses, development patterns, and will contribute to the overall success of the Business Park.
- Additional design guidelines for manufacturing facilities contained in the zoning text further ensures their compatibility with the character of the area. The same architectural requirements as the surrounding commercial areas are required.

(j) *The use will not be hazardous to existing or future neighboring uses.*

- The use is subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district.

- The applicant, as part of the conditional use statement, has stated that production from the batch plant is not one that includes potential pollutants or combustible materials and does not emit noxious odors. Additionally, the applicant states that noise will be proven to not be an issue to any residential uses in the surrounding area due to the large setbacks from these properties. The nearest residentially zoned and used property is located more than 1,800 feet away from the proposed batch plant.
 - The batch plant's location provides convenient access to construction materials and efficiency for delivery. Easy access to and from State Route 161 for trucks is good for the local environment by providing short routes to and from the highway. The location allows for traffic coming to and from the site to remain on site. This results in less travel and trips on township and other streets.
- (k) *The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
- The city has and is making significant investments in the improvement of Beech Road and the widening of Jug Street. Given the Property's proximity to nearby development sites, as well as the Beech Road interchange on State Route 161, the batch plant location will ensure efficient passage of vehicles.
 - The nature of the uses is such that they do not require the use of public water or sanitary sewer services.
 - The proposed industrial manufacturing and assembly use will produce no new students for the Johnstown Monroe School District.
- (l) *The proposed use will not be detrimental to the economic welfare of the community.*
- The proposed industrial manufacturing and assembly use generates income tax for the city with its jobs.
 - The establishment of this temporary batch plant allows the property owner to maintain the construction schedule agreed upon with the city. To maintain a competitive advantage over other locations, and because speed is one of the most important factors when a company is under construction, the continued operation and relocation of the batch plant, even though it is temporary in nature, has a positive benefit to the city's economic development goals and indirectly aids its fiscal strength.
- (m) *The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*
- The use will be subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district.
- (n) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*
- The infrastructure in this portion of the city is designed to accommodate the traffic associated with commercial uses.
 - There is no reason to believe that that traffic generated by this use will have any greater impact than traffic for permitted users in the GE district.
 - Due to the proximity of this site to the State Route 161, and its location adjacent to commercially zoned land in the existing business park to the east, south and west, the site appears to be appropriate for manufacturing and production uses, especially as this is temporary in nature.

IV. ENGINEER'S COMMENTS

The city Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided no comments.

V. RECOMMENDATION

Basis for Approval:

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval. The overall proposal appears to be consistent with the code requirements for conditional uses and meets the development standards and recommendations contained in the Engage New Albany Strategic Plan and the New Albany Economic Development Strategic Plan. The proposed industrial manufacturing and assembly use is consistent with the character of the immediately surrounding area. The site is strategically located where vehicles coming to and from the site can utilize the local business park streets and is close to State Route 161. And while it is proposed to be a temporary conditional use, it helps the city achieve the goals and recommendations in the New Albany Economic Development Strategic Plan by supporting additional attracting and encouraging continued growth within the business park. The operation of the proposed batch plant is to cease on October 31, 2023.

VI. ACTION

Suggested Motion for CU-106-2022:

To approve conditional use application CU-106-2022 to allow for industrial manufacturing and assembly use for a concrete batch plant based on the findings in the staff report with the following conditions (additional conditions may be added):

7. The conditional use approval terminates on June 31, 2023 or another conditional use is submitted to extend its use past this date.
8. When in use, the public streets shall be cleaned daily;
9. Wheel wash is required for existing trucks;

Approximate Site Location:



Source: NearMap



COMMUNITY CONNECTS US
Planning Commission Staff Report
September 19, 2022 Meeting

CLOVER VALLEY ROAD EXTENSION
PRELIMINARY AND FINAL PLAT

LOCATION: Generally located west of Mink Street and south of Jug Street (PIDs: 095-112188-00.000, 095-112188-00.001, 095-111948-00.000, 095-112080-02.000, 095-112080-00.000 and 037-112056-00.001)

APPLICANT: City of New Albany

REQUEST: Preliminary and Final Plat

ZONING: Limited General Employment (L-GE) and Infill Planned Unit Development (I-PUD)

STRATEGIC PLAN: Employment Center

APPLICATION: FPL-109-2022

Review based on: Application materials received September 2, 2022.

Staff report completed by Chris Christian, Planner II

VII. REQUEST AND BACKGROUND

The application is for a combined preliminary and final plat to dedicate of right-of-way for the Clover Valley Road extension. This extension and connection are to facilitate additional connections within the New Albany International Business Park. The extension and connection will provide access to existing and new development sites in the future.

II. SITE DESCRIPTION & USE

The proposed right-of-way dedication extends northward from Mink Street, northwest up to Jug Street near its intersection with the existing portion of Clover Valley Road. The property is zoned or proposed to be zoned to allow GE uses such as those found in the Personal Care and Beauty Park such as office, distribution, and warehousing uses.

III. PLAN REVIEW

Planning Commission's review authority of the preliminary and final plat is found under C.O. Section 1187. Upon review of the final plat the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, zoning text, zoning regulations.

- This plat dedicates right-of-way to the City of New Albany for the extension of Harrison Road. The dedication extension consists of approximately 3,432 +/- linear feet of new right-of-south of Jug Street and west of Mink Street for a total of approximately 6.95+/- acres. There are no reserves being platted or lots being created within this new right-of-way extension.
- The plat dedicates 80' of right-of-way. The street extends through the Mink Street West L-GE and proposed Clover Valley I-PUD zoning districts. The plat does not include any new utility easements. Existing easements are reflected on the plat. The width of the easements on each side of the right-of-way is 25 feet. The necessary easements have been established and recorded via separate instruments as part of the public street construction project.

- The existing Clover Valley Road is identified as a minor collector road typology in the Engage New Albany strategic plan. This new road should be designed at a larger scale in order to accommodate heavier traffic traveling into the business park. The 80 feet of right-of-way, coupled with the existing 25' wide easements on each side is consistent with a 115-foot recommendation in the Engage New Albany Strategic Plan. The existing streetscape and utility easements on both sides of the street were recorded via separate instruments to ensure all of the desired street improvements can be accommodated. The city is supportive of the 80 feet of right-of-way and the zoning requirements are being met.

IV. ENGINEER'S COMMENTS

The city Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that the city engineer comments be addressed at the time of engineering permits, subject to staff approval.

Sheet 1

1. Verify that "Jug Street Road" should not be referred to as "Jug Street" in the title block and within all note blocks. The construction plans refer to Jug Street, not Jug Street Road.
2. Refer to a recently recorded plat in Licking County (see Exhibit A attached). This plat dedicated right-of-way via Ordinance, not Resolution. Verify that the "Approved and Accepted" note block references the correct document.
3. Refer to the first note block at the top left-hand side of the sheet. Provide information where a blank space is currently shown.
4. Again, please refer to Exhibit A. Add the Easement and Drainage Easement note blocks shown on Exhibit A to the referenced plats.
5. In accordance with code section 1187.06 (c) provide written statements indicating that all OEPA and ACOE requirements have been met.

Sheet 2

6. Show the Instrument Numbers for all easements referenced on this sheet.
7. The construction plans show drainage basins adjacent to proposed road ways. Show these basins on the plat and designate these areas as drainage easements.
8. Label the right-of way as 80' total (40' to centerline).

V. RECOMMENDATION

Basis for Approval:

The proposed road plat is consistent with the goals and objectives found in the Engage New Albany strategic plan for this area. This road will serve as a critical connection within the New Albany Business Park and provide access for existing and new development sites in the future.

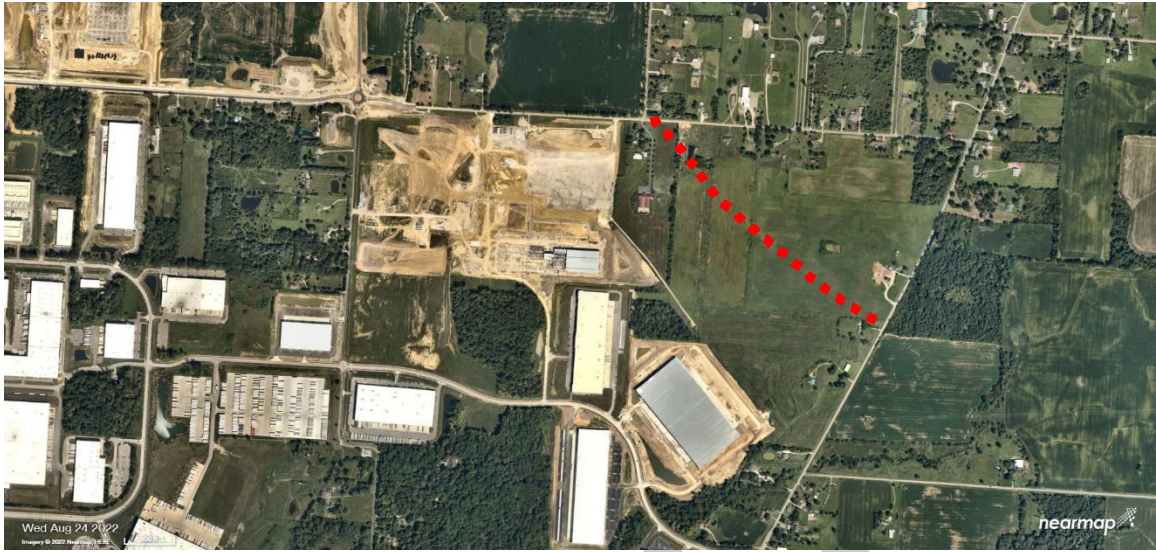
VI. ACTION

Suggested Motion for FPL-109-2022 (additional conditions may be added):

Move to approve FPL-109-2022 with the following condition:

1. That the city engineer's comments be addressed, subject to staff approval.

Approximate Site Location:



NEW ALBANY
COMMUNITY CONNECTS US
Planning Commission Staff Report
September 19, 2022 Meeting

**HARRISON ROAD DEDICATION
PRELIMINARY AND FINAL PLAT**

LOCATION: Generally located north of Jug Street Road and west of Clover Valley Road
APPLICANT: City of New Albany
REQUEST: Preliminary and Final Plat
ZONING: Limited General Employment (L-GE)
STRATEGIC PLAN: Employment Center
APPLICATION: FPL-110-2022

Review based on: Application materials received September 2, 2022.

Staff report completed by Chelsea Nichols, Planner.

VIII. REQUEST AND BACKGROUND

The application is for a combined preliminary and final plat to dedicate of right-of-way for Harrison Road. The Harrison Road extension and connection are to facilitate additional connections within the New Albany International Business Park. The extension and connection will provide access to existing and new development sites in the future.

The area to be platted is currently under construction for the new public street. The area is currently encumbered with highway easement and various utility easement.

II. SITE DESCRIPTION & USE

The proposed right-of-way dedication extends northward from Harrison Road, which currently dead-ends at Jug Street. The right-of-way continues north from Jug Street Road until it curves towards the east, and eventually intersects with Clover Valley Road. The property is zoned L-GE and allows the same uses as the Personal Care and Beauty Park such as office, distribution, and warehousing uses.

III. PLAN REVIEW

Planning Commission's review authority of the preliminary and final plat is found under C.O. Section 1187. Upon review of the final plat the Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, zoning text, zoning regulations.

- This plat dedicates right-of-way to the City of New Albany for the extension of Harrison Road. The dedication extension consists of approximately 6,100+/- linear feet of new right-of-way north of Jug Street Road and west of Clover Valley Road for a total of approximately 12.74+/- acres. There are no reserves being platted or lots being created within this new right-of-way extension.
- The plat dedicates 80' of right-of-way. The street extends through the Jug Street North and Technology Manufacturing zoning districts. The plat does not include any new utility easements. Existing easements are reflected on the plat. The width of the easements on each side of the right-of-way is 25 feet. The necessary easements have been established and recorded via separate instruments as part of the public street construction project.

- The existing Harrison Road is identified as a minor collector road typology in the Engage New Albany strategic plan. Other roads in the northeast area of the city on the map in the strategic plan are identified as major collector roads. The new road should be designed at a larger scale in order to accommodate heavier traffic traveling into the business park. The 80 feet of right-of-way, coupled with the existing 25' wide easements on each side is consistent with a 115-foot recommendation in the Engage New Albany Strategic Plan. The existing streetscape and utility easements on both sides of the street were recorded via separate instruments to ensure all of the desired street improvements can be accommodated. The city is supportive of the 80 feet of right-of-way and the zoning requirements are being met.

IV. ENGINEER'S COMMENTS

The city Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and provided the following comments. Staff recommends a condition of approval that the city engineer comments be addressed at the time of engineering permits, subject to staff approval.

Plat Sheet 1

9. Verify that "Jug Street Road" should not be referred to as "Jug Street" in the title block and within all note blocks. The construction plans refer to Jug Street, not Jug Street Road.
10. Refer to a recently recorded plat in Licking County (see Exhibit A attached). This plat dedicated right-of-way via Ordinance, not Resolution. Verify that the "Approved and Accepted" note block references the correct document.
11. Refer to the first note block at the top left-hand side of the sheet. Provide information where a blank space is currently shown.
12. Again, please refer to Exhibit A. Add the Easement and Drainage Easement note blocks shown on Exhibit A to the referenced plats.
13. In accordance with code section 1187.06 (c) provide written statements indicating that all OEPA and ACOE requirements have been met.

Plat Sheet 2

14. Show the Instrument Numbers for all easements referenced on this sheet.
15. The construction plans show drainage basins adjacent to proposed road ways. Show these basins on the plat and designate these areas as drainage easements.

V. RECOMMENDATION

Basis for Approval:

The proposed road plat is consistent with the goals and objectives found in the Engage New Albany strategic plan for this area. This road will serve as a critical connection within the New Albany Business Park and provide access for existing and new development sites in the future.

VI. ACTION

Suggested Motion for FPL-110-2022 (additional conditions may be added):

Move to approve FPL-110-2022 with the following condition:

2. That the city engineer's comments be addressed at the time of engineering permits, subject to staff approval.

Approximate Site Location:



Source: nearmap



Planning Commission Staff Report October 17, 2022 Meeting

CHIPOTLE FINAL DEVELOPMENT PLAN

LOCATION: Located immediately north of Johnstown Road and generally south of the intersection at Bevelhymer Road and Walton Parkway (PID: 222-004463).

APPLICANT: Prime AE Group, c/o Steve Fox

REQUEST: Final Development Plan

ZONING: Infill Planned Unit Development (IPUD), Subarea 7D-Section 2: Business Park (South Oak Grove – Retail)

STRATEGIC PLAN: Retail

APPLICATION: FDP-115-2022

Review based on: Application materials received September 16, 2022 and October 3, 2022.

Staff report prepared by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

The application is for a final development plan for a proposed Chipotle located immediately north of Johnstown Road and generally south of the intersection at Bevelhymer Road and Walton Parkway within Subarea 7D-Section 2: Business Park (South Oak Grove – Retail). The development includes a carry-out food and beverage establishment with drive-thru on approximately 2 acres.

The zoning text allows commercial buildings and the permitted uses contained in the Codified Ordinances of the Village of New Albany, C-3 Highway Business District, Section 1149.02, which includes carry-out food and beverage establishments with a drive-thru.

II. SITE DESCRIPTION & USE

The site is located immediately north of Johnstown Road and generally south of the intersection at Bevelhymer Road and Walton Parkway. The lot is currently undeveloped and is approximately 2 acres in size. This lot could accommodate two separate developments. The proposed Chipotle is located on the southern portion of the lot and a separate future development could be located on the northern portion of the lot. Currently, there are no plans to split the lot into two. However, the current proposal does contemplate theoretical property lines for when the larger 2-acre lot is split into two. Once that lot split happens in the future, the Chipotle site would become approximately 1 acre at that time. The review of this application, including the proposed lot coverage, is based on the potential future lot split and a site size of 1 acre.

III. EVALUATION

Staff's review is based on New Albany plans and studies, zoning text, zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text. Planning Commission's review authority is found under Chapter 1159.

The Commission should consider, at a minimum, the following (per Section 1159.08):

- a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- c. *That the proposed development advances the general welfare of the Municipality;*
- d. *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- e. *Various types of land or building proposed in the project;*
- f. *Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
- g. *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- h. *Building heights of all structures with regard to their visual impact on adjacent facilities;*
- i. *Front, side and rear yard definitions and uses where they occur at the development periphery;*
- j. *Gross commercial building area;*
- k. *Area ratios and designation of the land surfaces to which they apply;*
- l. *Spaces between buildings and open areas;*
- m. *Width of streets in the project;*
- n. *Setbacks from streets;*
- o. *Off-street parking and loading standards;*
- p. *The order in which development will likely proceed in complex, multi-use, multi- phase developments;*
- q. *The potential impact of the proposed plan on the student population of the local school district(s);*
- r. *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
- s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

It is also important to evaluate the PUD portion based on the purpose and intent. Per Section 1159.02, PUD's are intended to:

- a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
- c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
- d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
- e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
- f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
- g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
- h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
- i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*

- j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*
- l. *Provide for innovations in land development, especially for affordable housing and infill development.*

Engage New Albany Strategic Plan Recommendations

The Engage New Albany Strategic Plan lists the following development standards for the Neighborhood Retail future land use category:

1. Parking areas should promote pedestrians by including walkways and landscaping to enhance visual aspects of the development.
2. Combined curb cuts and cross access easements are encouraged.
3. Curb cuts on primary streets should be minimized and well-organized connections should be created within and between all retail establishments.
4. Retail building entrances should connect with the pedestrian network and promote connectivity through the site.
5. Integrate outdoor spaces for food related businesses.

A. Use, Site and Layout

1. The applicant proposes to develop a 2,394 sq. ft. Chipotle restaurant with a drive-thru on approximately 1 acre. The Chipotle will have a dine-in option but will focus primarily on to-go orders. The drive-thru lane will be pick-up only and not a conventional, full-service drive-thru with a menu or order board. A carry-out food and beverage establishment with a drive-thru is a permitted use.
2. As mentioned above, the entire lot is approximately 2 acres of land that could accommodate two separate developments. The proposed Chipotle is located on the southern portion of the lot, and a future development could be located on the northern portion of the lot. Currently, there are no plans to split the lot into two. However, the current proposal does contemplate theoretical property lines should the one large lot ever split into two. Once the lots are split into two in the future, the Chipotle site would be approximately 1 acre in size. The review of this application, including the proposed lot coverage, is based on the potential future lot split and a site size of 1 acre.
3. The proposed use is appropriate given the proximity of this site to US-62 and the commercial development surrounding this site. Some of the surrounding uses include the Wealth Center (bank use) to the east and a multi-tenant commercial building to the west which is home to the Blue Agave restaurant, “New Nails” nail salon, Knockouts Haircuts barber shop, and a Tim Hortons restaurant.
4. Zoning text section 7d-S2.01(6) requires that the total lot coverage, which includes areas of pavement and building, to not exceed 80%. Should the lot be split happen in the future, the site would still meet this requirement as the new lot coverage at that time is anticipated to be 69%.
5. The zoning text section 7d-S2.01 requires the following setbacks:

Road	Requirement	Proposed
US-62 (southern property line)	100-foot building and pavement setback	155+/- foot pavement [meets code] 182+/- building [meets code]
*Northern Boundary (adjacent to future development site)	0-foot building and pavement setback	5-foot pavement [meets code] Building setback exceeds code
*Eastern Boundary	0-foot building and pavement setback	Building and pavement setbacks exceed code
Western Boundary	10-foot pavement setback 30-foot building setback	10-foot pavement [meets code]

		33.03+/- foot building [meets code]
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*Setbacks along all other internal property boundaries between adjoining privately held parcels within this subarea is permitted to be zero for all buildings and pavement area.

B. Access, Loading, Parking

1. The zoning text encourages shared access drives between sites by allowing for zero pavement setbacks and by including a provision stating that cross access easements between developments within Section 2 shall be provided. Historically the city staff and Planning Commission have encouraged shared curb cuts and connecting drive aisles between commercial sites. The proposed development utilizes shared access from three private drives that surround the site. Access to the site from the east will include access from the private drive shared with the Wealth Center. Access to the site from the west will be from the private drive shared with the multi-tenant commercial building that houses Blue Agave.
2. There are three private drives that surround the site. The site will have four access points off of the private drives. Two points of ingress and egress are along the southern portion of the lot from the private drive to the south. One right-out and left-out access point is located along the southern portion of the lot, also onto the private drive to the south would allow vehicles existing the drive-thru to leave the site. A fourth access point is located in the northwest corner of the site and is a right-out only and will empty out onto the private drive to the west.
3. The building is surrounded by the parking lot, a drive-thru lane, internal drive aisles, and private access drives. The drive-thru appears to be appropriately positioned on the site where it does not interfere with traffic on the rest of the site and will not cause traffic to back up onto public and/or private roads.
4. Codified Ordinance 1167.05(d)(4) requires a minimum of one parking space for every 75 square feet of restaurant floor area space. The building is 2,394 square feet in size, therefore 33 parking spaces are required, and the applicant is meeting code requirement. Additionally, the city parking code requires a minimum number of stacking spaces in the drive-thru lane must be provided. The required number of drive-thru stacking spaces must equal 25% of the total required parking spaces for the drive-thru tenant space. Based on this calculation, 9 stacking spaces must be provided and the applicant is meeting this requirement.
5. Per C.O. 1167.03(a) the minimum parking space dimensions required are 9 feet wide and 19 feet long and the applicant is meeting this requirement.
6. Per C.O. 1167.03(a) the minimum maneuvering lane width size is 22 feet for this development type and this requirement is met.

C. Architectural Standards

1. The purpose of the New Albany Design Guidelines and Requirements is to help ensure that the New Albany community enjoys the highest possible quality of architectural design.
2. The zoning text contains architectural standards and regulated by Section 6 of the Design Guidelines and Requirements (Commercial outside the Village Center).
3. The zoning text states that the maximum building height within this zoning district shall not exceed 65 feet. The proposed building height is approximately 20+/- feet, therefore this requirement is being met.
4. The applicant is proposing to use brick and metal as building materials. The zoning text permits the use of these materials such as brick, pre-cast stone, wood, and glass. Metal is allowed as an accent feature. Tinted glass is permitted, and reflective or mirrored glass is prohibited. The design of the building and use of materials is appropriate and consistent with other buildings in the immediate area.

5. Zoning text section 7d-S2.03(1) states that buildings shall be designed to be seen from 360 degrees with the same caliber of finish on all facades/elevations. The applicant is accomplishing this requirement.
6. Section 7d-S2.03(3) states earth tones, muted hues and natural tones are permitted as structures basic color. The applicant is accomplishing this requirement.
7. Section 7d-S2.03(4) states pitched, flat or mansard roofs shall be permitted. All flat roofs shall be required to have a parapet and/or a means of screening all rooftop mechanical equipment. A roof plan was submitted and all rooftop mechanical equipment will be fully screened from all public roads.
8. DGR Section 6(I)(A)(12) states that buildings shall have operable and active front doors along all public and private roads. The applicant is accomplishing this requirement.
9. C.O. 1171.05(b) states that all trash and garbage container systems must be screened. The applicant proposes to install a dumpster enclosure thereby meeting this requirement.

D. Parkland, Buffering, Landscaping, Open Space, Screening

1. Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces. The applicant is providing 33 parking spaces thereby requiring 4 trees. The applicant is meeting this requirement.
2. Zoning text section 7d-S2.04(1)(a) requires that street trees must be planted along US-62 at a rate of one tree for every 30 feet. The applicant is required to install 8 trees along US-62. The plan shows 5 trees along Johnstown Road in front of the existing trail and 3 trees behind the existing trail for a total of 8 trees.
3. Section 7d-S2.04(1)(c) requires any surface parking areas adjacent to US-62 be screened from the respective right-of-way with a minimum of 30" contiguous planting hedge, fence, wall or earth mound or any configuration thereof. Throughout the setback area there shall be a minimum of six trees per 100 lineal feet. While the applicant does meet this requirement by proving the contiguous planting hedge, they do not meet the requirement because there are only 13 trees within the setback area. Should the Planning Commission approve the application, staff recommends a condition of approval that the applicant include one more tree, for a total of 14, on the landscape plans at the time of engineering permits to meet code requirements.
4. The zoning text requires a minimum of 8% interior parking lot landscaping on the site. The applicant meets this requirement.
5. Zoning text section 7d-S2.03(3) requires parking lots up to 20,000 square feet to have a minimum of one tree per 5,000 square feet of ground coverage and a total tree planting equal to one inch in tree trunk size for every 2,000 square feet of ground coverage. Based on this, the applicant is required to provide 4 trees to meet this standard, and they exceed this standard by providing 8 trees.
6. The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends all the City Landscape Architect's comments are met, subject to staff approval.

A. Site Plan:

- i. Remove one parallel parking space along eastern edge to provide additional, appropriate room for landscape. See Diagram B. **(Staff Note: This item has been addressed)**

B. Planting Plan:

- i. Provide landscape improvements in the reclaimed parking space. See Diagram B.
- ii. To match Johnstown Road's rural character, please plant random massing of large, deciduous shade trees along Johnstown Road frontage. Consider species such as Acer, Ulmus, Quercus and Gleditsia. See Diagram A and B.

E. Lighting & Signage

1. The applicant has submitted a photometric plan which meets code.

2. Zoning text section 7d-S2.05(3)(d) - (f) requires all parking lot lighting shall be of standard light source type and style and shall not exceed 20' in height. Building, pedestrian and landscape lighting may be incandescent or metal halide. All external lighting shall be decorative or cut-off type fixtures and down cast to reduce "spillage". Luminaires should have a minimum cut-off of 45 degrees, so as to provide glare control to pedestrian and vehicular traffic, as well as a distinct beam cut-off on the outer perimeter of the setback areas. Light pole locations should be set back from the outer edges of the Perimeter and side lot areas at a distance that would allow the 45-degree cut-off angle of the luminaire to terminate at the base of the earth mounds. All light poles and standards shall be black or New Albany Green and constructed of metal.
 - o The applicant states the proposed height of the light poles will be 18' and this meets the required height maximum.
 - o The proposed poles are to match the lights on the adjacent sites. This includes the fixture and base of the lighting used for the Shops at Walton Parkway.
 - o All other aspects of the lighting standards and being met.
3. As part of this final development plan application, the applicant has submitted a partial sign plan for the site. Details for the proposed monument sign were not provided. Staff recommends a condition of approval that this sign and all other sign details be subject to staff approval and must meet code requirements. Any additional variances needed for future signs will be heard by the Board of Zoning Appeals in the future.

Wall Signs

Zoning text section 7d-S2.06 permits one wall-mounted sign and one ground-mounted sign along each public road right-of-way and building fronts. One square foot of sign face is permitted per each lineal foot of the building, not to exceed 80 square feet in size. The applicant proposes the following wall signs to include the company logo with "CHIPOTLE".

Southern US-62 Elevation Wall Sign

- a. Area: 36.72 sq. ft. [does not meet code; max of 35 sq. ft. permitted based on frontage] Should the Planning Commission approve this application, staff recommends a condition of approval that the sign be revised to meet code requirements or a variance be submitted for review by the Board of Zoning Appeals.
- b. Lettering height: 14 inches [meets code]
- c. Location: one on the US-62 building elevation [meets code]
- d. Lighting: halo [meets code]
- e. Relief: 1-inch relief [meets code]
- f. Color: brown, red, and white (total 3) [meets code as 4 permitted]
- g. Materials: aluminum [meets code]

Eastern Elevation Wall Sign

- a. Area: 36.72 sq. ft. [meets code and well under code]
- b. Lettering height: 14 inches [meets code]
- c. Location: one on the US-62 building elevation [meets code]
- d. Lighting: halo [meets code]
- e. Relief: 1-inch relief [meets code]
- f. Color: brown, red, and white (total 3) [meets code as 4 permitted]
- g. Materials: aluminum [meets code]

Western Elevation Wall Sign

- a. Area: 36.72 sq. ft. [meets code and well under code]
- b. Lettering height: 14 inches [meets code]
- c. Location: one on the US-62 building elevation [meets code]
- d. Lighting: halo [meets code]
- e. Relief: 1-inch relief [meets code]

- f. Color: brown, red, and white (total 3) [meets code as 4 permitted]
- g. Materials: aluminum [meets code]

4. Other Signage:

- o The applicant does not propose a menu board sign. The drive-thru lane will be pick-up only and not a full-service drive-thru with a menu or order board.
- o The applicant proposes to install one 9' tall "clearance" bar near the drive-thru. The clearance bar does not contain any signage or a company logo.
- o The applicant proposes one "announce sign" in the typical location where a menu board sign would be located. Details on this announce sign have not been provided. Should the Planning Commission approve this application, staff recommends a condition of approval that the applicant provide details on the announce sign and that the sign meet code at the time of permits.
- o The applicant proposes a number of ground signs on site that will read "digital pick-up". The proposed signs do meet code with regard to height. However, the number of these signs and exact location of the signs need to be finalized. The signs will be placed at the head of parking spaces indicating where people should park when they arrive to pick up their "digital" online food orders. Currently, the site plan sheet provided by Broadway National sign company does not match the site plan provided by the applicant, Prime AE engineering firm, in terms of the signage location and information. The sign key needs to be revised to match the proposed site plan at the time of permits. Should the Planning Commission approve this application, staff recommends a condition of approval that the applicant provide details on the digital pick-up signs and that these signs meet code at the time of permits.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the application and provided the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval.

1. Update the FDP signature block to match that shown on Exhibit A.
2. Update the Site Data table shown on sheet C-1 of the submittal to include ADA Parking Stall Required and ADA Parking Stalls provided.
3. Have a Professional Surveyor sign off on the ALTA survey included with the submittal.
4. In accordance with Code Section 1159.07 (3) Parts A. and D., please revise the cover sheet to show accurate distances and bearings from an established monument on the project to the three nearest established street lines or official monuments and show the location of boundary monuments (concrete 6"x6"x30" with an iron pipe cast in the center) at each corner, at each change of direction, at each intersection and at the beginning and end of curves.
5. Provide site distance triangles at the curb cuts and ensure that proposed landscaping does not obstruct motorist view.
6. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available.

V. SUMMARY

The proposal meets many of the goals of the Engage New Albany Strategic Plan such as providing pedestrian access along roadways and into the site and utilizing high quality building materials by incorporating four-sided architecture. The proposed development is in an appropriate location given the context of the surrounding area and will serve as an amenity for the New Albany Business Park. The proposed building is well designed and is consistent with other retail buildings in the immediate area.

VI. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve final development plan application **FDP-115-2022**, subject to the following conditions:

1. The City Landscape Architect's comments must be addressed at the time of engineering permits, subject to staff approval.
2. The applicant shall include one more tree, for a total of 14 trees within the setback along US-62 as require per Section 7d-S2.04(1)(c), on the landscape plan at the time of engineering permits.
3. The monument sign, all wall signs, the announce sign, digital pick-up signs, and all other sign details are subject to staff approval and must meet code requirements.
4. The City Engineer's comments must be addressed, subject to staff approval.

Approximate Site Location:



Source: nearmap

404.603-01
September 28, 2022

To: Chelsea Nichols
City Planner

From: Matt Ferris, P.E., P.S.
By: Jay M. Herskowitz, P.E., BCEE

Re: Chipotle -
Final Development Plan

We reviewed the referenced submittal in accordance with Code Section 1159.07 (b)(3) FDP.
Our review comments are as follows:

1. Update the FDP signature block to match that shown on Exhibit A.
2. Update the Site Data table shown on sheet C-1 of the submittal to include ADA Parking Stall Required and ADA Parking Stalls provided.
3. Have a Professional Surveyor sign off on the ALTA survey included with the submittal.
4. In accordance with Code Section 1159.07 (3) Parts A. and D., please revise the cover sheet to show accurate distances and bearings from an established monument on the project to the three nearest established street lines or official monuments and show the location of boundary monuments (concrete 6"x6"x30" with an iron pipe cast in the center) at each corner, at each change of direction, at each intersection and at the beginning and end of curves.
5. Provide site distance triangles at the curb cuts and ensure that proposed landscaping does not obstruct motorist view.
6. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available.

MEF/JMH

(attachment)

cc: Dave Samuelson P.E., Traffic Engineer

Permit # FDP-115-2022
 Board _____
 Mtg. Date _____



Community Development Planning Application

Project Information	Site Address <u>Bevelhymmer Rd & Walton Pkwy</u> Parcel Numbers <u>222-004463, 222-004462</u> Acres <u>2.4</u> ac # of lots created <u>N/A</u>																																																											
	<table border="1"> <thead> <tr> <th>Choose Application Type</th> <th colspan="4">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td><u>Final</u></td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td><u>Final</u></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td></td> </tr> </tbody> </table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input checked="" type="checkbox"/> Development Plan	Preliminary	<u>Final</u>	Comprehensive	Amendment	<input type="checkbox"/> Plat	Preliminary	<u>Final</u>			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification
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	Description of Request: <u>Final Development Plan for Chipotle Restaurant with associated parking</u> _____ _____ _____																																																											
Contacts	Property Owner's Name: <u>New Albany Company, LLC</u> Address: <u>8000 Walton Pkwy</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: <u>(614) 939-8000</u> Fax: _____ Email: <u>droggenkamp@newalbanycompany.com</u>																																																											
	Applicant's Name: <u>Prime AE Group (Steve Fox)</u> Address: <u>8415 Pulsar Place</u> City, State, Zip: <u>Columbus, OH 43240</u> Phone number: <u>614-323-8183</u> Fax: _____ Email: <u>sfox@primeeng.com</u>																																																											
Signature	<p>Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.</p> <p>Signature of Owner <u>[Signature]</u> Date: <u>9-3-22</u> Signature of Applicant <u>[Signature]</u> Date: <u>9/16/22</u></p>																																																											

PROJECT NARRATIVE

Chipotle Final Development Plan

Walton Parkway – Bevelhymer Road

9835 Johnstown Road

The project consists developing a 2,394 square foot Chipotle restaurant with associated parking on an existing vacant lot at on State Route 62 (Johnstown Road). The existing property is 1.978 ac. The 2 previous properties were recently combined with the Franklin County Auditor. The parcel will eventually be split for the Chipotle to occupy approximately 1.04 acres. Although, the location of the of the lot split line has not been determined. The site currently has access to public water and sanitary mains adjacent to the parcel. Additionally, private utilities are within the property as well. The site will has a storm sewer system that will collect the storm water and provide water quantity detention. The site will most likely provide water quality and quantity for the entire build out of the site as the norther portion of the site could be developed. There are no known users at this time.

Franklin Co. Parcel ID	Property Owner	Property Address
222-004463	New Albany Company, LLC	Bevelhymer Rd.
222-003581	Rami Properties, LLC	9685-9765 Johnstown Rd.
222-004178	Rami Properties, LLC	Walton Pw.
222-004461	Milt Realty, LLC	8415 Walton Pw.
222-004462	New Albany Company, LLC	Walton Pw.
222-003563	Viking GMRE I, LLC	9835 Johnstown Rd.
222-004468	New Albany Company, LLC	Smiths Mill Rd.
222-004553	Zarley Family, LLC	5900 Zarley St.
222-000279	Willow Run Group Inc.	5891 Zarley St.

CITY OF NEW ALBANY
NO PLAT REQUIRED
APPROVED
Signature  Date 8/9/22

1.990 ACRES

Situated in the State of Ohio, County of Franklin, City of New Albany, in Lot 24, Section 12, Quarter Township 1, Township 2, Range 16, United States Military District, being all of that 1.978 acre tract of land conveyed to The New Albany Company LLC by deed of record in Instrument Number 201010070133769 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Bevelhymer Road (Plat Book 96, Page 17, 80' wide) and Walton Parkway (Plat Book 96, Page 17, variable width);

Thence South $25^{\circ} 22' 39''$ West, crossing the right of way of said Walton Parkway, a distance of 35.49 feet to a point in the southerly right-of-way line of said Walton Parkway;

Thence with said southerly right of way line the following courses and distances:

South $64^{\circ} 37' 21''$ East, a distance of 29.29 feet to an iron pin set at the northeasterly corner of that 0.415 acre tract conveyed to The New Albany Business Park Association, Inc. by deed of record in Instrument Number 201010120135235, the TRUE POINT OF BEGINNING for this description;

South $64^{\circ} 37' 21''$ East, a distance of 79.23 feet to an iron pin set at a point of curvature to the right; and

With the arc of said curve, having a central angle of $09^{\circ} 47' 39''$, a radius of 656.00 feet, an arc length of 112.14 feet, a chord bearing of South $59^{\circ} 45' 09''$ East and chord distance of 112.00 feet to a magnetic nail set at the northwesterly corner of that 1.288 acre tract conveyed to Viking GMRE I LLC by deed of record in Instrument Number 201812130168697;

Thence with the boundary of said 1.288 acre tract the following courses and distances:

South $31^{\circ} 43' 26''$ West, a distance of 36.87 feet to a magnetic nail set at a point of curvature to the left;

With the arc of said curve, having a central angle of $12^{\circ} 19' 00''$, a radius of 516.00 feet, an arc length of 110.92 feet, a chord bearing of South $30^{\circ} 27' 26''$ West and chord distance of 110.71 feet to a chiseled cross found;

South $24^{\circ} 17' 55''$ West, a distance of 48.80 feet to an iron pin set; and

South $29^{\circ} 41' 27''$ East, a distance of 199.40 feet to a railroad spike found in the northerly right-of-way line of Johnstown Road (U.S. 62), the northerly line of that 1.584 acre tract conveyed as Parcel 18-WD-8 to State of Ohio by deed of record in Official Record 25998B11;

Thence South $66^{\circ} 30' 22''$ West, with said northerly right of way line and said northerly line, a distance of 83.70 feet to an iron pin set at the northeasterly corner of that 0.712 acre tract conveyed as Parcel 121-WD to State of Ohio by deed of record in Official Record 28163G12;

Thence South $78^{\circ} 35' 32''$ West, with said northerly right-of-way line and the northerly line of said 0.712 acre tract, a distance of 132.05 feet to an iron pin set;

Thence South $57^{\circ} 24' 41''$ West, with said northerly right-of-way line and the northerly line of said 0.712 acre tract, a distance of 15.04 feet to a magnetic nail set at the southeasterly corner of said 0.415 acre tract;

Thence with the boundary of said 0.415 acre tract the following courses and distances:

Signature *[Signature]* Date 8/9/22

1.990 ACRES

- 2 -

With the arc of a curve to the right, having a central angle of $05^{\circ} 43' 22''$, a radius of 533.16 feet, an arc length of 53.25 feet, a chord bearing of North $24^{\circ} 17' 08''$ West and chord distance of 53.23 feet to an iron pin set;

North $16^{\circ} 54' 34''$ West, a distance of 33.89 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of $13^{\circ} 56' 44''$, a radius of 236.00 feet, an arc length of 57.44 feet, a chord bearing of North $09^{\circ} 56' 13''$ West and chord distance of 57.30 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of $43^{\circ} 08' 31''$, a radius of 49.00 feet, an arc length of 36.90 feet, a chord bearing of North $18^{\circ} 36' 23''$ East and chord distance of 36.03 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $80^{\circ} 37' 52''$, a radius of 33.47 feet, an arc length of 47.10 feet, a chord bearing of North $00^{\circ} 00' 29''$ East and chord distance of 43.31 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of $42^{\circ} 27' 30''$, a radius of 50.00 feet, an arc length of 37.05 feet, a chord bearing of North $19^{\circ} 31' 28''$ West and chord distance of 36.21 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of $16^{\circ} 57' 52''$, a radius of 186.64 feet, an arc length of 55.26 feet, a chord bearing of North $10^{\circ} 11' 02''$ East and chord distance of 55.06 feet to a magnetic nail set;

North $19^{\circ} 21' 46''$ East, a distance of 150.68 feet to an iron pin set;

North $22^{\circ} 43' 59''$ East, a distance of 45.41 feet to an iron pin set; and

With the arc of a curve to the right, having a central angle of $32^{\circ} 34' 01''$, a radius of 35.00 feet, an arc length of 19.89 feet, a chord bearing of North $39^{\circ} 00' 29''$ East and chord distance of 19.63 feet to the TRUE POINT OF BEGINNING, containing 1.990 acres of land, more or less, of which 1.345 acres is Parcel Number 222-004463 and 0.645 acre is Parcel Number 222-004462.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($13/16$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on a portion of the northerly right-of-way line of Johnstown Road, having a bearing of South $66^{\circ} 30' 22''$ West and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

This description is based on an actual field survey performed by, or under the direct supervision of, Matthew A. Kirk, Professional Surveyor Number 7865.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

4 Aug 22

Date

CITY OF NEW ALBANY
NO PLAT REQUIRED
APPROVED


Signature

8/9/22
Date

1.990 ACRES

- 2 -

With the arc of a curve to the right, having a central angle of $05^{\circ} 43' 22''$, a radius of 533.16 feet, an arc length of 53.25 feet, a chord bearing of North $24^{\circ} 17' 08''$ West and chord distance of 53.23 feet to an iron pin set;

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With the arc of a curve to the right, having a central angle of $13^{\circ} 56' 44''$, a radius of 236.00 feet, an arc length of 57.44 feet, a chord bearing of North $09^{\circ} 56' 13''$ West and chord distance of 57.30 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of $43^{\circ} 08' 31''$, a radius of 49.00 feet, an arc length of 36.90 feet, a chord bearing of North $18^{\circ} 36' 23''$ East and chord distance of 36.03 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of $80^{\circ} 37' 52''$, a radius of 33.47 feet, an arc length of 47.10 feet, a chord bearing of North $00^{\circ} 00' 29''$ East and chord distance of 43.31 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of $42^{\circ} 27' 30''$, a radius of 50.00 feet, an arc length of 37.05 feet, a chord bearing of North $19^{\circ} 31' 28''$ West and chord distance of 36.21 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of $16^{\circ} 57' 52''$, a radius of 186.64 feet, an arc length of 55.26 feet, a chord bearing of North $10^{\circ} 11' 02''$ East and chord distance of 55.06 feet to a magnetic nail set;

North $19^{\circ} 21' 46''$ East, a distance of 150.68 feet to an iron pin set;

North $22^{\circ} 43' 59''$ East, a distance of 45.41 feet to an iron pin set; and

With the arc of a curve to the right, having a central angle of $32^{\circ} 34' 01''$, a radius of 35.00 feet, an arc length of 19.89 feet, a chord bearing of North $39^{\circ} 00' 29''$ East and chord distance of 19.63 feet to the TRUE POINT OF BEGINNING, containing 1.990 acres of land, more or less, of which 1.345 acres is Parcel Number 222-004463 and 0.645 acre is Parcel Number 222-004462.

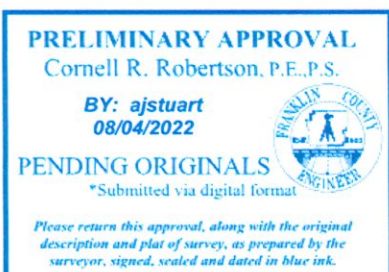
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths ($13/16$) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on a portion of the northerly right-of-way line of Johnstown Road, having a bearing of South $66^{\circ} 30' 22''$ West and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

This description is based on an actual field survey performed by, or under the direct supervision of, Matthew A. Kirk, Professional Surveyor Number 7865.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Matthew A. Kirk
Professional Surveyor No. 7865

Date



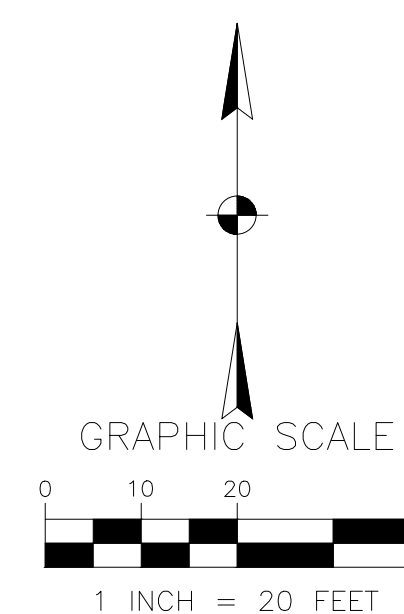
ENGINEER
PRIME AE GROUP, INC.
8415 PULSAR PLACE, SUITE 300
COLUMBUS, OH 43240
EMAIL: SFOX@PRIMEENG.COM
PHONE: 614-839-0250

SITE DATA	
SITE	
ADDRESS	9835 JOHNSTOWN ROAD, NEW ALBANY, OHIO 43054
PARCEL NUMBER	222-004463--00
PROPERTY AREA	1.978 AC TOTAL (1.04 SITE)
BUILDING AREA	±2,394 SF
PATIO AREA	±525 SF
ZONING	
CURRENT ZONING	IPUD
SETBACKS	IPUD SETBACKS SHOWN
PARKING	
PROPOSED PARKING	33 SPACES
REQUIRED PARKING	2,394 SF RESTAURANT/75 SF = 32 SPACES
STACKING	
REQUIRED STACKING	9 SPACES
PROVIDED STACKING	9 SPACES
LOT COVERAGE	
REQUIRE MAX	80%
PROVIDED	69%

 PR CONCRETE WALK
 CONCRETE PAVEMENT
 PR PARKING LOT LIGHT POLES

- ① 6" PIPE BOLLARD
- ② PARKING BLOCK
- ③ MOBILE ORDER PICKUP SIGNAGE PER TENANT STANDARDS
- ④ 24" STOP BAR
- ⑤ D/T CLEARANCE BAR PER TENANT STANDARDS – FUTURE BY TENANT
- ⑥ ANNOUNCE SIGN – FUTURE BY TENANT
- ⑦ TRANSFORMER LOCATION
- ⑧ D/T DETECTOR LOOP PER TENANT STANDARDS
- ⑨ DUMPSTER ENCLOSURE, SEE ARCH FOR DETAILS
- ⑩ GREASE INTERCEPTOR PER TENANT STANDARDS, COORDINATE WITH MEP
- ⑪ ADA PARKING STALL

CITY MANAGER, CITY OF NEW ALABANY _____ DATE _____

[illegible]

REQUIRED:	PROVIDED:
<p>IPUD REQUIREMENTS (7d-S2.04)</p> <ol style="list-style-type: none"> LANDSCAPING WALTON AND US ROUTE 62: DECIDUOUS TREES REQUIRED WITHIN R/W AT SPACING OF 1 PER 30 LF WOOD RAIL HORSE FENCE REQUIRED ADJACENT TO RT. 62 AND WALTON PARKWAY SURFACE PARKING MUST BE SCREENED FROM R/W WITH A MIN. 30" HEDGE AND A MINIMUM OF 6 TREES ARE REQUIRED FOR EVERY 100 LF GRASS IS REQUIRED IN REMAINDER OF SETBACK AREA. PERIMETER SIDE YARD LANDSCAPING: LANDSCAPING WITHIN THE PERIMETER SIDE YARD ABUTTING PUBLIC R/W SHALL BE PLANTED WITH 7 TREES PER 100 LINEAL FEET OF LOT LINE AND 2 DECIDUOUS SHRUBS PER TREE, ALL AREAS NOT LANDSCAPED SHALL BE GRASS. INTERIOR LANDSCAPING: LANDSCAPING IS REQUIRED AT A RATE OF 8% OF THE PARKING LOT PAVEMENT AREA 20,000 SF REQUIRES A MINIMUM OF 1 TREE PER 5,000 SF OF GROUND COVERAGE AND A TOTAL TREE PLANTINGS EQUAL TO 1" OF TRUNK SIZE FOR EVERY 2,000 SF OF GROUND COVERAGE 	<ol style="list-style-type: none"> DECIDUOUS TREES PROVIDED AT 30' SPACING WOOD RAIL FENCE IS EXISTING SURFACE PARKING SCREENED FROM RT. 62 R/W, 231' OF FRONTAGE REQUIRED 14 TREES, 16 TREES PROVIDED LAWN PROVIDED IN REMAINDER OF SETBACK AREA <p>PROVIDED ADJACENT TO R/W, NO SIDE YARDS ABUT R/W</p> <ol style="list-style-type: none"> 17,339 SF PARKING LOT AREA 1,388 SF OF LANDSCAPE REQUIRED 1,684 SF OF LANDSCAPE PROVIDED 4 TREES PLUS 9 INCHES 9 TREES PROVIDED

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF JOB ACCEPTANCE.

CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO INSTALLATION. NOTIFY ENGINEER IF FIELD CONDITIONS NECESSITATE ADJUSTMENT OF PLANT LOCATIONS.

CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS

CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. PLANT LIST
QUANTITIES ARE FOR CONVENIENCE ONLY.

PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.

ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF TWO INCHES OF SHREDDED HARDWOOD MULCH. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. MULCH SHALL BE FREE OF TWIGS, LEAVES, DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. PULL MULCH AWAY FROM SHRUB STEMS.

CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK FROM THE DAY OF APPROVAL OF THE OWNER'S REPRESENTATIVE CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME THE OWNER WILL DECLARE JOB ACCEPTANCE.

ALL PLANTING TO BE FREE FROM DISEASE, INSECT INFESTATION AND DAMAGE AND IN ALL RESPECTS BE READY FOR FIELD PLANTING.

PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND EQUAL IN DEPTH TO THE SIZE OF THE ROOT BALL AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

BED EDGES SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND 'V' SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND THE PLANTING BED.

IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY ENGINEER IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

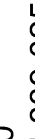
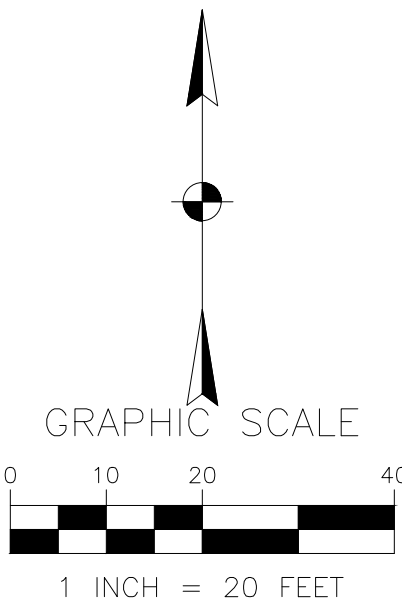
TOPSOIL MIX IN PLANTING BEDS TO BE 3 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL TO A DEPTH OF 24".

ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%

ALL TREES, SHRUBS, GROUND COVER AND LAWNS TO BE FERTILIZED WITH A COMMERCIAL GRADE FERTILIZER CONSISTING OF FAST AND SLOW RELEASE NITROGEN. SEED AREAS TO BE COVERED WITH CLEAN OAT OR WHEAT STRAW WELL SEASONED BEFORE BAILING, FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED NOXIOUS WEEDS.

CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER.

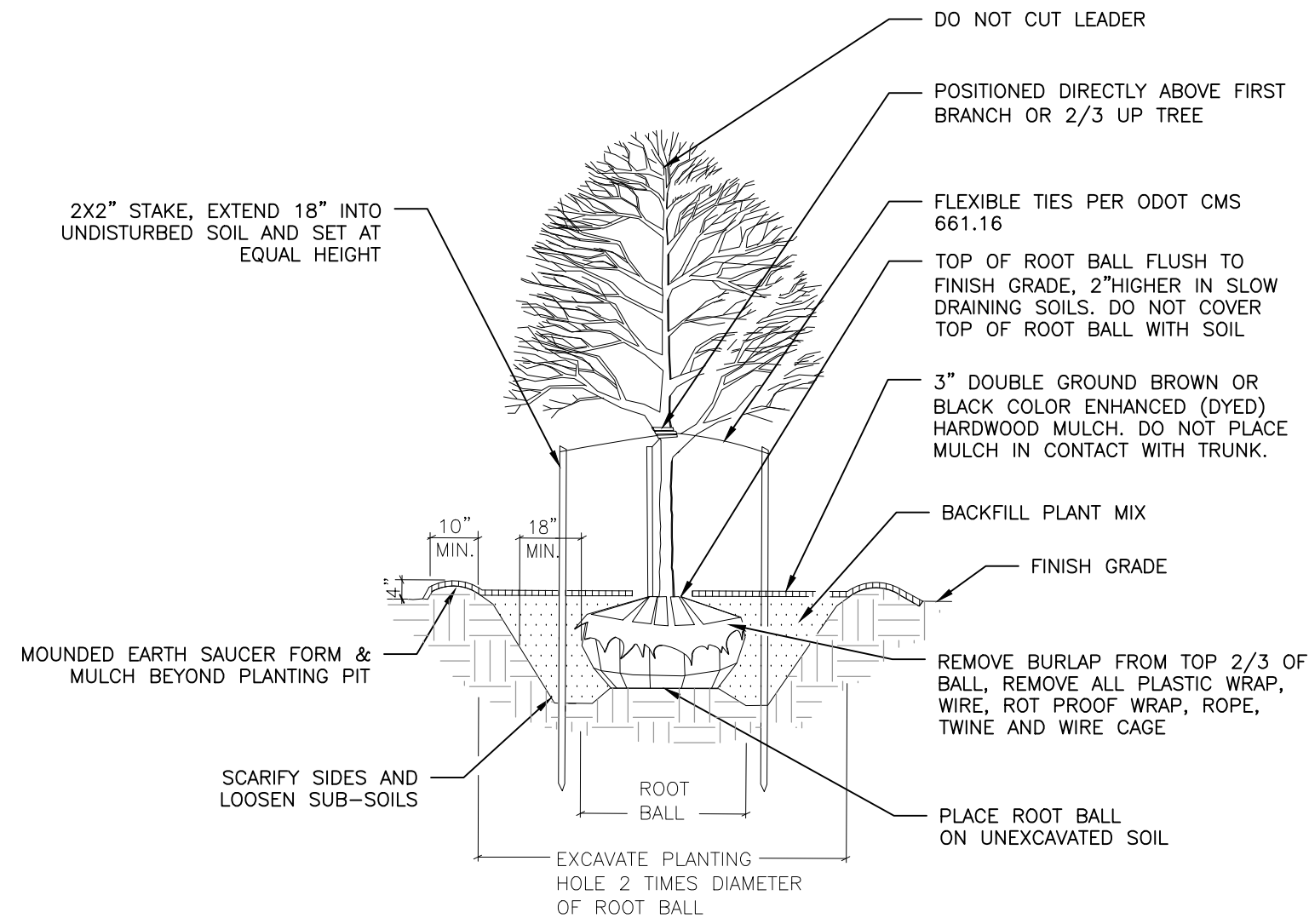


PRIMEA
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

FRANKLIN COUNTY, OH
CONCEPT PLANS
FOR
NORTHSTAR
WALTON PARKWAY, NEW ALBANY, OH
LANDSCAPE PLAN

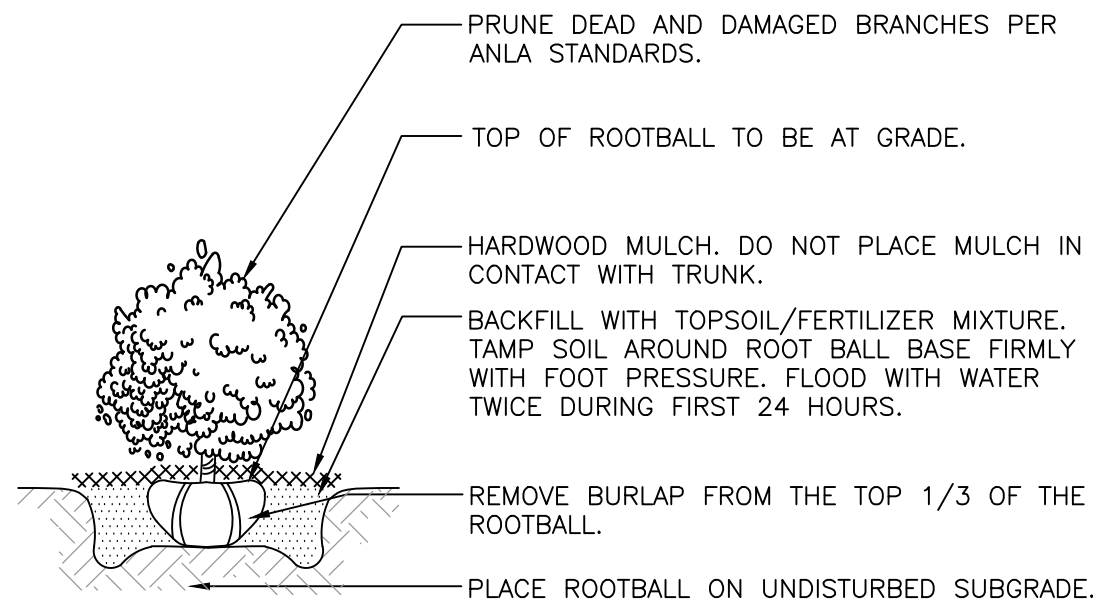
DATE										
REVISIONS										
NO.										
DRAWN BY: IJJ					CHECKED BY: SEF					
SCALE: 1" = 20'										
DATE: 8-1-22										
SHEET NO. C-3										

J:\Drawings\Land Projects 3\Misc\Northstar\Walton Parkway\CHIPOTLE PLANS\LANDSCAPE_CHIPOTLE_WALTON.dwg by: jsmanson on 10/03/2022 1:29 PM ~ for PRIME AE



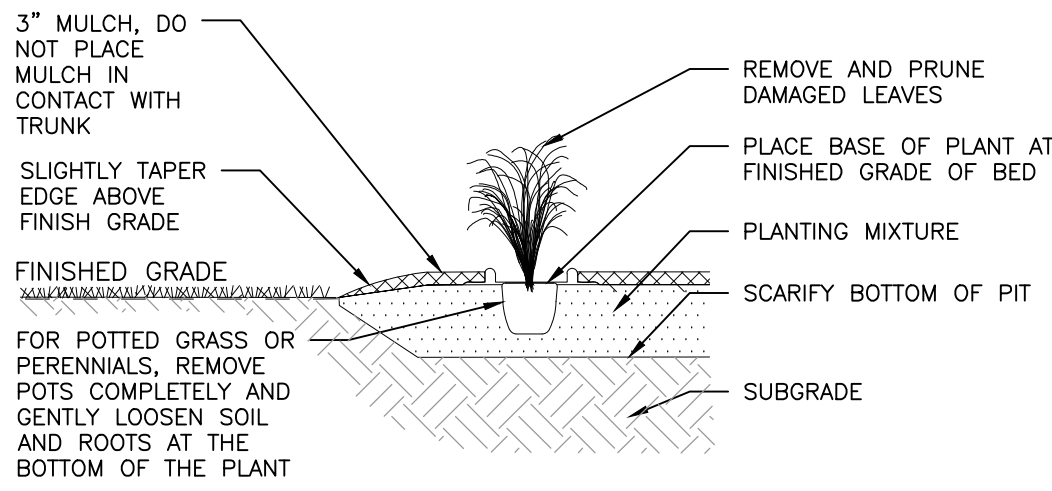
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



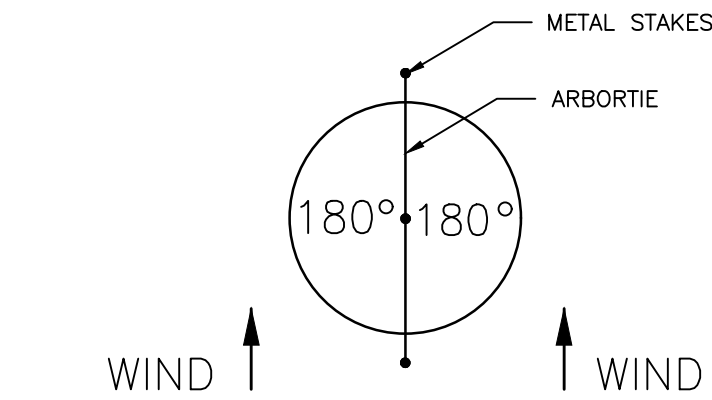
SHRUB PLANTING DETAIL

NOT TO SCALE



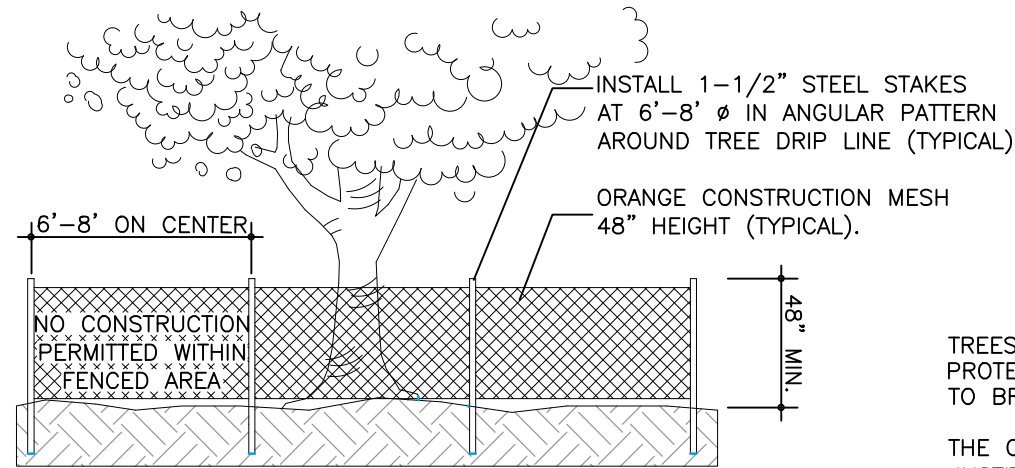
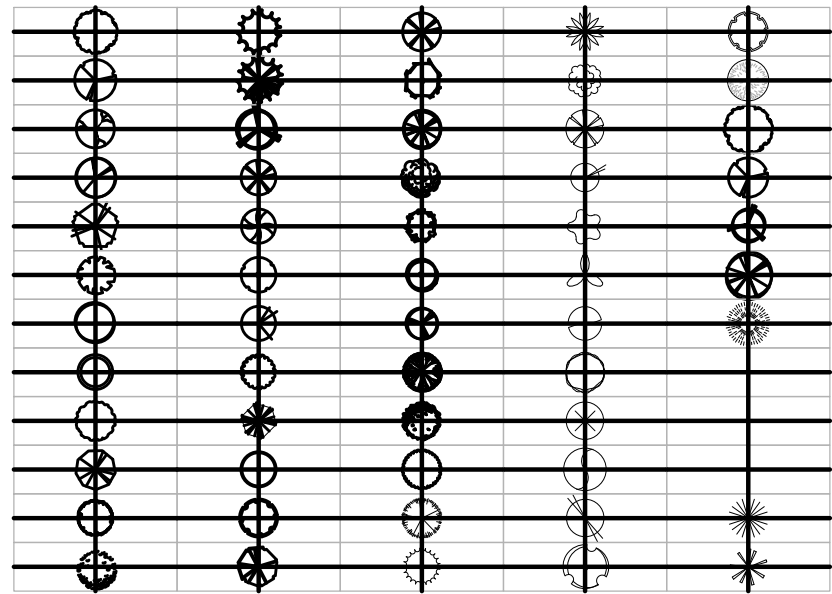
GRASS AND PERENNIAL PLANTING DETAIL

NOT TO SCALE



GUYING PATTERN FOR DECIDUOUS TREE PLANTING

NOT TO SCALE



TREE PROTECTION DETAIL

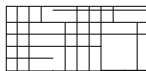
TO BE USED ON ALL EXISTING TREES
NO SCALE

TREES, TREE ROOTS AND LIMBS INCLUDED WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SHALL BE PROTECTED AGAINST INJURY OR DAMAGE DURING THE COURSE OF WORK. SPECIAL ATTENTION SHALL BE PAID TO BRANCHES, TRUNKS AND ROOTS DURING CONSTRUCTION.

