

#### New Albany Planning Commission Agenda Wednesday, February 22, 2023 7:00pm

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

#### I. Call to order

- II. Roll call
- III. Action of Minutes: December 19, 2022

#### IV. Additions or corrections to agenda

Administer the oath to all witnesses/applicants/staff who plan to address the board. "Do you swear to tell the truth and nothing but the truth."

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

#### VI. Cases:

#### ZC-08-2023 Rezoning

Request to rezone 195.98 acres located on the west side of Beech Road in Licking County from Agricultural (AG) to Limited General Employment District (L-GE) for an area to be known as the Northeast Business Park Zoning District (PIDs: 037-111558-00.000, 037-111768-01.000, 037-111768-00.000, 037-111768-00.004, 037-111768-00.001, 037-111768-00.002, 037-112026-00.00, 037-111768-00.003). Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Motion of acceptance of staff reports and related documents into the record for ZC-08-2023.

Motion of approval for application ZC-08-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

#### FDP-09-2023 Final Development Plan

Final development plan modification to allow for construction of a 2,050 square foot Wendy's restaurant with drive-through on 1.20 acres located generally near the southwest corner of US-62 and an unnamed private drive (PID: 222-005166-00). Applicant: The McIntosh Group, c/o Mark Lamzik

Motion of acceptance of staff reports and related documents into the record for FDP-09-2023.

Motion of approval for application FDP-09-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

#### CU-10-2023 Conditional Use

Request for a conditional use permit to operate a drive-through use associated with a Wendy's restaurant located generally near the southwest corner of US-62 and an unnamed private drive (PID: 222-005166-00).

#### Applicant: The McIntosh Group, c/o Mark Lamzik

Motion of acceptance of staff reports and related documents into the record for CU-10-2023.

Motion of approval for application CU-10-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

#### VAR-15-2023 Variances

Variances to the number of active and operable doors, maneuvering lane width requirements, signage requirements, and setback requirements associated with a final development plan application for a Wendy's development generally located generally near the southwest corner of US-62 and an unnamed private drive (PID: 222-005166-00). **Applicant: The McIntosh Group, c/o Mark Lamzik** 

Motion of acceptance of staff reports and related documents into the record for VAR-15-2023.

Motion of approval for application VAR-15-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

#### FPL-50-2014 Condition of Approval Modification

Modifications to a condition of approval for the Innovation Campus Way final plat located east of Innovation Campus Court and west of Harrison Road, and north of State Route 161, and right-of-way dedication along the west side of Harrison Road. **Applicant: City of New Albany** 

Motion of acceptance of staff reports and related documents into the record for FPL-50-2014.

Motion of approval for application FPL-50-2014 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

#### VII. Other Business

- New Albany Solar Energy Initiative Best Practices Report
- Beech Road North Landscape Plan

#### VIII. Poll members for comment

IX. Adjournment



#### **New Albany Planning Commission** Monday, December 19, 2022 DRAFT Meeting Minutes

## I. Call to order.

Planning Commission met in regular session in the Council Chambers at Village Hall, 99 W. Main Street. The meeting was called to order by Planning Commission Chair, Mr. Neil Kirby at 7:04 p.m.

## II. Roll call.

Those answering roll call:

Mr. Kirby, Chair	present
Mr. Wallace, Vice Chair	present
Ms. Briggs	present
Mr. Larsen	present
Mr. Schell	present
Mr. Shull (council liaison)	present

Staff members present: Chelsea Nichols, Planner; Steve Mayer, Planning Manager; Will Walther, Engineer; Benjamin Albrecht, Law Director; Christina Madriguera, Deputy Clerk.

#### **III.** Action on minutes.

November 7, 2022 Minutes.

Chair Kirby noted two corrections on page 5 of the minutes, that the word, "offers," should be "officers," and that there should have been a space between "showed" and "185." Without objection the changes were adopted.

Chair Kirby noted the differences in the format of the November 7<sup>th</sup> minutes and the November 21<sup>st</sup> minutes and asked the commission which format they preferred. The consensus of the commission was that the November 7<sup>th</sup> format was more useful and should continue to be used. Commission Member Schell moved to approve the minutes as amended from November 7<sup>th</sup>. Commission Member Briggs seconded the motion. Upon roll call: Commission Member Schell, yes; Commission Member Briggs, yes; Commission Member Larsen, yes; Vice Chair Wallace, yes; Chair Kirby, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the November 7<sup>th</sup> minutes were approved as amended.

#### November 21, 2022 Minutes.

Commission Member Larsen moved to approve the minutes from November 21<sup>st</sup>. Chair Kirby seconded the motion. Upon roll call: Commission Member Larsen, yes; Chair Kirby, yes; Vice Chair Wallace, yes; Commission Member Briggs, yes; Commission Member Schell, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the November 21<sup>st</sup> minutes were approved as submitted.

#### IV. Additions or corrections to agenda.

Chair Kirby asked whether there were additions or corrections to the agenda.

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Planner Nichols introduced Will Walther, Development Engineer, and let the commission know that he would provide engineering support to the commission moving forward. The commission thanked Planner Nichols and welcomed Development Engineer Walther.

## V. Hearing of visitors for items not on tonight's agenda.

Chair Kirby asked if there were any visitors present who wished to address the commission on items not on the agenda. There was no response.

VI. Cases.

# **ARB-134-2022** Certificate of Appropriateness

Certificate of Appropriateness for a new outdoor storage screening plan located at 3450 Horizon Court (PID: 095-111756-00.010).

# **Applicant: Lincoln Property Company**

Planner Nichols delivered the staff report.

Chair Kirby noted that the engineering memo for ZC-135-2022 was included with the staff report for ARB-134-2022 and confirmed with staff that this was inadvertent.

Chair Kirby asked whether there were comments from engineering. Engineer Walther said there were no comments.

Chair Kirby then asked to hear from the applicant. The applicant, Zachary Grabijas, Project Manager, LPC Midwest LLC, thanked Planner Nichols for her report and stated that her report was an accurate and thorough summary of the application and explained the need for the exterior storage area and fencing.

Chair Kirby administered the oath to all present who wished to address the commission.

Chair Kirby noted that the staff report stated that sand/aggregate or other base materials would not be stored and asked whether that was accurate, particularly that sand and gravel would not be stored in this area.

Mr. Grabijas answered that the staff report was accurate, no materials that would cause erosion would be stored in this area.

Chair Kirby asked Mr. Grabijas whether he would agree to a condition specifically prohibiting materials in the applicant narrative, such as sand, from being stored.

Mr. Grabijas indicated that he would not object.

Commission Member Larsen observed that the staff report stated that hazardous materials would not be stored and asked the applicant about the storage of hazardous materials.

Mr. Grabijas answered that the report was correct, no hazardous materials would be stored.

Chair Kirby asked staff whether there were other provisions prohibiting storage of hazardous materials.

Planning Manager Mayer answered that he could not think of any at that time.

Chair Kirby asked about water proof materials and whether this would be a breeding ground for mosquitoes in the summer.

Mr. Grabijas answered that all materials would be weather treated building materials.

Chair Kirby followed that he was referring more specifically to the potential for pooling of water on, for example a door (that was water proof), stored in the area.

Mr. Grabijas responded that the intent was that materials would not sit in this area long enough for water to collect on them.

Chair Kirby asked whether the applicant whether he would agree to a specific condition to that effect.

Mr. Grabijas indicated that he would not object.

Commission Member Briggs asked about the gate on the east side and parking spaces, and whether there was any concern about spacing in that area.

Mr. Grabijas stated there was no concern.

Commission Member Briggs stated staff had mentioned there are other areas of the business park that have the black vinyl coated chain link fencing.

Planner Nichols responded in the affirmative by stating other properties have used the black vinyl coated chain link fencing but they might not include the same screening slats. Planning Manager Mayer further responded by stating chain link fencing has been used in the research information district for the utility yards of the data centers in that area. And while it is not chain link, AEP also uses black coated metal fencing for their substations throughout the business park.

Commission Member Larsen asked about the existing truck parking area and whether the storage area would be in that area and whether it would be paved.

Mr. Grabijas answered that the area was under construction but had been originally conceived as a truck parking area, and further stated that the entire 32,000 ft area was paved.

Commission Member Schell asked whether the area would be visible from the neighboring lot the east.

Mr. Grabijas answered that the conservation easement area was substantial and heavily wooded and would preclude visibility.

Chair Kirby asked staff whether the staff requested condition should be tied to this specific tenant or whether it should be tied to the type of business.

Planning Manager Mayer answered that the condition requested was that it be tied to this tenant but could do the same type of business if the commission viewed that as more prudent.

Chair Kirby followed that he was interested in discussing why one or the other would be used when the commission had the choice between the two.

Planning Manager Mayer explained that historically the commission has used both and has tied the condition to the type of use in order to end temporary type object. More recently the commission has tied the condition to the tenant, as was the case with the Zarley Industrial Park, but would be supportive to a condition tied to the type of use as well.

Chair Kirby asked the applicant whether he had a particular preference.

Mr. Grabijas stated that he did not.

Chair Kirby asked the commission whether they had a preference and the consensus was that this condition should remain tied to the tenant as recommended in the staff report.

Chair Kirby asked whether there was anyone from the public to speak on the issue. There was no response.

Chair Kirby moved to accept the staff reports and related documents into the record for ARB-134-2022. Commission Member Larsen seconded the motion and noted that the engineering memo for ZC-135-2022 should be excluded. Upon roll call: Chair Kirby, yes; Commission Member Larsen, yes; Vice Chair Wallace, yes; Commission Member Briggs, yes; Commission Member Schell, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the staff reports and related documents excluding the engineering memo for ZC-135-2022 were accepted into the record.

Commission Member Larsen moved to approve ARB-134-2022 based on the findings in the staff report with the condition listed in the staff report and additional conditions (listed below), subject to staff approval. Commission Member Briggs seconded the motion. Upon roll call: Commission Member Larsen, yes; Commission Member Briggs, yes; Vice Chair Wallace, yes; Chair Kirby, yes; Commission Member Schell, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the motion passed and ARB-134-2022 was approved with the following conditions, subject to staff approval:

- 1. The approval is tied to this specific tenant, Lansing Building Products;
- 2. That no hazardous materials be stored on the exterior of the site;
- 3. That the materials marked as not included in the applicant narrative, and in Staff Report III, A, a, such as sand, specifically be prohibited from exterior storage on site; and
- 4. That the length of time for storing materials be limited so as not to collect water.

# ZC-135-2022 Rezoning

Request to rezone 403.02 acres located in Licking County from Agricultural (AG) to Technology Manufacturing District (TMD) (PIDs: 037-111570-01.000, 037-112212-00.0005, 037-112212-00.000, 037-111762-00.002, 037-111576-00.001, 037-111762-00.000, 037-112218-00.000, 037-112158-00.001, 037-112212-00.004, 037-112212-00.001, 037-112212-00.003, 037-112212-00.002, 037-111570-00.000, 037-111576-00.000, 037-112200.002, 037-112200-00.001, 037-111576-00.000, 037-111576-00.000, 037-112200.002, 037-112200-00.003, 037-112200-00.001, 037-111636-01.00, 037-111636-00.000, 037-111636-02.00, 037-112068-00.000, 037-111936-00.000, and 037-111936-00.003). Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Planner Nichols presented the staff report.

Chair Kirby asked for comments from engineering. Engineer Walther offered the following three comments and recommended that they be included as conditions:

(1) When available, provide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met.

(2) We recommend that all proposed roads be constructed in accordance with public road standards.

(3) Within the zoning district, we recommend that 40' of public right of way as measured from road centerline be dedicated for all collector streets and 50' of public right of way as measured from road centerline be dedicated for all arterial streets.

Commission Member Larsen confirmed that the engineering memo should be included.

Chair Kirby asked to hear from the applicant.

Aaron Underhill of Underhill & Hodge, counsel for the applicant, explained that this application was the ongoing effort to facilitate the Intel project.

Chair Kirby asked whether there were any conflicts with the staff report.

Mr. Underhill answered that there were not.

Chair Kirby stated that this request was identical with the zoning in the surrounding area of the business park and there are no differences between the TMD rezoning requested here and the surrounding TMD.

Mr. Underhill responded, correct.

Commission Member Larsen asked about the property along Mink and the notch that was carved out, and whether that would remaine zoned as AG, and the context of that area.

Aaron Underhill and Tom Rubey, Development Director for The New Albany Company, stated that those properties were not owned by the applicant.

Commission Member Larsen followed that in the event ownership changed, those areas could come before the commission for rezoning at some time in the future.

Mr. Underhill and Mr. Rubey agreed.

Commission Member Briggs asked about the location of the property on Mink Street. Mr. Rubey clarified that it was north of Jug Street Road and south of Miller Road.

Commission Member Schell noted that this 400-acre rezoning request did not meet the 500 acre minimum required for a TMD rezoning request and clarified that the reason the commission was considering this request was because it was surrounded by property that had been zoned as TMD.

Mr. Underhill responded in the affirmative.

Commission Member Larsen further agreed and stated that if this was separate and was under 500 acres it would not qualify and the commission would have a different perspective, but because it is surrounded by TMD and because the properties were offered together the commission was hearing the rezoning request.

Chair Kirby asked whether the hatched area that appeared to be islanded on the map was a metro park.

Planning Manager Mayer answered that it was identified as metro park at the county line between Franklin and Licking counties.

Planner Nichols and Planning Manager Mayer then clarified that the area Chair Kirby was asking about was the existing residential area, the Bermuda Subdivision, and was not part of the city. It was hatched to indicate that the city believes the property's most efficient use would be as an employment district. If and when the property is annexed and rezoned, the recommendation was that it would be annexed and rezoned as one piece of property not as individual parcels.

Commission Member Larsen asked how that area was different than the area at the bottom.

Planning Manager Mayer answered that the area at the bottom was actually park zone, like golf courses and parks within the city.

Commission Member Schell asked Planning Manager Mayer how many properties were in the Bermuda Subdivision.

Mr. Rubey answered 36.

Chair Kirby asked whether there was anyone from the public who wished to speak on the application. There was no response.

Chair Kirby moved to accept the staff report and related documents into the record, and specifically noted that the engineering memo for ZC-135-2022 would be included. Commission Member Larsen seconded the motion. Upon roll call: Chair Kirby, yes; Commission member Larsen, yes; Commission Member Schell, yes; Commission Member Briggs, yes; Vice Chair Wallace, yes. Having 5 yes votes; 0 no votes; and 0 abstentions, the motion passed and the documents were accepted into the record.

Commission Member Briggs moved for approval of application ZC-135-2022 based on the findings with the conditions listed in the staff report, subject to staff approval. Commission Member Schell seconded the motion. Upon roll call: Commission Member Briggs, yes; Commission Member Larsen, yes; Chair Kirby, yes; Vice Chair Wallace, yes; Commission Member Larsen, yes. Having 5 yes votes; 0 no votes; 0 abstentions, the motion passed and ZC-135-2022 was approved with the following conditions, subject to staff approval:

- 1. When available, provide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met;
- 2. That all proposed roads be constructed in accordance with public road standards; and

3. Within the zoning district, 40' of public r/w as measured from road centerline shall be dedicated for all collector streets and 50' of public r/w as measured from road centerline be dedicated for all arterial streets.

#### VII. Other business.

Chair Kirby asked whether there was any other business to come before the committee. There was none.

## VIII. Poll members for comment.

Chair Kirby polled the commission members for comment.

Vice Chair Wallace and the commission members wished everyone happy holidays.

Chair Kirby complimented the holiday lighting.

## IX. Adjournment.

Chair Kirby adjourned the meeting at 7:42 p.m.

DRAFT Minutes prepared and submitted by Christina Madriguera, Deputy Clerk.

# Appendix

#### ARB-134-2022

Staff report and related documents received into the record Record of Action – Certificate of Appropriateness approved 5-0

#### ZC-135-2022

Staff report and related documents received into the record Record of Action – Zoning request approved 5-0



#### 3450 HORIZON COURT SCREENING PLAN CERTIFICATE OF APPROPRIATENESS

LOCATION:	3450 Horizon Court (PID: 095-111756-00.010)
APPLICANT:	Lincoln Property Company
REQUEST:	Certificate of Appropriateness
ZONING:	Limited General Employment (L-GE)
STRATEGIC PLAN:	Employment Center
APPLICATION:	ARB-135-2022

Review based on: Application materials received on November 18, 2022 and December 2, 2022. *Staff report prepared by Chelsea Nichols, Planner* 

#### I. REQUEST AND BACKGROUND

The applicant requests review and approval of a screening plan for exterior storage at their warehouse building. A new tenant, Lansing Building Products, has requested to use a designated truck parking area as exterior storage. Per code section 1153.05(b), exterior storage shall not be permitted in the GE District, unless an acceptable plan for screening such storage is submitted to and approved by the Planning Commission.

#### II. SITE DESCRIPTION & USE

The 61.832-acre property is located in the Jug Street North, L-GE zoning district. The development consists of seven buildings and one substation. The tenant requesting the exterior storage will be located in one of the seven buildings within the development. This specific building is 177, 031 square feet. The area proposed for the exterior storage is approximately 32,000 square feet and located on the northwest portion of the site. The duration of the proposed outdoor storage and screening will be for as long as the tenant holds the lease. Should the Planning Commission approve the request, staff recommends a condition that the approval be tied to this specific tenant.

#### III. EVALUATION

#### A. Certificate of Appropriateness

Per C.O. Section **1157.09** Criteria for Evaluation of Application for Certificate of Design Appropriateness, the proposed plan for screening should be evaluated on these criteria:

a. The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.

• The tenant proposes to store empty pallets, siding, doors, windows, gutters, patio materials (not including sand/aggregate or other base materials), columns, trim, decking, roofing, storm windows and doors, and railing on the exterior of the property.

• All materials proposed for storage are weather proof exterior building materials and will have no impact on rainwater runoff.

• An 8' high chain-link vinyl fence is being proposed to screen the proposed storage area. The chain-link material will be black vinyl coated and the fence will have black slat screening. Along with the site plan, a fence specification sheet and a picture of the intended final look of the fence were included in the application materials. The red

rectangle on the site plan shows the outdoor storage area and proposed location of the fence.

b. The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.

• It does not appear the visual components of the site will be compromised. The tenant does not intend to stack above the proposed 8' tall fence, unless on the rare occasion due to supply chain issues. In addition, the proposed storage area is located at the rear of the property and adjacent to an industrial building, a conservation easement, a substation, and future data centers. Therefore, it does not appear the fence will be visible from public areas and streets.

• The functional components of the site will not be compromised. The previously proposed speculative truck parking spaces in this area of the site are being removed to accommodate the outdoor storage. Even so, the site will still function properly. The property owner has submitted a plan revision to the city removing the proposed truck parking stripping and repurposing the pavement for this exterior storage area. The site will still have 45 truck and trailer parking spaces on site, which is exceeding the minimum number of loading spaces required per code.

- c. The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.
  - It does not appear that the original quality or character of the site will be destroyed or compromised as part of implementing the proposed screening plan for the outdoor storage.
- d. All buildings, structures and sites shall be recognized as products of their own time.
  - It appears that the applicant has located the outdoor storage area and designed the screening plan in a way that is appropriate to the design of the site.
- e. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.
  - It appears that the applicant has located the outdoor storage area and designed the screening plan in a way that is sensitive to the design of the site.
  - The proposed black vinyl coated chain-link fence style has been utilized successfully in other areas of the business park. The proposed fence will not be out of character.
- *f.* The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.
  - Not Applicable.
- g. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
  - Not Applicable.

#### IV. SUMMARY

Per code section 1153.05(b), exterior storage shall not be permitted in the GE District, unless an acceptable plan for screening such storage is submitted to and approved by the Planning Commission. The applicant's screening plan for the exterior storage at their warehouse building consists of an eight-foot-tall chain-link fence which will be black vinyl coated and will have black slat screening. The fence will not be out of character as this same type of fencing has been utilized successfully in other areas of the business park.

## V. ACTION

Should the Planning Commission find sufficient basis for approval, the following motion would be appropriate.

#### Suggested Motion for ARB-134-2022:

Move to approve Certificate of Appropriateness application ARB-134-2022 with the following condition:

1. The approval is tied to this specific tenant, Lansing Building Products.

#### **Approximate Site Location:**



Source: Near Map



# **Community Development Department**

RE: City of New Albany Board and Commission Record of Action

Dear Lincoln Properties Company,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



# **Community Development Department**

# **Decision and Record of Action**

Tuesday, December 20, 2022

The New Albany Planning Commission took the following action on 12/19/2022 .

# **Certificate of Appropriateness**

**Location:** 3450 Horizon Ct. **Applicant:** Lincoln Properties Company,

Application: PLARB20220134

- **Request:** Certificate of Appropriateness for a new outdoor storage screening plan located at 3450 Horizon Court.
- **Motion:** Motion of approval for application ARB-134-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

Commission Vote: Motion Approval with Conditions, 5-0

**Result:** Certificate of Appropriateness, PLARB20220134 was Approval with Conditions, by a vote of 5-0.

Recorded in the Official Journal this December 20, 2022

#### **Condition(s) of Approval:**

- 1. The approval is tied to this specific tenant, Lansing Building Products;
- 2. That no hazardous materials be stored on the exterior of the site;
- 3. That the materials marked as not included in the applicant narrative, such as sand, specifically be prohibited from the exterior storage on site; and
- 4. That the length of time for storing materials be limted so as not to collect water.

Staff Certification:

Chelsea Nichols

Chelsea Nichols Planner



#### Planning Commission Staff Report December 19, 2022 Meeting

#### TECHNOLOGY MANUFACTURING DISTRICT (TMD) ZONING AMENDMENT

LOCATION:	403.02+/- acres located within Licking County. See Appendix A for list of county parcel identification numbers.
APPLICANT:	MBJ Holdings LLC, c/o Aaron Underhill, Esq.
REQUEST:	Zoning Amendment
ZONING:	Agricultural (AG) to Technology Manufacturing District (TMD)
STRATEGIC PLAN:	Employment Center
APPLICATION:	ZC-135-2022

Review based on: Application materials received on November 17, 2022 and November 30, 2022.

Staff report completed by Chelsea Nichols, Planner

#### I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to city council to rezone 403.02+/- acres from Agricultural (AG) to Technology Manufacturing District (TMD). The rezoning areas are four separate groups of parcels located within Licking County.

**Per C.O.** 1154.03, in order for property to be eligible to be classified with the TMD designation, it must be included within a zoning application pertaining to a minimum of five hundred (500) contiguous acres. Alternatively, a property will be so eligible if, when zoned with the TMD designation, its acreage plus the acreage contained within the continuous perimeter of contiguous property that is already zoned in the TMD classification together will equal at least five hundred (500) acres.

While the property being rezoned is less than 500 acres in size, each of the individual groups of parcels within it shares a boundary with adjacent property that is already zoned in the TMD classification. 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 addendum Employment Center land use and the Western Licking County Accord Office/Warehouse land use category by providing compatible general employment uses. The TMD retains or improves upon many of the requirements found in adjacent existing zoning texts.

C.O. 1111.02 (Amendments) allows a change in zoning to be initiated by motion of Council, or by motion of the Planning Commission. In accordance with C.O. 1111 neighbors within 200 feet of the subject property have been notified and rezoning signs have been installed on every property included in this application.

#### **II. SITE DESCRIPTION & USE**

The overall site consists of 25 parcels. The site is comprised of farm fields and residential homes.

- 15.03+/- acres located to the north of and adjacent to Jug Street, generally to the east of its intersection with Harrison Road;
- 312.86+/- acres extending from Green Chapel Road on the north southward past Miller Road, generally between Beech Road on the west and Clover Valley Road on the east;
- 61.26+/- acres located to the west of and adjacent to Mink Street and generally to the north of Jug Street; and
- 13.87+/- acres located to the south of and adjacent to Miller Road and generally to the west of Clover Valley Road.

These parcels are currently being annexed into the city. The annexation petition was submitted on October 31, 2022 and is scheduled for its first reading at city council on January 3, 2023 and second reading on January 17, 2023. The neighboring uses and zoning districts include TMD, 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. 1107.02. 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 district, and the codified ordinances. Primary concerns and issues have been indicated below, with needed action or recommended action in <u>underlined text</u>.

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 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.

#### B. Western Licking County Accord

The zoning district is located within the Western Licking County Accord's Office/Warehouse, Office Campus/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. The TMD advances the employment center opportunities and protects rural corridors through large setbacks and the design guideline's landscaping and mounding requirements. 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)

#### C. Use, Site, and Layout

- 1. The permitted uses include those allowed in the LI (Limited Industrial) District as well as park-and-ride facilities, off-site parking and parking structures, bulk storage tanks, essential services, water and wastewater treatment facilities, gas storage, electric switch yards like (sub-stations), concrete batch plants, solar panels, and truck cell phone lots.
- 2. With the exception of parking structures and gas storage, all of these uses currently exist within the business park.
- 3. The chapter identifies two types of developments: flagship and primary projects.
  - A flagship project must be a minimum of 500 acres for a single project.
  - Primary projects are intended to be the same scale and size as the existing manufacturing and distribution centers in the city.
  - Given that flagship projects will only be located on large sites with the large setbacks and enhanced mounding requirements, the code provides flexibility for parking, signage, and architecture.
- 4. The site is located in the Engage New Albany strategic plan's Employment Center land use district. This site is also located in the Western Licking County Accord's Office/Warehouse, Office Campus/Transitional Agriculture, and Rural Residential/Agricultural districts.
- 5. Due to the proximity of this site to the State Route 161/Beech Road and State Route 161/Mink Street interchanges 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.
- 6. The TMD zoning district establishes more restrictive setback requirements than the development standards from surrounding L-GE limitation texts in the immediate vicinity.
  - o Principal Arterial Street Setbacks & Mounding
    - The TMD contains a tiered setback requirement for principal arterial streets. The zoning allows for a reduction in the building and pavement setbacks if the

heights of mounding are increased. These regulations are found in codified ordinance chapter 1154.07(d)(1).

- Minimum 300 feet for pavement and 500 feet for buildings with a mound that is a minimum of 6 feet and a maximum of 8 feet in height within the required minimum pavement setback.
- Minimum 200 feet pavement setback and 400 building setbacks with a mound that is a minimum of 10 feet in height and a maximum of 12 feet in height within the required minimum pavement setback.
- Minimum 100 feet pavement setback and 300 building setbacks with a mound that is a minimum of 13 feet and a maximum of 15 feet in height within the required minimum pavement setback.
- Accessory structures such as security facilities, gate houses, security checkpoints, solar panels, bus and shuttle transit stops, and related improvements may be located as close as 100 feet of the rights-of-way and can be located in front or behind the required mounding.
- Major Collector Setbacks
  - Minimum 25 feet pavement and 50 feet building setbacks. These regulations are found in codified ordinance chapter 1154.07(d)(2).
- Residential Buffering & Setback Requirements
  - Minimum 100-foot building and pavement setback from any district where residences are a permitted use. If a building will exceed 65 feet in height, the minimum required building setback is increased to 300 feet. These regulations are found in codified ordinance chapter 1154.07(f).
  - When a residential property is not adjacent to a Principal Arterial street, a minimum ten (10)-foot high mound is required to be installed along the property line.
  - In areas where existing tree stands or forested areas are present, the city Landscape Architect shall not require such mounding and landscaping where the height and opacity requirements can be met by preserving and/or supplementing the tree stands or forested areas.
- The TMD zoning allows for outdoor storage of materials, equipment, and supplies. Outdoor storage areas for these items are not required to be screened if they are located so that they are not visible from a public street right-of-way or from ground level at a distance of 200 feet from any perimeter boundary line. Otherwise, such outdoor storage areas shall be fully screened to a height of 8 feet. Outdoor storage areas (whether screened or unscreened) shall comply with minimum setback requirements for pavement.

#### **D.** Mobility and Parking

- 1. The subject properties are served by an existing public street network that is being enhanced by a regional transportation improvement plan. Improvements to the transportation system are already being constructed to serve surrounding development. The TMD provisions of the code recognize that an expansion of the TMD zoning district would be likely. Likewise, the public infrastructure improvement plans for the area that include the subject properties are being scaled in a manner that considers that the likelihood that the City would see continued development and economic growth.
- 2. The city of New Albany hired a traffic engineer, Carpenter Marty, to complete a traffic study for the TMD zoning district last year. The traffic patterns are expected to change as a result of the new land use and the report provided an in-depth analysis of the expected traffic. The study assumes a full build out of the existing properties currently zoned TMD and provides a basis for infrastructure planning within this area, which includes roadway cross section recommendations. The study utilizes the city of New Albany's thoroughfare plan component within the strategic plan. The thoroughfare plan is developed in partnership with the Mid-Ohio Regional Planning Commission (MORPC) and is designed

to a 30-year horizon. Carpenter Marty and city staff used this base data and worked with the Ohio Department of Transportation (ODOT) to perform the area traffic modeling with projected growth rates for final land use buildout for the entire business park. The traffic study recommendations for the TMD are consistent with the Engage New Albany strategic plan addendum's mobility chapter.

- 3. Chapter 1154.08 (k) requires the developer to dedicate the following right-of-way below. These dedication requirements match the recommendations found in the Engage New Albany strategic plan.
  - a. Principal Arterial Streets: Minimum of 100 feet of right-of-way. That may be reduced to a minimum of 80 feet if approved by the city engineer.
  - b. Major Collector Streets: Minimum of 100 feet of right-of-way. That may be reduced to a minimum of 80 feet if approved by the city engineer.
  - c. Other Public Streets: minimum of 60 feet of right-of-way.
  - d. City code requires the property owner to grant easements to the city which are adjacent to the rights-of-way to the minimum extent necessary to provide for the installation and maintenance of streetscape improvements and/or utilities.
- 4. Flagship projects do not have any requirement to provide a minimum or maximum amount of vehicular parking spaces or loading spaces. Drive aisles, parking space, and loading space quantity and dimensions shall conform to the standards set forth in the New Albany Technology Manufacturing District Landscape and Architecture Standards Plan found in figure 17B.
- 5. Primary projects shall conform to the standards set forth in Chapter 1167 (city parking code).

## E. Architectural Standards

- 1. The TMD C.O. 1154.13 includes many of the same or improved architectural standards and requirements established from the General Employment limitation texts recently approved by the Planning Commission and city council in the surrounding business park.
- 2. C.O. 1154.13 (b) contains general regulations that apply to all primary projects. There are additional standards for non-office building developments such as manufacturing and warehouses facilities. These standards ensure all buildings and their exterior elevations are designed to be compatible with each other and to reflect a consistent design approach that match the rest of the New Albany business park.
- 3. Primary projects are required to provide complete screening of all roof-mounted equipment on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character. This must screen equipment from off-site view and to buffer sound generated by such equipment. Solar energy systems are excluded from the requirements of this section.
- 4. Architectural requirements for flagship projects are located in the TMD Landscape Design Standards plan in Figure 20. Flagship projects are required to employ a comparable use of materials on all elevations. Façade colors are required to be coordinated and complement each other.
- 5. Flagship project's architectural designs for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way who primary purpose is to accommodate truck traffic or service loading areas) are required to meet the community standard in terms of quality while considering the unique nature of the use(s) of the structures.
- 6. Consistent with the city's Limited Employment (LI) and General Employment (GE) districts, the TMD does not have a height limitation for buildings.

#### F. Parkland, Buffering, Landscaping, Open Space, Screening

1. The Technology Manufacturing District includes a landscape design standard plan. This plan is an extension of the TMD and is intended supplement and expand on the regulations found in codified ordinance 1154. This is the first and only zoning district to include a

landscape design standard plan as a zoning requirement. The design standards plan includes street trees, mounding, stormwater basins, parking lot screening. This ensures the creation of a district greenway network with appropriately scaled and designed setbacks, mounding, and landscaping. The regulations are intended to preserve and refine the rural character of the district along the roadway corridors.