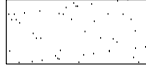
THE CONTRACTOR SHALL FOLLOW THE MOST RECENT EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS IN EFFECT AT THE TIME THE CONTRACT IS EXECUTED, WHICH ARE THE GENERALLY ACCEPTED INDUSTRY STANDARDS FOR TREE CARE PRACTICES. ANY WORK INVOLVING TREE CARE SHALL BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

ANY TREES DAMAGED OR DESTROYED DUE TO CONTRACTOR NEGLIGENCE SHALL BE TREATED OR REMOVED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL, AT THE CONTRACTOR'S EXPENSE, REPLACE THE DESTROYED TREES PER THE CITY'S TREE PROTECTION AND MITIGATION POLICY AS PART OF THE WORK.

PLANT LIST								
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONDITION	DECID./EV.	REMARKS
TREES								
ACE SAC		ACER SACCHARUM	SUGAR MAPLE	6	2.5" CAL.	B&B		SURFACE PARKING SCREENING
AME ARB		AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3	6-7' HT.	B&B		SURFACE PARKING SCREENING
CAR CAR		CARPINUS CALOLINIANA	AMERICAN HORNBEAM	5	2.5" CAL.	B&B		SURFACE PARKING SCREENING
CHI VIR		CHIONANTHUS VIRGINICUS	FRINGETREE	3	6-7' HT.	B&B		INTERIOR LANDSCAPING
OST VIR		OSTRYA VIRGINIANA	HOPHORNBEAM	5	2.5" CAL.	B&B		INTERIOR LANDSCAPING
QUE BIC		QUERCUS BICOLOR	SWAMP WHITE OAK	4	2.5" CAL.	B&B		SURFACE PARKING SCREENING
ULM		ULMUS 'NEW HORIZON'	NEW HORIZON ELM	5	2.5" CAL.	B&B		STREET TREE
SHRUBS								
AES PAR		AESCULUS PARVAFLORA	BOTTLEBRUSH BUCKEYE	2	#5	CONT.		
FOT GAR		FOTHERGILLA GARDENII 'MT. AIRY'	MT. AIRY FOTHERGILLA	6	#5	CONT.		
ILE GLA		ILEX GLABRA	INKBERRY	13	#3	CONT.		
ILE VER		ILEX VERTICILLATA 'WINTER RED/JIM DANDY'	WINTER RED AND JIM DANDY WINTERBERRY	6	#3	CONT.		INSTALL 5 WINTER RED, 1 JIM DANDY
ITE VIR		ITEA VIRGINICA 'MERLOT'	MERLOT SWEETSPIRE	18	#3	CONT.		
JUN VIR		JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL EASTERN REDCEDAR	44	#5	CONT.		24" MIN. HT.
PHY OPU		PHYSOCARPUS OPUFOLIUS 'LADY IN RED'	LADY IN RED NINEBARK	8	#5	CONT.		
POT FRU		POTENTILLA FRUTICOSA	BUSH QUINCEFOIL	7	#3	CONT.		
RHU ARO		RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	25	#3	CONT.		
PERENNIALS								
AST NOV		ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME ASTER	13	#2	CONT.		
COR LAN		COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	18	#2	CONT.		
IRI CRI		IRIS CRISTATA	CRESTED IRIS	32	#1	CONT.		
IRI VER		IRIS VERSICOLOR	BLUE FLAG IRIS	9	#2	CONT.		
PAN VIR		PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS	27	#3	CONT.		
SCH SCO		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	24	#3	CONT.		



HARDWOOD MULCH



GRASS SEED

NO.	DATE	REVISIONS

DRAWN BY: IJJ	CHECKED BY: SEF
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SCALE:
AS NOTED

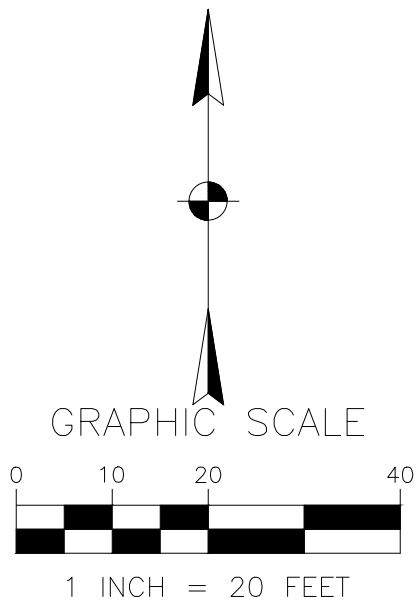
DATE:
8-1-22

SHEET NO.
C-4

1. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
2. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. (INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT.) THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 811 OR 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. WATER MAINS REQUIRES MINIMUM CLEARANCES OF 1.5' VERTICAL AND 10.0' HORIZONTAL TO ALL SEWERS. THE CONTRACTOR SHALL PROVIDE MINIMUM CLEARANCES OF 1.0' VERTICAL AND 3.0' HORIZONTAL BETWEEN OTHER UNDERGROUND UTILITIES. NO FACILITY SHALL BE INSTALLED WITH LESS THAN THESE MINIMUM CLEARANCES WITHOUT THE WRITTEN APPROVAL OF THE OWNERS OF THE UTILITIES INVOLVED. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES WITH PROPOSED CONSTRUCTION. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS. THE FLOW OF ALL SEWERS, DRAINS AND WATER COURSES ENCOUNTERED AND DISTURBED OR DESTROYED DURING THE EXECUTION OF THE WORK SHALL BE RESTORED BY THE CONTRACTOR TO A SATISFACTORY CONDITION. PAYMENT FOR THIS ITEM SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS. THE CITY OF NEW ALBANY OFFICE SHALL BE NOTIFIED IMMEDIATELY FOR ANY DISTURBANCES.
4. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

- 1 SANITARY SEWER LATERAL: BUILD NEW 6" P.V.C. ASTM D-3034 SDR 35. JOINTS SHALL CONFORM TO ASTM D-3212. PROVIDE CLEANOUTS AS INDICATED BY "C.O.". MAINTAIN MINIMUM 18" CLEARANCE AT STORM SEWER CROSSING. MAINTAIN MINIMUM SLOPE OF 2.08%
- 2 ELECTRIC SERVICE: CONTRACTOR SHALL COORDINATE WITH THE POWER COMPANY TO VERIFY THE LOCATION, ORIGIN OF SERVICE, AND SECONDARY WIRING DESIGN.
- 3 PROPOSED 2" DOMESTIC WATER SERVICE.
- 4 PROPOSED UNDERGROUND WATER QUALITY AND DETENTION

---P/L---	PROPERTY LINE
---R/W---	RIGHT OF WAY
	PARKING CUNT
	PROPOSED CONCRETE PAVEMENT
	EX CATCH BASIN
	EX STORM MANHOLE
	EX SANITARY MANHOLE
	PR MANHOLE
	PR STORM MANHOLE
	PR CURB INLET
	PR STORM STRUCTURE NUMBER
	PR ELECTRIC TRANSFORMER





CHIPOTLE STORE #4475
10014 JOHNSTOWN RD
NEW ALBANY, OHIO

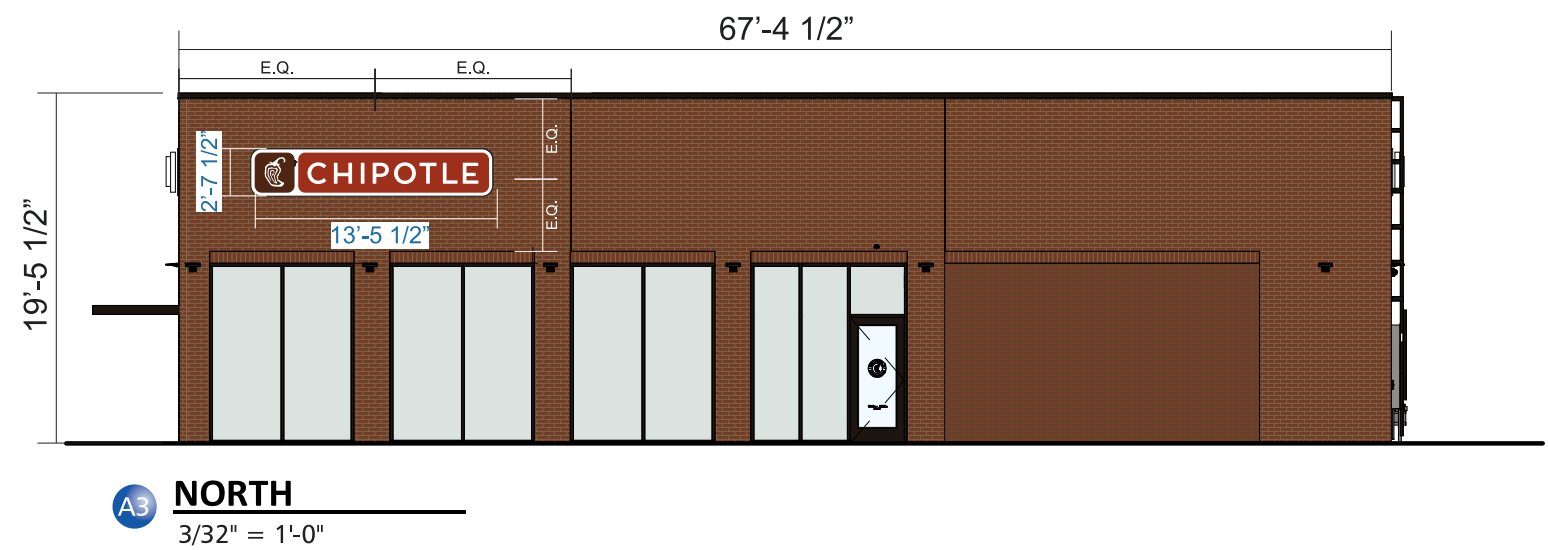
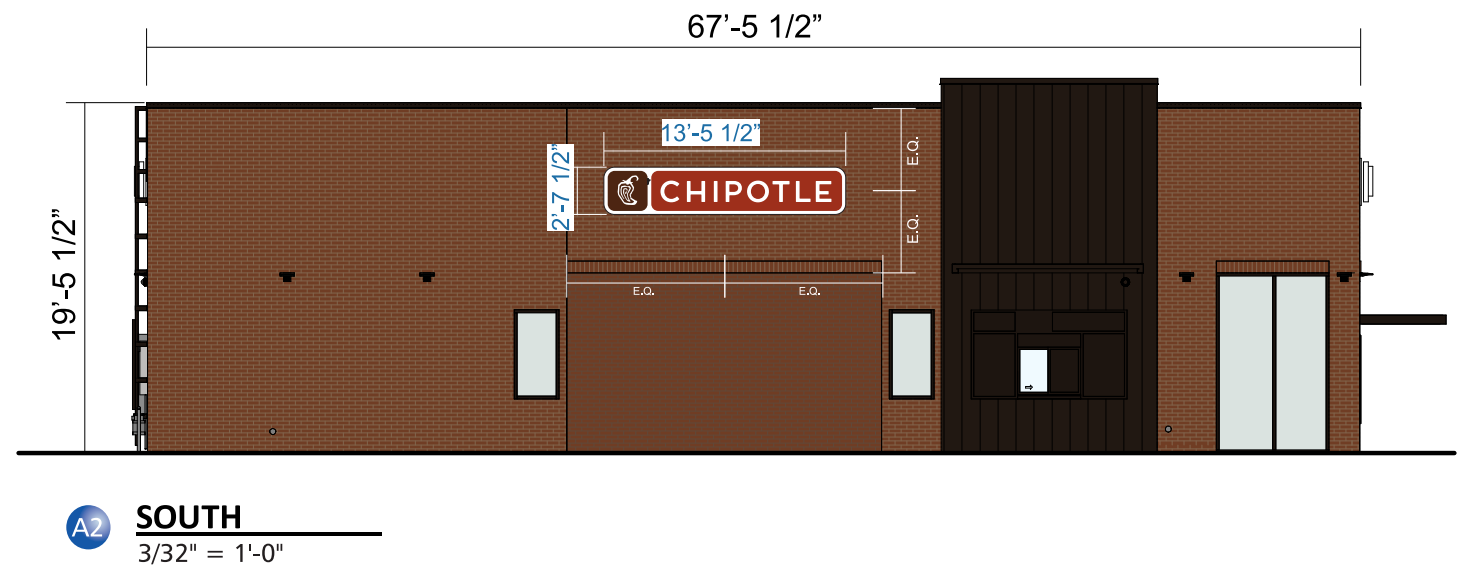
Job Number: 29482

 **broadwaynational**





SIGN KEY	
A1	(AW-3 SIGN) HALO ILLUMINATED CHANNEL LETTER WALL SIGN
A2	(AW-3 SIGN) HALO ILLUMINATED CHANNEL LETTER WALL SIGN
A3	(AW-3 SIGN) HALO ILLUMINATED CHANNEL LETTER WALL SIGN
B	CLEARANCE BAR
C	ANNOUNCE SIGN
D	MONUMENT SIGN



QTY (3)

SIGN A1

SIGN A2

SIGN A3

(AW-3 SIGN) HALO ILLUM. WALL SIGN
Scale: 1/2"=1'-0"

35.2 Sq. Ft.

NOTES:

LIFT POINTS WILL BE PROVIDED FOR ALL SIGNS

NOTES:

ELECTRICAL WIRING FROM SIGN WILL BE WIRED INTO THE EXISTING ELECTRICAL SOURCE.

NOTES:

ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED APPROVED UL LABELS ATTACHED IF REQUIRED.

NOTES:

3/4" FIRE TREATED PLYWOOD BLOCKING PROVIDED BY OTHERS

13'-5 1/4" (161 1/4")
10'-7 1/2" (127 1/2")
9'-6" (114")
2'-2 3/4" (26 3/4")
2 3/8"
1'-1 3/4" (13 3/4")
2'-7 1/2" (31 1/2")
2'-2 3/4" (26 3/4")
1'-7 3/4" (19 3/4")
1'-2" (14")
DISCONNECT SWITCH
1A
1
2 (P1)
3 (P3)

ILLUMINATED RENDERING

120V CIRCUIT
.090" alum. lid w/ gasket
Lift clip
Power out
Power disconnect switch typ.
2"
1" x 2" x 1/8" Alum. rec. tube brace
2 1/2" x 2 1/2" x 1/8" Alum. Blind Mount Frame
Mounting holes (typ.)

Color Key		
PMS#4625C Adobo Brown	PMS#484C Roasted Red	White Acrylic # 7328

1

CHANNEL LETTERS "CHIPOTLE" AND PEPPER LOGO

LETTER TYPE = Face-Lit pan channel letters DEPTH = 3"
FACES = 3/16" Cyro #2447 Milk-White Acrylic
1A
PEPPER GRAPHIC = 0.40" pre-fin. Adobo brown alum. F.C.O. overlay
TRIMCAP = 1" Brown Jewelite
RETURNS = .040" Pre-finished Adobo Brown aluminum (w/ weep holes)
BACKS = .040 Pre-finished white aluminum
ILLUMINATION=Sloan Prism Mini White LEDs or equivalent
MOUNTING=Mount flush to face of cabinets with #10 "blunt" ended screws as req.

2

BROWN & RED REVERSE PAN CABINETS

CABINET=Halo-Lit reverse pan DEPTH = 2 5/8"
FACE=1/8" Aluminum
RETURNS=@ Top & bottom: 2 1/2" x 1/8" Alum. angle
@ Ends/corners: (one piece) 1/8" Alum. hot glue and Versilok to face
BACK=.150 Clear lexan w/ perimeter angle clips for rev. pan attachment
ILLUMINATION=Sloan Prism Mini White LEDs or equivalent
MOUNTING=Mount to backer panel via 1 1/2" x 1 1/8" Alum. sq. tube "spacer bars" using self drilling screws as req.

3

WHITEBACKER PANEL

FACE= 1/8" aluminum-welded returns
RETURNS=1/8" welded to face
FRAME= 1" x 2" x 1/8" Aluminum angle frame
LIFT POINTS= 3/8" steel weld nut attached to top returns
MOUNTING= Wall frame attached through returns top & bottom

ELECTRICAL

PRIMARY=120V by others within 3' of sign prior to install (10'-0" pigtail on back of cabinet)
SECONDARY=12V LED wired & power supplies inside of cabinets with access panel for future servicing
POWER DISCONNECT=Toggle switch on cabinet return
ELECTRICAL HOOK-UP=Final electrical connection to existing 120V AC J-Box

SIDE DETAIL

SCALE: NOT TO SCALE

1 1/2"
1"
3"
2 5/8"
MOUNTING HARDWARE TO SUITE WALL CONDITIONS
Thru-Bolts
Channel Letter
SPACER PTM
WHITE BACKER

COLOR SPECIFICATIONS

P1

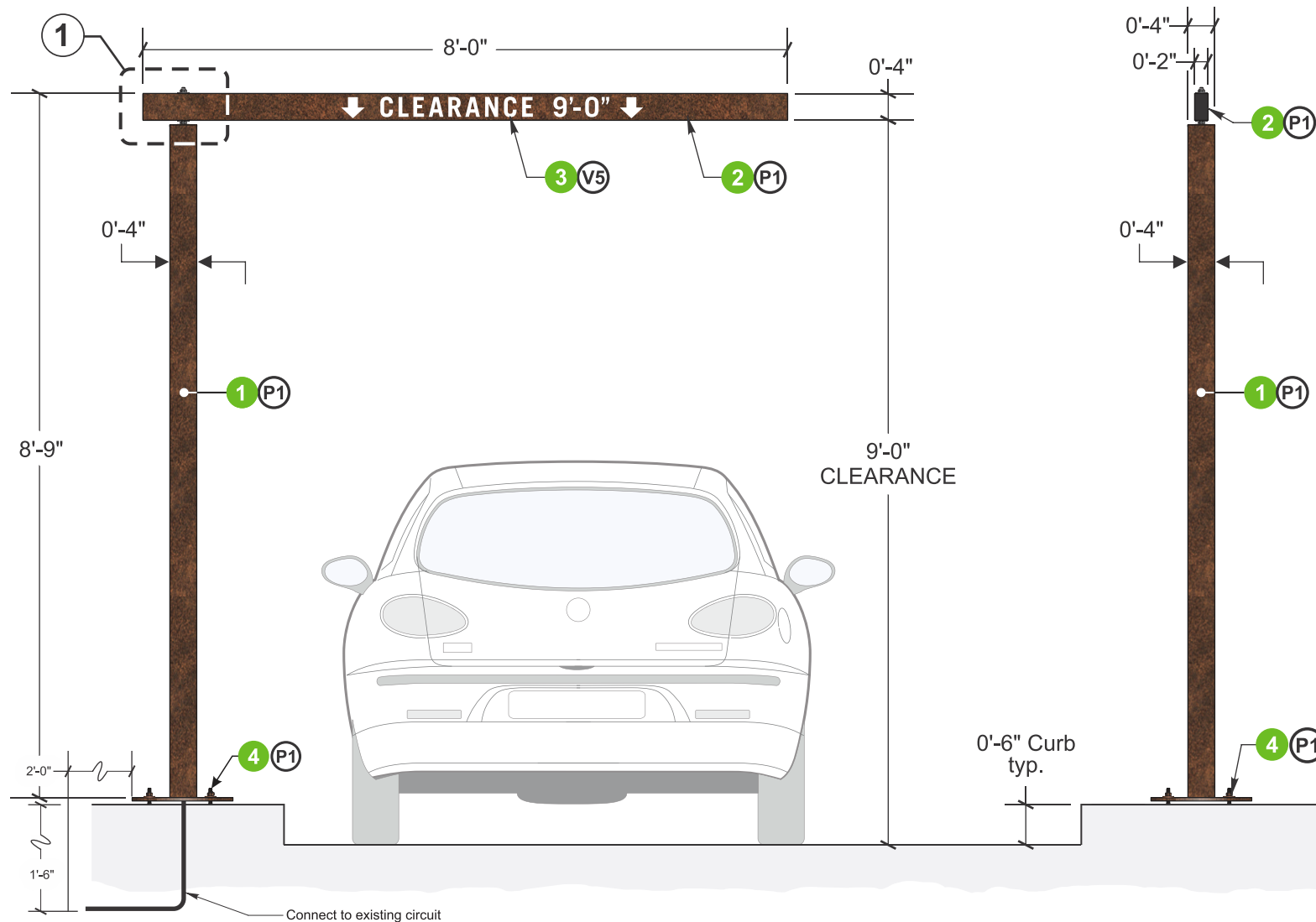
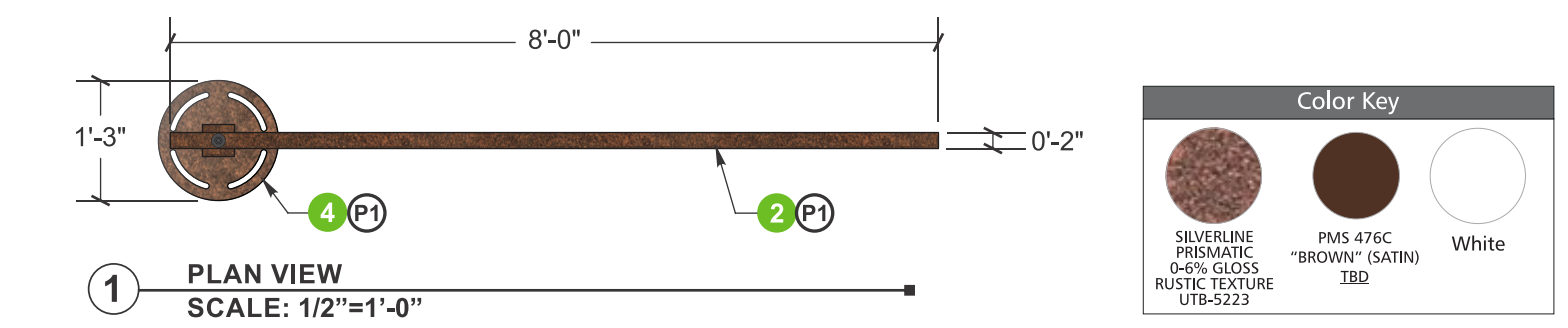
P.T.M. PMS #484C "Roasted Red" (Nuance)

P2

P.T.M. PMS #4625C "Adobo Brown" (Nuance)
NOTE: Paint all exposed fasteners to match adjacent finish

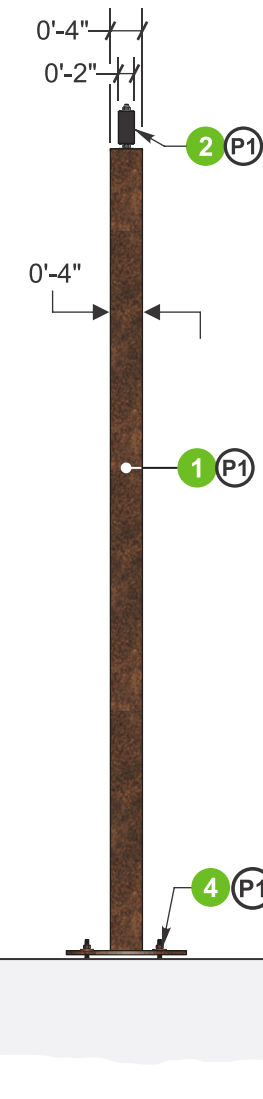
P3

P.T.M. White



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

NOTES:
footing must be poured considering base mounting plate of sign is equal with curb height to ensure top of the clearance bar is 9' above grade.



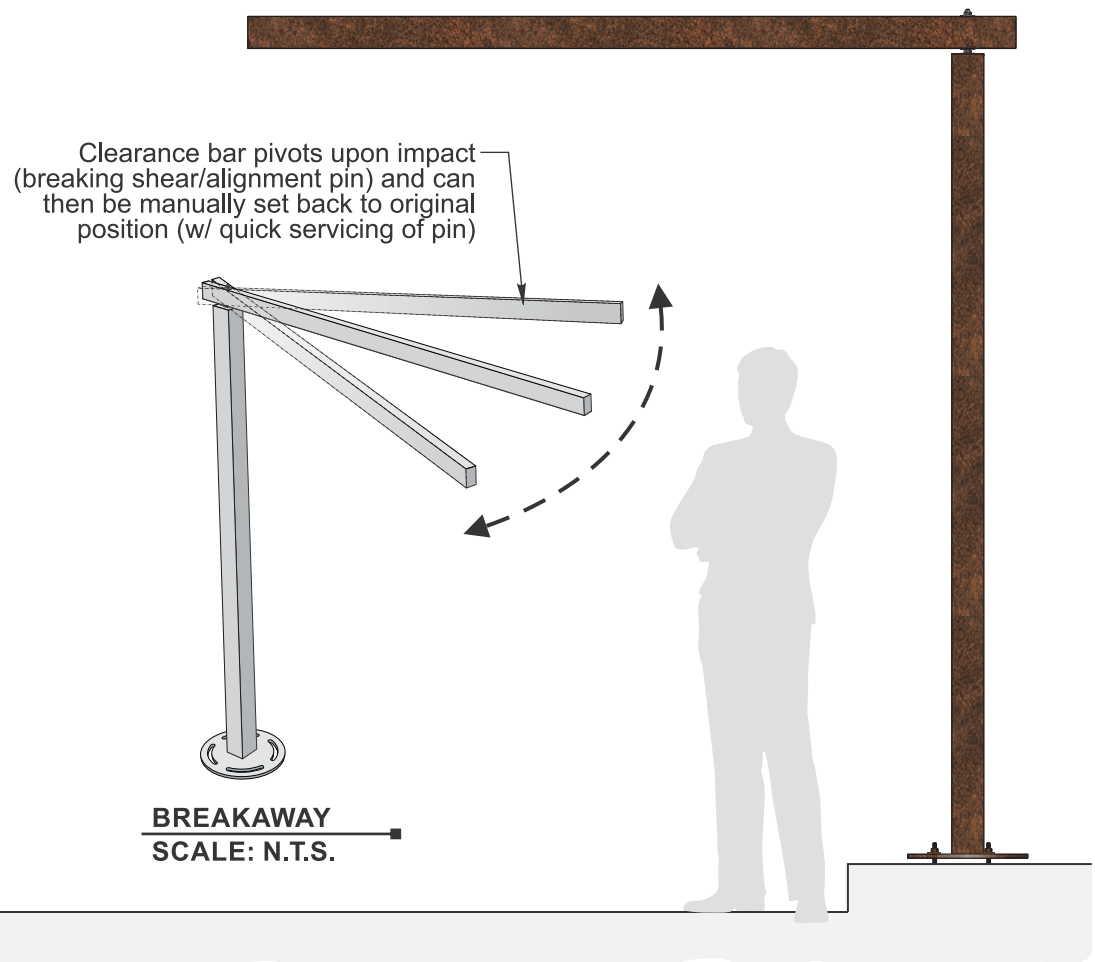
SIDE VIEW
SCALE: 3/8"=1'-0"

SPECIFICATIONS FOR (1) NON-ILLUMINATED S/F BREAKAWAY CLEARANCE BAR

- 1 POST= 4" x 4" x 1/4" Alum. sq. tube w/ 3/8" alum top plate and pivot
- 2 CLEARANCE BAR= 2" x 4" x 1/8" Alum. rec. tube w/ black PVC end caps
- 3 Graphics: Reflective vinyl overlay
Breakaway: To minimize damage from impact, the top beam will give way and rotate when struck. Beam can then be manually rotated back to original position
Note: Rotation from fixed position will break shear/alignment pin which can be easily serviced during realignment of clearance bar
- 4 MOUNTING= Slotted 1/2" alum. base plate attaches to embedded bolts in caisson
CAISSON= Sonotube form, rebar, and mounting hardware (four 1/2" All-thread welded to 1/8" steel spacer plates w/ washers and leveling nuts)
Hole for footing plus poured & formed concrete caisson w/ embedded mounting

COLOR SPECIFICATIONS

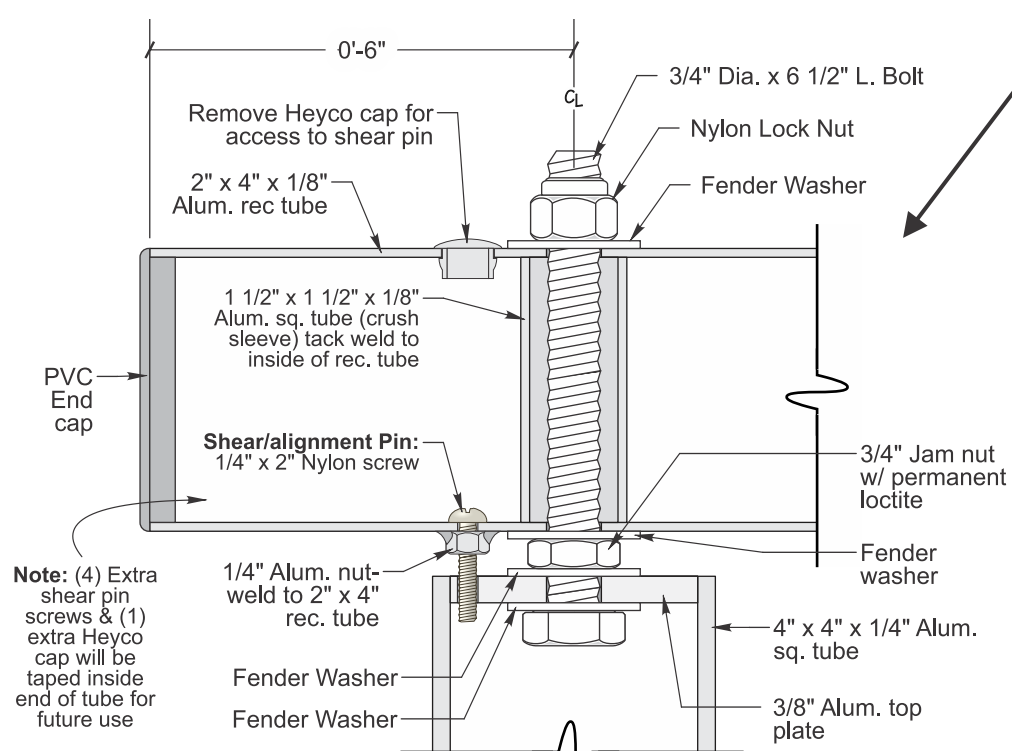
- (P1) Powder coat IFS Rustic SRBM 90146 (V5) Reflective White Vinyl



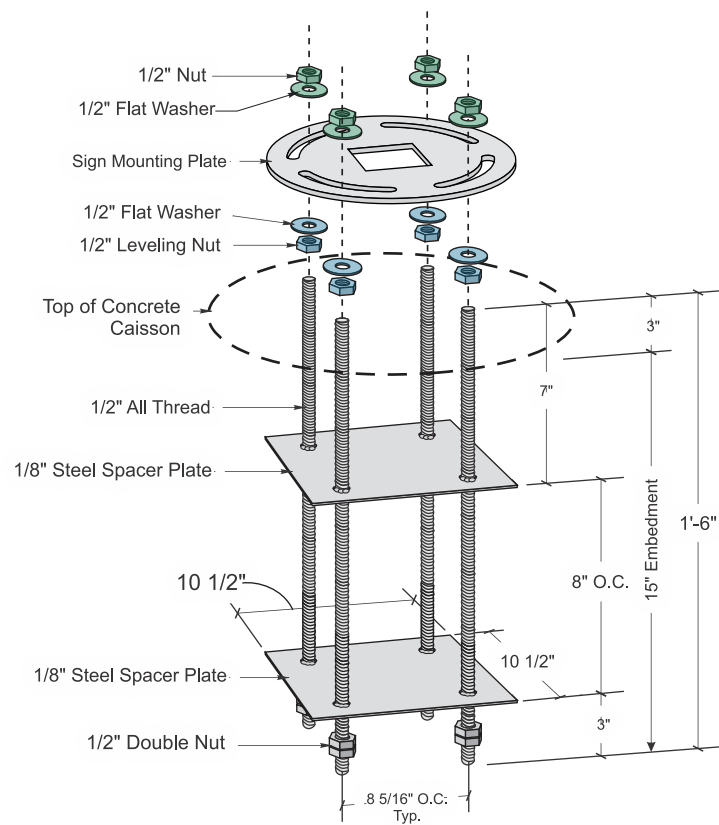
NOTES:
REFERENCE DIMENSIONAL ARCHITECTURAL PLAN PRIOR TO STARTING FOUNDATION TO ENSURE PROPER DISTANCE FROM CURB LINE.

NOTES:
EXACT FOOTING DIMENSIONS TO BE DETERMINED BY ENGINEER DRAWINGS

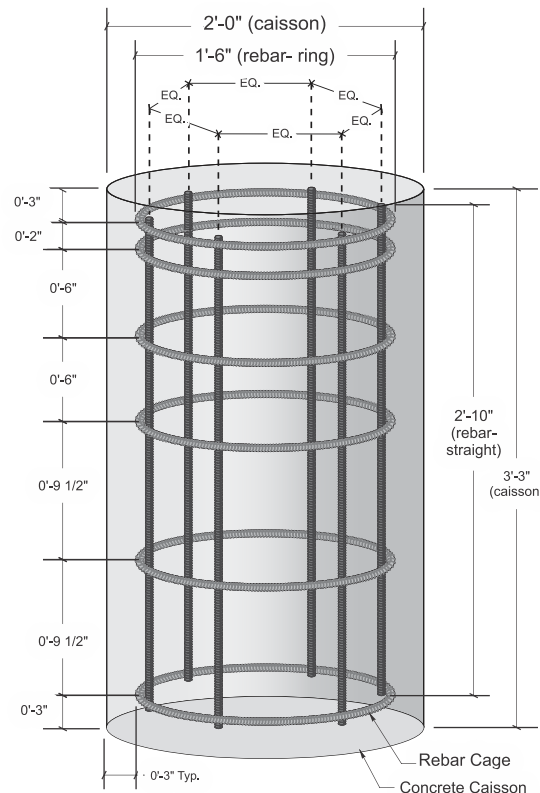
SIDE VIEW
SCALE: 3/8"=1'-0"



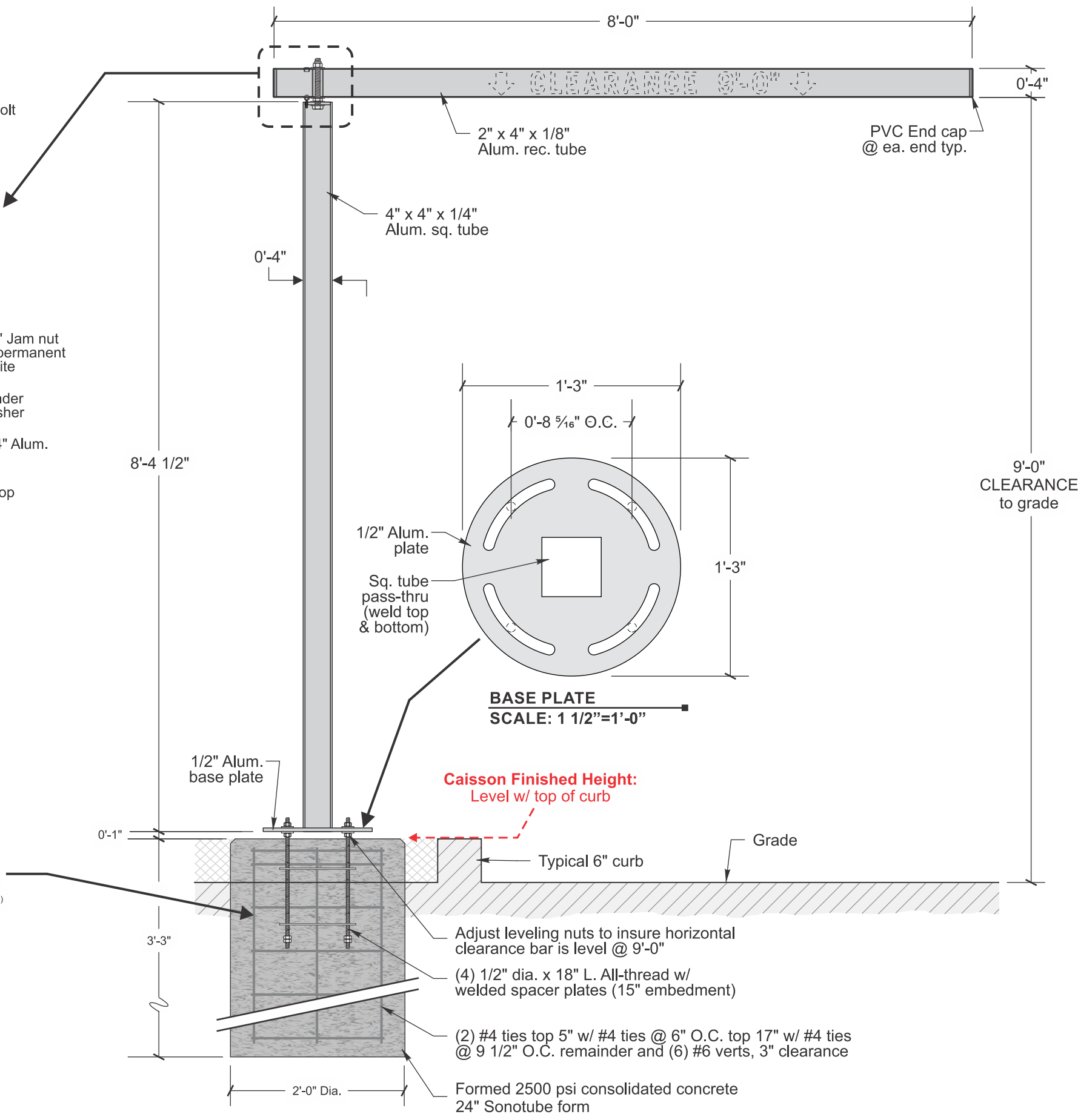
PIVOT/SHEAR PIN DETAIL



ANCHOR BOLT DETAIL
SCALE: N.T.S.



REBAR CAGE DETAIL
SCALE: N.T.S.

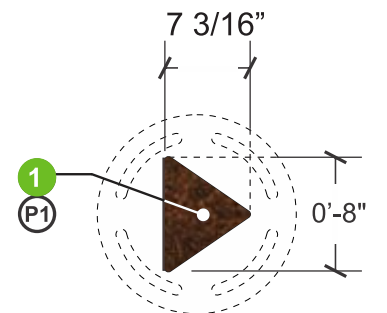


SIGN C

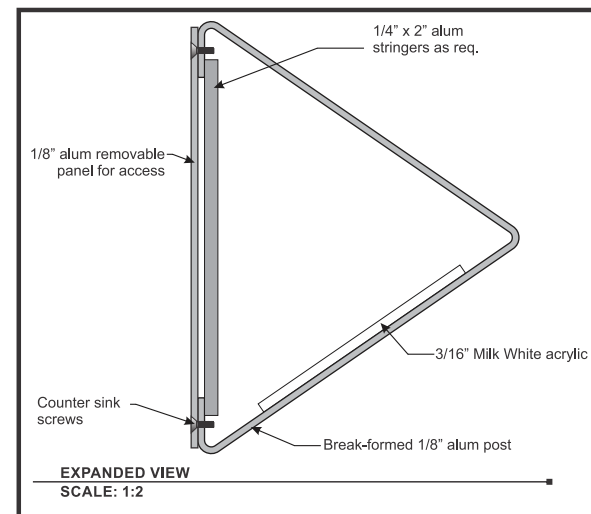
NON-ILLUMINATED DOUBLE-SIDED "CHIPOTLANE" POST w/ DRIVE THRU ANNOUNCE SIGN

Scale: NTS

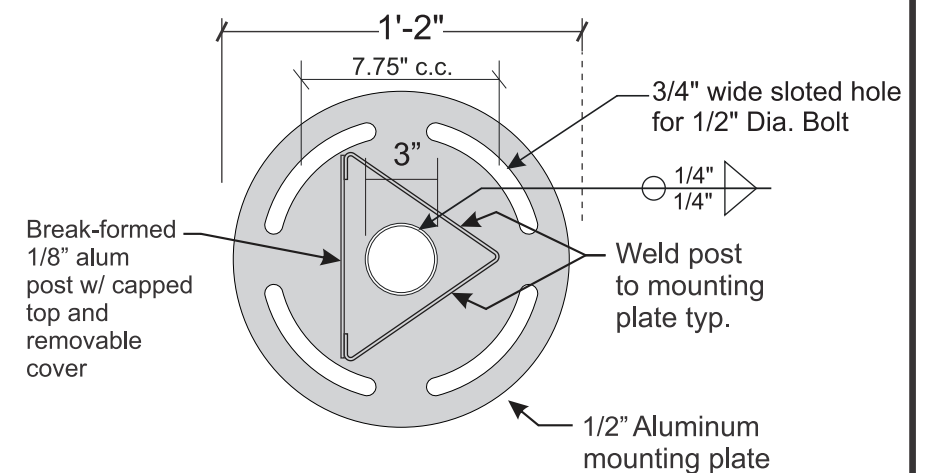
1.50 Sq. Ft.



PLAN VIEW
SCALE: 3/4"=1'-0"



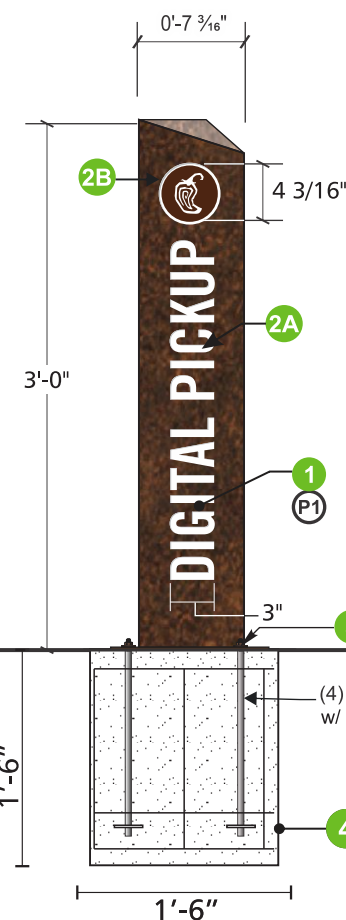
EXPANDED VIEW
SCALE: 1:2



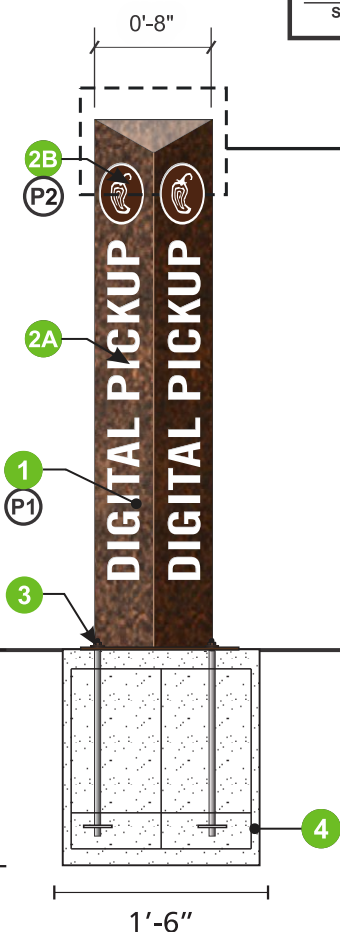
MOUNTING PLATE
SCALE: 1 1/2"=1'-0"

NOTES:

REFERENCE ***DIMENSIONAL ARCHITECTURAL PLAN*** PRIOR TO STARTING FOUNDATION TO ENSURE PROPER DISTANCE FROM CURB LINE.



SIDE ELEVATION
SCALE: 3/4"=1'-0"



FRONT ELEVATION
SCALE: 3/4"=1'-0"

NOTES:

Installer to discuss with GC location of signage and height of sonotube in comparison to finish grade prior to starting footings

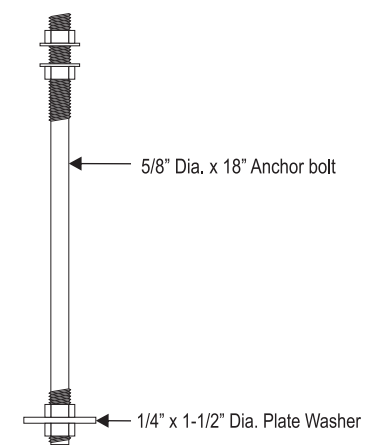
SPECIFICATIONS FOR (1) NON-ILLUMINATED ANNOUNCE SIGN

- 1 **POST**= Waterjet cut & break-formed 1/8" alum. "post" (w/ capped top) welded to aluminum mounting plate. Removable side panel for access
- 2A **Graphics**: Reverse-cut text w/ 3/16" Milk White acrylic backing
- 2B **Pepper Logo**: First surface applied vinyl
- 3 **MOUNTING**= Post's mounting plate attaches to embedded bolts in caisson
- 4 **CONCRETE**= Concrete caisson & rebar as required

COLOR SPECIFICATIONS

- (P1)** Prismatic Powder coat "Rustic Texture" UTB-5223
(P2) First surface applied vinyl Adobo Brown

NOTE: Paint all exposed fasteners to match adjacent finish

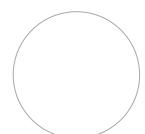


ANCHOR BOLT DETAIL
1 1/2"=1'-0"
A307 Anchor Bolts

Color Key



SILVERLINE
PRISMATIC
0-6% GLOSS
RUSTIC TEXTURE
UTB-5223



White



PMS#4625C
Adobo Brown



100 Davids Drive, Hauppauge, NY 11788
P631.737.3140 F631.737.3160
INTERNAL USE ONLY: 29482 05.16.22 02.00 IB

DETAIL CHIPOTLE

DETAIL

☐ Approved
 ☐ Rejected
☐ Approved with Corrections
 ☐ Revise and Resubmit

Signature: _____ Date: _____

CHIPOTLE STORE #4475
10014 Johnstown Rd
New Albany, Ohio

MONUMENT SIGN TBD

GENERAL NOTES

1. STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY, PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM
2. NOTE: ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. GC TO BUILD FROM CIVIL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURE AND CIVIL, CONTACT ARCHITECT IMMEDIATELY.

Consultant:



architecture + planning
589 w. nationwide blvd.
suite b
columbus, ohio 43215
tel: 614.487.8770
fax: 614.487.8777

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NORTHSTAR REALTY,
LLC

NORTHSTAR REALTY
387 EAST LIVINGSTON AVE.
COLUMBUS, OH 43215
TELEPHONE: 614.454.5000

CMG JOHNSTOWN RD. SHELL
TBD JOHNSTOWN RD.
NEW ALBANY, OH 43054

Issue Record:

05/18/22	BUSINESS PARK SUBMITTAL
09/16/22	PLANNING SUBMITTAL

Revisions:

Drawn:

CS

Checked:

KM

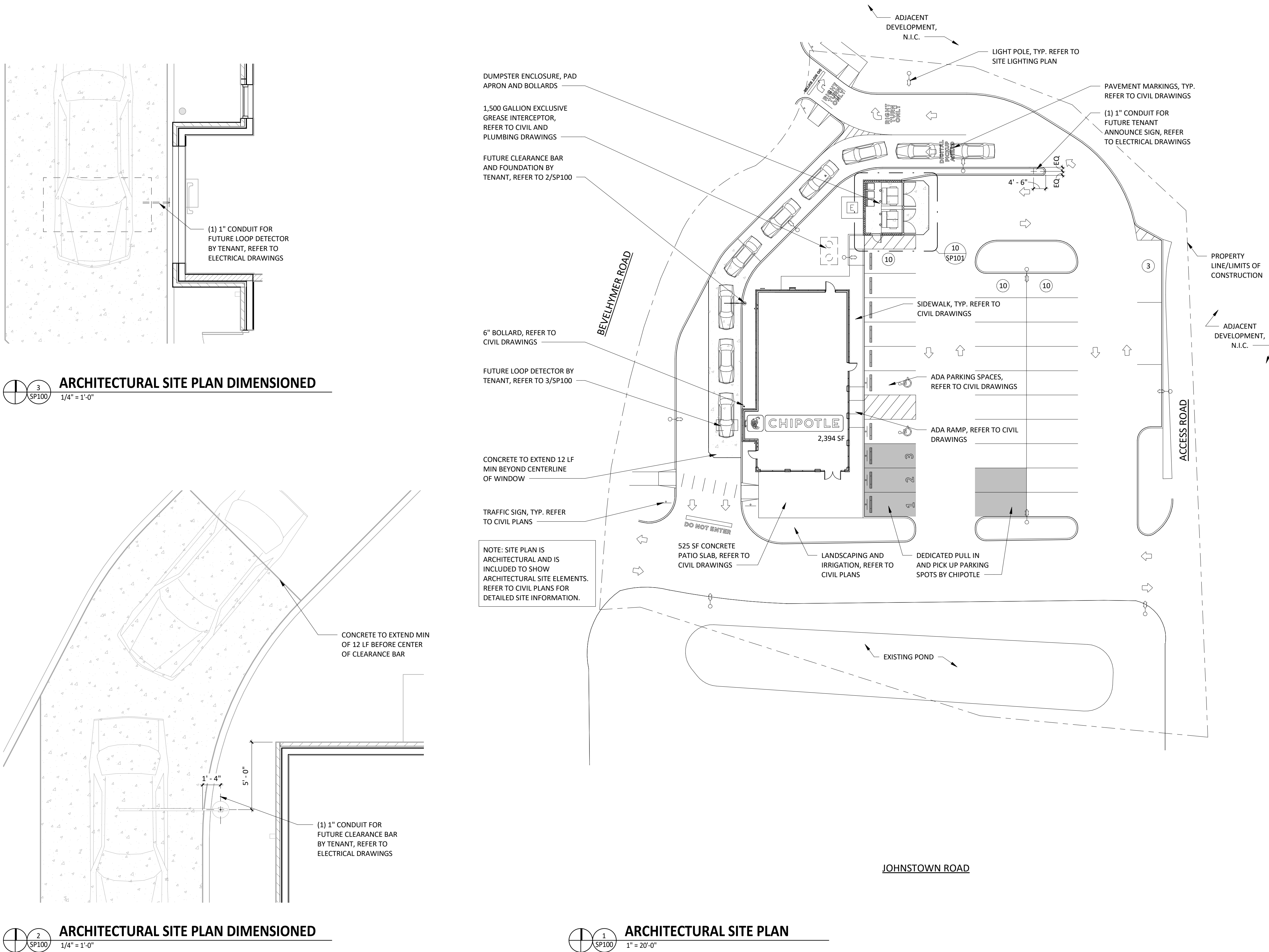
Project No.

NST009

Contents:

ARCHITECTURAL SITE
PLAN

SP100



MATERIAL	COLOR/FINISH
CMU - PRIMER (INTERIOR)	REFER TO PAINT SPECIFICATIONS, COLOR 'WHITE'
CMU - PAINT (INTERIOR)	PAINT TO MATCH METAL COPING
EXTERIOR BRICK	MATCH BUILDING, BELDEN BRICK - ROSEWOOD BLEND, REFER TO SPECIFICATIONS AND EXTERIOR ELEVATIONS
METAL COPING	PREFINISHED TO BUILDING COPING, REFER TO EXTERIOR ELEVATIONS
CORRUGATED METAL & DOOR FRAMES	PAINTED TO MATCH DARK BRONZE STOREFRONT SYTEM, REFER TO EXTERIOR ELEVATIONS

r e d

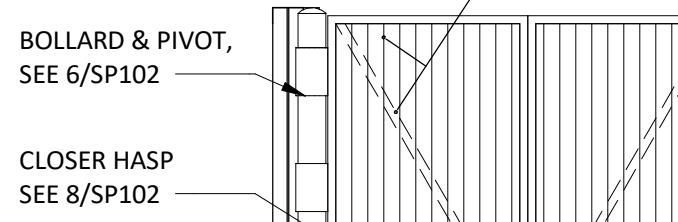
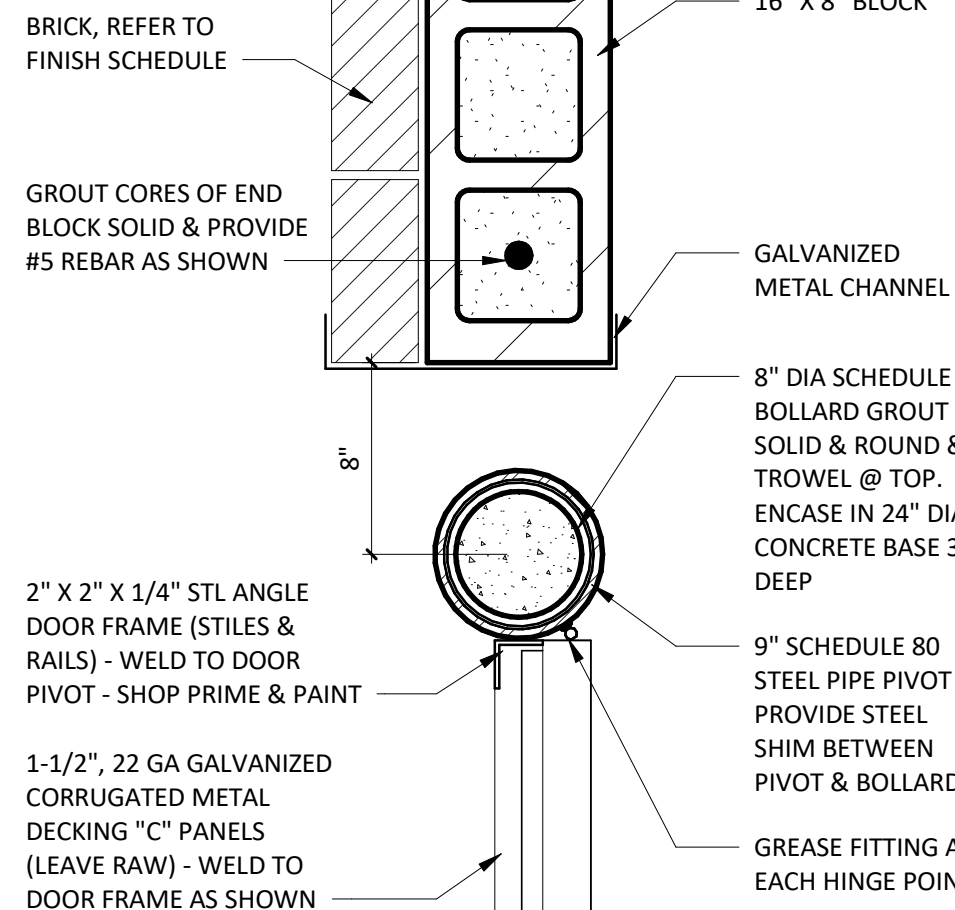
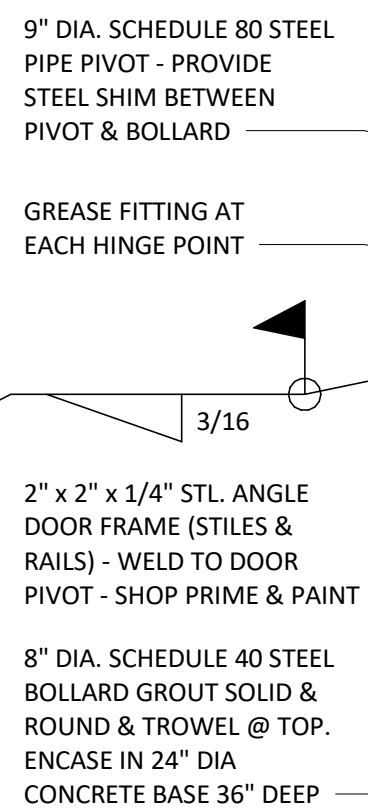
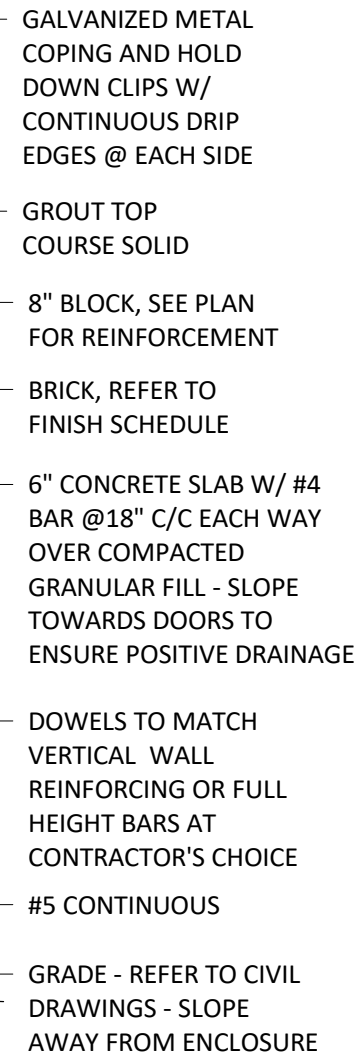
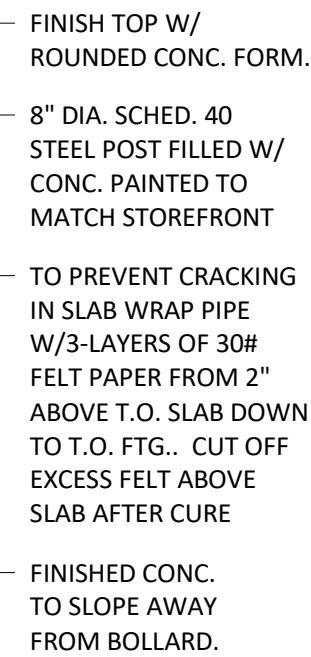
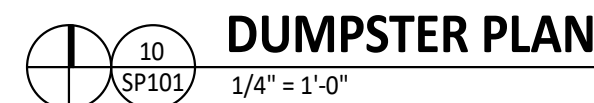
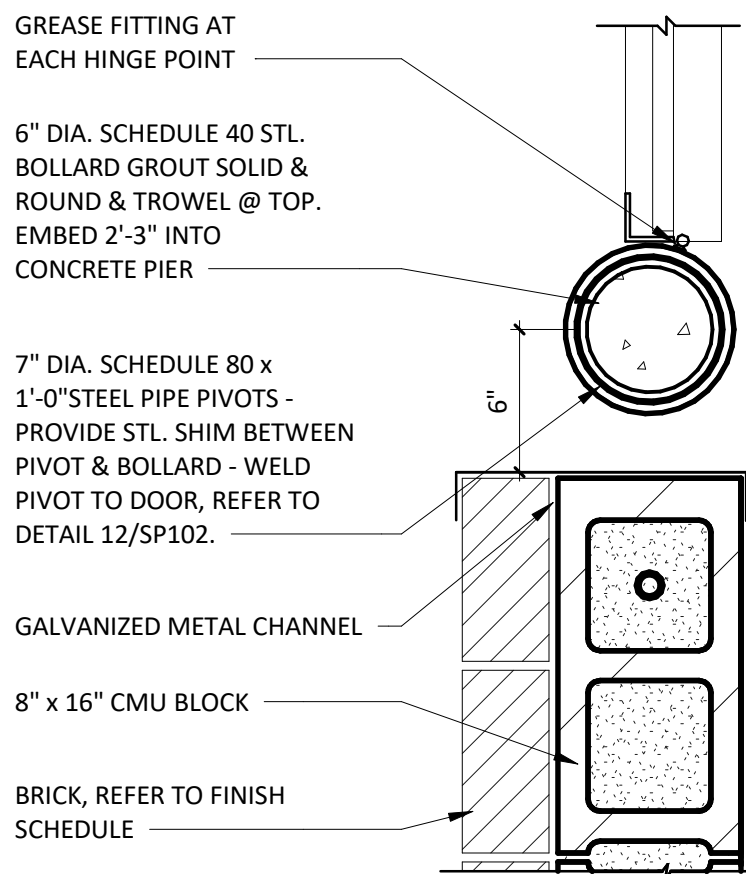
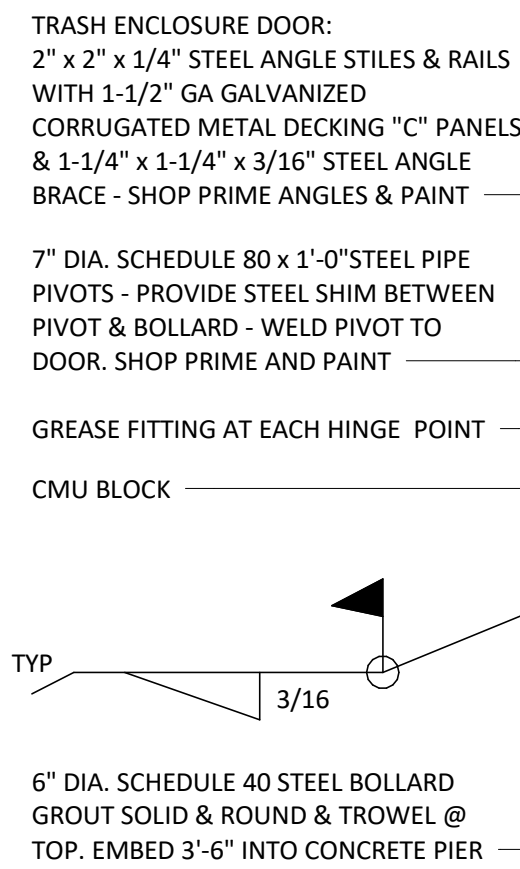
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NORTHSTAR REALTY
187 EAST LIVINGSTON AVE
COLUMBUS, OH 43215
TELEPHONE: 614.454.5000

[illegible]

Contents

SP101



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387 EAST LIVINGSTON AVE.
COLUMBUS, OH 43215
TELEPHONE: 614.454.5000

CMG JOHNSTOWN RD. SHELL
TBD JOHNSTOWN RD.
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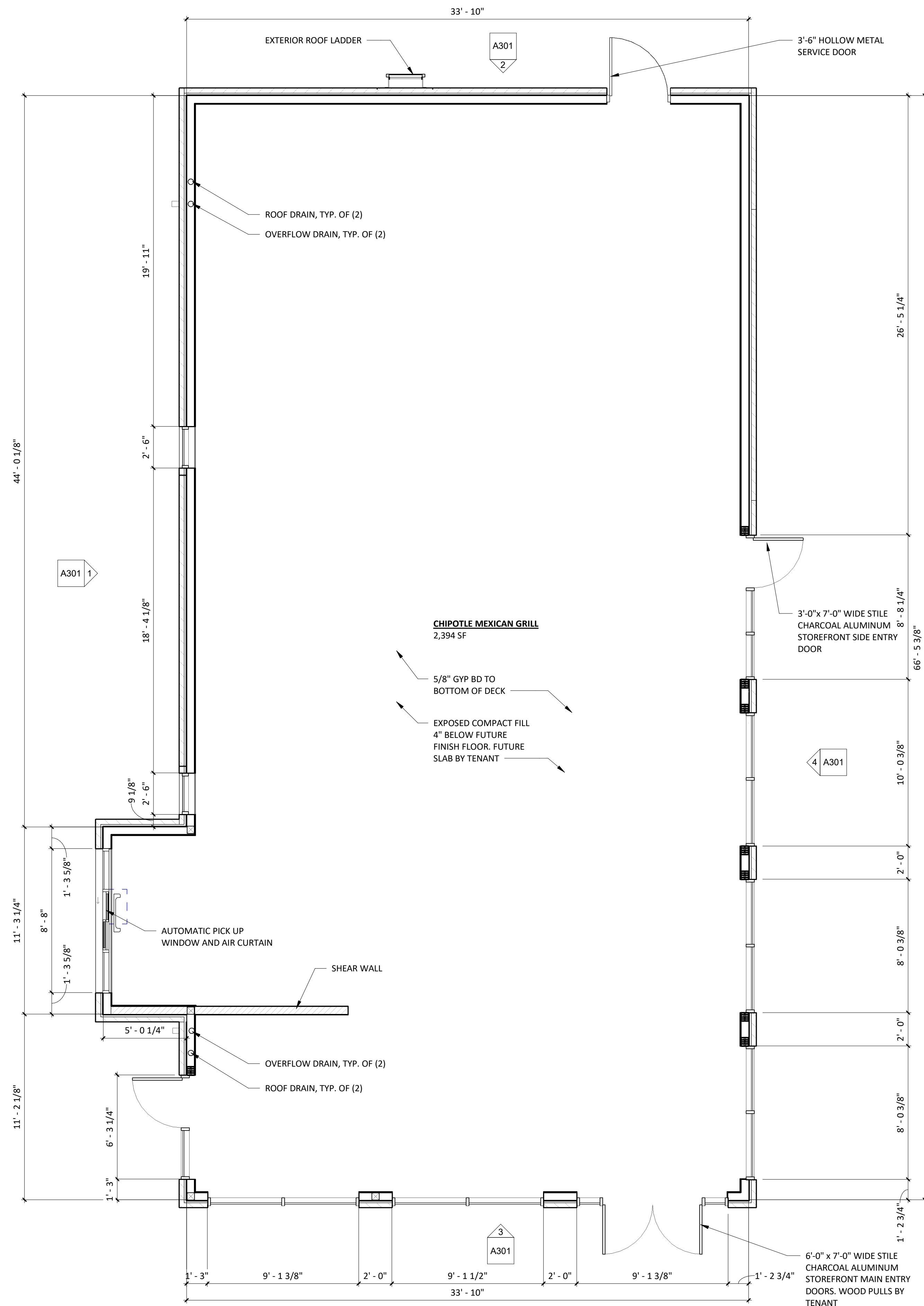
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ARCHITECTURAL SHELL PLAN

A100



 **ARCHITECTURAL FLOOR PLAN**
1/4" = 1'-0"

1.	SEE STRUCTURAL DRAWINGS FOR LOCATIONS AND SIZE OF STRUCTURAL ROOF REINFORCEMENTS.
2.	SEE TENANT PLANS FOR ROOFTOP EQUIPMENT.
3.	PROVIDE TAPERED INSULATION CRICKETS AS SHOWN IN PLANS.

red

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387 EAST LIVINGSTON AVE.
COLUMBUS, OH 43215
TELEPHONE: 614.454.5000

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<u>09/16/22</u>	<u>PLANNING SUBMITTAL</u>

[illegible]

Project No.

NST009

ARCHITECTURAL
ROOF PLAN

Roof Plan Details:

- Dimensions:**
 - Overall width: 57' - 1 5/8"
 - Overall depth: 55' - 9 5/8"
 - Top section width: 6' - 0 1/2"
 - Top section depth: 4' - 8 1/2"
 - Canopy width: 10' - 6 1/2"
 - Canopy depth: 9' - 1 3/8"
- Drains and Slopes:**
 - PRIMARY ROOF DRAIN REFER TO PLUMBING DRAWINGS AND DETAILS ON THIS SHEET
 - OVERFLOW ROOF DRAIN, REFER TO A100 AND PLUMBING DRAWINGS
 - SLOPE 1/4" / 1'-0"
 - 1/4" / 1'-0" SLOPE
 - PROVIDE TAPERED INSULATION CRICKET TO ROOF DRAINS, TYP.
 - FULLY ADHERED THERMOPLASTIC MEMBRANE (PVC) ROOFING SYSTEM AND RIGID INSULATION, REFER TO SPECIFICATIONS, NOTE INSULATION SHOULD NOT BE LESS THAN 5" (R-25) AT MINIMUM POINT
- Structural and Other Elements:**
 - EXTERIOR ROOF LADDER
 - FUTURE ROOFTOP EQUIPMENT BY TENANT
 - WOOD TRUSSES BELOW, REFER TO STRUCTURAL DRAWINGS
 - PLYWOOD DECK AND WOOD TRUSSES ARE EXPOSED IN TENANT'S DINING AREA AND NEED TO BE FREE AND CLEAR OF MARKINGS
 - METAL COPING, TYP.
 - INTERIOR SHEAR WALL BELOW, REFER TO STRUCTURAL
 - ALIGN
 - 2' - 8 5/8"
 - 2' - 0" MIN. TO EDGE OF TAPERED AREA

Roof Detail (Left):

- ZURN INDUSTRIES LIMITED ROOF DRAIN MODEL NO. Z125
- PROVIDE OVERFLOW COLLAR AT OVER FLOW DRAIN
- CLAMPING RING/GRAVEL GUARD
- DURO-LAST APPROVED SEALANT - CAULK (1/2" TUBE MINIMUM), SB-240, OR STRIP-MATIC
- DURO-LAST MEMBRANE (SEE NOTE)
- COVER BOARD
- RIGID INSULATION; TAPER TOWARDS DRAIN AS SHOWN
- ROOF DECK, REFER TO STRUCTURAL DRAWINGS
- DRAIN EXTENSION FLANGE
- RAIN WATER LEADER - REFER TO A110 & PLUMBING DRAWINGS

NOTE:
DURO-LAST MEMBRANE MUST EXTEND BEHIND THE INSIDE OF THE CLAMPING RING. BE SURE THE OPENING WHERE WATER PASSES THROUGH THE MEMBRANE IS NOT SMALLER THAN THE OPENING OF THE DRAIN.

2
A140 **ROOF DRAIN DETAIL**
1 1/2" = 1'-0"

ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

1. EXTERIOR SIGNAGE TO BE INSTALLED BY TENANT AT FUTURE DATE. GC TO PROVIDE AREA BLOCKING. COORDINATE WITH TENANT'S SIGN VENDOR.

Consultant:
r e d
architecture + planning
589 w. nationwide blvd.
suite b
columbus, ohio 43215
tel: 614.487.8770
fax: 614.487.8777

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387 EAST LIVINGSTON AVE.
COLUMBUS, OH 43215
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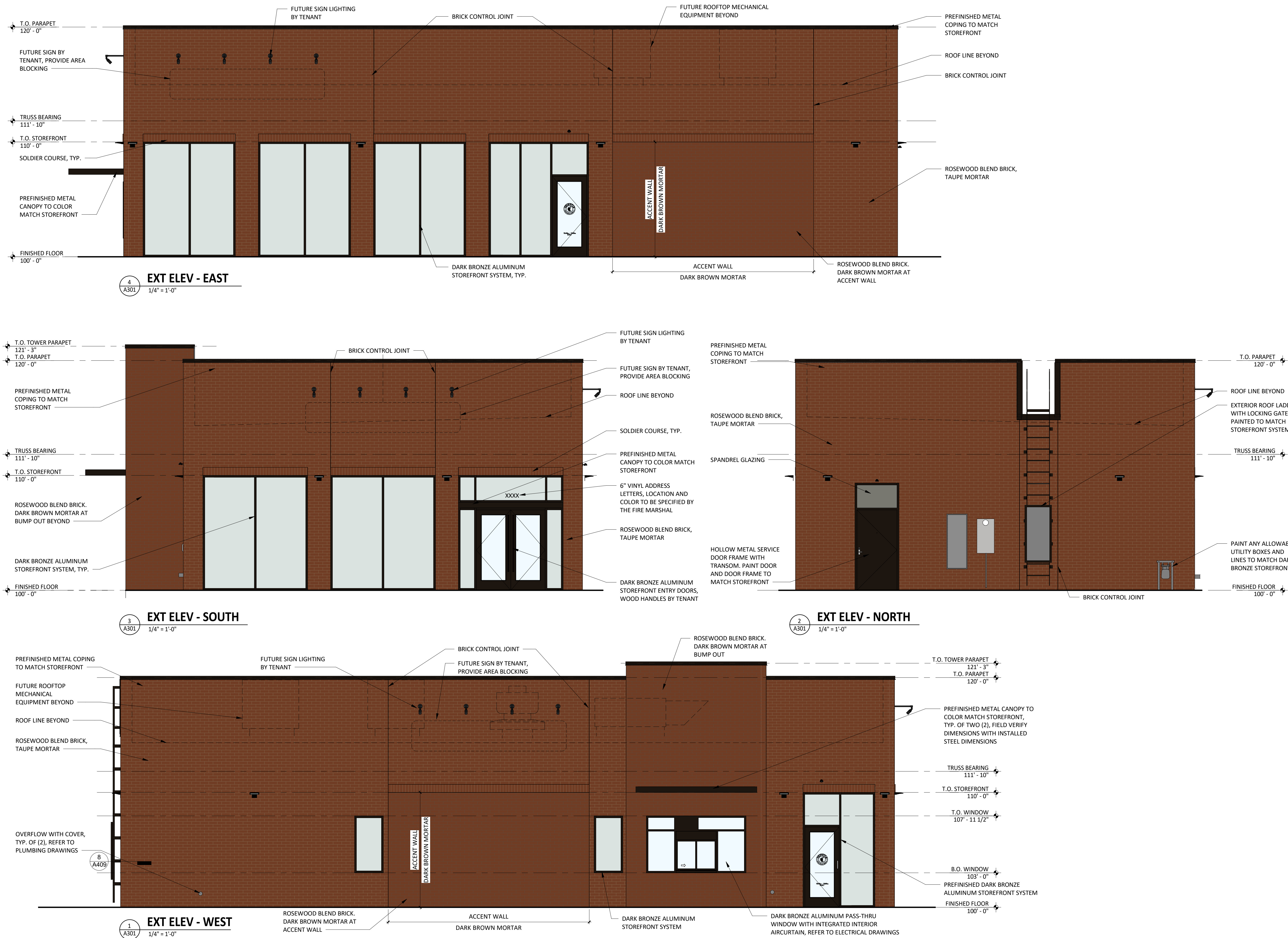
Revisions:	

Drawn:	Checked:
CS	KM

Project No.
NST009

Contents:
EXTERIOR
ELEVATIONS

A301



EXTERIOR MATERIALS

BRICK / MORTAR



GROUT COLOR NOT REPRESENTATIVE IN ABOVE IMAGE

BRICK
MANUFACTURER: BELDEN BRICK
SIZE: JUMBO STANDARD MOLDED
COLOR: ROSEWOOD BLEND

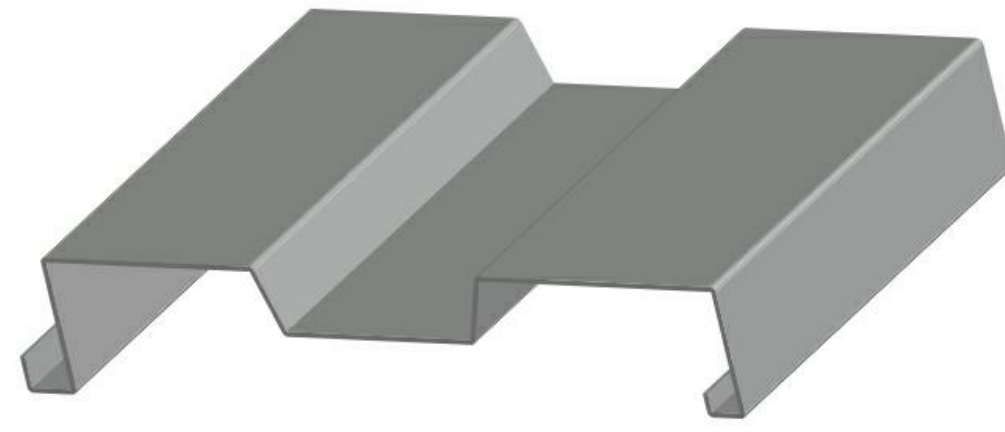
MORTAR:
MANUFACTURER: SPECTRUM
MODEL: CUSTOM COLORED PORTLAND & LIME CEMENT
COLOR: TAUPE

MORTAR (ACCENT WALL):
MANUFACTURER: SPECTRUM \

MODEL: CUSTOM COLORED PORTLAND & LIME CEMENT

COLOR: DARK BROWN

METAL WALL PANEL



COLOR: MIDNIGHT BRONZE

MANUFACTURER: MBCI
SERIES: SHADOW RIB - 3" DEEP, CONCEALED FASTENERS
COLOR: MIDNIGHT BRONZE

METAL TRIM



COLOR: MIDNIGHT BRONZE

MANUFACTURER: DUROLAST/EXCEPTIONAL METALS
 SERIES: SNAP COPING WALL METAL CAP
 COLOR: MIDNIGHT BRONZE

STOREFRONT



COLOR: DARK BRONZE

MANUFACTURER: KAWNEER
 SERIES: TRIFAB 601T - 2X6, THERMAL, CENTER SET
 TRIFAB FG 451T - 2X4 1/2, THERMAL, FRONT SET
 COLOR: DARK BRONZE (ANODIZED)

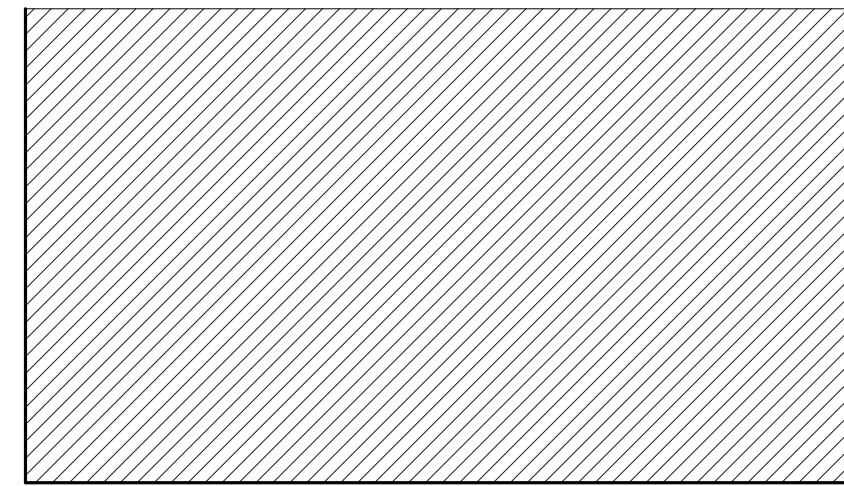
METAL CANOPY



COLOR: DARK BRONZE

MANUFACTURER: ARCH-FAB
COLOR: DARK BRONZE

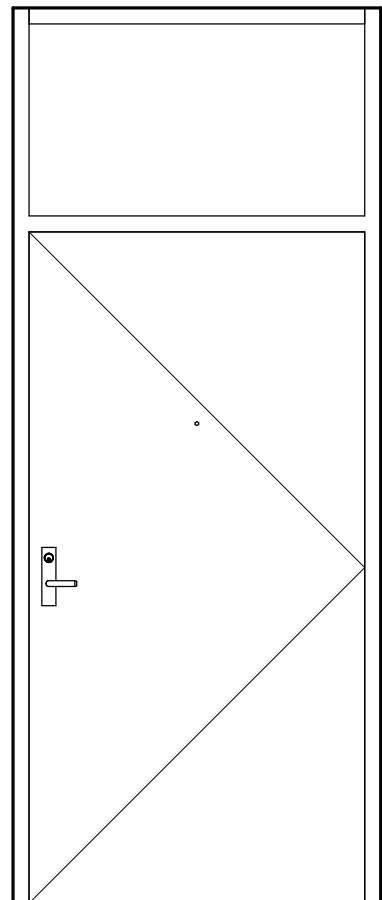
PICK UP WINDOW



COLOR: DARK BRONZE

MANUFACTURER: QUIK-SERV
SERIES: CUSTOM - SST-4035E-CHIPOTLE
COLOR: DARK BRONZE (ANODIZED)

DOORS



HOLLOW METAL DOOR
COLOR: PAINT TO MATCH STOREFRONT

COLOR: PAINT TO MATCH STOREFRONT

LIGHTING



MANUFACTURER: RAB
SERIES: WPLED10Y
COLOR: BLACK

Consultant:

r e d

architecture + planning

589 w. nationwide blvd.
suite b
columbus, ohio 43215

tel: 614.487.8770
fax: 614.487.8777

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COLUMBUS, OH 43215
TELEPHONE: 614.454.5000

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TBD JOHNSTOWN RD.
NEW ALBANY, OH 43054

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Drawn: CS Checked: KM

Project No.
NST009

Contents:

EXTERIOR MATERIALS

A302

[illegible]

Drawn:	Checked:
CS	KM

Project No.

NST009

Contents:

ABBREVIATIONS

(A)	EXISTING TO BE ABANDONED	INCD	INCANDESCENT
(D)	EXISTING TO BE DEMOLISHED	KVA	KILOVOLT AMPERE
(E)	EXISTING TO REMAIN	KW	KILOWATT
(F)	FUTURE	LTG	LIGHTING OR LIGHT
(R)	EXISTING TO BE RELOCATED	LRA	LOCKED ROTOR AMPS
A	AMPERE	MCA	MAXIMUM CURRENT AMPACITY
AC	ALTERNATING CURRENT OR AIR CONDITIONER	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISHED GRADE	MDP	MAIN DISTRIBUTION PANEL
AIC	AMPS INTERRUPTING CAPACITY	MLO	MAIN LUGS ONLY
ANNC	ANNUNCIATOR	MOCB	MAXIMUM OVERCURRENT PROTECTION
AWG	AMERICAN WIRE GAUGE	MSB	MAIN SWITCHBOARD
BPS	BOLTED PRESSURE SWITCH	MH	METAL HALIDE
C	CONDUIT	MTS	MANUAL TRANSFER SWITCH
CB	CIRCUIT BREAKER	NAC	NOTIFICATION APPLIANCE CIRCUIT
CCTV	CLOSED CIRCUIT TELEVISION	NC	NORMALLY CLOSED
CKT	CIRCUIT	NO	NORMALLY OPEN
CM	CONSTRUCTION MANAGER	NF	NON-FUSED
DC	DIRECT CURRENT	OCC	OCCUPANCY
DP	DISTRIBUTION PANELBOARD	PA	PUBLIC ADDRESS
DTT	DOUBLE TWIN TUBE	PB	PULL BOX OR PUSH BUTTON
EB	ELECTRONIC BALLAST	PVC	POLYVINYL CHLORIDE (PLASTIC PIPE)
EC	ELECTRICAL CONTRACTOR	PWR	POWER
EM	EMERGENCY	RECP	RECEPTACLE
EMT	ELECTRICAL METAL TUBING	STP	SHIELDED, TWISTED PAIR
EW	ELECTRIC WATER COOLER	TC	TIME CLOCK
FA	FIRE ALARM	TRT	TRIPLE TUBE
FLA	FULL LOAD AMPS	TYP	TYPICAL
G	GROUND	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL TRADES CONTRACTOR	UTP	UNSHIELDED, TWISTED PAIR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	V	VOLT
GEN	GENERATOR	W	WAIT
HOA	HAND-OFF-AUTOMATIC	WAP	WIRELESS ACCESS POINT
HP	HORSEPOWER	WH	WATTHOUR
HPC	HIGH PRESSURE CONTACT SWITCH	WP	WEATHERPROOF, NEMA 3R UNO
HZ	HERTZ	XFMR	TRANSFORMER
IG	ISOLATED GROUND	Z	IMPEDANCE
IMC	INTERMEDIATE METAL CONDUIT	Φ	PHASE

CONDUITS AND WIRING NOTE:

ALL WIRING RUN THROUGH TENANT'S EXPOSED CEILING SHALL BE IN EMT OR IMC AND RUN TIGHT TO THE DECK OR EITHER PARALLEL OR PERPENDICULAR TO MAIN ENTRY STOREFRONT. THERE SHALL BE NO DIAGONAL RUNS AND ALL CONDUITS SHALL BE IN STRAIGHT LINES.

GENERAL NOTES:

- A. ALL WORK TO COMPLY TO ALL STATE, LOCAL, NEC, & NFPA CODES.
- B. ELECTRICAL CONTRACTOR TO VISIT THE SITE PRIOR TO SUBMITTING A BID & INCLUDE IN THEIR BID ANY ITEMS NECESSARY FOR A COMPLETE & OPERATIONAL SYSTEM.
- C. DRAWINGS ARE SCHEMATIC IN NATURE. ELECTRICAL CONTRACTOR IS TO ADD ANY ITEMS THAT ARE REQUIRED FOR A COMPLETE & OPERATIONAL SYSTEM IN THEIR PROPOSAL.
- D. ELECTRICAL CONTRACTOR IS TO COORDINATE THEIR INSTALLATION WITH THE OTHER TRADES. IF A CONFLICT OCCURS AND IT IS DUE TO THE ELECTRICAL CONTRACTOR'S LACK OF COORDINATION, ALL WORK INVOLVED IN RESOLVING THE CONFLICT WILL BE AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
- E. ELECTRICAL CONTRACTOR TO PAY ALL FEES AND PERMITS.
- F. SEE ARCHITECTURAL DRAWINGS FOR PATIO CONDUIT DETAIL. COORDINATE PRIOR TO ROUGH-IN.
- G. ANY MC CABLE MUST BE RUN IN WALL. ALL CONDUIT OUTSIDE OF WALL TO BE EMT.
- H. CANOPY LIGHTING CONDUIT SHALL BE RUN IN MC CABLE.
- I. NO LIGHTING SUBSTITUTIONS.

CODED NOTES: (#)

1. VEHICLE LOOP. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION. REFER TO CIVIL AND ARCHITECTURAL PLANS FOR CONTINUATION.
2. DIGITAL MARKETING BOARD. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
3. CLEARANCE BAR. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
4. PROVIDE PARKING AREA LIGHT PER SCHEDULE. REFER TO POLE BASE DETAIL ON SHEET E400 FOR FURTHER INFORMATION. PROVIDE CONDUIT TO LINE VOLTAGE JB.
5. PROVIDE EXTERIOR LIGHTING PER SCHEDULE. PROVIDE CONDUIT TO LINE VOLTAGE J-BOX.
6. PROVIDE (2) #10, #10 G IN 1" CONDUIT FROM EXTERIOR LIGHTING TO JUNCTION BOX AS SHOWN FOR FUTURE CONNECTION WITHIN BUILDING BY TENANT.
7. LOW VOLTAGE JB. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
8. LINE-VOLTAGE JB. REFER TO DETAIL 2 THIS SHEET FOR FURTHER INFORMATION.
9. PROVIDE (2) SPARE 1" EMPTY CONDUIT WITH PULLSTRING THROUGH FOUNDATION WALL OUT REAR OF BUILDING, CAPPED AND TERMINATED ABOVE CEILING. RUN TIGHT TO STRUCTURE. COORDINATE EXACT LOCATION FOR STUB UP WITH TENANT.
10. UTILITY COMPANY PROVIDED PAD MOUNTED TRANSFORMER. COORDINATE SPECIFICATIONS AND LOCATION WITH LOCAL UTILITY COMPANY PRIOR TO BID.
11. UNDERGROUND SECONDARY ELECTRIC. SEE ONE LINE DIAGRAM & FLOOR PLAN FOR FURTHER INFORMATION.

LIGHTING LEGEND

TAG	DESCRIPTION	DETAIL	DESCRIPTION
❖	WALL SCONCE		DUPLEX RECEPTACLE - WITH WEATHERPROOF COVER & GFCI
	EXIT/EMERGENCY LIGHT W/ BATTERY PACK AND DUAL HEADS		BRANCH CIRCUIT HOME-RUN WITH CIRCUIT NUMBER
	EXIT/EMERGENCY LIGHT WITH BATTERY PACK		JUNCTION BOX
	EXIT LIGHT (SURFACE MOUNTED)		DISCONNECT - NON FUSED
	EXIT LIGHT (CEILING MOUNTED)		UTILITY METER
	REMOTE EMERGENCY HEADS		ELECTRICAL PANEL
	EMERGENCY BATTERY PACK AND DUAL HEADS		

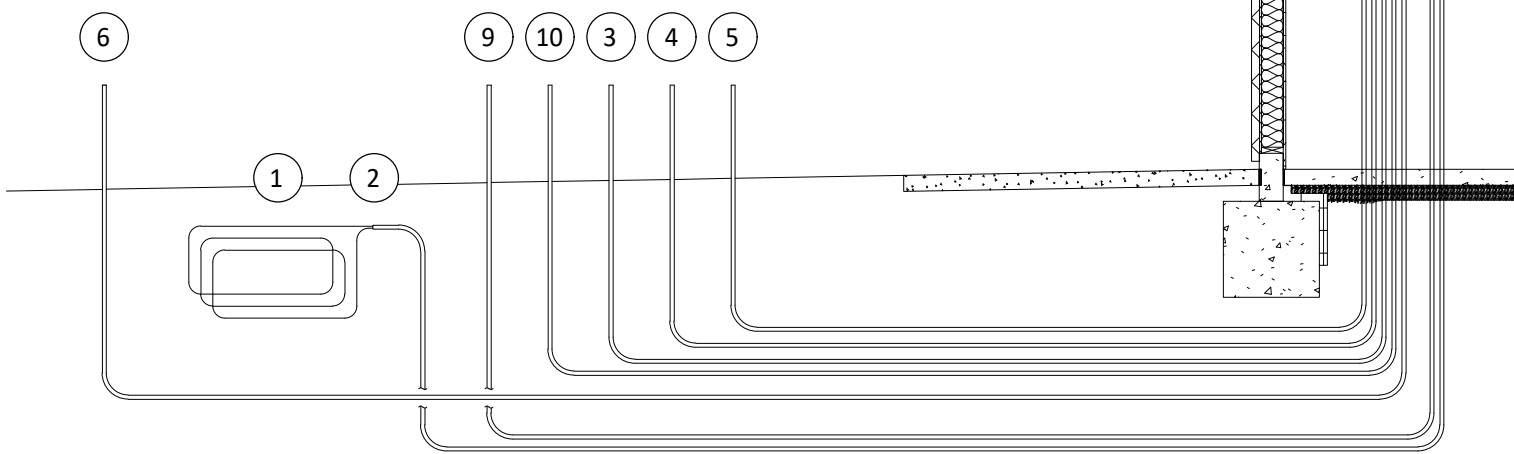
ELECTRICAL LEGEND

TAG DESCRIPTION

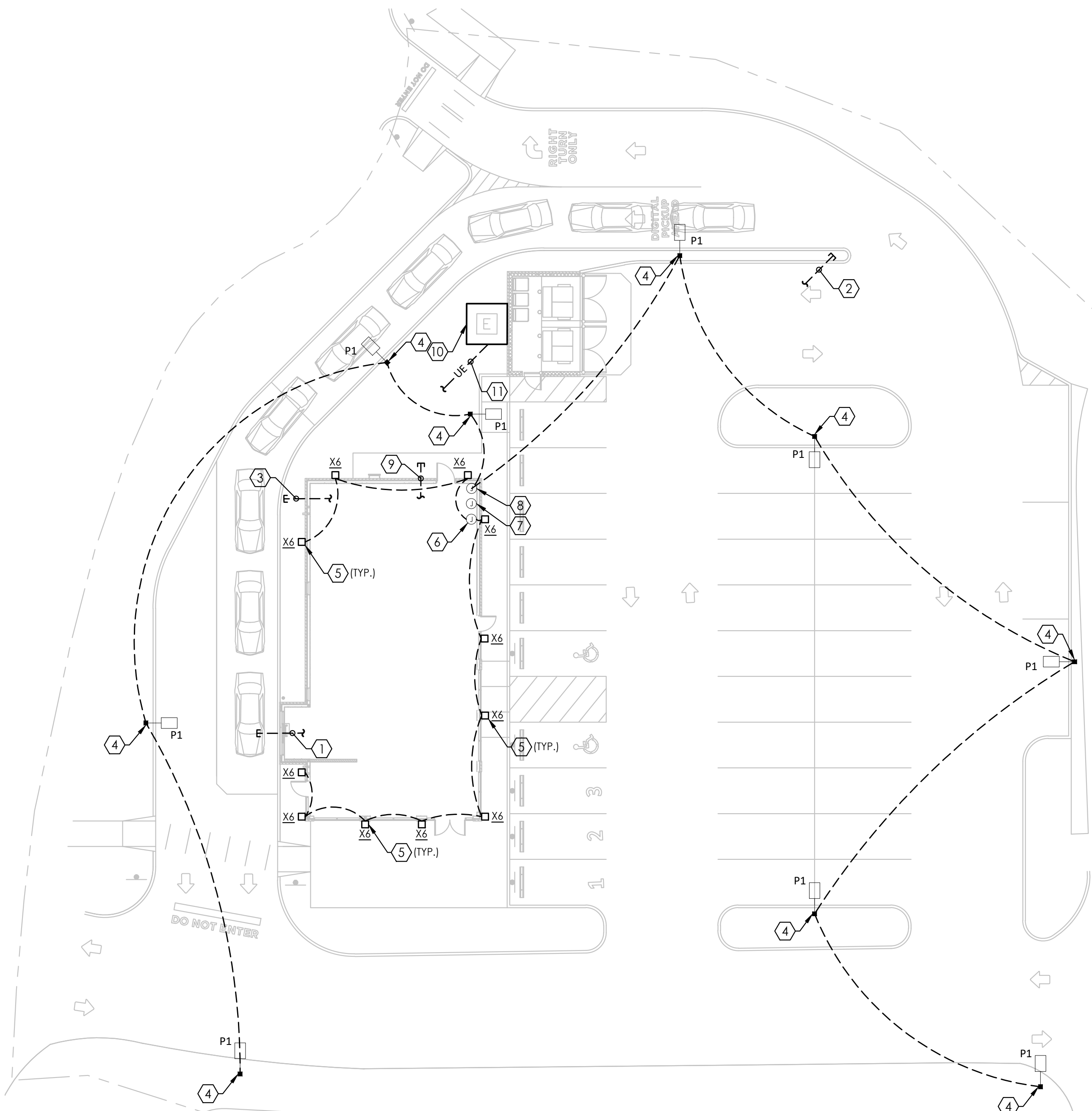
- 1 VEHICLE DETECTOR LOOP - 6"x4' WITH 4 TURNS (EMX PR-46-XX). VERIFY LENGTH OF LEAD-IN WIRE PRIOR TO ORDERING TO ALLOW WIRE TO REACH VEHICLE DETECTOR WITHOUT SPLICING. SEE SITE PLAN FOR LOCATIONS.
- 2 1" CONDUIT FROM VEHICLE DETECTOR LOOP LOCATION TO LOW VOLTAGE JB.
- 3 1" CONDUIT FROM MARKETING BOARD LOCATION TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATION.
- 4 1" CONDUIT FROM CLEARANCE BAR LOCATION TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATION.
- 5 1" CONDUIT FROM SITE DIRECTIONAL SIGNAGE AND/OR MONUMENT SIGN LOCATION(S) TO LINE VOLTAGE JB. SEE SITE PLAN FOR LOCATIONS AND NUMBER OF ROUGH-IN LOCATIONS.
- 6 1" CONDUIT FROM SITE LIGHTING FIXTURE(S) TO LINE VOLTAGE JB. SITE LIGHTING FIXTURES CAN BE DAISY-CHAINED.
- 7 LINE VOLTAGE JB. MINIMUM 6"x6"x4" JB ON INTERIOR WALL OF BUILDING AT 11'-0" AFF. SEE SITE PLAN FOR LOCATION.
- 8 LOW VOLTAGE JB. MINIMUM 6"x6"x4" JB ON INTERIOR WALL OF BUILDING AT 11'-0" AFF. SEE SITE PLAN FOR LOCATION.
- 9 1" SPARE CONDUIT FROM LOW VOLTAGE JB TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.
- 10 1" SPARE CONDUIT FROM LINE VOLTAGE JB TO LANDSCAPING AREA. SEAL CONDUIT FOR FUTURE USE.

RESPONSIBILITY	
DEVICE OR CONDUIT	CONNECTION OR CONDUCTORS
TENANT	TENANT

- GENERAL NOTES
- A. WORK AND MATERIALS SHALL BE COMPLIANT WITH THE NEC AND REQUIREMENTS OF THE AHJ.
- B. CONDUCTORS AND CONNECTIONS BELOW GRADE, EVEN WHERE WITHIN CONDUITS OR ENCLOSURES, SHALL BE SUITABLE FOR WET LOCATIONS.
- C. PROVIDE PULL STRING IN EMPTY CONDUITS.
- D. SEAL ENDS OF CONDUITS STUBBED UP ABOVE GRADE TO PROTECT FROM THE ELEMENTS.



2 SITE CONDUIT DETAIL
N.T.S.



1 SITE PLAN - ELECTRICAL SHELL
1/16" = 1'-0"

Issue Record:	
03.09.2022	SCHEMATIC DESIGN SET
10.04.2022	REVIEW RESUBMITTAL

Revisions:	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

Drawn: SS	Checked: RS
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Project No. NST009

Contents: SITE PLAN ELECTRICAL SHELL

PHOTOMETRIC PLAN - ELECTRICAL SHELL

1/16" = 1'-0"

E400



Planning Commission Staff Report October 17, 2022 Meeting

VALVOLINE FINAL DEVELOPMENT PLAN

LOCATION: Located generally near the southeast corner of US-62 and Forest Drive, and north of Woodcrest Way (PID: 222-005179-00)
APPLICANT: Valvoline LLC, c/o Robin Peck
REQUEST: Final Development Plan
ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a
STRATEGIC PLAN: Retail
APPLICATION: FDP-116-2022

Review based on: Application materials received September 16, 2022 and October 6, 2022.

Staff report prepared by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

The applicant requests a final development plan for a Valvoline to be located near the southeast corner of US-62 and Forest Drive, and north of Woodcrest Way within the Canini Trust Corp. The site is situated between the Dairy Queen and Popeye's sites. The development includes a 4,154 square foot oil change facility/car service use on a 1.25-acre site.

The zoning text allows office buildings and the permitted uses contained in the Codified Ordinances of the Village of New Albany, OCD Office Campus District, Section 1144.02 and C-2, Commercial District, Section 1147.02, and the conditional uses contained in Section 1147.02, which includes a car service uses. The applicant has applied for a conditional use to be heard by the Planning Commission at tonight's meeting under case CU-118-2022.

II. SITE DESCRIPTION & USE

The site is located on the southeast corner of US-62 and Forest Drive, and north of Woodcrest Way within the Canini Trust Corp site. The site is 1.25 acres and is currently undeveloped.

III. EVALUATION

Staff's review is based on New Albany plans and studies, zoning text, zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in underlined text. Planning Commission's review authority is found under Chapter 1159.

The Commission should consider, at a minimum, the following (per Section 1159.08):

- a. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*
- b. *That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;*
- c. *That the proposed development advances the general welfare of the Municipality;*
- d. *That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;*
- e. *Various types of land or building proposed in the project;*

- f. *Where applicable, the relationship of buildings and structures to each other and to such other facilities as are appropriate with regard to land area; proposed density may not violate any contractual agreement contained in any utility contract then in effect;*
- g. *Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;*
- h. *Building heights of all structures with regard to their visual impact on adjacent facilities;*
- i. *Front, side and rear yard definitions and uses where they occur at the development periphery;*
- j. *Gross commercial building area;*
- k. *Area ratios and designation of the land surfaces to which they apply;*
- l. *Spaces between buildings and open areas;*
- m. *Width of streets in the project;*
- n. *Setbacks from streets;*
- o. *Off-street parking and loading standards;*
- p. *The order in which development will likely proceed in complex, multi-use, multi- phase developments;*
- q. *The potential impact of the proposed plan on the student population of the local school district(s);*
- r. *The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);*
- s. *The U.S. Army Corps of Engineers 404 permit, or nationwide permit (if required).*

It is also important to evaluate the PUD portion based on the purpose and intent. Per Section 1159.02, PUD's are intended to:

- a. *Ensure that future growth and development occurs in general accordance with the Strategic Plan;*
- b. *Minimize adverse impacts of development on the environment by preserving native vegetation, wetlands and protected animal species to the greatest extent possible*
- c. *Increase and promote the use of pedestrian paths, bicycle routes and other non-vehicular modes of transportation;*
- d. *Result in a desirable environment with more amenities than would be possible through the strict application of the minimum commitment to standards of a standard zoning district;*
- e. *Provide for an efficient use of land, and public resources, resulting in co-location of harmonious uses to share facilities and services and a logical network of utilities and streets, thereby lowering public and private development costs;*
- f. *Foster the safe, efficient and economic use of land, transportation, public facilities and services;*
- g. *Encourage concentrated land use patterns which decrease the length of automobile travel, encourage public transportation, allow trip consolidation and encourage pedestrian circulation between land uses;*
- h. *Enhance the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;*
- i. *Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;*
- j. *Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;*
- k. *Provide an environment of stable character compatible with surrounding areas; and*
- l. *Provide for innovations in land development, especially for affordable housing and infill development.*

Engage New Albany Strategic Plan Recommendations

The Engage New Albany Strategic Plan lists the following development standards for the Neighborhood Retail future land use category:

1. Parking areas should promote pedestrians by including walkways and landscaping to enhance visual aspects of the development.

2. Combined curb cuts and cross access easements are encouraged.
3. Curb cuts on primary streets should be minimized and well-organized connections should be created within and between all retail establishments.
4. Retail building entrances should connect with the pedestrian network and promote connectivity through the site.
5. Integrate outdoor spaces for food related businesses.

A. Use, Site and Layout

1. The applicant proposes to develop a 4,154 square foot oil change facility/car service use on a 1.25-acre site. Car services are a conditional use within this zoning district and the applicant has applied for this conditional use to be heard by the Planning Commission at tonight's meeting under case CU-118-2022.
2. The building footprint is 2,087 square feet. With the basement, the building's total gross square footage is 4,154 square feet.
3. The proposed use is appropriate given the proximity of this site to State Route 161 and the commercial development surrounding this site. The site is situated between the Dairy Queen and Popeye's sites. Some of the other surrounding uses include Home2Suites, Turkey Hill, Sheetz, and Aldi super market.
4. Zoning text section 8a.01(7) requires that the total lot coverage, which includes areas of pavement and building, to not exceed 80%. The applicant is meeting this requirement with 45% total lot coverage.
5. The zoning text section 8a.01 requires the following setbacks:

Road	Requirement	Proposed
US-62	50-foot building and pavement setback minimum	65.84+/- foot pavement [meets code] <u>114.84+/- foot building [meets code]</u>
Northeastern side yard setback (Adjacent to Popeye's site)	0-foot building and pavement setback minimum	14.53+/- foot pavement [meets code] 60.36+/- foot building [meets code]
Southwestern side yard setback (Adjacent to Dairy Queen site)	0-foot building and pavement setback minimum	30.27+/- foot pavement [meets code] 60.27+/- foot building [meets code]
Woodcrest Way private drive	20-foot building and pavement minimum	29.1+/- foot pavement [meets code] 132.10+/- foot building [meets code]

6. The City Landscape Architect has reviewed the site plan in accordance with the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends all the City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval.

- Site Plan:
 - Align shared drive with existing curb cut established at Popeyes. See diagram.

B. Access, Loading, Parking

1. The site will be accessed from one full access curb cut along Woodcrest Way, which is a private road. The site will also be accessed from a shared right-in, right out curb cut that was constructed as part of the Dairy Queen (DQ) development. There is a shared access between this site and the (DQ) site. The two lots share this right-in, right out onto Johnstown Rd.
2. The zoning text encourages shared access drives between sites by allowing for zero pavement setbacks and by including a provision stating that where appropriate shared access and joint parking agreements between adjacent parcels maybe required by the

Village Development Director. Historically, the city staff and Planning Commission have encouraged shared curb cuts and connecting drive aisles between sites. The Dairy Queen site to the southwest established a curb cut to this proposed Valvoline site. The proposed Valvoline site plan will tie into that connection and also includes shared access to the Dairy Queen and Popeye's sites so that this pattern of development can be continued to and from this subject site.

3. The building is surrounded by the parking lot, internal drive aisles, and the queuing lanes for cars waiting to enter the building for an oil change. The three drive-through queuing lanes appear to be appropriately positioned on the site where it does not interfere with traffic on the rest of the site and will not cause traffic to back up onto public roads.
4. Codified Ordinance 1167.05(d)(10) requires a minimum of one parking space for every 400 square feet of gross floor area space. The building is 4,154 square feet in size, therefore 11 parking spaces are required. The applicant is providing 11 parking spaces. Additionally, while the city parking code does not require a minimum number of stacking spaces for this use, it does require a minimum number of stacking spaces for other uses with a drive-through. For those uses, the required number of stacking spaces must equal 25% of the total required parking spaces for the drive-through tenant space. Based on this calculation, 3 stacking spaces/queuing spaces must be provided and the applicant is exceeding this by providing 9.
5. Per C.O. 1167.03(a), the minimum parking space dimensions required are 9 feet wide and 19 feet long. The applicant is meeting this requirement.
6. Per C.O. 1167.03(a), the required minimum maneuvering lane width size is 22 feet for this development type. The applicant exceeds this requirement with a width size of 24 feet.
7. Per the approved final development plan for the Canini Trust Corp's Woodcrest Way private road network, the applicant is required to install a 5-foot sidewalk along Woodcrest Way and this requirement is met.

C. Architectural Standards

1. The purpose of the New Albany Design Guidelines and Requirements is to help ensure that the New Albany community enjoys the highest possible quality of architectural design.
2. The zoning text contains architectural standards and regulated by Section 6 of the Design Guidelines and Requirements (Commercial outside the Village Center).
3. The zoning text states that the maximum building height within this zoning district shall not exceed 35 feet. The proposed building height is approximately 24+/- feet, therefore this requirement is being met.
4. The applicant is proposing to use brick, custom cast stone, and metal as building materials. The zoning text permits the use of these materials such as brick, pre-cast stone, wood, glass and other synthetic materials are permitted as long as they are used appropriately. The design of the building and use of materials is appropriate and consistent with other buildings in the immediate area.
5. DGR Section 6(I)(A)(12) states that buildings shall have operable and active front doors along all public and private roads. The applicant is providing an active and operable door along both building elevations that face Johnstown Road and Woodcrest Way.
6. Zoning text section 8a.03(3)(b) states that if a flat roof is used, strong cornice lines must be integrated and the applicant is meeting this.
7. C.O. 1171.05(b) states that all trash and garbage container systems must be screened. The applicant proposes to install a dumpster enclosure thereby meeting this requirement.
8. It appears as though all rooftop mechanical equipment will be fully screened from all public roads. Should the Planning Commission approve the application, staff recommends a condition of approval be that all rooftop mechanical equipment shall be fully screened from all public roads.

D. Parkland, Buffering, Landscaping, Open Space, Screening

1. Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces. The applicant is providing 11 parking spaces thereby requiring 2 trees. The plan meets this requirement.
2. Codified Ordinance 1171(5)(e) requires parking lots over 20,000 square feet to have a minimum of one tree per 5,000 square feet of ground coverage and a total tree planting equal to 10.5 in tree trunk size for every 2,000 square feet of ground coverage. Based on this, the applicant meets this requirement by providing 5 trees.
3. The zoning text section 8a.04(2) requires that street trees must be planted along US-62 at a rate of one tree for every 30 feet. There are 2 existing street trees along US-62 and the applicant will add 4 additional trees to meet this requirement. The trees do not appear to be located in the correct location. Should the Planning Commission approve the application, staff recommends a condition of approval that the street trees are installed in a random pattern subject to staff approval.
4. The applicant is also required to install 6 trees along Woodcrest Way per the approved Woodcrest Way final development plan (FDP-69-2014). The plan currently shows 5 trees along Woodcrest Way. Should the Planning Commission approve this application, the applicant shall amend the landscape plan to include one more additional tree for a total of 6 along Woodcrest Way. The trees do not appear to be located in the correct location. Should the Planning Commission approve the application, staff recommends a condition of approval that the street trees must be installed in the tree lawn between the road and the sidewalk.
5. Zoning text section 8a.04(5) requires that there be a minimum of eight (8) deciduous or ornamental trees per 100 lineal feet planted throughout the setback areas along US-62. The proposed site has approximately 189 feet of frontage along US-62, requiring 15 trees to be installed. The plan currently meets this requirement.
6. Per zoning text 8a.04(4)(a), parking lots shall be screened from rights-of-way with a minimum 36-inch-high evergreen landscape hedge or wall. The landscape plan meets this requirement by showing shrubs to screen the parking lot from US-62. This will also be required along Woodcrest Way. Should the Planning Commission approve this application, the applicant shall amend the landscape plan to include screening from Woodcrest Way with a minimum 36-inch-high evergreen landscape hedge or wall.
7. The zoning text requires a minimum of 8% interior parking lot landscaping on the site. The application meets this requirement.
8. Zoning text section 8a.05(3) requires that trash receptacles and exterior storage areas be fully screened from public roads. The applicant is meeting this requirement by providing a dumpster enclosure and landscaping around three sides of the enclosure.
9. The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends all the City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval.
 - Planting Plan:
 - To match adjacent business planting, please provide an evergreen hedge of 36" ht. Juniperus pfitzeriana 'Sea Green' Juniper. See diagram.
 - To match adjacent business planting, please plant random massing of large, deciduous shade trees along Johnstown Road. Consider species such as Acer, Ulmus, Quercus and Gleditsia. See diagram.
 - Provide side yard planting of random massing of large, deciduous shade trees. Consider species such as Acer, Ulmus, Quercus and Gleditsia. See diagram
 - Replace all Malus x moerlandsii "Profusion" with Amelanchier x grandifolra 'Autumn Brilliance' clump form.
 - Continue planting of Acer rubrum along Woodcrest Way to match precedent. See diagram.
 - Consider adjusting plant list to include a wider variety of native, large deciduous shade trees. Please revise and resubmit planting plan and plant list.

E. Lighting & Signage

1. The applicant has submitted a photometric plan that meets code.
2. Zoning text section 8a.05(e) and (f) requires all parking lot and private driveway light poles to be cut-off and downcast, not to exceed 20 feet in height, painted New Albany Green, and the use of the same fixture that has been used at Dairy Queen and throughout the Canini Trust Corp. The application meets these standards.
3. As part of this final development plan application, the applicant has not submitted sign details for the site. Details for the proposed monument sign were not provided, in addition to other sign details still needed for a full evaluation. Staff recommends a condition of approval that these signs and all other sign details be subject to staff approval and must meet code requirements and the 2013 Trust Corp Signage Recommendations Plan. Any additional variances needed for signage will be heard by the Planning Commission in the future as part of a separate application.

Wall Signs

Zoning text section 8a.06(3)(i) permits one wall mounted sign per retail tenant on each elevation of the building that fronts or sides on a public or private road. One square foot of sign face is permitted per each lineal foot of the building, not to exceed 80 square feet in size. Per the architectural elevations, it appears as though the applicant proposes the following wall signs:

US-62 Elevation Wall Sign

- a. Area: information not provided
- b. Lettering height: information not provided
- c. Location: one on the US-62 building elevation [meets code as shown on architectural elevation sheet]
- d. Lighting: information not provided [external and halo permitted]
- e. Relief: information not provided [code minimum of 1-inch relief]
- f. Color: As shown on architectural elevations sheet; red, white, blue, and black
- g. Materials: not provided [must meet requirements of C.O. 1169.12(g)]

Woodcrest Way Elevation Wall Sign

- a. Area: information not provided
- b. Lettering height: information not provided
- h. Location: one on the Woodcrest Way building elevation [meets code as shown on architectural elevation sheet]
- c. Lighting: information not provided [external and halo permitted]
- d. Relief: information not provided [code minimum of 1-inch relief]
- e. Color: As shown on architectural rendering sheet; red, white, blue, and black
- f. Materials: not provided [must meet requirements of C.O. 1169.12(g)]

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the application and provided the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends a condition of approval that the comments of the city engineer are addressed at the time of engineering permits, subject to staff approval.