- 2. There is a maximum impervious parcel coverage of 85% on parcels containing flagship projects and 75% on parcels containing Primary projects. Primary projects have to follow the same enhanced landscape screening and mounding requirements as flagship project.
- 3. C.O. 1154.08 contains the residential buffering and setback requirements:
  - a. When a residential property is not adjacent to a Principal Arterial street, a minimum ten (10)-foot high mound is required to be installed along the property line. The mound shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% on the date that is 5 years after planting to a total height of fourteen (14) feet above the top of the mound.
  - b. The mounding and landscape plan for these areas must be reviewed and approved by the city Landscape Architect.
  - c. In areas where existing tree stands or forested areas are present, the city Landscape Architect shall not require such mounding and landscaping where the height and opacity requirements can be met by preserving and/or supplementing the tree stands or forested areas.
- 4. Along the principle arterial streets, such as Mink Street and Green Chapel Road, the mounding is required to be landscaped in natural pattern. Figure 6 of the plan states trees should be planted on the front (street side) and top of the mound at a rate of 30 trees per 100 linear feet. Trees must be underplanted with native woodland shrubs in massing.
- 5. Development must comply with the provisions of Chapter 1155 (city floodplain ordinance) unless otherwise provided within the TMD. The TMD requires that all streams with a drainage area greater than fifty (50) acres and their riparian corridors shall be preserved. The corridor's setback width is a minimum of one hundred (100) feet, with at least twenty-five (25) feet on each side of the centerline of the stream. No pavement, structures, or other impermeable surfaces or improvements are permitted in riparian corridors, except for paved leisure trails, benches, and bridges. New vegetation is also allowed to be planted within these corridors.
- 6. The TMD requires that trees within wetlands are preserved through Tree Preservation Zones. These zones are established within areas that will be preserved pursuant to applicable federal and state permits and determinations once they are approved and issued by the Ohio EPA and the U.S. Army Corps of Engineers. These Tree Preservation Zones shall be maintained, protected, and preserved in accordance with such permits. If allowed under applicable permits, trees within Tree Preservation Zones may be removed if they present a potential danger to persons or property. Tree Preservation Zones do not include those areas where trees and/or wetland areas are allowed to be removed or filled by relevant permits. The final boundaries of the Tree Preservation Zones will be the same as the boundaries of the portions of the site that will be required to be preserved under applicable federal and state permits, as may be amended from time-to-time.
- 7. The required mounding and landscaping must be installed along the entirety of public street frontages and residential property lines abutting the TMD concurrent with building construction unless construction of multiple buildings is phased, in which case required mounding and landscaping may be installed in phases.

#### Perimeter Boundary



- 8. For each phase of development in the TMD, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant permits) that buildings, paved parking areas, or above-ground equipment or utility infrastructure, once constructed within that phase, will be located within 800 feet of the relevant perimeter boundary line (e.g. street or residential property).
- 9. Parking lots are required to be screened from public streets by a wall, mound, or minimum 3.5-foot-tall evergreen hedge or similar landscaping.

#### G. Lighting & Signage

- 1. No light spillage onto properties which are adjacent to property which is zoned in the TMD classification shall be permitted from lighting sources within the TMD per codified ordinance 1154.16(e).
- 2. Codified ordinance 1154.16 (a) requires all parking lot and private drive lighting shall be cut-off type fixtures and down cast and be from a controlled source in order to minimize light spilling beyond the boundaries of the site.
- 3. Light poles shall not exceed 30 feet in height, except that light poles located within 300 feet of properties where residential uses exist or are permitted shall be no more than 18 feet in height per codified ordinance 1154.16(a).
- 4. Figure 14 of the landscape design standards plan contains signage requirements for street entrances to ensure consistency through the district and the surrounding business park. All other signage shall conform to the standards set forth in Chapter 1169 of the codified ordinances of the city of New Albany.

#### H. Other Considerations

1. The applicant has submitted a school impact statement which states the proposed TMD 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. <u>Staff recommends a condition of approval that the city engineer comments be addressed at the time of engineering permits, subject to staff approval.</u>

- 1) When available, provide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met.
- 2) We recommend that all proposed roads be constructed in accordance with public road standards.
- 3) Within the zoning district, we recommend that 40' of public r/w as measured from road centerline be dedicated for all collector streets and 50' of public r/w as measured from road centerline be dedicated for all arterial streets.

#### V. SUMMARY

The TMD takes the best practices from surrounding commercial areas and amplifies them. The TMD incorporates the best practices from the existing limitation texts and developments within the New Albany International Business Park and codifies those best practices. Moreover, it requires many of the larger "enhanced" setbacks, screening and mounding requirements recently approved within the Jug Street North Limitation text established from resident feedback at the Planning Commission and city council meetings.

The proposal matches the land use recommendations found in the Engage New Albany strategic plan addendum. The proposed zoning text meets the development standards found in both the Western Licking County Accord Plan and the Engage New Albany strategic plan. The requirements of the TMD zoning and landscape design standards plan consider the existing residential nature of the surrounding area by requiring larger setbacks, mounding and landscape restrictions to remain sensitive to those existing uses. The TMD advances the employment center opportunities and protects rural corridors through large setbacks and the design guideline's landscaping and mounding requirements as recommended in the WLCA.

The Planning Commission is to evaluate the appropriateness of this "straight" zoning district to the site. 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.
  - The large scale of the rezoning will result in a more comprehensive planned redevelopment of the area and will ensure compatibility between uses.
- (b) The relationship of topography to the use intended or to its implications.
  - The TMD includes heightened level of standards based on iterations of limitations texts from past zonings over the years.
- (c) Access, traffic flow.
  - The city of New Albany hired a traffic engineer, Carpenter Marty, to complete a traffic study for the Technology Manufacturing District (TMD) rezoning. The traffic study's recommendations for roadway improvements are consistent with the strategic plan's functional classification and can appropriately serve the zoning district.
- (d) Adjacent zoning.
  - The property is adjacent to commercially zoned property along portions of its southern and western boundaries. The remainder of the southern and western boundary's existing land uses are agricultural or residential, however, the Engage New Albany strategic plan recommends future Employment Center uses.
- (e) The correctness of the application for the type of change requested.
  - The applicant has submitted a complete and correct application for this zoning amendment.

- (f) The relationship of the use requested to the public health, safety, or general welfare.
  - The overall effect of the development advances and benefits the general welfare of the community.
  - The TMD ensures consistency and simplifies regulations that are favorable to the surrounding area.
  - Since this chapter permits the same uses established in the business park today plus some more industrial uses, it requires enhanced setbacks and mounding requirements compared to surrounding commercial zoning regulations.
- (g) The relationship of the area requested to the area to be used.
  - Due to the proximity of this site to the State Route 161/Beech Road and State Route 161/Mink Street interchanges, 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.
- (h) The impact of the proposed use on the local school district(s).
  - 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.

#### VI. ACTION Suggested Motion for ZC-135-2022:

Move to recommend approval of the rezoning application ZC-135-2022 to city council with the following conditions:

- 1) When available, provide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met;
- 2) We recommend that all proposed roads be constructed in accordance with public road standards; and
- 3) Within the zoning district, we recommend that 40' of public r/w as measured from road centerline be dedicated for all collector streets and 50' of public r/w as measured from road centerline be dedicated for all arterial streets.

#### **Approximate Site Location:**



Source: NearMap

#### **APPENDIX A: List of county parcel identification numbers for subject properties**

PIDs: 037-111570-01.000, 037-112212-00.005, 037-112212-00.000, 037-111762-00.002, 037-111576-00.001, 037-112152-00.000, 037-112218-00.000, 037-112158-00.000, 037-112158-00.001, 037-112212-00.004, 037-112212-00.001, 037-112212-00.003, 037-112212-00.002, 037-112200-00.000, 037-111576-00.000, 037-112200-00.002, 037-112200-00.003, 037-112200-00.001, 037-111636-01.000, 037-111636-00.000, 037-111636-02.000, 037-112068-00.000, 037-111936-00.000, and 037-111936-00.003



401.60-144 December 8, 2022

To: Chelsea Nichols City Planner

From:	Matt Ferris, P.E., P.S., Consulting City Engineer	Re: TMD
By:	Jay M. Herskowitz, P.E., BCEE	Rezoning

Our review comments are as follows:

- 1) When available, provide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met.
- 2) We recommend that all proposed roads be constructed in accordance with public road standards.
- 3) Within the zoning district, we recommend that 40' of public r/w as measured from road centerline be dedicated for all collector streets and 50' of public r/w as measured from road centerline be dedicated for all arterial streets.

MEF/JMH

CC: Steve Mayer, Planning Manager







# **Community Development Department**

RE: City of New Albany Board and Commission Record of Action

Dear Aaron Underhill, MBJ HOLDIINGS LLC,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



# **Community Development Department**

# **Decision and Record of Action**

Tuesday, December 20, 2022

The New Albany Planning Commission took the following action on 12/19/2022.

# **Zoning Amendment**

Location:

Applicant: Aaron Underhill, MBJ HOLDIINGS LLC,

Application: PLZC20220135

- **Request:** Request to rezone 403.02 acres located in Licking County from Agricultural (AG) to Technology Manufacturing District (TMD).
- **Motion:** Motion of approval for application ZC-135-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

Commission Vote:	Motion Approval Recommended, 5-0
	interior repeter at recommended, 5 o

**Result:** Zoning Amendment, PLZC20220135 was Approval Recommended, by a vote of 5-0.

Recorded in the Official Journal this December 20, 2022

#### **Condition(s) of Approval:**

1) When available, proide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met;

2) That all proposed roads be constructed in accordance with public road standards; and

3) Within the zoning district, 40' of public r/w as measured from road centerline shall be dedicated for all collector streets and 50' of public r/w as measured from road centerline be dedicated for all arterial streets.

Staff Certification:

Chelsea Nichols

Chelsea Nichols Planner



#### Planning Commission Staff Report February 22, 2023 Meeting

#### NORTHEAST BUSINESS PARK ZONING DISTRICT ZONING AMENDMENT

LOCATION:	Located on the west side of Beech Road (PIDs: 037-111558-00.000, 037-111768-01.000, 037-111768-00.000, 037-111768-00.004, 037-111768-00.001, 037-111768-00.002, 037-112026-00.00, 037-111768-00.003)
REQUEST:	Zoning Amendment
ZONING:	AG Agricultural to L-GE Limited General Employment District
STRATEGIC PLAN:	Employment Center
APPLICATION:	ZC-08-2023
APPLICANT:	MBJ Holdings LLC, c/o Aaron Underhill, Esq.

Review based on: Application materials received January 20, 2023 and February 6, 2023. *Staff report completed by Chelsea Nichols, Planner* 

#### I. REQUEST AND BACKGROUND

The applicant requests review for the rezoning of 195.98+/- acres. The request proposes to create a new limitation text for the area known as the "Northeast Business Park Zoning District" by zoning the area to 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 use and development standards found in the Engage New Albany strategic plan Northeast Area addendum Employment Center land use category. 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 eight parcels and is located within Licking County. The site is located on the west side of Beech Road. The subject parcels are currently being annexed into the city. The annexation petition was submitted on December 30, 2022 and is scheduled for its first reading at City Council on March 7, 2023.

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 <u>underlined text</u>.

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

- (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. New Albany Strategic Plan

The zoning district is located within the 2018 Western Licking County Accord Rural Residential/Agricultural future land use districts. The accord's land use map is a point in time until any given area begins to develop or change. The subject parcels are also located within the New Albany Planning Area. The 2022 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.

#### B. Use, Site and Layout

- 1. The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.
- 2. The site is located in the Engage New Albany strategic plan Northeast Area addendum Employment Center land use.
- 3. Due to the proximity of this site to State Route 62 and Beech Road, and its location adjacent to other Limited General Employment (L-GE) zoned land in the existing New Albany International Business Park to the north and east, the site appears to be most appropriate for the proposed type of development.
- 4. The limitation text allows 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.
- 5. Conditional uses include industrial manufacturing & assembly, car fleet and truck fleet parking, and limited educational industries.
- 6. Prohibited uses include industrial product sales and services, mini-warehouses, vehicle services, radio/television broadcast facilities, off-premise signs and sexually oriented business.
- 7. The text contains the same list of permitted, conditional, and prohibited uses as other similar zoning districts that are also zoned L-GE, which includes the recently approved Business and Technology Zoning District (ZC-102-2022).

- 8. 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:
  - 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.
  - 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.

#### C. Access, Loading, Parking

- 1. 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.
- 2. Parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development for each individual site.
- 3. Zoning text section V.C proposes to dedicate the following right-of-way below.
  - The total right-of-way for Beech Road shall be 100 feet. The developer shall dedicate right-of-way for Beech Road to the City at a distance of 50 feet as measured from the existing centerline of Beech Road.

#### **D.** 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 Business and Technology Zoning District located directly to the north are proposed.
- 3. The zoning text section IV.A. permits 65-foot-tall buildings, subject to Section 1165.03 of the Codified Ordinances. The General Employment district does not typically have a height limitation. In fact, L-GE districts, like the Business and Technology Zoning District located directly to the north, that do implement a height restriction usually allow up to 85-foot tall buildings. By creating a height requirement of 65 feet, the text is still being more restrictive than the standard district requirements and proves to be sensitive to the existing adjacent residential uses.
- 4. The city 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 ensures 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.

#### D. 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 Beech Road frontage of the site.
- Minimum tree size at installation shall be no less than two and one half (2 <sup>1</sup>/<sub>2</sub>) 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:



Perimeter Boundary

- 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.
  - The Beech Road North Landscape Plan is to be heard by the Planning Commission at tonight's meeting under other business.
  - New landscaping and mounding installed within the pavement setback along Beech Road shall be coordinated and consistent throughout the length of the Zoning District's frontage and surrounding areas on that street.
- <u>Beech Road:</u>
  - Landscaping and mounding within the minimum required pavement setback along Beech Road shall be coordinated and consistent throughout this Zoning District and surrounding areas and shall be designed/maintained as contemplated in the District Framework & Landscape Design Standards for the Beech Road North District.

#### E. Lighting & Signage

- 1. No signage is proposed at this time. Per the text all signage shall conform to the standards set forth in the District Framework & Landscape Design Standards for the Beech Road North District as adopted by the City and Chapter 1169 of the Codified Ordinances of the City of New Albany.
- 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.
- 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.

#### **F.** Other Considerations

1. The property owner has submitted a school impact statement which states the proposed L-GE zoning results 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. <u>Staff</u> recommends a condition of approval that the city engineer comments be addressed at the time of engineering permits, subject to staff approval.

- When available, provide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met.
- We recommend that all proposed private roads be constructed in accordance with public road standards.
- We concur with sheet 5 of 8 of the text regarding the proposed 100' total r/w dedication (50' as measured from each centerline). This is consistent with the City's strategic planning for the Beech Road corridor.

#### **IV. SUMMARY**

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 north and east, the site appears to be most appropriate for commercial development.

It appears that the proposed zoning text meets 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.

- 1. 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)).
- 2. The L-GE rezoning application is an appropriate application for the request (1111.06(e)).
- 3. The overall effect of the development advances and benefits the general welfare of the community (1111.06(f)).
- 4. 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)).

#### V. ACTION Suggested Motions for ZC-08-2023:

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

# Move to approve application ZC-08-2023 based on the findings in the staff report with the following condition:

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

# Approximate Site Location:





401.60-145 February 10, 2023

To: Chelsea Nichols City Planner

From: Matt Ferris, P.E., P.S., Consulting City Engineer By: Jay M. Herskowitz, P.E., BCEE Re: North East Business Park Rezoning

Our review comments are as follows:

- 1) When available, provide verification that all Ohio EPA and Army Corps of Engineers permitting requirements have been met.
- 2) We recommend that all proposed private roads be constructed in accordance with public road standards.
- 3) We concur with sheet 5 of 8 of the text regarding the proposed 100' total r/w dedication (50' as measured from each centerline). This is consistent with the City's strategic planning for the Beech Road corridor.

MEF/JMH

CC: Will Walther, Development Engineer





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that Apply
chensive Amendment
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gricultural zoning district to the
S
: 614.335.9329
to process this application. pany representatives, notice on the property ched to this application is Date: $\frac{1/20/23}{1/20/23}$

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • Phone 614.939.2254 • Fax 614.939.2234
### Subject Property Parcel Numbers and Addresses

PARCEL NUMBER	ADDRESS
037-111558-00.000	0 Beech Road NW, Johnstown, OH 43031
037-111768-01.000	3711 Beech Road NW, Johnstown, OH 43031
037-111768-00.000	3555 Beech Road NW, Johnstown, OH 43031
037-111768-00.004	0 Beech Road NW, Johnstown, OH 43031
037-111768-00.001	0 Beech Road NW, Johnstown, OH 43031
037-111768-00.002	3525 Beech Road NW, Johnstown, OH 43031
037-112026-00.000	3287 Beech Road NW, Johnstown, OH 43031
037-111768-00.003	3453 Beech Road NW, Johnstown, OH 43031

#### **AFFIDAVIT OF FACTS**

I, Aaron L. Underhill, in my capacity as attorney for the applicant listed on the zoning application pertaining to 195.98+/- acres known as Licking County Parcel Numbers 037-111768-00.003, 037-112206-00.000, 037-111768-00.002, 037-111558-00.000, 037-111444-01.000, 037-111768-00.001, 037-111768-00.001, being first duly sworn, do hereby state and depose the following:

That accompanying this affidavit is a list of all property owners located within two hundred (200) feet of the parcel(s) that are the subject of the application and their addresses as appearing on the Licking County Auditor's current tax list; and

That said list is based solely on the records of the Office of the Auditor of Licking County, Ohio, as provided on its website on or about the date of this affidavit.

Further Affiant sayeth not.

Mall By:

Aaron L. Underhill Attorney, Underhill & Hodge LLC

STATE OF OHIO COUNTY OF FRANKLIN SS.

The foregoing instrument was acknowledged before me on the day of day of 2023, by Aaron L. Underhill, who acknowledged the foregoing signature to be his voluntary act and deed.

Notary Public



KIMBERLY R. GRAYSON Notary Public, State of Ohio My Commission Expires 01-11-2026

My Commission Expires: 1-11-202

#### L-GE, LIMITED GENERAL EMPLOYMENT ZONING DISTRICT

#### Information concerning specific Code requirements for rezoning submittal by MBJ Holdings LLC

#### Per C.O. 1111.03(C), a statement of the existing use and zoning district.

The property that is the subject of this application is in the process of being annexed to the City. Upon annexation, it will be designated in the AG, Agricultural zoning classification per the Codified Ordinances. The property currently is being used for agricultural and residential purposes.

### Per C.O. 1111.03(g), a statement as to how the proposed zoning amendment will impact adjacent and proximate properties.

<u>Response:</u> The Property that is being zoned consists of 195.98+/- located generally to the west of and adjacent to Beech Road NW, to the north of Jug Street Road NW and to the south of Miller Road NW in Jersey Township, Licking County. At the time of this application, the property is in the process of being annexed to the City of New Albany. Upon annexation, the City's Codified Ordinances provide that the property automatically will be given an AG, Agricultural District zoning classification.

The proposed zoning amendment will have little impact on adjacent and proximate properties and this zoning will permit the property to be developed consistent with the existing development pattern in the area.

Per C.O. 1111.03(i), any deed restrictions, easements, covenants and encumbrances to be imposed to control the use, development and maintenance of the area to be rezoned.

<u>Response:</u> Upon the completion of the zoning for this property and prior to selling the property to any third party, the property will be made subject to a property owners' association.

Per C.O. 1159.07(b)(2)(F) The schedule of site development, construction of structures and associated facilities. Such schedule shall include the proposed use or reuse of existing features such as topography, streets, easements and natural areas.

<u>Response:</u> Development of the site will occur based on market conditions after approval of the accompanying rezoning application.

Per C.O. 1159.07(b)(2)(J) Verification that an application, if required, has been submitted to the Ohio Environmental Protection Agency in compliance with Section 401 of the Clean Water Act in which anyone who wishes to discharge dredged or fill material into waters of the United States must obtain a Water Quality Certification Permit from the Ohio Environmental Protection Agency. In the case of an isolated wetland either a general state or individual state isolated wetland permit must be obtained from the Ohio Environmental Protection Agency (Sections 6111.021. - 6111.024 of House Bill 231).

<u>Response</u>: The applicant is in the process of studying the Property with respect to this requirement. At the time that an application for a certificate of zoning compliance or an application for a building permit is filed with the City of New Albany, the applicant shall provide evidence of the results of its conclusions in this regard.

Per C.O. 1159.07(b)(2)(K) Verification that an application, if required, has been submitted to the U.S. Army Corps of Engineers, in compliance with Section 404 of the Clean Water Act in which anyone who wishes to discharge dredged or fill material into waters of the United States must obtain either a nationwide or individual permit from the U.S. Army Corps of Engineers.

<u>Response</u>: The applicant is in the process of studying the Property with respect to this requirement. At the time that an application for a certificate of zoning compliance or an application for a building permit is filed with the City of New Albany, the applicant shall provide evidence of the results of its conclusions in this regard.



Aaron L. Underhill 8000 Walton Parkway, Suite 260 New Albany, Ohio 43054

P: 614.335.9321 F: 614.335.9329 aaron@uhlawfirm.com

January 20, 2023

Chris Christian Development Service Manager City of New Albany 99 West Main Street New Albany, Ohio 43054

# **RE:** School Impact of Zoning of 195.98+/- acres located generally to the west of and adjacent to Beech Road NW, to the north of Jug Street Road NW and to the south of Miller Road NW in Johnstown, Ohio (the "Property").

Dear Chris:

This letter accompanies an application to rezone the above referenced Property from the AG, Agricultural District to the L-GE, Limited General Employment District. The purpose of this letter is to analyze the impact of this zoning on the Johnstown-Monroe Local School District.

This rezoning will allow commercial development on the Property as opposed to residential development. Once developed, five homes will be removed from the site. The obvious positive financial impact of developing the Property alleviates the need to undertake a detailed analysis of the impact the development would have on the local school district. In general terms, the rezoning will permit the development of the Property with non-residential uses, which will provide the schools with a substantial financial benefit. This zoning will add significant value to the land and will provide the means to provide additional value by way of improvements.

The applicant is pleased to bring forth this application and looks forward to working with the City. Please let me know if you have any questions.

Sincerely,

L. Undel. 19

Aaron L. Underhill Attorney for the Applicant

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APPROVED APPROVED BY:	CONDITIONAL
DATE:	12-12-22

#### EXHIBIT "A" Legal Hescription 195.98± ACRES

Situated in the State of Ohio, County of Licking, Township of Jersey, being all of Lot 36 and part of Lot 37, Quarter Township 2, Township 2, Range 15, United States Military District, and being all of that 100.00 acre tract conveyed to Kenton L. Suver and Mary P. Suver by deed of record in Official Record Book 576, Page 319, that 3.581 acre tract conveyed to Ryan J. Gruenwald and Erin M. Gruenwald by deed of record in Instrument Number 201504230007533, that 16.716 acre tract conveyed to Ruth Ann Booher and Charles F. Booher by deed of record in Instrument Number 200007200023076, that 5.989 acre tract conveyed to Ruth Ann Booher and Charles F. Booher by deed of record in Instrument Number 200007200023077, that 3.011 acre tract conveyed to Scott E. Shilling and Melissa M. Shilling by deed of record in Instrument Number 200007240023424, that 16 acre tract conveyed to Charles F. Booher by deed of record in Instrument Number 201901160006997 and that 18 acre tract conveyed to Charles F. Booher by deed of record in Instrument Number 201901160006997 and that 18 acre tract conveyed to Charles F. Booher by deed of record in Instrument Number 201901160006997 and that 18 acre tract conveyed to Charles F. Booher by deed of record in Instrument Number 201901160008239 (all references refer to the records of the Recorder's Office, Licking County, Ohio), and more particularly bounded and described as follows:

BEGINNING in the centerline of Beech Road NW (Right-Of-Way varies), the southeasterly corner of said 100.00 acre tract, the northeasterly corner of that subdivision entitled "Saveson Acres" as recorded in Plat Book 16, Page 137, being in the westerly line of that 4.932 acre tract conveyed to The City of New Albany, Ohio by deed of record in Instrument Number 201910240023349 and being the common corner of Lots 29, 30, 35 and 36;

Thence North 86° 20' 55" West, with the line common to said 100.00 acre tract and said "Saveson Acres", a distance of 2754.33 feet to a point in the line common to Licking County and Franklin County, the easterly line of that 5.263 acre tract conveyed to John E. Saveson, Trustee by deed of record in Instrument Number 2000012070248115 (Franklin County Recorder's Office);

Thence North 03° 18' 25" East, with said county line, the westerly line of said 100.00 acre tract, the easterly line of said 5.263 acre tract and the easterly line of that 13.405 acre tract conveyed to John E. Saveson, Trustee by deed of record in Instrument Number 200503290057414 (Franklin County Recorder's Office), a distance of 1236.35 feet to a corner common to said 13.405 acre tract and that 30.054 acre tract conveyed to James E. Ziminski, Trustee by deed of record in Instrument Number 201808230113495 (Franklin County Recorder's Office);

Thence North 03° 15' 11" East, continuing with said county line, the westerly line of said 100.00, 16.716, 24.473, and 18 acre tracts, the easterly line of said 30.054 acre tract, the easterly line of that 57.87 acre tract conveyed to Olde Albany, LLC by deed of record in Instrument Number 200209130228211 (Franklin County Recorder's Office), a distance of 1713.77 feet to a corner common to said 57.87 acre tract and that 30.126 acre tract conveyed to Sridhar Reddy Thumma by deed of record in Instrument Numbers 202204130057131 and 202204130057132 (Franklin County Recorder's Office);

Thence North 03° 06' 55" East, continuing with said county line, the line common to said 18 and 30.126 acre tracts, a distance of 196.83 feet to a corner common to said 18 acre tract and that 69.970 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202211210027642;

Thence South 86° 09' 11" East, leaving said county line, with the northerly line of said 18 and 16 acre tracts, the southerly line of said 69.970 acre tract, a distance of 2220.67 feet to a corner common to said 16 acre tract and that 2.86 acre tract conveyed to Marie Carolyn Browning by deed of record in Instrument Number 202204150009447;

Thence South 03° 30' 21" West, with the line common to said 2.86 and 16 acre tracts, a distance of 230.00 feet to a point;

EXHIBIT"A" Legal Description 195.98± ACRES -2-

Thence South 86° 09' 11" East, continuing with said common line, a distance of 541.60 feet to a point in the centerline of said Beech Road NW, the westerly line of that 53.990 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 202211210027642;

Thence South 03° 30' 21" West, with the said centerline, the easterly line of said 16, 24.473, 3.011, 5.989 and 3.581 acre tracts, the westerly line of said 53.990 acre and 4.932 acre tracts, a distance of 1213.27 feet to a common corner of said 3.581 and 100.00 acre tracts and the common corner of Lots 28, 29, 36 and 37;

corner of Lots 28, 29, 36 and 37; Thence South 03° 19' 37" West, continuing with the said centerline, the line common to said 100.00 acre and 4.932 acre tracts, a distance of 1694.21 feet to the POINT OF BEGINNING, containing 195.98 acres, more or less.



195\_98 ac 20220973-VS-ANNX-01.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

12/9/22

Joshua M. Kleemeyer Professional Surveyor No. 8790



#### NORTHEAST BUSINESS PARK ZONING DISTRICT

#### LIMITATION (L-GE) TEXT

#### **FEBRUARY 6, 2023**

The Northeast Business Park Zoning District (hereinafter, the "Zoning District") consists of 195.98+/- acres located to the west of and adjacent to Beech Road NW, generally to the north of Jug Street Road NW and to the south of Miller Road NW, and to the east of and adjacent to the Franklin County-Licking County boundary line. 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.

I. Zoning Designation: L-GE, Limited General Employment District

II. <u>Permitted Uses:</u> The permitted and conditional uses contained and described in the Codified Ordinances of the City of New Albany, GE, General Employment District, Sections 1153.02 and 1153.03, provided that conditional uses are approved in accordance with Chapter 1115, Conditional Uses. The following uses from these code sections shall be prohibited:

- A. Industrial product sales (See Section 1153.03(a)(1));
- B. Industrial service (See Section 1153.03(a)(2));

C. Mini-warehouses (See Section 1153.03(a)(4)(c)). For purposes of clarification,

this prohibition only applies to such facilities that are made available for rental to the general public;

- D. Personal service (See Section 1153.03(b)(2)) and retail product sales and service (See Section 1153.03(b)(3)), except that such uses shall be allowed as accessory uses to a permitted use in this Zoning District;
- E. Vehicle services (See Section 1153.03(b)(4));
- F. Radio/television broadcast facilities (See Section 1153.03(c)(1));
- G. Sexually-oriented businesses (See Section 1153.03(c)(3)); and
- H. Off-premises signs (See Section 1153.03(c)(2)).

#### III. Lot and Setback Commitments:

A. <u>Lot Coverage</u>: There shall be a maximum lot coverage in this Zoning District of 75%.

B. Setbacks:

1. <u>Beech Road</u>: There shall be a minimum pavement and building setback of 185 feet from the centerline of Beech Road.

2. <u>Perimeter Boundaries:</u> There shall be a 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.

3. <u>Elimination of Setbacks</u>: In the event that a parcel located within this Zoning District and an adjacent parcel located within or outside of this Zoning District (i) come under common ownership or control, (ii) are zoned to allow compatible non-residential uses, and (iii) are combined into a single parcel, then any minimum building, pavement, or landscaping setbacks set forth in this text as they apply to common property lines shall no longer apply with respect to these parcels. Section 1153.04(g) of the Codified Ordinances also shall apply to this Zoning District.

#### IV. Architectural Standards:

A. <u>Building Height:</u> The maximum building height for structures in this Zoning District shall be 65 feet, subject to Section 1165.03 of the Codified Ordinances.

B. <u>Service and Loading Areas</u>: Service areas and loading areas shall be screened in accordance with the Codified Ordinances.

### C. Building Design:

1. Building designs shall not mix architectural elements or ornamentation from different styles.

2. Buildings shall be required to employ a comparable use of materials on all elevations.

3. The number, location, spacing, and shapes of windows and door openings shall be carefully considered. Primary entrances to buildings shall be made sufficiently prominent that they can be easily identified from a distance.

4. For office buildings and complexes, achieving a human or pedestrian scale is of less concern. When achieving such a scale is desired, it may be achieved by careful attention to width of facades, size and spacing of window and door openings, and floor to floor heights on exterior walls.

All elevations of a building that are visible from a public right-of-way shall receive similar treatment in terms of style, materials, and design so that such elevations are not of a lesser visual character than any other. 6. Use of elements such as shutters, cupolas, dormers, and roof balustrades

shall be avoided in building designs that are not based on traditional American architectural styles. Such elements may be employed only when they are common elements of a specific style, and this style shall be replicated in its entirety. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.

7. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed, located, or screened so as to minimize their visibility and visual impact from off-site. Solar energy systems shall be excluded from the requirements of this section.

8. Accessory or ancillary buildings, whether attached or detached, shall be of similar design, materials and construction as the nearest primary structure. Fenestration themes that employ windows, panels and piers that are consistent with the architectural vocabulary of the building are encouraged. Accessory structures, generators, storage tanks, trash receptacles or any other similar improvement must be located behind a building façade that does not front on a public right-of-way.

#### D. Building Form:

1. All building elevations shall be designed to be compatible with each other and to reflect a consistent design approach.

2. Gable or hip roofs shall be avoided unless a building design replicates a traditional American architectural style that employs such roof forms. In non-stylistic contemporary designs, low or flat roofs may be employed. Roof visibility shall be minimized.

#### E. Materials:

1. Exterior building materials shall be appropriate for contemporary suburban designs and shall avoid overly reflective surfaces. Traditional materials such as, but not limited to, wood, stone, brick, and concrete shall be permitted, and contemporary materials such as, but not limited to, aluminum, metal, glass, stucco, or cementitious fiberboard (e.g., hardiplank or equivalent) shall be permitted on buildings not employing traditional styles. Architectural precast concrete panels and/or poured-in-place concrete tilt-up panels shall be permitted. The use of reflective or mirrored glass shall be prohibited.

2. Prefabricated metal buildings and untreated masonry block structures are prohibited. Notwithstanding the foregoing, ancillary structures built and operated for the purpose of enclosing equipment and which are not occupied by tenants or persons on a regular basis may be constructed using pre-engineered metal.

3. Generally, the quantity of materials selected for a building shall be minimized.

4. Loading docks are not required to have the same degree of finish as a main entry unless they are visible from a public right-of-way.

5. <u>Additional Standards for Uses Not Governed by DGRs</u>: Buildings that are constructed to accommodate certain uses are not governed by the City's Design Guidelines and Requirements (DGRs). For example, buildings that are constructed for the operation of data centers, warehousing and/or distribution uses are not subject to the DGRs and can present challenges in meeting the community standard for architectural design. Such buildings are necessarily large and typically include long walls that together form a square or rectangular box. The goal for the development of buildings that are not subject to the DGRs is to balance the practical needs of these buildings with the desire to provide exterior designs that are attractive and complimentary to the architecture that will be found elsewhere in this Zoning District.

Architecture by its nature is a subjective medium, meaning that the adoption of strict objective standards in all instances may not provide the best means for achieving appropriate design. In recognition of this fact, the standards set forth herein provide guidelines and suggestions for designing buildings that are not subject to the DGRs in an effort to set expectations for the quality of architecture that will be expected for these structures. On the other hand, these standards are meant to allow for some flexibility to encourage innovative design provided that the spirit and intent of these provisions are met.