1. Update the Site Data table shown on sheet C-1 of the submittal to include ADA Parking Stalls Required and ADA Parking Stalls provided.
2. Add a signature block to the FDP that matches Exhibit A.
3. Provide site distance triangles at the curb cuts and ensure that proposed landscaping does not obstruct motorist view.
4. Refer to note 26 on sheet C 3.0. Provide more information about the detention pond and how stormwater management will be provided.
5. Provide status of cross access easements with adjacent parcels.

6. In accordance with Code Section 1159.07 (3) Parts A. and D., please revise the cover sheet to show accurate distances and bearings from an established monument on the project to the three nearest established street lines or official monuments and show the location of boundary monuments (concrete 6"x6"x30" with an iron pipe cast in the center) at each corner, at each change of direction, at each intersection and at the beginning and end of curves.
7. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available.

V. SUMMARY

The proposal meets many of the goals of the Engage New Albany Strategic Plan such as providing pedestrian access along roadways and into the site, as well as utilizing high quality building materials that are consistent with other buildings in the immediate area. The proposed development is in an appropriate location given the context of the surrounding area and will serve as an amenity for the New Albany Business Park.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve final development plan application **FDP-116-2022**, subject to the following conditions:

1. Conditional use application CU-118-2022 must be approved;
2. All rooftop mechanical equipment shall be fully screened from all public roads;
3. The applicant shall amend the landscape plan to include the following:
 - a. Street trees along US 62 are installed in a random pattern subject to staff approval;
 - b. Street trees along Woodcrest Way shall be installed in the tree lawn between the road and the sidewalk;
 - c. One more additional street tree shall be added to the plan for a total of 6 street trees along Woodcrest Way;
 - d. Screening from Woodcrest Way shall be included with a minimum 36-inch-high evergreen landscape hedge or wall;
4. The City Landscape Architect's comments must be addressed at the time of engineering permits, subject to staff approval;
5. The monument sign, all wall signs, and all other sign details are subject to staff approval and must meet code requirements and the 2013 Trust Corp Signage Recommendations Plan; and
6. The City Engineer's comments must be addressed at the time of engineering permits, subject to staff approval.

Approximate Site Location:



Source: Google Earth

To: Chelsea Nichols
City Planner

404.601-02
October 4, 2022
(Revised 10/7/22)

From: Matt Ferris, P.E., P.S.
By: Jay M. Herskowitz, P.E., BCEE

Re: Valvoline -
Final Dev. Plan

We reviewed the referenced submittal in accordance with Code Section 1159.07 (b)(3) FDP.
Our review comments are as follows:

1. Update the Site Data table shown on sheet C-1 of the submittal to include ADA Parking Stalls Required and ADA Parking Stalls provided.
2. Add a signature block to the FDP that matches Exhibit A.
3. Provide site distance triangles at the curb cuts and ensure that proposed landscaping does not obstruct motorist view.
4. Refer to note 26 on sheet C 3.0. Provide more information about the detention pond and how stormwater management will be provided.
5. Provide status of cross access easements with adjacent parcels.
6. In accordance with Code Section 1159.07 (3) Parts A. and D., please revise the cover sheet to show accurate distances and bearings from an established monument on the project to the three nearest established street lines or official monuments and show the location of boundary monuments (concrete 6"x6"x30" with an iron pipe cast in the center) at each corner, at each change of direction, at each intersection and at the beginning and end of curves.
7. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available.

MEF/JMH

(attachment)

cc: Dave Samuelson P.E., Traffic Engineer

Permit # _____
 Board _____
 Mtg. Date _____


Community Development Planning Application

Project Information	Site Address <u>10014 US 62, New Albany, OH, 43054</u> Parcel Numbers <u>222-005179-00</u> Acres <u>+/- 1.25</u> # of lots created <u>N/A</u>																																																											
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Contacts	Description of Request: <u>Construction of a 4,154sf Valvoline Instant Oil Change facility.</u> _____ _____ _____																																																											
	Property Owner's Name: <u>KR2 Investments, LLC</u> Address: <u>c/o CBC, 399 East Main Street, Ste 100</u> City, State, Zip: <u>Columbus, OH, 43215</u> Phone number: _____ Fax: _____ Email: _____ Applicant's Name: <u>Valvoline, LLC / Robin Peck</u> Address: <u>100 Valvoline Way</u> City, State, Zip: <u>Lexington, KY, 40509</u> Phone number: <u>937.507.1820</u> Fax: _____ Email: <u>robin.peck@valvoline.com</u>																																																											
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																											
	<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div> DocuSigned by: Signature of Owner Signature of Applicant </div> <div style="text-align: right;"> Date: <u>8/16/2022</u> Date: <u>08/16/22</u> </div> </div>																																																											

September 9, 2022

New Albany Community Development

Attn: Chris Christian

99 West Main Street
New Albany, OH 43054

RE: Project Name: Valvoline Instant Oil Change
Project Location: 10014 US 62, New Albany, OH, 43054
Project Reference Number: None Provided
Interplan Number: 2022.0300
Narrative Letter

Dear New Albany Community Development:

Please accept this letter as our written narrative of the proposed Valvoline Instant Oil Change project mentioned above. Valvoline is committed to being a socially responsible partner to the communities in which we live and work by demonstrating this commitment in creating and sustaining a growing business for all stakeholders (guests, team members, neighbors, investors and partners) through:

- Environmental stewardship
- 100% of materials generated from primary services are recycled
- No underground tanks
- No exhaust or paint services
- Minimal water and power usage
- Low traffic volume generator
- Minimal parking requirements
- Typical business hours of 8am-7pm
- No overnight vehicles
- Limited delivery schedule, no tractor trailers
- Professionally maintained landscaping
- Drive-through service
- Attractive buildings constructed from environmentally friendly materials.



VIOC – New Albany, OH

September 9, 2022

Page 2 of 2

Through hands-on service, focused generosity and the continuous pursuit of innovative and sustainable solutions, Valvoline works to build communities that are healthier and have a more promising future. Our strategic focus areas are disadvantaged families and children, education and the environment. In 2020, our community impact to Habitat for Humanity, United Way, Children's Miracle Network and Big Brothers Big Sisters totaled over \$796,000.00.

At Valvoline, vehicle preventative maintenance, mostly oil changes, are done entirely within the building. All materials generated from our primary services are recycled. Valvoline does not offer exhaust or paint services and there will be no releasing of toxic gases, liquids or materials in any form into the atmosphere. In addition, there will be no noise, vibration, smoke, fumes, odors, dust, glare, light, drainage or other adverse impacts generated.

Thank you for your time and attention to our project and we look forward to answering any questions you may have as we move through the development process together.

Sincerely,

INTERPLAN, LLC

A handwritten signature in dark ink that reads "A. Cardo". The signature is fluid and cursive, with a large initial 'A'.

Andrea Cardo

Senior Permit Manager

Attachments

ec: K. Pavlik, Interplan, LLC
M. Barragan, Interplan, LLC
File

September 29, 2022

New Albany Community Development

Attn: Chelsea Nichols

99 West Main Street
New Albany, OH 43054

RE: Project Name: Valvoline Instant Oil Change
Project Location: 10014 US 62, New Albany, OH, 43054
Project Reference Number: None Provided
Interplan Number: 2022.0300
Conditional Use Narrative Letter

Dear Ms. Nichols:

Please accept this letter as our written conditional use narrative of the proposed Valvoline Instant Oil Change project mentioned above. As outlined within the New Albany Zoning Ordinance, Chapter 1115, Section 1115.02, please find following the information which is required:

a) Name, address and phone number of applicant.

Valvoline, LLC / Robin Peck
100 Valvoline Way, Lexington, KY, 40509
937.507.1820

b) Legal description of the property as recorded in the Franklin County Recorder's office.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY, LOCATED IN LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16, UNITED STATES MILITARY LANDS, BEING ALL OF MARTA DRIVE (VACATED) PER ORDINANCE NUMBER 0-03-2007, AS RECORDED IN INSTRUMENT NUMBER 200802250027889, AND PART OF LOTS 9 AND 10 OF HUGH SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 56, AND BEING PART OF A 30.885 ACRE TRACT CONVEYED TO SMITH MILL VENTURES LLC, AS RECORDED IN INSTRUMENT NUMBER 200608170162929 (ALL REFERENCES REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) BEING DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A FOUND 5/8" IRON PIN WITH A 2" ALUMINUM EMH&T CAP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF FOREST DRIVE, AS RECORDED IN PLAT BOOK 112, PAGE 40, AND WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD (U.S. 62);

THE WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD, SOUTH 60° 12' 23" WEST, A DISTANCE OF 143.58 FEET TO A 5/8 INCH IRON PIN WITH CESO CAP, AND BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID JOHNSTOWN ROAD AND WITH THE WESTERLY LINE OF A TRACT CONVEYED TO GOC REALCO LLC, AS RECORDED IN INSTRUMENT NUMBER 202110070180844, SOUTH 31° 56' 27" EAST, A DISTANCE OF 286.58 FEET TO A MAG NAIL SET ON THE NORTHERLY LINE OF A TRACT CONVEYED TO NEW ALBANY HOTEL ASSOCIATES LLC, AS RECORDED IN INSTRUMENT NUMBER 201102010016510;

THENCE WITH SAID NORTHERLY LINE OF NEW ALBANY HOTEL ASSOCIATES LLC TRACT, SOUTH 58° 03' 33" WEST, A DISTANCE OF 190.11 FEET TO FOUND MAG NAIL ON THE SOUTHEASTERLY CORNER OF A TRACT CONVEYED TO ICE QUEENS OF SMITH'S MILL LLC, AS RECORDED IN INSTRUMENT NUMBER 201503050027183;

THENCE WITH THE EASTERLY LINE OF SAID ICE QUEENS OF SMITH'S MILL LLC, NORTH 31° 41' 25" WEST, A DISTANCE OF 293.66 FEET TO A FOUND MAG NAIL AT THE NORTHEASTERLY CORNER OF SAID ICE QUEENS OF SMITH'S MILL LLC, AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD;

THENCE WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD, NORTH 60° 12' 23" EAST, A DISTANCE OF 188.96 FEET TO THE **TRUE POINT OF BEGINNING**, CONTAINING 1.262 ACRES OF LAND.

c) Description of existing use.

The proposed site is a vacant, undeveloped parcel fronted on the north by SR 62 and on the south by Woodcrest Way.

d) Present zoning district.

Infill Planned Unit Development (IPUD)

e) Description of proposed conditional use.

Construction of a 2,087sf (building footprint) Valvoline Instant Oil Change along with a single bay dumpster enclosure and all associated site work. Use within this zoning district is allowed by right with approval of a Conditional Use from the Planning Commission.

f) A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic circulation, open spaces, landscaping, refuse, and service areas, utilities, signs, yards, and such other information as the Commission may require to determine if the proposed conditional use meets the intent and requirements of this Ordinance.

Plans showing the location of all building, parking and loading area, traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information the Commission may require to determine the proposed project meets the intent and requirements of this Ordinance have been provided as part of this submittal package under separate cover.

g) A narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor, light, fumes, and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district.

A narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor, light, fumes and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district has been provided as part of this submittal package under separate cover. In addition, At Valvoline, vehicle preventative maintenance, mostly oil changes, are done entirely within the building. All materials generated from our primary services are recycled. Valvoline does not offer exhaust or paint services and there will be no releasing of toxic gases, liquids or materials in any form into the atmosphere. In addition, there will be no noise, vibration, smoke, fumes, odors, dust, glare, light, drainage or other adverse impacts generated.

h) The names and addresses of all property owners within two hundred (200) feet, contiguous to, and directly across the street from the property, as appearing on the Franklin County Auditor's current tax list. The applicant shall also provide the addresses of all property within the above reference boundaries.

1. Mary F. Hursey / 10015 Johnstown Road, New Albany, OH, 43054
2. Thomas and Donna Drake / 10007 Johnstown Road, New Albany, OH, 43054
3. Ice Queen of Smiths Mill, LLC / 7258 Waterston, New Albany, OH, 43054
4. New Albany Hotel Associates, LLC / 125 West Springs Street, Oxford, OH, 45056

i) Such other information regarding the property, proposed use or surrounding area as may be pertinent to the deliberations of the Planning Commission.

1. 100% of materials generated from primary services are recycled
2. No underground tanks
3. No exhaust or paint services
4. Minimal water and power usage
5. Low traffic volume generator
6. Minimal parking requirements
7. Typical business hours of 8am-7pm
8. No overnight vehicles
9. Limited delivery schedule, no tractor trailers
10. Professionally maintained landscaping
11. Drive-through service
12. Attractive buildings constructed from environmentally friendly materials.

Through hands-on service, focused generosity and the continuous pursuit of innovative and sustainable solutions, Valvoline works to build communities that are healthier and have a more promising future. Our strategic focus areas are disadvantaged families and children, education and the environment. In 2020, our community impact to Habitat for Humanity, United Way, Children's Miracle Network and Big Brothers Big Sisters totaled over \$796,000.00.

Thank you for your time and attention to our project and we look forward to answering any questions you may have as we move through the development process together.

Sincerely,

INTERPLAN, LLC



Andrea Cardo

Senior Permit Manager

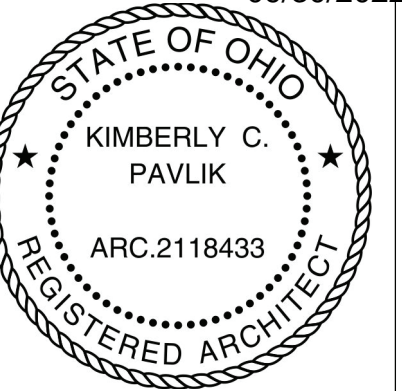
Attachments

ec: K. Pavlik, Interplan, LLC
M. Barragan, Interplan, LLC
File

[illegible]

VALVOLINE INSTANT OIL CHANGE
10014 US 62, NEW ALBANY, OH 43054

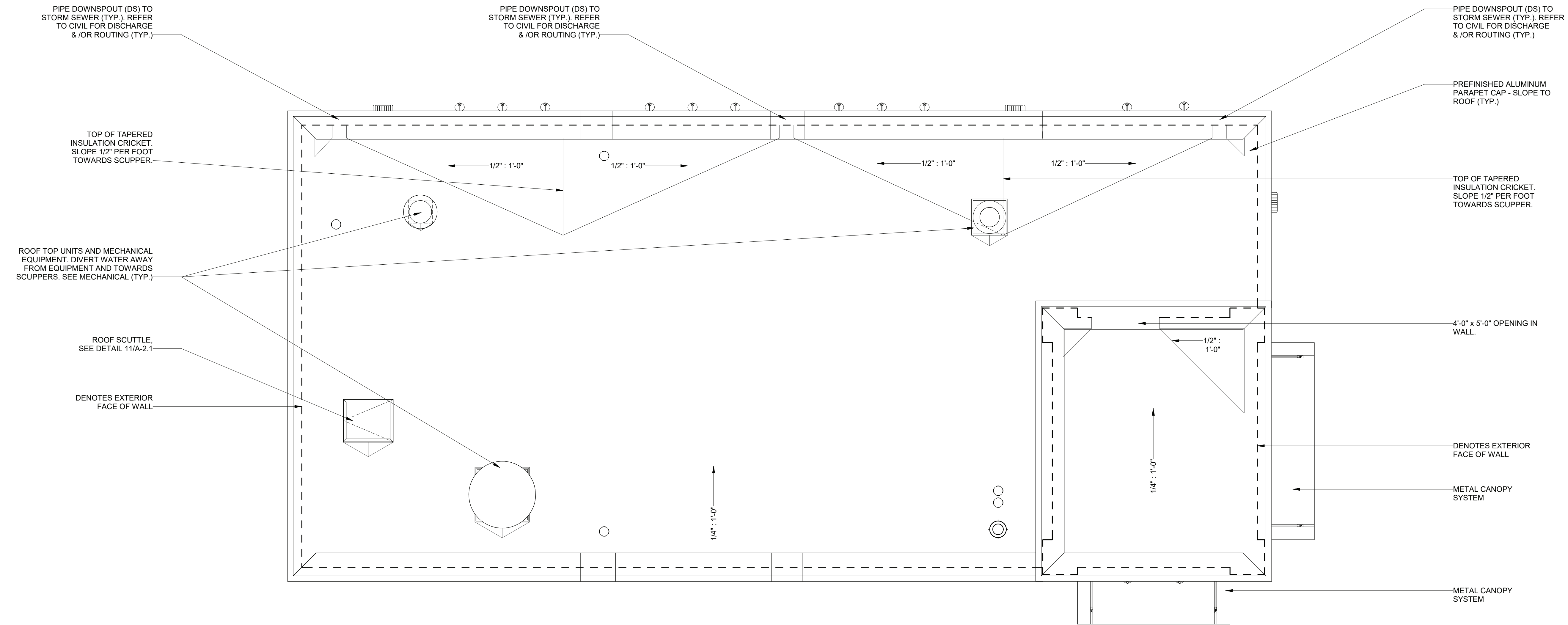
AL 09/30/2022



PROJECT NUMBER	22.0300
PROFESSIONAL IN CHARGE	Emberly C. Pavlik
PROJECT MANAGER	Don Zelinski
QUALITY CONTROL	CP
AWN BY	/AH
Drawing Title:	

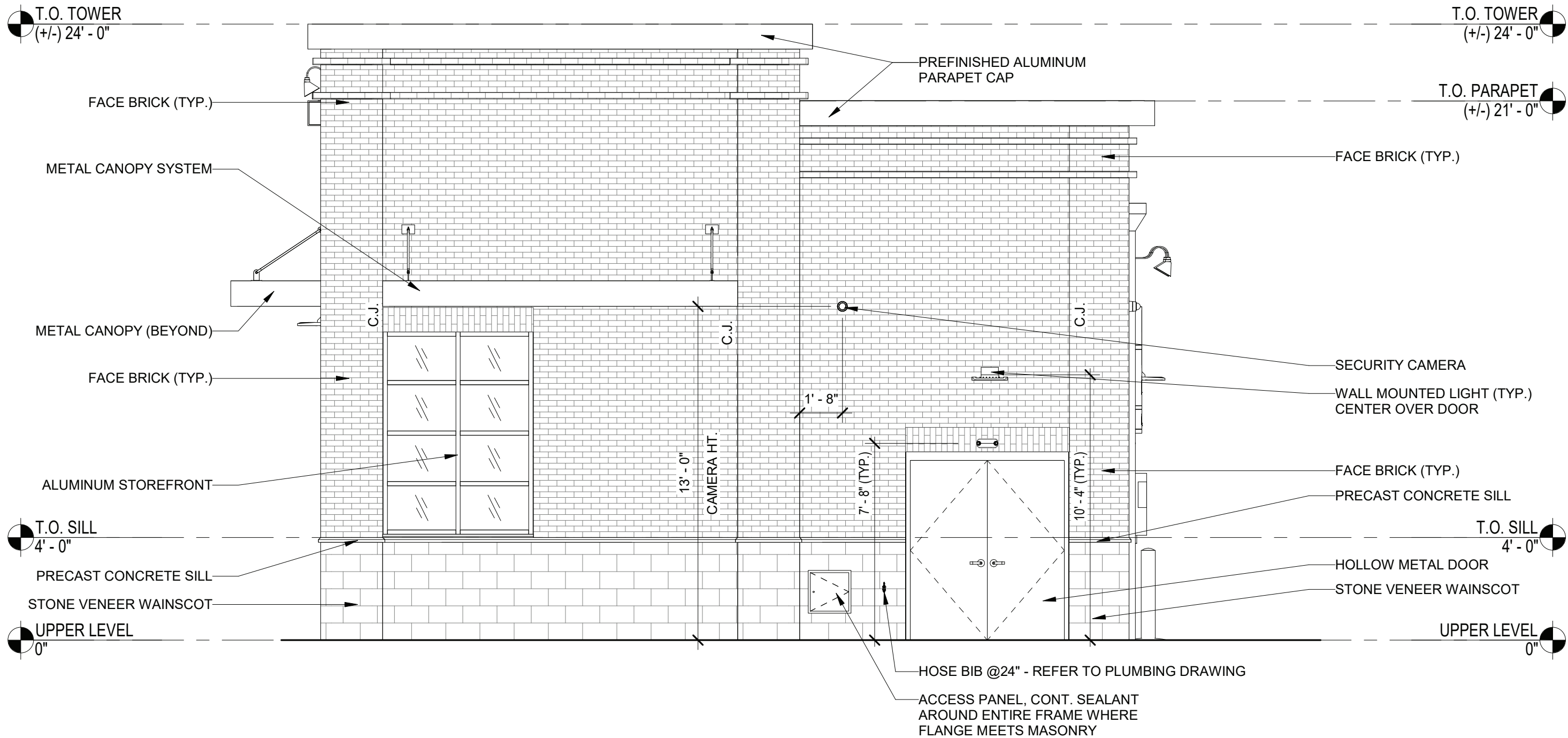
ROOF PLAN

A-2.0

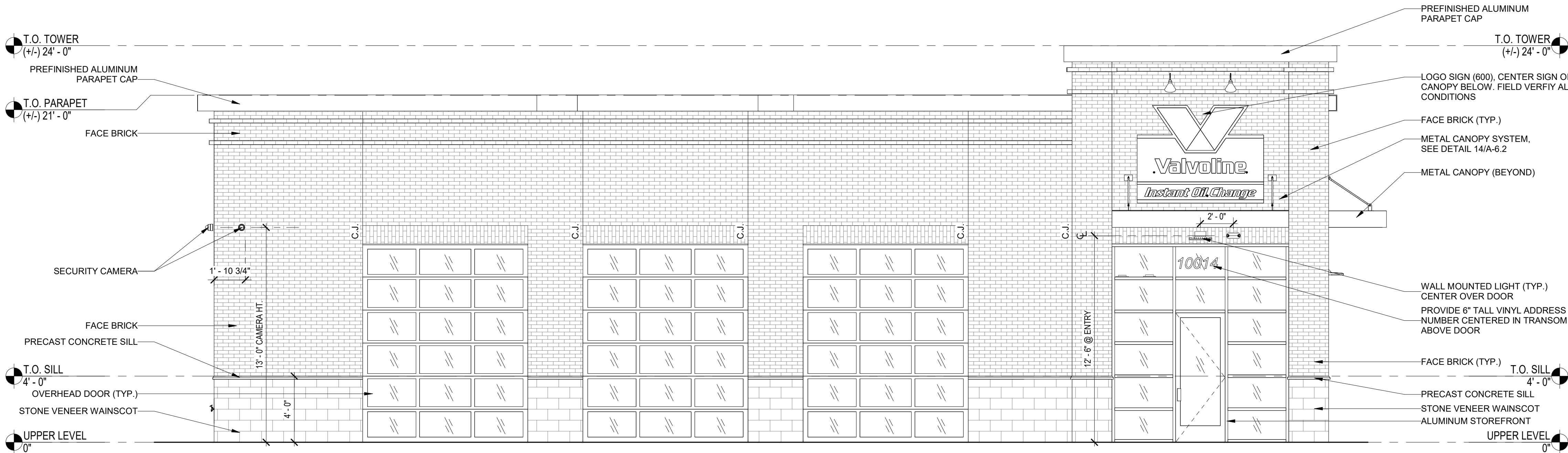


1 ROOF PLAN
A-2.0 Scale: 1/4" = 1'-0"

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2
A-3.1 EXTERIOR ELEVATION (OVERALL RIGHT)
Scale: 1/4" = 1'-0"



1
A-3.1 EXTERIOR ELEVATION (OVERALL FRONT)
Scale: 1/4" = 1'-0"

ELEVATION NOTES

- NOT USED.
- SIGNAGE SHOWN ON THESE ELEVATIONS IS FOR GENERAL REFERENCE PURPOSES ONLY. ALL SIGNAGE SHALL BE APPLIED FOR & PERMITTED UNDER A SEPARATE SIGNAGE SUBMITTAL.
- G.C. SHALL PROVIDE BLOCKING IN STUD WALL BEHIND EACH SIGN AS REQUIRED BY SIGN VENDOR - FIELD VERIFY REQUIREMENTS W/ VENDOR & OWNER'S REPRESENTATIVE.
- ALL FLASHING, RIDGE CAPS, DRIP EDGE ETC. SHALL MATCH GUTTER & DOWNSPOUT MANUFACTURER'S STANDARD DETAILS. PROVIDE VENTED RIDGE CAP WHERE SHOWN.
- NOT USED.
- ALL MASONRY WITH CORNER EXPOSURES TO HAVE SAME PROFILE AS FACE OF THE STANDARD MASONRY PRODUCT. NO CUT SURFACE ARE TO BE EXPOSED
- ALL EXTERIOR SECURITY CAMERAS SHALL BE INSTALLED OVER ELECTRICAL BOXES RECESSED FLUSH WITH THE EXTERIOR WALL FINISH - REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.

EXTERIOR FINISHES

STONE WAINSCOT: (GRADE TO PRECAST SILL)	MANUFACTURER: CORONADO STONE - SMOOTH LIME STONE "CREAM" (12" X 24")
FACE BRICK (ABOVE WAINSCOT):	MANUFACTURER: GLEN GERY BUCKEYE BLEND - MODULAR SIZE
PRECAST SILL:	CUSTOM CAST STONE - "LIGHT BUFF" (REFER TO SILL PROFILE)
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED W/SEALER REFER TO SPECIFICATIONS.
METAL CANOPY:	AWNEX CANOPY SYSTEM - COLOR TO MATCH PAC-CLAD "MIDNIGHT BRONZE"
COPING, SOFFIT & TRIM:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-1/2") AND VENTED SOFFIT AND TRIM - COLOR TO MATCH PAC-CLAD "MIDNIGHT BRONZE"
ROOF SCUPPERS & DOWNSPOUTS:	TO MATCH COPING
STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES DARK BRONZE ALUMINUM STOREFRONT SYSTEM W/1" INSULATED GLAZING.
H.M. DOORS & FRAMES:	FIELD PAINT W/ SHERWIN-WILLIAMS B66-1300 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER
O.H. DOOR FINISH:	DARK BRONZE
ACCESS PANEL:	DARK BRONZE

SIGNAGE SCHEDULE

NUMBER	DESCRIPTION	SIZE	ILLUMINATED	QUANTITY
600	LOGO SIGN	7'-8" x 5'-11" (45 SF)	NO	1
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR			
601	LANE INDICATOR SIGN	10'-0" x 1'-0" (10 SF)	NO	3
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR			
603	MONUMENT SIGN	REFER TO SHEET A-11.1	INTERNALLY	1
	PER LOCAL AND DEVELOPMENTAL RESTRICTIONS			
604	LOGO SIGN	4'-11" x 6'-5" (31 SF)	NO	1
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR			

Issued Record

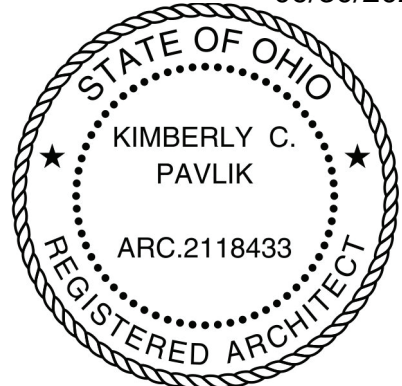
Date



VALVOLINE INSTANT OIL CHANGE
10014 US 62, NEW ALBANY, OH 43054

SEAL

09/30/2022

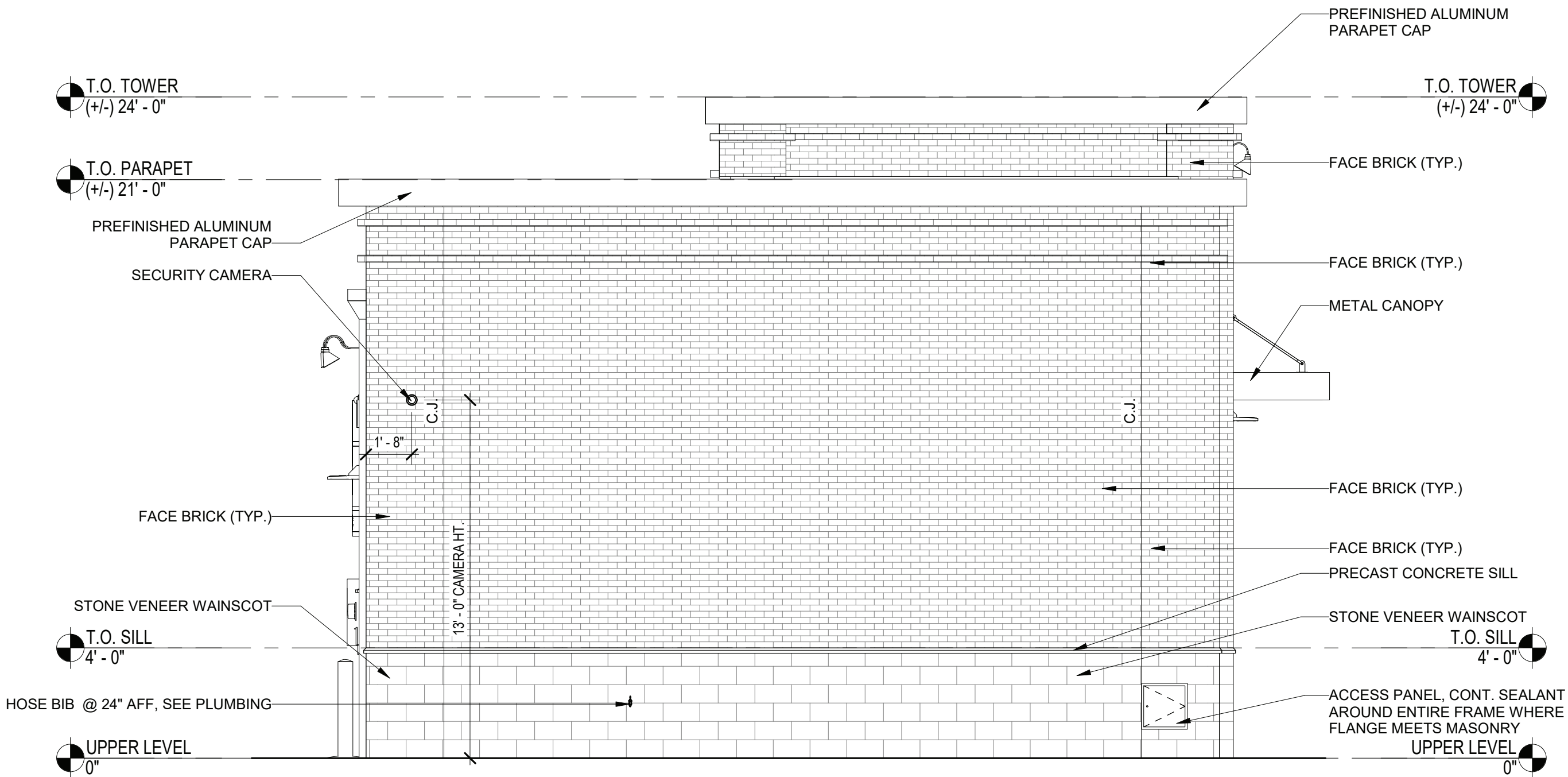


PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
Kimberly C. Pavlik
PROJECT MANAGER
Don Zelinski
QUALITY CONTROL
KCP
DRAWN BY
SJ/AH
Drawing Title:

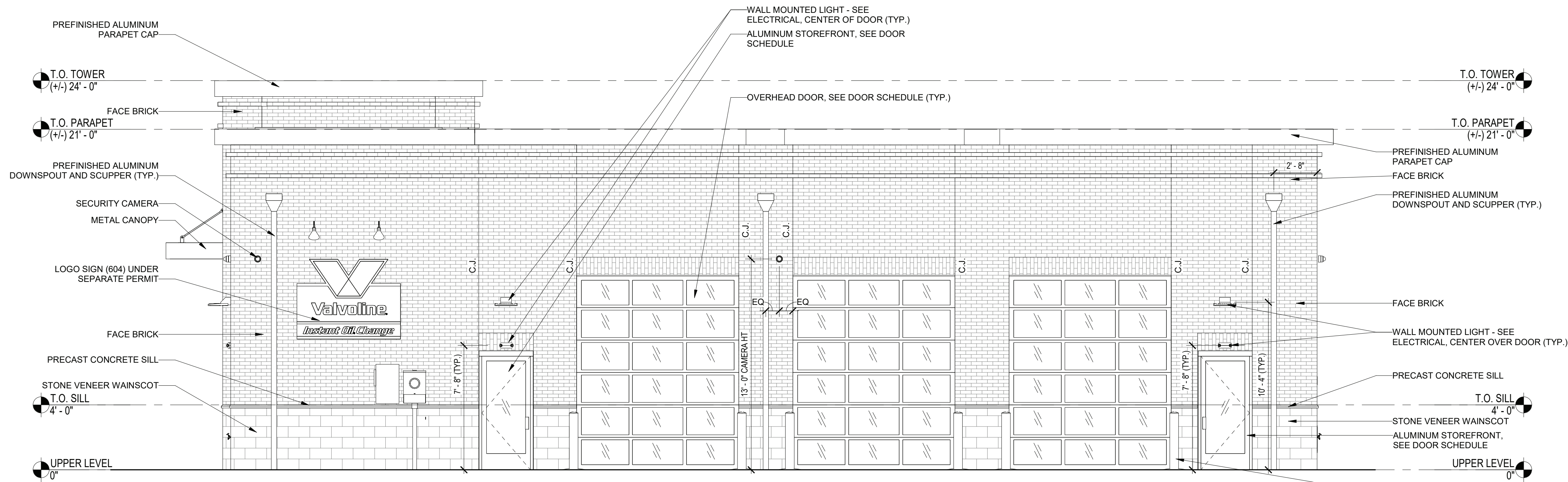
EXTERIOR ELEVATIONS

A-3.1

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2 EXTERIOR ELEVATION (OVERALL LEFT)
A-3.2 Scale: 1/4" = 1'-0"



1 EXTERIOR ELEVATION (OVERALL REAR)
A-3.2 Scale: 1/4" = 1'-0"

ELEVATION NOTES

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EXTERIOR FINISHES

STONE WAINSCOT: (GRADE TO PRECAST SILL)	MANUFACTURER: CORONADO STONE - SMOOTH LIME STONE "CREAM" (12" X 24")
FACE BRICK (ABOVE WAINSCOT):	MANUFACTURER: GLEN GERY BUCKEYE BLEND - MODULAR SIZE
PRECAST SILL:	CUSTOM CAST STONE - "LIGHT BUFF" (REFER TO SILL PROFILE)
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED W/SEALER REFER TO SPECIFICATIONS.
METAL CANOPY:	AWNEX CANOPY SYSTEM - COLOR TO MATCH PAC-CLAD "MIDNIGHT BRONZE"
COPING, SOFFIT & TRIM:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-1/2") AND VENTED SOFFIT AND TRIM - COLOR TO MATCH PAC-CLAD "MIDNIGHT BRONZE"
ROOF SCUPPERS & DOWNSPOUTS:	TO MATCH COPING
STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES DARK BRONZE ALUMINUM STOREFRONT SYSTEM W/1" INSULATED GLAZING.
H.M. DOORS & FRAMES:	FIELD PAINT W/ SHERWIN-WILLIAMS B66-1300 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER
O.H. DOOR FINISH:	DARK BRONZE
ACCESS PANEL:	DARK BRONZE

SIGNAGE SCHEDULE

NUMBER	DESCRIPTION	SIZE	ILLUMINATED	QUANTITY
600	LOGO SIGN	7'-8" x 5'-11" (45 SF)	NO	1
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR			
601	LANE INDICATOR SIGN	10'-0" x 1'-0" (10 SF)	NO	3
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR			
603	MONUMENT SIGN	REFER TO SHEET A-11.1	INTERNALLY	1
	PER LOCAL AND DEVELOPMENTAL RESTRICTIONS			
604	LOGO SIGN	4'-11" x 6'-5" (31 SF)	NO	1
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR			

Issued Record

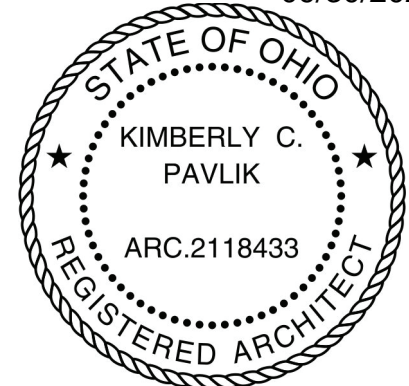
Date



VALVOLINE INSTANT OIL CHANGE
10014 US 62, NEW ALBANY, OH 43054

SEAL

09/30/2022



PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
Kimberly C. Pavlik
PROJECT MANAGER
Don Zelinski
QUALITY CONTROL
KCP
DRAWN BY
SJ/AH
Drawing Title:

EXTERIOR
ELEVATIONS

A-3.2

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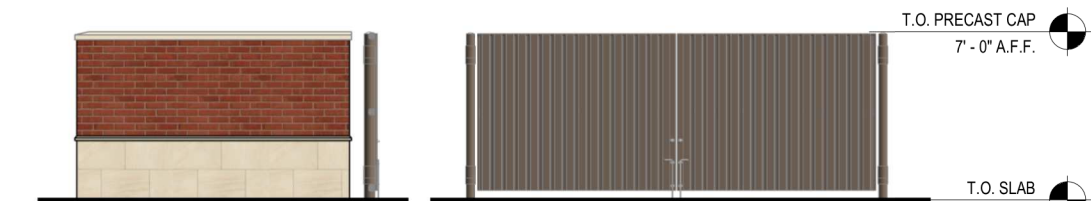
2 OVERALL RIGHT SIDE
EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"

1 OVERALL BACK
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



4 OVERALL LEFT SIDE
EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"

3 OVERALL FRONT
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



5 OVERALL FRONT & SIDE
TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES - STONE / BRICK

STONE WAINSCOT: (GRADE TO PRECAST SILL)	MANUFACTURER: CORONADO STONE - SMOOTH LIME STONE "CREAM" (12" X 24")
FACE BRICK (ABOVE WAINSCOT):	MANUFACTURER: - GLEN GERY BUCKEYE BLEND - MODULAR SIZE
PRECAST SILL: (REFER TO SILL PROFILE)	CUSTOM CAST STONE - "LIGHT BUFF"
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.

METAL CANOPY:	AWNEX CANOPY SYSTEM - COLOR TO MATCH PAC-CLAD "MIDNIGHT BRONZE"
COPING, SOFFIT & TRIM:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-1/2") AND VENTED SOFFIT AND TRIM - COLOR TO MATCH PAC-CLAD "MIDNIGHT BRONZE"
ROOF SCUPPERS & DOWNSPOUTS:	TO MATCH COPING

STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES DARK BRONZE ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
H.M. DOORS & FRAMES:	FIELD PAINT W/ SHERWIN-WILLIAMS B66-1300 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER
O.H. DOOR FINISH:	DARK BRONZE
ACCESS PANEL:	STAINLESS STEEL

ISSUE RECORD

DATE

RENDERED ELEVATIONS
10014 US 62
NEW ALBANY, OH 43054



Project No: 2022.0300

PROJECT DESCRIPTION

DEVELOPMENT OF AN EXISTING VACANT LOT INTO A VALVOLINE INSTANT OIL CHANGE WITH ASSOCIATED PARKING, DRIVEWAYS, AND UTILITIES. TWO ENTRANCES AND EXITS ARE PROVIDED BOTH FROM JOHNSTOWN RD. AND WOODCREST WAY. THE PROPOSED STORM SEWER SYSTEM WILL CONNECT TO THE EXISTING SHOPPES AT SMITH'S MILL DEVELOPMENT DETENTION BASINS VIA A STORM SEWER STUB PROVIDED TO THE LOT. THE PROPOSED SANITARY SEWER LEAD WILL CONNECT TO AN EXISTING SANITARY SEWER LINE WITHIN THE FOREST DRIVE RIGHT-OF-WAY. THE PROPOSED WATER SERVICE LEAD WILL ALSO CONNECT TO AN EXISTING WATER MAIN WITHIN THE FOREST DRIVE RIGHT-OF-WAY.

FLOOD ZONE

THE PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD ZONE, PER NFIP FLOOD INSURANCE RATE MAP 39049C0208K, EFFECTIVE JUNE 17, 2008.

NATURAL FEATURES

THE PROPERTY SHOWN HEREIN CONTAINS NO WETLANDS, WATER COURSES, OR OTHER SENSITIVE NATURAL FEATURES, AND IT IS CURRENTLY MAINTAINED AS A DOMESTIC LANDSCAPE OF LAWN GRASSES. THERE ARE NO EXISTING TREES ON THE LOT, WITH THE EXCEPTION OF THOSE ALONG THE JOHNSTOWN ROAD FRONTAGE, AND THESE EXISTING TREES WILL NOT BE REMOVED OR OTHERWISE ALTERED AS PART OF THE PROPOSED PROJECT.

BENCHMARKS

BENCHMARK "1" - CROSS NOTCH SET ON CONCRETE BASE OF LIGHT POLE. LIGHT POLE IS LOCATED ON THE SOUTH SIDE OF JOHNSTOWN ROAD BETWEEN THE DAIRY QUEEN GRILL & CHILL ENTRANCE AND FOREST DRIVE.
ELEVATION = 1072.84'

BENCHMARK "2" - CROSS NOTCH SET ON CONCRETE BASE OF LIGHT POLE. LIGHT POLE IS LOCATED ON THE SOUTH SIDE OF JOHNSTOWN ROAD AND THE WEST SIDE OF THE ENTRANCE TO DAIRY QUEEN GRILL & CHILL.
ELEVATION = 1067.07

BENCHMARK "3" - CROSS NOTCH SET ON CONCRETE BASE OF LIGHT POLE. LIGHT POLE IS LOCATED ON THE SOUTH SIDE OF WOODCREST WAY, IN THE LANDSCAPING OF THE COURTYARD MARRIOTT HOTEL, AND ACROSS THE STREET FROM THE SOUTHEAST CORNER OF THE DAIRY QUEEN GRILL & CHILL DRIVE-THRU.
ELEVATION = 1074.80

BASIS OF BEARINGS/SURVEY DATA

NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLAN - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO IN APRIL OF 2022, SCALED TO GROUND AT LAT. N40°05'29.06455", LONG. W82°47'20.79352" AT A PROJECT HEIGHT OF 961.244 FEET AND A SCALE FACTOR OF 1.00003395613267. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE FRANKLIN COUNTY RECORDERS OFFICE LOCATED IN COLUMBUS, OHIO, UNLESS NOTED OTHERWISE.

POST CONSTRUCTION STORM WATER MANAGEMENT

REGIONAL STORMWATER DETENTION AND WATER QUALITY IS PROVIDED BY THE SHOPPES AT SMITHS MILL, WITH THE SUBJECT PROPERTY DRAINING TO THE SUBAREA 004 DETENTION BASIN VIA AN EXISTING STORM SEWER SYSTEM.

	REQUIRED	VALVOLINE INSTANT OIL CHANGE
ZONING	I-PUD	I-PUD
MIN. LOT AREA	.75 AC	1.26 AC
MIN. LOT FRONTAGE	100 FT	189 FT
MIN. PAVEMENT & BLDG. SETBACK		
NORTH	75 FT	115 FT
WEST	15 FT	60 FT
SOUTH	10 FT	132 FT
EAST	NONE	60 FT
BLDG. HEIGHT	35 FT MAX	35 FT MAX
BLDG. FLOOR AREA	10,000 SF MAX	2,087 SF
LOT COVERAGE	75% MAX	55% MAX
NUMBER OF BUILDINGS	----	1
OPEN SPACE PROVIDED	----	24,692 SF
VEHICLE PARKING REQUIREMENTS		
PARKING	10	10
ACCESSIBLE	1	1
TOTAL SPACES	11	11
BICYCLE PARKING	----	2

SITE DEVELOPMENT PLAN



10014 US 62
NEW ALBANY, OH 43054
FRANKLIN COUNTY
ZONING: IPUD



CONTACTS

OWNER'S REP.

Valvoline Instant Oil Change
ROBIN PECK
100 Valvoline Way
Lexington, KY 40509
Bus: (937) 507-1820
EMAIL: ROBIN.PECK@VALVOLINE.COM

CIVIL P.M.

INTERPLAN, LLC
ENGINEER OF RECORD: STUART ANDERSON
CONTACT: MARTIN BARRAGAN
220 E. CENTRAL PKWY,
STE 4000
ALTAMONTE SPRINGS, FL 32701
PHONE: 407-645-5008

STRUCTURAL ENGINEER

BRITT, PETERS & ASSOCIATES, INC
999 WATERSIDE DRIVE,
STE. 2202
NORFOLK, VA 23510

PUBLIC WORKS

CITY OF COLUMBUS
PUBLIC SERVICES
PHONE: 614-645-8276,
614-645-7677

ELECTRIC

AMERICAN ELECTRIC
POWER
PHONE: 1-800-277-2177

LANDSCAPE ARCHITECT

CADD SCAPES, INC.
CONTACT: JASON BRIDGEWATER
432 NOWELL LOOP, DELAND,
FL 32724
PHONE: 407-310-5567

OWNER'S P.M.

Valvoline Instant Oil Change
JACOB EISENHAEUER
100 Valvoline Way
Lexington, KY 40509
Bus: (585) 333-9604
EMAIL: JACOB.EISENHAUER@VALVOLINE.COM

ARCHITECT

INTERPLAN, LLC
ARCHITECT OF RECORD: KIMBERLY C. PAVLIK
CONTACT: KC PAVLIK, DON ZELINSKI
1 SOUTH 280 SUMMIT AVE.
STE D
OAKBROOK TERRACE, IL 60181
PHONE: 630-932-2336

PLANNING & ZONING

CITY OF NEW ALBANY
CHRIS CHRISTIAN
PHONE: 614-939-2253

STORMWATER

E.P. FERRIS & ASSOCIATES,
INC
JAY HERSKOWITZ
PHONE: 614-299-2999

GAS

COLUMBIA GAS
PHONE: 1-800-277-2177

LUBE EQUIPMENT SUPPLIER

Alemite
7845 Little Ave.
Charlotte, NC 28226
Bus: (800) 233-0400
Fax: (704) 542-4650

FIRE

PLAIN TOWNSHIP FIRE DEPARTMENT
TERRY GUTHRIE
PHONE: 614-855-7370

WATER/WASTEWATER

TELEPHONE

Issue Record	Owner Review Set	CDD/PVariance Review	Engineering Resubmittal
2022 08 04	2022 09 26	2022 09 26	2022 09 26

VALVOLINE INSTANT OIL CHANGE
10014 US 62
NEW ALBANY, OH 43054

SEAL

THIS DOCUMENT IS NOT
FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
STUART ANDERSON
PROJECT MANAGER

MB
QUALITY CONTROL
CDB
DRAWN BY
MB
Drawing Title:

2

COVER
SHEET

Drawing No.

C-0.0

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DRAWING INDEX AND ISSUANCE LOG

SHEET #	SHEET NAME	DATE	ISSUE	OWNER REVIEW SET	100% REVIEW SET	CDD/PVARIANCE REVIEW	ENGINEERING RESUBMITTAL	REVISION 3	REVISION 4	REVISION 5	REVISION 6	REVISION 7	REVISION 8
C-0.0	COVER SHEET	08/04/22	•	•	•	•	•	•	•	•	•	•	•
C-0.1	GENERAL NOTES	08/19/2022	•	•	•	•	•	•	•	•	•	•	•
C-0.2	GENERAL NOTES	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-0.3	GENERAL NOTES	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-1.0	SITE PLAN	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-2.0	PAVING PLAN	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-3.0	GRADING PLAN	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-4.0	PRE-DEVELOPMENT PLAN	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-4.1	POST-DEVELOPMENT PLAN	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-4.2	DRAINAGE PLAN	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-4.3	STORMWATER PROFILE	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-5.0	EROSION CONTROL PHASE I	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-5.1	EROSION CONTROL PHASE II	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-6.0	UTILITY PLAN	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-7.0	DETAILS	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-7.1	DETAILS	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
C-8.0	PHOTOMETRIC PLAN	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
IR-1.0	IRRIGATION PLAN	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
IR-1.1	IRRIGATION DETAILS	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
L-1.0	LANDSCAPE PLAN	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
L-1.1	LANDSCAPE DETAILS	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
L-1.2	LANDSCAPE NOTES	09/26/2022	•	•	•	•	•	•	•	•	•	•	•
ATTACHMENT													
	ALTA SURVEY	08/04/22	•	•	•	•	•	•	•	•	•	•	•

SURVEYOR

ALTA/ACSM LAND TITLE SURVEY

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
(937) 435-8584
SURVEYOR'S PROJECT NO. 760634

JOB NO. 2022.0300

GEOTECHNICAL ENGINEER:

GILES ENGINEERING ASSOCIATES, INC.

N8 W22350 JOHNSON DRIVE
WAUKESHA, WI 53186
(262) 544-0118
PROJECT NO. 1G-2203013



Know what's below.
Call before you dig.

OWNER/DEVELOPER:

VALVOLINE INSTANT OIL CHANGE

CONTACT: ROBIN PECK

100 VALVOLINE WAY
LEXINGTON, KY 40509
PHONE: (937) 507-1820

ENGINEER:

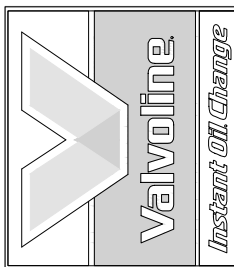
INTERPLAN, LLC.

CONTACT: STUART ANDERSON
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
PHONE: 407-645-5008

License #: _____

Expiration Date: _____

Issued Record	Issue Review SET	CURRENT VARIANCE REVIEW	ENGINEERING RESUBMITTAL
Date	2022 08 04	2022 09 26	2022 09 26



VALVOLINE INSTANT OIL CHANGE
10014 US 62
NEW ALBANY, OH 43054

SEAL

THIS DOCUMENT IS NOT
FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
STUART ANDERSON
PROJECT MANAGER

MB
QUALITY CONTROL
CDB
DRAWN BY
MB

Drawing Title:

GENERAL
NOTES

Drawing No.

C-0.1

CITY OF NEW ALBANY STANDARD NOTES

Revised
July 14, 2022

1 GENERAL

1.1 Standards

1.1.1 The City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, together with the City of New Albany specifications including all supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items of these plans unless otherwise noted. If conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. CMSC item numbers listed refer to the City of Columbus Construction and Material Specifications.

1.2 Plan Modifications

1.2.1 Any modifications to the work as shown on these drawings must have prior written approval by the City Engineer, City of New Albany. Inspectors have no authority to approve revisions in the field.

1.3 Preconstruction Conference

1.3.1 A pre-construction conference involving a representative of the City of New Albany, the Owner, the Principal Contractor, and all available Sub-Contractors will be held prior to the start of construction.

1.3.2 All easements shall be recorded and submitted to the City Engineer prior to the pre-construction conference.

1.3.3 During the conference the Contractor shall submit his construction schedule, proposed schedule for controlling siltation and erosion, and for temporary and permanent seeding for the project.

1.4 Working Hours

1.4.1 City Ordinance 521.12 restricts the hours of work to 7:30 am to 7:00 pm.

1.4.2 Work will not be permitted on Sundays unless otherwise approved by the City Manager.

1.5 Inspection

1.5.1 Inspection on this project will be provided by the representatives of the City of New Albany.

1.5.2 The Owner shall deposit with the City of New Albany the total estimated costs for construction inspection prior to any construction operations.

1.11 Dust Control

1.11.1 The contractor shall be responsible for providing Dust Control measures in accordance with COCCMS Item 616. Dust control operations shall be performed on a periodic basis and/or as directed by the City Engineer to alleviate or prevent a dust nuisance originating within the project limits. Calcium chloride on areas to be seeded and mulched will not be permitted. The cost for all dust control measures shall be included in the price bid for the project improvements.

1.12 Maintain Drainage

1.12.1 The flow in all sewers, drains, field tiles and watercourses encountered shall be maintained by the Contractor. Whenever such watercourses and drains are disturbed or destroyed during the prosecution of the work, they shall be restored by the Contractor to a condition satisfactory to the City Engineer.

1.13 Replacement of Drain Tile and Storm Sewer

1.13.1 All drain tile and storm sewers damaged, disturbed, or removed as a result of the Contractor's operations shall be replaced with the same quality pipe or better, maintaining the same gradient as existing. The drain tile and/or storm sewer shall be connected to the curb sub-drain, storm sewer system or provided with an outlet into the roadway ditch as applicable. Replaced drain tile/storm sewer shall be laid on bedding compacted to 98% maximum density.

1.14 Dewatering

1.14.1 Contractors installing any well, well point, pit, or other device(s) used for the purpose of removing ground water from an aquifer shall complete and file a Well Log and Drilling Report with the Ohio Department of Natural Resources within 30 days of the well completion in accordance with the Ohio Revised Code Section 1521.16 and 1524.05. In addition, any such facility shall be completed in accordance with Section 1521.15 of the Ohio Revised code. For copies of the necessary well log, drilling report, or registration forms, contact:

Ohio Department of Natural Resources
Division of Water
Fountain Square
Columbus, Ohio 43224-1387
(614) 265-6717

1.14.2 The contractor shall be responsible to the ODNR for registry, maintenance and abandonment of any withdrawal device used in the construction of this project.

1.14.3 Any well, well point, pit, or device installed for the purpose of lowering the ground water to facilitate construction of this project shall be properly abandoned in accordance with the provisions of Section 3745.9.10 of the Ohio Administrative Code or in accordance with the provisions of this plan.

1.14.4 The outlet for the well shall be directed into a suitable erosion control device as approved by the City Engineer.

1.5.3 The Contractor shall notify the City Engineer at least 48 hours prior to construction.

1.6 Work Within Public Right of Ways

1.6.1 All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during non-working hours. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during non-working hours. Clean up shall follow closely behind the trenching operation. Trenches within City right of way shall be backfilled per item 911, City of Columbus Construction and Material Specification. Item 912 (Type 1 Only) compacted granular backfill shall be used within the 45 degree influence plane of paved surfaces.

1.6.2 The contractor shall be responsible for the condition of trenches within the right-of-way and public easements for a period of 2 (two) years from the final acceptance of the work, and shall make any necessary repairs at no cost to the City of New Albany. The Developer/Contractor shall provide a letter to the City indicating any settlement of the trenches will be repaired at their expense for a period of 5 (five) years from the date of acceptance of the subdivision or site (whichever applicable).

1.6.3 Non-rubber tired vehicles shall not be moved on public streets. The City Engineer may grant exceptions where short distances and special circumstances are involved. Granting exceptions must be in writing, and any damages must be repaired to the satisfaction of the City of New Albany.

1.6.4 No materials, including pipe, shall be stored within the public right-of-way or within one hundred (100) feet of any intersecting street or driveway. During non-working hours, storage of equipment shall comply with these same requirements. Compliance with these requirements along with additional provisions of the contract specifications shall not relieve the contractor of their legal responsibility to maintain job safety.

1.6.5 Any deteriorated pavement due to construction operations shall be saw cut and removed and replaced as per City of Columbus Standard Drawing 2130 Dr.A. The location of the saw cut shall be determined by the City Engineer in the field.

1.6.6 When a new roadway is to adjoin an existing roadway any existing underdrain is to be maintained, or replaced if not functional. A relief joint shall be constructed at the intersection of the existing and new road.

1.6.7 Ingress and egress shall be maintained at all times to public and private property. Access to all adjoining properties shall be maintained at all times.

1.6.8 Access to the site shall be provided through the construction access drive (only) as shown on the erosion control plan.

1.14.5 If during construction of the sewer, the water wells belonging to nearby residences are dewatered, the contractor shall provide potable water to the residents. Bottled water will be provided in 4 hours and a 500 gallon water tank hooked up to the existing plumbing system will be provided within 48 hours should well service become dewatered. If the well is unable to be re-commissioned after construction, a tap to a water line shall be provided if available or another well dug, at no extra cost to the residents.

1.15 Blasting

1.15.1 If the contractor intends to use blasting during excavation, the blasting shall be in accordance with the City of a New Albany Ordinance 1505.

1.16 Street Lighting

1.16.1 Contractor Requirements
(a) The contractor must register with the City of New Albany and show evidence of liability insurance and a copy of their State of Ohio license.
(b) Obtain required permits through the New Albany Service Department and Community Development Department.

1.16.2 Street Light Submittals

(a) A site development plan must be submitted by Ohio Registered Engineer to the City of New Albany Service Department for preliminary review. The plans need to show the following information:
(1) Property lines.
(2) Utility and drainage easements.
(3) Storm drains and catch basins.
(4) Street light layout.
(b) Submit three (3) copies of the standard construction drawings to Community Development for review to receive approval. Permit must be issued prior to beginning work.
(c) Information on the construction drawings are to include:
(1) Location of light poles, disconnect switch, and power source.
(2) Voltage drop calculations, loads, wire size, and over-current protection.
(3) Photo cell location shown near or at disconnects.
(4) Foundation and rebar placement details for pole bases.

1.16.3 Inspection Requirements

(a) The Contractor must schedule inspections through the Community Development.
(b) The following inspections from the Community Development Department are required:
Rough inspections
(1) Conduit Depth. (100% of conduit must be inspected before burial)
(2) Ground rod and rebar connections
(3) Rebar reinforcement of light pole foundation

1.6.9 When mail boxes, road or street name signs and supports interfere with construction, the contractor shall remove and erect them in temporary locations during construction in a manner satisfactory to the City Engineer and U.S. Postal Service. After completion of the construction and before final acceptance of the project the contractor shall erect the mailboxes, road or street name signs and supports in a permanent location in accordance with the plans unless otherwise directed by the City Engineer. Removal, temporary erection and permanent erection of mailboxes shall be in accordance with U.S. Postal regulations. This work shall be performed at no cost to the City or the property owners.