In conjunction with an application for a certificate of appropriateness for each building or structure in this Zoning District that is not subject to or governed by the DGRs, the applicant shall be required to submit to the City illustrations of the proposed exterior design of the building or structure for review and approval by the Design Review Committee contemplated in Section 1157.08(a)(1)(D) of the City Code. In designing such buildings, the user or applicant shall consider the following, which are intended to set a level of expectation for the quality of design:

a. Architectural design for all portions of a building or structure that are visible from a public right-of-way (excluding public rights-of-way whose primary purpose is to accommodate truck traffic or service loading areas) shall meet the community standard in terms of quality while considering the unique nature of the use(s) that will be found therein.

b. Uninterrupted blank wall facades shall be prohibited to the extent that they are visible from a public right-of-way. Design variations on long exterior walls shall be employed in order to create visual interest. Examples of such design variations include, but are not limited to, the use of offsets, recesses and/or projections, banding, windows, and/or reveals; scoring of building facades; color changes; texture or material changes; and variety in building height.

c. The use of one or more architectural or design elements may be used to soften the aesthetics of the building, such as but not limited to canopies, porticos, overhangs, arches, outdoor patios, community spaces, or similar devices.

d. Contemporary exterior designs, while not required, shall be encouraged in order to create architecture that does not look aged or dated even many years after the facility is built.

e. Landscaping and/or the use of existing vegetation shall be utilized where appropriate to enhance the aesthetics of the building and to lessen its visual impact when viewed from public rights-of-way.

6. <u>Roof-Mounted Equipment:</u> Complete screening of all roof-mounted equipment shall be required on all four sides of buildings with materials that are consistent and harmonious with the building's façade and character. Such screening shall be provided in order to screen the equipment from off-site view and to buffer sound generated by such equipment.

V. Access, Parking, Site Circulation, and Traffic Commitments:

A. <u>Vehicular Access</u>: 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 curbcuts 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.

B. <u>Parking and Loading</u>: Parking and loading spaces shall be provided for each use per Chapter 1167 of the Codified Ordinances of the City of New Albany.

C. <u>Rights-of-Way:</u> The total right-of-way for Beech Road shall be 100 feet. The developer shall dedicate right-of-way for Beech Road to the City at a distance of 50 feet as measured from the existing centerline of Beech Road.

D. <u>Private Roads</u>: Any creation of private roads is subject to staff approval.

VI. <u>Buffering, Landscaping, Open Space, and Screening</u>: A landscaping plan shall be approved as part of the City's review of a certificate of appropriateness application for each portion of this Zoning District that is proposed for development. The following landscaping requirements shall apply to this Zoning District:

A. <u>Tree Preservation</u>: 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.

B. <u>Landscaping Required Adjacent to Residential Uses</u>: 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.

C. <u>Fencing</u>: 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. <u>Stormwater Management:</u> Wet and dry stormwater basins shall conform to the standards set forth in Section 1171.08 of the Codified Ordinances of the City of New Albany.

E. <u>Street Trees:</u> 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.

F. <u>Parking Areas</u>: Within this Zoning District, 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.

G. <u>Pedestrian Circulation</u>: An 8-foot-wide asphalt leisure trail is required to be installed along the Beach Street frontage of the site.

H. <u>Minimum On-Site Tree Sizes:</u> Unless otherwise set forth herein, minimum tree size at installation shall be no less than two and one half  $(2 \frac{1}{2})$  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.

I. All street trees that are not installed prior to infrastructure acceptance shall be bonded to guarantee installation.

Phasing of Screening: In recognition of the significant amount of land J. 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 and/or mounding 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 and/or mounding 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:



Perimeter Boundary

K. <u>Master Landscape Standards Plan:</u> 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

Northeast Business Park Zoning District 7 of 8 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 and mounding installed within the pavement setback along Beech Road shall be coordinated and consistent throughout the length of the Zoning District's frontage and surrounding areas on that street.

L. <u>Beech Road:</u> Landscaping and mounding within the minimum required pavement setback along Beech Road shall be coordinated and consistent throughout this Zoning District and surrounding areas and shall be designed/maintained as contemplated in the District Framework & Landscape Design Standards for the Beech Road North District as adopted by the City.

#### VII. Lighting:

A. All parking lot and private driveway 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.

B. All parking lot light poles shall be black or New Albany green and constructed of metal. Light poles shall not exceed 30 feet in height.

C. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

D. Landscape uplighting from a concealed source shall be subject to staff approval. All uplighting fixtures must be screened by landscaping. Lighting details shall be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

E. No permanent colored lights or neon lights shall be used on the exterior of any building.

F. All other lighting on the site shall be in accordance with City Code. Street lighting must meet the City standards and specifications.

G. Solar Panels may be incorporate and installed as appropriate.

VIII. <u>Signage:</u> All signage shall conform to the standards set forth in the District Framework & Landscape Design Standards for the Beech Road North District as adopted by the City and Chapter 1169 of the Codified Ordinances of the City of New Albany.

IX. <u>Utilities</u>: All new utilities installed solely to serve this Zoning District shall be installed underground. High voltage distribution lines (i.e., 138kV and greater) to electrical substations shall be exempted from this requirement.



#### Planning Commission Staff Report February 22, 2023 Meeting

#### WENDY'S FINAL DEVELOPMENT PLAN

LOCATION:	Located at the southwest corner of US-62 and a private drive
	(PID: 222-005166)
APPLICANT:	The McIntosh Group, c/o Mark Lamzik
REQUEST:	Final Development Plan
ZONING:	Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a
STRATEGIC PLAN:	Retail
APPLICATION:	FDP-09-2023

Review based on: Application materials received January 24, 2023, February 8, 2023, and February 13, 2023.

Staff report prepared by Chelsea Nichols, Planner

#### I. REQUEST AND BACKGROUND

The application is for a final development plan for a proposed Wendy's located at the southwest corner of US-62 and a private drive within the Canini Trust Corp. The development includes a dine in restaurant with a drive-thru on a 1.817-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 restaurants with drive-thru facilities. <u>The applicant has applied for a conditional use to be heard by the Planning Commission at tonight's meeting under case CU-10-2023</u>.

The applicant is also applying for several variances related to this final development plan under application VAR-15-2023. Information and evaluation of the variance requests are under a separate staff report.

#### **II. SITE DESCRIPTION & USE**

The site is located on the southwest corner of US-62 and a private drive within the Canini Trust Corp site. The site is 1.817 acres and is currently undeveloped. Some of the existing surrounding uses include Home2Suites, Turkey Hill gas station, as well as Dairy Queen which also has a drive-thru facility.

#### **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 <u>underlined text</u>. 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 recommends 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 2,050 sq. ft. Wendy's restaurant with a drive-thru. The existing total site size is 1.817-acres. The proposed Wendy's would occupy 1.12 acres on the west side of the site; leaving the remaining east side of the site for a future development.
- 2. Restaurants with drive-thru facilities 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-10-2023.
- 3. The proposed use is appropriate given the proximity of this site to State Route 161 and the surrounding commercial development surrounding this site. Some of the existing surrounding uses include Home2Suites, Turkey Hill gas station, as well as Dairy Queen which also has a drive-thru facility.
- 4. Zoning text section 8a.01(7) requires that the total lot coverage, which includes areas of pavement and building, to not exceed 80% and the development is not meeting this requirement with 82% total lot coverage. The applicant has not requested a variance related to this and commits to meeting this code requirement at time of permitting. The city staff recommends a condition of approval that the site plan be revised to accommodate this code requirement of 80% lot coverage maximum.

Road	Requirement	Proposed
US-62	50-foot building and pavement setback	50-foot pavement [meets code]
		<u>120.6+/- building [meets code]</u>
Side yard setback from western	20-foot building and pavement setback	20+/- foot pavement [meets code]
private drive		84+/- foot building [meets code]
Side yard setback	0-foot building and pavement setback	0-foot pavement [meets code]
from future eastern		
property line		27.8+/- foot building [meets code]
Woodcrest Way	20-foot building and pavement	7+/- foot pavement [a variance has
		been requested under application
		<u>VAR-15-2023</u> ]
		80+/- foot building [meets code]

5. The zoning text section 8a.01 requires the following setbacks:

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. <u>Staff</u>

recommends all the City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval.

• <u>Reduce curb cut radii where possible. See separate diagram under the city</u> <u>landscape architect letterhead.</u>

#### B. Access, Loading, Parking

- 1. The site will be accessed from two curb cuts; one right-in/right-out only along the private drive to the west and one full access curb cut along Woodcrest Way, which is also a private road. There is also a proposed parking lot drive aisle connection between this site and the future site to the east.
- 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 proposed Wendy's site does establish a drive aisle for shared access to the future development site to the east. This will eventually tie into the connection and shared access to the Dairy Queen, Valvoline, 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, a drive-thru lane and internal drive aisles. The drive-through 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 roads.
- 4. Per 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 2,050 square feet in size therefore 28 parking spaces are required. The applicant is providing 29 parking spaces. 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-through tenant space. Based on this calculation, 7 stacking spaces must be provided and the applicant is exceeding this requirement by providing 12.
- 5. Per C.O. 1167.03(a), the minimum parking space dimensions required are 9 feet wide and 19 feet long. The application meets this requirement.
- 6. <u>Per C.O. 1167.03(a) the minimum maneuvering lane width size is 22 feet for this development type. The applicant has requested a variance related to this under application VAR-15-2023. Information and evaluation of the variance request is under a separate staff report.</u>
- 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 the eastern private drive and Woodcrest Way. The application meets this requirement.

#### 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 21 +/- feet therefore this requirement is being met.
- 4. The applicant is proposing to use brick, fiber cement panels, metal and EIFS 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. Zoning text section 8a.03(1) states that all visible elevations of a building shall receive similar treatment in style, materials and design so that no visible side is of a lesser visual character than any other. The applicant is accomplishing this requirement by utilizing four-sided architecture.
- 6. 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 not providing an active and operable door along the rear building elevations and a variance has been requested related to this under application VAR-15-2023. Information and evaluation of the variance request is under a separate staff report.
- 7. 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.
- 8. C.O. 1171.05(b) also states that all trash and garbage container systems must be screened. The applicant proposes to install a dumpster enclosure thereby meeting this requirement. While the plan includes two options, the applicant is required to provide the "alternate composite gate" shown on the plan sheet (as opposed to the other option labeled "trash enclosure front elevation") in order to meet code requirements. This "alternate composite gate" is not permitted to be vinyl. While the plans do not state the exact material, the applicant indicated it will be Trek. The city staff recommends a condition of approval requiring applicant provide the "alternate composite gate" shown on the plan sheet (as opposed to the other option labeled "trash enclosure front elevation").
- 9. A roof plan was submitted and all rooftop mechanical equipment will be fully screened from all public roads.
- 10. 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.
- 11. The architectural plan appears to show the window as tinted glass. This is not consistent with the surrounding area. However, the applicant indicated the design intent is to not tint the windows. The city staff recommends a condition of approval that this be revised at the time of permitting to clearly demonstrate the windows will not be tinted.

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

- 1. Parking Lot Landscaping Requirement:
  - Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces. The applicant is providing 29 parking spaces thereby requiring 3 trees and the applicant is meeting this requirement.
  - 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, from Woodcrest Way, and the western private drive.
- 2. General Site Landscaping Requirement:
  - 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 is required to provide 9 trees. The plan currently shows 7 trees. Landscaping shown on the site to the east for the future development cannot be counted towards the requirements for the subject site. <u>The</u> city staff recommends a condition of approval requiring the applicant to amend the landscape plan to include 2 additional trees on site for a total of 9 trees.
- 3. Street Tree Landscaping Requirement:
  - 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 thereby requiring 4 street trees. There are two existing street tree along US-62 and the applicant proposes to install 2 additional trees for a total of 4 trees.
  - The applicant is required to install 4 trees along Woodcrest Way per the approved Woodcrest Way final development plan (FDP-69-2014). The plan currently shows 4 trees along Woodcrest Way.

- The applicant is also required to install a <u>double row of street trees along the</u> <u>unnamed private drive to the west of the site to match the Woodcrest Way final</u> <u>development plan. The plan currently shows a single row of street trees along the</u> <u>private drive. The city staff recommends a condition of approval requiring the</u> <u>applicant to amend the landscape plan to include a second row of street trees on the</u> <u>inside of the 5' sidewalk along the unnamed private drive to match the Woodcrest</u> <u>Way final development plan.</u>
- The Woodcrest Way final development plan requires the trees along private drives to be red sunset maple. The city staff recommends a condition of approval requiring the applicant to amend the landscape plan to include red sunset maple as the street trees along Woodcrest Way and the unnamed private drive.
- 4. The Woodcrest Way final development plan requires the site plan and landscape plan to include a 5' wide tree lawn on the outside of the 5' wide sidewalk along both Woodcrest Way and the unnamed private drive. The current plans do not meet this requirement. The city staff recommends a condition of approval requiring the applicant to amend the site plan to include a 5' wide tree lawn (the area between the roads and sidewalks) along both Woodcrest Way and the unnamed private drive. US 62/Johnstown Road Buffer Landscaping Requirement:
  - 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 143 feet of frontage along US-62, requiring 12 trees to be installed. The plan currently provides 11 trees. Trees shown on the plan for the future development to the east cannot be counted towards the requirements for the subject site. The city staff recommends a condition of approval requiring the applicant to amend the landscape plan to include 1 more additional tree for a total of 12 throughout the setback areas along US-62.
- 5. The zoning text requires a minimum of 8% interior parking lot landscaping on the site. The application meets this requirement.
- 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. <u>Staff recommends all the City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval.</u>
  - Perimeter landscape trees should be randomized in spacing and in species. Trees should be planted in groups of 3 to 9. See diagrams.
  - According to City of New Albany, the number of trees proposed for perimeter landscaping is not meeting requirements. Please provide additional trees.
  - If using more than one evergreen shrub for parking lot screening is desired, there should be consistency of species and sizes. Evergreen hedges should be a consistent height of 3.5' ht. for all species. In order to provide a uniform look, one continuous species should be used along one road. See diagram.

### E. Lighting & Signage

- 1. The applicant has submitted a photometric plan that meets code.
- 2. The plans do not include information on external building lighting, which are limited to wall mounted scones. This will be required to meet code at the time of permitting.
- 3. Zoning text section 8a.05(e) and (f) requires all parking lot and private driveway light poles to be cut-off and downcast, not exceed 20 feet in height, painted New Albany Green and the use the same fixture that has been used at Dairy Queen and throughout the Canini Trust Corp. The application commits to meeting these requirements. <u>The city staff recommends this be a condition of approval.</u>
- 4. As part of this final development plan application, the applicant has submitted a preliminary sign plan for the site. The applicant has applied for several variances related to signage under application VAR-15-2023. Information and evaluation of the variance requests are under a separate staff report. However, staff recommends a

condition of approval that all other sign details be subject to staff approval and must meet code requirements. Any additional variances needed, other than what is included in application VAR-15-2023, will be heard by the Planning Commission at a later date in the future.

#### 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. The proposed building faces three public streets or private drives, therefore permitting a maximum of three wall signs on the building. 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.

#### **US-62** North Elevation Wall Sign

- a. Area: 29.53 sq. ft. [meets code, max of 36 sq. ft. based on frontage]
- *b.* Lettering height: <u>42 inches [24-inch maximum, variance requested under application VAR-15-2023]</u>
- *c*. Location: one on the US-62 north building elevation [meets code]
- *d*. Lighting: non-illuminated [meets code, external and halo permitted]
- *e*. Relief: 3/4" [code minimum of 1-inch relief required, a variance was not request. Staff recommends a condition of approval that this meet code at the time of permitting]
- *f.* Color: white (total 1) [meets code]
- g. Materials: PVC [meets requirements of C.O. 1169.12(g)]
- The sign will read "Wendy's"

#### **Private Drive West Elevation Wall Sign**

- *a*. Area: 20.31 sq. ft. [max of 67 sq. ft. based on frontage]
- b. Lettering height: No lettering within sign.
- *c*. Location: one on the private drive west elevation [meets code]
- d. Lighting: non-illuminated [meets code, external and halo permitted]
- *e.* Relief: 3/4" [code minimum of 1-inch relief required, a variance was not request. Staff recommends a condition of approval that this meet code at the time of permitting]
- *f.* Color: white, red/maroon, blue, pink, and brown (total 5) [does not meet code as only 4 colors permitted, variance requested under application VAR-15-2023]
- g. Materials: PVC [meets requirements of C.O. 1169.12(g)]
- The sign will feature the company logo.

#### East Elevation Wall Sign

- a. Area: 20.31 sq. ft. [max of 67 sq. ft. based on frontage]
- *b.* Lettering height: 52 inches [24-inch maximum, variance requested under application VAR-15-2023]
- *c*. Location: one on the eastern building elevation [meets code as there is no signage on the fourth building elevation along Woodcrest Way]
- *d*. Lighting: non-illuminated [meets code, external and halo permitted]
- *e.* Relief: 3/4" [code minimum of 1-inch relief required, a variance was not request. Staff recommends a condition of approval that this meet code at the time of permitting]
- *f*. Color: white, red/maroon, blue, pink, and brown (total 5) [does not meet code as only 4 colors permitted, variance requested under application VAR-15-2023]
- g. Materials: PVC [meets requirements of C.O. 1169.12(g)]

- The sign will feature the company logo.
- 5. The applicant proposes to install two drive-thru menu board signs at the rear of the site which is permitted per C.O. 1169.11(c). One of the signs is 50 sq. ft. and the other is 11 sq. ft. The maximum size permitted is 32 sq. ft. <u>A variance has been requested for the 50 sq. ft. sign as part of VAR-15-2023.</u>
- 6. The applicant proposes to install one 10' tall "clearance" bar near the drive-thru. The clearance bar does not contain any signage or a company logo.
- 7. The applicant proposes three directional ground mounted signs on site that will read "enter" on one side and "exit" on the other side. They do not contain any signage or a company logo. The zoning text permits entry and exit signs on site but shall be limited to 3' in height and a maximum area of 3 sq. ft. The proposed directional signs are less than 3 sq. ft. but are 4' feet tall. A variance was not requested for the height of the directional signs. Staff recommends a condition of approve that the sign height be revised to meet the text standards.

### 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. <u>Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval.</u>

- 1. Refer to Exhibit A. Revise the referenced FDP to include the signature block provided with Exhibit A and add the Monumentation note block and other note blocks highlighted on this exhibit.
- 2. Identify cross access easement requirements with the parcel located to the east.
- 3. Modify the full access drive off of the north-south private road to a right-in/right-out drive. (This has been addressed)
- 4. Refer to Exhibit B. Add this fire truck template to sheet C3.1 and revise the turning radius analysis accordingly.
- 5. Add a site distance triangle at the Woodcrest Way curb cut and adjust all landscape features so as not to 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, 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 motions would be appropriate:

Move to approve final development plan application **FDP-09-2023**, subject to the following conditions:

1. The landscape plan shall be updated to meet all code requirements;

<u>a. Amend the landscape plan to include 2 additional trees on site for a total of 9 trees.</u>
<u>b. Amend the landscape plan to include 1 more additional tree for a total of 12 throughout the setback areas along US-62.</u>

c. Amend the landscape plan to include a second row of street trees on the inside of the 5' sidewalk along the unnamed private drive to match the Woodcrest Way final development plan.

d. Amend the landscape plan to include red sunset maple as the street trees along Woodcrest Way and the unnamed private drive.

Amend the landscape plan to include a 5' wide tree lawn on the outside of the 5' wide sidewalk along both Woodcrest Way and the unnamed private drive.

- 2. The City Landscape Architect's comments must be addressed, subject to staff approval;
  - a. Perimeter landscape trees should be randomized in spacing and in species. Trees should be planted in groups of 3 to 9. See diagrams.
  - b. According to City of New Albany, the number of trees proposed for perimeter landscaping is not meeting requirements. Please provide additional trees.
  - c. If using more than one evergreen shrub for parking lot screening is desired, there should be consistency of species and sizes. Evergreen hedges should be a consistent height of 3.5' ht. for all species. In order to provide a uniform look, one continuous species should be used along one road. See diagram.
- 3. That the architectural plan be revised to clearly show the windows will not be tinted glass;
- 4. The applicant has applied for several variances related to signage under application VAR-15-2023. All other sign details are subject to staff approval at the time of permitting and must meet code requirements. Any additional variances needed, other than what is included in application VAR-15-2023, will be heard by the Planning Commission at a later date in the future;
- 5. That the applicant provide the "alternate composite gate" shown on the plan sheet (as opposed to the other option labeled "trash enclosure front elevation").
- 6. That all parking lot and private driveway light poles be cut-off and downcast, not to exceed 20 feet in height, painted New Albany Green and the use the same fixture that has been used at Dairy Queen and throughout the Canini Trust Corp.
- 7. That the proposed directional signs are revised at the time of permitted to be 3 feet tall.
- 8. That the site plan be revised to accommodate this code requirement of 80% lot coverage maximum; and
- 9. The City Engineer's comments must be addressed, subject to staff approval;
  - a. Refer to Exhibit A. Revise the referenced FDP to include the signature block provided with Exhibit A and add the Monumentation note block and other note blocks highlighted on this exhibit.
  - b. Identify cross access easement requirements with the parcel located to the east.
  - c. Refer to Exhibit B. Add this fire truck template to sheet C3.1 and revise the turning radius analysis accordingly.
  - d. Add a site distance triangle at the Woodcrest Way curb cut and adjust all landscape features so as not to obstruct motorist view.
  - e. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available.

Approximate Site Location:



Source: Google Earth



404.617-01 February 6, 2023 (Updated)

To: Chelsea Nichols City Planner

From: Matt Ferris, P.E., P.S. By: Jay M. Herskowitz, P.E., BCEE Re: Wendy's -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. Refer to Exhibit A. Revise the referenced FDP to include the signature block provided with Exhibit A and add the Monumentation note block and other note blocks highlighted on this exhibit.
- 2. Identify cross access easement requirements with the parcel located to the east.
- 3. Modify the full access drive off of the north-south private road to a right-in/right-out drive.
- 4. Refer to Exhibit B. Add this fire truck template to sheet C3.1 and revise the turning radius analysis accordingly.
- 5. Add a site distance triangle at the Woodcrest Way curb cut and adjust all landscape features so as not to 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

(attachments)

cc: Will Walther, Community Development Dave Samuelson P.E., Traffic Engineer







		LEGEND Right of Way Dedication (0.12 Ac) Concrete Pavement Concrete Sidewalk Proposed B' Lesuire Trail Proposed B' Lesuire Trail By The City Of New Albany Proposed Access Easement Sign Site Light Pole (see Mep Plan) Parking Count	MARK DATE DESCRIPTION MARK DATE DESCRIPTION
	PROJECT DESCRIPTION The Gas Station Development Inc 5,275 Square Feet Single Story F STORMWATER MANAGEMEN The Storm Water For This Projec Storm Tech To The Southeast Of Proposed Dry Pond To the South Calculations Will Be Submitted Di Approval Process. MONUMENTATION Monumentation In Compliance Will Set Prior To Completion Of Cons	ludes The Construction Of A Building With Fuel Pumps. <u>T</u> t Will Be Controlled By n The Site As Well As The East On The Site. Final Irring The Final Engineering th C.O. 1159.07 (3) Will Be truction.	ENGLFIELD OIL
	-SITE DATE TABLE Total Site Area Proposed Convenience Store Parking Required (1 Space Per E Parking Provided Handcap Parking Required Handcap Parking Provided Lot Coverage Pavement/Walk Building Total Coverage Site Area (3.02 Ac.) Percent Coverage Maximum Lot Coverage Maximum Lot Coverage Total Parking Area Interior Landscape Area Interior Landscape Required	3.02 Ac. 5,275 SF very 200 S.F.) 63 Spaces 2 Spaces 2 Spaces 74,220 S.F. 5,275 S.F. 79,495 S.F. 131,506 S.F. 60% 80% 1.54 Ac. .14 Ac. 9% 8%	CITY OF NEW ALBARY, FRANKLIN COUNTY, OHIO FINAL DEVELOPMENT PLAN FOR FINAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN
	<ol> <li>All Radii Are 5' Unless Other</li> <li>All Curb To Be 6" Extruded</li> <li>All Dimensions Given Are Med</li> <li>All Radius Dimensions Given Face Of Curb.</li> <li>Curb cut on US 62 is subjecurb cut is approved, the not Theisen Rd will be exit only, it will be removed from the Theisen Rd will remain as fur APPROVALS:</li> </ol>	wise Noted. Unless Otherwise Noted. asured To The Face Of Curb. Are Measured Along The et to ODOT approval. If this orthern most curb cut on If curb cut is not approved plan and both curb cuts on II access.	The April 29, 2019
HIC SCALE 30 60 h = 30 feet	Pianning Commission Chair Vice Chair or Designee Professional Engineer Professional Surveyor		SCALE 1" = 30' JOB NO. 20190174 SHEET 1/2





#### **Development Review**

project nameWendy'sprepared forCity of New AlbanydateFebruary 8, 2023date receivedJanuary 25, 2023

#### Site Plan

1. Reduce curb cut radii where possible. See diagram.

#### **Planting Plan**

- 2. Perimeter landscape trees should be randomized in spacing and in species. Trees should be planted in groups of 3 to 9. See diagrams.
- 3. According to City of New Albany, the number of trees proposed for perimeter landscaping is not meeting requirements. Please provide additional trees.
- 4. If using more than one evergreen shrub for parking lot screening is desired, there should be consistency of species and sizes. Evergreen hedges should be a consistent height of 3.5' ht. for all species. In order to provide a uniform look, one continuous species should be used along one road. See diagram.

#### \*NOTES:

The provided diagram is for clarification and design intent purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram may not be to scale.



### MKSK

Development Review			
project name Wendy's			
prepared for	City of New Albany		
date	February 8, 2023		
date received	January 25, 2023		



Permit #	
Board	
Mtg. Date	



#### **Community Development Planning Application**

	Site Address 10014 JOHNSTOWN RD, NEW ALBANY, OH 43054				
	Parcel Numbers 222-005166				
	Acres 1.817 ac # of lots created 1				
	Choose Application Type	Circle a	ll Details that Apply		
Project Information	<ul> <li>Appeal</li> <li>Certificate of Appropriateness</li> <li>Conditional Use</li> <li>Development Plan</li> <li>Plat</li> <li>Lot Changes</li> <li>Minor Commercial Subdivision</li> <li>Vacation</li> <li>Variance</li> <li>Extension Request</li> <li>Zoning</li> </ul>	Preliminary Final Preliminary Final Combination Split Easement Amendment (rezoning)	Comprehensive Amendment Adjustment Street Text Modification		
	Description of Request: To allo Wendy	ow for drive-thru for pro	posed new ground up		
Contacts	MG Sm <sup>-</sup> Property Owner's Name:       Address:       475 Metro Place S         Address:       475 Metro Place S       Dublin, Ohio 4         Phone number:       614-989-9776         Email:       jeff@duneco.com         Applicant's Name:       Mark         Address:       1850 S. Bould         City, State, Zip:       Tulsa, OK 74         Phone number:       918.585.8555         Email:       mark@tmgtra	iths Mill LLC , Suite 450 3017 Lamzik - The McIntosl der Ave 119 5 ansforms.com	Fax:		
Signature	Site visits to the property by City of N The Owner/Applicant, as signed below employees and appointed and elected described in this application. I certify true, correct and complete.	The weight of the second secon	e essential to process this application. f New Albany representatives, and post a notice on the property in and attached to this application is 1/18/2023 Date: 2/8/2023		

### UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT NEW ALBANY COMMUNITY DEVELOPMENT 99 WEST MAIN STREET NEW ALBANY, OHIO 43054 TEL: (614) 939-2254 CONTACT: BETH RICHARDSON

SANITARY SEWER SERVICE CITY OF COLUMBUS PUBLIC UTILITIES 111 N. FRONT STREET COLUMBUS, OHIO 43215 TEL: (614) 645-8276 CONTACT: DOUG HOLZ

STORM SEWER SERVICE CITY OF COLUMBUS PUBLIC UTILITIES 111 N. FRONT STREET COLUMBUS, OHIO 43215 TEL: (614) 645-8276 CONTACT: WILL WALTHER

WATER SERVICE CITY OF COLUMBUS PUBLIC UTILITIES 111 N. FRONT STREET COLUMBUS, OHIO 43215 TEL: (614) 645-8276 CONTACT: WILL WALTHER

### **PROJECT TEAM**

<u>DEVELOPER</u>

THE WENDY'S COMPANY ONE DAVE THOMAS BLVD DUBLIN, OH 43017 TEL: (615) 485-2975 EMAIL: CLAIBORNE.WATKINS@WENDYS.COM CONTACT: CLAY WATKINS

CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET, SUITE 200 COLUMBUS, OH 43235 TEL: (614) 212-4007 EMAIL: ANDY.SCHALL@KIMLEY-HORN.COM CONTACT: ANDREW JAMES SCHALL, P.E., LEED AP BD+C

LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD RD, SUITE 600 WARRENVILLE, IL 60555 TEL: (331) 684-8940 CONTACT: JOE COGSWELL

<u>SURVEYOR</u> ЕМНТ 5500 NEW ALBANY ROAD COLUMBUS, OH 43054 TEL: (614) 775-4120 CONTACT: HEATHER L. KING, PS

<u>GEOTECH</u> PROFESSIONAL SERVICE INDUSTRIES, INC. 4960 VULCAN AVE COLUMBUS, OH 43228 TEL: (614) 876-8000 CONTACT: JOHN XU, P.E.

### BENCHMARKS

SITE BENCHMARKS: LOCATIONS SHOWN ON SURVEY.

BM#4 = 1064.34'CHISELED X ON THE SOUTH BOLT OF A FIRE HYDRANT LOCATED ON THE NORTH SIDE OF FOREST DRIVE, APPROXIMATELY 225 FEET NORTHEASTERLY OF SMITHS MILL ROAD.

BM#8 = 1066.97'CHISELED X ON THE NORTH BOLT OF A FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF (US 62) JOHNSTOWN ROAD. APPROXIMATELY 660 FEET NORTHEASTERLY OF SMITHS MILL ROAD.

ROADWAY AUTHORITY OHIO DEPARTMENT OF TRANSPORTATION DISTRICT 6 400 E. WILLIAM STREET, DELAWARE, OH 43015 TEL: (740)-833-8000

POWER COMPANY AEP OHIO TEL: (800)-672-2231

NATURAL GAS COMPANY COLUMBIA GAS OF OHIO P.O. BOX 2318 COLUMBUS, OH 43216-2318 TEL: (614)-460-7809 CONTACT: THOMAS YOUNG

<u>TELEPHONE</u> SPECTRUM TEL: (877)-350-2076

# FINAL ENGINEERING PLANS WENDY'S NEW ALBANY 10014 JOHNSTOWN RD NEW ALBANY, OHIO 43054



### **PROJECT DESCRIPTION**

THE SMALL COMMERCIAL DEVELOPMENT INCLUDES THE CONSTRUCTION OF A 2.050 SF WENDY'S RESTAURANT WITH A SINGLE LANE DRIVE-THRU.

### STORMWATER MANAGEMENT

THE STORM WATER FOR THIS PROJECT WILL BE CONTROLLED BY STORM TECH TO THE SOUTHEAST ON THE SITE AS WELL AS THE PROPOSED DRY POND TO THE SOUTH EAST ON THE SITE. FINAL CALCULATIONS WILL BE SUBMITTED DURING THE FINAL ENGINEERING APPROVAL PROCESS.

### NOTES

REGIONAL STORM WATER QUALITY AND QUANTITY MANAGEMENT PROVIDED BY THE CANINI TRUST CORP. INFILL PLANNED UNIT DEVELOPMENT (IPUD). THE LOT IN QUESTION IS SERVICED BY BASIN #3 PER THE STORM WATER MANAGEMENT PLAN PROVIDED BY EHM&T.

# MONUMENTATION

MONUMENTATION IN COMPLIANCE WITH C.O. 1159.07 (3) WILL BE SET PRIOR TO COMPLETION OF CONSTRUCTION



Know what's **below.** Call before you dig

Sheet List Table Sheet Title Sheet Number C0.0 COVER SHEET C1.0 **GENERAL NOTES** C1.1 **GENERAL NOTES** C1.2 GENERAL NOTES V0.0 ALTA SURVEY V0.1 ALTA SURVEY V0.2 TOPOGRAPHIC SURVEY C2.0 DEMOLITION PLAN C3.0 SITE PLAN C3.1 VEHICLE CIRCULATION DETAILS FIRE TRUCK CIRCULATION C3.2 DETAILS C4.0 EROSION CONTROL PLAN C4.1 **EROSION CONTROL DETAILS** C5.0 GRADING PLAN C5.1 **GRADING DETAILS** C6.0 UTILITY PLAN C6.1 UTILITY PROFILES C7.0 **CONSTRUCTION DETAILS** C7.1 **CONSTRUCTION DETAILS** C7.2 **CONSTRUCTION DETAILS** C7.3 CONSTRUCTION DETAILS C7.4 **CONSTRUCTION DETAILS** CONSTRUCTION DETIALS C7.5 L1.0 LANDSCAPE PLAN L2.0 LANDSCAPE NOTES & DETAILS E1.0 ELECTRICAL LIGHTING PLAN

# APPROVALS

PLANNING COMMISSION CHAIR

VICE CHAIR OR DESIGNEE

PROFESSIONAL ENGINEER

PROFESSIONAL SURVEYOR

# **PROFESSIONAL ENGINEER'S CERTIFICATION**

I, ANDREW JAMES SCHALL, A LICENSED PROFESSIONAL ENGINEER OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF WENDY'S BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

OHIO LICENSED PROFESSIONAL ENGINEER 68885 MY LICENSE EXPIRES ON 12/31/2023 DESIGN FIRM REGISTRATION NUMBER: COA.02449

2 /1 /2023						DATE BY
DI AN COMMISSION COMMENTS 1						REVISIONS
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		<b>KIMIey</b> »Horr	© 2023 KIMLEY-HORN AND ASSOCIATES, I 4201 WINFIELD ROAD, SUITE 600	WARRENVILLE, IL 60555 PHONE: 630-487-5550	WWW.KIMLEY-HORN.COM	
Ľ	ALE: AS NOTED	SIGNED BY: TBS	AWN BY: TBS		ЕСКЕД ВҮ: РМР	
			S S N D V D V			
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	MENDY'S		REDIAURANI COVER	10014 JOHNSTOWN RD	NEW ALBANY, OH 43054	
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I	-	A I B I C I D I E I F I	<u>GIHIIJIKI</u>
	1	CITY OF NEW ALBANY STANDARD NOTES	TEMPORARY CONCRETE BARRIER, AND BARRICADES.
	_	1.0 GENERAL	THE PRICE BID FOR THE PROJECT IMPROVEMENTS.
ociates, Inc	2	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	CONTROLS SHALL BE MAINTAINED THROUGHOUT THIS PROJECT BY PERMANENT TRAFFIC CONTROLS MAY BE TEMPORARILY RELOCATED, THE ENGINEER. THE CONTRACTOR SHALL ASSUME ALL LIABILITY F AND IMPROPERLY PLACED SIGNS.
orn and Ass	-	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.	1.9.12 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REINST REPLACEMENT OF ALL PERMANENT TRAFFIC CONTROL DEVICES DAM DURING THE CONSTRUCTION. PERMANENT TRAFFIC CONTROL NO LO WITH TEMPORARY TRAFFIC CONTROL SHALL BE REPLACED IMMEDIAT
o Kimley-Ho	3	1.2 PLAN MODIFICATIONS 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.	1.10 EXISTING TRAFFIC SIGN MAINTENANCE 1.10.1 SPECIAL CARE SHALL BE TAKEN TO MAINTAIN EXISTING SIGN CONTRACTOR SHALL RELOCATE THESE SIGNS OUT OF THE WAY O IN CONFORMANCE WITH OMUTCD. ANY DAMAGED SIGNS SHALL
ut liability t	4	1.4 PRE-CONSTRUCTION CONFERENCE 1.4.1 A PRE-CONSTRUCTION CONFERENCE INVOLVING A REPRESENTATIVE OF THE CITY OF NEW ALBANY, THE OWNER, THE PRINCIPLE CONTRACTOR, AND ALL AVAILABLE SUB-CONTRACTORS WILL BE HELD PRIOR TO THE START OF CONSTRUCTION.	EXPENSE OF THE CONTRACTOR. 1.11 LOCAL ACCESS 1.11.1 INGRESS AND EGRESS SHALL BE MAINTAINED TO COMMERCIAL PROPERTIES. DRIVEWAY CLOSURE MAY BE NECESS
oe withou	-	1.4.2 ALL EASEMENTS SHALL BE RECORDED AND SUBMITTED TO THE CITY ENGINEER PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.	ON OR IN FRONT OF A DRIVE. THE CONTRACTOR WILL BE RESPO OWNERS, RESIDENTS, OR BUSINESS OPERATORS IN WRITING AT NOT MORE THAN 72 HOURS PRIOR TO CLOSURE. THE ENGINEER S
Inc. shall t	5	<ul> <li>1.4.3 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.</li> <li>1.5 WORKING HOURS</li> </ul>	OF THE PERSONS THAT WERE GIVEN NOTICES WITH THE DATE CLOSURE IS PERMITTED ONLY DURING WORK HOURS AND ACCESS I THE END OF EACH WORKING DAY. PROPERTIES WITH MULTIPLE I DRIVE CLOSED AT A TIME, WHILE WORK IS PERFORMED IN THE DRIVE. INDIVIDUAL DRIVE CLOSURES SHALL BE KEPT TO THE MINI
sociates,	-	1.5.1 CITY ORDINANCE 521.12 RESTRICTS THE HOURS OF WORK TO 7:30 AM TO 7:00 PM. 1.5.2 WORK WILL NOT BE PERMITTED ON SUNDAYS UNLESS OTHERWISE APPROVED BY THE	CONSTRUCTION ACTIVITIES. EVERY EFFORT MUST BE MADE T OWNER'S NEED FOR ACCESS.
and As	6	1.6 INSPECTION 1.6.1 INSPECTION ON THIS PROJECT WILL BE PROVIDED BY THE REPRESENTATIVES OF THE	THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST ACCORDANCE WITH COCCMS ITEM 616. DUST CONTROL OF PERFORMED ON A PERIODIC BASIS AND/OR AS DIRECTED BY T
ey-Horn	-	CITY OF NEW ALBANY. 1.6.2 THE OWNER SHALL DEPOSIT WITH THE CITY OF NEW ALBANY THE TOTAL ESTIMATED	ALLEVIATE OR PREVENT A DUST NUISANCE ORIGINATING WITHIN CALCIUM CHLORIDE ON AREAS TO BE SEEDED AND MULCHED WI THE COST FOR ALL DUST CONTROL MEASURES SHALL BE INCLU
by Kiml	7	COSTS FOR CONSTRUCTION INSPECTION PRIOR TO ANY CONSTRUCTION OPERATIONS. 1.6.3 THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AT LEAST 48 HOURS PRIOR TO	FOR THE PROJECT IMPROVEMENTS.
d adaptation	_ 8	1.7 WORK WITHIN PUBLIC RIGHT-OF-WAYS 1.7.1 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	THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERC SHALL BE MAINTAINED BY THE CONTRACTOR. WHENEVER SUCH DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION SATIS ENGINEER.
authorization an	- 9	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.	1.14 REPLACEMENT OF DRAIN TILE AND STORM SEWER ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED, OR F OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH TH OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. TH STORM SEWER SHALL BE CONNECTED TO THE CURB SUB-DRAIN, OR PROVIDED WITH AN OUTLET INTO THE ROADWAY DITCH AS A DRAIN THE COTORY SHALL BE HAD ON DEPDING COMPACE
t without written	 10	1.7.2 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	1.15 DEWATERING 1.15.1 CONTRACTORS INSTALLING ANY WELL, WELL POINT, PIT, OR FOR THE PURPOSE OF REMOVING GROUND WATER FROM AN AQU AND FILE A WELL LOG AND DRILLING REPORT WITH THE OHIO DEP DESCURPT:
this documen	_	1.7.3 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.	REVISED CODE SECTION 1521.16 AND 1524.05. IN ADDITION, ANY BE COMPLETED IN ACCORDANCE WITH SECTION 1521.15 OF THE FOR COPIES OF THE NECESSARY WELL LOG, DRILLING REPORT, OF CONTACT: OHIO DEPARTMENT OF NATURAL RESOURCES
oper reliance on	-	1.7.4 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.	DIVISION OF WATER FOUNTAIN SQUARE COLUMBUS, OHIO 43224–1387 (614) 265–6717 1.13.2 THE CONTRACTOR SHALL BE RESPONSIBLE TO THE MAINTENANCE AND ABANDONMENT OF ANY WITHDRAWAL D
of and impr	12	1.7.5 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.	CONSTRUCTION OF THIS PROJECT. 1.13.3 ANY WELL, WELL POINT, PIT, OR DEVICE INSTALLED F LOWERING THE GROUND WATER TO FACILITATE CONSTRUCTION OF BE PROPERLY ABANDONED IN ACCORDANCE WITH THE PROVISIONS
red. Reuse	13	1.7.6 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.	OF THE OHIO ADMINISTRATIVE CODE OR IN ACCORDANCE WITH TH PLAN. 1.13.4 THE OUTLET FOR THE WELL SHALL BE DIRECTED INTO CONTROL DEVICE AS APPROVED BY THE CITY ENGINEER.
as prepa	-	1.7.7 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.	1.13.5 IF DURING CONSTRUCTION OF THE SEWER, THE WATER NEARBY RESIDENCES ARE DEWATERED, THE CONTRACTOR SHALL PE
hich it v	14	1.7.8 ACCESS TO THE SITE SHALL BE PROVIDED THROUGH THE CONSTRUCTION ACCESS DRIVE (ONLY) AS SHOWN ON THE EROSION CONTROL PLAN.	GALLON WATER TANK HOOKED UP TO THE EXISTING PLUMBING SYS WITHIN 48 HOURS SHOULD WELL SERVICE BECOME DEWATERED. IF TO BE RE-COMMISSIONED AFTER CONSTRUCTION, A TAP TO A
d client for v	- 15	1.7.9 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	PROVIDED IF AVAILABLE OR ANOTHER WELL DUG, AT NO EXTRA CO 1.16 BLASTING IF THE CONTRACTOR INTENDS TO USE BLASTING DURING EXCA SHALL BE IN ACCORDANCE WITH THE CITY OF A NEW ALBANY ORD
c purpose ar	-	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.	1.17 STREET LIGHTING 1.17.1 CONTRACTOR REQUIREMENTS (a) THE CONTRACTOR MUST REGISTER WITH THE CITY OF NEW ALI EVIDENCE OF LIABILITY INSURANCE AND A COPY OF THEIR STA (b) OBTAIN REQUIRED PERMITS THROUGH THE NEW ALBANY SERVI
r the specifi	16 _	1.7.10 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.	COMMUNITY DEVELOPMENT DEPARTMENT.  1.17.2 STREET LIGHT SUBMITTALS  (a) A SITE DEVELOPMENT PLAN MUST BE SUBMITTED BY OHIO RE THE CITY OF NEW ALBANY SERVICE DEPARTMENT FOR PRELIMIN
ended only for	17	1.8 EQUIPMENT ON PUBLIC ROADS 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.	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.
service, is inte	_ 18	1.9 TRAFFIC MAINTENANCE 1.9.1 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	(b) SUBMIT THREE (3) COPIES OF THE STANDARD CONSTRUCTION         COMMUNITY DEVELOPMENT FOR REVIEW TO RECEIVE APPROVAL.         ISSUED PRIOR TO BEGINNING WORK.         (c) INFORMATION ON THE CONSTRUCTION DRAWINGS ARE TO INCLU-         (1)       LOCATION OF LIGHT POLES, DISCONNECT SWITCH, AI         (2)       VOLTAGE DROP CALCULATIONS LOADS WIRE SIZE
istrument of	- 19	43215. 1.9.2 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.	PROTECTION.         (3)       PHOTO CELL LOCATION SHOWN NEAR OR AT DISCON         (4)       FOUNDATION AND REBAR PLACEMENT DETAILS FOR
as an ir	_	1.9.3 STEADY-BURNING TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS, AND SIMILAR DEVICES IN USE AT NIGHT.	(a) THE CONTRACTOR MUST SCHEDULE INSPECTIONS THROUGH TH DEVELOPMENT. (b) THE FOLLOWING INSPECTIONS FROM THE COMMUNITY DEVELOPI
l herein,	20	1.9.4 MANUAL CONTROL OF TRAFFIC BY ANYONE OTHER THAN A POLICE OFFICER IS NOT PERMITTED.	ROUGH INSPECTIONS (1) CONDUIT DEPTH. (100% OF CONDUIT MUST BE INSPE
ns presented	_	1.9.5 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.	(2)       GROUND ROD AND REBAR CONNECTIONS         (3)       REBAR REINFORCEMENT OF LIGHT POLE FOUNDATION         FINAL INSPECTION       FINAL INSPECTION         (1)       FINAL CONNECTIONS AT DISCONNECT AND LIGHT PO
pts and desig	21	1.9.6 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 (OMUTCO) CURRENT EDITION.	(2)       DEMONSTRATE       25       OHMS       OR       LESS       TO       THE       GROUN         GROUND       ROD.       (3)       LIGHT       POLE       FINISH       (SCRATCHES, DENTS       OR       PAIN         REPAIRED       IF       DAMAGED.       (4)       FINAL       INSPECTION       DEMONSTRATING       THE       OPERATION
e conce	22	1.9.7 THIS OPERATION MAY BE PERFORMED AT ANY TIME, EXCEPT DURING PEAK HOURS (7AM – 9AM AND 4PM-6PM).	1.17.4 INSTALLATION REQUIREMENTS (a) THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING E
ether with th	_	1.9.8 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	AND EQUIPMENT COMPLETE AND READY FOR SERVICE, IN REAS CONFORMITY WITH LOCATIONS, DIMENSIONS, AND GRADES SHOW AS ORDERED BY THE CITY ENGINEER. THIS WORK SHALL ALSO EXCAVATION AND BACKFILL, AND DISPOSAL OF DISCARDED MAT RESTORATION OF DISTURBED AREAS. (b) FOUNDATIONS SHALL HAVE A SUFFUE FOR THE GROUNDING FU
document, tog	23	1.9.9 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,	THE CONNECTION TO THE GROUND ROD SHALL BE BY EXOTHER LISTED PRESSURE CONNECTOR. THE GROUND ROD SHALL BE DI UNDISTURBED EARTH NEXT TO THE POLE BASE. (c) TRENCHES ADJACENT TO THE PAVEMENT SHALL BE EXCAVATE
<u>s</u>			

INCLUDED WITHIN	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
TH THE TEMPORARY	SIDES OF THE STREET AND AT DIRECTIONAL CHANGES MORE THAN 45 DEGREES. NO CONDUIT RUNS TO EXCEED 200' BETWEEN JUNCTION POINTS.
E CONTRACTOR. AS APPROVED BY	(c) CONDUCT SHALL BE SCHEDULE 10 PVC AND SHALL BE AT A DEPTH OF AT LEAST 24". (f) WHERE, IN THE OPINION OF THE ENGINEER, AN EXCAVATION FOR A FOUNDATION
MISSING, DAMAGED	HAS REVEALED AN UNSTABLE CONDITION AT THE BOTTOM OF THE EXCAVATION, THE FOUNDATION SHALL BE DEEPENED OR ENLARGED IN SIZE AS DIRECTED BY THE
LLATION AND/OR GED OR REMOVED	CONCRETE REQUIRED BY THE ENGINEER FOR THIS PURPOSE SHALL BE MADE BY THE CONTRACTOR, IF A CAVE-IN SHOULD OCCUR DURING THE EXCAVATION. THE
GER IN CONFLICT _Y.	CONTRACTOR MAY CONTINUE EXCAVATION WITH USE OF A CASING, SLEEVES, OR OTHER METHODS, WITH THE APPROVAL OF THE ENCINEER.
. IF NECESSARY, THE	(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
CONSTRUCTION, BUT E REPLACED AT THE	ANCHOR BOLT SETTINGS FOR LIGHT POLES SHALL DE PINISHED SMOOTH AND LEVEL.
	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 BACKELLED WITH SUITABLE MATERIALS
L RESIDENTIAL AND	- SPACES AROUND THE FOUNDATIONS SHALL BE BACKFILLED WITH SUTTABLE 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-
AST 48 HOURS BUT ALL BE GIVEN A LIST	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
OF NOTICE INCLUDED.	
IVES MAY HAVE ONE REA OF THE CLOSED JM TIME NEEDED FOR	(a) STREET LIGHTING ILLUMINATION AND INSTALLATION SHALL MEET THE NEW ALBANY STANDARDS.
ACCOMMODATE THE	(1) THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING ELECTRICAL
ONTROL MEASURES IN	WITH THE LOCATIONS, DIMENSIONS, AND GRADES SHOWN ON THE PLANS OR AS ORDERED BY THE ENGINEER. THIS WORK SHALL ALSO INCLUDE NECESSARY
RATIONS SHALL BE E CITY ENGINEER TO	- EXCAVATION AND BACKFILL, AND DISPOSAL OF DISCARDED MATERIALS, AND - RESTORATION OF DISTURBED FACILITIES AND SURFACES.
THE PROJECT LIMITS. NOT BE PERMITTED.	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
URSES ENCOUNTERED	PERMITS REQUIRED. IN ORDER TO PROVIDE THE NECESSARY REQUIREMENTS FOR ALL PROPOSED LIGHTING SYSTEM, THE CONTRACTOR SHALL COOPERATE WITH THE AGENCY
OF THE WORK, THEY ACTORY TO THE CITY	WHICH WILL FURNISH ELECTRICAL SERVICE ALSO HEREINAFTER REFERRED TO AS THE SUPPLYING AGENCY.
MOVED AS A RESULT SAME QUALITY PIPE	ERECTION, EACH LIGHT POLE SHALL BE ADEQUATELY GROUNDED AND SHALL HAVE HAND HOLE COVERS OR TRANSFORMER BASE DOORS FASTENED IN PLACE. AFTER
DRAIN TILE AND/OR TORM SEWER SYSTEM	- ERECTION, PAINTED POLLS 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.
ED TO 98% MAXIMUM	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
THER DEVICE(S) USED ER SHALL COMPLETE RTMENT OF NATURAL	SHALL BE PROVIDED TO THE CITY ENGINEER.
ANCE WITH THE OHIO SUCH FACILITY SHALL	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 DEDVIDED TO THE CITY ENCINEER
OHIO REVISED CODE. REGISTRATION FORMS,	(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 LICHTS ON A PHOTOCELL. THE PHOTO CONTROLLED SHALL BE PLACED NEAR THE
	- LIGHTS ON A PHOTOCELL. THE PHOTO CONTROLLER SHALL BE PLACED NEAR THE DISCONNECT BOX.
DNR FOR REGISTRY,	1.17.7 MATERIAL SPECIFICATIONS
ICE USED IN THE	- 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 CRADE.
THE PURPOSE OF	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
PF SECTION 3745.9.10 PROVISIONS OF THIS	EXCEED 4 INCHES IN ALL DIRECTIONS BEYOND BASE OF DISCONNECT BOX. THE
A SUITABLE EROSION	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 YOLT CIRCUIT TO THE POLE AND OR DISCONNECT SHALL BE 6
ELLS BELONGING TO	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
VIDE POTABLE WATER HOURS AND A 500	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
IM WILL BE PROVIDED THE WELL IS UNABLE ATER LINE SHALL BE	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.
T TO THE RESIDENTS.	(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
TION, THE BLASTING ANCE 1505.	UDAD 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
NY AND SHOW	HAVE THE WORD THE COVER WILL NOT RE ACCEPTED ALL DULL BOXES MUST 
DEPARTMENT AND	MINIMUM OF CURB HEIGHT OR FINAL GRADE.
STERED ENGINEED TO	THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS UNLESS OTHERWISE NOTED.
RY REVIEW. THE	1.18.1 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.
	1.18.2 NO SERVICE CONNECTION PERMITS SHALL BE ISSUED OR CONNECTIONS MADE TO ANY SERVICE TAPS UNTIL WATERLINES HAVE BEEN DISINFECTED (CHLORINATED).
ERMIT MUST BE	1.18.3 EXCAVATION AND DRIVEWAY PERMIT(S) FOR WORK WITHIN THE PUBLIC
E: POWER SOURCE.	1.18.4 NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL PUNCH LIST ITEMS ARE
AND OVER-CURRENT	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 COLUMPUIS AND THE CITY OF NEW ALBANY
DLE BASES.	AND ALL ASSOCIATED FEES MUST BE PAID PRIOR TO MAKING THE TAP. WATER SERVICE WILL NOT BE PROVIDED UNTIL ALL LINES HAVE BEEN CHLORINATED.
COMMUNITY	1.22 CONSTRUCTION LAYOUT
NT DEPARTMENT ARE	GENERAL FIELD LAYOUT CONTROL WILL BE PROVIDED BY THE OWNER. PROVISIONS FOR ALL OTHER CONSTRUCTION STAKING REQUIRED TO ACCOMPLISH THE UTILITY
TED BEFORE BURIAL)	IMPROVEMENTS SHALL BE PERFORMED BY A STATE OF OHIO LICENSED PROFESSIONAL SURVEYOR IN ACCORDANCE WITH CONTRACT DOCUMENTS.
	1.22.1 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
5	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
OR ADD A SECOND	RE-STAKING, STAKES HAVE BEEN REPLACED, AND REVISED CUT SHEETS HAVE BEEN APPROVED.
DEFECTS) SHALL BE	1.22.2 CONSTRUCTION SHALL NOT BE INITIATED UNTIL CUT SHEETS HAVE BEEN SUBMITTED TO THE CITY ENGINEER'S OFFICE IN DIGITAL FORMAT.
r ALL LIGHTS	1.23
CTRICAL MATERIALS	CLEARING AND GRUBBING ANY ADDITIONAL CLEARING AND GRUBBING BEYOND THAT PERFORMED AS PART OF THE
ON THE PLANS OR CLUDE NECESSARY	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.

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NCLUDED WITHIN	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	1.24 AGGREGATE BASE AND BACKFILL MATERIAL 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.	3.4 CURB HEIGHT 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	TBS
THE TEMPORARY CONTRACTOR. APPROVED BY	CONDUIT RUNS TO EXCEED 200' BETWEEN JUNCTION POINTS. (c) CONDUIT SHALL BE SCHEDULE 40 PVC AND SHALL BE AT A DEPTH OF AT LEAST 24". (c) WHERE IN THE ORINION OF THE ENCINEER AN EXCAVATION FOR A FOUNDATION	1.25 PROHIBITED CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL NOT USE CONSTRUCTION PROCEEDINGS, ACTIVITIES OR OPERATIONS THAT MAY UNNECESSARILY IMPACT THE NATURAL ENVIRONMENT OR THE	RECONSTRUCTED IF THIS HEIGHT DEVIATES MORE OR LESS THAN ½"OF THE 6"REQUIRED HEIGHT. ALL COSTS ASSOCIATED WITH THE ABOVE SHALL BE BORNE BY THE CONTRACTOR.	1/2023 DATE
AISSING, DAMAGED	- (T) 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	PUBLIC HEALTH AND SAFETY. PROHIBITED CONSTRUCTION PROCEEDINGS, ACTIVITIES OR OPERATIONS INCLUDE, BUT ARE NOT LIMITED TO:	3.5 CRACK SEALING THE CONTRACTOR, THIRTY (30) DAYS PRIOR TO PROJECT ACCEPTANCE BY CITY COUNCIL OR AS DIRECTED BY THE CITY ENGINEER AND WEATHER PERMITTING SHALL	
D OR REMOVED ER IN CONFLICT	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.	(b) INDISCRIMINATE, ARBITRARY, OR CAPRICIOUS OPERATION OF EQUIPMENT IN ANY	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.	5 -
IF NECESSARY, THE CONSTRUCTION, BUT	(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.	STREAM CORRIDORS, ANY WETLANDS, ANY SURFACE WATERS, OR OUTSIDE THE EASEMENT LIMITS. (c) PUMPING OF SEDIMENT-LADEN WATER FROM TRENCHES OR OTHER EXCAVATIONS INTO ANY SURFACE WATERS, ANY STREAM CORRIDORS, ANY WETLANDS OR STORM	3.6 PAVEMENT RELIEF JOINTS ASPHALT SHALL NOT BE PLACED IN THE PAVEMENT RELIEF JOINTS UNTIL PERMANENT OR TEMPORARY STREET SIGNS ARE ERECTED.	OWWEN
REPLACED AT THE	ANCHOR BOLT SETTINGS FOR LIGHT FOLES SHALL PROVIDE THAT LIGHT FOLES     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	DRAINS. (d) DISCHARGING POLLUTANTS SUCH AS CHEMICALS, FUEL, LUBRICANTS, BITUMINOUS MATERIALS, RAW SEWAGE, AND OTHER HARMFUL WASTE INTO OR ALONGSIDE OF	3.7 CURB STAMPS DURING INSTALLATION, CURB SHALL BE STAMPED WITH THE FOLLOWING SYMBOLS AT THE NOTED UTILITIES:	SION C
RESIDENTIAL AND TO ENABLE WORK BLE FOR NOTIFYING	- 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	(e) PERMANENT OR UNSPECIFIED ALTERATION OF FLOW LINE OF A STREAM. (f) DAMAGING VEGETATION OUTSIDE OF THE CONSTRUCTION AREA.	"T" – SUMP PUMP JUNCTION BOX "W" – WATER SERVICE "WV" – WATER VALVE	COMMIS
L BE GIVEN A LIST NOTICE INCLUDED. T BE RETURNED AT	JOINT. THE COVER SURFACE SHALL BE ADJUSTED TO BE SLIGHTLY ABOVE THE SURROUNDING PAVEMENT.	(g) DISPOSAL OF TREES, BRUSH AND OTHER DEBRIS IN ANY STREAM CORRIDORS, AN WETLANDS, AND SURFACE WATER, OR AT UNSPECIFIED LOCATIONS. (h) OPEN BURNING OF PROJECT DEBRIS WITHOUT A PERMIT.	"S" – SANITARY SEWER CROSSING <del>3.8 SUMP PUMP JUNCTION BOXES</del> <del>3.8.1 SUMP PUMP JUNCTION BOXES SHALL BE INSTALLED PRIOR TO INSTALLATION OF</del>	blan (
ES MAY HAVE ONE A OF THE CLOSED I TIME NEEDED FOR ACCOMMODATE THE	(a) STREET LIGHTING ILLUMINATION AND INSTALLATION SHALL MEET THE NEW ALBANY STANDARDS.	(i) 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.	CURBS." 3.8.2SUMP PUMP JUNCTION BOXES SHALL BE LOCATED AT LEAST 5 FEET HORIZONTALLY FROM WATER AND SANITARY SERVICES."	
TROL MEASURES IN	(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	1.26 ENVIRONMENTAL (a)THE CONTRACTOR WILL PROVIDE CLEAN FILL AND TOP SOIL THAT DOES NOT CONTAIN OIL/GREASE OR OTHER REGULATED CHEMICAL CONTAMINANTS.	3.8.3 ANY DETERIORATED PAVEMENT AT EXISTING STREET CONNECTION SHALL BE SAW	
ATIONS SHALL BE CITY ENGINEER TO E PROJECT LIMITS.	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	(b) THE CONTRACTOR WILL PROVIDE, AND DOCUMENT, CLEAN FILL AND TOP SOIL IS BEING PROVIDED THAT DOES NOT CONTAIN OIL/GREASE OR OTHER REGULATED CONTAMINANTS. (c) WRITTEN CONFIRMATION IS TO BE PROVIDED BY THE CONTRACT TO DOCUMENT	VERTICAL SURFACE OF EXISTING PAVEMENT AT CONNECTION SHALL BE TACKED. CRACK SEALING, HOT APPLIED TYPE 1 SHALL BE APPLIED TO THE SEAM.	
IOT BE PERMITTED. IN THE PRICE BID	AND TIPE AS SPECIFIED BT DESIGN. THE CONTRACTOR SHALL FORMISH 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	THAT THE APPROVED BORROW SOURCE WAS NOT USED OR SUPPLEMENTED (d)BEFORE APPROVING A SPECIFIC BORROW SOURCE, THE SITE ENGINEER MAY REQUIRE SOIL ANALYSIS FOR PERFLUOROALKYL SUBSTACNES (PFAS; SUCH AS	3.9 DETECTABLE WARNINGS 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.	
SES ENCOUNTERED ATERCOURSES AND	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	PERFLUOROOCTANE SULFONATE [PFOS]) 2.0 SANITARY SEWER	4.0 STORM SEWER 4.1 STORM SEWER PIPE AND STRUCTURES	CHORN STANDER
TORY TO THE CITY	SUPPLYING AGENCY.     (3) LIGHT POLES CONFORMING TO APPROVED SHOP DRAWINGS SHALL BE SET     IN THE GROUND, ERECTED UP ON THE COMPLETED CONCRETE FOUNDATIONS OF     OTHER SPECIFIED TYPE OF MOUNTING LIGHT POLES SHALL BE PLUMPED AFTER	ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED ON THIS PROJECT.	4.1.1 PIPE SPECIFICATION FOR THE PLAN IMPROVEMENTS MAY BE IN ACCORDANCE WITH THE FOLLOWING (EXCEPT AS DESIGNATED WITHIN THE PROFILES.)	023 KIMLE 1 WNFIELD RENVILLE, KKIMLEY-H
OVED AS A RESULT SAME QUALITY PIPE RAIN TILE AND/OR	CONTROL OF CONTROL OF MOONTING. LIGHT FOLES SHALL BE FLOMBED. 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	2.2 RISERS 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	<ul> <li>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.</li> <li>         - 12" -15" DIAMETER CLASS IV     </li> </ul>	
RM SEWER SYSTEM CABLE. REPLACED TO 98% MAXIMUM	<ul> <li>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.</li> </ul>	ELEVATION, WHICHEVER IS HIGHER. 2.3 SANITARY SERVICES	<ul> <li>18" - 24" DIAMETER CLASS III</li> <li>27" AND LARGER DIAMETER CLASS II, OR</li> </ul>	IS NOTEL BY: TBS TBS BY: PMF
ER DEVICE(S) USED	(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 DERIVIDED TO THE CITY ENGINEER	2.3.2 ALL SANITARY SERVICES SHALL BE A MINIMUM OF 2.08% GRADE (174 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	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 &	SCALE:
R SHALL COMPLETE MENT OF NATURAL ICE WITH THE OHIO CH FACILITY SHALL	(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	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.	SPIGOT MEETING THE WATERTIGHT REQUIREMENTS OF ASTM D 3212 (CMSC 720.13 & ODOT 707.65), OR	
IO REVISED CODE. GISTRATION FORMS,	<ul> <li>RECEIPT SHALL BE PROVIDED TO THE CITY ENCINEER.</li> <li>(6) STREET FIXTURES SHALL BE CONTROLLED TO OPERATE AT THE SAME TIME</li> <li>WHEN IN CLOSE PROXIMITY OR ON THE SAME STREET IN THE AREAS THEY SERVE.</li> <li>SOME AREAS MAY REQUIRE A SINGLE PHOTOCELL FOR EACH LIGHT. WHILE OTHERS</li> </ul>	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 TARRED INTO SEWERS. REFER TO ITEM 901.20 (3) FOR SANITARY	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	
	- 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.	MANHOLE TESTING REQUIREMENTS. ALL SANITARY SEWER LIDS SHALL BE STAMPED SANITARY SEWER.	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.	
IR FOR REGISTRY, E USED IN THE	1.17.7 MATERIAL SPECIFICATIONS (a) DISCONNECT BOX FOR A 120 RATED CURRENT CIRCUIT SHALL BE MOUNTED TO A	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	4.1.2 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.	
THE PURPOSE OF	- 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	MANUFACTURE (REFER TO NOTE BLOCK 4). 2.4 DEFLECTION TESTING ALL SEWER LINES INSTALLED ON THIS PROJECT USING P.V.C., HDPE OR HDPP PIPE WILL	4.1.3 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.	
SECTION 3745.9.10 ROVISIONS OF THIS	<ul> <li>INCHES TALL, 18 INCHES WIDE, AND 15 INCHES DEEP. THE CONCRETE FOOTER SHALL</li> <li>EXCEED 4 INCHES IN ALL DIRECTIONS BEYOND BASE OF DISCONNECT BOX. THE</li> <li>ACCESS DOOR ON DISCONNECT SHALL BE A MINIMUM OF 16 INCHES WIDE BY 23</li> <li>INCHES TALL. THE DOOR SHALL HAVE A LATCHING HANDLE THAT CAN BE LOCKED BY</li> </ul>	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 BECILIPED LINDER CMSC ITEM 901 21. TESTING SHALL BE	4.1.4 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.	.S.
SUITABLE EROSION	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     THEORY FOR A 120 YOLT OF THE POLE AND (OR PROVIDED)	PERFORMED NO SOONER THAN 30 DAYS AFTER INSTALLATION AND BACKFILLING.	4.1.5 ALL MANHOLE CASTINGS SHALL BE STAMPED STORM. TEMPORARY CASTING TOPS MAY BE USED UNTIL SUCH ARE MADE AVAILABLE.	Res and a second
LS BELONGING TO DE POTABLE WATER OURS AND A 500 WILL BE PROVIDED		CUT OFF TRENCH DAMS, IN ACCORDANCE WITH TTEM 901.11, SHALL BE CONSTRUCTED BETWEEN EACH PAIR OF MANHOLES. 2.6 TEMPORARY BULKHEADS	4.1.6 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	S
E WELL IS UNABLE ER LINE SHALL BE TO THE RESIDENTS.	<ul> <li>NEUTRAL LEAD SHALL HAVE A WHITE JACKET, AND THE GROUND LEAD SHALL HAVE</li> <li>A GREEN JACKET.</li> <li>(c) EACH ELECTRICAL CIRCUIT SHALL HAVE A FUSE IN THE POLE BASE. THE FUSE</li> <li>HOLDER MUST BE CAPABLE OF ACCEPTING #6 AWG ON LINE SIDE AND 10 GAUGE ON</li> </ul>	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	4.1.7 THE CONTRACTOR SHALL SUBMIT A COPY OF THE PLANS AND A LIST OF PROPOSED	Ž
ON, THE BLASTING ICE 1505.	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     (d)PULL BOXES IN RESIDENTIAL AREAS SHALL BE 18 INCHES LONG, 12 INCHES WIDE	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 REFAR SHALL BE PLACED	PRE-CAST CONCRETE PRODUCT MANUFACTURES TO THE CITY OF COLUMBUS CONSTRUCTION INSPECTION DIVISION BEFORE COMMENCING CONSTRUCTION. SEND THE INFORMATION TO THE FOLLOWING ADDRESS: CONSTRUCTION INSPECTION DIVISION	S
Y AND SHOW	- AND TO INCIDES DEEP IN SIZE OK EQUIVALENT. ALL 480 VOLT CIRCUIT FULL 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	VERTICALLY ALONGSIDE THE WYE POLE 6 INCHES BELOW THE PROPOSED GRADE. THE REBAR SHALL NOT BE FASTENED IN ANY WAY TO THE WYE POLE.	CITY OF COLUMBUS 1800 EAST 17 <sup>TH</sup> AVENUE COLUMBUS, OHIO 43219	
DEPARTMENT AND	ATTACHED TO THE COVER WILL NOT BE ACCEPTED. ALL PULL BOXES MUST BE A MINIMUM OF CURB HEIGHT OR FINAL GRADE. 1.18 PERMITS	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	4.1.8 OPENINGS SHALL BE PROVIDED IN THE DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS.	Z Z
ERED ENGINEER TO REVIEW. THE	THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS UNLESS OTHERWISE NOTED.	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:	4.1.9 ALL STORM STRUCTURES WITH A DEPTH GREATER THAN FOUR FEET SHALL HAVE STEPS (AA-S119) INSTALLED AT 16" INTERVALS MAXIMUM. 4.1.10 ALL STANDARD CATCH BASINS AND CURB INLETS WITHIN PAVED AREAS ARE TO	AL A
	OBTAINED FROM THE CITY OF COLUMBUS AND THE CITY OF NEW ALBANY PRIOR TO MAKING THE TAP INTO THE PUBLIC WATERLINE.	1. RUBBER SLEEVE WITH STAINLESS STEEL BANDING. a. KOR-N-SEAL AS MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC. b. LOCK JOINT ELEXIBLE MANHOLE SLEEVE AS MANUEACTURED BY INTERPACE	HAVE BICYCLE SAFE GRATES. 4.1.11 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	
WINGS TO MIT MUST BE	TO ANY SERVICE TAPS UNTIL WATERLINES HAVE BEEN DISINFECTED (CHLORINATED).	CORPORATION. c. OR EQUAL AS APPROVED BY THE CITY ENGINEER.	SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE EXISTING AND NEW ROAD. 4.1.12 ALL EXISTING INVERTS ALONG WITH THE PROPOSED TOP OF CASTING ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER	
POWER SOURCE.	RIGHT-OF-WAY LIMITS SHALL BE OBTAINED FROM THE CITY AS WARRANTED. 1.18.4 NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL PUNCH LIST ITEMS ARE COMPLETED TO THE SATISFACTION OF THE CITY OF NEW ALBANY. DOMESTIC WATERLINE	a.PRESS WEDGE II AS MANUFACTURED BY PRESS-SEAL GASKET CORPORATION. b.DURA SEAL III AS MANUFACTURED BY DURA TECH, INC. c.LINK-SEAL AS MANUFACTURED BY THUNDERLINE CORPORATION.	4.1.13 WITHIN PROPOSED ROADWAY SECTIONS THAT INCLUDE STRAIGHT 18" CONCRETE CURB, ALL FRAMES AND GRATES FOR CURB AND GUTTER INLETS SHALL BE PER EAST JORDAN	
TS. E BASES.	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	d.OR EQUAL AS APPROVED BY THE CITY ENGINEER. <b>3.0 STREETS</b> 3.1 CONCRETE BASE CONSTRUCTION	4.2 SEWER INSPECTION	
OMMUNITY	1.22 CONSTRUCTION LAYOUT	IN ADDITION TO THE REQUIREMENTS SET FORTH IN THE CITY OF COLUMBUS SPECIFICATIONS, THE FOLLOWING SHALL APPLY: a)NO WATER SHALL BE ADDED TO THE CONCRETE WHILE IN THE MIXERS	4.2.1 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	
	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.	REPRESENTATIVE. b)SUBGRADE SHALL BE AT PROPER MOISTURE CONTENT PRIOR TO BASE CONSTRUCTION. WATER SHALL BE ADDED TO THE SUBBASE IF NECESSARY.	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.	
D BEFORE BURIAL)	1.22.1 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	<ul> <li>c)CONCRETE EXCEEDING A 4" SLUMP OR BEING ON THE TRUCK FOR 60 MINUTES OR MORE WILL BE REJECTED FROM THE PROJECT.</li> <li>3.2 STREET PRE-CONSTRUCTION CONFERENCE</li> </ul>	4.2.2 THESE CHECKS WILL BE PERFORMED TO ENSURE THE FOLLOWING: 1. PROPER PLACEMENT OF EACH STRUCTURE.	
<del>)R ADD A SECOND</del>	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.	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	<ol> <li>PROPER INSTALLATION OF INITIAL RUNS OF PIPE FROM A STRUCTURE.</li> <li>GRADE, AFTER AN OVERNIGHT OR LONGER SHUTDOWN.</li> <li>GRADE, AT ANY OTHER TIME THE INSPECTOR HAS REASON TO QUESTION GRADE OF INSTALLATION.</li> </ol>	
EFECTS) SHALL BE ALL LIGHTS	1.22.2 CONSTRUCTION SHALL NOT BE INITIATED UNTIL CUT SHEETS HAVE BEEN SUBMITTED TO THE CITY ENGINEER'S OFFICE IN DIGITAL FORMAT.	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.	4.2.3 GRADE CHECKS PERFORMED BY THE CITY INSPECTOR IN NO WAY RELIEVE THE CONTRACTOR FOR THE ULTIMATE RESPONSIBILITY TO ENSURE CONSTRUCTION TO THE PLAN GRADE	
TRICAL MATERIALS	1.23 CLEARING AND GRUBBING ANY ADDITIONAL OF FARING AND OPUBBING REVOND THAT REPEORTED AS REAT OF THE	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)	4.2.4 AT THE REQUEST OF THE CITY ENGINEER, THE CONTRACTOR SHALL REMOVE 36" STORM SEWER CASTINGS FOR INSPECTION DURING CONSTRUCTION AND FOR FINAL	ORIGINAL ISSUE
N THE PLANS OR UDE NECESSARY NLS, AND	MASS EXCAVATION SHALL BE INCLUDED 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.	3.3.2 NO TRANSVERSE JOINTS SHALL BE PERMITTED ADJACENT TO A NEW PAVEMENT SURFACE WHICH IS MORE THAN 24 HOURS OLD, WEATHER PERMITTING,	INSPECTION.	2/8/2023 KHA PROJECT NO.
RODE CONDUCTOR. WELDING OR	CITY APPROVAL SHALL BE OBTAINED PRIOR TO REMOVING TREES. 1.23.1 SILT FENCE OR SNOW FENCE SHALL BE USED, IF DEEMED NECESSARY, TO PRESERVE THE MAXIMUM AMOUNT OF EXISTING TREES AND VEGETATION.	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	4.2.5DEFLECTION 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 BACKETLED AND A SUFFICIENT	SHEET NUMBER
A MANNER THAT		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.	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.	C1.0