1.6.10 Trenches along roadways shall be protected in accordance with the ODOT "Drop offs in Work Zones" policy copies of which are available from the Ohio Department of Transportation, Bureau of Traffic, 1980 E. Broad Street, Columbus, Ohio 43215.

1.7 Equipment on Public Roads

1.7.1 Non-rubber tired vehicles shall not be moved on public streets. The City Engineer may grant exceptions where short distances and special circumstances are involved. Granting exceptions must be in writing, and any damages must be repaired to the satisfaction of the City of New Albany.

1.8 Traffic Maintenance

1.8.1 All traffic control devices shall be furnished, erected, maintained and removed by the Contractor in accordance with the Ohio Manual of Uniform Traffic Control Devices for Construction and Maintenance Operations (current edition), copies of which are available from the Ohio Department of Transportation, Bureau of Traffic, 1980 West Broad Street, Columbus, Ohio 43215.

1.8.2 All traffic lanes shall be fully open to traffic on all public roadways. Any lane closings must be coordinated with the City Engineer at least 48 hours prior to the lane closure.

1.8.3 Steady-burning Type "C" lights shall be required on all barricades, drums, and similar devices in use at night.

1.8.4 Manual control of traffic by anyone other than a police officer is not permitted.

1.8.5 The maintenance of traffic should follow Typical Application (TA)-6 "Shoulder Work with Minor Encroachment" from the Ohio Manual of Uniform Traffic Control Devices (OMUTCD) current edition and ODOT SCD MT-101.90 for drop off requirements.

1.8.6 The minimum lane width of 10 feet must be maintained if the work zone encroaches in to the traveled lane. If this requirement cannot be met, the lane must be closed and flaggers employed following Typical Application (TA)-10 "Lane Closure on a Two-Lane Road Using Flaggers" from the Ohio Manual of Uniform Traffic Control Devices (OMUTCD) current edition.

Final inspection

(1) Final connections at disconnect and light poles.
(2) Demonstrate 25 OHMS or less to the ground or add a second ground rod.
(3) Light pole finish (scratches, dents or paint defects) shall be repaired if damaged.
(4) Final inspection demonstrating the operation of all lights

1.16.4 Installation Requirements

(a) This work shall consist of furnishing and installing electrical materials and equipment complete and ready for service, in reasonably close conformity with locations, dimensions, and grades shown on the plans or as ordered by the City Engineer. This work shall also include necessary excavation and backfill, and disposal of discarded materials, and restoration of disturbed areas.
(b) Foundations shall have a sleeve for the grounding electrode conductor. The connection to the ground rod shall be by exothermic welding or listed pressure connector. The ground rod shall be driven 8 feet into undisturbed earth next to the pole base.
(c) Trenches adjacent to the pavement shall be excavated in a manner that will prevent the curb from moving or separating from the road base. Minimum distance from the curb to the ditch shall be 2 feet.
(d) Where conduit crosses the street, a pull-box shall be installed on both sides of the street and at directional changes more than 45 degrees. No conduit runs to exceed 200' between junction points.
(e) Conduit shall be schedule 40 PVC and shall be at a depth of at least 24".
(f) Where, in the opinion of the Engineer, an excavation for a foundation has revealed an unstable condition at the bottom of the excavation, the foundation shall be deepened or enlarged in size as directed by the Engineer. Payment for additional quantities of excavation and foundation concrete required by the Engineer for this purpose shall be made by the Contractor. If a cave-in should occur during the excavation, the Contractor may continue excavation with use of a casing, sleeves, or other methods, with the approval of the Engineer.
(g) Anchor bolts for light poles shall be installed in the foundations in accordance with approved shop drawings and anchor bolt setting templates. The tops of foundations shall be finished smooth and level. Anchor bolt settings for light poles shall provide that light poles predominantly illuminating a mainline roadway shall be positioned with the arm of the pole perpendicular to the longitudinal centerline of the roadway at that location. After forms have been removed, excavated spaces around the foundations shall be backfilled with suitable materials placed and tamped in thin layers as directed by the Engineer.
(h) When pull boxes are installed in paved areas, an adequate area shall be removed by saw cutting on the sides, or by removal back to an expansion joint. The cover surface shall be adjusted to be slightly above the surrounding pavement.

1.16.5 General Requirements

(a) Street lighting illumination and installation shall meet the New Albany Standards.

1.8.7 This operation may be performed at any time, except during peak hours (7am – 9am and 4pm-6pm).

1.8.8 If in the opinion of the City Engineer, the Contractor fails to comply with these requirements and the provisions of the approved maintenance of traffic plan, the City Engineer shall suspend work until all requirements are met. Any costs or delays incurred as a result of the failure shall be the full responsibility of the Contractor.

1.8.9 The following devices must meet NCHRP 350 or MASH-08 before the devices are installed on the project: drums, cones, vertical panels and the panel support, portable sign supports, temporary impact attenuators, temporary concrete barrier, and barricades.

1.8.10 Payment for all traffic maintenance items shall be included within the price bid for the project improvements.

1.8.11 All permanent traffic controls not in conflict with the temporary controls shall be maintained throughout this project by the Contractor. Permanent traffic controls may be temporarily relocated, as approved by the Engineer. The Contractor shall assume all liability for missing, damaged and improperly placed signs.

1.8.12 The Contractor shall be responsible for the reinstallation and/or replacement of all permanent traffic control devices damaged or removed during the construction. Permanent traffic control no longer in conflict with temporary traffic control shall be replaced immediately.

1.9 Existing Traffic Sign Maintenance

1.9.1 Special care shall be taken to maintain existing signs. If necessary, the contractor shall relocate these signs out of the way of construction, but in conformance with OMUTCD. Any damaged signs shall be replaced at the expense of the contractor.

1.10 Local Access

1.10.1 Ingress and egress shall be maintained to all residential and commercial properties. Driveway closure may be necessary to enable work on or in front of a drive. The contractor will be responsible for notifying owners, residents, or business operators in writing at least 48 hours but not more than 72 hours prior to closure. The engineer shall be given a list of the persons that were given notices with the date of notice included. Closure is permitted only during work hours and access must be returned at the end of each working day. Properties with multiple drives may have one drive closed at a time, while work is performed in the area of the closed drive. Individual drive closures shall be kept to the minimum time needed for construction activities. Every effort must be made to accommodate the owner's need for access.

(1) This work shall consist of furnishing and installing electrical materials and equipment complete and ready for service, in conformity with the locations, dimensions, and grades shown on the plans or as ordered by the Engineer. This work shall also include necessary excavation and backfill, and disposal of discarded materials, and restoration of disturbed facilities and surfaces.
(2) Each system shall conform as to voltage, amperage, frequency and type as specified by design. The Contractor shall furnish and install all incidentals necessary to provide a complete and practical working unit or system. All installations shall be in accordance with the National Electrical Code and shall also conform to local laws and codes governing such work. The Contractor shall obtain and pay for all permits required. In order to provide the necessary requirements for the proposed lighting system, the Contractor shall cooperate with the agency which will furnish electrical service also hereinafter referred to as the supplying agency.
(3) Light poles conforming to approved shop drawings shall be set in the ground, erected up on the completed concrete foundations or other specified type of mounting. Light poles shall be plumbed. After erection, each light pole shall be adequately grounded and shall have hand hole covers or transformer base doors fastened in place. After erection, painted poles shall be inspected for defects in the painted surfaces. Minor scratches shall be given two coats of matching paint. The second coats shall not be applied until after the first coat has adequately dried. Poles having major scratches or defects in the painted surfaces will not be accepted.
(4) The contractor shall furnish all of the materials in accordance with the listed specifications. The equipment list and receipts shall be delivered to the Service Department. A copy of the receipt shall be provided to the City Engineer.
(5) The contractor shall provide the required number of poles complete with light fixture, bulb, wiring, and pedestal to the City. The equipment shall be delivered to the Service Department and a copy of the receipt shall be provided to the City Engineer.
(6) Street fixtures shall be controlled to operate at the same time when in close proximity or on the same street in the areas they serve. Some areas may require a single photocell for each light, while others may be joined to one photocell. In no case shall there be more than 6 lights on a photocell. The photo controller shall be placed near the disconnect box.

1.16.6 Material Specifications

(a) Disconnect box for a 120 rated current circuit shall be mounted to a 4x6 treated lumber pole containing a circuit breaker and have a lockable door. The box needs to be a minimum of 24 inches above final grade. Disconnect box for a 480 volt circuit shall be stainless steel in material and mounted to a concrete footer.

- The box shall be a minimum of 30 inches tall, 18 inches wide, and 15 inches deep. The concrete footer shall exceed 4 inches in all directions beyond base of disconnect box. The access door on disconnect shall be a minimum of 16 inches wide by 23 inches tall. The door shall have a latching handle that can be locked by padlock, and hinged on one side.
- (b) Wiring for a 120 volt circuit to the pole and/or disconnect shall be 6 gauge in size, copper conductor, and have a USE jacketing or equivalent thickness. Wiring for a 480 volt circuit to the pole and/or disconnect shall be 4 gauge in size, copper conductor, and have a USE jacketing or equivalent thickness. Wiring going up all poles to the load shall be 10 gauge stranded copper wire. The hot lead shall have a black jacket, neutral lead shall have a white jacket, and the ground lead shall have a green jacket.
- (c) Each electrical circuit shall have a fuse in the pole base. The fuse holder must be capable of accepting #6 awg on line side and 10 gauge on load side. 480 volt circuits must be capable of passing power to another pole on the line side of the holder.
- (d) Pull boxes in residential areas shall be 18 inches long, 12 inches wide and 18 inches deep in size or equivalent. All 480 volt circuit pull boxes shall be traffic rated. The 480 volt boxes shall be 25 inches long, 16 inches wide, and 18 inches deep in size or equivalent. All pull boxes must have the word "electrical" embossed on the cover of the box. Plates attached to the cover will not be accepted. All pull boxes must be a minimum of curb height or final grade.

1.17 Permits

1.17.1 The Contractor shall be responsible to obtain all necessary permits unless otherwise noted.

1.17.2 A tap permit for domestic and commercial waterline services must be obtained from the City of Columbus and the City of New Albany prior to making the tap into the public waterline.

1.17.3 No service connection permits shall be issued or connections made to any existing service taps until waterlines have been disinfected (chlorinated).

1.17.4 Excavation and Driveway Permit(s) for work within the public right-of-way limits shall be obtained from the City as warranted.

1.17.5 No building permits will be issued until all punch list items are completed to the satisfaction of the City of New Albany. Domestic waterline taps for potable use and fire supply and sanitary sewer connection permits must be coordinated with the City of Columbus and the City of New Albany and all associated fees must be paid prior to making the tap. Water service will not be provided until all lines have been chlorinated.

3 STREETS

3.1 Concrete Base Construction

- 3.1.1 In addition to the requirements set forth in the City of Columbus Specifications, the following shall apply:
- No water shall be added to the concrete while in the mixers unless specifically authorized by the City Engineer or his representative.
 - Subgrade shall be at proper moisture content prior to base construction. Water shall be added to the subbase if necessary.
 - Concrete exceeding a 4" slump or being on the truck for 60 minutes or more will be rejected from the project.

3.2 Street Pre-Construction Conference

3.2.1 Prior to street construction a pre-construction conference shall be held at the City Hall with the owner and superintendent/foremen of the base, curb and asphalt sub-contractors. The pre-construction conference shall be scheduled by the contractor for 48 hours prior to the pouring of the curb. The purpose of the meeting is to ensure a 6" curb height is provided upon the completion of the street system.

3.3 Transverse & Longitudinal Joints

3.3.1 Transverse contraction and longitudinal joints shall be constructed as per 305.01 paragraph (C) & (D). (Including 26" pavement)

3.3.2 No transverse joints shall be permitted adjacent to a new pavement surface which is more than 24 hours old, weather permitting, except for joints which have existed over weekends and holidays. The surface course shall be continuous to the existing pavement surface.

3.3.3 The contractor shall provide a written procedure on how he/she intends to construct the final two courses of asphalt prior to construction for approval by the City Engineer. The procedure should include specifics for construction of intersections.

3.4 Curb Height

3.4.1 When constructing the pavement (concrete base to asphalt courses) the contractor shall ensure that a 6" height curb is available upon completion of street construction. The City may require this curb to be removed and reconstructed if this height deviates more or less than 1/2" of the 6" required height. All costs associated with the above shall be borne by the contractor.

3.5 Crack Sealing

3.5.1 The contractor, thirty (30) days prior to project acceptance by City Council or as directed by the City Engineer and weather permitting shall crack seal all pavement cracks as directed by the City Engineer. The crack seal shall be in accordance with Item 423. If acceptance occurs in winter months, crack seal may be delayed until weather permits.

1.18 Construction Layout

1.18.1 General Field layout control will be provided by the Owner. Provisions for all other construction staking required to accomplish the utility improvements shall be performed by a State of Ohio Licensed Professional Surveyor in accordance with Contract Documents.

1.18.2 All construction layout stakes (placed at intervals not to exceed 50') are to be set on the opposite side of the trench from where the excavated soil is placed. Stakes are to be preserved by the Contractor. If the above is not followed, work shall be suspended until the Contractor has requested re-staking, stakes have been replaced, and revised cut sheets have been approved.

1.18.3 Construction shall not be initiated until cut sheets have been submitted to the City Engineer's office in digital format.

1.19 Clearing and Grubbing

1.19.1 Any additional clearing and grubbing beyond that performed as part of the Mass Excavation shall be included as part of this plan. Costs associated with tree, brush or stump removal shall be included with the unit prices for the improvements. Trees planned to be removed shall be shown on the plans. City approval shall be obtained prior to removing trees.

1.19.2 Silt Fence or Snow Fence shall be used, if deemed necessary, to preserve the maximum amount of existing trees and vegetation.

1.20 Aggregate Base and Backfill Material

1.20.1 Aggregate base and backfill material shall be free of recycled concrete, reclaimed asphalt pavement, brick, wood or any other deleterious material that would prevent proper compaction from being achieved.

1.21 Prohibited Construction Activities

1.21.1 The contractor shall not use construction proceedings, activities or operations that may unnecessarily impact the natural environment or the public health and safety. Prohibited construction proceedings, activities or operations include, but are not limited to:

- Disposing of excess or unsuitable excavated material in wetlands or floodplains, even with the permission of the property owner.
- Indiscriminate, arbitrary, or capricious operation of equipment in any stream corridors, any wetlands, any surface waters, or outside the easement limits.
- Pumping of sediment-laden water from trenches or other excavations into any surface waters, any stream corridors, any wetlands or storm drains.

3.6 Pavement Relief Joints

3.6.1 Asphalt shall not be placed in the pavement relief joints until permanent or temporary street signs are erected.

3.7 Curb Stamps

3.7.1 During installation, curb shall be stamped with the following symbols at the noted utilities:

- "X" – Utility Crossing
- "T" – Sump Pump Junction Box
- "W" – Water Service
- "WV" – Water Valve
- "S" - Sanitary Sewer Crossing

3.8 Detectable Warnings

3.8.1 Type A detectable warning shall be installed as per COC Std. Dwg. 2319. Material shall be pre-cast manufactured 4"x8"x2.25" red clay brick.

4 STORM SEWER

4.1 Storm Sewer Pipe and Structures

4.1 Pipe specification for the plan improvements may be in accordance with the following (Except as designated within the profiles.)

- A) Reinforced concrete pipe ASTM C-76 (CMSC 706.02). Concrete classification shall be in conformance with the following unless otherwise referenced by the profiles.
- 12" -15" diameter Class IV
 - 18" – 24" diameter Class III
 - 27" and larger diameter Class II, or
- B) High Density Polypropylene, HDPP 12" – 60" Polypropylene Double Wall ASTM F 2736 12" thru 30" and ASTM F- 2881 36" thru 60" with integral bell & spigot meeting the watertight requirements of ASTM D 3212 (CMSC 720.13 & ODOT 707.65), or

C) Smooth-lined corrugated polyethylene pipe (CMSC Item 720.12) (Hancor HI-Q, ADS N-12, or equal). Except any sewers within Public R/W or as directed by the City Engineer, or

D) P.V.C. sewer pipe ASTM D3034 with joints as per ASTM D3212. PVC sewer pipe placement shall be limited to sewers through 10" diameter.

4.2 The Contractor shall provide written certification to the Engineer reflecting the pipe material to be used along with the current City consignment list identifying the approved pipe material specification.

- Discharging pollutants such as chemicals, fuel, lubricants, bituminous materials, raw sewage, and other harmful waste into or alongside of rivers, streams, impoundments or into natural or man-made channels leading thereto.
- Permanent or unspecified alteration of flow line of a stream.
- Damaging vegetation outside of the construction area.
- Disposal of trees, brush and other debris in any stream corridors, any wetlands, and surface water, or at unspecified locations.
- Open burning of project debris without a permit.
- Storing construction equipment and vehicles and/or stock piling construction materials on property, public or private, not previously specified by the City Engineer for said purpose.

2 SANITARY SEWER

2.1 Clean Water Connections Prohibited

2.1.1 Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited on this project.

2.2 Risers

2.2.1 Service risers, Item 914, shall be installed where depth from the wye fitting to the existing or proposed surface elevation exceeds 10 feet. Top of riser shall be no more than 9 feet +/- below existing or proposed surface elevation, whichever is higher.

2.3 Sanitary Services

2.3.1 All sanitary services shall be a minimum of 2.08% grade (1/4" per foot).

2.3.2 All sanitary sewer lines installed on this project shall be in accordance with CMSC Item 901 & ASTM D-2321, or approved equal. Minimum requirements for sanitary sewer on the project shall be PVC sewer pipe ASTM D-3034 or High Density HDPP ASTM F-2736 & F-2764. All joints shall be gasketed integral bell & spigot in accordance with ASTM D-3212.

2.3.3 All sanitary sewer including service lines shall be subject to and pass infiltration or ex-filtration tests according to CMSC Item 901.20 and must be approved for use by the City Engineer before any service connections are tapped into sewers. Refer to Item 901.20 (3) for sanitary manhole testing requirements. All public sanitary sewer lids shall be stamped NEW ALBANY OHIO SANITARY SEWER. Private sewers shall be stamped SANITARY SEWER.

2.3.4 Existing manhole shall be core cut to accept proposed sanitary sewer. All manholes shall be tested in accordance with CMSC Item 901.20.

2.3.5 All precast products shall be inspected at the location of manufacture (refer to Note Block 4).

2.3.6 Provide cut sheets in digital format to the City's inspection agency.

4.3 All bedding shall be in accordance with Standard Drawing AA-S151 for rigid pipe sewer and in accordance with Standard Drawing AA-S149 for flexible pipe sewer.

4.4 The cost of compacted backfill shall be included in unit price bid for Item 901. Concrete encasement will be required (CCMS 901.12) where 30" of cover is not maintained. Cost to be included in unit price bid for Item 901.

4.5 All public manhole castings shall be stamped NEW ALBANY OHIO STORM. Temporary casting tops may be used until such are made available. Private manhole lids shall be stamped Storm Sewer.

4.6 All pre-cast concrete products shall be inspected at the location of manufacture. Approved pre-cast concrete products must be stamped or have such identification noting that inspection has been performed by the City of Columbus. Pre-cast concrete products without proof of inspection shall not be approved for installation.

4.7 The contractor shall submit a copy of the plans and a list of proposed pre-cast concrete product manufacturers to the City of Columbus Construction Inspection Division before commencing construction. Send the information to the following address:

Construction Inspection Division
City of Columbus
1800 East 17th Avenue
Columbus, Ohio 43219

4.8 Openings shall be provided in the drainage structures to accommodate underdrain outlets.

4.9 All storm structures with a depth greater than four feet shall have steps (AA-S119) installed at 16" intervals maximum.

4.10 All standard catch basins and curb inlets within paved areas are to have bicycle safe grates.

4.11 When a new roadway is to adjoin an existing roadway any existing underdrain is to be maintained, or replaced if not functional. A relief joint shall be constructed at the intersection of the existing and new road.

4.12 All existing inverts along with the proposed top of casting elevations shall be verified by the Contractor prior to construction of the sewer.

4.13 Within proposed roadway sections that include straight 18" concrete curb, all frames and grates for curb and gutter inlets shall be per East Jordan 7505 Series or approved equal.

4.14 Sewer Inspection

2.4 Deflection Testing

2.4.1 All sewer lines installed on this project using P.V.C., HDPE or HDPP pipe will be deflection tested by pulling an approved Mandrel equal in diameter to 95% of the pipe diameter through the pipe after pipe is backfilled and a sufficient amount of time is allowed for weight transfer of the backfill to the pipe and bedding, as required under CMSC item 901.21. Testing shall be performed no sooner than 30 days after installation and backfilling.

2.5 Trench Dams

2.5.1 Cut off trench dams, in accordance with item 901.11, shall be constructed between each pair of manholes.

2.6 Temporary Bulkheads

2.6.1 Temporary bulkheads shall be placed where indicated on the plans, and shall remain in place until removal is directed by the City Engineer.

2.7 Wye Poles

2.7.1 Wye poles shall be placed at the end of sanitary service laterals and at the end of stub mainlines ending 5 feet or more from a manhole. The wye pole shall be placed from the pipe to at least three feet above the proposed grade. A 2 foot long minimum section of rebar shall be placed vertically alongside the wye pole 6 inches below the proposed grade. The rebar shall not be fastened in any way to the wye pole.

2.8 Manhole Coring

2.8.1 The contractor shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to manhole connections for all sanitary sewers shall be flexible and watertight. All holes shall be neatly cored. The sewer pipe barrel at the springline shall not extend more than 1-inch beyond the inside face of the manhole. Any metal that is used shall be Type 300 Series Stainless Steel. The connection may be any of the following:

- Rubber Sleeve with Stainless Steel Banding.
 - Kor-N-Seal as manufactured by National Pollution Control Systems, Inc.
 - Lock Joint Flexible Manhole Sleeve as manufactured by Interpace Corporation.
 - Or equal as approved by the City Engineer.
- Rubber Gasket Compression.
 - Press Wedge II as manufactured by Press-Seal Gasket Corporation.
 - Dura Seal III as manufactured by Dura Tech, Inc.
 - Link-Seal as manufactured by Thunderline Corporation.
 - Or equal as approved by the City Engineer.

4.14.1 The Contractor shall ensure there is a surveyor's level and rod on the project for use in performing grade checks whenever sewer line structures or pipe are being installed. The Contractor shall make this equipment available for the use of and assist the City Inspector in performing grade checks when requested by the inspector. The Inspector will make all reasonable attempts to confine requests for assistance in performing grade checks to times convenient to the Contractor.

4.14.2 These checks will be performed to ensure the following:

- Proper placement of each structure.
- Proper installation of initial runs of pipe from a structure.
- Grade, after an overnight or longer shutdown.
- Grade, at any other time the Inspector has reason to question grade of installation.

4.14.3 Grade checks performed by the City Inspector in no way relieve the Contractor for the ultimate responsibility to ensure construction to the plan grade.

4.14.4 At the request of the City Engineer, the contractor shall remove 36" storm sewer castings for inspection during construction and for final inspection.

4.14.5 Deflection Testing

All sewer lines installed on this project using P.V.C., HDPP, or H.D.P.E. pipe will be deflection tested by pulling an approved Mandrel equal in diameter to 95% of the pipe diameter through the pipe after pipe is backfilled and a sufficient amount of time is allowed for weight transfer of the backfill to the pipe and bedding, as required under CMSC Item 901.21. Testing shall be performed no sooner than 30 days after installation and backfilling.

4.14.6 Adjustments of manholes that would result in a chimney section greater than 24" high shall require adding another barrel section. Adjustments of manholes shall include the use of HDPE or concrete grade rings in addition to the requirements of CMS Section 604. Grade rings are not acceptable if the top of casting change in elevation exceeds nine inches. Use of brick to adjust the heights of castings is unacceptable. Payment shall be included within Item 604-Manhole Reconstructed to Grade, As Per Plan where depths of adjustments are greater than 9" and Item 604-Manhole Adjusted to Grade where depths of adjustments are less than 9".

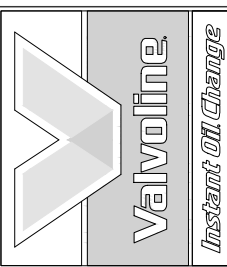
5 WATER LINE

5.1 All water line and fire hydrant construction, material and specification shall be in accordance with "City of Columbus Construction and Material Specifications", 2018 edition and all revisions, including supplements and City of New Albany requirements including Chapter 939 of the City Code. Water main materials and installations shall be in accordance with the current rules, regulations and standard drawings of the City of Columbus, Division of Water with the exception of utilization of C900 PVC pipe. Use of

License #: _____

Expiration Date: _____

Issued Record	Owner Review Set	CUDA/PERFORMANCE REVIEW	ENGINEERING RESUBMITTAL						
Date	2022 08 04	2022 09 26	2022 09 26						



VALVOLINE INSTANT OIL CHANGE
10014 US 62
NEW ALBANY, OH 43054

SEAL

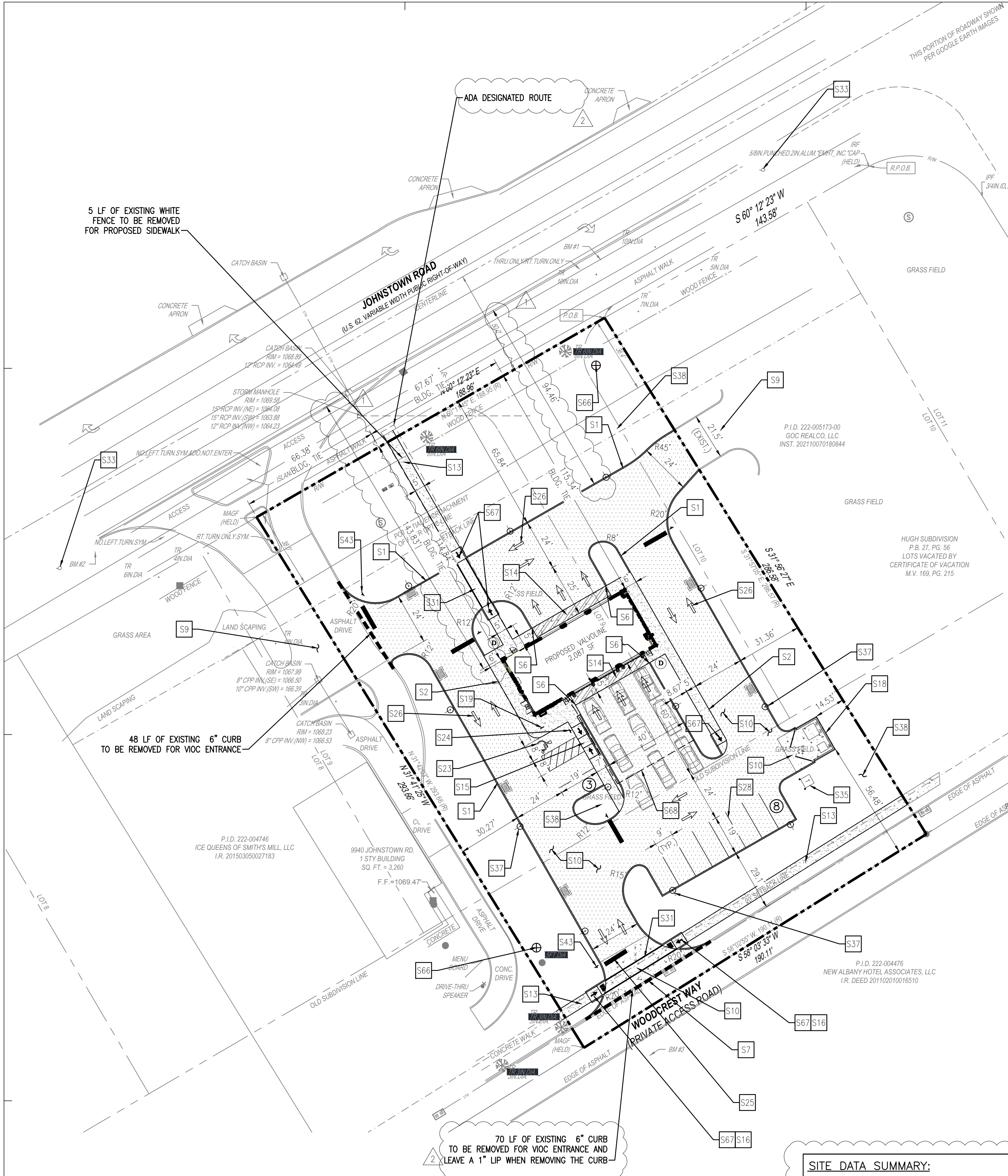
THIS DOCUMENT IS NOT
FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
STUART ANDERSON
PROJECT MANAGER
MB
QUALITY CONTROL
CDB
DRAWN BY
MB
Drawing Title:

**GENERAL
NOTES**

Drawing No.

C-0.2



SITE DATA SUMMARY:	
VALVOLINE TRACT:	1.26 ACRES/ 54,970 SF
ZONING	IPUD
BUILDING	2,087 SF
FAR:	1:0.04
LOT COVERAGE:	1.26 (54,970 SF)
PARKING REQUIRED:	11 PARKING SPACES
PARKING PROVIDED:	11 PARKING SPACES
ADA PARKING STALLS:	1 ADA SPACE REQUIRED & PROVIDED
PERVIOUS COVER:	24,692 SF (45%)
IMPERVIOUS COVER:	30,278 SF (55%)
REQUIRED BICYCLE PARKING	N/A
PROVIDED BICYCLE PARKING	2

GENERAL SITE NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC. DATED 4/27/22
- ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

SITE KEY NOTES

- S1 STRAIGHT CURB. REFER TO DETAIL ON C-7.0.
S2 INTEGRAL CURB AND SIDEWALK. REFER TO DETAIL ON C-7.0.
S3 CURB AND GUTTER PER CITY STANDARDS. REFER TO DETAIL ON C-7.0.
S4 CURB CUT. SEE NOTE FOR LENGTH. REFER TO DETAIL ON C-7.0.
S5 TAPER CURB TO MATCH EXISTING. REFER TO DETAIL ON C-7.0.
S6 TAPER CURB FROM 6" TO 0" OVER 10'.
S7 LIMITS OF SAWCUT.
S8 MATCH EXISTING PAVEMENT ELEVATION.
S9 EXISTING PAVEMENT TO REMAIN.
S10 STANDARD DUTY ASPHALT/CONCRETE PAVING (PER PAVING PLAN)
S12 THICKENED EDGE OF PAVING
S13 CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.0.
S14 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
S15 SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-7.0.
S16 DETECTABLE WARNINGS PER ADA REQUIREMENTS
S17 MONUMENT / PYLON SIGN (PER ARCH. PLANS)
S18 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S19 BICYCLE RACK. REFER TO NOTE FOR NUMBER.
S20 CONDENSING UNIT. REFER TO MECHANICAL PLANS
S21 CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER)
S22 CONCRETE PAD (PER LOCAL CODES)
S23 ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S24 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS)
VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
S25 STOP BAR (PER LOCAL CODES) REFER TO DETAIL ON C-7.1.
S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
S27 FIRE LANE STRIPING (PER LOCAL CODES)
S28 PARKING STALL STRIPING (PER LOCAL CODES)
S29 4" TRAFFIC LANE STRIPE (SEE NOTE FOR LENGTH)
S30 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45' (PER LOCAL CODES)
S31 PEDESTRIAN CROSSWALK STRIPING. (PER LOCAL CODES)
S32 PEDESTRIAN CROSSING SIGN. PER LOCAL CODES.
S33 EXISTING FIRE HYDRANT
S35 TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)
S36 BOLLARD (SEE NOTE FOR NUMBER) REFER TO DETAIL ON C-7.0.
S37 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
S43 "STOP" SIGN. REFER TO DETAIL ON C-7.0.
S66 CONSTRUCTION CAMERA POST PER STD C-7.1
S67 HANDICAP END RAMP REFER TO DETAIL C-7.0
S68 SERVICE BELL HOSE PER DETAIL STD. C-7.1

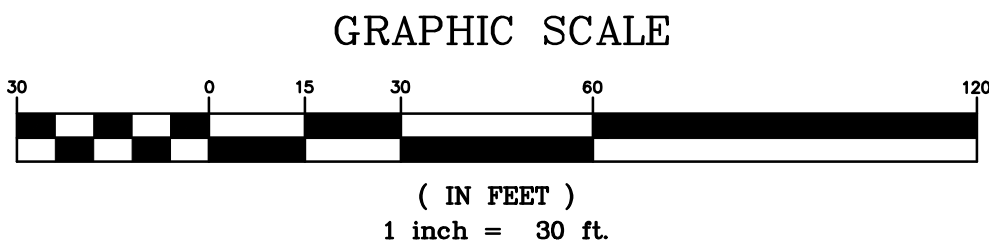


EXISTING LEGEND:

LEGEND:	
	EXISTING SHRUB/ TREE
	TELEPHONE BOX
	EXISTING TRAFFIC CONTROL BOX
	EXISTING LIGHT POLE
	EXISTING ELECTRIC BOX
	SIGN
	BENCHMARK
	RECORD DATA
	EXISTING CATCH BASIN / CURB INLET
	EXISTING STORM MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING CLEANOUT
	EXISTING GREASE TRAP
	EXISTING GAS METER
	PROPERTY BOUNDARY
	PROPERTY LINE
	ORIGINAL LOT LINE
	EXISTING FENCE LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND COMMUNICATION
	EXISTING RIGHT-OF-WAY
	EXISTING WATER LINE

PROPOSED LEGEND:

	PROPERTY LINE
	PROPOSED CURB
	PROPOSED CURB & GUTTER
	PROPOSED FENCE. REFER TO SHEET XXX
	PROPOSED SITE LIGHT. SEE PHOTOMETRIC PLAN
	PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
	PROPOSED PARKING SPACES
	PROPOSED RETAINING WALL
	PROPOSED EASEMENT LINE
	PROPOSED SAW CUT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO PAVING PLAN.
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
	PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
	PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.



Issued Record	Owner Review Set	City/Parishance Review	Engineering Resubmittal
Date	2022 08 04	2022 09 26	2022 09 26

SEAL

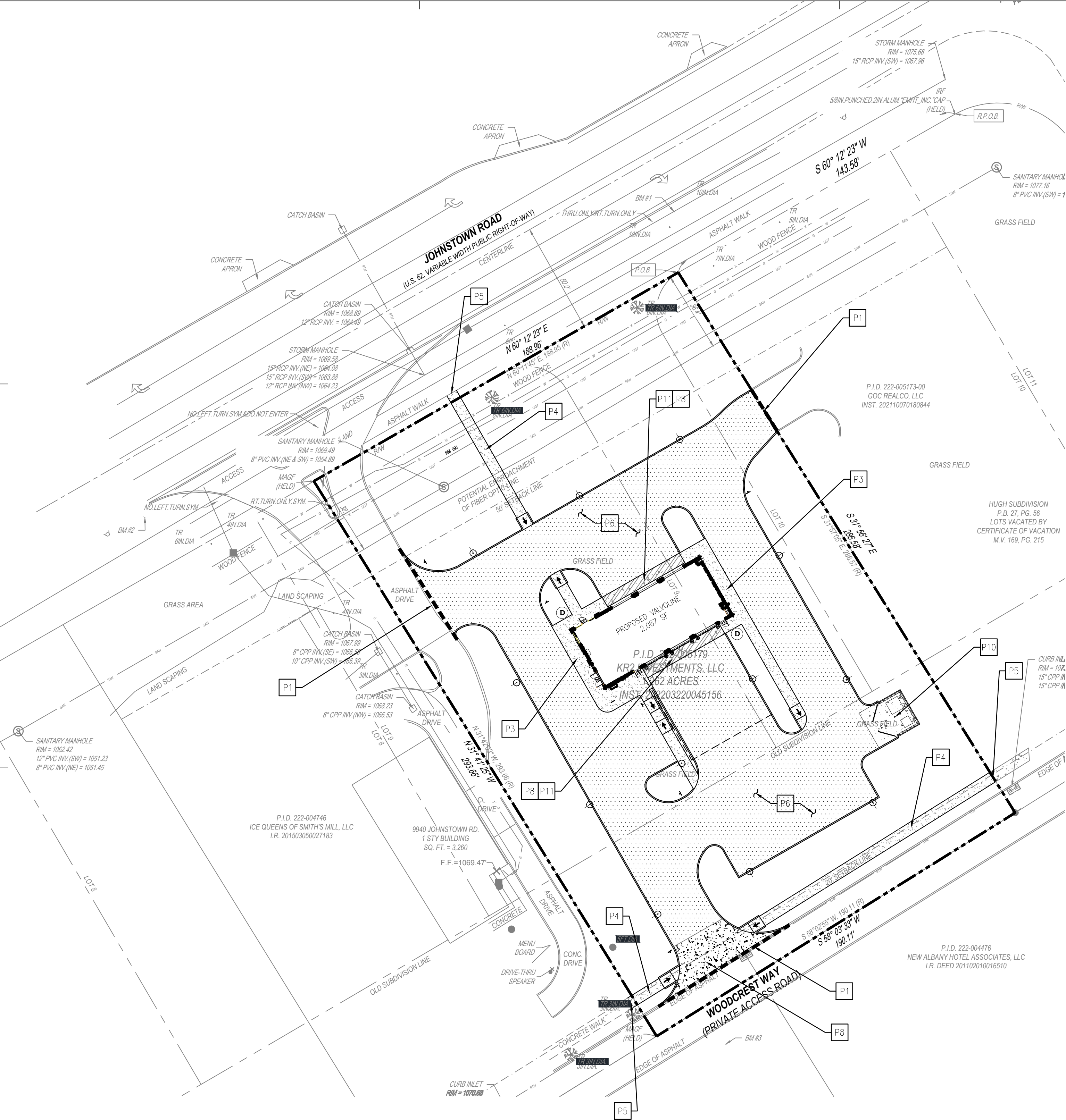
THIS DOCUMENT IS NOT
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APPROVAL, PERMITTING,
OR CONSTRUCTION.

PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
STUART ANDERSON
PROJECT MANAGER
MB
QUALITY CONTROL
CDB
DRAWN BY
MB
Drawing Title:

SITE PLAN

Drawing No.

C-1.0



GENERAL PAVING NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE COUNTY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
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13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC. DATED 4-27-22.

PAVING KEY NOTES

- P1 MATCH EXISTING PAVEMENT ELEVATION
P2 EXISTING PAVEMENT TO REMAIN
P3 CONCRETE SIDEWALK (PER VIOL STD ON C-7.0)
P4 CONCRETE SIDEWALK (PER LOCAL CODES)
P5 MATCH EXISTING SIDEWALK ELEVATIONS.
P6 STANDARD DUTY ASPHALT PAVING (SEE PAVING DETAIL)
P7 HEAVY DUTY ASPHALT PAVING (SEE PAVING DETAIL)
P8 STANDARD DUTY CONCRETE PAVING (SEE PAVING DETAIL)
P9 HEAVY DUTY CONCRETE PAVING (SEE PAVING DETAIL)
P10 DUMPSTER PAD TO BE STANDARD DUTY CONCRETE (PER PAVING DETAIL)
P11 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS. REFER TO STANDARD SIDEWALK DETAIL ON SHEET C-7.0
P12 CONCRETE PAD (PER LOCAL CODES)

EXISTING LEGEND:

LEGEND:

	EXISTING SHRUB/ TREE		BENCHMARK
	TELEPHONE BOX		RECORD DATA
	EXISTING TRAFFIC CONTROL BOX		EXISTING CATCH BASIN / CURB INLET
	EXISTING LIGHT POLE		EXISTING STORM MANHOLE
	EXISTING ELECTRIC BOX		EXISTING SANITARY SEWER MANHOLE
	SIGN		EXISTING CLEANOUT
			EXISTING GREASE TRAP
			EXISTING GAS METER

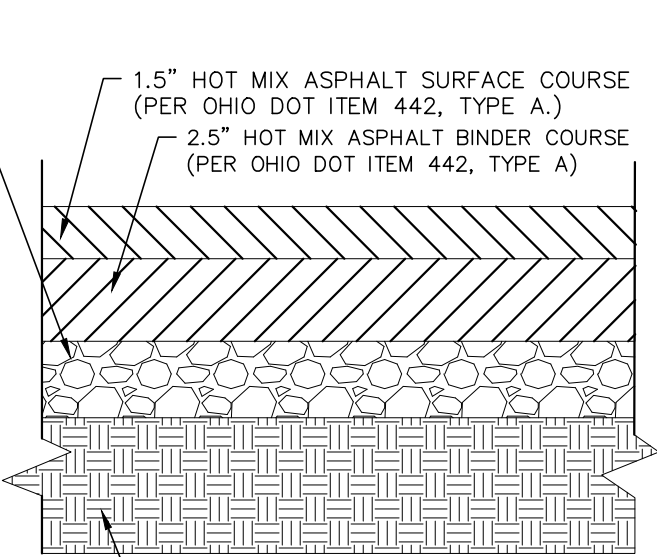
	PROPERTY BOUNDARY
	PROPERTY LINE
	ORIGINAL LOT LINE
	EXISTING FENCE LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING RIGHT-OF-WAY
	EXISTING WATER LINE

PROPOSED LEGEND:

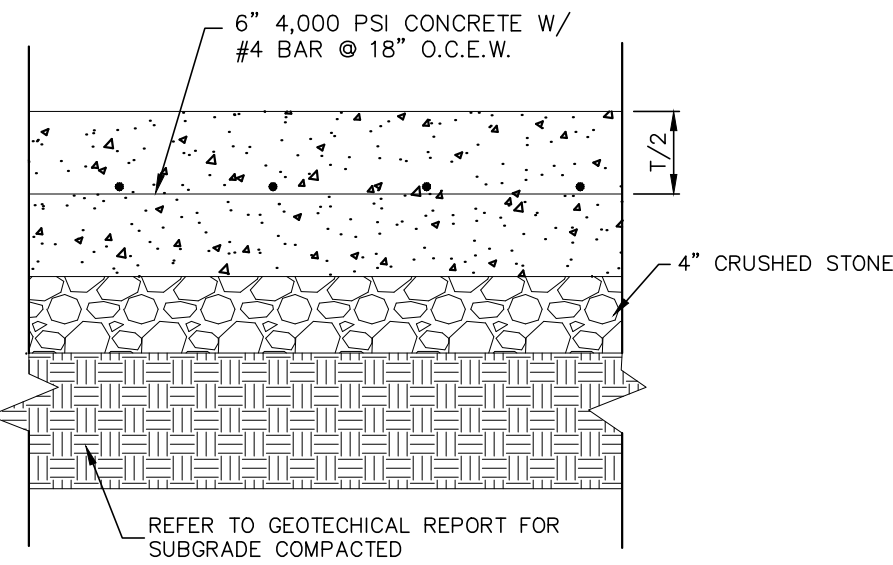
	PROPERTY LINE
	PROPOSED CURB
	PROPOSED CURB & GUTTER
	PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
	PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
	WATER METER, (SEE UTILITY PLAN).
	SEWER STRUCTURES, (SEE UTILITY PLAN).
	PROPOSED RETAINING WALL
	PROPOSED SAW CUT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO KEYNOTE P7 BELOW.
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO KEYNOTE P8 BELOW.
	PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO KEYNOTE P3 BELOW.
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO KEYNOTE P9 BELOW.
	PROPOSED BLACK DYED CONCRETE PAVEMENT. REFER TO KEYNOTE P3A BELOW.

PAVING NOTES:

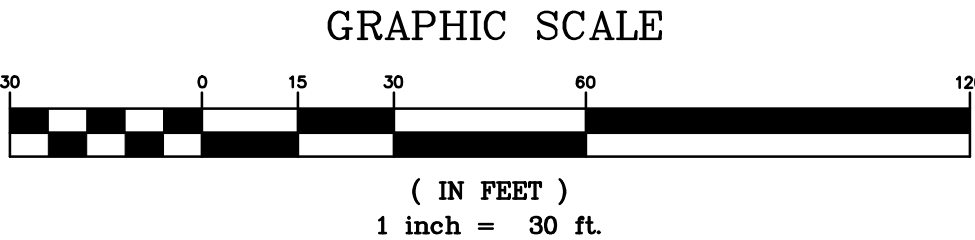
1. REFER TO GEOTECHNICAL REPORT BY GILES ENGINEERING ASSOCIATES, INC., DATED 4/27/22 OR ITS LATEST REVISION, FOR ADDITIONAL RECOMMENDATIONS AND REQUIREMENTS. IF ANY CONFLICTS WITH THIS REPORT AND THESE DETAILS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.



STANDARD DUTY ASPHALT PAVING



STANDARD DUTY CONCRETE PAVING



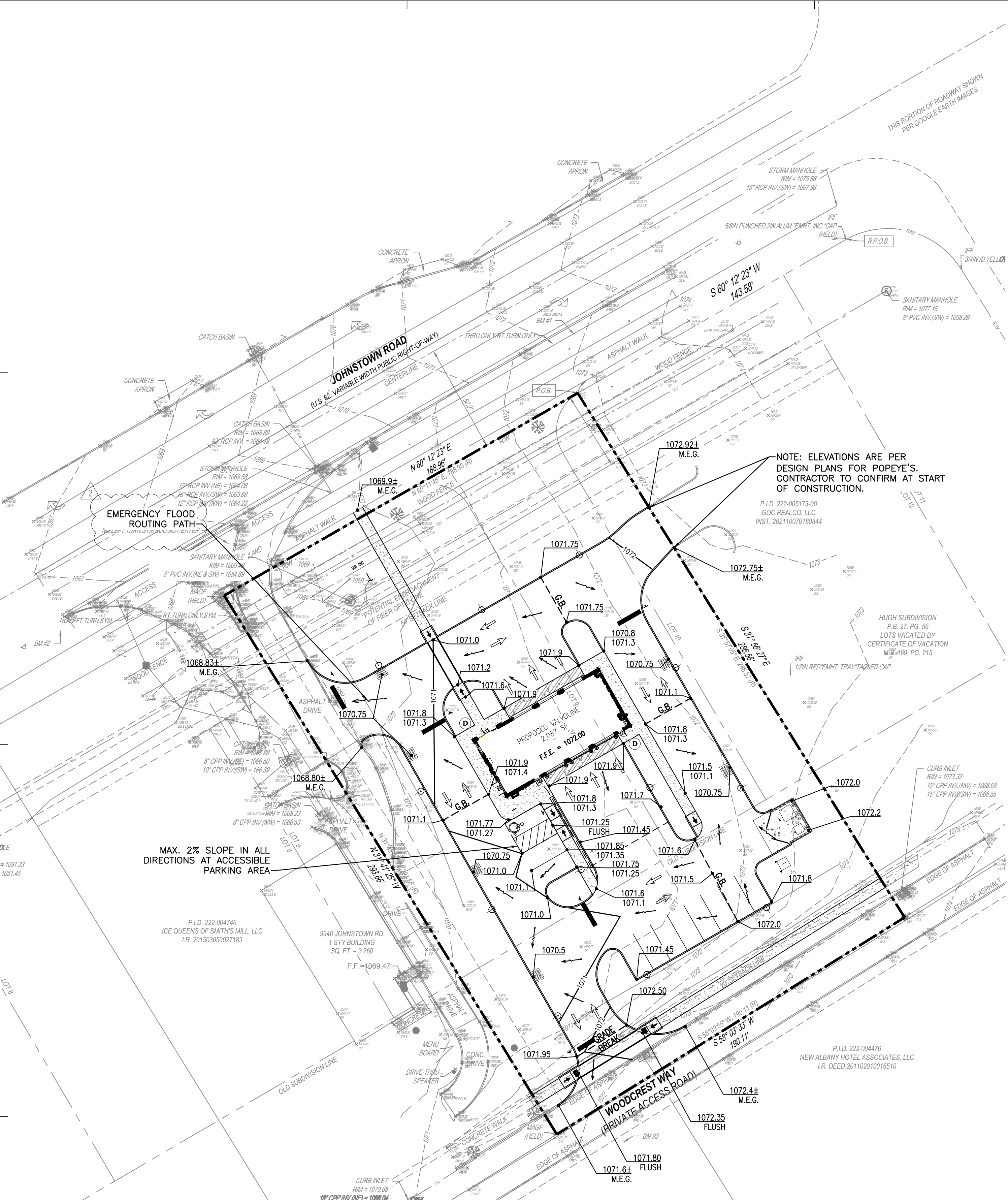
Issued Record	Owner Review Set	Client Variance Review	Engineering Resubmittal
Date	2022 08 04	2022 09 26	2022 09 26

SEAL

THIS DOCUMENT IS NOT
FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
STUART ANDERSON
PROJECT MANAGER
MB
QUALITY CONTROL
CDB
DRAWN BY
MB
Drawing Title:

PAVING PLAN



BENCHMARK DESCRIPTIONS:

BENCHMARK "1"- CROSS NOTCH SET ON CONCRETE BASE OF LIGHT POLE. LIGHT POLE IS LOCATED ON THE SOUTH SIDE OF JOHNSTOWN ROAD BETWEEN THE DAIRY QUEEN GRILL & CHILL ENTRANCE AND FOREST DRIVE.
ELEVATION = 1072.84'

BENCHMARK "2"- CROSS NOTCH SET ON CONCRETE BASE OF LIGHT POLE. LIGHT POLE IS LOCATED ON THE SOUTH SIDE OF JOHNSTOWN ROAD AND THE WEST SIDE OF THE ENTRANCE TO DAIRY QUEEN GRILL & CHILL.
ELEVATION = 1067.07'

BENCHMARK "3"- CROSS NOTCH SET ON CONCRETE BASE OF LIGHT POLE. LIGHT POLE IS LOCATED ON THE SOUTH SIDE OF WOODCREST WAY. IN THE LANDSCAPING OF THE COURTYARD MARRIOTT HOTEL, AND ACROSS THE STREET FROM THE SOUTHEAST CORNER OF THE DAIRY QUEEN GRILL & CHILL DRIVE-THRU.
ELEVATION = 1074.80'



GENERAL GRADING/DRAINAGE NOTES:

- ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
- ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
- FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
- INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
- CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2:1.
- ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
- ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED HASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
- STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
- PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
- PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
- ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
- THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
- SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
- STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
- CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
- ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
- A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
- DRAINAGE STRUCTURES POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
- CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
- ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.
- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.