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1 <u></u>	<b>5.0 WATER LINE</b> 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	LUMP SUM PAYMENT IS FULL COMPENSATION FOR ALL WORK INVOLVED IN OBTAINING AND DOCUMENTING THE SURVEY COORDINATES AS DESCRIBED IN THIS SPECIFICATION. 5.14 THE CONTRACTOR MUST RECEIVE PRE-APPROVAL FROM THE DIVISION OF WATER AND CITY ENGINEER 48 HOURS IN ADVANCE IF ELIMINATION OF BENDS IS PROPOSED AND
Associates,   	RULES, REGULATIONS AND STANDARD DRAWINGS OF THE CITY OF COLUMBUS, DIVISION OF WATER. 5.2 FOR ANY EMERGENCIES INVOLVING THE WATER DISTRIBUTION SYSTEM, PLEASE CONTACT THE DIVISION OF WATER DISTRIBUTION MAINTENANCE OFFICE AT 614-645-7788	JOINT DEFLECTION IS UTILIZED INSTEAD. <b>6.0 SPECIAL NOTES</b> 6.1 ALL WATER LINE VALVE BOXES, SERVICE BOXES, TEST STATIONS, PITOMETER TAP
- Horn and	5.3 EACH FIRE HYDRANT SHALL BE ACCEPTABLE TO THE CITY OF NEW ALBANY WITH TWO (2) 2-1/2" SIDE NOZZLES AND ONE (1) 5" INTEGRATED STORZ FITTING IN PLACE OF PUMPER NOZZLE (NO ADD-ON FITTINGS) IN ACCORDANCE WITH NEW ALBANY FIRE	STRUCTURES, METER PIT COVERS, AND OTHER SURFACE UTILITY STRUCTURES WITHIN THE DISTURBED AREA SHALL BE ADJUSTED TO GRADE. ANY OF THESE STRUCTURES LOCATED WITHIN PAVEMENT, DRIVEWAYS, OR OTHER TRAVELED AREAS, WHETHER EXISTING OR PROPOSED, SHALL BE EQUIPPED WITH A TRAFFIC RATED, HEAVY DUTY VALVE BOX
to Kimley-	SPECIFICATIONS. HYDRANTS SHALL BE IN ACCORDANCE WITH THE CCMS. ALL PUBLIC HYDRANTS AND NOZZLES SHALL RECEIVE 2 COATS OF NEW ALBANY RED (FEDERAL COLOR BOOK 595, COLOR 11105). PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED WITH WHITE CAPS AND BONNETS. AN ADDITIONAL FIRE HYDRANT FOR FUTURE MAINTENANCE	SERVICE BOXES TO REMAIN THAT ARE ENCOUNTERED WITHIN THE PROJECT LIMITS SHALL BE CLEANED OUT, CENTERED OVER THE CURB STOP, AND ADJUSTED TO THE PROPOSED GRADE.
without liability - +	PURPOSES SHALL BE DELIVERED TO THE PUBLIC SERVICE DEPARTMENT BUILDING LOCATED AT 7800 BEVELHYMER ROAD, NEW ALBANY, OH 43054 (RESIDENTIAL SUBDIVISION PROJECTS ONLY). PRIOR TO FINAL ACCEPTANCE, FIRE HYDRANTS SHALL BE INSPECTED AND ACCEPTED BY THE MONROE FIRE DEPARTMENT AND THE PUBLIC SERVICE DEPARTMENT BUILDING LOCATED AT 7800 BEVELHYMER ROAD, NEW ALBANY, OH 43054, THESE INSPECTIONS WILL BE SCHEDULED BY CONTACTING THE NEW ALBANY BUILDING	6.2 WHERE NEW CONDUIT IS PROPOSED TO CROSS AN EXISTING OR PROPOSED WATER MAIN OR WATER SERVICE, A MINIMUM OF 12-INCH OF VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE CONDUIT AND THE WATER MAIN OR SERVICE. A MINIMUM OF 3-FEET OF HORIZONTAL CLEARANCE (OUT TO OUT) IS REQUIRED AT LOCATIONS WHERE THE CONDUIT IS PARALLEL TO THE WATER MAIN AND AT LOCATIONS OF WATER LINE THRUST BLOCKS.
c. shall be	DEPARTMENT AT (614) 939-2254. ALL BRASS FITTINGS ASSOCIATED WITH WATER WORK, INCLUDING REPAIRS TO THE EXISTING SYSTEM, SHALL CONFORM TO THE REVISED ALLOWABLE LEAD EXTRACTION LIMIT PER THE UPDATED NSF/ANSI 61 STANDARD. THE DIVISION OF WATER'S APPROVED MATERIALS LIST HAS BEEN UPDATED TO REFLECT THIS REQUIREMENT.	6.3 A MINIMUM OF 3 FEET HORIZONTAL CLEARANCE (OUT TO OUT) SHALL BE MAINTAINED BETWEEN ALL EXISTING WATER MAINS AND FOUNDATIONS FOR POLES, PULL BOXES, PUSH BUTTON PEDESTALS, AND ANY OTHER MISCELLANEOUS ELECTRICAL STRUCTURE.
isociates, In	5.4 NO WATER SERVICE CONSTRUCTION BEFORE OR AFTER THE WATER METER SHALL BEGIN UNTIL PERMITS ARE ISSUED BY THE CITY OF COLUMBUS DIVISION OF WATER. IT SHALL BE UNLAWFUL FOR ANY PERSON TO PERFORM ANY WORK ON CITY OF COLUMBUS	6.4 A MINIMUM OF 4 FEET OF COVER IS REQUIRED PRIOR TO PRESSURE TESTING ANY WATER MAIN. A SUFFICIENT AMOUNT OF BACKFILL SHALL BE INSTALLED TO PROVIDE THE ADEQUATE RESTRAINT IN AREAS WHERE REQUIRED.
orn and As	WATER LINE SYSTEMS WITHOUT FIRST SECURING LICENSE TO ENGAGE IN SUCH WORK, AS INDICATED IN COLUMBUS CITY CODE SECTION 1103.02 AND 1103.06. THIS WORK INCLUDES ANY ATTACHMENTS, ADDITIONS TO OR ALTERATIONS IN ANY CITY SERVICE PIPE OR APPURTENANCES (INCLUDING WATER SERVICE LINES AND TAPS). THIS REQUIREMENT MAY BE MET BY UTILIZATION OF A SUBCONTRACTOR WHO HOLDS A CITY OF COLUMBUS WATER	6.4.1 PROPOSED WATER MAINS SHALL BE LOCATED A MINIMUM DISTANCE OF TWENTY (20) FEET AWAY FROM ANY STRUCTURE, OVERHANG OR FOOTER. 6.5 NO TWO (2) ADJACENT FIRE HYDRANTS SHALL BE TAKEN OUT OF SERVICE
y Kimley-H L	CONTRACTOR LICENSE OR A COMBINED WATER/SEWER CONTRACTOR LICENSE TO PERFORM THIS WORK. UTILIZATION OF A SUBCONTRACTOR MUST MEET THE LICENSING REQUIREMENTS OF CITY OF COLUMBUS BUILDING CODE, IN PARTICULAR SECTION 4114.119 AND 4114.529.	CONCURRENTLY. 6.6 RELOCATED FIRE HYDRANTS SHALL BE PUT BACK IN SERVICE AS SOON AS POSSIBLE.
Japtation b	5.5 WATER SERVICE TAPS 2" AND SMALLER SHALL BE TYPE K, SOFT TEMPER COPPER TUBING CONFORMING WITH THE REQUIREMENTS OF 805.03 OF THE CMSC. THE CONTRACTOR SHALL OBTAIN THE PROPER HYDRANT PERMIT(S), AND PAY ANY APPLICABLE FEES, FOR ANY APPROVED HYDRANT USAGE DEEMED NECESSARY FOR WORK UNDER THIS IMPROVEMENT PERMITS MUST BE OPTAINED FROM THE NEW ALRANY PLUIDING	6.7 THE CONTRACTOR SHALL COORDINATE HIS WORK SUCH THAT NO WATER CUSTOMER WILL HAVE THEIR SERVICE DISRUPTED MORE THAN TWO (2) TIMES THROUGHOUT THE DURATION OF THIS PROJECT.
orization and ac	DEPARTMENT PRIOR TO CONTACTING THE DIVISION OF WATER PERMIT OFFICE (645-7330). THE CONTRACTOR SHALL ADHERE TO ALL RULES & REGULATIONS GOVERNING SAID PERMIT AND MUST HAVE THE ORIGINAL PERMIT ON SITE ANYTIME IN WHICH THE HYDRANT IS IN USE. COST TO BE INCLUDED IN THE VARIOUS BID ITEMS.	6.8 FIRE HYDRANT RELOCATIONS SHALL CONFORM TO APPLICABLE SECTIONS OF ITEM 809 OF THE COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. WORK SHALL CONSIST OF REMOVING THE EXISTING HYDRANT, INSTALLING NEW 6" PIPE AND FITTING AS REQUIRED TO LOCATE THE FIRE HYDRANT 2 FEET FROM BACK OF PROPOSED CURB OR 8 FEET OFF EDGE OF PAVEMENT, RESETTING HYDRANT AND BLOCKING AS REQUIRED. ALL 6" PIPE SHALL BE INSTALLED AT 4'0' MINIMUM COVER HYDRANT EXTENSIONS SHALL BE
ritten autho 6	THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF AWWA C-651. WHEN WATER MAINS ARE READY FOR DISINFECTION, THE CONTRACTOR SHALL SUBMIT THE SURVEY COORDINATES TO THE DESIGN ENGINEER FOR PREPARATION OF DIGITAL AS-BUILT	PROVIDED PER ITEM 810, AS REQUIRED. RELOCATED FIRE HYDRANTS SHALL BE ADJUSTED TO PROPER GRADE AND FACED IN PROPER DIRECTION. WHEN A HYDRANT IS RELOCATED FIFTEEN (15) FEET OR MORE FROM THE "TYPICAL HYDRANT SETTING" VALVE LOCATION (SEE L-6409 & L-6637), AN ADDITIONAL VALVE SHALL BE INSTALLED, AND
ient without w	DRAWINGS. THE DESIGN ENGINEER SHALL THEN SUBMIT THREE (3) SETS OF THE RED LINED "AS-BUILT" PLANS (WITH SURVEY COORDINATES) TO THE CITY ENGINEER. THE CITY OF NEW ALBANY SHALL SUBMIT A LETTER STATING THAT THE WATERLINES HAVE BEEN PRESSURE TESTED AND NEED TO BE DISINFECTED TO THE CITY OF COLUMBUS, DIVISION OF WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISINFECTION OF ALL WATER MAINS CONSTRUCTED UNDER THIS PLAN. ALL WATER	RESTRAINED, WITHIN TWO (2) FEET OF THE RELOCATED HYDRANT. PAYMENT IS TO BE INCLUDED UNDER ITEM 809, FIRE HYDRANT RELOCATED. 8.0 EROSION CONTROL 8.0.1 CONTROL OF EROSION AND SEDIMENTATION SHALL BE IN ACCORDANCE WITH THE
this docum	MAINS SHALL BE CLEANED AND FLUSHED, AND ANY WATER MAIN 12-INCH AND LARGER MUST BE PROPERLY PIGGED, IN ACCORDANCE WITH SECTION 801.13 OF THE CITY OF COLUMBUS, CONSTRUCTION, AND MATERIAL SPECIFICATIONS. ONLY ONE CONNECTION TO AN EXISTING WATER LINE IS PERMITTED BEFORE DISINFECTION OF A NEW WATER LINE HAS	8.1 TEMPORARY SOIL EROSION AND SEDIMENT CONTROL 8.1.1 EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED AS A PART OF THIS
- liance on	BEEN COMPLETED. ALL OTHER CONNECTIONS MUST BE MADE AFTER THE LINE HAS BEEN DISINFECTED. THE CONTRACTOR AND REPRESENTATIVES FROM THE CITY OF NEW ALBANY SHALL MEET WITH COC/DOW STAFF PRIOR TO INSTALLING BLOW-OFFS AND TAPS TO OBTAIN	PROJECT. THE EROSION AND SEDIMENT CONTROL PLAN REFLECTS A SCHEMATIC DIAGRAM OF THE INTENDED MEASURES FOR COMPLIANCE WITH THE REQUIRED STANDARDS. GENERAL PRACTICE AND/OR SITE FIELD CONDITIONS MAY WARRANT VARIATION IN THE PLACEMENT OR USE OF THE SPECIFIC CONTROLS. ANY VARIATIONS SHALL BE APPROVED BY THE CITY ENGINEER
12 improper	PRE-APPROVAL. 5.6.1.1 ANY SECTION OF WATER MAIN THAT IS LONGER THAN 20 FEET IN LENGTH SHALL BE CHLORINATED. HAND SWABBING METHODS WILL ONLY BE PERMITTED FOR SECTIONS	8.1.2 THE CONTRACTOR IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY AND IN ACCORDANCE WITH THE CITY OF NEW ALBANY'S ORDINANCE 1183, WILL BE RESPONSIBLE FOR PROVIDING
- Reuse of and	FOR HAND SWABBING OF PIPE AND FITTINGS. <u>PLEASE NOTE THAT CUT-IN TEES.</u> SLEEVES, AND ANY OTHER REQUIRED FITTINGS OR PIPING SHALL BE TAKEN INTO ACCOUNT AND ARE INCLUDED IN THE TOTAL LENGTH OF THE SECTION (CUT TO CUT).	ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES ALONG WITH PROPER MAINTENANCE AND INSPECTION. AN EROSION CONTROL MAINTENANCE LOG SHALL BE KEPT ON SITE IN COMPLIANCE WITH OEPA REGULATIONS. THE LOG SHALL BE AVAILABLE FOR PUBLIC INSPECTION.
ol was prepared.	CODE CHAPTER 3745-83.02 WATER DISRUPTION OF SERVICE RULE. EXCAVATE PITS SUFFICIENTLY BELOW THE AREA TO BE CONNECTED IN ORDER TO MAINTAIN WATER LEVELS BELOW THE WATER MAIN. IF WATER FROM THE PIT ENTERS THE EXISTING MAIN, CONTACT THE DIVISION OF WATER IMMEDIATELY. ENSURE THAT SUFFICIENTLY SIZED PUMPS ARE UTILIZED TO REMOVE WATER FROM THE TRENCH AND BACK-UP PUMPS ARE KEPT ON SITE FOR REDUNDANCY.	8.2.1 "TEMPORARY SEEDING" NO AREA FOR WHICH GRADING HAS BEEN COMPLETED SHALL BE LEFT UNSEEDED OR UN-MULCHED FOR LONGER THAN 14 DAYS. IF PERMANENT SEED IS NOT APPLIED AT THIS TIME, TEMPORARY SEEDING SHALL BE DONE AT THE FOLLOWING RATES: MARCH 1 TO AUGUST 15
by: Tess.Sob ant for which it	5.7 ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 801.14 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, WITH THE FOLLOWING EXCEPTION: 150 PSI OF PRESSURE SHALL BE MAINTAINED FOR AT LEAST TWO HOURS IN ANY TESTED SECTION. THE CITY MAY NOT APPROVE ANY TEST LASTING LESS THAN TWO HOURS REGARDLESS OF THE AMOUNT OF LEAKAGE.	SEED:         OATS         2 LBS./1,000 SQ. FT.           FERTILIZER:         (12:12:12)         12-1/2 LBS./1,000 SQ. FT.           MULCH:         (STRAW OR HAY)         2 TONS/ACRE           AUGUST 15 TO NOVEMBER 1         2 LBS./1,000 SQ. FT.
2023 3:56pm rpose and clit	5.8 WHERE INDICATED ON THE PLANS, THE EXISTING WATER MAIN SHALL BE ABANDONED; AND ANY EXISTING WATER SERVICES OFF THIS MAIN SHALL BE TRANSFERRED TO THE NEW WATER MAIN. PRIOR TO ABANDONMENT OF THE EXISTING WATER MAIN, THE PROPOSED WATER MAIN SHALL BE PIGGED (IF REQUIRED), TESTED, CHLORINATED AND PUT IN SERVICE AND THEN THE EXISTING WATER SERVICES SHALL BE TRANSFERRED. THE	FERTILIZER:       (12:12:12)       12-½ LBS./1,000 SQ. FT.         MULCH:       (STRAW OR HAY)       2 TONS/ACRE         NOVEMBER 1 TO MARCH 1       MULCH (ONLY): (STRAW OR HAY)       2 TONS/ACRE
1 Feb 08, specific pu	CONTRACTOR SHALL MAINTAIN WATER SERVICES TO ALL PROPERTIES DURING CONSTRUCTION OF THE NEW WATER MAIN AND SHALL NOTIFY ALL CUSTOMERS AFFECTED BY THE TRANSFER OF SERVICES. TO ENSURE THAT ALL EXISTING SERVICES ARE TRANSFERRED TO THE NEW MAIN, NO WATER MAIN SHALL BE ABANDONED UNTIL THE NEW WATER MAIN HAS BEEN PUT IN SERVICE: ALL AFFECTED WATER SERVICES HAVE BEEN	8.2.2 'PERMANENT SEEDING" SHALL BE DONE BETWEEN MARCH 15 AND SEPTEMBER 15. IF SEEDING IS DONE BETWEEN SEPTEMBER 15 AND MARCH 15, IT SHALL BE CLASSIFIED AS "TEMPORARY SEEDING". PERMANENT SEED SHALL BE 40% KENTUCKY BLUEGRASS, 40% CREEPING RED FESCUE, 20% ANNUAL RYEGRASS.
TES.dwg C1 d only for the L1	TRANSFERRED; AND THE EXISTING WATER MAIN TO BE ABANDONED HAS BEEN SHUT DOWN FOR 24 HOURS. ALL VISIBLE VALVE BOXES, FIRE HYDRANTS, AND SERVICE BOXES ON THE WATER MAIN TO BE ABANDONED, WHICH WILL NO LONGER BE IN SERVICE, SHALL BE REMOVED. ALL WATER MAINS TO BE ABANDONED SHALL BE MADE WATER TIGHT. THE REQUIRED SURFACE RESTORATION SHALL BE PAID FOR UNDER THE APPROPRIATE BID	8.2.3 PERMANENT SEEDING SHALL CONSIST OF FERTILIZING, WATERING AND SEEDING RATES INDICATED UNDER ITEM 659. SEEDING SHALL BE APPLIED WITHIN TWO (2) DAYS AFTER FINAL GRADING OR FOLLOWING SEED BED PREPARATION.
GENERAL NO , is intende	ITEM(S). 5.9 WATER SERVICE BOXES SHALL BE PLACED 1' FROM THE EDGE OF THE PROPOSED OR EXISTING SIDEWALK BETWEEN THE SIDEWALK AND THE CURB, OR 2 FEET INSIDE THE RIGHT-OF-WAY OR EASEMENT LINE WHEN NO SIDEWALK IS PRESENT OR PROPOSED. REFER TO STANDARD DRAWING L-9901 FOR ADDITIONAL INFORMATION	RATES OF APPLICATION OF ITEM 659: SEED: 2 LBS./1,000 SQ. FT. FERTILIZER: (12:12:12) 25 LBS./1,000 SQ. FT. MULCH: (STRAW OR HAY) 2 TONS/ACRE
ets\C1.0 - : of service 81	5.10 MAINTAIN EIGHTEEN (18) INCHES VERTICAL AND TEN (10) FEET HORIZONTAL SEPARATION BETWEEN ANY SANITARY OR STORM SEWER PIPING AND ALL PROPOSED WATER MAINS.	8.3 STABILIZATION OF DENUDED AREAS 8.3.1 DENUDED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN SEVEN DAYS IF THEY ARE TO REMAIN DORMANT FOR MORE THAN FOURTEEN - DAYS.
CAD\PlanShe instrument 61	5.11 WHEN CONTROLLED DENSITY FILL (ITEM 613, TYPE 3 ONLY WITHIN PUBLIC R/W) IS TO BE USED AS BACKFILL, THE CONTRACTOR SHALL PROVIDE SIZE NO. 57 CRUSHED CARBONATE STONE (CCS) 1 FOOT BELOW TO 1 FOOT ABOVE THE EXISTING WATER LINE.	8.3.2 SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE FILTERED OR DIVERTED TO A SETTING FACILITY. 8.3.3 SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM
1∖2 Design∖( rein, as an	5.12 ALL WATER LINES INSTALLED WITHIN A 45 DEGREE INFLUENCE PLAIN OF PAVEMENT SHALL BE BACKFILLED WITH ITEM 912 (TYPE 1 ONLY) COMPACTED GRANULAR BACKFILL.	SEDIMENT TRANSPORTED BY SHEET FLOW. 8.3.4 PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE. FIELD ADJUSTMENTS WITH
0H (#2665) resented he	5.13 SURVEY COORDINATES "SURVEY COORDINATES" SHALL INCLUDE ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY TO OBTAIN HORIZONTAL AND VERTICAL (NORTHING, EASTING, AND ELEVATION) SURVEY COORDINATES FOR THE WATER MAIN IMPROVEMENTS. THE SURVEY COORDINATES	RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE ENGINEER. 8.3.5 THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR THE EROSION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE CATCH BASINS OR INLETS, WHICH ARE NOT TRIBUTARY TO A SEDIMENT BASIN OR DAM.
tys_New Albany, and designs pr 17	SHALL BE OBTAINED FOR THE COMPLETED WATER MAIN CONSTRUCTION AND SHALL INCLUDE ALL VALVES, TEES, CROSSES, BENDS, DEFLECTIONS, PLUGS, REDUCERS, TAPPING SLEEVES, BLOW OFFS, CHLORINATION TAPS, FIRE HYDRANTS, AIR RELEASES, CURB STOPS, CASING PIPE TERMINI, AND OTHER FITTINGS. ADDITIONAL SURVEY COORDINATES ARE REQUIRED ON THE WATER MAIN EVERY 200' WHERE NO FITTING OR OTHER WATER MAIN STRUCTURE IS BEING INSTALLED WITHIN THAT LENGTH OF THE IMPROVEMENT.	8.3.6 IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF THE BARRIER DURING CONSTRUCTION TO FACILITATE THE GRADING OPERATIONS IN CERTAIN AREAS. HOWEVER, THE BARRIER SHALL BE IN PLACE IN THE EVENING OR DURING ANY INCLEMENT WEATHER.
DEV\168937016_Wend 	ALL SURVEY COORDINATES SHALL BE REFERENCED TO THE APPLICABLE COUNTY ENGINEER'S MONUMENTS, AND SHALL BE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH THE NSRS2007 ADJUSTMENT, WITH FURTHER REFERENCE MADE TO THE OHIO STATE PLANE SOUTH COORDINATE SYSTEM, SOUTH ZONE, WITH ELEVATIONS BASED ON NAVD 88 DATUM. ALL COORDINATES (NORTHING, EASTING, ELEVATION) SHALL BE REFERENCED TO THE NEAREST HUNDREDTH (NXXXXXX,XX,EXXXXXX, ELEV. XXX.XX). ALL SURVEY COORDINATES SHALL BE ACCURATE TO WITHIN 1.0 FOOT HORIZONTAL AND A	8.4 MAINTENANCE 8.4.1 IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED PERIODICALLY AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED THE
rawing name: K:\CHS_L This document, together C	TENTH OF A FOOT (0.10) OR LESS VERTICAL. THE COORDINATES SHALL BE DOCUMENTED TO THE MUNICIPALITY ENGINEER OR DESIGNATED REPRESENTATIVE IN DIGITAL SPREADSHEET FORM AND SHALL INCLUDE THE APPLICABLE ITEM, STATION, NORTHING, EASTING, AND ELEVATION. COORDINATES SHALL BE SUBMITTED TO THE MUNICIPALITY ENGINEER OR DESIGNATED REPRESENTATIVE ON A BI-WEEKLY BASIS. COORDINATES SHALL ALSO BE SUBMITTED TO THE DIVISION OF POWER AND WATER AS PART OF THE REQUEST FOR CHLORINATION (SEE NOTE BLOCK 5.6).	CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER. 8.4.2 ALL EROSION & SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DIRECTION OF THE CITY ENGINEER AND/OR OHIO EPA.

I L I M I	<u>N   O</u>		<u> </u>
	9.0 RIGHT-OF-WA		
ORK INVOLVED IN OBTAINING AND N THIS SPECIFICATION.	THE CONTRACTOR SH CONSTRUCTION. A PER MAY BE REQUIRED FROM	ALL HAVE ALL NECESSARY PER MIT IS REQUIRED TO BURY IN PUBLIC MORE THAN ONE GOVERNING AGENCY.	MITS BEFORE BEGINNING RIGHT-OF-WAY. PERMITS THE CONTRACTOR SHALL
OM THE DIVISION OF WATER AND OF BENDS IS PROPOSED AND	NOTIFY THE APPROPRI ADVANCE OF COMMEN DEPARTMENT OF TRA FORTY-EIGHT HOURS IN	ATE GOVERNING AGENCY AT LEAST CEMENT OF WORK. ON STATE RIC NSPORTATION, DIVISION OF HIGHV ADVANCE.	FORTY-EIGHT HOURS IN GHT-OF-WAY, CALL OHIO VAYS PERMIT EXPEDITER
ST STATIONS, PITOMETER TAP	10.0 PAVEMENT R		
THESE STRUCTURES WITHIN THE THESE STRUCTURES LOCATED REAS, WHETHER EXISTING OR	TRAFFIC RELATED TO REQUESTED REPAIRS S	D WITHIN THE CITY IS DAMAGED AS A CONSTRUCTION AS DETERMINED BY HALL BE MADE BY THE CONTRACT	THE CITY ENGINEER, ALL OR. EXISTING PAVEMENT
D, HEAVY DUTY VALVE BOX DRAWINGS. EXISTING WATER	SURFACES SHALL BE VI CONTRACTOR AND A CO	DEO TAPED PRIOR TO THE PRE-CONS PY OF THE TAPE IS TO BE FURNISHED	TRUCTION MEETING BY THE TO THE CITY ENGINEER.
ADJUSTED TO THE PROPOSED	11.0 EXISTING UTI	LITIES	
XISTING OR PROPOSED WATER	KNOW TO BE LOCATED AS ACCURATELY AS PRO	IN THE CONSTRUCTION AREA HAVE BE	EN SHOWN ON THE PLANS GROUND UTILITY. THE CITY
OR SERVICE. A MINIMUM OF	OF NEW ALBANY AND/C THE DEPTHS OF THE UN	R ENGINEER ASSUMES NO RESPONSIBII IDERGROUND FACILITIES SHOWN ON THE	ITY TO THE ACCURACY OR PLANS.
T LOCATIONS OF WATER LINE	11.1.1 INVESTIGATION EXISTING UTILITIES AN	, LOCATION, SUPPORT, PROTECTION , D APPURTENANCES SHALL BE THE	AND RESTORATION OF ALL RESPONSIBILITY OF THE
(OUT TO OUT) SHALL BE DUNDATIONS FOR POLES, PULL	CONTRACTOR. THIS C EXISTING UTILITY FACIL	WORK INCLUDES MAINTENANCE OF A ITIES. THE CONTRACTOR IS RESPO KEOUT OF ALL LOCATIONS OF POSSIB	DEQUATE DEPTH ON ALL INSIBLE TO IDENTIFY AND
MISCELLANEOUS ELECTRICAL	EXISTING UTILITIES PRIOF	TO CONSTRUCTION.	LE GRADE CONFLICTS WITH
R TO PRESSURE TESTING ANY DE INSTALLED TO PROVIDE THE	11.1.2 THE CONTRA AND/OR PROTECTION OF	CTOR IS RESPONSIBLE FOR COORD F ANY UTILITIES AS REQUIRED BY THE	INATING THE RELOCATION PLAN WITH THE OWNER OF
	PRIVATE UTILITY MANHO GRADE BY THE RESPEC	DLES WITHIN THE LIMITS OF THE WORI TIVE UTILITY. THE COST OF THIS WO	K SHALL BE ADJUSTED TO RK SHALL BE INCLUDED IN
OTER.	THE PRICE BID FOR THE	PROJECT IMPROVEMENTS.	HWORK OPERATIONS SHALL
BE TAKEN OUT OF SERVICE	BE REINFORCED BY TH NOTIFICATION OF THE	UTILITY COMPANY PRIOR TO THESE UTILITY COMPANY PRIOR TO CONS	CONSTRUCTION ACTIVITIES. TRUCTION SHALL BE THE
IN SERVICE AS SOON AS	RESPONSIBILITY OF THE	CONTRACTOR.	
THAT NO WATER CUSTOMER	COLUMBIA GAS, AMERIC UTILITY COMPANY.	AN ELECTRIC POWER) SHALL BE PERFO UPON COMPLETION OF SAME. THE	ORMED BY THE RESPECTIVE CONTRACTOR SHALL BE
(2) TIMES THROUGHOUT THE	RESPONSIBLE TO REMO COMPLETE THE PLAN I	OVE ANY OR ALL THE NECESSARY MPROVEMENTS. THE COST OF ALL F FOR SHOULD BE INCLUDED IN THE DE	UTILITY AS REQUIRED TO REMOVAL ALONG WITH THE
SPECIFICATIONS OF ITEM SPECIFICATIONS. WORK SHALL	IMPROVEMENT.	THE PR	THE FROMEOR
CK OF PROPOSED CURB OR 8 BLOCKING AS REQUIRED. ALL	11.1.5 THE CONTRAC PROTECTION SERVICE (T	TOR SHALL CAUSE NOTICE TO BE GIV ELEPHONE 800-362-2764, TOLL-FREE	EN TO THE OHIO UTILITIES AND TO THE OWNERS OF
DRANT EXTENSIONS SHALL BE YDRANTS SHALL BE ADJUSTED	PROTECTION SERVICE IN ABOVE MENTIONED NOT	ACCORDANCE WITH SECTION 153.64 O CE SHALL BE GIVEN AT LEAST 48 H	THE REVISED CODE. THE DURS PRIOR TO START OF
NT SETTING" VALVE LOCATION SHALL BE INSTALLED. AND	CONSTRUCTION. THE FOLIMITS OF THIS PROJECT	DLLOWING UTILITIES AND OWNERS ARE	LOCATED WITHIN THE WORK
HYDRANT. PAYMENT IS TO BE	UTILITY	OWNER.	TELEPHONE
	ELECTRIC	ALP OHIO	(800)–672–2231
183.			
REQUIRED AS A PART OF THIS	SANITARY SEWER	CITY OF COLUMBUS PUBLIC UTILITIES 111 N. FRONT STREET	(614) 645–8276
FLECTS A SCHEMATIC DIAGRAM THE REQUIRED STANDARDS.		COLUMBUS, OHIO 43215 CONTACT: DOUG HOLZ	
WARRANT VARIATION IN THE ARIATIONS SHALL BE APPROVED	STORM SEWER	CITY OF COLUMBUS PUBLIC	(614) 645–8276
GENERAL PERMIT FOR STORM		111 N. FRONT STREET COLUMBUS, OHIO 43215 CONTACT: WILL WALTHER	
RESPONSIBLE FOR PROVIDING URES ALONG WITH PROPER	WATER FACILITIES	CITY OF COLUMBUS PUBLIC	(614) 645-8276
MAINTENANCE LOG SHALL BE THE LOG SHALL BE AVAILABLE	TATEN FAULTIES	UTILITIES 111 N. FRONT STREET	
		CONTACT: WILL WALTHER	
HAS BEEN COMPLETED SHALL 4 DAYS. IF PERMANENT SEED	TELEPHONE	SPECTRUM	(877)-350-2076
L BE DONE AT THE FOLLOWING			
1,000 SQ. FT.			
3S./1,000 SQ. FT. TONS/ACRE	GAS	COLUMBIA GAS OF OHIO P.O. BOX 2318 COLUMBUS. OH 43216–2318	(614)-460-7809
_BS./1,000 SQ. FT.		CONTACT: THOMAS YOUNG	
BS./1,000 SQ. FT. TONS/ACRE			
ACRE	12.0 TREES	OWTH FROM TREES THAT ARE TO D	
IARCH 15 AND SEPTEMBER 15.	INTERFERING WITH THE TOOLS. ALL PRUNING	GRADING OPERATION MAY BE REMOVED TOOLS USED AND METHODS EMPLOYE	BY THE USE OF PRUNING D SHALL MEET WITH THE
H 15, IT SHALL BE CLASSIFIED 0% KENTUCKY BLUEGRASS, 40%	APPROVAL OF THE CIT CLEAN CUT MADE FLUS	Y ARBORIST. THE BRANCHES SHALL E SH WITH THE PARENT TRUNK OR IF CUT SHALL BE A GOOD CLEAN SLAU	E REMOVED WITH A GOOD HAVING A GOOD HEALTHY NTING CUT CLOSE TO AND
ZING, WATERING AND SEEDING	BEYOND THE HEALTHY ACCEPTED PRUNING P	BRANCH. ALL PRUNING CUTS SHA RESERVATIVE. ALL BRANCHES REMO	LL BE PAINTED WITH AN VED SHALL BE AT THE
APPLIED WITHIN TWO (2) DAYS	DIRECTION OF THE CIT EXPENSES CONNECTED	Y ARBORIST (614) 855-0076. THE WITH THE REMOVAL OF TREES AND	COST OF ALL WORK AND
1,000 SQ. FT.	BE MADE THEREFORE. S 31, UNLESS ALTERNATE	BID FOR CLEARING AND GRUBBING. I SITE CLEARING SHOULD OCCUR BETWEE TIMING IS SPECIFICALLY COORDINATED	NU EXIRA PAYMENT SHALL IN OCTOBER 1 AND MARCH WITH AND APPROVED BY
/1,000 SQ. FT. TONS/ACRE	THE APPROPRIATE REGU	LATORY AGENCY(IES).	
APPLIED WITHIN SEVEN DAYS IF	13.1 DO NOT DISTURB A	NY LICKING COUNTY CERTIFIED BENCHM	IARKS (VERTICAL AND/OR
N – DAYS.	HORIZONTAL) LOCATED SHALL CONTACT THE LIC	WITHIN THE WORKING LIMITS OF THE PR CKING COUNTY SURVEY DEPARTMENT (7	OJECT. CONTRACTOR (40) 670-5280, PRIOR TO
BE FILTERED OR DIVERTED TO	OR REPLACEMENT OF AI MONUMENT.	NY LICKING COUNTY CERTIFIED BENCHM	R RESETTING, RELOCATION, ARK OR SURVEY
OR DIVERSIONS TO SETTLING ND WATER RESOURCES FROM	13.2 THE CONTRACTOR	SHALL REFERENCE ALL IRON PINS AND	MONUMENTS BEFORE
LAR AREA, ALL SEDIMENTATION	DISTURB EXISTING RIGHT TO REMAIN AFTER CONS	-OF-WAY OR PROPERTY CORNER MAR TRUCTION. IF ANY PINS OR MONUMENT	KERS THAT ARE REQUIRED S ARE DISTURBED,
E. FIELD ADJUSTMENTS WITH Y THE ENGINEER.	DESTROYED, OR DAMAGE BE REMOVED IN THESE RECISTEDED SUBVEYOR	D BY THE CONTRACTOR THAT HAVE N PLANS, THEY SHALL BE ACCURATELY F	OT BEEN DESIGNATED TO EPLACED BY A
N FOR THE EROSION CONTROL S OR INLETS. WHICH ARE NOT	THE CITY ENGINEER AND COLUMBUS CONSTRUCTION	AT THE COMPLETION OF THE PROJECT AT THE CONTRACTOR'S EXPENSE AS ON AND MATERIALS SPECIFICATIONS. SF	PER THE CITY OF CTION 107.12. IF
	REPLACEMENT OF PINS CONTRACTOR SHALL PR	OR MONUMENTS IS REQUIRED, THE ENG DVIDE AN EXHIBIT DURING THE FINAL P	INEER, DEVELOPER, OR UNCH LIST INSPECTION
INS OF THE BARRIER DURING	VERIFYING THAT MONUM	ENIS HAVE BEEN PLACED AT ALL PRO	PERTY CORNERS.

TBS					BΥ		
2/1/2023					DATE		
PLAN COMMISSION COMMENTS 1					REVISIONS		
$\overline{\bigtriangledown}$					No.		
-	Kimley » Horn	© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600	WARRENVILLE, IL 60555 PHONE: 630-487-5550	WWW.KIMLEY-HORN.COM			
SCALE: AS NOTED	DESIGNED BY: TBS	DRAWN BY: TBS		СНЕСКЕД ВҮ: РМР			
NOTES Wendus Con							
GENERAL							
		<b>KEVIAUKANI</b>	10014 JOHNSTOWN RD	NEW ALBANY, OH 43054			
0 КН	RIGINA 2/8, A PR( 1689	AL 19 /202 OJEC 370	5SU 23 27 16	IE: NO.			
SHEET NUMBER							

1.	EXISTING SITE TOPOGRAPHY LITULTIES RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE	30. TRENCH BAG
	DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:	IWO (2) FE
	EMHT 5500 NEW ALBANY ROAD COLUMBUS, OH 43054	0.5 TSF ARI AND REPLAC
	TEL: (614) 775–4120 CONTACT: HEATHER L. KING, PS	THE PIPE TO SHALL BE C SUBMITTED
	COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.	32. THE TRENCH APPROPRIAT THE COST C
2.	COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY	IMPLEMENTA CONSTRUCTI
	ADDITIONAL SUILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSUL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.	INLET PROTE INLET PROTE STORM SEWE
3. 4.	THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN	34. AT THE CLO DRAINAGE S
	ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF: A. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE AUTHORITY HAVING URISDICTION (AH.I) UNITES OTHERWISE NOTED ON THE PLANS	35. EROSION CO LDNR STANE CONTRACTOR
	B. THE NATIONAL ELECTRIC CODE.	36. THE PAVEME TO KEEP A
5.	C. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS,	37. ALL DISTURE CONDITIONS
	CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.	38. ALL PROPOS OTHERWISE. 39. ALL TESTING
6.	IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.	THE AHJ OR FOR REVIEW 40. PROVIDE SM PROVIDE UN
7.	THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT	41. WHEN REQUI PREPARED. IMPROVEMEN
	THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR	ELEVATIONS, 42. BEFORE ACC CONFIRM INS
	DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS THE DECISION OF THE ENCINEER SHALL BE FINAL AND CONCLUSIVE	EARTH
8.	THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE	1. GENERAL 1.1. IT IS THE
	AUTHORITY HAVING JURISDICTION, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.	1.2. ANY QUAN DETERMINI
9.	THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF	DE IERMINE 1.3. THE CONT FINISHED (
10.	THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.	1.4. THE CONT STORMWAT PROPER ח
11.	EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE FOR OWNER OF ANY	UNSUITABL AGAINST I 1.5. THE CONT SEDIMENTA
12.	NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE DEPAITS AND EASEMENTS	AND THE WETLANDS 1.6. PRIOR TO FENCE AR
13.	THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE	(EXTENT C GRADE W
14.	NOTIFICATION OF COMMENCING CONSTRUCTION:	2.1. EXCAVATION THAT WILL
	FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE AHJ, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.	2.2. PLACEMEN TO BE LAI
	14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN	NECESSAR 2.3. TOPSOIL S TRANSITIO
15.	SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC. AS	USED IN N 2.4. TOPSOIL R OVER ARE
16.	DIRECTED BY THE AHJ. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY	2.5. MODERATE
17	THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.	3.1. EXCAVATIO EXCAVATIO WHILE MAI THAT THE
17.	THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE PROTECTED. THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.	3.2. PLACEMEN ORDER TO MATERIALS THICKNESS COMPACTIO
18.	LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.	3.3. STRUCTUR STRUCTUR REQUIRING OTHER UN
19.	ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.	3.4. COMPACTIO
20.	ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.	PAD AREA 4. UNSUITABLE FOR THE SL
21.	REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH	TOPSOIL DEF AND TO WH 5. MISCELLANE
22.	DISPOSAL. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANFOUS ITEMS WHICH WERE NOT	5.1. SPREAD A COMPLETIC
	PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED	5.2. SCARIFY, OF THE SI CONTENT.
23.	NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE AHJ. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE AHJ PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET AS NECESSARY	5.3. PROVIDE V PURPOSE 5.4. BACKFILL
24.	WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE DAID FOR STRUCTURE, BUT OUT OF THE	6. TESTING AN
	INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS	FOR PROC AND THE PAVING SF 6.2. ANY UNSL
25.	CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT	REPLACED ENGINEER. PAVIN
26.	CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY	1. GENERAL 1.1. PAVING W
27.	CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE	SUBBASE FINISHING, RELATED
	CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.	1.2. COMPACTIO SUBBASE DENSITY, I 1.3. IT SHALL
28.	ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE AHJ UPON FINAL INSPECTION OF THE PROJECT.	DEVICES, A DEVICES A DEVICES (

ACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN EET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

- PONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN E ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED CED WITH WELL-COMPACTED, GRANULAR BEDDING MATERIAL PER THE GEOTECHNICAL REPORT ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.
- HES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. TE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND F SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO ATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING TION UNLESS APPROVED IN WRITING BY THE OWNER
- STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER TECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE TECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE VER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
- OSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. ONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH OEPA REGULATIONS AND OHIO
- IDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE R AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE HAS DEVELOPED IENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY
- SWEEPER ON-SITE AT ALL TIMES. RED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION
- S WITH A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEEDING, AND MULCH. SED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED G SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY
- ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER AND APPROVAL. MOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS.
- NIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL NTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER. CEPTANCE, ALL WORK SHALL BE INSPECTED BY THE AHJ, AS REQUIRED. CONTRACTOR TO

### ISPECTIONS REQUIRED AND AS-BUILTS REQUIRED PRIOR TO STARTING WORK. HWORK NOTES

- CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS
- NTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN ING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS. TRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE
- GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR. ITRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT ATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR BLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.
- TRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND ATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, S, ETC., SHALL OCCUR BEFORE GRADING BEGINS.
- COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION ROUND ANY TREE DESIGNATED TO BE PRÉSERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING THIN THE FENCED AREA SHALL NOT BE DISTURBED. CAVATION INCLUDES:
- ION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS
- REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS. NT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS NDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE RY EROSION CONTROL MEASURES FOR STOCKPILE.
- STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE NAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.
- RESPREAD SHALL INCLUDE HAULING AND SPREADING FOUR (4) INCHES OF TOPSOIL DIRECTLY EAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.
- COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS. AVATION INCLUDES:
- ION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE TON SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS AINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH E EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.
- NT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN 4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH ODOT STANDARDS. ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL 5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, S SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN S, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC. 6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS,

4.

RAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING SHALL BE PAINT IN ACCORDANCE WITH ODOT STANDARDS. RAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS G STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR 7. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND ISUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE OR YELLOW PER LOCAL CODE. ENCE OF THE OWNER. 8. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES

DEGREES EAHRENHEIT AND RISING.

- 10N OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION FOR PROPOSED BUILDING AS TO BE PER THE GEOTECHNICAL REPORT E MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE
- SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL EPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER. EOUS. THE CONTRACTOR SHALL: AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER
- ION OF THE UNDERGROUND IMPROVEMENTS DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES UITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE
- THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS. WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE OF ACHIEVING THE SPECIFIED COMPACTION.
- THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE
- URSE MATERIAL. ND FINAL ACCEPTANCE
- TRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK OF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE SPECIFICATION.)
- UITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE GEOTECHNICAL

### IG NOTES

- WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF E OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL WOR
- TION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)]: SUBGRADE = 93%; E = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = 95% OF MAXIMUM PER OHIO DEPARTMENT OF TRANSPORTATION (ODOT) HIGHWAY STANDARDS.
- BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE AHJ CODE.

- 2. SUBGRADE PREPARATION
- 2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. 2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING
- METHODS: 2.2.1. SCARIFY, DISC, AND AERATE.
- 2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
- 2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL. 2.2.4. USE OF GEOTEXTILE FABRIC
- MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.
- 2.3. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED. 2.4. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING
- ENGINEER. 2.5. CONTRACTOR TO REFERENCE THE GEOTECHNICAL REPORT FOR ADDITIONAL SUBGRADE PREPARATION INFORMATION. IF GEOTECHNICAL REPORT REQUIRES MORE STRINGENT REQUIREMENTS, THOSE WILL BE
- FOLLOWED. 3. CONCRETE WORK
- 3.1. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN 14) DAYS AND A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- 3.2. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER, PRE-MOLDED FIBER EXPANSION JOINTS, WITH NO. 4 DOWEL BARS AT 18" ON CENTER, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES
- 3.3. CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE OHIO ACCESSIBILITY CODE AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.
- 3.4. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.
- 3.5. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES. 3.6. CONCRETE CURING AND PROTECTION SHALL BE PER ODOT STANDARDS. TWO (2) COATS OF ODOT
- APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. 3.7. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.
- FLEXIBLE PAVEMENT 4.1. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, ODOT TYPE 304, BITUMINOUS CONCRETE BINDER COURSE, ODOT 448 TYPE 2: AND BITUMINOUS CONCRETE SURFACE COURSE, ODOT 448 TYPE 1. OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.
- 4.2. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE C POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER ODOT STANDARDS.
- 4.3. SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES. 5. TESTING AND FINAL ACCEPTANCE.
- 5.1. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS BY THE AHJ.
- 6. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE AHJ CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

### SIGNAGE AND PAVEMENT MARKING NOTES

. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) STANDARDS.

FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50

- 2. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.
- 3. POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE 3 METAL POST, AS PER ODOT STANDRDS.

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DESCRIPTION FROM LETTER REPORT FILE NUMBER 1197531-2; Parcel I:

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 District, and being a remainder 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 Recorder's Office, Franklin County, Ohio) 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 462.65 feet to a magnetic nail set at the common corner of said remainder and that 0.884 acre tract conveyed to Ice Queens of Smith's Mill, LLC by deed of record in Instrument Number 201503050027183, the TRUE POINT OF BEGINNING:

Thence South 31° 42' 03" East, with the line common to said remainder tract and said 0.884 acre tract, a distance of 298.53 feet to a magnetic nail set in the northerly line of that 2.306 acre tract conveyed as Parcel I to DTMB Properties, LLC by deed of record in Instrument Number 201512010168586:

Thence with the line common to said remainder tract and said 2.306 acre tract, the following courses and distances:

South 58° 02' 55" West, a distance of 46.82 feet to a magnetic nail set at a point of curvature;

With the arc of a curve to the right, having a central angle of 15° 21' 05", a radius of 250.00 feet, an arc length of 66.98 feet, a chord bearing of South 65° 43' 27" West and chord distance of 66.78 feet to a magnetic nail set at a point of tangency;

South 73° 24' 00" West, a distance of 11.23 feet to a magnetic nail set at a point of curvature;

With the arc of a curve to the left, having a central angle of 15° 19' 06", a radius of 250.00 feet, an arc length of 66.84 feet, a chord bearing of South 65° 44' 27" West and chord distance of 66.64 feet to a magnetic nail set at a point of tangency; and

South 58° 04' 54" West, a distance of 81.29 feet to a magnetic nail set at the common corner of said remainder tract, said 2.306 acre tract, that 2.498 acre tract conveyed to Forest New Albany LP by deed of record in Instrument Number 201612160173729 and that 2.169 acre tract conveyed to TH Midwest, Inc. by deed of record in Instrument Number 201412050162234;

Thence North 31° 42' 03" West, with the line common to said remainder tract and said 2.169 acre tract, a distance of 272.67 feet to a magnetic nail set;

Thence North 30° 03' 50" West, continuing with said common line, a distance of 15.10 feet to a magnetic nail set on the arc of a curve in the southerly right-of-way line of said Johnstown Road;

Thence with the southeasterly right-of-way line of said Johnstown Road, the northwesterly line of said 30.885 acre tract, with the arc of a curve to the right, having a central angle of 00° 15' 35", a radius of 5679.65 feet, an arc length of 25.75 feet, a chord bearing of North 60° 03' 57" East and chord distance of 25.75 feet to a magnetic nail set at a point of tangency;

Thence North 60° 11' 45" East, continuing with said southeasterly right-of-way line, said northwesterly line, a distance of 245.21 feet to the TRUE POINT OF BEGINNING, containing 1.817 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 herein are based on North 58°05'22" East for the southeasterly right-of-way line of Forest Drive, of record in Plat Book 114, Page 1, Recorder's Office, Franklin County, Ohio This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307.

Parcel II:

Together with the rights of ingress and egress as contained in the 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 of record in Instrument 201503050027187; as amended in Instrument 201708240117703.

Parcel III:

Together with the rights of ingress and egress as contained in the Reciprocal Easement Agreement by and between Smith Mill Ventures, LLC, an Ohio limited liability company and TH Midwest, Inc., an Ohio corporation of record in Instrument 201412050162240.



SCALE: 1'' = 120'

## **ALTA/NSPS LAND TITLE SURVEY** LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16 **UNITED STATES MILITARY DISTRICT** CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO

Schedule B Stewart Titl Items 1-3	Items from Letter Report File Number 1197531-2 issued by e Company on September 12, 2022 NOT SURVEY RELATED ITEMS.	Item 14	Deed of Easement granted to the Village of New Albany, Ohio, as more fully set forth in the document recorded as Instrument 200804070052887. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.	Item 24
Item 4	Building lines, easements and restrictions shown on the recorded plat/map of Smith's Mill Road Dedication and Easements as Plat Book 95 page 91. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.	Item 15	Easement granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Instrument 200806100088936. THE GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.	o • •
Item 5	Building lines, easements and restrictions shown on the recorded plat/map of Forest Drive Dedication and Easements Section 2 Phase 1 as Plat Book 112 Page 40; as modified in Instrument 201703030029794. THE SUBJECT TRACT AS NOT LOCATED IN THE AREA DESCRIBED.	Item 16	Easement granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Instrument 200806170092787. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.	
Item 6	Building lines, easements and restrictions shown on the recorded plat/map of Forest Drive Dedication and Easements Section 2 Phase 2 as Plat Book 114 page 1. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.	Item 17	Easement and Right of Way granted to Ohio Power Company, as more fully set forth in the document recorded as Instrument 201208060113180. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.	Item 25
Item 7	Conditions of the vacation of Martha Drive of record in Instrument 200802250027889. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.	Item 18	Deed of Easement granted to the City of New Albany, Ohio, as more fully set forth in the document recorded as Instrument 201405220063409. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.	
Item 8	Conditions of the vacation of Woodcrest Drive of record in Instrument 200802250027890. THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.	Item 19	Subject to the terms and conditions of the Reciprocal Easement Agreement by and between Smith Mill Ventures, LLC and Ice Queens of Smith's Mill, LLC, including terms and conditions thereof as recorded in Instrument	
Item 9	Building lines, easements and restrictions shown on the recorded plat/map of Hugh Subdivision as Plat Book 27 page 36; as partially vacated as shown in the Certificate of Vacation of record in Miscellaneous Volume 169 page 215. THE SUBJECT TRACT IS LOCATED IN THE AREA	. *	201503050027187. As amended in Instrument 201708240117703. (As to Parcels I and II) THE ACCESS EASEMENT IS LOCATED ON THE SUBJECT TRACT (PARCEL II ONLY).	Item 26
	DESCRIBED. THE 10' WAS RELEASED BY PLAT BOOK 112, PAGE 40 (Item 5).	Item 20	Subject to the terms and conditions of the Reciprocal Easement Agreement by and between Smith Mill Ventures, LLC, an Ohio limited liability company and TH Midwest,	• •
Item 10	Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 1755 page 190. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.		Inc., an Ohio corporation of record in Instrument 201412050162240. (as to Parcels I and III) THE SUBJECT TRACT (PARCEL III ONLY) IS LOCATED IN THE AREA DESCRIBED.	Item 27
Item 11	Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 1785 page 163. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.	Item 21	Deed of Sanitary Sewer Easement granted to the City of New Albany, as more fully set forth in the document recorded as Instrument 201509040125261. (As to Parcels I and III) THE SANITARY SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT, AS SHOWN HEREON FOR	Item 28
Item 12	Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as	Itam 22	REFERENCE.	
	ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.	item 22	as more fully set forth in the document recorded as Instrument 201512230179458. (As to Parcel I) THE 15' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS	Item 29
Item 13	Deed of Easement granted to the Village of New Albany, Ohio, as more fully set forth in the document recorded as Instrument 200711130196074. THE UTILITY EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.	Item 23	SHOWN HEREON. Declaration of Covenants and Restrictions for The New Albany Community Authority of record in Official Record 16999 Page C04; Designation of Successor Developer of record in Official Record 21256 page D18; Acceptance of Duties by the New Albany Community Authority of record in Official Record 23377 Page E07: Ninth Supplemental	Item 30

re-recorded in Official Record 21693 Page H19; Designation of Successor Declarant of record in Instrument 199810200268024; Twenty-seventh Supplemental Declaration of record in Instrument 200609060177775. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Declaration of record in Official Record 21466 Page C20 as





LOCATION MAP AND BACKGROUND DRAWING NOT TO SCALE

#### BASIS OF BEARINGS:

The bearings shown hereon are based on North 58°05'22" East for the southeasterly right-of-way line of Forest Drive, of record in Plat Book 114, Page 1, Recorder's Office, Franklin County, Ohio.

#### FEMA NOTE:

According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0208K (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of the 0.2% annual chance floodplain).

#### UTILITY STATEMENT:

A Utility Marking and Plans request was submitted to OHIO811 on August 29, 2022. The utilities shown hereon have been located from field survey information and review of plans and/or reports provided by the client and referenced hereon. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although s/he does certify that they are located as accurately as possible.

#### SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

TABLE A OPTIONAL ITEM NOTES:

- 6(a). Zoning information was not made available to the undersigned as of the date of this survey.
- No buildings were observed on the subject tract at the time the fieldwork was conducted.
- 9. No parking striping was observed on the subject tract at the time the fieldwork was conducted.
- 10. There are no building walls contiguous with the boundary of the subject tract.
- 11(a). No utility plans were provided by the client for review.
- 16. There was no evidence of recent earth moving, building construction, or building additions observed on the subject tract at the time the fieldwork was conducted.
- 17. There was no evidence of street right-of-way changes, recent street or sidewalk construction, or repairs observed on the subject tract at the time the fieldwork was conducted.
- 18. There are no off-site insured easements referenced in Letter Report File No. 1197531-2 issued by Stewart Title Company with an issued date of September 12, 2022.

Declaration of Covenants, Conditions, Restrictions and Easements for The New Albany Business Park of record in Instrument 200007030130348, as re-recorded in Instrument 200101100006699; as amended by Instrument 200308180260678; as supplemented by the Twelfth Supplemental of record in Instrument 200609060177774; Fourteenth Supplemental of record in Instrument 200612180250326; Supplemental Declaration of record in Instrument 201702280027484; Supplemental Declaration of record in Instrument 201808300117703; Supplemental Declaration of record in Instrument 202001280013344; Supplemental Declaration of record in Instrument 202005070060890; Supplemental Declaration of record in Instrument 202010210163999. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED. THE 30' UTILITY

EASEMENT AND 30' TRAIL AND LANDSCAPE EASEMENT ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. Declaration of Covenants, Conditions, Restrictions and

Easements of record in Instrument 200801180009215; as supplemented in the First Supplemental in Instrument 201303190045760; as corrected in Instrument 201501280011279; as supplemented by the Second Supplemental in Instrument 201412050162233; as supplemented by the Third Supplemental in Instrument 201703200037811; as supplemented by the Fourth Supplemental in Instrument 202010140158918. THE ACCESS EASEMENT (ACCESS ROADWAYS B AND C) IS LOCATED IN THE SUBJECT TRACT AS SHOWN HEREON.

Development Agreement by and between The New Albany Company LLC, a Delaware limited liability company and Abercrombie and Fitch Stores, Inc. of record in Instrument 199908090202331. (as to Parcel III) THE SUBJECT TRACT IS NOT LOCATED IN THE AREA DESCRIBED.

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, of record in Instrument 199811170294968. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Declaration of Use Restriction of record in Instrument 201503050027189. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED AS "RESTRICTED PROPERTY".

Declaration of Use Restriction of record in Instrument 201703200037814. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED "RESTRICTED PROPERTY".

Reservations, restrictions, covenants, limitations, easements, assessments, and/or other conditions contained in the deed of record in Instrument 201503050027183. (As to Parcel II) THE SUBJECT TRACT (PARCEL II ONLY) IS LOCATED IN THE AREA DESCRIBED.

Items 31-34 NOT SURVEY RELATED ITEMS.

CERTIFICATION: Letter Report File No. 1197531-2

To: MG Smiths Mill LLC, S&T Bank, and Stewart Title 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/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 14, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on August 30, 2022.

Heather L. King

Professional Surveyor No. 8307 hking@emht.com

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	КЛ		Date: September 23, 2022
			Scale: 1" = 20'
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054			Job No: 2022-0817
Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		Toll Free: 888.775.3648 t.com	Sheet: 1 of 2
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		Smith's Mill Rd L	ot 10 Wendy's Survey / 20220817-VS-ALTA-01



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C1	15°21'05"		250.00'	66.98	' S65°43'2	27 <b>"</b> W	66.78'
C2	C2 15•19'06"		250.00'	66.84	' S65*44'2	27 <b>"</b> W	66.64'
C3 0°15'35"		5"	5679.65'	25.75	' N60°03'5	N60°03'57"E	
			LINE	TABLE	5		
		LIN	E BEAR	RING	DISTANCE		

CURVE TABLE CURVE DELTA RADIUS ARC CH. BEARING CH. DIST.