EXISTING LEGEND:

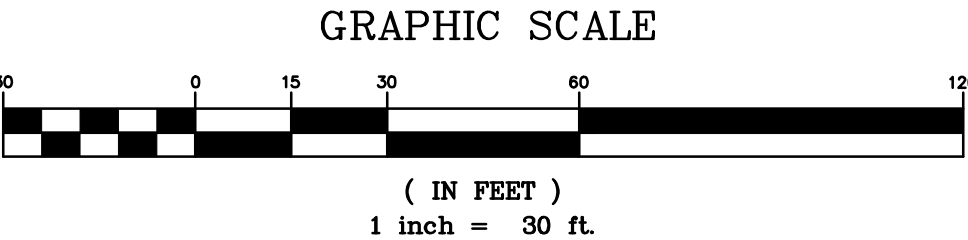
LEGEND:

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	TELEPHONE BOX		RECORD DATA
	EXISTING TRAFFIC CONTROL BOX		EXISTING CATCH BASIN / CURB INLET
	EXISTING LIGHT POLE		EXISTING STORM MANHOLE
	EXISTING ELECTRIC BOX		EXISTING SANITARY SEWER MANHOLE
	SIGN		EXISTING CLEANOUT
			EXISTING GREASE TRAP
			EXISTING GAS METER

	PROPERTY BOUNDARY
	PROPERTY LINE
	ORIGINAL LOT LINE
	EXISTING FENCE LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND COMMUNICATION
	EXISTING RIGHT-OF-WAY
	EXISTING WATER LINE

PROPOSED LEGEND:

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED CURB
	PROPOSED CONTOUR
	PROPOSED STORM SEWER PIPE
	DRAINAGE SLOPE AND DIRECTION
	BOTTOM OF WALL
	TOP OF WALL
	SIDEWALK ELEVATION
	FLOW LINE (EAST)
	FLOW LINE (SOUTH)
	RIM ELEVATION
	EXISTING SPOT ELEVATION
	TOP OF CURB
	GUTTER



ARCHITECTURE
1 SOUTH 280 SUMMIT AVE, STE D
OAKBROOK TERRACE, IL 60181
630.932.2336

ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

License #: _____
Expiration Date: _____

Issued Record	Owner Review Set	Client/Owner Review	Engineering Resubmittal
2022 08 04	2022 09 26	2022 09 26	2022 09 26

VALVOLINE INSTANT OIL CHANGE
10014 US 62
NEW ALBANY, OH 43054

SEAL

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PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
STUART ANDERSON
PROJECT MANAGER

MB
QUALITY CONTROL
CDB
DRAWN BY
MB
Drawing Title:

GRADING PLAN

Drawing No. **C-3.0**



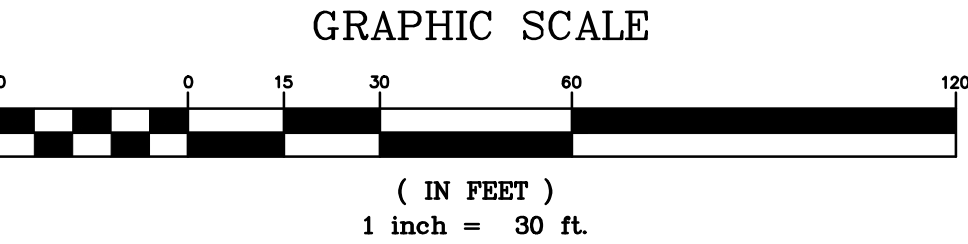
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- LEGEND:**
- EXISTING SHRUB/TREE
 - TELEPHONE BOX
 - EXISTING TRAFFIC CONTROL BOX
 - EXISTING LIGHT POLE
 - EXISTING ELECTRIC BOX
 - SIGN
 - BENCHMARK
 - RECORD DATA
 - EXISTING CATCH BASIN / CURB INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING CLEANOUT
 - EXISTING GREASE TRAP
 - EXISTING GAS METER

- PROPERTY BOUNDARY
- PROPERTY LINE
- ORIGINAL LOT LINE
- EXISTING FENCE LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING RIGHT-OF-WAY
- EXISTING WATER LINE

PROPOSED LEGEND:

- PROPERTY LINE
- DRAINAGE DIRECTION
- DRAINAGE BASIN BOUNDARY



ARCHITECTURE
1 SOUTH 280 SUMMIT AVE, STE D
OAKBROOK TERRACE, IL 60181
630.932.2336

ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALAMONTE SPRINGS, FL 32701
407.645.5008

License #: _____
Expiration Date: _____

Issued Record	Owner Review Set	CDD Variance Review	Engineering Resubmittal
Date	2022 08 04	2022 09 26	2022 09 26

VALVOLINE INSTANT OIL CHANGE
10014 US 62
NEW ALBANY, OH 43054

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PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
STUART ANDERSON
PROJECT MANAGER
MB
QUALITY CONTROL
CDB
DRAWN BY
MB
Drawing Title:

PRE-
DEVELOPMENT
PLAN

Drawing No. C-4.0



EXISTING LEGEND:

- LEGEND:**
- EXISTING SHRUB/ TREE
 - TELEPHONE BOX
 - EXISTING TRAFFIC CONTROL BOX
 - EXISTING LIGHT POLE
 - EXISTING ELECTRIC BOX
 - SIGN
 - BENCHMARK
 - RECORD DATA
 - EXISTING CATCH BASIN / CURB INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING CLEANOUT
 - EXISTING GREASE TRAP
 - EXISTING GAS METER

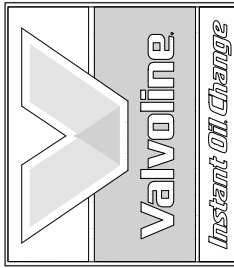
- PROPERTY BOUNDARY
- PROPERTY LINE
- ORIGINAL LOT LINE
- EXISTING FENCE LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING RIGHT-OF-WAY
- EXISTING WATER LINE

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- DRAINAGE SLOPE AND DIRECTION
- DRAINAGE BASIN BOUNDARY

Issued Record	Owner Review Set	CDDP Variance Review	Engineering Resubmittal
Date	2022 08 04	2022 09 26	2022 09 26

VALVOLINE INSTANT OIL CHANGE
10014 US 62
NEW ALBANY, OH 43054



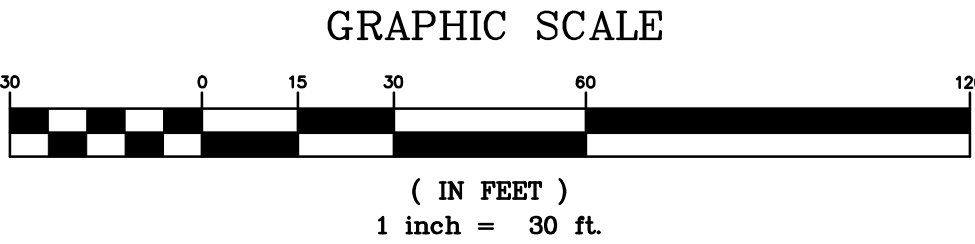
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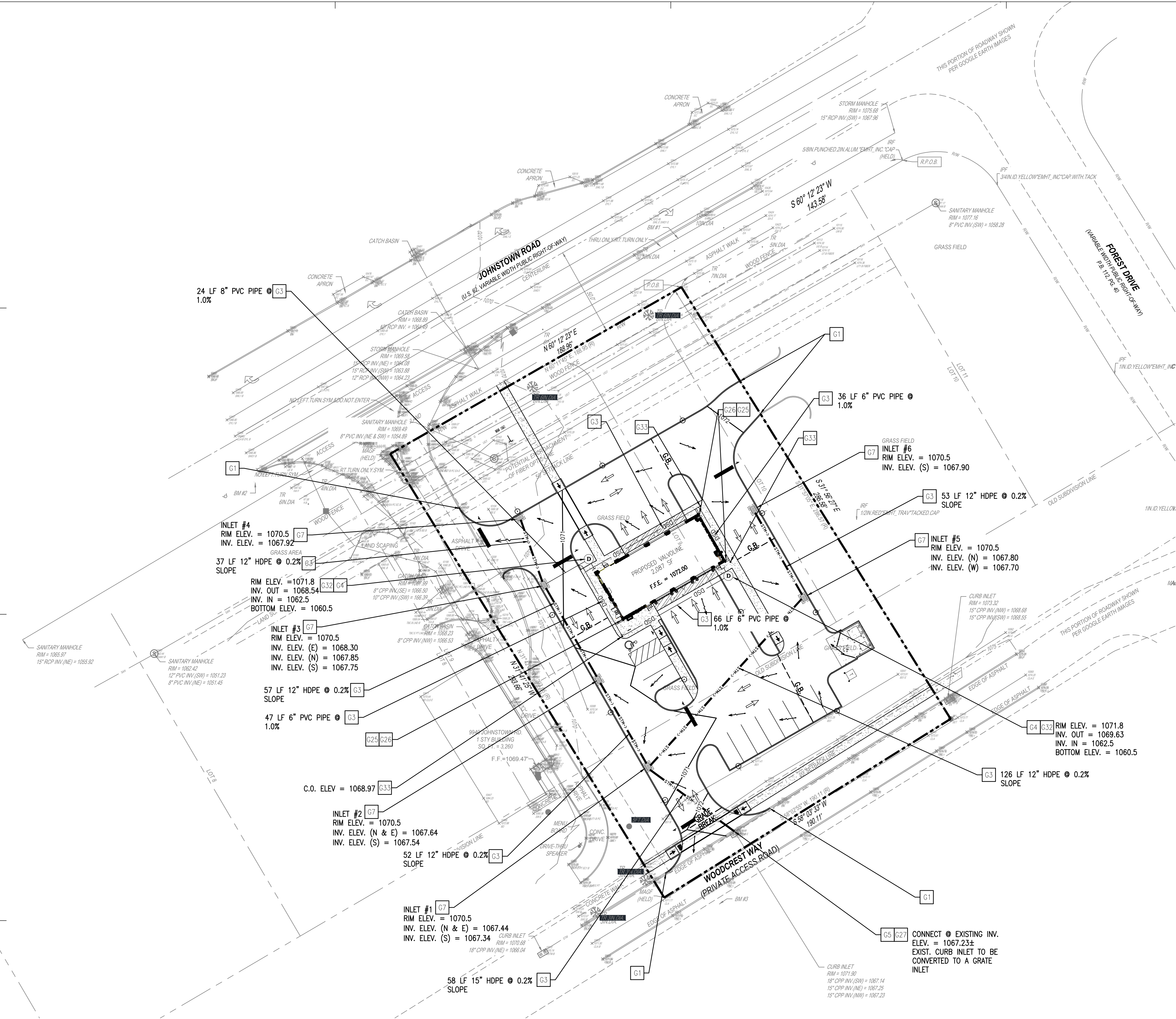
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PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
STUART ANDERSON
PROJECT MANAGER
MB
QUALITY CONTROL
CDB
DRAWN BY
MB
Drawing Title:

POST-
DEVELOPMENT
PLAN

Drawing No. C-4.1





EXISTING LEGEND:

LEGEND:

EXISTING SHRUB/ TREE
TELEPHONE BOX
EXISTING TRAFFIC CONTROL BOX
EXISTING LIGHT POLE
EXISTING ELECTRIC BOX
SIGN

BENCHMARK
RECORD DATA
EXISTING CATCH BASIN / CURB INLET
EXISTING STORM MANHOLE
EXISTING SANITARY SEWER MANHOLE
EXISTING CLEANOUT
EXISTING GREASE TRAP
EXISTING GAS METER

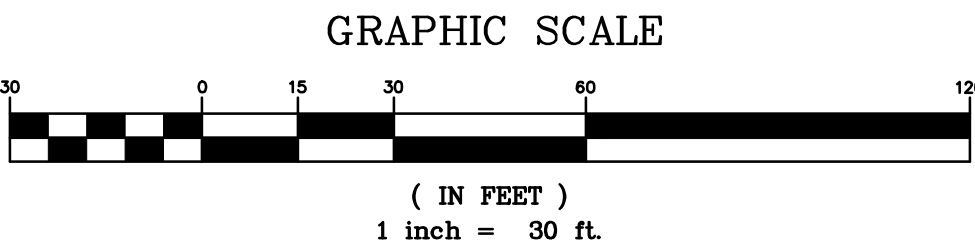
PROPERTY BOUNDARY
PROPERTY LINE
ORIGINAL LOT LINE
EXISTING FENCE LINE
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND COMMUNICATION
EXISTING RIGHT-OF-WAY
EXISTING WATER LINE

PROPOSED LEGEND:

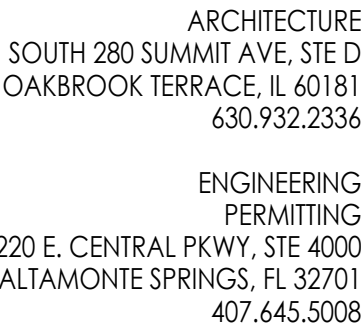
PROPERTY LINE
PROPOSED CURB & GUTTER
PROPOSED CONTOUR
PROPOSED STORM PIPE
DRAINAGE SLOPE AND DIRECTION

GRADING KEY NOTES

- G1 MATCH EXISTING PAVEMENT ELEVATION.
G2 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
G3 STORM SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
G4 STORM SEWER MANHOLE. REFER TO DETAIL ON C-7.2.
G5 STORM SEWER STUB-OUT
G6 STORM SEWER CLEAN-OUT. REFER TO DETAIL ON C-7.2.
G7 CURB INLET. PER LOCAL CODES
- G10 GRATE INLET. SEE NOTE FOR GRATE TYPE. REFER TO DETAIL ON C-7.2.
G11 AREA INLET. REFER TO DETAIL ON C-7.2.
G12 DROP INLET. REFER TO DETAIL ON C-7.2.
G13 COMBINATION INLET. REFER TO DETAIL ON C-7.2.
G14 JUNCTION BOX. REFER TO DETAIL ON C-7.2.
G15 DISCHARGE/OUTFALL/OVERFLOW STRUCTURE. REFER TO DETAIL ON C-7.0.
G16 TRENCH DRAIN. REFER TO DETAIL ON C-7.2.
G18 CONCRETE HEADWALL. REFER TO DETAIL ON C-7.2.
G19 CONCRETE FLARED END SECTION. REFER TO DETAIL ON C-7.2.
G20 MITERED END SECTION. REFER TO DETAIL ON C-7.2.
G21 FLARED END SECTION. REFER TO DETAIL ON C-7.2.
G22 CONCRETE FLUME. REFER TO DETAIL ON C-7.1.
G23 CONCRETE FLUME WITH STEEL PLATE
G24 ROOF DRAINS WITH CONCRETE SPLASH PADS - PER ARCH. PLANS (SEE NOTE FOR NUMBER AND SIZE)
G25 DOWN SPOUTS - PER ARCH. PLANS (SEE NOTE FOR NUMBER AND SIZE)
G26 CONNECT DOWN SPOUTS UNDERGROUND TO STORM PIPE (SEE NOTE FOR NUMBER AND SIZE)
G27 CONNECT TO EXISTING STORM DRAIN PIPE, MANHOLE, STUB-OUT, OR INLET. (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)
G28 RIP RAP PAD. REFER TO DETAIL ON C-7.1.
G29 RIP RAP FOR SLOPE PROTECTION
G30 CURB CUT. REFER TO DETAIL ON S4 C-7.0
G31 REFER TO PLUMBING PLAN FOR FOUNDATION DRAIN DESIGN
G32 REFER TO PLUMBING PLAN FOR SUMP PUMP DESIGN
G33 DOWNSPOUT & SUMP SYSTEM CLEAN OUT (REFER TO DETAIL C-7.1)

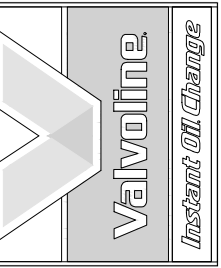


Issue Record	Owner Review Set	City/Parish Review	Engineering Resubmittal
Date	2022 08 04	2022 09 26	2022 09 26
2022 08 04			
2022 09 26			
2022 09 26			



License #: _____
Expiration Date: _____

2022 08 04	OWNER REVIEW SET
2022 09 26	CUIP/VARIANCE REVIEW
2022 09 26	ENGINEERING RESUBMITTAL



VALVOLINE INSTANT OIL CHANGE
10014 US 62
NEW ALBANY, OH 43054

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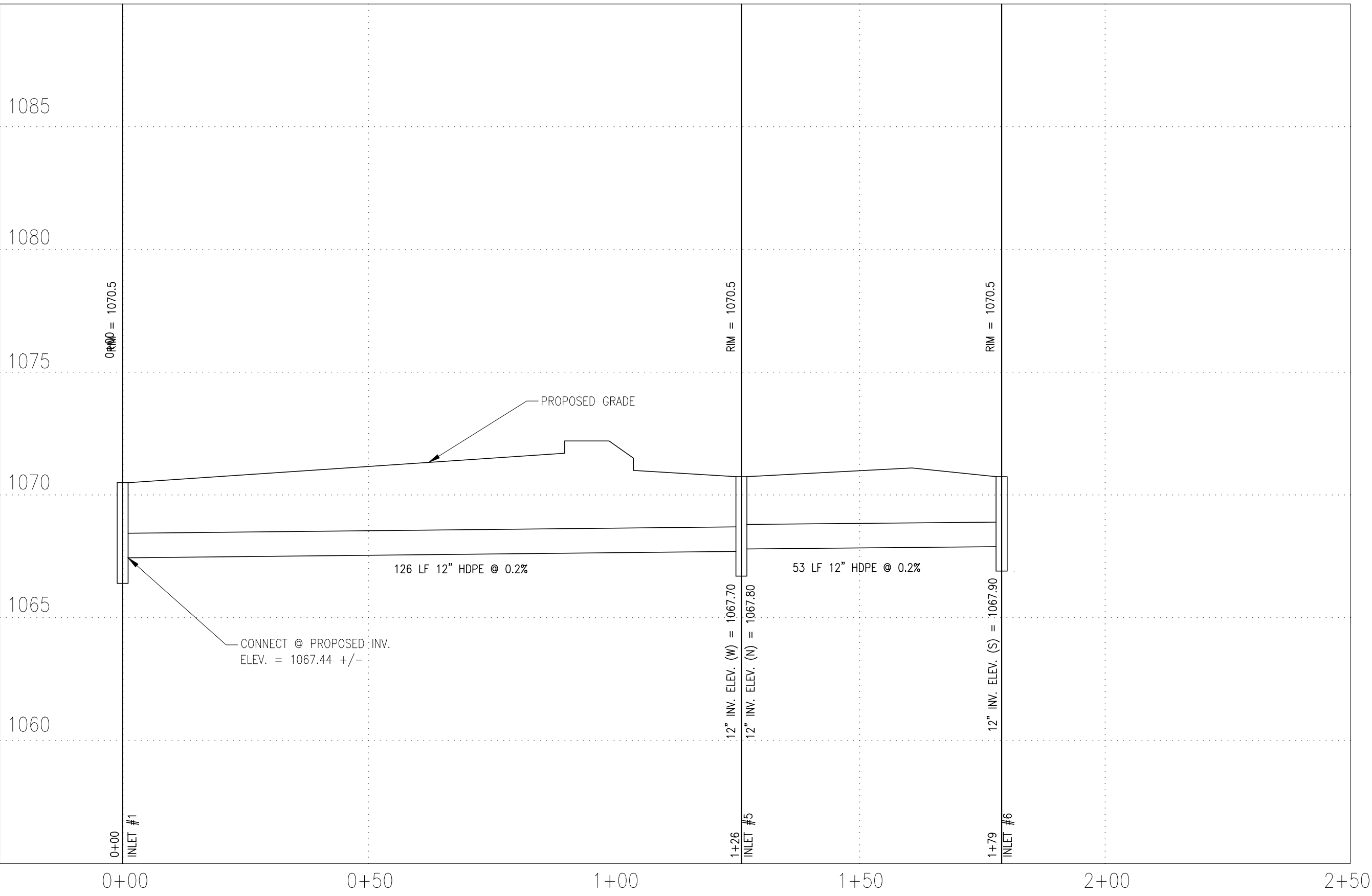
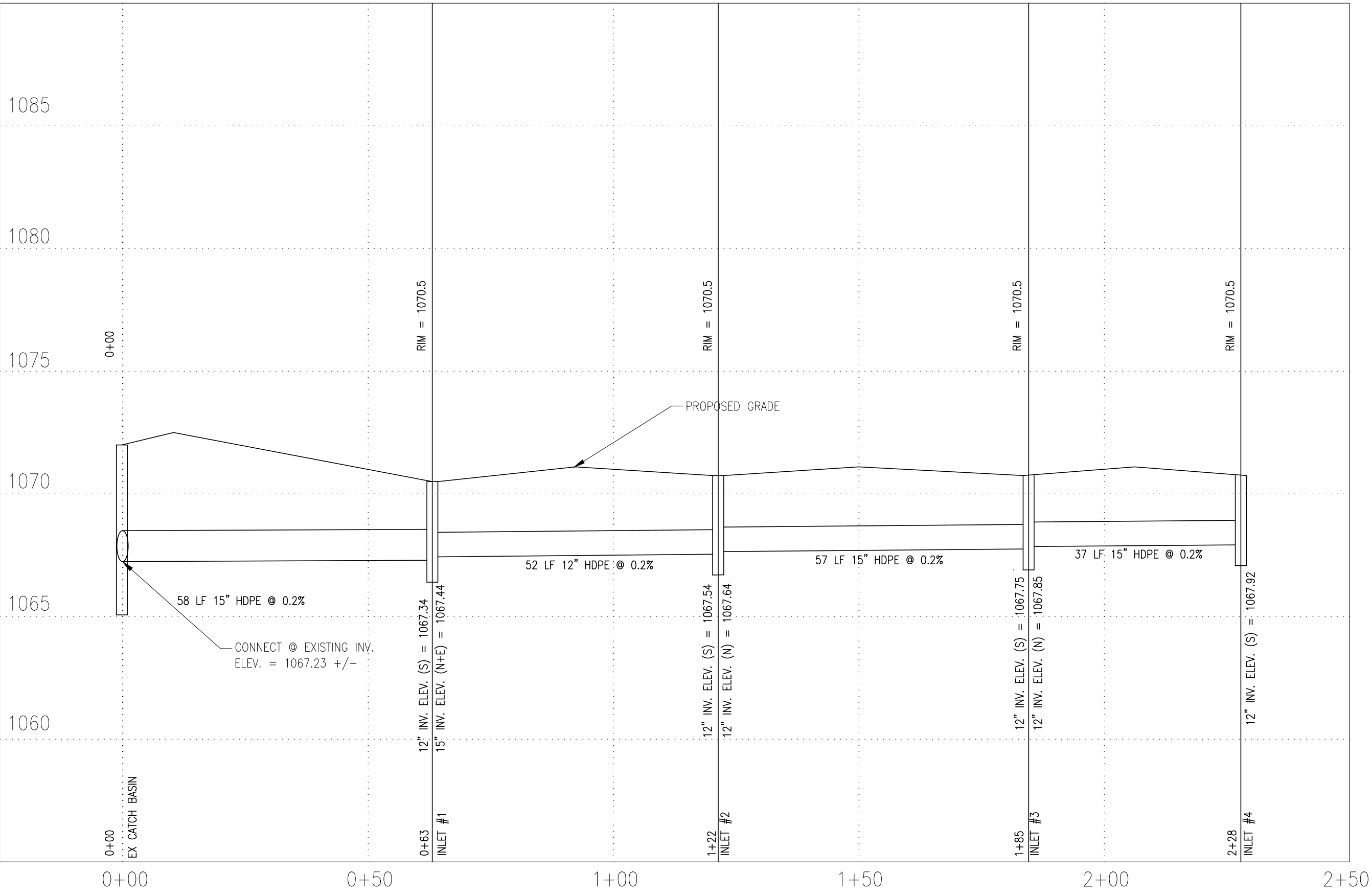
PROJECT NUMBER
022.0300
PROFESSIONAL IN CHARGE
STUART ANDERSON
PROJECT MANAGER
B
QUALITY CONTROL
DB
DRAWN BY
B
Drawing Title:

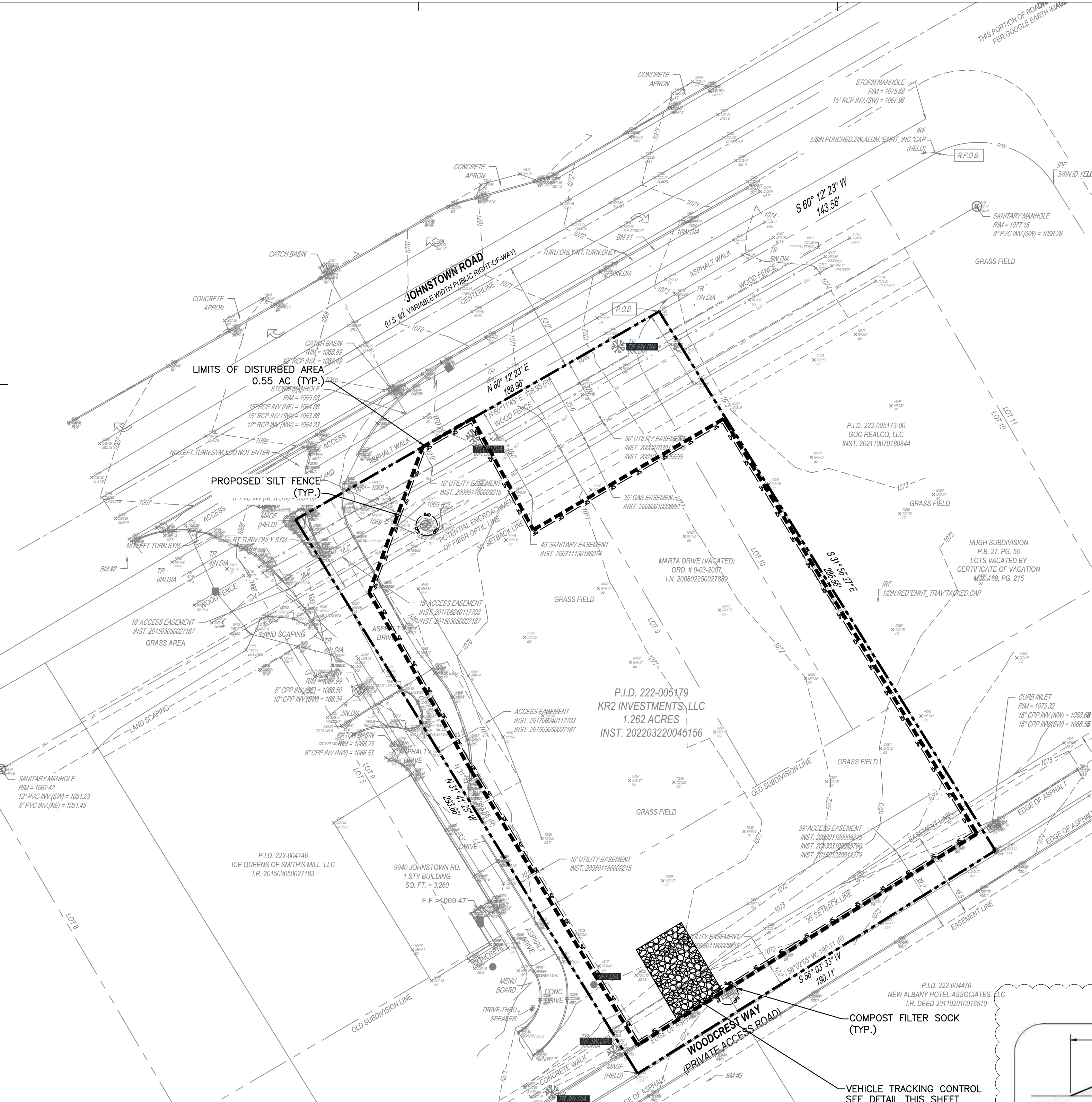
Drawing Title:

DRAINAGE PROFILES

Following No

C-4.3





SURFACE STABILIZATION MEASURES			
KEY	PRACTICE	DESCRIPTION	NOTES
M	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas; as on erosion retardant cover when temporary grassing is inapplicable.	Straw (1-2 tons/acre), Wood chips (5-6 tons/acre), Wood fiber (0.5-1 tons/acre), Bark (35 cy/acre), Corn stalks (4-6 tons / acre), or Nets/Mats/Chemical stabilizers applicable
TS	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.	May-Aug.: German millet (40 lbs./ac), Aug.-Dec.: Rye grain (120 lbs./ac), Jan.-May: Mixture of Rye grain (120 lbs./ac) and Kobs lespedeza (50 lbs./ac) 750 (1000 lbs.-for Fall) lbs./ac of 10-10-10 fertilizer
PS	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Kobs lespedeza (40 lbs./ac) with 1000 lbs./ac of 10-10-10 fertilizer and 4,000 lbs./ac of lime *May-Aug.: Add 10 lbs./ac German millet *Oct.-Feb.: Add 40 lbs./ac Rye grain
SO	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zoysia grass, Centipede grass, or St. Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray-on-adhesive, calcium chloride, barriers, etc.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE											
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE											
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV
TEMPORARY CONTROL MEASURES											
STRIP & STOCKPILE TOPSOIL											
STORM FACILITIES											
TEMPORARY CONSTRUCTION ROADS											
FOUNDATION / BUILDING CONSTRUCTION											
SITE CONSTRUCTION											
PERMANENT CONTROL STRUCTURES											
FINISH GRADING											
LANDSCAPING/SEED/FINAL STABILIZATION											

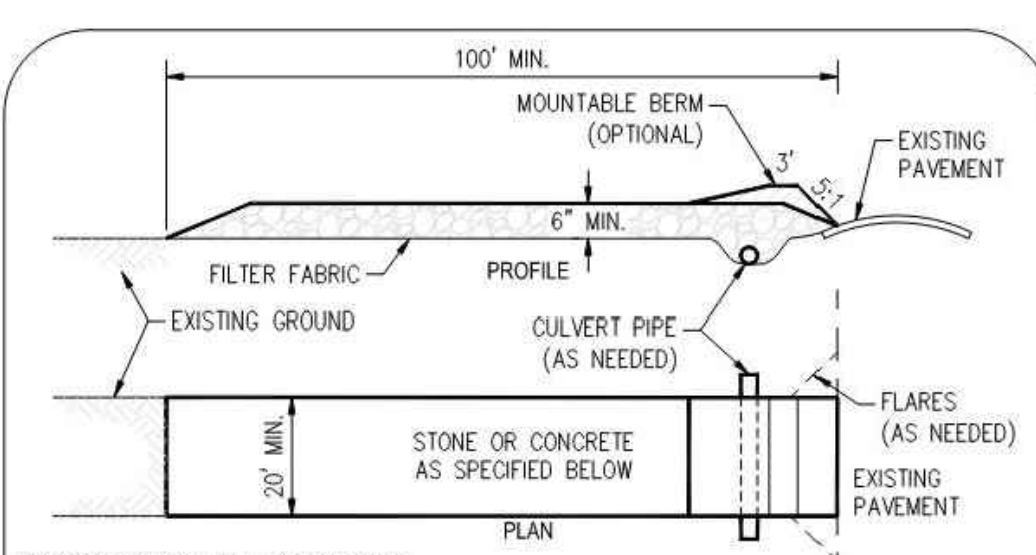


GENERAL EROSION NOTES

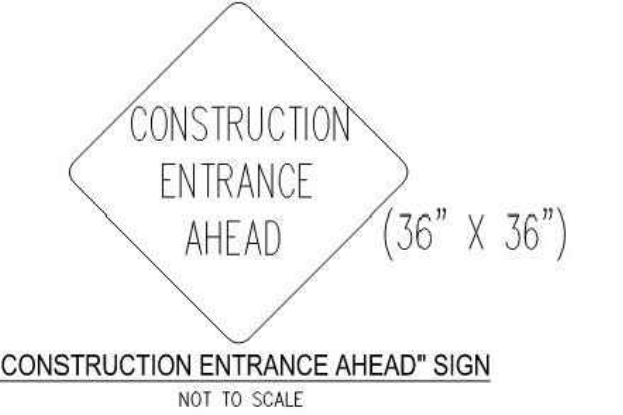
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF OHIO (STATE) XXXXX PERMIT TYPE, PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.
- A PERMANENT GROUND COVER, SUFFICIENT RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 60 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION/RETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN TRAP DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

BMP MAINTENANCE NOTES

- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
 - ALL SEEDING AREAS SHALL BE CHECKED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
 - THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
 - PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.



- CONSTRUCTION SPECIFICATIONS:
- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - A MINIMUM OF 100'
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWENTY (20) FEET MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - FILTER FABRIC - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE PERMITTED. COST OF PIPE SHALL BE INCLUDED IN THE PRICE BID FOR THE STABILIZED CONSTRUCTION ENTRANCE.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PROTECT THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NECESSARY MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN. THE CONTRACTOR SHALL HAVE A VACUUM STREET SWEEPER WITH A BRUSH AVAILABLE ON SITE AT ALL TIMES. STREET SWEEPING SHALL BE PERFORMED WHEN SEDIMENT IS DISCHARGED TO THE STREETS OR AS DIRECTED BY THE CITY ENGINEER.
- STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



EXISTING LEGEND:

- LEGEND:**
- EXISTING SHRUB/TREE
 - TELEPHONE BOX
 - EXISTING TRAFFIC CONTROL BOX
 - EXISTING LIGHT POLE
 - EXISTING ELECTRIC BOX
 - SIGN
 - BENCHMARK
 - RECORD DATA
 - EXISTING CATCH BASIN / CURB INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING CLEANOUT
 - EXISTING GREASE TRAP
 - EXISTING GAS METER
 - PROPERTY BOUNDARY
 - PROPERTY LINE
 - ORIGINAL LOT LINE
 - EXISTING FENCE LINE
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND COMMUNICATION
 - EXISTING RIGHT-OF-WAY
 - EXISTING WATER LINE

PROPOSED

- PROPERTY LINE
- CONTOUR ELEVATIONS
- TEMPORARY CONSTRUCTION FENCE (SEE SWPPP DETAIL SHEETS)
- LIMIT OF DISTURBED AREA

PROJECT INFORMATION

THE PROPOSED PROJECT WILL CONSTRUCT A VEHICLE SERVICE STATION CONSISTING OF A 2,082 S.F. BUILDING AND ASSOCIATED PARKING AREA.

ACREAGE OF SITE IS 1.26 ACRES.

DISTURBED ACREAGE OF SITE (INCLUDING OFF-SITE WORK) IS 0.55 ACRES.

ANTICIPATED CONSTRUCTION START DATE IS XXXXXX XXXXXX AND COMPLETION DATE IS XXXXXX XXXX.

VALVOLINE'S CONTRACTOR TO TAKE APPROPRIATE MEASURES TO KEEP SEDIMENT FROM ESCAPING SITE AND ALL ACCUMULATED SEDIMENT SHALL BE CLEANED OUT AND REMOVED FROM SITE.

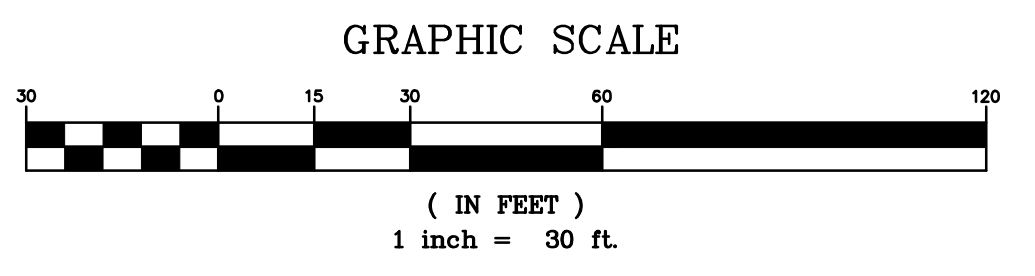
KEY NOTES

- VTC VEHICLE TRACKING CONTROL
- SF SF SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
- CFS COMPOST FILTER SOCK
- CWA CONCRETE WASHOUT AREA
- TS TEMPORARY STORAGE AREA
- SSA STABILIZED STAGING AREA

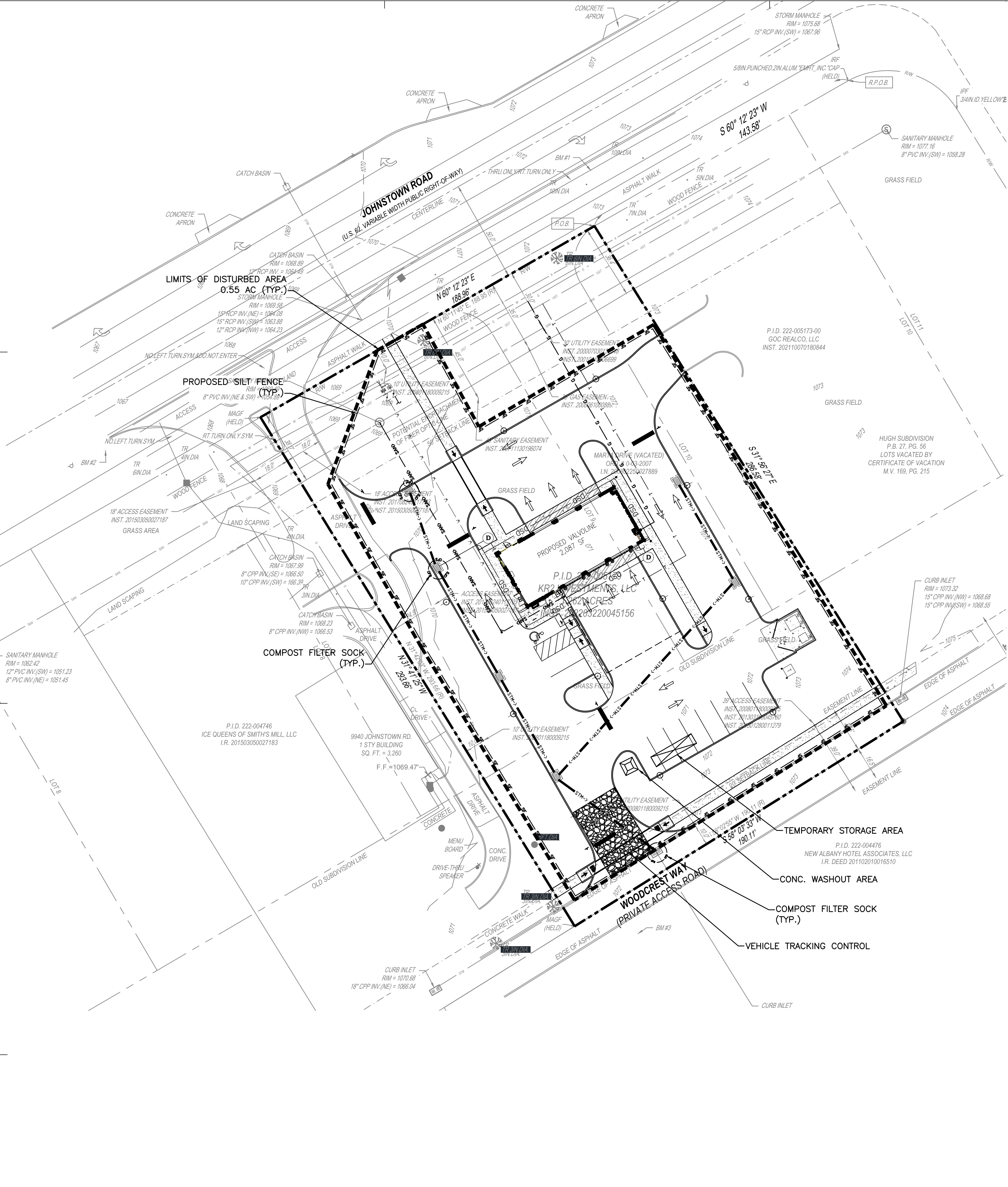
SEQUENCE OF CONSTRUCTION

- PHASE I**
- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 - PREPARE TEMPORARY PARKING AND STORAGE AREA.
 - CONSTRUCT THE SILT FENCES ON THE SITE.
 - INSTALL ALL PERIMETER SEDIMENT MEASURES.
 - INSTALL ALL TEMPORARY EROSION & SEDIMENT CONTROLS AS NEEDED.
- PHASE II**
- BEGIN DEMOLISHING SITE.
 - BEGIN GRADING THE SITE.
 - START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
 - TEMPORARILY SEED DENUDATED AREAS.
 - INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS.
 - INSTALL INLET/FLUME PROTECTION DEVICES.
 - PREPARE SITE FOR PAVING.
 - PAVE SITE.
 - COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING, SODDING, AND PERMANENT MATTING BLANKET.
 - REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

24 HR EMERGENCY CONTACT:
ROBIN PECK: (937) 507-1820



Date	Issued Record	Owner Review Set	City/Parishance Review	Engineering Resubmittal
2022 08 04				
2022 09 26				
2022 09 26				



SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE												
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONTROL MEASURES												
STRIP & STOCKPILE TOPSOIL												
STORM FACILITIES												
TEMPORARY CONSTRUCTION ROADS												
FOUNDATION / BUILDING CONSTRUCTION												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

SURFACE STABILIZATION MEASURES

KEY	PRACTICE	DESCRIPTION	NOTES
(M)	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas; as an erosion retardant cover when temporary grassing is inapplicable.	Straw (1-2 tons/acre), Wood chips (5-6 tons/acre), Wood fiber (0.5-1 tons/acre), Bark (35 cy/acre), Corn stalks (4-6 tons / acre), or Nets/Mats/Chemical stabilizers applicable
(TS)	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.	May-Aug: German millet (40 lbs./ac), Aug-Dec: Rye grain (120 lbs./ac), Jan-May Mixture of Rye grain (120 lbs./ac) and Kabe lespedeza (50 lbs./ac) 750 (1000 lbs.-for Fall) lbs./ac of 10-10-10 fertilizer
(PS)	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Kabe lespedeza (40 lbs./ac) with 1000 lbs./ac of 10-10-10 fertilizer and 4,000 lbs./ac of lime *May-Aug: Add 10 lbs./ac German millet *Oct.-Feb.: Add 40 lbs./ac Rye grain
(SO)	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zoysia grass, Centipede grass, or St. Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
(DC)	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray-on-adhesive, calcium chloride, barriers, etc.

GENERAL EROSION NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF OHIO (STATE) XXXXX (PERMIT TYPE) PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.
- A PERMANENT GROUND COVER, SUFFICIENT RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 60 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION/RETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

BMP MAINTENANCE NOTES

- ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
 - THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXISTS AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
 - PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

EXISTING LEGEND:

- LEGEND:**
- EXISTING SHRUB / TREE
 - TELEPHONE BOX
 - EXISTING TRAFFIC CONTROL BOX
 - EXISTING LIGHT POLE
 - EXISTING ELECTRIC BOX
 - SIGN
 - BENCHMARK
 - RECORD DATA
 - EXISTING CATCH BASIN / CURB INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING CLEANOUT
 - EXISTING GREASE TRAP
 - EXISTING GAS METER

- PROPERTY BOUNDARY
- PROPERTY LINE
- ORIGINAL LOT LINE
- EXISTING FENCE LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND COMMUNICATION
- EXISTING RIGHT-OF-WAY
- EXISTING WATER LINE

PROPOSED

- PROPERTY LINE
- CONTOUR ELEVATIONS
- TEMPORARY CONSTRUCTION FENCE (SEE SWPPP DETAIL SHEETS)
- LIMIT OF DISTURBED AREA

PROJECT INFORMATION

THE PROPOSED PROJECT WILL CONSTRUCT A VEHICLE SERVICE STATION CONSISTING OF A 2,082 S.F. BUILDING AND ASSOCIATED PARKING AREA.

ACREAGE OF SITE IS 1.28 ACRES.

DISTURBED ACREAGE OF SITE (INCLUDING OFF-SITE WORK) IS 0.55 ACRES.

ANTICIPATED CONSTRUCTION START DATE IS XXXXXX XXXXXX AND COMPLETION DATE IS XXXXXX XXXX.

VALVOLINE'S CONTRACTOR TO TAKE APPROPRIATE MEASURES TO KEEP SEDIMENT FROM ESCAPING SITE AND ALL ACCUMULATED SEDIMENT SHALL BE CLEANED OUT AND REMOVED FROM SITE.

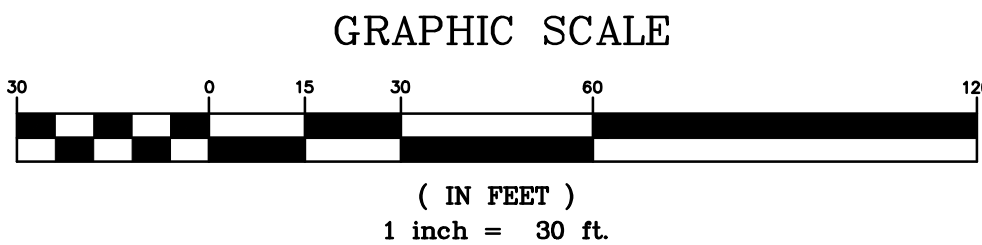
KEY NOTES

- VTC VEHICLE TRACKING CONTROL
- SF SF SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
- CFS COMPOST FILTER SOCK
- CWA CONCRETE WASHOUT AREA
- TS TEMPORARY STORAGE AREA
- SSA STABILIZED STAGING AREA

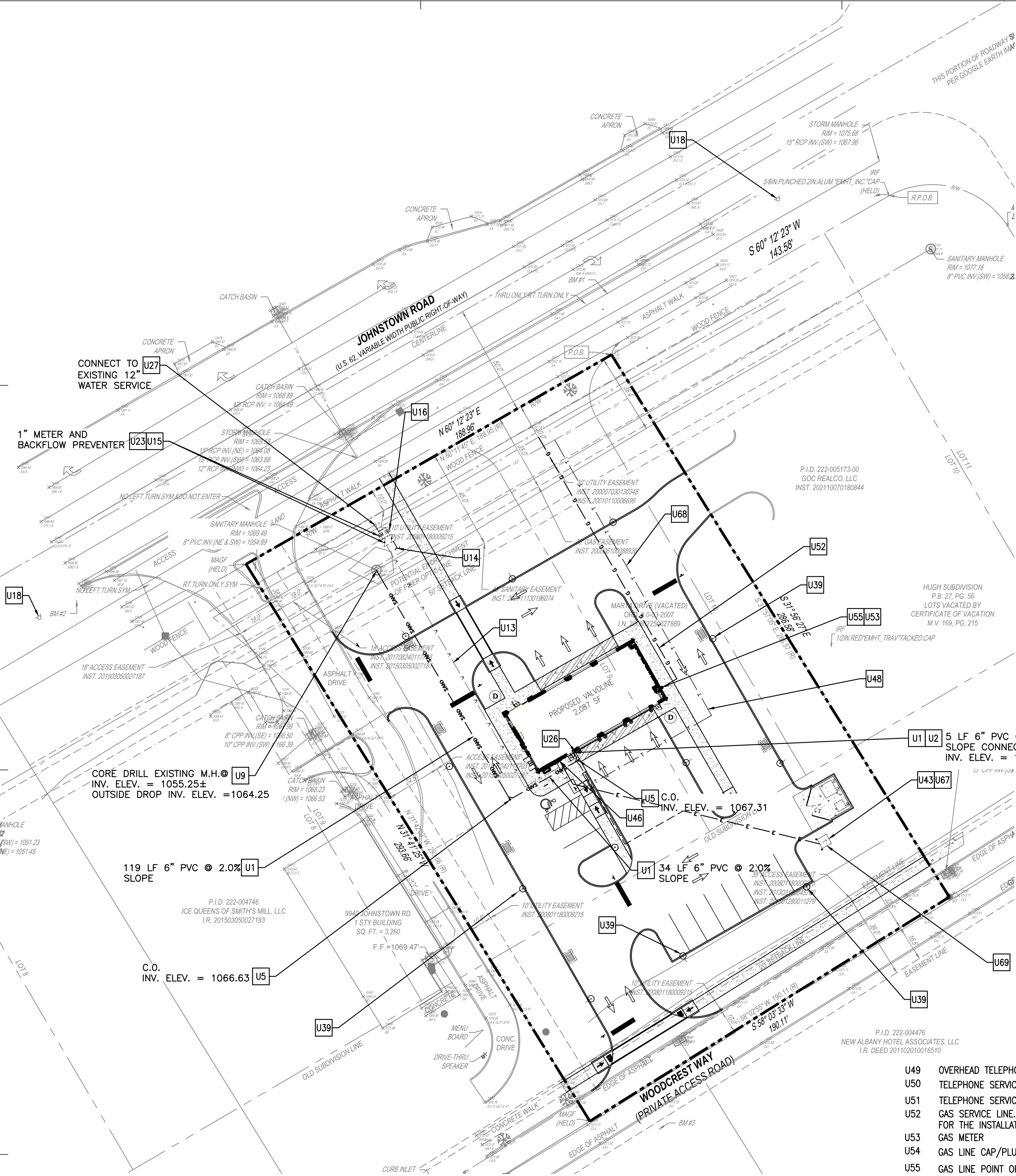
SEQUENCE OF CONSTRUCTION

- PHASE I**
- INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 - PREPARE TEMPORARY PARKING AND STORAGE AREA.
 - CONSTRUCT THE SILT FENCES ON THE SITE.
 - INSTALL ALL PERIMETER SEDIMENT MEASURES.
 - INSTALL ALL TEMPORARY EROSION & SEDIMENT CONTROLS AS NEEDED.
- PHASE II**
- BEGIN DEMOLISHING SITE.
 - BEGIN GRADING THE SITE.
 - START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
 - TEMPORARILY SEED DENuded AREAS.
 - INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS.
 - INSTALL INLET/FLUME PROTECTION DEVICES.
 - PREPARE SITE FOR PAVING.
- PHASE III**
- PAVE SITE.
 - COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING, SODDING, AND PERMANENT MATING BLANKET.
 - REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

24 HR EMERGENCY CONTACT:
ROBIN PECK: (937) 507-1820



Issue Record	Owner Review Set	CDDP Variance Review	Engineering Resubmittal
2022 08 04	2022 09 26	2022 09 26	2022 09 26



- U49 OVERHEAD TELEPHONE SERVICE
U50 TELEPHONE SERVICE POINT OF ENTRY (PER MEP PLANS)
U51 TELEPHONE SERVICE POINT OF CONNECTION
U52 GAS SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR THE INSTALLATION OF THE GAS SERVICE LINE.
U53 GAS METER
U54 GAS LINE CAP/PLUG
U55 GAS LINE POINT OF ENTRY (PER MEP PLANS)
U56 GAS LINE POINT OF CONNECTION
U57 UTILITY EXTENSION PER LOCAL DEPT./COMPANY CODES SEE UTILITY PLAN FOR EXTENSION INFORMATION.
U58 CONSTRUCT ONE 4" SCHEDULE 40 PVC CONDUIT UNDER PAVEMENT FOR UTILITY EXTENSION.
U59 UTILITIES TO BE BURIED IN THE SAME TRENCH.
U60 CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

- U66 ELECTRIC SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. NO OTHER UTILITIES ALLOWED IN ELECTRIC DITCH. CONTRACTOR SHALL INSTALL TWO (2) - 4" SECONDARY CONDUITS FROM THE TRANSFORMER TO THE BUILDING. (SEE MEP PLANS).
U67 TRANSFORMER PAD WITH BOLLARDS. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY TO INSTALL TRANSFORMER PAD PER ELECTRIC COMPANY'S SPECIFICATIONS AND VERIFY THE LOCATION. CONTRACTOR SHALL HAVE INSPECTOR VERIFY CONSTRUCTION PRIOR TO CLOSING TRENCH.
U68 TELEPHONE SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS.
U69 TRANSFORMER CONCRETE PAD BY OWNER/DEVELOPER (PER LOCAL ELECTRIC COMPANY SPECIFICATIONS)

GENERAL UTILITY NOTES:

- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
- AUTHORIZATION MUST BE OBTAINED FROM THE XXXXXXXXXXXX AUTHORITY TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
 - APPROVAL OF SUBMITTED PLANS.
 - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
- AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
- CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
- COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
- ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
- ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
- COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
- ALL WATER LINES SHALL HAVE AT LEAST FOUR AND ONE HALF (4.5) FEET ABOVE GROUND COVER FROM THE TOP OF THE PIPE TO THE FINISHED GROUND SURFACE.
- ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K-COPPER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES.

UTILITY KEY NOTES

- U1 SANITARY SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
U2 SANITARY SEWER POINT OF ENTRY (PER MEP PLANS)
U3 SANITARY SEWER POINT OF CONNECTION
U4 SANITARY SEWER MANHOLE. REFER TO DETAIL ON C-7.3.
U5 SANITARY SEWER CLEAN-OUT. REFER TO DETAIL ON C-7.1
U6 SANITARY SEWER DOUBLE CLEAN-OUT. REFER TO DETAIL ON C-7.3.
U7 SANITARY SEWER WYE CONNECTION. REFER TO DETAIL ON C-7.3.
U8 SANITARY SEWER CAP/PLUG PER LOCAL AHJ
U9 CONNECT TO EXISTING SANITARY SEWER MANHOLE (CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION)

U13 DOMESTIC WATER LINE (1.5" PE WATER SERVICE TO BUILDING)
U14 IRRIGATION WATER LINE (1.5" PVC IRRIGATION LINE)
U15 DOMESTIC WATER METER (1" METER).
U16 IRRIGATION WATER METER (1" METER).
U18 EXISTING FIRE HYDRANT

U21 WATER VALVE (SEE NOTE FOR SIZE). REFER TO DETAIL ON C-7.3.
U22 BACKFLOW PREVENTER. REFER TO DETAIL ON C-7.3.
U23 REDUCED PRESSURE BACKFLOW PREVENTER. REFER TO DETAIL ON C-7.3.
U24 DETECTOR CHECK VALVE
U25 WATER LINE M.J. CAP/PLUG
U26 WATER LINE POINT OF ENTRY (PER MEP PLANS)
U27 WATER LINE POINT OF CONNECTION
U28 CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
U29 M.J. TAP AND/OR TEE FIRE PROTECTION WATER LINE CONNECTION (SEE NOTE FOR SIZE)
U30 M.J. TAP AND/OR TEE IRRIGATION WATER LINE CONNECTION (SIZE PER IRRIGATION PLAN)

U37 MAINTAIN MIN. 18" VERTICAL SEPARATION
U38 MAINTAIN MIN. 10" HORIZONTAL SEPARATION
U39 LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS)
U40 POWER POLE WITH POLE MOUNTED TRANSFORMER
U41 EXISTING POWER POLE
U42 POLE MOUNTED TRANSFORMER
U43 PROPOSED ELECTRIC TRANSFORMER
U44 UNDERGROUND ELECTRIC SERVICE
U45 OVERHEAD ELECTRIC SERVICE
U46 ELECTRIC SERVICE POINT OF ENTRY (PER MEP PLANS)
U47 ELECTRIC SERVICE POINT OF CONNECTION
U48 UNDERGROUND TELEPHONE SERVICE (INSTALL TWO 2" CONDUITS)

IT IS VALVOLINE'S PREFERENCE TO HAVE BOTH THE DOMESTIC AND IRRIGATION WATER METERS LOCATED INSIDE OF THE BUILDING. WITH THE IRRIGATION INSTALLER BEING RESPONSIBLE FOR PROVIDING AND INSTALLING THE PLUMBING FOR THE IRRIGATION SYSTEM FROM THE EXTERIOR TO THE BACKFLOW PREVENTER LOCATED INSIDE THE BUILDING. IN THE INSTANCE THAT THIS IS NOT ALLOWED PER THE AHJ REQUIREMENTS. REFER BACK TO AHJ APPROVED LAYOUT STANDARD.

EXISTING LEGEND:

LEGEND:

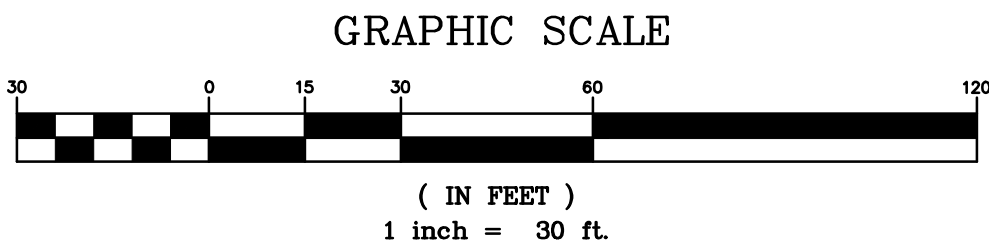
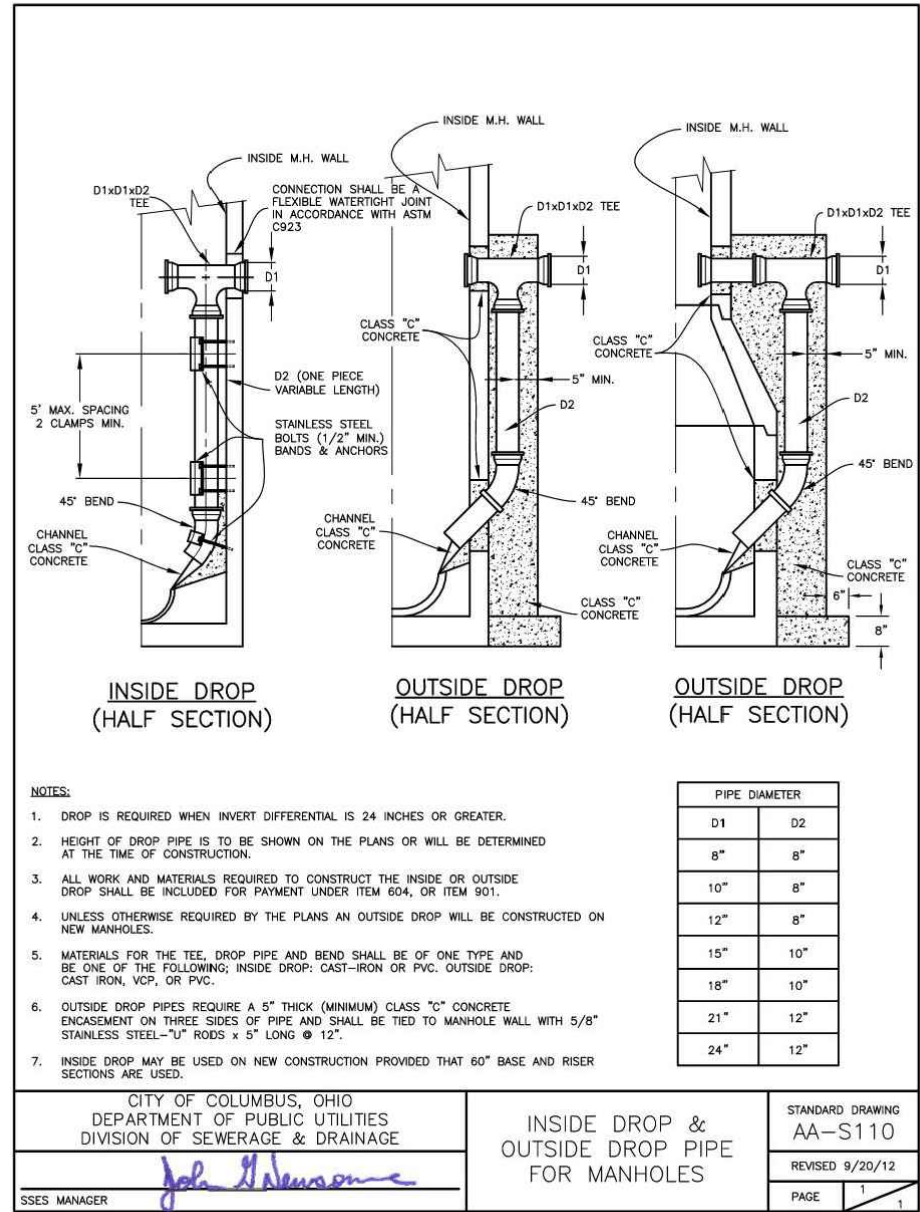
	EXISTING SHRUB/ TREE		BENCHMARK
	TELEPHONE BOX		RECORD DATA
	EXISTING TRAFFIC CONTROL BOX		EXISTING CATCH BASIN / CURB INLET
	EXISTING LIGHT POLE		EXISTING STORM MANHOLE
	EXISTING ELECTRIC BOX		EXISTING SANITARY SEWER MANHOLE
	SIGN		EXISTING CLEANOUT
			EXISTING GREASE TRAP
			EXISTING GAS METER

	PROPERTY BOUNDARY
	PROPERTY LINE
	ORIGINAL LOT LINE
	EXISTING FENCE LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING RIGHT-OF-WAY
	EXISTING WATER LINE

PROPOSED LEGEND:

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED CURB
	PROPOSED RETAINING WALL
	PROPOSED EASEMENT LINE
	GAS LINES
	TELEPHONE LINES
	SANITARY SEWER LINES
	WATER LINES
	IRRIGATION WATER LINES
	FIRE SERVICE WATER LINES
	ELECTRIC LINES
	UNDERGROUND ELECTRIC LINES
	OVER HEAD ELECTRIC LINES
	DOUBLE CLEAN OUT
	CLEAN OUT
	PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
	WATER METER
	IRRIGATION METER
	RPZ/BFP
	WATER VALVE
	FDC
	OIL & WATER SEPARATOR
	SEWER MANHOLE
	LIGHT POLES

NOTE: ALL PROPOSED FLOWLINES HAVE A BASE ELEVATION OF XXXX.XX FEET



Issued Record	Owner Review Set	CDD/PVariance Review	Engineering Resubmittal
2022 08 04	2022 09 26	2022 09 26	2022 09 26

VALVOLINE INSTANT OIL CHANGE
10014 US 62
NEW ALBANY, OH 43054

SEAL

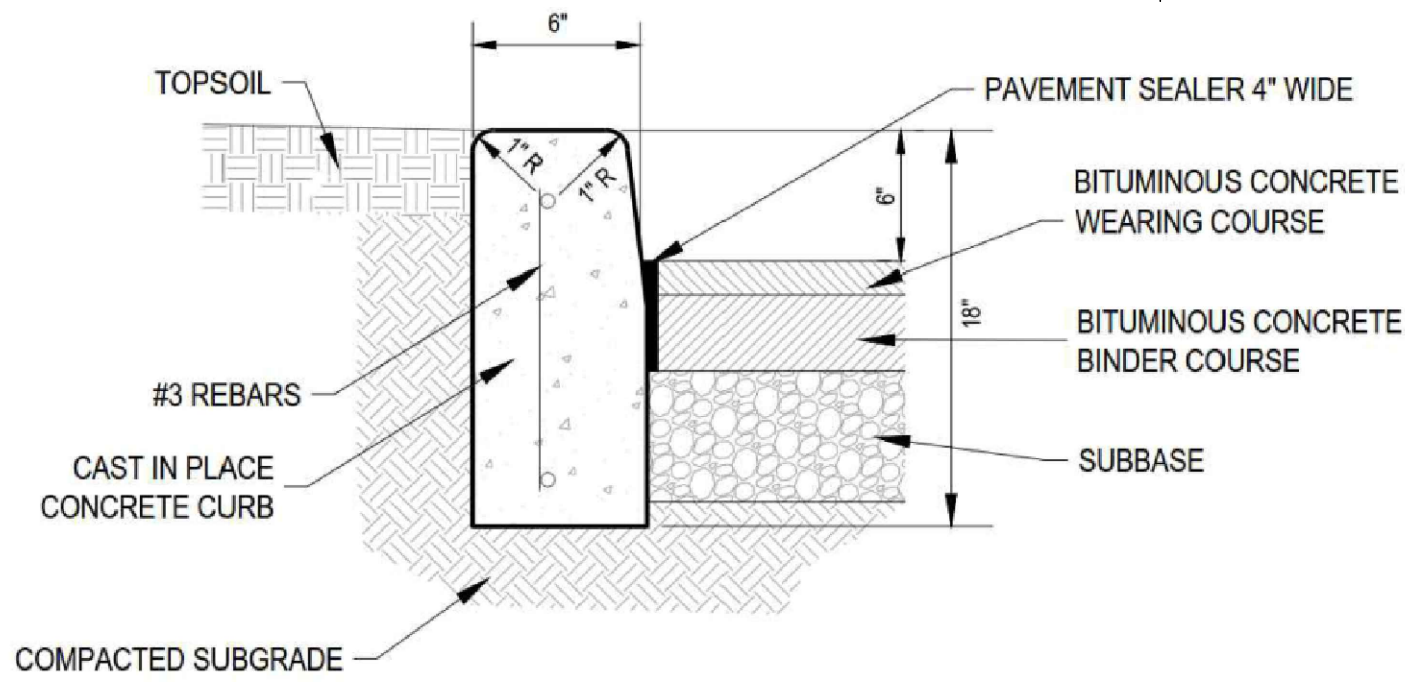
THIS DOCUMENT IS NOT
FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
STUART ANDERSON
PROJECT MANAGER
MB
QUALITY CONTROL
CDB
DRAWN BY
MB
Drawing Title:

UTILITY
PLAN

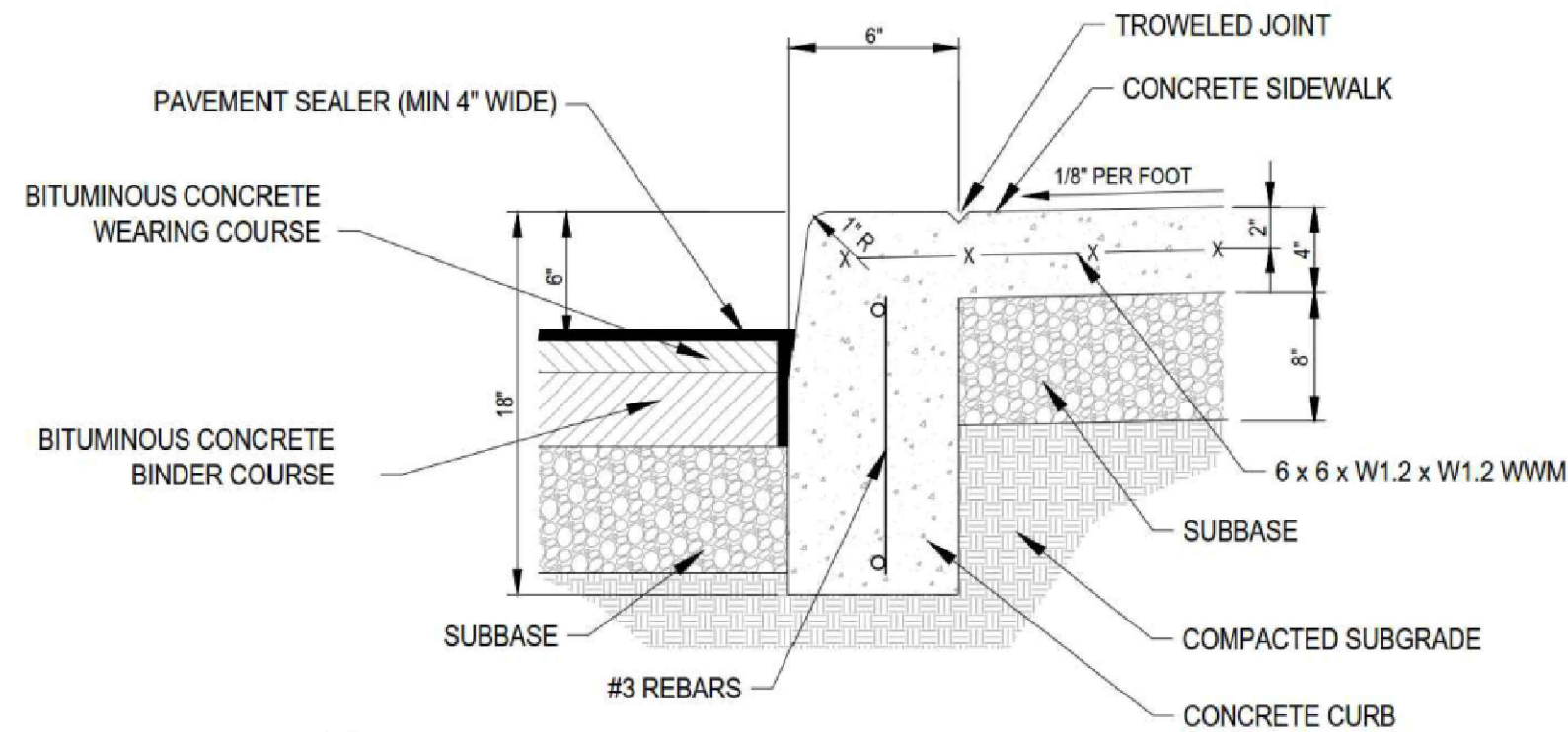
CITY OR AHJ STANDARD CURB & GUTTER AS REQUIRED

CONCRETE CURB & GUTTER S3



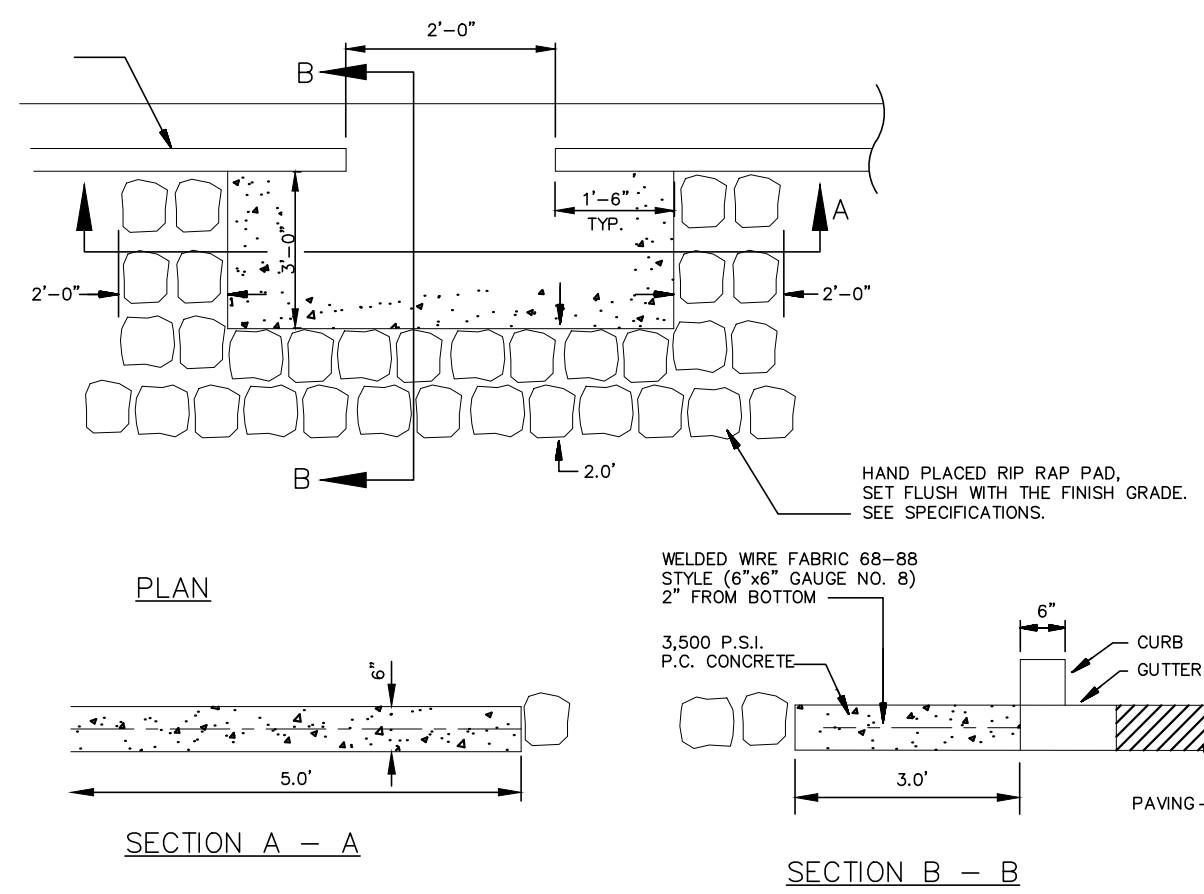
- NOTE:
- ALL CONCRETE CURBS TO BE FC 4000 P.S.I. CONCRETE AT 28 DAYS.
 - CURB EXPANSION JOINT SPACING IS 10'-0" MAXIMUM. FILL WITH $\frac{3}{8}$ " PREFORMED EXPANSION JOINT RECESSED $\frac{1}{2}$ " INCH BELOW TOP OF CURB.
 - MAXIMUM HEIGHT OF CURB TO PAVING IS 6".