	LINE TABLE	Ē
LINE	BEARING	DISTANCE
L1	S73°24'00"W	11.23'
L2	N30°03'50"W	15.10'

SAN#1 T/C Elev. = 1062.40' (N) 8" Plastic Inv. = 1051.43' (S) 8" Plastic Inv. = 1051.41' (E) 8" Plastic Inv. = 1051.42' (W) 8" Plastic Inv. = 1051.40'
STM#1 T/C Elev. = 1063.42' (S) 12" Corrugate Plastic Inv. = 1058.80' (W) 12" Corrugate Plastic Inv. = 1058.81'
STM#2 T/C Elev. = 1063.73' (E) 12" Corrugated Plastic Inv. = 1058.95'
STM#3 T/C Elev. = 1064.37' (N) 12" Corrugated Plastic Inv. = 1058.17' (S) 12" Corrugated Plastic Inv. = 1060.04' (W) 12" Corrugated Plastic Inv. = 1058.07'
STM#4 T/C Elev. = 1065.70' (SW) 24" Corrugated Plastic Inv. = 1061.11' (NE) 24" Corrugated Plastic Inv. = 1061.15'
STM#5 T/C Elev. = 1065.50' (N) 18" Concrete Inv. = 1053.79' (W) 27" Concrete Inv. = 1053.79' (E) 27" Concrete Inv. = 1053.81'
STM#6 T/C Elev. = 1065.54' (E) 27" Concrete Inv. = 1053.81' (W) 27" Concrete Inv. = 1053.75'
STM#7 T/C Elev. = 1065.98' (N) 18" Concrete Inv. = 1055.56' (E) 15" Concrete Inv. = 1055.90' (W) 27" Concrete Inv. = 1054.26'
STM#8 T/C Elev. = 1065.71' (S) 18" Concrete Inv. = 1056.00' (N) 18" Concrete Inv. = 1056.03'
STM#9 T/C Elev. = 1065.75' (N) 18" Concrete Inv. = 1057.15' (S) 18" Concrete Inv. = 1057.15'

Chiseled "X" on the South bolt of a fire hydrant located on the north side of Forest Drive, approximately 225 feet northeasterly of Smiths Mill Road.

Chiseled "X" on the north bolt of a fire hydrant located on the south side of (US 62) Johnstown Road, approximately 660 feet northeasterly of Smiths Mill Road.

BM#4 = 1064.34'

BM#8 = 1066.97'







INFORMATION.

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Know what's **below**. Call before you dig.

#### **DEMOLITION NOTES** CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. 2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS `»Horn LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET. 4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION Kimley TO REQUEST EXACT FIELD LOCATION OF UTILITIES. 5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW. THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING ODOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY. 04420 MARCO 6. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS. 8. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION. 9. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN. 10. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL. 11. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO E ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL. AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND S. THE LOCAL MUNICIPALITY'S REQUIREMENTS. 2 12. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD Wend CALL OHIO 811 (1-800-362-2764) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES. DEMOLITION PLAN 13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO TH LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS. 14. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE ODOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED. DEMOLITION LEGEND A AUR ITEM TO REMAIN, PROTECT DURING CONSTRUCTION ITEM TO BE REMOVED Ζ C ·//// CURB REMOVAL ШГ D = = SAWCUT LINE $\leq 0$ E FENCE REMOVAL Б Ш F CONCRETE REMOVAL G FULL-DEPTH ASPHALT PAVEMENT REMOVAL **ORIGINAL ISSUE:** 2/8/2023 KHA PROJECT NO. 168937016



SHEET NUMBER





![](_page_78_Figure_0.jpeg)

![](_page_78_Figure_1.jpeg)

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FIRE TRUCK DETAIL 2

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![](_page_81_Picture_1.jpeg)

C5.0	

ORIGINAL ISSUE: 2/8/2023

KHA PROJECT NO. 168937016

SHEET NUMBER

ANT

WENDY'S RESTAURAN

![](_page_82_Figure_0.jpeg)

Δ I B

![](_page_82_Figure_1.jpeg)

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FF

TC 65.93 FL 65.68 TP 66.19 (<u>TP\_65.8</u>) TC 64.62 <u>4.44%</u> (TP 65.26) (TP 65.16)-5,29% TC 64.89 FL 64.89 TC 66.27 FL 66.02 TC 64.82 FL 64.57 FL 64.79 (TC 64.66) (ME 64.41) 65.42  $\begin{array}{c} (TC \ 65.09) \\ FL \ 64.84 \\ \hline (TC \ 64.68) \\ \hline (ME \ 64.43) \\ \hline \end{array}$ TC 64.88 FL 64.63 1.28% TP 65.51 (TP 65.47) (ME TC 65.24)-(ME FL 64.72)-

**GRADING DETAIL 3** 

			CONTRA TO COORDINATE CONNE TO EXISTING GAS	
			WNROAD	ARIES) STM#8
			JOHNSTO WIDA	STIMIT OF
	LOCATION OF	DNTRACTOR TO VERIFY	U.S. RU	E STM
				B STM N60
			E	STM
		D D D	E STM STM	tem in the work of the tem the tem the tem the tem tem tem tem tem tem tem tem tem te
		STM#5	M#6	ECO 10348
		concrete SIM	Troil O	FO FO
X			W t Com	
		Chrochte X	CM FO	5ement 1960
	N30°03'50"W	', AIT		
	W 15.10'			
	w.			
		20.0 AND ACC		(W3)-/ **
			24 Day of Curry	
		1.12. PS Solution	Ment (136)	
, /		Solution Service Servi		
		STM#1		tour
		SJM#2		To The All
STRUCTURE NAM	TORM STRUCTURE TABLE DETAILS:			
C02	6" CLEANOUT RIM: 66.24 INV IN: 62.46 (SE, 6") INV IN: 62.46 (SW, 6")			
	INV OUT: 62.46 (NW, 12") 6" CLEANOUT RIM: 66.26			
CO1				
CO1	INV IN: 62.34 (Sw, 6) INV OUT: 62.54 (NW, 6")			
CO1	INV IN: 62.34 (SW, 6)         INV OUT: 62.54 (NW, 6")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.40         INV IN: 61.23 (SW, 12")         INV IN: 61.23 (NF, 12")			
CO1	INV IN: 62.34 (SW, 6)         INV OUT: 62.54 (NW, 6")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.40         INV IN: 61.23 (SW, 12")         INV IN: 61.23 (NE, 12")         INV OUT: 61.23 (SE, 18")         CURB INLET MH         PER AA-S121			
CO1 D2 D3	INV IN: 62.34 (SW, 6)         INV OUT: 62.54 (NW, 6")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.40         INV IN: 61.23 (SW, 12")         INV IN: 61.23 (NE, 12")         INV OUT: 61.23 (SE, 18")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")			State Contraction of the state
CO1 D2 D3 D4	INV IN: 62.34 (SW, 6)         INV OUT: 62.54 (NW, 6")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.40         INV IN: 61.23 (SW, 12")         INV IN: 61.23 (NE, 12")         INV OUT: 61.23 (SE, 18")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")			State of the state
CO1 D2 D3 D4	INV IN: 62.34 (SW, 6)         INV OUT: 62.54 (NW, 6")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.40         INV IN: 61.23 (SW, 12")         INV IN: 61.23 (NE, 12")         INV OUT: 61.23 (SE, 18")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.34         INV IN: 61.41 (N, 12")         INV OUT: 61.41 (NE, 12")         CATCH BASIN         PER AA-S1334			State St
CO1 D2 D3 D4 D5	INV IN: 62.34 (SW, 6)         INV OUT: 62.54 (NW, 6")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.40         INV IN: 61.23 (SW, 12")         INV IN: 61.23 (SE, 12")         INV OUT: 61.23 (SE, 18")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.41 (N, 12")         INV OUT: 61.41 (N, 12")         INV OUT: 61.41 (NE, 12")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.35         INV IN: 62.03 (NE, 12")         INV IN: 62.03 (NE, 12")			
CO1 D2 D3 D4 D5	INV IN: 62.34 (SW, 6)         INV OUT: 62.54 (NW, 6")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.40         INV IN: 61.23 (SW, 12")         INV IN: 61.23 (SE, 12")         INV OUT: 61.23 (SE, 18")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.41 (N, 12")         INV OUT: 61.41 (N, 12")         INV OUT: 61.41 (NE, 12")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.35         INV IN: 62.03 (NE, 12")         INV OUT: 61.91 (S, 12")         TYPE C MANHOLE         PER AA-S102         CLOSED LID (AA-S112)		200800, IC Ceess City Company	
CO1 D2 D3 D4 D5 D6	INV IN: 62.34 (SW, 6 )         INV OUT: 62.54 (NW, 6")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.40         INV IN: 61.23 (SW, 12")         INV IN: 61.23 (SE, 12")         INV OUT: 61.23 (SE, 18")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.34         INV IN: 61.41 (N, 12")         INV OUT: 61.41 (NE, 12")         INV OUT: 61.41 (NE, 12")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.35         INV IN: 62.03 (NE, 12")         INV OUT: 61.91 (S, 12")         TYPE C MANHOLE         PER AA-S102         CLOSED LID (AA-S112)         RIM: 66.01         INV IN: 62.28 (NE, 12")         INV IN: 62.32 (SE, 12")         INV OUT: 62.28 (SW, 12") <td></td> <td>200800 12000 12000 12000 12155 1200</td> <td></td>		200800 12000 12000 12000 12155 1200	
CO1 D2 D3 D4 D5 D6 D7	INV IN: 62.34 (SW, 6 )         INV OUT: 62.54 (NW, 6")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.40         INV IN: 61.23 (SW, 12")         INV OUT: 61.23 (SE, 18")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.34         INV IN: 61.41 (N, 12")         INV OUT: 61.41 (NE, 12")         INV OUT: 61.91 (S, 12")         CATCH BASIN         PER AA-S102         CLOSED LID (AA-S112)         RIM: 66.01         INV IN: 62.28 (NE, 12")         INV OUT: 62.28 (SW, 12")         CATCH BASIN         PER AA-S102         CLOSED LID (AA-S112)         RIM: 66.01         INV IN: 62.28 (SW, 12") <td< td=""><td></td><td>2000 200 2000 2</td><td></td></td<>		2000 200 2000 2	
CO1 D2 D3 D4 D5 D6 D7	INV IN: 62.34 (SW, 6')         INV OUT: 62.54 (NW, 6")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.40         INV IN: 61.23 (SW, 12")         INV IN: 61.23 (NE, 12")         INV OUT: 61.23 (SE, 18")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.41 (N, 12")         INV OUT: 61.41 (NE, 12")         CATCH BASIN         PER AA-S13A         LID PER AA-S142         RIM: 65.34         INV IN: 61.41 (NE, 12")         INV OUT: 61.41 (NE, 12")         INV OUT: 61.91 (S, 12")         CATCH BASIN         PER AA-S102         CLOSED LID (AA-S112)         RIM: 66.01         INV IN: 62.28 (NE, 12")         INV OUT: 62.28 (SW, 12")         CATCH BASIN         PER AA-S133A         LID PER AA-S13	E.		
CO1 D2 D3 D4 D5 D6 D7 EX1	INV IN: 62.54 (SW, 6')         INV OUT: 62.54 (NW, 6")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.40         INV IN: 61.23 (SW, 12")         INV OUT: 61.23 (SE, 18")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.35         INV OUT: 61.66 (SW, 12")         CURB INLET MH         PER AA-S121         LID PER AA-S142         RIM: 65.34         INV OUT: 61.41 (N, 12")         INV OUT: 61.41 (NE, 12")         CATCH BASIN         PER AA-S133A         LID PER AA-S141         RIM: 65.35         INV IN: 62.03 (NE, 12")         INV OUT: 61.91 (S, 12")         TYPE C MANHOLE         PER AA-S102         CLOSED LID (AA-S112)         RIM: 66.01         INV IN: 62.28 (NE, 12")         INV OUT: 62.32 (SE, 12")         INV OUT: 62.34 (SW, 12")         CATCH BASIN         PER AA-S133A         LID PER AA-S141	E. TIC NE ASTIC SW		State of the state

![](_page_83_Figure_2.jpeg)

% © 2.08%	GRAPHIC SCALE IN FEET	Know what's below Call before you	- 5/1/2023 TBS	DATE BY
' PVC @ 3.60% 6" PVC @ 3.60%				
	UTILIT	TY LEGEND		
	FOFO		COMM	N
			NO	SION
				<u>EV</u>
<b>\</b>		EX. FIBER OPTIC PULL BOX	WWO	
<b>N</b>	SAN SAN	- EX. SANITARY SEWER LINE	Ŭ	
	(S)	EX. SANITARY SEWER MANHOLE		
	CO	EX. SANITARY SEWER CLEANOUT		
	STMSTM	EX. STORM DRAIN LINE		
		EX. STORM MANHOLE		o Z
		EX. STORM STRUCTURE/INLET		
	GMGM	EX. GAS LINE		
	EE			
		EX. COMMONICATION MANHOLE		
			DRN , S15550 55550 COM	
		EX. TRAFFIC PULL BOX		
	ELEC	- PROPOSED UNDERGROUND ELECTRIC LINE	2023 W.KIM	
	GAS	- GAS LINE (BY GAS COMPANY)		
		PROPOSED STORM SEWER LINE	IDTED IOTED	т М Т
		PROPOSED OPEN LID STORM STRUCTURE	AS N BY:	ы Б
		PROPOSED COMBINATION CURB INLET	SCALE: DESIGN	CHECKE
	$\bullet$	PROPOSED CLOSED LID STORM STRUCTURE		
	00	PROPOSED GREASE INTERCEPTOR		
	<b>&gt;</b>	- PROPOSED SANITARY SEWER LINE		
		PROPOSED SANITARY MANHOLE		
/	•	PROPOSED STORM/SANITARY CLEANOUT		
	ww	- PROPOSED WATER LINE		
	•	PROPOSED VALVE BOX	(C)) E	
- sement	P	PROPOSED LIGHT POLE		
255 E01 B) 092 160 25601 8000451 219 2601 1900 1225 2013 2801 6225		PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)	<u>.</u>	
20,150,2030 		PROPOSED FINGER DRAIN	- E	
			Ň	

Y Z AA BB CC DD EE FF

FITTING TABLE					
FITTING NAME	DESCRIPTION	INSERTION ELEVATION			
W3	1–1/2" DI 45 DEGREE VERTICAL BEND MJ	60.36			
W4	1–1/2" DI 45 DEGREE VERTICAL BEND MJ	61.90			
W5	1–1/2" DI 90 DEGREE HORIZONTAL BEND MJ	61.90			

APPURTENANCE TABLE						
DESCRIPTIO	INSERTION	ELE	VATION			
CONNECT TO EXISTING 1 12"X1–1/2" TAPPING SL 1–1/2" VALVE (APPUR	59.23					
1–1/2" VALVE	60.36					
COMBINED WATER SERVI BUILDING CONNECTION. INSTALL 1–1/2" DOMES SERVICE METER AND NE ASSE 1013 BACKFLOW F INSIDE OF BUILDING. SEE PLANS AND COLUMBUS DRAWING L–9002C	61.90					
RIZONTAL OR		OSSING	LE	GEND		
ER AND DER A SEWER, CONSTRUCT D. THE	X1 12" STOR 1-1/2" WATE	M B/P R T/P	' =	61.93' 59.29'		
	IVA L 40" CTAR			~~ ~~'		

	,	,	
X2	12" STORM	B/P =	62.22
	6" SAN.	T/P =	59.71
FOR (	CROSSING X3-	-X8, DEPTH	OF DR`
UTILIT	TES IS UNKNO	WN. HOWEVI	ER,
CONTI EXIST CROS	RACTOR IS TO ING AND PROF SINGS.	USE CAUTI POSED UTILI	ON NEA TY

SANITARY STRUCTURE TABLE				
STRUCTURE NAME:	DETAILS:			
	INV OUT: 60.70 (NW, 6")			
S1	WYE INTO EXISTING SANITARY SEWER W/ 5' RISER. INV IN: 51.40 8" PVC (SE) RIM: 66.13 INV IN: 56.40 (SW, 6") INV OUT: 51.40 (NW, 8")			
S2	6" CLEANOUT RIM: 65.99 INV OUT: 58.79 (NE, 6")			
S3	45 DEGREE BEND RIM: 62.06 INV IN: 61.52 (SW, 6") INV OUT: 61.52 (N, 6")			
S4	6" CLEANOUT RIM: 66.02 INV IN: 60.72 (SE, 6") INV OUT: 60.72 (NW, 6")			
S5	X,XXX GALLON GREASE INTERCEPTOR. SEE PLUMBING PLANS FOR DETAILS. RIM: 65.97 INV IN: 61.05 (SE, 6") INV OUT: 60.85 (NW, 6")			
S6	45 DEGREE BEND RIM: 61.87 INV IN: 61.32 (SW, 6") INV OUT: 61.32 (N, 6")			
S7	6" CLEANOUT RIM: 62.56 INV OUT: 62.02 (NW, 6")			
S8	6" CLEANOUT FOR GREASE WASTE SANITARY BUILDING CONNECTION RIM: 66.18 INV OUT: 61.75 (NE, 6")			
S10	6" CLEANOUT FOR DOMESTIC SANITARY BUILDING CONNECTION RIM: 62.29 INV OUT: 61.75 (NE, 6")			
S11	45 DEGREE BEND RIM: 59.35 INV IN: 58.81 (SE, 6") INV OUT: 58.81 (N, 6")			

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WENDY'S ESTAURAN1

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ORIGINAL ISSUE: 2/8/2023

KHA PROJECT NO. 168937016

SHEET NUMBER

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![](_page_84_Figure_0.jpeg)

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A I B I C

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X | Y | Z | AA | BB | CC | DD | EE | FF

TBS						ВΥ		
2/1/2023						DATE		
PLAN COMMISSION COMMENTS 1						REVISIONS		
$\triangleleft$						No.		
	Kimlev»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600	WARRENVILLE, IL 60555 PHONE: 630-487-5550	WWW.KIMLEY-HORN.COM			
SCALE: AS NOTED	DESIGNED BY: TRS		DRAWN BY: TBS		СНЕСКЕД ВҮ: РМР			
	Sterady's							
				<b>L</b> ROFILED				
	WENDY'S	RECTALIRANT		10014 JOHNSTOWN RD	NEW ALBANY, OH 43054			

![](_page_85_Figure_0.jpeg)

![](_page_86_Figure_0.jpeg)

![](_page_87_Figure_0.jpeg)

![](_page_88_Figure_0.jpeg)

CONNECTION TO AVOID FIELD CHANGES.

#### 1. DOWNSPOUT FITTING TO BE INSTALLED FLUSH WITH 6" PIPE. (SUBMIT SAMPLE FOR APPROVAL) 2. GENERAL CONTRACTOR TO FACILITATE BUILDING AND SITE UTILITY CONTRACTORS AND SUBCONTRACTORS TO COORDINATE SIZE, LOCATION AND TYPE OF DOWNSPOUT

<u>NOTES:</u> FINISHED GRADE. FITTING SHALL BE 4" X 6" DOWNSPOUT TO

# PLACEMENT WITHIN DOWNSPOUT / UTILITY

COORDINATE WITH BUILDING CONTRACTOR TO CONFIRM NO OVERDIG AND CONCRETE

### 6" STEP IN BUILDING FOOTING AND FOUNDATION WALL (TYP.)

6" MIN (SEE GRADING PLAN) -DOWNSPOUT TO BE INSTALLED IMMEDIATELY ADJACENT TO BUILDING WALL (2" MAX. GAP)

### FINISHED FLOOR FINISHED FLOOR OF BUILDING

- EXTERIOR WALL ABOVE

![](_page_88_Figure_24.jpeg)

![](_page_88_Figure_25.jpeg)

![](_page_89_Figure_0.jpeg)

![](_page_89_Figure_5.jpeg)

![](_page_89_Figure_6.jpeg)

SSES MANAGER

	3 TBS BY
	田
	TS 1 2/1/
	A PLAN COMMISSION COMMEN
SEE NOTE #5 BEDDING PER ITEM 901.11	Kimley » Horn 6 2023 KIMLEY-HORN AND ASSOCIATES, INC 4201 WINFIELD ROAD, SUITE 600 4201 WINFIELD ROAD, SUITE 600 WWW.KIMLEY-HORN.COM
THE MAIN SEWER SHALL BE CORED FOR RED FOR THE FLEXIBLE CONNECTOR. DOES ICATED OR MOLDED FITTINGS. THE FLEXIBLE BE FROM THE CITY OF COLUMBUS IS LIST. ILL BE IN CONFORMANCE WITH 901.02. SECTION OF STUB PIPE TO BE FLUSH WITH DNNECTOR.	SCALE: AS NOTED DESIGNED BY: TBS DRAWN BY: TBS CHECKED BY: PMP
CORED ETAIL SEWER) AA-S162 Revised 10/12/21 Page 1 1	
FRAME WITH COVER SEE NOTE 2.	
DE VIEW	CONSTRUCTION DETAILS
<u>ED CASTINGS:</u> 78 - 1976	NENDY'S RESTAURY 10014 JOHNSTOWN RD 10014 JOHNSTOWN RD NEW ALBANY, OH 43054
EANOUT	ORIGINAL ISSUE: 2/8/2023 KHA PROJECT NO. 168937016

![](_page_90_Figure_0.jpeg)

![](_page_91_Figure_0.jpeg)

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	I P I Q I R I		<u> </u>		AA I BB		DD I EE I FF	ß		>
TPOB	GRAPHIC SCALE IN FE			MMON NAME	CON		)THER	μ		
ON: EXISTING SANITARY DRAIN LINE	NORTH 0 10 20		AB 14 ACER BUERGER	IANUM / TRIDENT MAPLE	<u> </u>	B 3" CAL. MIN		/2023		ATE
Cold FO	$\downarrow$ $$	- (·)	CL 5 CELTIS LAEVIGA	TA / SUGAR HACKBERRY	B&	B 3" CAL. MIN		2/1		
ent of the former of the forme		$\left( \cdot \right)$	GD 7 GYMNOCLADUS	DIOICA `ESPRESSO` / KENTUCKY COFFEETREE	В&	B 3" CAL. MIN		_		
En to	Know what's Delov		GP 10 GINKGO BILOBA	'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIF	R TREE B &	B 3" CAL. MIN		ENTS		
frink of the C	Call before you		TC 6 TILIA CORDATA	LITTLELEAF LINDEN	В&	B 3" CAL. MIN		COMME		ω Δ
4 3 1 E A		$\left( \cdot \right)$	UP 7 ULMUS X 'HOME	STEAD' / HOMESTEAD ELM	В &	B 3" CAL. MIN				ISION:
CL		SHRUBS	CODE QTY BOTANICAL / CO	MMON NAME	CON	IT <u>SPACING</u> <u>S</u>	SIZE	MMISS		REV
		$\bigcirc$	AL 11 ARONIA MELANO	CARPA 'UCONNAM165' / LOW SCAPE MOUND® BLACK CH	IOKEBERRY -	SEE PLAN 12	2" HT. MIN.	AN CC		
CL 1 TC TIPE SEED UP TO LIMITS OF DISTUPBANCE TYP		$\bigcirc$	CC 15 CORNUS SANGU	INEA `CATO` / ARCTIC SUN DOGWOOD	-	SEE PLAN 24	24" HT MIN	PL/		
- TOKI SEED OF TO LIMITS OF DISTORDANCE, THE			IS 3 ITEA VIRGINICA	SPRICH' / LITTLE HENRY® SWEETSPIRE	-	SEE PLAN 18	8" HT MIN			ó
		$(\cdot)$	RG 16 RHUS AROMATIC	CA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	-	SEE PLAN 12	2" HT MIN		;	
	PROPERTY LINE, TYP.	EVERGREEN SHRUBS	CODE         QTY         BOTANICAL / CO           JF         93         JUNIPERUS CHIN	<u>MMON NAME</u> IENSIS 'SEA GREEN' / SEA GREEN JUNIPER	<u>CON</u> -	IT <u>SPACING</u> <u>S</u> SEE PLAN 24	<u>SIZE</u> 24`` SPREAD		ATES, IN	
		$\overline{\bigcirc}$	TA 15 TAXUS X MEDIA	TAUNTON' / TAUNTON YEW	-	SEE PLAN 5	5` HT. MIN.		ASSOCI	
		ORNAMENTAL GRASSES	CODE QTY BOTANICAL / CO	MMON NAME	CON	I <u>T SPACING S</u>	<u>BIZE</u>		IRN AND D, SUITE	5550 COM
			CK2 42 CALAMAGROSTI	S X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FE/	ATHER REED GRASS 1 GA	NL 24" OC				0-487- - HORN.
		PERENNIALS	CODE QTY BOTANICAL / CO	MMON NAME	CON	I <u>T SPACING S</u>	BIZE		2023 KIN	W.KIMLE
			HC 9 HEMEROCALLIS	X `HAPPY RETURNS' / DAYLILY	1 GA	NL 18" OC			- © H2C WAF	ΗŚ
			TD2 20 THYMUS X `DOO	NE VALLEY` / THYME	1 GA	AL 18" OC		NOTED	X: TBS	AMP ::
			BOTANICAL / CO					s AS Ei	MED B	KED B
			TURF SEED					SCAL	DESIG	CHEC
		• • • • • • • • • • • • • • • • • • •								
			SOD							
<b>265.90</b>										
					Signature of the PI	anning Commissi	ion chair, vice chair, or designee:			
			·						(e) F	
										9
		we En			Date of Commissio	n approval:			S.	
									-2	
		n / n							Z	
TD2 3 AL		E - /							3	
	une of the second se			SECTION	EW ALBANY OHIO, N	IUNICIPAL CODI	PROVIDED			
DED EDGE, TTP.	An e in			1171.04 - STREET TREE REQUIREMENTS						
JF 4 TRASH COMPACTOR	DR AND 3				(1) DECIDUG 252 LF / 30 LF	DUS TREE / 30 LF O.C. = 8.4 REQUIRED ALON	JOHNSTOWN ROAD.		11	
AB ENCLOSURE WITH E TO MATCH BUILDIN (SEE DETAIL ON SH	AB CRES IG EXTERIOR HEET C7.2)			DECIDUOUS CANOPY TREE (STREET TREES) S PLANTED NO LESS THAN 24' AND NO MORE T	SHALL BE JOHN THAN 36' 251LF /	STOWN ROAD 30 LF '= 8.3 TREES	JOHNSTOWN ROAD.		ן ב	
	WOUL			ON CENTER.	ALONG THE 226 LF/ 30 LF	ROAD TO THE WEST = 7.5 TREES REQUIRE	THE ROAD TO THE WEST.		5Z	
m	ΓΔΜΙΝΙΙ-ΤΡΙΙΟ	T CORP. I-PLID REAL IIREMENTS			ALONG	NOODCREST WAY	WOODCREST WAY.		ע א ע א	
n E	SECTION	REQUIRED	PROVIDED	1171.05 - LANDSCAPING SCREENING					Ž L	
8A.04.	2 - STREET TREES			A MIN. OF (1) TREE / (5,000) S.F. OF TOTAL G	GROUND 43,200S.F. (TOT	TAL COVERAGE) / 5,0 QTY. OF TREES	000 = 9 TREES PROVIDED			
STREE ROA	AD (US RTE. 62). TREES TO BE A MIN. OF 2.5" CAL.	252 LF / 30'	6 STREET TREES ARE EXISTING		43 200 SE -	20 000 SE = 23 200 SE	F			
	TREES MAY BE GROUPED TOGETHER.	-6.4 INLES STREET INLES REQUIRED	2 STREET TREES ARE PROVIDED	A TOTAL TREE PLANTING OF (10) INCHES PLUS	5 1/2" TREE 23,200 SF / 1	2,000  SF = 11.6  UNITS x 1/2" CALIPER IN. =	S			
8A.04.	.4 - PARKING LOTS			TRUNK SIZE FOR EVERY 2,000 S.F. OVER 20,00 GROUND COVERAGE.	00 S.F. IN 5.8 10" CALIPER	CALIPER IN.	> 16 CALIPER INCHES ARE PROVIDED		F	
PA	ARKING LOTS SHALL BE SCREENED FROM PUBLIC	36" HT. EVERGREEN HEDGE REQUIRED			15.8 CAL	PER IN. REQUIRED		ုပ်	A A A	N KU 43054
R.O.	.W. WITH A MIN. OF 36" HT. EVERGREEN HEDGE.	PARKING LOTS.	EVERGREEN HEDGE 13 PROVIDED	1171.00 - PARKING LOT LANDSCAPE	TOTAL PAR	KING AREA = 4,698 SF	F			NO IS
тне		28 750 SE X 8% -		FOR EACH 100 S.F. OF PARKING AREA, A MIN. (5) S.F. OF LANDSCAPE AREA TO BE PROV	TOTAL OF         4,698 SF           /IDED.         47 SF x 5 SF =	/ 100 S.F. = 46.98 235 SF OF LANDSCAF	PE 432 SF OF LANDSCAPE AREA PROVIDED		ALA	
SF	HALL BE A MIN. OF 8% OF THE TOTAL AREA OF PARKING LOT PAVEMENT	2,300 S.F. OF INTERIOR LANDSCAPE AREA REOLIIRED	2,690 S.F. OF INTERIOR LANDSCAN AREA PROVIDED	PE	ARI	A REQUIRED			S S	IEW A
84.04	.5 - PERIMETER LANDSCAPE REOUIREMENTS			PARKING AREAS SHOULD CONTAIN A MIN DECIDUOUS TREE / EVERY 10 PARKING SP	N. OF 1 QTY. OF PA PACES. (29) / (10) =	ARKING SPACES = 29 2.9 TREES REQUIRED	3 TREES PROVIDED		Щ С	z
ALON	NG JOHNSTOWN ROAD (U.S. RTE 62) THERE SHALL									
	DE A IVIIN, OF (8) TREES / TUUL.F. DECIDUOUS TREES TO BE 2.5" CAL. OR	252 LF / 100 LF = 2.5 2.5 x 8 TREES = 20 TREES REQUIRED	6 TREES ARE EXISING 2 STREET TREES ARE PROVIDED	TREES USED IN PARKING LOT ISLANDS TO BE L TO HAVE 5' CLEAR FROM GROUND LEV	IMBED UP	E LIMBED UP 5' CLEAF	R	ORIC	GINAL ISS	SUE:
THE	ESE TREES ARE IN ADDITION TO THE STREET TREE	ALONG JOHNSTOWN ROAD	15 PERIMETER TREES ARE PROVID	THE REMAINING LANDSCAPE ISLAND AREA LANDSCAPED WITH SHRUBS OR GROUNDCO	A TO BE SHRUBS/G	ROUNDCOVERS ARE	5' CLEAR AND SHRUBS/GROUND COVERS WTH MAX. HT. OF 2' ARE	2 КНА	2/8/2023 PROJECT	з Г NO.
8A.04.	.6 - SITE LANDSCAPING			TO EXCEED 2' IN HT.			PROVIDED	1 SHE	68937016 EET NUME	6 BER
TREE	ES SHALL BE A MIN. 2.5" CAL. AT INSTALL WITHIN			PARKING LOTS SHALL BE SCREENED FROM P	PRIMARY BUFFER PARKIN	HEDGE REQUIRED TO				~~~}
	SITE PARKING AND SERVICE AREAS	2.5 CAL INLES		HT. MIN. EVERGREN HEDGE AND/OR MASON	IRY WALL. STREETS, RESI	DENTIAL STREETS, AI PEN SPACE.	ND	È	L1.U	

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		2	////	00	00			

![](_page_92_Figure_0.jpeg)

![](_page_92_Picture_1.jpeg)

NOTES:

- APPLY CORRECTIVE PRUNING.
   SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP
- OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE. 3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS
- PRIOR TO INSTALLATION. 4. REMOVE OR CORRECT GIRDLING ROOTS.
- 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
- 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

### **ORNAMENTAL GRASS PLANTING**

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#### LANDSCAPE NOTES

 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
 THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.

3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.

5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.

6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE

A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT

VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.

 10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.

11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.

12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.

13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.

14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.

15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.

16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.

 ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
 DEADLE OUTDATE OF THE OPPLY FOR TH

 PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
 THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY

REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

2023 TBS					E BY		
5 1 2/1/2					LAD DAT		
PLAN COMMISSION COMMENTS					REVISIONS		
$\overline{\nabla}$		NC.			No.		
	<b>Kimiey</b> »Horr	© 2023 KIMLEY-HORN AND ASSOCIATES, I 4201 WINFIELD ROAD, SUITE 600	WARRENVILLE, IL 60555 PHONE: 630-487-5550	WWW.KIMLEY-HORN.COM			
SCALE: AS NOTED	DESIGNED BY: TBS	DRAWN BY: TBS		снескер ву: РМР			
	Solution of the second						
I ANDSCAPE		NU DZ					
MENDY'S			10014 JOHNSTOWN RD	NEW ALBANY, OH 43054			
OF KH4 SF	2/8, 2/8, 1689, HEET	NUN	5SU 23 711 16	E: NO.			