STRAIGHT CURB DETAIL S1
NTS

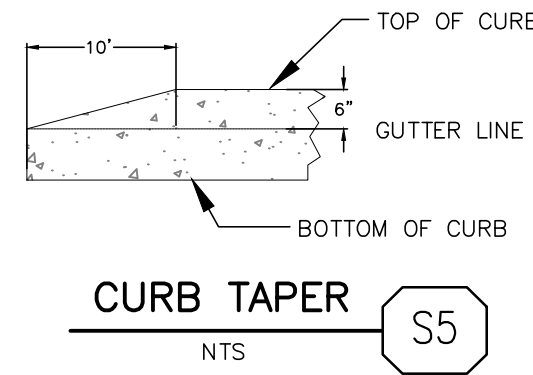


- NOTE:
- ALL CONCRETE CURBS TO BE FC 4000 P.S.I. CONCRETE AT 28 DAYS
 - CURB EXPANSION JOINTS TO MATCH SIDEWALK EXPANSION JOINT SPACING

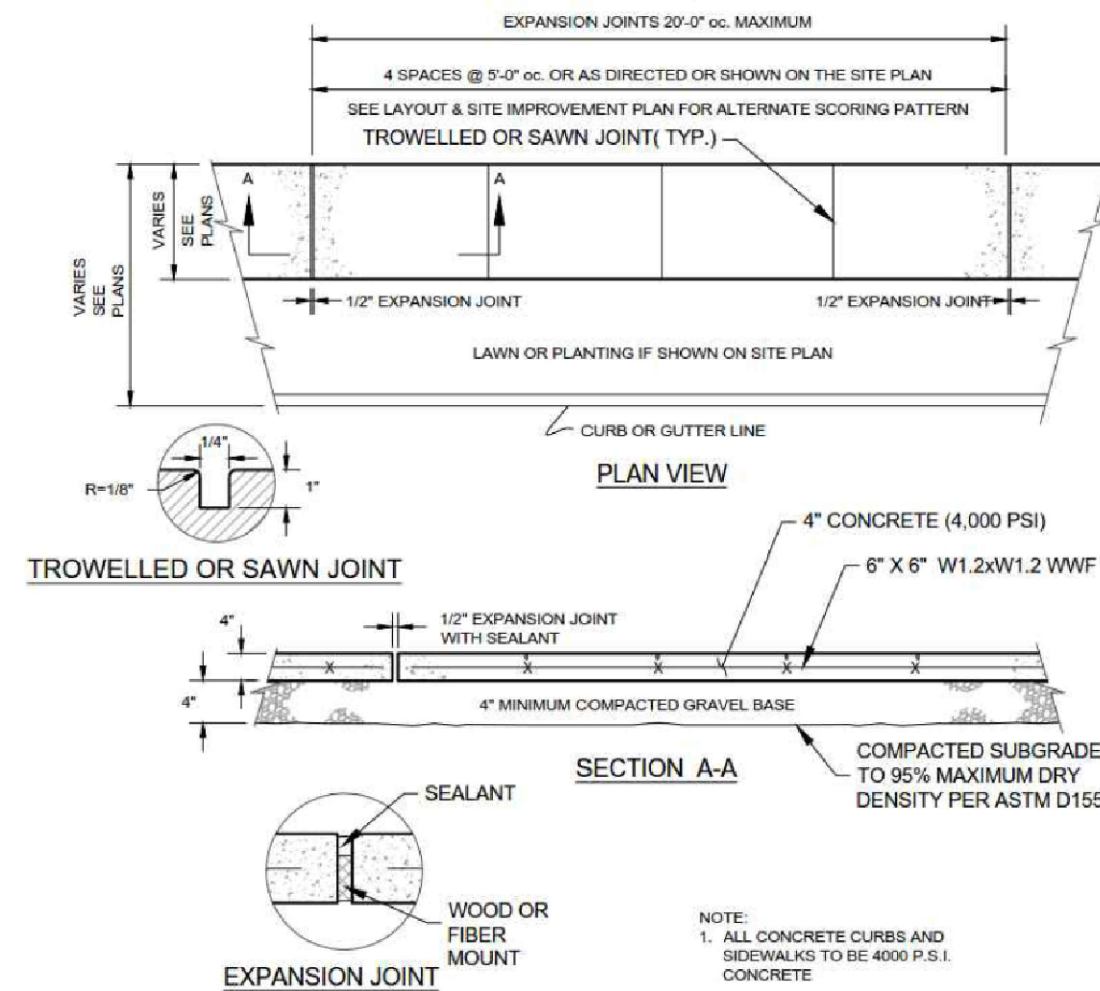
INTEGRAL CURB & SIDEWALK DETAIL S2
NTS



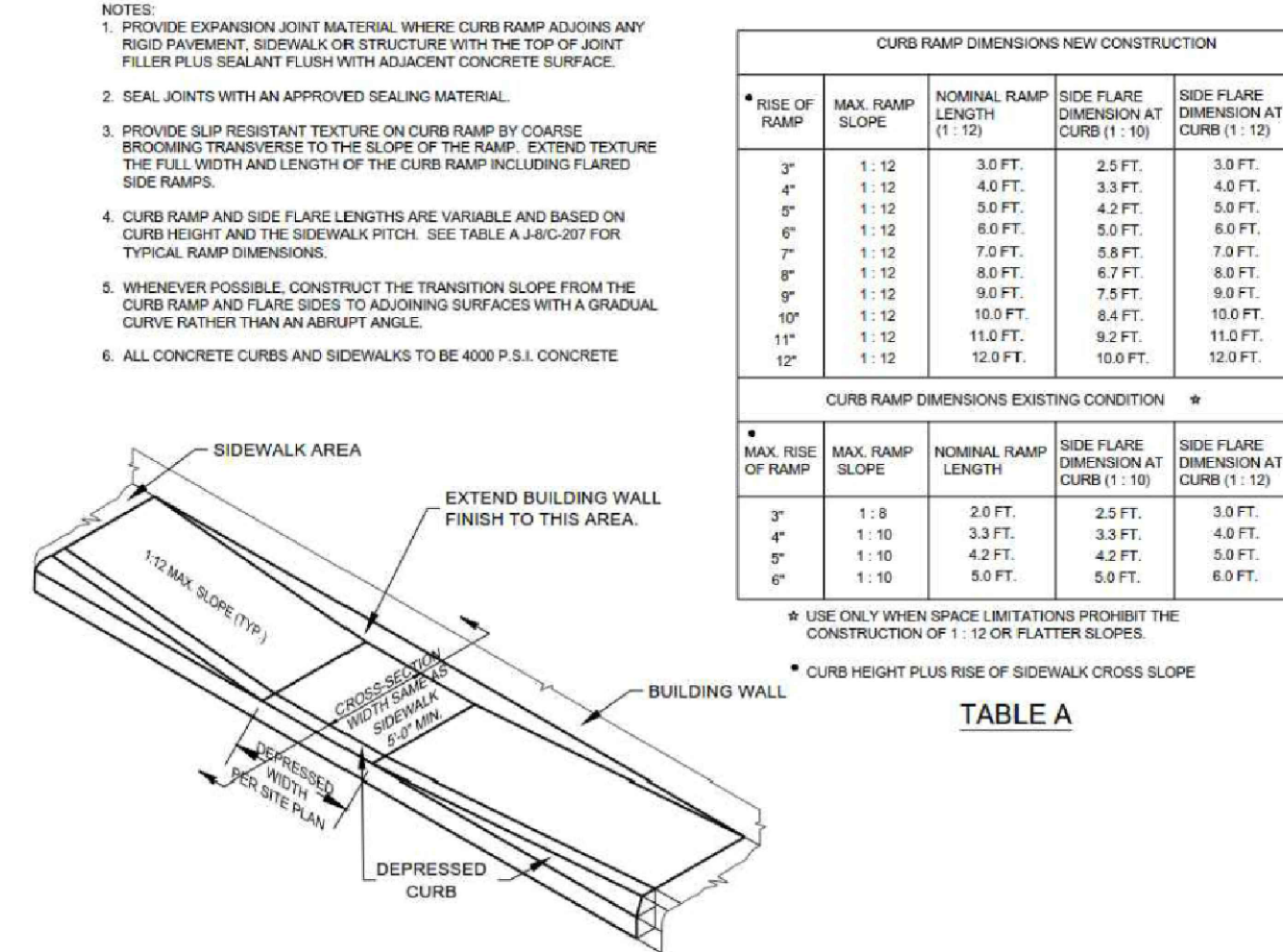
CURB CUT S4
NTS



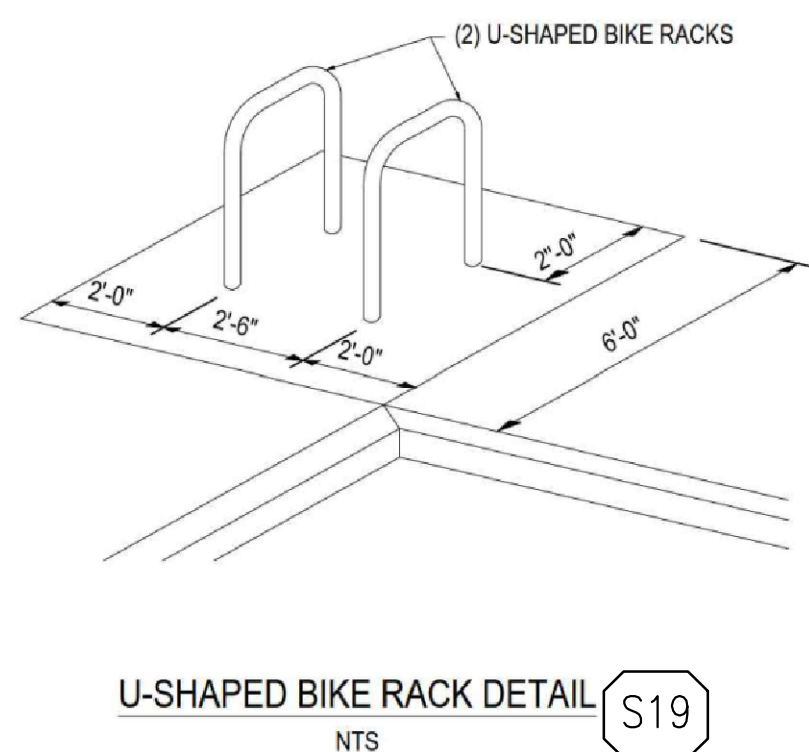
CURB TAPER S5
NTS



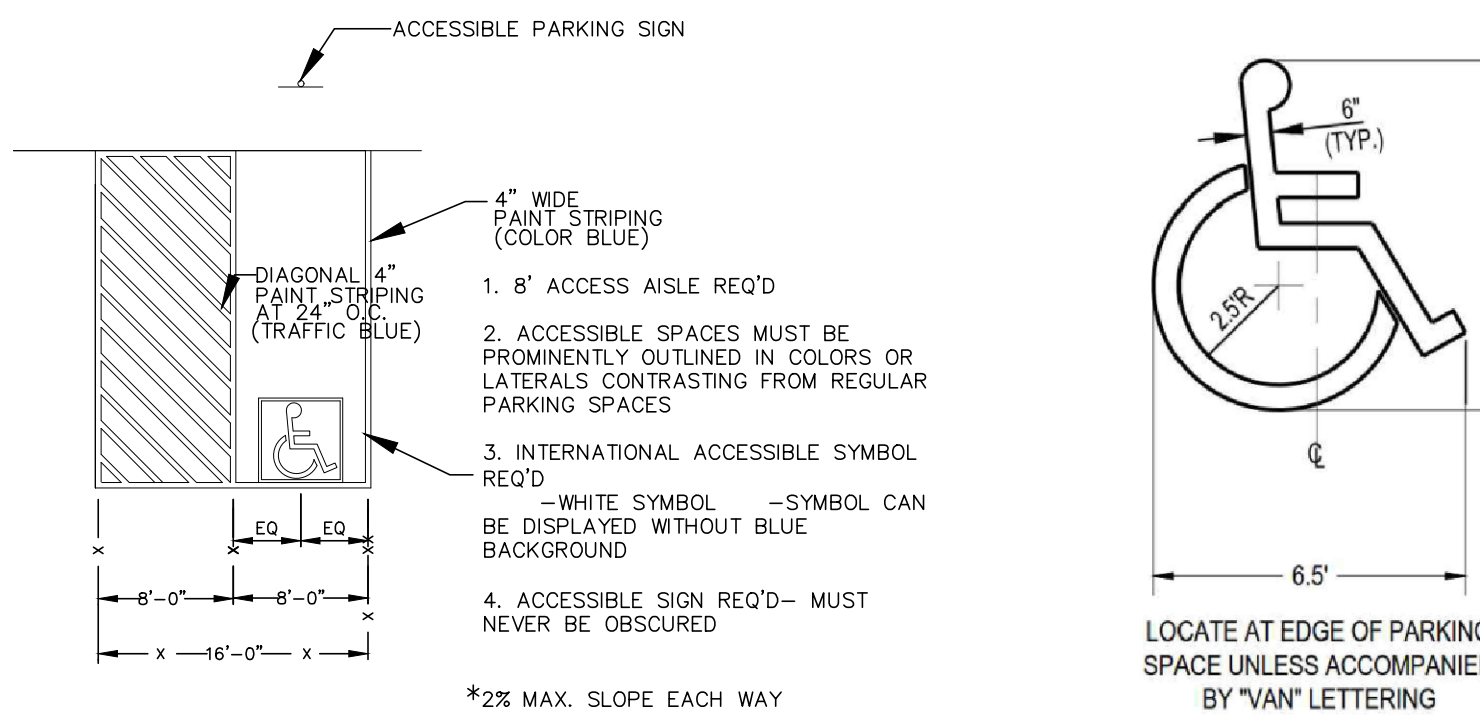
CONCRETE SIDEWALK DETAIL S13
NTS



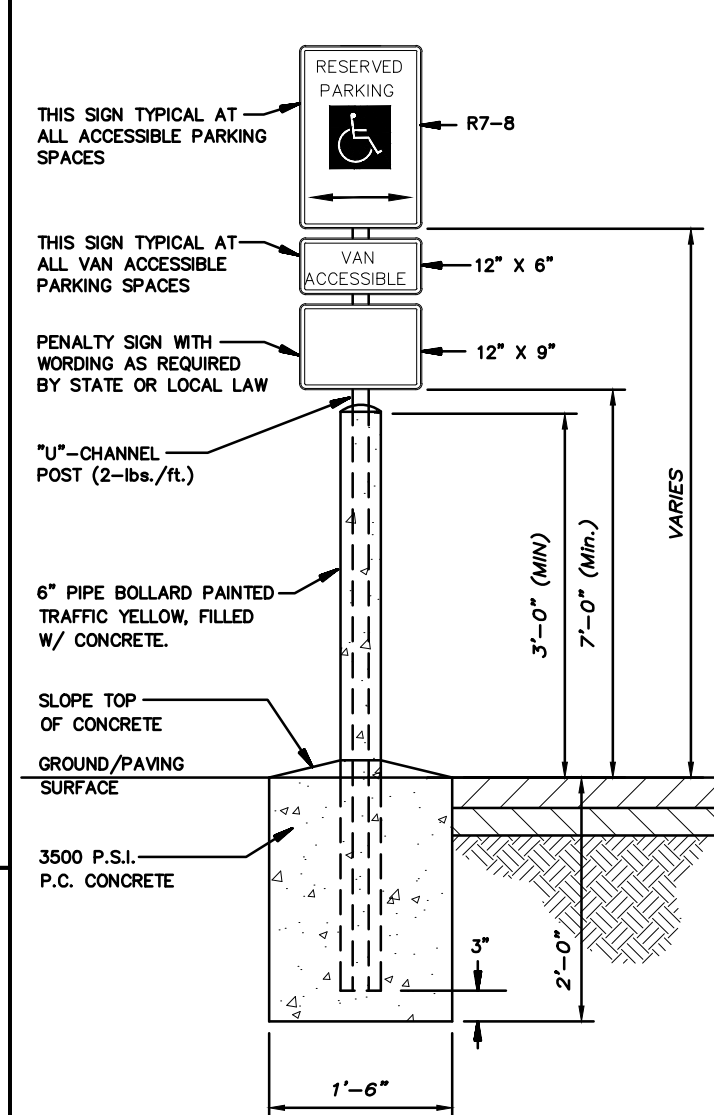
HANDICAPPED RAMP DETAIL AND RAMP SCHEDULE S15
NTS



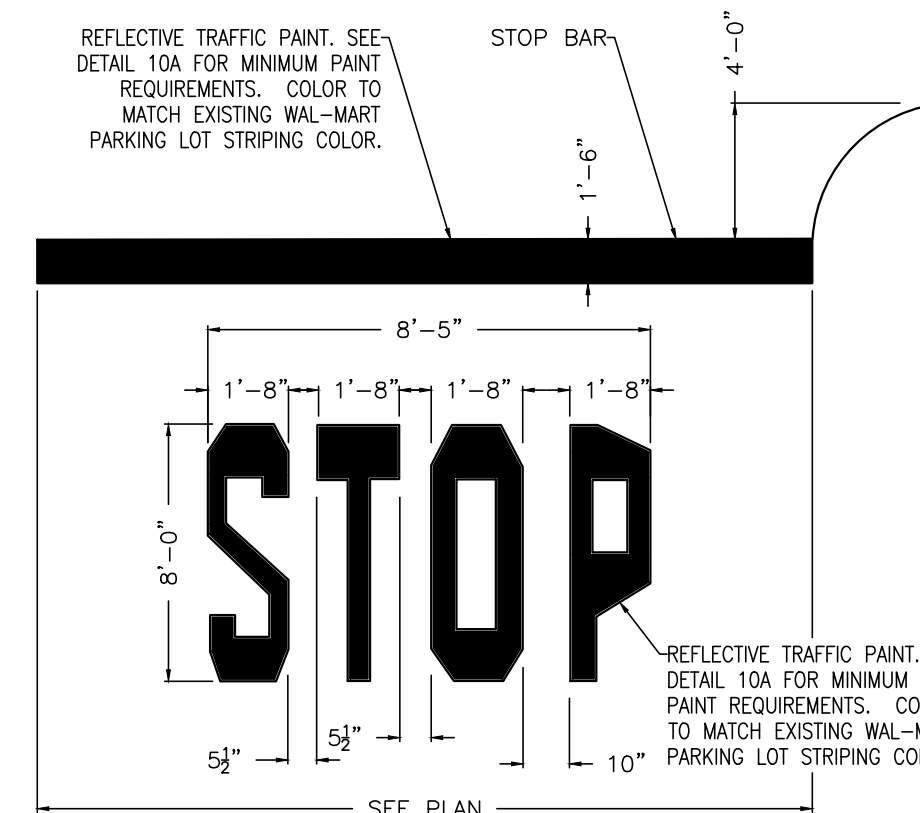
U-SHAPED BIKE RACK DETAIL S19
NTS



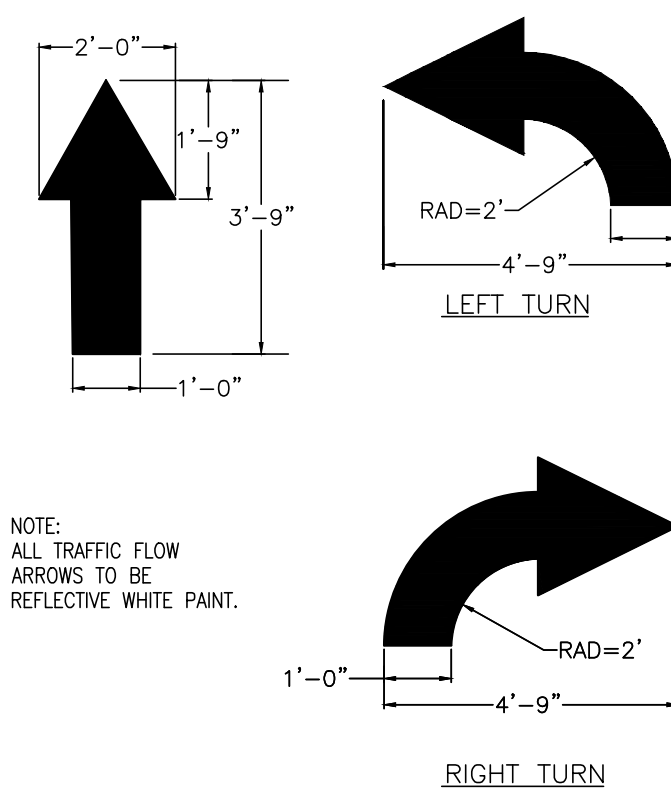
ACCESSIBLE PARKING STALL & PARKING SYMBOL S23



ACCESSIBLE / VAN ACCESSIBLE
PARKING SIGN S24
NTS



STOP BAR S25
N.T.S.



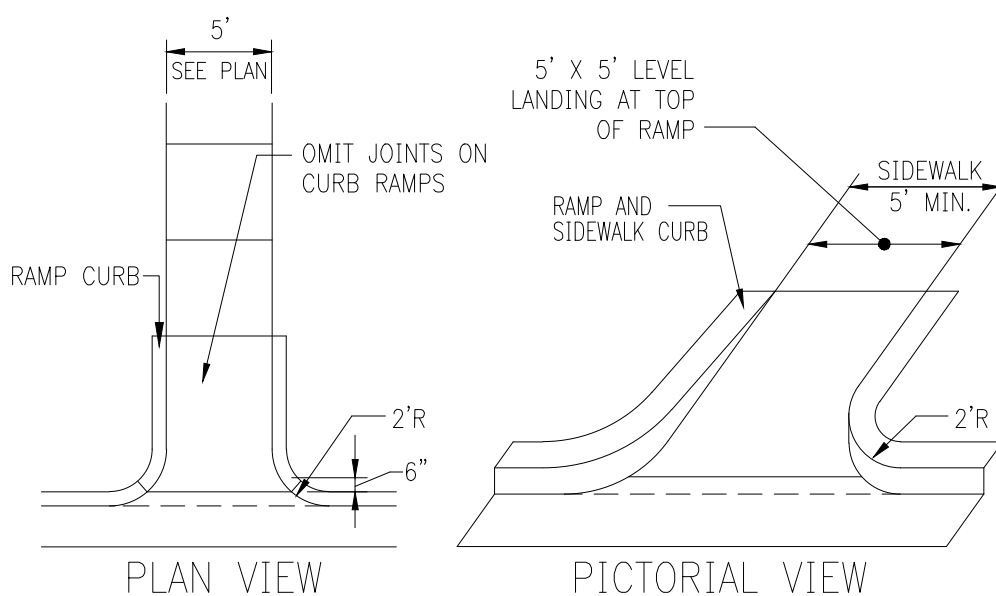
DIRECTIONAL TRAFFIC ARROW S26
N.T.S.

- MINIMUM REQUIREMENTS:
- USE TRAINED AND EXPERIENCED PERSONNEL IN APPLYING THE PRODUCTS AND OPERATING THE EQUIPMENT REQUIRED FOR PROPERLY PERFORMED WORK.
 - PAINT SHALL BE WATERBORNE OR SOLVENT BORNE. COLOR SHALL BE REFLECTIVE WHITE UNLESS OTHERWISE SPECIFIED. PAVEMENT MARKING PAINTS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL LAWS ENACTED TO ENSURE COMPLIANCE WITH FEDERAL CLEAN AIR STANDARDS. PAINT MATERIALS SHALL CONFORM TO THE RESTRICTIONS OF THE LOCAL AIR POLLUTION CONTROL DISTRICT.
 - WATERBORNE PAINT: PAINTS SHALL CONFORM TO FEDERAL SPECIFICATION TT-P-1952 (LATEST REVISION) AND ALL APPLICABLE ASTM STANDARDS WITHIN THIS SPECIFICATION.
 - SOLVENT BORNE PAINT: PAINT SHALL CONFORM TO FEDERAL SPECIFICATION A-A-2886 OR ASHTO M 248. PAINT SHALL BE NON-BLEEDING, QUICK-DRYING, AND ALKYL PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND BE MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION FOR COLOR YELLOW (UNLESS OTHER COLOR IS OTHERWISE SPECIFIED).
 - GLASS BEADS: ASHTO M 247, TYPE 1 OR FS TT-B-1325, TYPE 1, GRADATION A
 - APPLY TWO COATS OF PAINT, AT MANUFACTURER'S RECOMMENDED RATE, WITHOUT ADDITION OF THINNER, WITH MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED TO PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS AND DRY FILM THICKNESS OF 7 1/2 MILS PER COAT. PAINT SHALL BE APPLIED FOR A TOTAL DRY FILM THICKNESS OF 15 MILS. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES.
 - APPLY GLASS BEADS AT PEDESTRIAN CROSSWALK STRIPING AND AT LANE STRIPING AND ARROWS. BROADCAST GLASS BEADS UNIFORMLY INTO WET MARKINGS AT A RATE OF 6 LB/GAL.

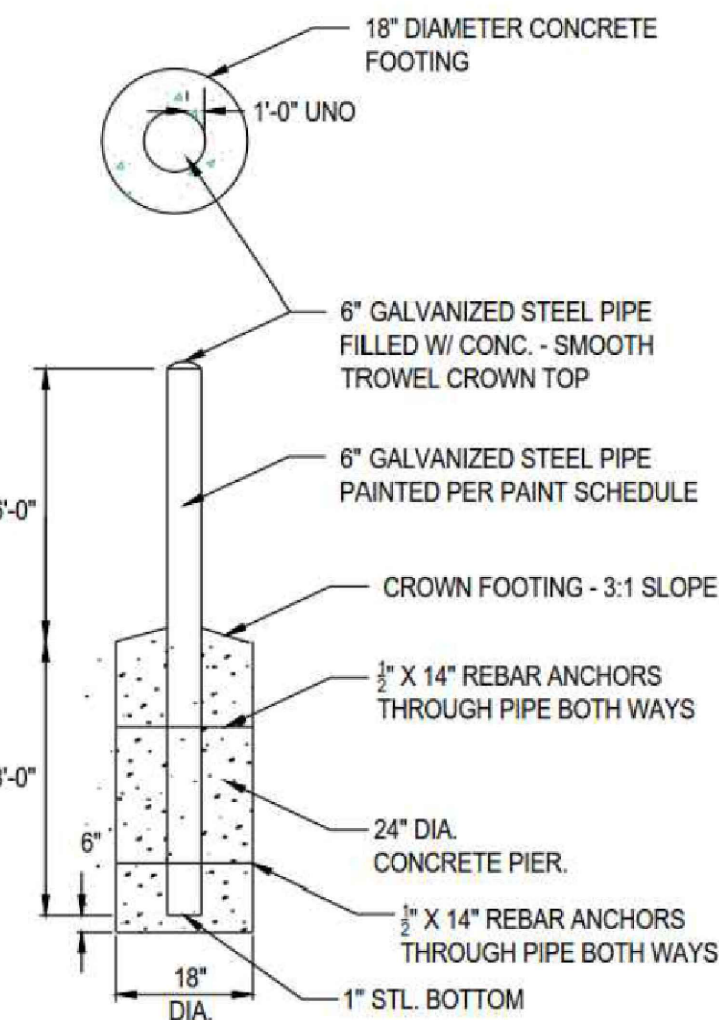
NOTE 1:
REFERENCE OHIO DOT
GENERAL AND DESIGN NOTES
FOR RAMPS
IN R.O.W.

NOTE 2:
CONSTRUCT RAMP TO LEAST
POSSIBLE SLOPE (MAX = 1:12).
CROSS SLOPE OF RAMP AND
LANDING SHALL NOT EXCEED 1:50.

NOTE 3:
RAMP GREATER THAN A 6"
RISE REQUIRES HANDRAILS.

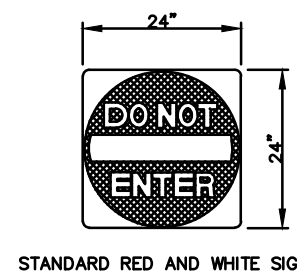


HANDICAP END RAMP S67
3000 PSI (MIN.) CONCRETE
NTS



BOLLARD DETAIL S36
NTS

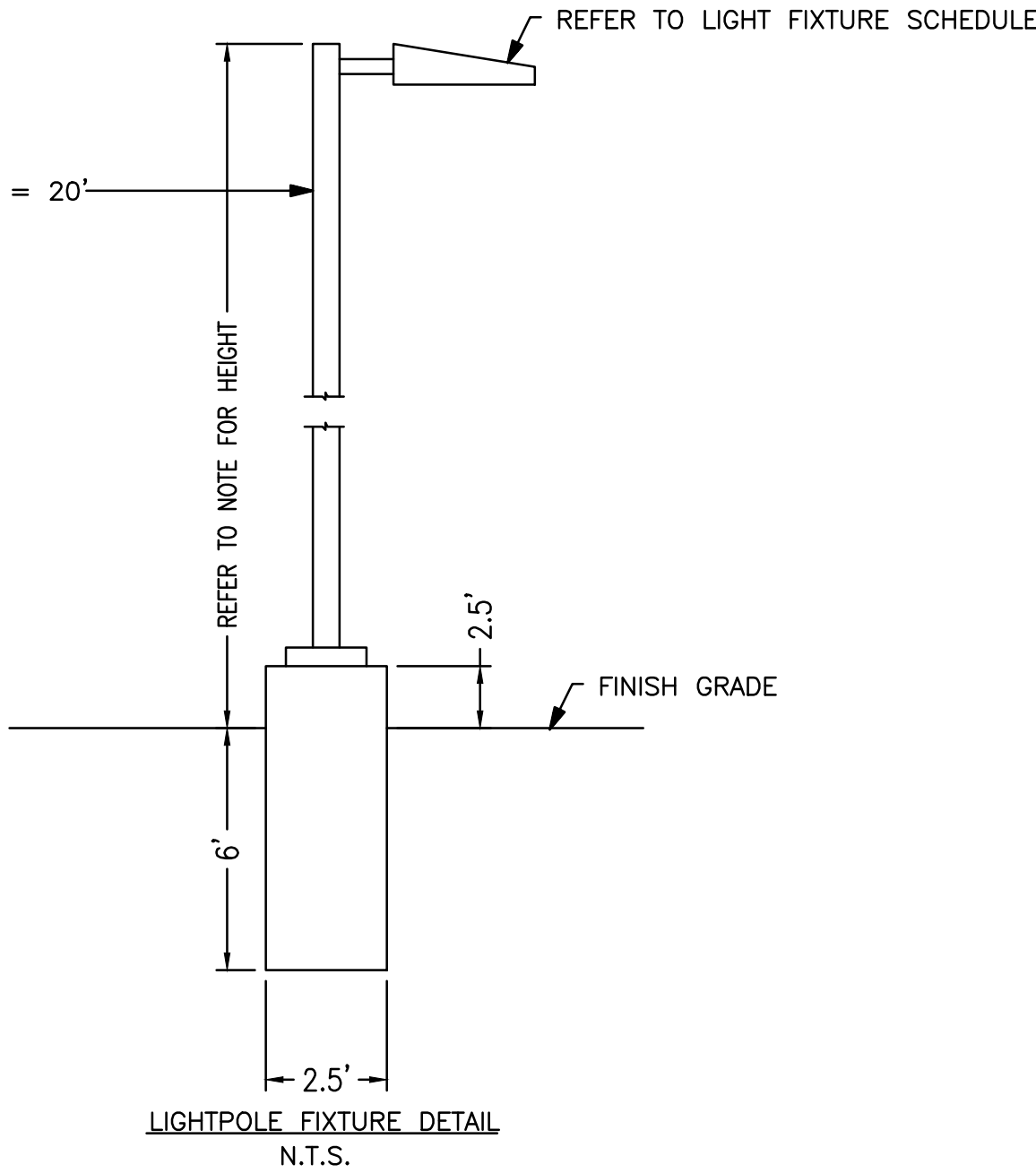
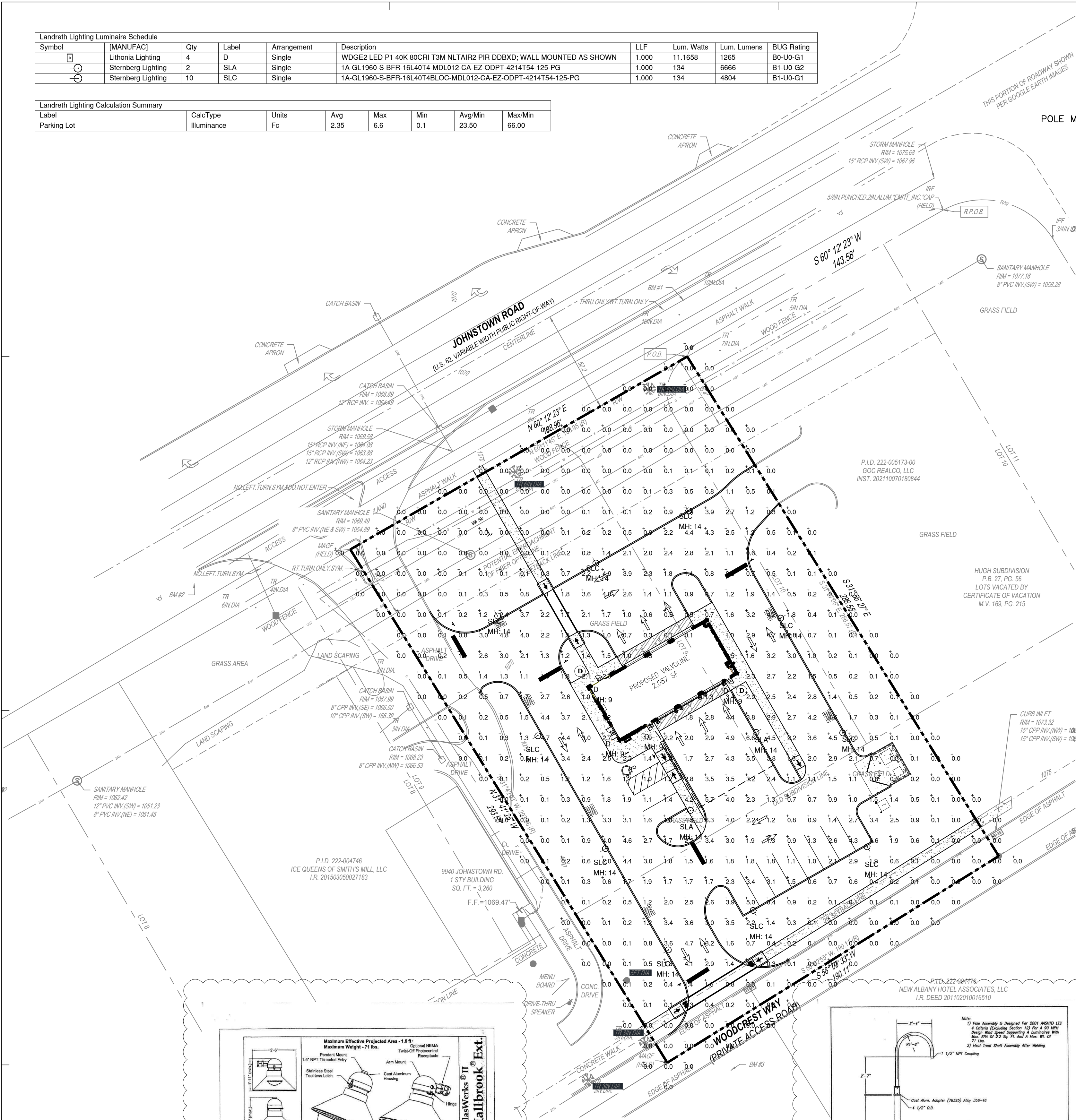
AS REQUIRED



"DO NOT ENTER"
SIGN
N.T.S.

Landreth Lighting Luminaire Schedule									
Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	4	D	Single	WDGE2 LED P1 40K 80CRI T3M NLTAIR2 PIR DBXB; WALL MOUNTED AS SHOWN	1.000	11,1658	1265	B0-U0-G1
	Sternberg Lighting	2	SLA	Single	1A-GL1960-S-BFR-16L40T4-MDL012-CA-EZ-ODPT-4214754-125-PG	1.000	134	6666	B1-U0-G2
	Sternberg Lighting	10	SLC	Single	1A-GL1960-S-BFR-16L40T4-BLOC-MDL012-CA-EZ-ODPT-4214754-125-PG	1.000	134	4804	B1-U0-G1

Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.35	6.6	0.1	23.50	66.00



EXISTING LEGEND:



EXISTING SHRUB/TREE



TELEPHONE BOX



EXISTING TRAFFIC CONTROL BOX



EXISTING LIGHT POLE



EXISTING ELECTRIC BOX



SIGN



BENCHMARK



RECORD DATA



EXISTING CATCH BASIN / CURB INLET



EXISTING STORM MANHOLE



EXISTING SANITARY SEWER MANHOLE



EXISTING CLEANOUT



EXISTING GREASE TRAP



EXISTING GAS METER

---	PROPERTY BOUNDARY
---	PROPERTY LINE
---	ORIGINAL LOT LINE
---	EXISTING FENCE LINE
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING GAS LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING WATER LINE

PROPOSED LEGEND:

---	PROPERTY LINE
---	PROPOSED CURB & GUTTER
---	PROPOSED CURB
---	LIGHT POLES

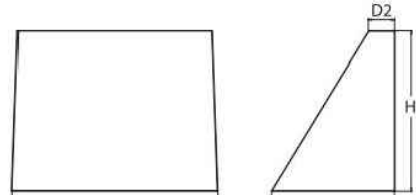


WDGE2 LED

Architectural Wall Sconce
Precision Refractive Optic

20' 11.5"

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
(without options)



Introduction
The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumens packages ranging from 1,200 to 25,000 lumens, providing a true one-size solution. Embedded with nLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance. WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview									
Luminaire	Depth	Standard LED CCT	Color Temp. CCT	Beam	PL	PL	PL	PL	PL
WDGE2 L10	Visual Comfort	18W	18W	Standard / right	750	1,200	2,000	3,000	4,500
WDGE2 L15	Visual Comfort	18W	18W	Standard / right	750	1,200	2,000	3,000	4,500
WDGE2 L20	Precision Reflector	18W	18W	Standard / right	750	1,200	2,000	3,000	4,500
WDGE2 L25	Precision Reflector	18W	18W	Standard / right	750	1,200	2,000	3,000	4,500
WDGE2 L30	Precision Reflector	18W	18W	Standard / right	750	1,200	2,000	3,000	4,500
WDGE2 L40	Precision Reflector	18W	18W	Standard / right	750	1,200	2,000	3,000	4,500

Ordering Information									
Series	Package	Color Temperature	CCT	Construction	Refuge	Mounting	Shipped separately		
WDGE2 LED	P1	27K, 3500K	3000K	T15 Type II (Short)	400'	180°	180°	180°	180°
	P2	3000K, 3500K	3000K	T15 Type II (Medium)	400'	180°	180°	180°	180°
	P3	3000K, 3500K	3000K	T15 Type II (Medium)	400'	180°	180°	180°	180°
	P4	3000K, 3500K	3000K	T15 Type II (Medium)	400'	180°	180°	180°	180°

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	P4	3000K, 3500K	3000K	T15 Type II (Medium)	400'	180°	180°	180°	180°

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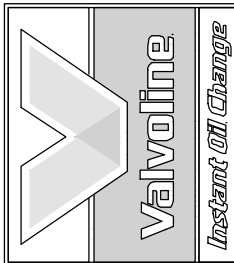
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Series	Package	Color Temperature	CCT	Construction	Refuge	Mounting
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Date	Issued Record	Owner Review Set	City Comments
2022 08 04			
2022 09 28			



VALVOLINE INSTANT OIL CHANGE
10014 US 62
NEW ALBANY, OH 43054

SEAL

PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
STUART ANDERSON
PROJECT MANAGER

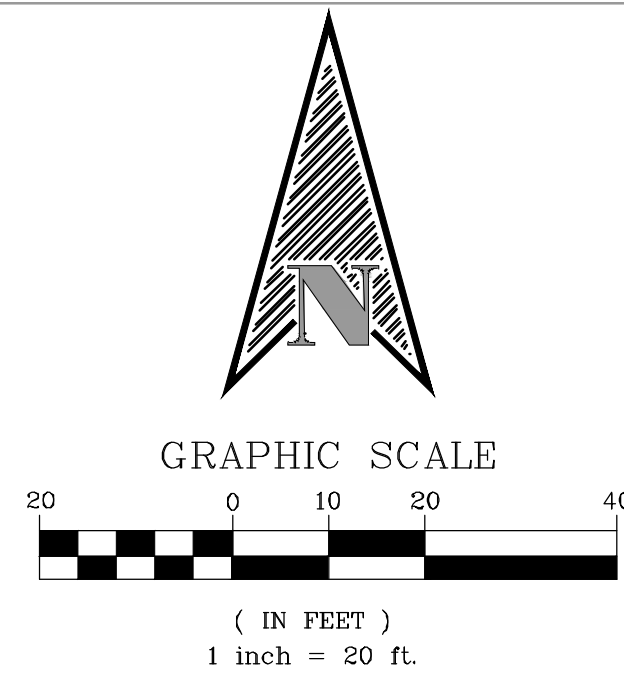
MB
QUALITY CONTROL
CDB
DRAWN BY
JB

Drawing Title:

IRRIGATION
PLAN

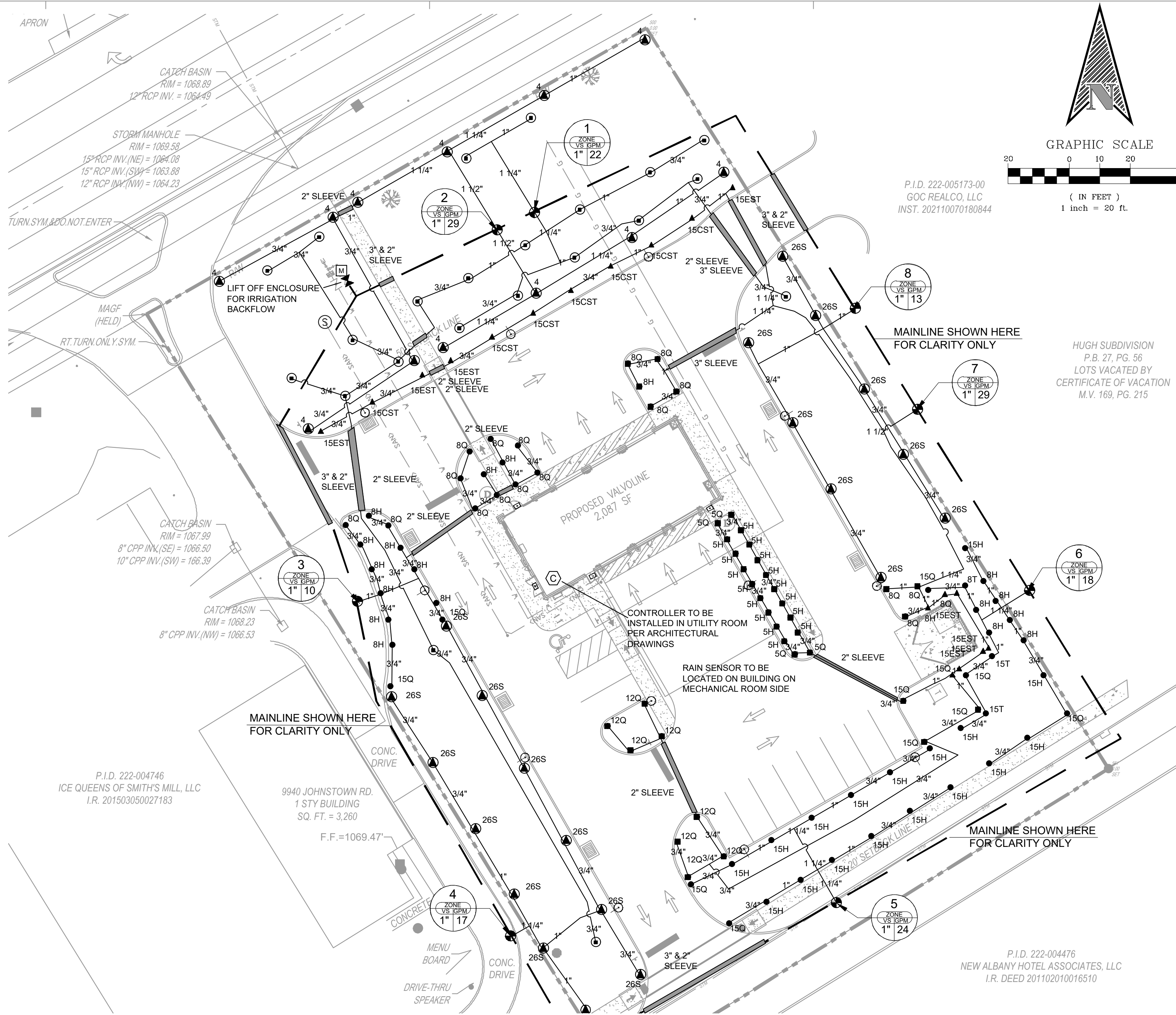
Drawing No.

IR-1.0



HUGH SUBDIVISION
P.B. 27, PG. 56
LOTS VACATED BY
CERTIFICATE OF VACATION
M.V. 169, PG. 215

P.I.D. 222-004476
NEW ALBANY HOTEL ASSOCIATES, LLC
I.R. DEED 201102010016510



IRRIGATION SYMBOLS: (Some symbols may not be used)

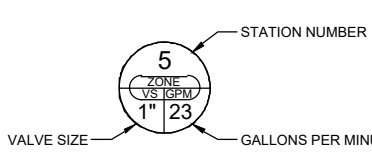
- RAINBIRD 1804-SAM-PRS (4" SPRAY)
- RAINBIRD 1806-SAM-PRS (6" SPRAY)
- RAINBIRD 1812-SAM-PRS (12" SPRAY)
- RAINBIRD 1812-SAM-PRS (12" SPRAY ON RISER)
- (2) XERI-BUBBLER ON 1/4" TUBING
- RAINBIRD 5500 (ROTOR)
- 1.0" PEB SERIES ELECTRIC REMOTE-CONTROL VALVE
- 1" MEDIUM FLOW CONTROL ZONE KIT WITH PR FILTER
- RAINBIRD ESP-AC PLASTIC WALL-MOUNT (CONTROLLER)
- RAINBIRD RSD-C6V ROOF CONDUIT (RAIN SENSOR)
- ZURN-WILKINS 375 (1" REDUCED PRESSURE ZONE BACKFLOW PREVENTER 1" IRRIGATION METER
- SMART-Y SOIL MOISTURE SENSOR

CLASS 200 PVC LATERAL SPRAY LINE (MINIMUM PIPE SIZE 3/4")
CLASS 200 PVC LATERAL BUBBLER LINE (MINIMUM PIPE SIZE 3/4")
CLASS 200 PVC LATERAL ROTOR LINE (MINIMUM PIPE SIZE 3/4")
LD -06-12-250 LANDSCAPE DRIPLINE LAID ON GRADE (NOT TO EXCEED 250 LINEAR FEET IN CONTINUOUS RUN WITHOUT CONNECTION TO LATERAL SPRAY LINE)
1.5" PVC LATERAL MAINLINE
NOTE: (PIPE TO BE SIZED NOT TO EXCEED A VELOCITY OF 5 FPS / MAX. PSI LOSS IN ZONE LINES NOT TO EXCEED 10% OF OPERATING PSI)
MINIMUM PIPE SIZE TO BE 3/4"
PVC SCH 40 SOLVENT WELD SLEEVE PIPE (SL) - SIZE TO BE AT LEAST DOUBLE THAT OF THE LATERAL OR MAIN LINE

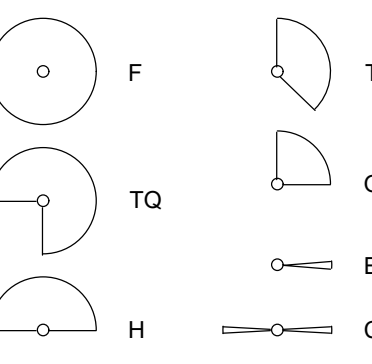
IRRIGATION NOTES:

- 1) REFER TO THE LANDSCAPE PLANS AND PROTECT TREES TO BE SAVED. VEHICLE PARKING, MATERIAL STORAGE, DUMPING OF ANY CHEMICALS OR SOIL REMOVAL/ADDITION IS NOT PERMITTED WITHIN DRIPLINES. ALL TEMPORARY CONSTRUCTION ACTIVITIES INCLUDING ALL DIGGING, TRENCHING, CONSTRUCTION LAY-DOWN AREAS AND PARKING OF VEHICLES ARE PROHIBITED WITHIN THE UNDISTURBED AREA AROUND EXISTING TREES TO BE PRESERVED. TUNNELING FOR THE INSTALLATION OF IRRIGATION IS ALLOWED. AN UNDISTURBED AREA SHALL BE ESTABLISHED AROUND EVERY EXISTING TREE TO BE PRESERVED. THE UNDISTURBED AREA IS MEASURED FROM THE CENTER OF EACH INDIVIDUAL TREE IN A GROUP. THE MINIMUM UNDISTURBED AREA IS A RADIUS OF 0.75 FEET PER DBH (DIAMETER AT BREAST HEIGHT, 54" HT ABOVE THE SOIL LINE). TREES OF 4" DBH OR LESS SHALL HAVE A MINIMUM UNDISTURBED AREA OF 5 FEET OR MORE PER THE TREE PROTECTION DETAIL. THE MAXIMUM RADIUS OF AN UNDISTURBED AREA SHALL BE 24 FEET. THE MINIMUM RADIUS FOR OFF-SITE TREES WITHIN 10 FEET OF THE PROPERTY LINE SHALL BE 0.5 FEET PER DBH. NO TREE ROOT GREATER THAN 2" IN DIAMETER SHALL BE CUT FOR TRENCHING. INSTALLATION OF WALKWAYS, PATIOS, FOOTERS, ETC., NOR SHALL THE TOTAL ROOT SYSTEM OF A MATURE TREE BE REDUCED MORE THAN 20%, WHENEVER POSSIBLE IRRIGATION LINES SHOULD BE INSTALLED BY TUNNELING UNDER THE ROOT SYSTEM.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING A PVC SWING PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE.
- 4) ADJUST ALL NOZZLES TO ELIMINATE WATER WASTE ON HARD SURFACES & BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FLOODING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- 5) ABOVE GROUND PIPING/BACKFLOW TO BE PAINTED FLAT BLACK. RISERS SHALL BE USED ON THIS SITE AND PAINTED FLAT BLACK.
- 6) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING KING "ONE STEP" CONNECTORS AND SEALANT WITH WIRE NUTS.
- 7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.
- 8) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING REUSE WATER.
- 9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
- 10) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD.
- 11) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- 12) ALL WORK SHALL BE WARRANTED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS).
- 13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE.
- 14) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOO IN THESE AREAS.
- 15) IRRIGATION SYSTEM DESIGN REQUIREMENTS: 60 GPM @ A MINIMUM OF 60 PSI AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE GPM AND PSI PRIOR TO INSTALLATION OF THE SYSTEM.
- 16) 48 HOURS BEFORE DIGGING, CALL 811 OR 1-800-362-2764
- 17) TO PREVENT POTENTIAL DAMAGE FROM PARKED VEHICLES, SPRAYHEADS ARE TO BE INSTALLED 24" FROM BACK OF CURB OR BACK OF PAVEMENT UNLESS WHEELSTOPS ARE INSTALLED. ANY 12" POP UPS OR RISERS SHOWN AT THE EDGE OF PAVEMENT AT PARKING SPACES ARE SHOWN FOR CLARITY ONLY.

VALVE DESIGNATION GUIDE



SPRAY PATTERN LEGEND



Sprays Used On Site

Count	SERIES	SPECIFICATIONS
39	1800 SERIES	RAINBIRD 1812-SAM-PRS
18	1800 SERIES	RAINBIRD 1812-SAM-PRS ON RISERS
54	1800 SERIES	RAINBIRD 1806-SAM-PRS
3	1800 SERIES	RAINBIRD 5500 ROTOR

Bubblers Used On Site

Count	FLOW(GPM)	PRESSURE(PSI)	RADIUS(FT.)	SERIES	SPECIFICATIONS
44	0.22	30	2	XERI-BUBBLERS	SXB-180

Spray Nozzles Used On Site

Count	NOZZLE	SERIES	FLOW(GPM)	PRESSURE(PSI)	RADIUS(FT.)	PERCIP(INH,SQUARE)	PERCIP(INH,TRIANGLE)
8	15EST	15 STRIP SERIES	0.61	30	4x15(WxL)		
7	15CST	15 STRIP SERIES	1.21	30	4x15(WxL)		
16	5H	5 SERIES MPR	0.20	30	5	0.60	0.70
4	5Q	5 SERIES MPR	0.10	30	5	0.60	0.70
19	8H	8 SERIES MPR	0.52	30	8	1.56	1.81
18	8Q	8 SERIES MPR	0.26	30	8	1.56	1.81
1	8T	8 SERIES MPR	0.35	30	8	1.56	1.81
8	12Q	12 SERIES MPR	0.65	30	12	1.74	2.01
17	15H	15 SERIES MPR	1.85	30	15	1.58	1.83
11	15Q	15 SERIES MPR	0.20	30	15	1.58	1.83
2	15T	15 SERIES MPR	0.20	30	15	1.58	1.83
0	19ROTOR	5500 SERIES	1.4	30	19	0.75	0.86
21	25ROTOR	5500 SERIES	1.4	30	25	0.43	0.50
12	37ROTOR	5500 SERIES	2.4	30	37	0.34	0.39

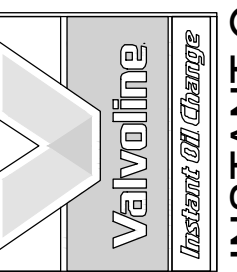


INTERPLAN
INTERPLAN LLC

ARCHITECTURE
1 SOUTH 280 SUMMIT AVE, STE D
OAKBROOK TERRACE, IL 60181
630.932.2336

ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

License #: _____
Expiration Date: _____

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WALVOLINE INSTANT OIL CHANGE
10014 US 62
NEW ALBANY, OH 43054

AL

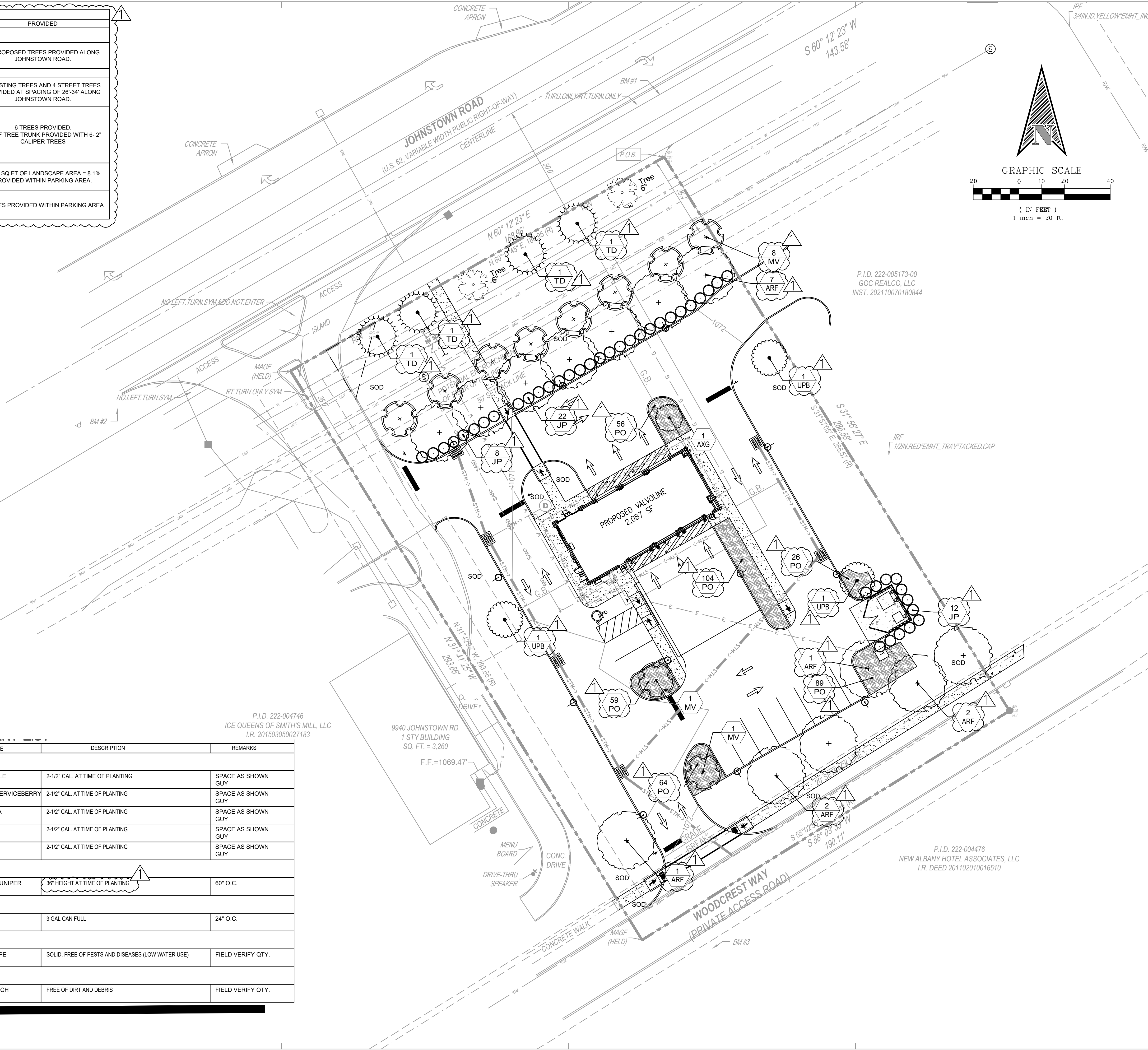
PROJECT NUMBER
2022.0300
PROFESSIONAL IN CHARGE
STUART ANDERSON
PROJECT MANAGER
MB
QUALITY CONTROL
CDB
DRAWN BY
JB
Drawing Title:

IRRIGATION DETAILS

Drawing No.

IR-1.1

LANDSCAPE CODE REQUIREMENTS		
REQUIRED		PROVIDED
NEW ALBANY, OH - CODE OF ORDINANCES		
III (G) 4.	8 TREES ARE REQUIRED PER 100 FEET OF FRONTAGE TO BE PLANTED WITHIN THE SETBACK AREA ALONG JOHNSTOWN ROAD. JOHNSTOWN ROAD: 189/100 = 1.89 X 8 TREES = 15 TREES REQUIRED	15 PROPOSED TREES PROVIDED ALONG JOHNSTOWN ROAD.
CHAPTER 1171		
04(A).	ONE STREET TREE IS REQUIRED TO BE INSTALLED ALONG JOHNSTOWN ROAD AT A SPACING OF 1 TREE EVERY 26'-34'	2 EXISTING TREES AND 4 STREET TREES PROVIDED AT SPACING OF 26'-34' ALONG JOHNSTOWN ROAD.
05(E).	A MINIMUM OF ONE TREE FOR EVERY 5,000 SQ. FT. OF GROUND COVERAGE AND A TOTAL TREE PLANTING EQUAL TO 10" PLUS 1/4" IN TREE TRUNK SIZE FOR EVERY 2,000 SQ. FT. OVER 20,000 FEET IN GROUND COVERAGE. GROUND COVERAGE = 23,787 SQ. FT. MINIMUM TREES = 5 INCHES OF TREE TRUNK REQUIRED = 10.5"	6 TREES PROVIDED. 12" OF TREE TRUNK PROVIDED WITH 6- 2" CALIPER TREES
06(a)(2)	8% OF THE PARKING AREA MUST BE LANDSCAPED. PARKING AREA SQ. FT.: 19,670 8% OF PARKING AREA: 1,573.6 SQ. FT.	1,597 SQ. FT. OF LANDSCAPE AREA = 8.1% PROVIDED WITHIN PARKING AREA.
06(a)(2)	ONE TREE PER FOR EVERY 10 PARKING SPACES MUST BE PLANTED IN THE PARKING AREA. 11 PARKING SPACES / 10 = 2 TREES.	2 TREES PROVIDED WITHIN PARKING AREA



SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
ARF	13	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" CAL. AT TIME OF PLANTING	SPACE AS SHOWN GUY
AXG	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2-1/2" CAL. AT TIME OF PLANTING	SPACE AS SHOWN GUY
MV	10	MAGNOLIA VIRGINIANA 'GREEN MILE'	GREEN MILE MAGNOLIA	2-1/2" CAL. AT TIME OF PLANTING	SPACE AS SHOWN GUY
TD	4	TAXODIUM DISTICHUM	BALD CYPRESS	2-1/2" CAL. AT TIME OF PLANTING	SPACE AS SHOWN GUY
UPB	3	ULMUS PARVIFOLIA 'BOSQUE'	BOSQUE ELM	2-1/2" CAL. AT TIME OF PLANTING	SPACE AS SHOWN GUY
SHRUBS					
JP	42	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN CHINESE JUNIPER	36" HEIGHT AT TIME OF PLANTING	60" O.C.
GROUNDCOVERS					
PO	398	PAEONIA OBOVATA	OBOVATE PEONY	3 GAL CAN FULL	24" O.C.
SOD					
PNO		FESTUCA ARUNDINACEA TURF TYPE	TALL FESCUE TURF TYPE	SOLID, FREE OF PESTS AND DISEASES (LOW WATER USE)	FIELD VERIFY QTY.
MULCH					
SEE PLANS		DARK HARDWOOD MULCH	DARK HARDWOOD MULCH	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

INTERPLAN LLC

ARCHITECTURE

1 SOUTH 280 SUMMIT AVE, STE D

OAKBROOK TERRACE, IL 60181

630.932.2336

ENGINEERING PERMITTING

220 E. CENTRAL PKWY., STE 4000

ALTAMONTE SPRINGS, FL 32701

407.645.5008

License #: _____

Expiration Date: _____

Issued Record	OWNER REVIEW SET	CITY COMMENTS
2022 08 04		
2022 09 28		

Valvoline

Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

10014 US 62

NEW ALBANY, OH 43054

SEAL

PROJECT NUMBER

2022.0300

PROFESSIONAL IN CHARGE

STUART ANDERSON

PROJECT MANAGER

MB

QUALITY CONTROL

CDB

DRAWN BY

JB

Drawing Title:

LANDSCAPE PLAN

Drawing No.

L-1.0

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1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CLEARING SHALL BE DONE BY HAND.
3. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY NATIVE SOIL IMMEDIATELY. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
4. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
5. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
6. DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNERS REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.



1. LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.
2. QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.
3. THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.
6. STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND. REMOVE ANY DEBRIS FROM THE HOLE, FILL WITH TOP SOIL, COMPACT AND RAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.
7. TOPSOIL WILL NOT BE STOCKPILED FOR RE-USE IN LANDSCAPE WORK. CONTRACTOR SHALL IMPROVE TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK.

PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.

PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.
8. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF THE FOLLOWING:

80% TOPSOIL
20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):

 - 3 PARTS - ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
 - 1 PART - STERILIZED COW MANURE (OR EQUAL)
 - COMMERCIALY AVAILABLE STARTER FERTILIZER @ RATES SPECIFIED BY MANUFACTURER
 - LIME (AS RECOMMENDED IN SOIL ANALYSIS)
9. QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.11).

PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004).

TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.
10. INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT UPON DELIVERY TO THE SITE, PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT AT LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.
11. NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.
12. CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY LANDSCAPE ARCHITECT
13. MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, DARK HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE PINESTRAW FROM THE PLANTS.
14. BED PREPARATION FOR SOD INSTALLATION: REMOVE EXISTING VEGETATION WITHIN THE APPROVED BEDLINE. IF THE EXISTING SOIL IS COMPACTED OR OTHERWISE UNSUITABLE FOR PLANTING, REMOVE THE TOP 4 INCHES OF SOIL, TILL SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES. REMOVE LARGE STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL.

SPREAD 2 INCHES OF TOPSOIL OVER THE PREPARED BED AND TILL INTO THE TOP 4 INCHES OF LOOSENED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL, RAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES.

WAIT THE BED IMMEDIATELY BEFORE LAYING THE SOD SO THAT THE TOP INCH OF SOIL IS MOIST. ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SODDED THAT SAME DAY.
15. MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.
16. WARRANTY: CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.

EQUIPMENT

A. PRUNING TOOLS: USE ONLY SHARP, CLEAN TOOLS, STERILIZED PRIOR TO USE.

B. TRANSPLANTING TOOLS: SIZE OF VERMEER SPADE, IF USED IS TO BE LARGE ENOUGH TO ENCOMPASS FIBROUS FEEDER ROOTS OF EACH PLANT, CONSISTENT WITH STANDARD NURSERY SIZES FOR PLANT BEING RELOCATED.

C. WATERING TUBES: GRAY, PERFORATED SDR PVC DRAINAGE PIPE, FOUR INCHES IN DIAMETER.

D. VEHICLES: DO NOT DRIVE ONTO OR OPERATE A VEHICLE ON JOBSITE CARRYING DIRT OR PLANT DEBRIS FROM ANOTHER SITE. WASH ALL DIRT AND MUD FROM TIRES PRIOR TO ENTERING JOBSITE.

EXECUTION

PREPARATION

A. VERIFY WITH OWNER ALL PLANTS TO BE TRANSPLANTED PRIOR TO BEGINNING WORK.

B. STAKE PLANT LAYOUT FOR ADJUSTMENT AND APPROVAL PRIOR TO TRANSPLANTING.

C. TRANSPLANT ALL PLANTINGS AS SHOWN ON DRAWINGS. PROCEED WITH TRANSPLANTING OPERATIONS BASED UPON OWNER ACCEPTED SCHEDULE AND METHODS.

D. ROOTBALL SIZE: MINIMUM 10-INCHES IN DIAMETER PER 1-INCH TREE CALIPER.

E. CROWN PRUNING: UPON AWARD OF CONTRACT, PRUNE TREES BACK ABOUT 1/4TH. PRUNE SIDE BRANCHES ONLY. DO NOT CUT LEADERS.

MECHANICAL TRANSPLANTING OF TREES

A. USE MACHINERY IN GOOD CONDITION WITH A MINIMUM TOLERANCE (MAX 2") BETWEEN CUTTING BLADES. ALL BLADES SHALL BE TRUE TO THEIR DESIGNED SHAPE AND FREE OF BENDS, WHICH COULD INTERFERE WITH THEIR OPERATION. MOUNT TREE SPADE ON A SUITABLE STABLE MACHINE CAPABLE OF SUPPORTING THE WEIGHT OF ALL REMOVED MATERIAL AND HEAVY ENOUGH TO FORCE THE BLADES INTO THE SOIL.

B. MACHINE TRANSPLANT TREES IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

CALIPER	MIN. MACHINE SIZE	MANUFACTURER
UNDER 3"	44"	VERMEER, DAVY, OR APPROVED EQUAL
3"-5"	60"	VERMEER OR APPROVED EQUAL
5"-8"	90"	BIG JOHN, VERMEER, OR APPROVED EQUAL
8"-16"	12" BOX	

C. DO NOT EXCAVATE TREE PITS MORE THAN 24 HOURS PRIOR TO TRANSPLANTING.

D. CUT AND REMOVE ALL VINES AND UNDERBRUSH FROM THE TRUNK AND BRANCHES OF THE TREE TO FACILITATE ACCESS BY MACHINE.

E. PRUNE AND THIN THE TREE BY REMOVING INTERIOR BRANCHES AND ENTANGLED LIMBS. REMOVE NOT LESS THAN 10 PERCENT OF ALL BRANCHING BEFORE DIGGING BUT NOT MORE THAN 20 PERCENT. DO NOT INDISCRIMINATELY CUT BRANCH TIPS TO ACHIEVE THE ABOVE PERCENTAGES.

F. USE THE SAME MACHINE TO DIG RECEIVING HOLE AND TO DIG TREE FOR TRANSPLANTING.

G. REROUTE IRRIGATION LINES TRANSPLANTING OPERATION TO MAINTAIN INTEGRITY OF RECEIVING HOLE.

H. AFTER TREE IS PLACED IN HOLE, IMMEDIATELY FILL ALL CREVICES WITH SAND AND WATER TO FILL ALL VOIDS. APPLY 4-INCHES OF MULCH.

I. PROVIDE PERIODIC WATERING AND MISTING OF MAIN FOLIAGE.

J. SPRAY TRUNKS WITH LINDANE OR DURSBAN FOR CONTROL OF BORERS AND WRAP HARDWOODS TO FIRST BRANCH.

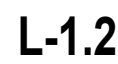


EXHIBIT "A" LEGAL DESCRIPTION:

FROM TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER GLW2200444, WITH AN EFFECTIVE DATE OF MARCH 25, 2022, AT 6:59 AM.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY, LYING IN LOT 23 QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16, UNITED STATES MILITARY LANDS, AND BEING PART OF THAT 30.885 ACRE TRACT CONVEYED TO SMITH MILL VENTURES LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 200608170162929, (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A PERMANENT MARKER SET AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FOREST DRIVE (WIDTH VARIES), AS DEDICATED IN PLAT BOOK 112, PAGE 40, WITH JOHNSTOWN ROAD (U.S. 62, WIDTH VARIES), BEING IN A NORTHWESTERLY LINE OF A REMAINDER OF SAID 30.885 ACRE TRACT;

THENCE SOUTH 60° 11' 45" WEST, WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 143.63 FEET TO A MAGNETIC NAIL SET, THE TRUE POINT OF BEGINNING;

THENCE SOUTH 31° 57' 05" EAST, ACROSS SAID 30.885 ACRE TRACT, A DISTANCE OF 286.57 FEET TO A MAGNETIC NAIL SET IN THE NORTHWESTERLY LINE OF THAT 3.047 ACRE TRACT CONVEYED TO NEW ALBANY HOTEL ASSOCIATES, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 201102010016510;

THENCE SOUTH 58° 02' 55" WEST, WITH THE LINE COMMON TO A REMAINDER OF SAID 30.885 ACRE TRACT AND SAID 3.047 ACRE TRACT, A DISTANCE OF 190.11 FEET TO A MAGNETIC NAIL SET AT THE EASTERLY CORNER OF THAT 0.884 ACRE TRACT CONVEYED TO ICE QUEENS OF SMITH'S MILL, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 201503050027183;

THENCE NORTH 31° 42' 03" WEST, WITH THE LINE COMMON TO A REMAINDER OF SAID 30.885 ACRE TRACT AND SAID 0.884 ACRE TRACT, A DISTANCE OF 293.66 FEET TO A MAGNETIC NAIL SET IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 60° 11' 45" EAST, WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A NORTHWESTERLY LINE OF SAID 30.885 ACRE TRACT, A DISTANCE OF 188.95 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.262 ACRES, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS, IF ANY, OF PREVIOUS RECORD.

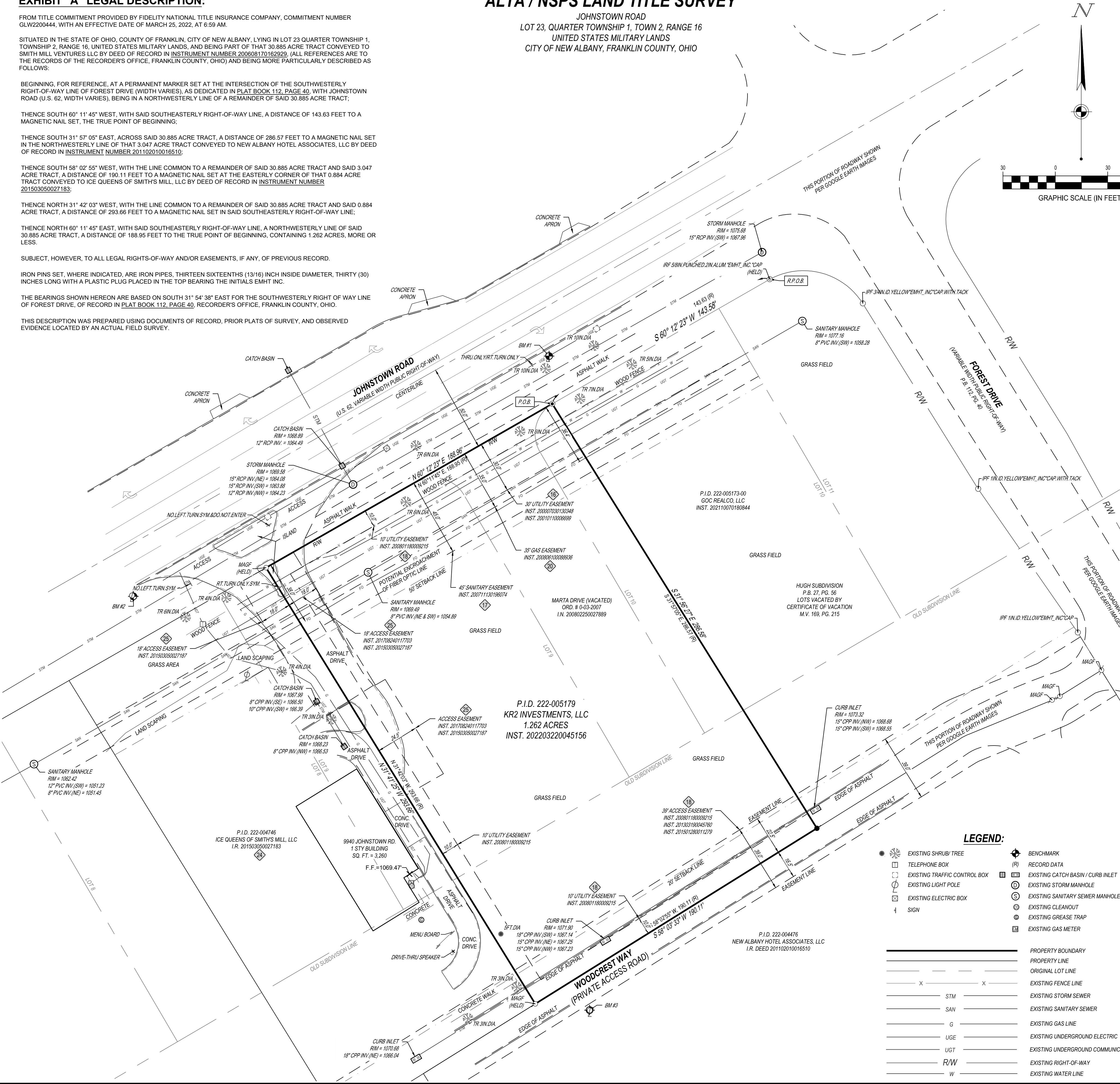
IRON PINS SET, WHERE INDICATED, ARE IRON PIPES, THIRTEEN SIXTEENTHS (13/16) INCH INSIDE DIAMETER, THIRTY (30) INCHES LONG WITH A PLASTIC PLUG PLACED IN THE TOP BEARING THE INITIALS EMHT INC.

THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH 31° 54' 38" EAST FOR THE SOUTHWESTERLY RIGHT OF WAY LINE OF FOREST DRIVE, OF RECORD IN PLAT BOOK 112, PAGE 40, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

THIS DESCRIPTION WAS PREPARED USING DOCUMENTS OF RECORD, PRIOR PLATS OF SURVEY, AND OBSERVED EVIDENCE LOCATED BY AN ACTUAL FIELD SURVEY.

ALTA / NSPS LAND TITLE SURVEY

JOHNSTOWN ROAD
LOT 23, QUARTER TOWNSHIP 1, TOWN 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO



SCHEDULE BII ITEMS:

TITLE COMMITMENT CONDUCTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: GLW2200444, DATED MARCH 25, 2022 AT 6:59 A.M.

ITEMS 1-12, 36, 37 ARE NOT SURVEY RELATED.

SCHEDULE BII ITEMS:

13. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS SHOWN ON PLAT FILED FOR RECORD DECEMBER 21, 2010, IN PLAT BOOK 114, PAGE 1, OF THE FRANKLIN COUNTY, OHIO RECORDS. EASEMENTS NOT ON SURVEYED PROPERTY AND NOT SHOWN HEREON.

14. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE NEW ALBANY COMMUNITY AUTHORITY, FILED FOR RECORD MAY 24, 1991, IN OFFICIAL RECORD 16999C04, OF THE FRANKLIN COUNTY, OHIO RECORDS. THE DOCUMENT IS BLANKET IN NATURE AND THE SURVEYED PROPERTY IS LOCATED IN THE AREA DESCRIBED.

15. MEMORANDUM OF AGREEMENT BY AND BETWEEN THE NEW ALBANY COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS THE NEW ALBANY COMPANY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND NATIONAL CITY BANK OF COLUMBUS, TRUSTEE, FILED FOR RECORD NOVEMBER 17, 1998 IN INSTRUMENT NO. 199811170294968, OF THE FRANKLIN COUNTY, OHIO RECORDS. THE SURVEYED PROPERTY IS LOCATED IN THE AREA DESCRIBED.

16. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE NEW ALBANY BUSINESS PARK, FILED FOR RECORD JULY 3, 2000, IN INSTRUMENT NO. 200007030130348, RE-RECORDED JANUARY 10, 2001, IN INSTRUMENT NO. 2001011009699, OF THE FRANKLIN COUNTY, OHIO RECORDS. AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR THE NEW ALBANY BUSINESS PARK FILED FOR RECORD AUGUST 18, 2003, IN INSTRUMENT NO. 200308180260678, OF THE FRANKLIN COUNTY, OHIO RECORDS. TWELFTH SUPPLEMENTAL TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE NEW ALBANY BUSINESS PARK FILED FOR RECORD SEPTEMBER 6, 2008, IN INSTRUMENT NO. 200809060177774, OF THE FRANKLIN COUNTY, OHIO RECORDS. TWENTY-SEVENTH SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE NEW ALBANY COMMUNITY AUTHORITY FILED FOR RECORD SEPTEMBER 6, 2008, IN INSTRUMENT NO. 200809060177775, OF THE FRANKLIN COUNTY, OHIO RECORDS. THE SURVEYED PROPERTY IS LOCATED IN THE AREA DESCRIBED. THE 30' UTILITY EASEMENT IS LOCATED ON THE SURVEYED PROPERTY AND SHOWN HEREON. IN ADDITION TO THE UTILITY EASEMENT, THIS 30' EASEMENT AREA IS ALSO TO BE USED FOR HIKE AND BIKE TRAILS, AND LANDSCAPING, AND LANDSCAPING FEATURES PER SECTION 8.7(b) OF CCR's FOR THE NEW ALBANY BUSINESS PARK.

17. EASEMENT TO THE VILLAGE OF NEW ALBANY, OHIO, AN OHIO MUNICIPAL CORPORATION, FILED FOR RECORD NOVEMBER 13, 2007, IN INSTRUMENT NO. 20071130196074, OF THE FRANKLIN COUNTY, OHIO RECORDS. EASEMENTS ON SURVEYED PROPERTY AND SHOWN HEREON.

18. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SMITH MILL VENTURES LLC, AN OHIO LIMITED LIABILITY COMPANY, FILED FOR RECORD JANUARY 18, 2008, IN INSTRUMENT NO. 200801180009215, OF THE FRANKLIN COUNTY, OHIO RECORDS. FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FILED FOR RECORD MARCH 19, 2013 IN INSTRUMENT NO. 20130319045760, OF THE FRANKLIN COUNTY, OHIO RECORDS. SECOND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FILED FOR RECORD DECEMBER 8, 2014 IN INSTRUMENT NO. 201412050162233, OF THE FRANKLIN COUNTY, OHIO RECORDS. CORRECTION TO FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FILED FOR RECORD JANUARY 28, 2015 IN INSTRUMENT NO. 201501280011279, OF THE FRANKLIN COUNTY, OHIO RECORDS. THIRD SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FILED FOR RECORD MARCH 20, 2017 IN INSTRUMENT NO. 201703200037814, OF THE FRANKLIN COUNTY, OHIO RECORDS. FOURTH SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FILED FOR RECORD OCTOBER 14, 2020 IN INSTRUMENT NO. 202010140158918, OF THE FRANKLIN COUNTY, OHIO RECORDS. SURVEYED PROPERTY IS LOCATED IN THE AREA DESCRIBED. THE 10' UTILITY AND 30' ACCESS EASEMENTS ARE LOCATED ON THE SURVEYED PROPERTY AND SHOWN HEREON. (ACCESS ROADS C & D AND CORRESPONDING ACCESS EASEMENTS (SECOND SUPPLEMENT) ARE NOT LOCATED ON THE SURVEYED PROPERTY).

AS-SURVEYED LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY, LOCATED IN LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16, UNITED STATES MILITARY LANDS, BEING ALL OF MARTA DRIVE (VACATED) PER ORDINANCE NUMBER 0-93-2007, AS RECORDED IN INSTRUMENT NUMBER 200802250027889, AND PART OF LOTS 9 AND 10 OF HUGH SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 56, AND BEING PART OF A 30.885 ACRE TRACT CONVEYED TO SMITH MILL VENTURES LLC, AS RECORDED IN INSTRUMENT NUMBER 200608170162929 (ALL REFERENCES REFER TO THE RECORDS OF THE RECORDERS OFFICE, FRANKLIN COUNTY, OHIO) BEING DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A FOUND 5/8" IRON PIN WITH A 2" ALUMINUM EMH&T CAP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF FOREST DRIVE, AS RECORDED IN PLAT BOOK 112, PAGE 40, AND WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD (U.S. 62);

THE WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD, SOUTH 60° 12' 23" WEST, A DISTANCE OF 143.58 FEET TO A 5/8 INCH IRON PIN WITH CESO CAP, AND BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID JOHNSTOWN ROAD AND WITH THE WESTERLY LINE OF A TRACT CONVEYED TO GOC REALCO LLC, AS RECORDED IN INSTRUMENT NUMBER 202110070180844, SOUTH 31° 56' 27" EAST, A DISTANCE OF 286.58 FEET TO A MAG NAIL SET ON THE NORTHERLY LINE OF A TRACT CONVEYED TO NEW ALBANY HOTEL ASSOCIATES LLC, AS RECORDED IN INSTRUMENT NUMBER 201102010016510;

THENCE WITH SAID NORTHERLY LINE OF NEW ALBANY HOTEL ASSOCIATES LLC TRACT, SOUTH 58° 03' 33" WEST, A DISTANCE OF 190.11 FEET TO FOUND MAG NAIL ON THE SOUTHEASTERLY CORNER OF A TRACT CONVEYED TO ICE QUEENS OF SMITH'S MILL LLC, AS RECORDED IN INSTRUMENT NUMBER 201503050027183;

THENCE WITH THE EASTERLY LINE OF SAID ICE QUEENS OF SMITH'S MILL LLC, NORTH 31° 41' 25" WEST, A DISTANCE OF 293.66 FEET TO A FOUND MAG NAIL AT THE NORTHEASTERLY CORNER OF SAID ICE QUEENS OF SMITH'S MILL LLC, AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD;

THENCE WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD, NORTH 60° 12' 23" EAST, A DISTANCE OF 188.96 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.262 ACRES OF LAND.

LEGEND:

	EXISTING SHRUB/ TREE		BENCHMARK
	TELEPHONE BOX		RECORD DATA
	EXISTING TRAFFIC CONTROL BOX		EXISTING CATCH BASIN / CURB INLET
	EXISTING LIGHT POLE		EXISTING STORM MANHOLE
	EXISTING ELECTRIC BOX		EXISTING SANITARY SEWER MANHOLE
	EXISTING CLEANOUT		EXISTING SANITARY SEWER
	SIGN		EXISTING GAS LINE
			EXISTING GREASE TRAP
			EXISTING GAS METER
			PROPERTY BOUNDARY
			PROPERTY LINE
			ORIGINAL LOT LINE
			EXISTING FENCE LINE
			EXISTING STORM SEWER
			EXISTING SANITARY SEWER
			EXISTING GAS LINE
			EXISTING UNDERGROUND ELECTRIC
			EXISTING UNDERGROUND COMMUNICATION
			EXISTING RIGHT-OF-WAY
			EXISTING WATER LINE

DEVELOPER:

VALVOLINE INSTANT OIL CHANGE
100 VALVOLINE WAY
LEXINGTON, KY 40509
859-357-7777

SURVEYOR:

CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMI, OHIO 45342
(937) 433-8584

- EASEMENT TO THE VILLAGE OF NEW ALBANY, OHIO, AN OHIO MUNICIPAL CORPORATION, FILED FOR RECORD APRIL 7, 2008, IN INSTRUMENT NO. 200804070052887, OF THE FRANKLIN COUNTY, OHIO RECORDS. EASEMENT NOT ON SURVEYED PROPERTY AND NOT SHOWN HEREON.
- EASEMENT TO COLUMBIA GAS OF OHIO, INC., FILED FOR RECORD JUNE 10, 2008, IN INSTRUMENT NO. 200806100089636, OF THE FRANKLIN COUNTY, OHIO RECORDS. EASEMENT ON SURVEYED PROPERTY AND SHOWN HEREON.
- EASEMENT TO COLUMBIA GAS OF OHIO, INC., FILED FOR RECORD JUNE 17, 2008, IN INSTRUMENT NO. 200806170092787, OF THE FRANKLIN COUNTY, OHIO RECORDS. EASEMENT NOT ON SURVEYED PROPERTY AND NOT SHOWN HEREON.
- RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN SMITH MILL VENTURES, LLC, AN OHIO LIMITED LIABILITY COMPANY AND CENTRAL OHIO TRANSIT AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF OHIO, FILED FOR RECORD DECEMBER 18, 2015, IN INSTRUMENT NO. 201512180207142 OF THE FRANKLIN COUNTY, OHIO RECORDS. AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT FILED FOR RECORD JULY 2, 2018, IN INSTRUMENT NO. 201807020087638 OF THE FRANKLIN COUNTY, OHIO RECORDS. EASEMENTS NOT ON SURVEYED PROPERTY AND NOT SHOWN HEREON.
- DECLARATION OF USE RESTRICTION BY SMITH MILL VENTURES, LLC, AN OHIO LIMITED LIABILITY COMPANY, FILED FOR RECORD DECEMBER 5, 2014 IN INSTRUMENT NO. 201412050162245, OF THE FRANKLIN COUNTY, OHIO RECORDS. THE SURVEYED PROPERTY IS LOCATED IN THE AREA DESCRIBED.
- RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD MARCH 5, 2015, IN INSTRUMENT NO. 201503050027183, OF THE FRANKLIN COUNTY, OHIO RECORDS. PROPERTY DESCRIBED ADJOINS SURVEYED PROPERTY TO THE WEST.
- RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN SMITH MILL VENTURES, LLC, AN OHIO LIMITED LIABILITY COMPANY AND ICE QUEENS OF SMITH'S MILL, LLC, AN OHIO LIMITED LIABILITY COMPANY, FILED FOR RECORD MARCH 5, 2015, IN INSTRUMENT NO. 201503050027187 OF THE FRANKLIN COUNTY, OHIO RECORDS. AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT FILED FOR RECORD AUGUST 24, 2017, IN INSTRUMENT NO. 201708240117703 OF THE FRANKLIN COUNTY, OHIO RECORDS. EASEMENTS ARE ON OR ADJOIN SURVEYED PROPERTY AND ARE SHOWN HEREON.
- DECLARATION OF USE RESTRICTION BY SMITH MILL VENTURES, LLC, AN OHIO LIMITED LIABILITY COMPANY FILED FOR RECORD MARCH 6, 2015 IN INSTRUMENT NO. 201503050027189, OF THE FRANKLIN COUNTY, OHIO RECORDS. THE SURVEYED PROPERTY IS LOCATED IN THE AREA DESCRIBED AS "RESTRICTED PROPERTY"
- EASEMENT FOR SANITARY SEWER TO THE CITY OF NEW ALBANY, AN OHIO CHARTER MUNICIPAL CORPORATION, FILED FOR RECORD SEPTEMBER 4, 2015, IN INSTRUMENT NO. 201509040125261, OF THE FRANKLIN COUNTY, OHIO RECORDS. EASEMENT IS NOT ON SURVEYED PROPERTY AND NOT SHOWN HEREON.
- RIGHT-OF-WAY TO OHIO POWER COMPANY, AN OHIO CORPORATION AND A UNIT OF AMERICAN ELECTRIC POWER, FILED FOR RECORD DECEMBER 23, 2015, IN INSTRUMENT NO. 201512230179458 OF THE FRANKLIN COUNTY, OHIO RECORDS. EASEMENT IS NOT ON SURVEYED PROPERTY AND NOT SHOWN HEREON.
- RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD DECEMBER 16, 2016, IN INSTRUMENT NO. 201612160137326, OF THE FRANKLIN COUNTY, OHIO RECORDS. PROPERTY DESCRIBED IS NOT PART OF THE SURVEYED PROPERTY.
- RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN SMITH MILL VENTURES, LLC, AN OHIO LIMITED LIABILITY COMPANY AND FOREST NEW ALBANY LP, AN OHIO LIMITED PARTNERSHIP, FILED FOR RECORD DECEMBER 16, 2016, IN INSTRUMENT NO. 201612160137330 OF THE FRANKLIN COUNTY, OHIO RECORDS. EASEMENT IS NOT ON SURVEYED PROPERTY AND NOT SHOWN HEREON.
- DECLARATION OF USE RESTRICTION BY SMITH MILL VENTURES LLC, AN OHIO LIMITED LIABILITY COMPANY FILED FOR RECORD MARCH 20, 2017, IN INSTRUMENT NO. 201703200037814, OF THE FRANKLIN COUNTY, OHIO RECORDS. THE SURVEYED PROPERTY IS LOCATED IN THE AREA DESCRIBED.
- EASEMENT FOR SANITARY SEWER TO THE CITY OF NEW ALBANY, OHIO, AN OHIO MUNICIPAL CORPORATION, FILED FOR RECORD JULY 2, 2018, IN INSTRUMENT NO. 201807020087639. EASEMENT IS NOT ON SURVEYED PROPERTY AND NOT SHOWN HEREON.
- RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD OCTOBER 14, 2020, IN INSTRUMENT NO. 202010140158919. PROPERTY DESCRIBED IS NOT PART OF THE SURVEYED PROPERTY.
- ACCESS EASEMENT AGREEMENT BY AND BETWEEN SMITH MILL VENTURES LLC, AN OHIO LIMITED LIABILITY COMPANY AND TH MIDWEST, INC., AN OHIO CORPORATION, FILED FOR RECORD OCTOBER 14, 2020 IN INSTRUMENT NO. 202010140158920 OF THE FRANKLIN COUNTY, OHIO RECORDS. ACCESS EASEMENT IS NOT LOCATED ON THE SURVEYED PROPERTY AND NOT SHOWN HEREON.
- RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD MARCH 22, 2022, IN INSTRUMENT NO. 202203220045156, OF THE FRANKLIN COUNTY, OHIO RECORDS. DOCUMENT DESCRIBES THE SURVEYED PROPERTY AS SHOWN HEREON.

SURVEYORS CERTIFICATION

TO: VALVOLINE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 11a, 11b, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN APRIL, 2022.

DATE OF PLAT OR MAP: 4/28/2022

SEAN T. BROOKS, P.S.
OHIO PROFESSIONAL SURVEYOR # 8828

8-5-2022

DATE

ALTA / NSPS LAND TITLE SURVEY

VALVOLINE INSTANT OIL CHANGE

JOHNSTOWN ROAD CITY OF NEW ALBANY		QUARTER TOWNSHIP 1, T2, R16 FRANKLIN COUNTY, OHIO	
SCALE: 1" = 30'		DATE: 4/28/2022	
DESIGN: N/A	<div>CESO</div> <div>WWW.CESOINC.COM</div>	JOB NO.: 760634	
DRAWN: RSL		SHEET NO.:	
CHECKED: JKH		1 OF 2	



ALTA / NSPS LAND TITLE SURVEY

JOHNSTOWN ROAD
LOT 23, QUARTER TOWNSHIP 1, TOWN 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO

FLOOD ZONE STATEMENT:

BY INFORMATION PROVIDED BY FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 38045C0208K, WHICH BEARS AN EFFECTIVE DATE OF JUNE 17, 2008.

UTILITY DISCLAIMER:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. MARKINGS PROVIDED BY THE UNDERGROUND DETECTIVES ON 4/4/2022.

SURVEYORS NOTES:

- NORTH AND BEARING SYSTEM BASED ON THE OHIO STATE PLANE - SOUTH, NAD 83 AND UPON GPS OBSERVATIONS TAKEN BY CESO IN APRIL OF 2022, SCALED TO GROUND AT A LAT. N40°05'29.06455", LONG. W82°47'20.79352" AT A PROJECT HEIGHT OF 961.244 FEET AND A SCALE FACTOR OF 1.00003395613267.
- ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE FRANKLIN COUNTY RECORDERS OFFICE LOCATED IN COLUMBUS, OHIO, UNLESS NOTED OTHERWISE.
- SURVEY PREPARED FROM FIELDWORK PERFORMED IN APRIL OF 2022, ALL MONUMENTATION SHOWN HEREON IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA JOHNSTOWN ROAD, BEING A PUBLIC RIGHT-OF-WAY, AND VIA WOODCREST WAY, BEING A PRIVATE ACCESS ROAD (ACCESS RIGHTS GRANTED IN EXCEPTION 18 DOCUMENTS).
- OCCUPATION GENERALLY FITS THE BOUNDARY LINES AS SHOWN.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE PROVIDED TO THE SURVEYOR, NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF SURVEY.
- GENERAL SURFACE RUNOFF AS SHOWN HEREON.
- POTENTIAL ENCHROACHMENTS OF CURBED ISLANDS ALONG THE WESTERLY ACCESS DRIVE.

ZONING STATEMENT:

CURRENTLY ZONED - I-PUD - INFILL PLANNED UNIT DEVELOPMENT
ZONING INFORMATION PROVIDED FROM NATIONAL DUE DILIGENCE SERVICES DATED APRIL 13, 2022

ZONING BUILDING SETBACKS ARE AS FOLLOWS:

- MINIMUM FRONT, JOHNSTOWN ROAD - 50'
- MINIMUM FROM ANY PRIVATE STREET - 20'
- MINIMUM INTERIOR SIDE - 0'
- MINIMUM REAR - 0'

ZONING INFORMATION PROVIDED FROM NATIONAL DUE DILIGENCE SERVICES DATED APRIL 13, 2022

PARKING

THE SUBJECT PARCEL HAS 0 REGULAR PARKING SPACES.

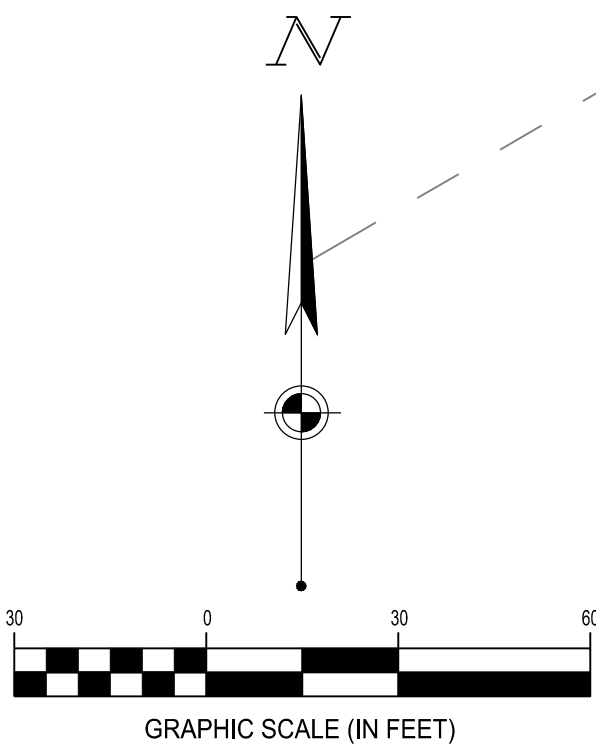
MONUMENT LEGEND:

- IRON PIN FOUND AS NOTED
- MAG NAIL SET
- MAG NAIL FOUND

LEGEND:

- EXISTING SHRUB / TREE
- TELEPHONE BOX
- EXISTING TRAFFIC CONTROL BOX
- EXISTING LIGHT POLE
- EXISTING ELECTRIC BOX
- SIGN
- BENCHMARK
- RECORD DATA
- EXISTING CATCH BASIN / CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CLEANOUT
- EXISTING GREASE TRAP
- EXISTING GAS METER

- PROPERTY BOUNDARY
- PROPERTY LINE
- ORIGINAL LOT LINE
- EXISTING FENCE LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND COMMUNICATION
- EXISTING RIGHT-OF-WAY
- EXISTING WATER LINE



BENCHMARK DESCRIPTIONS:

BENCHMARK "1" - CROSS NOTCH SET ON CONCRETE BASE OF LIGHT POLE, LIGHT POLE IS LOCATED ON THE SOUTH SIDE OF JOHNSTOWN ROAD BETWEEN THE DAIRY QUEEN GRILL & CHILL ENTRANCE AND FOREST DRIVE.
ELEVATION = 1072.84'

BENCHMARK "2" - CROSS NOTCH SET ON CONCRETE BASE OF LIGHT POLE, LIGHT POLE IS LOCATED ON THE SOUTH SIDE OF JOHNSTOWN ROAD AND THE WEST SIDE OF THE ENTRANCE TO DAIRY QUEEN GRILL & CHILL.
ELEVATION = 1067.07'

BENCHMARK "3" - CROSS NOTCH SET ON CONCRETE BASE OF LIGHT POLE, LIGHT POLE IS LOCATED ON THE SOUTH SIDE OF WOODCREST WAY, IN THE LANDSCAPING OF THE COURTYARD MARRIOTT HOTEL, AND ACROSS THE STREET FROM THE SOUTHEAST CORNER OF THE DAIRY QUEEN GRILL & CHILL DRIVE-THRU.
ELEVATION = 1074.80'

DEVELOPER:
VALVOLINE INSTANT OIL CHANGE
100 VALVOLINE WAY
LEXINGTON, KY 40509
859-357-7777

SURVEYOR:
CESO, INC.
3601 RIGBY ROAD, SUITE 200
MAAMSBURG, OHIO 45342
(937) 435-8584

REVISIONS		
NO.	DATE	DESCRIPTION

ALTA / NSPS LAND TITLE SURVEY

VALVOLINE INSTANT OIL CHANGE

JOHNSTOWN ROAD
CITY OF NEW ALBANY

QUARTER TOWNSHIP 1, T2, R16
FRANKLIN COUNTY, OHIO

SCALE: 1" = 30'

DATE: 4/28/2022

DESIGN:	N/A	JOB NO.:	760634
DRAWN:	RSL	SHEET NO.:	2 OF 2
CHECKED:	JKH		

CESO
WWW.CESOINC.COM

VICINITY MAP:

NOT TO SCALE

CENTER OF SITE

LOCATION:

LAT -40°15'37" N
LON -82°47'21" W

AS-SURVEYED LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY, LOCATED IN LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16, UNITED STATES MILITARY LANDS, BEING ALL OF MARTA DRIVE (VACATED) PER ORDINANCE NUMBER 0-03-2007, AS RECORDED IN INSTRUMENT NUMBER 200802250027889, AND PART OF LOTS 9 AND 10 OF HUGH SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 56, AND BEING PART OF A 30.885 ACRE TRACT CONVEYED TO SMITH MILL VENTURES LLC, AS RECORDED IN INSTRUMENT NUMBER 200608170162929 (ALL REFERENCES REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) BEING DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A FOUND 5/8" IRON PIN WITH A 2" ALUMINUM EMH&T CAP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF FOREST DRIVE, AS RECORDED IN PLAT BOOK 112, PAGE 40, AND WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD (U.S. 60);

THE WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD, SOUTH 60° 12' 23" WEST, A DISTANCE OF 143.58 FEET TO A 5/8 INCH IRON PIN WITH CESO CAP, AND BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID JOHNSTOWN ROAD AND WITH THE WESTERLY LINE OF A TRACT CONVEYED TO GOC REALCO LLC, AS RECORDED IN INSTRUMENT NUMBER 202110070180844, SOUTH 31° 56' 27" EAST, A DISTANCE OF 286.58 FEET TO A MAG NAIL SET ON THE NORTHERLY LINE OF A TRACT CONVEYED TO NEW ALBANY HOTEL ASSOCIATES LLC, AS RECORDED IN INSTRUMENT NUMBER 201102010016510;

THENCE WITH SAID NORTHERLY LINE OF NEW ALBANY HOTEL ASSOCIATES LLC TRACT, SOUTH 58° 03' 33" WEST, A DISTANCE OF 190.11 FEET TO FOUND MAG NAIL ON THE SOUTHEASTERLY CORNER OF A TRACT CONVEYED TO ICE QUEENS OF SMITH'S MILL LLC, AS RECORDED IN INSTRUMENT NUMBER 201503050027183;

THENCE WITH THE EASTERLY LINE OF SAID ICE QUEENS OF SMITH'S MILL LLC, NORTH 31° 41' 25" WEST, A DISTANCE OF 293.66 FEET TO A FOUND MAG NAIL AT THE NORTHEASTERLY CORNER OF SAID ICE QUEENS OF SMITH'S MILL LLC, AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD;

THENCE WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD, NORTH 60° 12' 23" EAST, A DISTANCE OF 188.96 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.262 ACRES OF LAND.



Planning Commission Staff Report October 17, 2022 Meeting

VALVOLINE CONDITIONAL USE

LOCATION: Located generally near the southeast corner of US-62 and Forest Drive, and north of Woodcrest Way (PID: 222-005179-00)
APPLICANT: Valvoline LLC, c/o Robin Peck
REQUEST: Conditional Use
ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a
STRATEGIC PLAN: Retail
APPLICATION: CU-118-2022

Review based on: Application materials received September 16, 2022 and October 6, 2022.

Staff report prepared by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

The applicant requests approval of a conditional use to allow a car service use (oil change facility). The Canini Trust Corp (I-PUD) zoning text allows office buildings and the permitted uses contained in the Codified Ordinances of the Village of New Albany, OCD Office Campus District, Section 1144.02 and C-2, Commercial District, Section 1147.02, and the conditional uses contained in Section 1147.02, which includes a car service uses.

This request is in conjunction with a final development plan for the proposed Valvoline (FDP-116-2022).

II. SITE DESCRIPTION & USE

The site is located on the southeast corner of US-62 and Forest Drive, and north of Woodcrest Way within the Canini Trust Corp site. The site is 1.25 acres and is currently undeveloped. The site is situated between the Dairy Queen and Popeye's sites.

III. EVALUATION

The general standards for Conditional Uses are contained in Codified Ordinance Section 1115.03. The Planning Commission shall not approve a conditional use unless it shall in each specific case, make specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location meets all of the following requirements:

- (a) *The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.*

Uses:

- The applicant proposes to develop a 4,154 square foot instant oil change facility/car service use on a 1.25-acre site. The site will be accessed from one full access curb cut along Woodcrest Way, which is a private road. The site will also be accessed from a shared right-in, right out curb cut that was constructed as part of the Dairy Queen development. There is a shared access between this site and the Dairy Queen site. The two lots share this right-in, right out onto Johnstown Rd.

- This site is located within the Canini Trust Corp which envisions this type of use. Additionally, the proposed use is appropriate due to its proximity to the State Route 161 interchange and the New Albany Business Park. The site is situated between the Dairy Queen and Popeye's sites. Some of the other surrounding uses include Home2Suites, the Turkey Hill, Sheetz, and Aldi super market.
- The building is surrounded by the parking lot, internal drive aisles, and the queuing lanes for cars waiting to enter the building for an oil change. The three drive-through queuing lanes appear to be appropriately positioned on the site where it does not interfere with traffic on the rest of the site and will not cause traffic to back up onto public roads.
- It does not appear that the proposed use will alter the character of the surrounding area. The Engage New Albany Strategic Plan identifies this area as the retail future land use area. The proposed use is appropriate based on its proximity to State Route 161, the New Albany Business Park and the surrounding uses. The site is located within the Canini Trust Corp which envisions this type of use.

Architecture:

- The commercial building is well designed using high quality building materials with strong cornice lines along all sides of the building and incorporates large, appropriately designed windows along the primary facades of the building.
- The overall height of the building is 24 feet which meets the 35-foot maximum height allowed by the zoning text.
- It appears as though all of the mechanical equipment shall be located on the roof of the building and be fully screened from the public rights-of-way as well as private roads. This is a recommended condition of approval for the applications Final Development Plan application.

Parking & Circulation:

- Codified Ordinance 1167.05(d)(10) requires a minimum of one parking space for every 400 square feet of gross floor area space. The building is 4,154 square feet in size, therefore 11 parking spaces are required. The applicant is providing 11 parking spaces.
- Additionally, the city parking code does not require a minimum number of stacking spaces for this use, it does require a minimum number of stacking spaces for other uses with a drive-through. For those uses, the required number of stacking spaces must equal 25% of the total required parking spaces for the drive-through tenant space. Based on this calculation, 3 stacking spaces/queuing spaces must be provided and the applicant is exceeding this by providing 9.
- The Trust Corp site has a strong internal roadway network that supports car-oriented developments. The lot is located north of a private road that allows traffic to and from the site to be dispersed. The private road network consisting of Woodcrest Way and Forest Drive provides multiple connections to public streets.
- The zoning text encourages shared access drives between sites by allowing for zero pavement setbacks and by including a provision stating that where appropriate shared access agreements between adjacent parcels maybe required by the Village Development Director. Historically, the city staff and Planning Commission have encouraged shared curb cuts and connecting drive aisles between sites. The Dairy Queen site to the southwest established a curb cut to this proposed Valvoline site. The proposed Valvoline site plan will tie into that connection and also includes shared access to the Popeye's site so that this pattern of development can be continued to and from this subject site.

Landscaping:

- A landscape plan has been submitted with the final development plan application for this site. The City Landscape Architect's comments can be found in the final development plan staff report.

- (b) *The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
- The proposed use is harmonious with the existing and intended character for the general vicinity and will not change the essential character of the area.
- (c) *The use will not be hazardous to existing or future neighboring uses.*
- The use does not appear it will be hazardous to the existing or future neighboring uses. It appears that this is an appropriate location for an instant oil change facility/car service use. All of the oil changing services will be contained inside the building.
- (d) *The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
- Sewer and water service are available in this location.
 - There is a planned city project for roadway improvements along US-62. These improvements include extending the leisure trail from the Windsor subdivision under the State Route 161 overpass all the way to the Smith's Mill Road and US-62 intersection which will encourage multi-modal transportation at this site.
 - The proposed commercial development will produce no new students for the school district.
- (e) *The proposed use will not be detrimental to the economic welfare of the community.*
- The proposed use will not be detrimental to the economic welfare in the city due to creation of jobs which generate income taxes and provide amenities for the business park.
- (f) *The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*
- It does not appear the site will involve an operation that will be detrimental to adjacent uses. This area of the city is auto-oriented and is in close proximity to the State Route 161. US-62 is currently heavily traveled therefore it is reasonable to assume that this development will be frequently visited and serve as an important asset to those in the surrounding area.
- (g) *Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.*
- The site is proposed to be accessed via an existing curb cut along US-62 and a new curb cut along Woodcrest Way which is a private road.
 - The building is surrounded by the parking lot, internal drive aisles, and the queuing lanes for cars waiting to enter the building for an oil change. The three drive-through queuing lanes appear to be appropriately positioned on the site where it does not interfere with traffic on the rest of the site and will not cause traffic to back up onto public roads.

III. SUMMARY

The overall proposal appears to be consistent with the code requirements for conditional uses. The proposed use appears appropriate for the site based on the current zoning and the Engage New Albany Strategic Plan. Retail has historically been approached in a thoughtful and prescribed way that promotes a planned amount of land being dedicated to this use. Due to the close proximity of this site to State Route 161 and this portion of the business park, this appears to be an appropriate use in this location. This application is appropriate and is strategically located to provide auto oriented services due to its proximity to the interchange and to serve this

end of the business park. The proposed use will not change the character of the US-62 corridor as there are existing auto oriented uses with drive-thru facilities within the Canini Trust Corp site, and the Sheetz drive-thru development located across the street. The three drive-through queuing lanes for the Valvoline appear to be appropriately positioned on the site where it does not interfere with traffic on the rest of the site and will not cause traffic to back up onto public roads.

IV. ACTION

The Commission shall approve, approve with supplementary conditions, or disapprove the application as presented. If the application is approved with supplementary conditions, the Planning Commission shall direct staff to issue a zoning permit listing the specific conditions listed by the Planning Commission for approval.

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve application CU-118-2022 to allow a car service uses at this parcel (conditions of approval may be added).

Approximate Site Location:



Source: Google Earth