![](_page_93_Figure_0.jpeg)

	NOF	RTH	/
	LUM	INAIR	ε

					LUN	/IIN AII
SYMBOL	TAG	POLE QTY	FIXTURE QTY	LABEL	MFR.	LLF
0	L1	12	12	GELF3-P80-40K-MVOLT-ASY-ARM	HALLBROOK	0.900

т

0 7.7 6.1 5.2 7.8 6.9

![](_page_93_Picture_5.jpeg)

- 2. CALCULATED VALUES ARE DERIVED THROUGH A COMPUTER BASED MODEL WITH LIGHT FIXTURE DATA AS SUPPLIED BY MANUFACTURERS THROUGH IES FILES.
- 3. ANY DEVIATION FROM SPECIFIED FIXTURE MODELS AND MOUNTING HEIGHTS IN THIS PLAN WILL DISCOUNT THE VALIDITY OF THE CALCULATIONS.
- 4. THE PHOTOMETRIC ANALYSIS EXCLUDES ALL EXISTING AND PROPOSED OFF SITE STREET LIGHTING AND LANDSCAPE LIGHTING. BUILDING MOUNTED LIGHTING CONTRIBUTION IS ASSUMED. EXACT BUILDING MOUNTED LIGHTING LOCATION SHALL BE CONFIRMED WITH ARCHITECT PRIOR TO CONSTRUCTION.
- 5. PHOTOMETRICS ARE CALCULATED BASED ON 4000K COLOR OUTPUT. CONTRACTOR SHALL CONFIRM EXACT OUTPUT COLOR WITH OWNER PRIOR TO PURCHASING.

![](_page_93_Figure_10.jpeg)

![](_page_94_Figure_0.jpeg)

![](_page_94_Picture_1.jpeg)

# FINAL DEVELOPMENT PLAN SUBMITTAL

### **GENERAL NOTES**

- REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS CONSTRUCTIBLE AS SHOWN. CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF WORK IN QUESTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT OF RECORD. FLOOR PLAN BY ARCHITECT OF RECORD SUPERSEDES OTHER PLANS. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, V.C.T., ETC
- INTERIOR DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE. MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. COORDINATE AND VERIFY CONDITIONS TO ENSURE PROPER FIT.
- CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE TO REVIEW SPECIFIC REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO FOLLOW LOCAL RULES AND REGULATIONS.
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, THEY SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
- THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT/ EGRESS LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD AND COORDINATED WITH THE OWNER'S REPRESENTATIVE PRIOR TO CUTTING/CORING.
- DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS.
- 10. 'TYP.' MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
- PROVIDE PORTABLE FIRE EXTINGUISHER(S) IN ACCORDANCE WITH NFPA 10, WITH U.L. LABEL AND A RATING OF NOT LESS THAN 2-A WITH 75 FT. TRAVEL DISTANCE TO ALL POSITIONS OF RESTAURANT OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR. PROVIDE CLASS K FIRE EXTINGUISHER WITHIN 20 FT. OF COMMERCIAL FOOD HEAT-PROCESSING EQUIPMENT.
- 12. EXTERIOR BUILDING SIGNS SHALL BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION FOR REVIEW AND APPROVAL AS REQUIRED BY LOCAL AUTHORITIES. EXTERIOR SIGNS ARE NOT WITHIN THE SCOPE OF BUILDING DEPARTMENT APPROVAL.
- 13. PRIOR TO COMMENCEMENT OF WORK OBTAIN A COPY OF THE BUILDING CONSTRUCTION PERMIT FROM THE AUTHORITY HAVING JURISDICTION (AHJ) AND A COPY OF THE SET OF CONSTRUCTION DOCUMENTS SIGNED AND SEALED BY A LICENSED DESIGN PROFESSIONAL FOR ALL DISCIPLINES AS REQUIRED AND USED TO OBTAIN THE BUILDING PERMIT.
- 14. IF REQUIRED BY LOCAL JURISDICTION SPRINKLER, LIFE SAFETY, AND FIRE ALARM SYSTEMS ARE TO BE DESIGNED AND SUBMITTED FOR REVIEW AND APPROVAL BY LOCALLY LICENSED DESIGN PROFESSIONAL. THE DESIGN OF SYSTEM(S) MUST COMPLY TO LOCAL, STATE, AND NATIONAL CODES.
- 15. BIDDERS REFER TO WENDY'S APPROVED SUPPLIER LIST TO OBTAIN NATIONAL ACCOUNT PHONE NUMBERS AND CONTACTS.
- GC IS RESPONSIBLE FOR FINDING AND LOCATING ALL UNDERGROUND UTILITIES IN AREAS OF EXCAVATION PRIOR TO DIGGING. ACCIDENTAL INTERRUPTION OF THESE SERVICES DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE GC. PRIOR TO DIGGING, GC TO CALL LOCAL UTILITY LOCATION SERVICE.

#### ATTENTION ALL BIDDERS PLEASE CONSULT WENDY'S APPROVED SUPPLIER LIST AND APPROVED BUILDING

### DESCRIPTIVE SUMMARY OF WORK

MATERIALS CONSOLIDATOR.

THE WORK INCLUDES ALL LABOR, MATERIALS, AND EQUIPMENT TO BUILD, FINISH, AND PROVIDE ALL SITE WORK AND UTILITIES, FOR A PROPOSED NEW RESTAURANT FOR THE "OWNER". THE WORK SHALL INCLUDE ALL ITEMS REQUIRED AS SHOWN ON THE DRAWINGS. IN ADDITION, ALL WORK ASSOCIATED WITH THE SITE DEVELOPMENT PAVING, PARKING, WALKWAYS, PATIO SLAB, AND SITE UTILITIES TO THE BUILDING ARE TO BE PROVIDED IN THIS CONTRACT. ALL MECHANICAL EQUIPMENT AND SYSTEMS, AS WELL AS ALL ELECTRICAL EQUIPMENT AND SYSTEMS ARE TO BE INCLUDED FOR A COMPLETE OPERATING SYSTEM WITH COORDINATION AND INSTALLATION INCLUDED.

### CONSTRUCTION PRODUCT WARRANTY

CONSTRUCTION / PRODUCT WARRANTIES: THESE CONSTRUCTION DOCUMENTS NOTE SPECIFIC PRODUCTS, DETAILS AND SPECIFICATIONS THAT WILL PROVIDE CONSTRUCTION / PRODUCT WARRANTIES FOR THE FOLLOWING AREAS OF CONSTRUCTION:

FIBER CEMENT TILE (NICHIHA)

ROOFING (DURO-LAST) INTERIOR TILE (LATICRETE)

ALTERING THESE DOCUMENTS MAY ALTER THE WARRANTY GUIDELINES. DURO-LAST AND LATICRETE WILL BE REQUIRED TO APPROVE THE DRAWINGS TO MAINTAIN THE WARRANTIES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONTACTING DURO-LAST AND LATICRETE FOR ON-SITE INSTALLATION INSPECTIONS OF EACH OF THE AREAS OF WORK.

ABBF	REVIATIONS		
Ĵ.	CENTERLINE	KED	KITCHEN EQUIF
АСМ	ALUMINUM COMPOSITE		DISTRIBUTOR
	MATERIAL	LAM	LAMINATE
ACT	ACOUSTIC CEILING TILE	LB(S).	POUND(S)
ADJ.	ADJUSTABLE	MAX.	MAXIMUM
A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
ALUM.	ALUMINUM	MFR.	MANUFACTURE
4.O.R.	ARCHITECT OF RECORD	MGR.	MANAGER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BD.	BOARD	MISC	MISCELLANEOU
BLDG.	BUILDING	MTL.	METAL
BLKG.	BLOCKING	Ν.	NORTH
BM.	BEAM	N.I.C.	NOT IN CONTRA
BOT.	BOTTOM	N.T.S.	NOT TO SCALE
CAB.	CABINET	(N)	NEW
CER.	CERAMIC	NO.	NUMBER
CLG.	CEILING	NOM.	NOMINAL
CLKG.	CAULKING	O.D.	OUTSIDE DIAME
CLR.	CLEAR	OPNG.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	P.LAM.	PLASTIC LAMIN
CONT.	CONTINUOUS	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PLAS.	PLASTER
OBL.	DOUBLE	PLWD.	PLYWOOD
DET.	DETAIL	PR.	PAIR
DIA.	DIAMETER	PROV'D	PROVIDED
DIM.	DIMENSION	PT.	POINT
DND	DO NOT DISTURB	P.T.	PRESSURE-TRE
DR.	DOOR	P.U.W.	PICK UP WINDC
DS.	DOWNSPOUT	RAD.	RADIUS
DWG.	DRAWING	REF.	REFERENCE
(E)	EXISTING	REG.	REGISTER
EA.	EACH	REQ'D.	REQUIRED
ELEV.	ELEVATION	RM.	ROOM
ELEC.	ELECTRICAL	S.	SOUTH
EMER.	EMERGENCY	S.C.	SOLID CORE
EQ.	EQUAL	S.F.	SQUARE FOOT
DN.	FOUNDATION	S.S.	STAINLESS STE
-/MAS	FACE OF MASONRY	SCHED.	SCHEDULE
Ξ.E.	FIRE EXTINGUISHER	SHT.	SHEET
=.O.	FACE OF	SIM.	SIMILAR
F.O.F.	FACE OF FINISH	SPEC.	SPECIFICATION
=.O.S.	FACE OF STUDS	SQ.	SQUARE
=/F	FINISH TO FINISH	STD.	STANDARD
F.R.	FIRE RETARDANT	STL.	STEEL
FIN.	FINISH	STOR.	STORAGE
FL.	FLOOR	SUSP.	SUSPENDED
LUOR.	FLUORESCENT	T.C.	TIME CLOCK
<b>-</b> T.	FOOT, FEET	Т.О.	TOP OF
=.V.	FIELD VERIFY	TEL.	TELEPHONE
G.B.	GRAB BAR	THK.	THICK
G.C.	GENERAL CONTRACTOR	TYP.	TYPICAL
GA.	GAUGE	U.N.O.	UNLESS NOTED
GL.	GLASS		OTHERWISE
GYP.	GYPSUM	V.C.T.	VINYL COMPOS
┥.	HIGH	VERT.	VERTICAL
H.M.	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
HDWD.	HARDWOOD	W.	WEST
HORIZ.	HORIZONTAL	W/	WITH
HGT.	HEIGHT	W/C	WATER CLOSE
HVAC	HEATING, VENTILATION,	W/O	WITHOUT
	AIR CONDITIONING	W/R	WATER RESIST
.D.	INSIDE DIAMETER	WD.	WOOD
NSUI	INSULATION	WIB	WALK-IN BOX
JT.	JOINT		(FREEZER/COO

## LEGEND

![](_page_95_Figure_29.jpeg)

# WENDY'S - GLOBAL NEXT GEN 30 10014 JOHNSTOWN RD. NEW ALBANY, OH 43054

OHIO BUILDI OHIO PLUME NATIONAL E OHIO MECH/ INTERNATIO OHIO ENERC ACCESSIBIL A-2 RESTAU - REFER TO S GAREA: 1,756 GREGATE = 50 IT AREA: 2,26 - -	NG CODE BING CODE LECTRICAL CODE; N ANICAL CODE NAL FIRE CODE BY CODE ITY: ICC A117.1, ADA	FPA 70	2017 2017 2017 2017 2017 2017 2009	SHEET #       SHEET NAME         G1.1       COVER SHEET         AS1.1       ARCHITECTURAL SITE PLAN         AS1.2       MONUMENTAL SIGN         AS1.3       TRASH ENCLOSURE DETAILS         A1.1       FLOOR PLAN         A1.2       REFLECTED CEILING PLAN	
OHIO PLUME NATIONAL E OHIO MECH/ INTERNATIO OHIO ENERC ACCESSIBIL A-2 RESTAU - REFER TO S GAREA: 1,756 GREGATE = 50 IT AREA: 2,26 - -	BING CODE LECTRICAL CODE; N ANICAL CODE NAL FIRE CODE GY CODE ITY: ICC A117.1, ADA	FPA 70	2017 2017 2017 2017 2017 2009	G1.1       COVER SHEET         AS1.1       ARCHITECTURAL SITE PLAN         AS1.2       MONUMENTAL SIGN         AS1.3       TRASH ENCLOSURE DETAILS         A1.1       FLOOR PLAN         A1.2       REFLECTED CEILING PLAN	
A-2 RESTAU - REFER TO S AREA: 1,756 GREGATE = 50 IT AREA: 2,26 - CULATIONS:	ANICAL CODE NAL FIRE CODE GY CODE ITY: ICC A117.1, ADA	A STANDARDS	2017 2017 2017 2017 2009	G1.1       COVER SHEET         AS1.1       ARCHITECTURAL SITE PLAN         AS1.2       MONUMENTAL SIGN         AS1.3       TRASH ENCLOSURE DETAILS         A1.1       FLOOR PLAN         A1.2       REFLECTED CEILING PLAN	
INTERNATIO OHIO ENERC ACCESSIBIL A-2 RESTAU - REFER TO S AREA: 1,756 GREGATE = 50 NT AREA: 2,26 - - -	NAL FIRE CODE GY CODE ITY: ICC A117.1, ADA IRANT	A STANDARDS	2017 2017 2009	AS1.1ARCHITECTURAL SITE PLANAS1.2MONUMENTAL SIGNAS1.3TRASH ENCLOSURE DETAILSA1.1FLOOR PLANA1.2REFLECTED CEILING PLAN	
OHIO ENERC ACCESSIBIL A-2 RESTAU - REFER TO S AREA: 1,756 GREGATE = 50 NT AREA: 2,267	GY CODE ITY: ICC A117.1, ADA IRANT	STANDARDS	2017 2009	AS1.2MONUMENTAL SIGNAS1.3TRASH ENCLOSURE DETAILSA1.1FLOOR PLANA1.2REFLECTED CEILING PLAN	
ACCESSIBIL A-2 RESTAU - REFER TO S GAREA: 1,756 GREGATE = 50 IT AREA: 2,26 - - - -	IRANT	A STANDARDS		A1.1     FLOOR PLAN       A1.2     REFLECTED CEILING PLAN	
A-2 RESTAU - REFER TO S AREA: 1,756 GREGATE = 50 IT AREA: 2,26 - 	IRANT			A1.2 REFLECTED CEILING PLAN	
A-2 RESTAU - REFER TO S GAREA: 1,756 GREGATE = 50 IT AREA: 2,26 - LCULATIONS:	IRANT				
A-2 RESTAU - REFER TO S AREA: 1,756 GREGATE = 50 IT AREA: 2,26 - 	IRANT TRUCTURAL DRAWI			A2.1 EXTERIOR ELEVATIONS	
A-2 RESTAU - REFER TO S AREA: 1,756 GREGATE = 50 NT AREA: 2,26 - CULATIONS:	IRANT			A2.2 EXTERIOR ELEVATIONS	
A-2 RESTAU - REFER TO S AREA: 1,756 GREGATE = 50 JT AREA: 2,26 - - CULATIONS:	IRANT			A2.3 EXTERIOR RENDERINGS A3.1 BUILDING SECTIONS	
- REFER TO S GAREA: 1,756 GREGATE = 50 JT AREA: 2,26 LCULATIONS:	TRUCTURAL DRAWI			A3.2 BUILDING SECTIONS	
REFER TO S GAREA: 1,756 GREGATE = 50 JT AREA: 2,26 LCULATIONS:	TRUCTURAL DRAWI			A3.3 WALL SECTIONS	
AREA: 1,756 GREGATE = 50 JT AREA: 2,26 	TRUCTURAL DRAWI	NCC		A3.5 WALL SECTIONS	
GAREA: 1,756 GREGATE = 50 JT AREA: 2,26 		065			
CULATIONS:	SF. (INCLUDES 260 \$ )5 SF.) 1 SF.	SF. OF CANOPIES/OVERH	ANGS)		
SQUARE	OCCUPANT LOAD	NUMBER OF			
FOOTAGE	FACTOR	OCCUPANTS			
541 SF	1/15	37 (20 SEATS**)	TOTAL EXITS REQUIRED 2		
071 OF.	1/10				
00155	1/100	9			
28 SF.	1/5	6			
861 SF.					
		52 (29 SEATS**)	—		
	1/15		_		
	1/15				
		52 (29 SEATS**)			
	DES FREEZER / COO	DLER, RESTROOM,			
⊧ĸhanGS, WA PANTS USING NTS (29 SEAT:	LLS, HALLWAYS, AN NUMBER OF SEATS S + 6 STANDING) = 3	ט vestibule, utility. INCLUDES DINING 5			
	JSTIBLE				
	R BEARING WALL		.0 HR		
ROOF CO	ONSTRUCTION		.0 HR		
			U HK		
\\\\\TE		2 (1 NAENI / 4 MACAA			
	ORIES	.2 (1 MEN / 1 WOM	EN PROV'D)		
URINAL	.S	.0			
DRINKI	NG FOUNTAINS	.0			
	( IS PERMITTED	.YES N/A			
CALCULATIO	NS:				
CCUPANTS x	0.2 = 10.4" EGRESS				
	(3∠° MIN. CLEA 36" EGRESS V	VIDTH PROVIDED			
		0			
NE REQUIRED ESS THAN 50%	) MEANS OF EGRES 6 OF REQUIRED.	S SHALL NOT REDUCE TH			
ATE ISS	SUE LOG				
Ξ Ι	SSUE DATE	ISSUE NUMBER	ISSUE NAME		
	_				
	_				<b>.</b> -
	_			Signature of the Planning Commission chair, Vice	e chair, or o
	_				
	-				
				Date of Commission approval:	
	28 SF. 861 SF. 2 OF OCCUPAN 2 OF OCCUPAN 2 OF OCCUPAN 2 OF OCCUPAN 2 OF OCCUPAN 2 OF OCCUPAN 2 EXTERIO 3 ROOF CO CEILING NOT RE 2 EXTERIO 3 ROOF CO CEILING NOT RE 2 EXTERIO 3 ROOF CO CEILING NOT RE 2 INTS 2 IN	28 SF.       1/5         861 SF.       1/15         2 OF OCCUPANTS (BUILDING):       1/15         D AREA INCLUDES FREEZER / COCERHANGS, WALLS, HALLWAYS, AN         PANTS USING NUMBER OF SEATS         NTS (29 SEATS + 6 STANDING) = 33         N       COMBUSTIBLE         YB         :       EXTERIOR BEARING WALL         S:       ROOF CONSTRUCTION         CEILING.       NOT REQUIRED         WATER CLOSETS:       URINALS         DRINKING FOUNTAINS       PUBLIC ACCESS         URINALS.       UNISEX IS PERMITTED         I CALCULATIONS:       OCCUPANTS x 0.2 = 10.4" EGRESS (32" MIN. CLEA 36" EGRESS V         ONE REQUIRED MEANS OF EGRESS ESS THAN 50% OF REQUIRED.       36" EGRESS V         ONE REQUIRED MEANS OF EGRESS [32" MIN. CLEA 36" EGRESS V         ONE REQUIRED MEANS OF EGRESS [32" MIN. CLEA 36" EGRESS V         ONE REQUIRED MEANS OF EGRESS [32" MIN. CLEA 36" EGRESS V         ONE REQUIRED MEANS OF EGRESS [32" MIN. CLEA 36" EGRESS V	28 SF.         1/5         6           861 SF.	28 SF.       1/5       6       PROVIDED 3         861 SF.	28 SF.         1/5         6         PROVIDED 3           661 SF.

			SITE NUMBER: 14023
			ASSET TYPE: FREESTANDING
			CLASSIFICATION: NEW
			OWNER: COMPANY
			BASE VERSION: 2022
			UPGRADE CLASSIFICATION:
			PROJECT YEAR: 2022
			DESIGN TYPE: GLOBAL
		IRECTORY	DRAWING RELEASE: FALL 2022
REVISION		THE WENDY'S COMPANY	
		ONE DAVE THOMAS BLVD.	
		DUBLIN, OH 43017	_
		TEL: (614) 764-3549	-
		FAX: -	
			_
	CIVIL	KIMLEY-HORN	-
		4201 WINFIELD ROAD, SUITE 600	
		WARRENVILLE, IL 60555	_
		TEL: (630) 487-3454	-
		FAX: -	
	ARCHITECT	TMG ARCHITECTS	
		1850 S BOULDER AVE, SUITE 300	
		TULSA, OK 74119	PROJECT TYPE: NEW
		CONTACT: MARK LAMZIK TEL: (918) 583-7282	GLOBAL NEXT GEN 30
		FAX: -	-
		SCHNACKEL ENGINEERS INC	_
		3035 SOUTH 72ND STREET	-
		OMAHA, NE 68124	
		CONTACT: DUSTIN WOLLENBURG	
		FAX: -	-
			-
	STRUCTURAL ENGINEER	123 NORTH MARTIN LUTHER KING DR BI VD	
		TULSA, OKLAHOMA 74103	
		CONTACT: JUSTIN HARTMAN	Z ↓ Z ↓
		TEL: (918) 584-5858	
		FAA	ראר אר אדער אדער אדער אדער אדער אדער אדע
	GENERAL CONTRACTOR	-	
		-	
		CONTACT: -	
		TEL: -	
		FAX: -	
			REV. DATE DESCRIPTION
			$\neg$
			$\bigwedge$
			$\Delta$
			ISSUE DATE: 02.10.2023
	VICINITY MAP		PROJECT NUMBER: *****
			CHECKED BY: ML
			SEAL
		AimHi 🖤	
		bustown.Ro	SIL STOL
		Jer	OF THE C
		62	ID D R
			CU. NO
		La Petite Academy	G
or designee:		▼ of New Albany	Sheet Name
		🕞 Hampton Inn & Suites	COVER SHEET
	62 Dairy Queen	Vew Albany Columbus	
	Cheeseburgers You L	"	SHEET NUMBER
	New Albany Ballet Company		
	Forest Dr	The Estate at New Albany	

![](_page_96_Figure_0.jpeg)

![](_page_96_Picture_2.jpeg)

PROJECT TYPE: NEW GLOBAL NEXT GEN 30

![](_page_96_Picture_4.jpeg)

1/16" = 1'-0"

.,55 W.

![](_page_97_Figure_1.jpeg)

![](_page_97_Figure_2.jpeg)

![](_page_97_Figure_3.jpeg)

SECTION 3/4" = 1'-0" 3

CONCRETE FOUNDATION, REF- STRUCTURAL DRAWINGS

- 4" PRECAST CAP- PAINTED COLOR: WHITE (RAL 9003)

- SIGNAGE, REF: SIGNAGE PACKAGE <sup>3</sup>" GAP W/ BACKER ROD AND SEALANT

4X8 ALUMINUM TUBE FRAME

4" PRECAST CAP- PAINTED COLOR: WHITE (RAL 9003) FLASHING W/ SEALANT BRICK - PAINTED COLOR: WHITE (RAL 9003)

PACKAGE <sup>3</sup>/<sub>8</sub>" GAP W/ BACKER ROD AND SEALANT

THICKENESS:.90" COLOR: WHITE (RAL 9003) NOTE: REAR PANEL SHALL BE REMOVABLE FOR ACCESS TO ELECTRICAL SIGNAGE, REF: SIGNAGE

4X8 ALUMINUM TUBE FRAME

ALUMINUM PANEL,

3 AS1.2/ 4'-10" Mendy's 10014 5'-2"

ELEVATION 3/4" = 1'-0" 2

AS1.2 OPP. SIM. 4'-6" 6461666166616661666616661666 FΩ 000 000 000 000 000 000 000 000 5'-2" (FOUNDATION)

 4" O.D. X .226 GALAVANI STEEL PIPETO BE CORE EPOXY SET AS1.2

FLOOD LIGHT, ASPEN LED BY HYDREL

PLAN 3/4" = 1'-0"

![](_page_97_Picture_23.jpeg)

CONCRETE PAD INSTALLED BY GENERAL CONTRACTOR

SIGNAGE, REF: SIGNAGE PACKAGE	
3/8" GAP W/ BACKER ROD	
AND SEALANT 4" PRECAST CAP- PAINTED COLOR: WHITE (RAL 9003)	
BRICK, B-3 - PAINTED COLOR: WHITE (RAL 9003)	
$ \underline{T.O. GRADING}_{0' - 0"}$	
WHITE (RAL 9003)	
4 AS1.2	
RE DRILL/	

BUILDING TYPE:GLOBAL NEXT GEN 30 ASSET TYPE: FREESTANDING CLASSIFICATION: NEW COMPANY OWNER: BASE VERSION: 2022 UPGRADE CLASSIFICATION: NEW BUILD PROJECT YEAR: 2022 GLOBAL DESIGN TYPE: DRAWING RELEASE: FALL 2022

SITE NUMBER:

14023

NEW PROJECT TYPE: GLOBAL NEXT GEN 30

10014 JOHNSTOWN RD NEW ALBANY, OH 43054 REV. DATE DESCRIPTION

ISSUE DATE: 02.10.2023 PROJECT NUMBER: \*\*\*\*\*

CHECKED BY:

DRAWN BY:

SHEET NAME MONUMENT SIGN SHEET NUMBER

**AS1.2** 

![](_page_98_Figure_0.jpeg)

![](_page_99_Figure_0.jpeg)

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

### GENERAL NOTES

- A. EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O.
- B. COORDINATE CURB CUTS AT DOORS WITH STOREFRONT MANUFACTURER PRODUCT DETAILS AND SHOP DRAWINGS.
- C. REFER TO FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF INTERIOR FINISHES.
- D. THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH OWNER'S CONSTRUCTION REPRESENTATIVE AS NECESSARY.
- E. REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A6.3.
- F. AN OPTIONAL PANELIZED EXTERIOR WALL SYSTEM IS AVAILABLE THROUGH RED-BUILT- SEE SUPPLIER LIST FOR CONTACT INFORMATION. G.C. MUST COORDINATE WITH AOR, OWNER, AND RED-BUILT TO VERIFY CODE COMPLIANCE, PERMITTING REQUIREMENTS, AND INSTALLATION CRITERIA.

### LEGEND

SHADED AREA = SHEAR WALL

SHADED AREA = SHEAR WALL

DIAGONAL HATCH = METAL STUD WALLS

- 2 X 4 @ 16" O.C.
- 5 <sup>1</sup>/<sub>2</sub>" METAL STUD @ 16" O.C.
- 2 X 6 @ 16" O.C.
- 2 X 8 @ 16" O.C.

SEE A5.1 AND STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION \*\*Tags updated in plan

### CODED NOTES:

- 1. WALK-IN FREEZER/COOLER MANUFACTURER TO PROVIDE REINFORCED FRAMED OPENING FOR DOOR AS SCHEDULED.
- APPROXIMATE LOCATION OF FRONT COUNTER. REF. SHEET A4.4 FOR LOCATION.
   G.C. TO INSTALL STAINLESS STEEL CORNER GUARD, REFER TO FINISH PLAN
- SHEET FOR LOCATIONS AND TYPE OF CORNER GUARDS.4. SHADED AREA INDICATES SHEAR WALL, REF. STRUCTURAL DRAWINGS. COORDINATE FINISHES WITH NUM. OF PLIES PROVIDED. EXTEND PLYWOOD AS
- REQUIRED TO MAINTAIN FINISH PLANE.
  5. ROOF/ PARAPET OVERHANG ABOVE. REFER TO ROOF PLAN, SECTIONS, AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- PREFABRICATED USED COOKING OIL MANAGEMENT ENCLOSURE. PROVIDE MIN. 6" THICK, 7'-4" X 3'-6" CONC. SLAB.
- SOFFIT / BULKHEAD ABOVE, REFER TO REFLECTED CEILING PLAN.
   6" DIA. CONCRETE FILLED METAL PIPE BOLLARD W/ BOLLARD SLEEVE. INSTALL
- BOLLARD PER CIVIL DRAWINGS.9. ROOF ACCESS LADDER RECEIVER & SAFETY GATE.
- 10. MOP SINK, REF. 1/A5.1.
- -11. EXHAUST HOOD, REF. MECHANICAL DRAWINGS.
- 12. STAINLESS STEEL PANELS BEHIND AND BESIDE FRYERS & GRILL. REFER TO INTERIOR ELEVATIONS & FINISH PLAN FOR EXTENTS.
- 13. INTERMEDIATE SUPPORT FOR BATTEN PATIO ENCLOSURE. COORDINATE WITH MANUFACTURER.
- 14. NOT USED

-( **A** )

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E

- 6" CONCRETE CURB BELOW STOREFRONT. REFER TO SECTION AND STRUCTURAL DRAWINGS.
   NOT HOLD
- 16. NOT USED.
- 17. STAINLESS STEEL CLOSURE TRIM / ANGLES BY GC.
- 18. AWNING / CANOPY ABOVE.
- 19. SEMI-RECESSED FIRE EXTINGUISHER CABINET, SUPPLIED AND INSTALLED BY GC. REFER TO INTERIOR ELEVATIONS.
- 20. PRE-MANUFACTURED SWITCHGEAR CABINET ON 6" CONC. CURB. REF. DETAILS 3/A1.1 & 6/A5.2.
- 21. CLEAR FLOOR AREA TO BE MAINTAINED IN FRONT OF ELECTRICAL PANELS MIN
   3'-0" AS REQUIRED BY NEC.
   22. DRE FINIOUED DOM/NODOUT. EXTEND OF DWO W/ OAD UNDER CONNECT
- PRE-FINISHED DOWNSPOUT. EXTEND 6" PVC W/ CAP UNDERGROUND & CONNECT TO STORM. SEE CIVIL AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
   HOT WATER TANK WITH FLOOR STAND, MODEL # 40-S-30-U BY HOLDRITE. REF.
- PLUMBING SHEETS. 24. NOT USED.
- 25. EDGE OF CONCRETE SLAB / FOUNDATION FOR WALK-IN BOX / PATIO. REF. STRUCTURAL DRAWINGS.
- 26. RAMP BY WIB MANUFACTURER.
- 27. NOT USED.
- WALK-IN-BOX. FREEZER SUPPLIED WITH INSULATED FLOOR.
   HOLD DOWNS PROVIDED BY WIB MANUFACTURER G.C. TO DRILL AND EPOXY SET ANCHOR BOLTS AS REQUIRED. VERIFY LOCATIONS AND QUANTITY WITH
- MANUFACTURER.30. C/T CABINET AND ELECTRIC METER AT THIS LOCATION. COORDINATE WITH LOCAL UTILITY COMPANY. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 31. FACE OF SHEATHING / FACE OF FOUNDATION
- 32. FACE OF FINISH.
- 33. WALL MOUNTED FIRE EXTINGUISHERS, SUPPLIED AND INSTALLED BY GC, REF: INTERIOR ELEVATIONS

#### SITE NUMBER: 14023 BUILDING TYPE: GLOBAL NEXT GEN 30 ASSET TYPE: FREESTANDING CLASSIFICATION: NEW COMPANY OWNER: BASE VERSION: 2022 UPGRADE CLASSIFICATION: NEW BUILD PROJECT YEAR: 2022 DESIGN TYPE: GLOBAL DRAWING RELEASE: FALL 2022

PROJECT TYPE: NEW GLOBAL NEXT GEN 30

![](_page_99_Picture_51.jpeg)

![](_page_99_Figure_52.jpeg)

![](_page_99_Picture_53.jpeg)

SHEET NAME FLOOR PLAN

![](_page_99_Picture_56.jpeg)

![](_page_100_Figure_0.jpeg)

REFLECTED CEILING PLAN 1/4" = 1'-0"

	GENERAL NOTES	SITE NUMBER: 14023
	A SEE INTERIOR FINISH SCHEDULE FOR ALL CEILING FINISHES	BUILDING TYPE:GLOBAL NEXT GEN 30
	B. DO NOT SCREW THE CEILING GRID TO THE STAINLESS STEEL HOODS. REFER TO	ASSET TYPE: FREESTANDING
	DETAIL 2/A1.2.	OWNER: COMPANY
	C. REFER TO ELECTRICAL AND/OR HVAC DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ALL FIXTURES, DEVICES AND EQUIPMENT SHOWN ON THIS PLAN.	BASE VERSION: 2022
ER WIRE AT .C. TO	D. VERIFY CONFIGURATION OF MUSIC SYSTEM IN DINING ROOM. COORDINATE REQUIREMENTS WITH WENDY'S I.T. CONTACT.	UPGRADE CLASSIFICATION:
RACK FROM E ABOVE	E. VERIFY CONFIGURATION OF WIFI SYSTEM. COORDINATE REQUIREMENTS WITH	PROJECT YEAR: 2022
		DESIGN TYPE: GLOBAL
F	F. ALL LIGHT FIXTURES MOUNTED IN CEILING TILES ARE TO BE CENTERED IN THE TILE U.N.O.	DRAWING RELEASE: FALL 2022
. <del>.</del> .		
AN		
STEN TO HOODS	1. EXPOSED STRUCTURAL JOIST. REFER TO STRUCTURAL DRAWINGS.	
	2. TRACK LIGHTS. TRACK TO BE MOUNTED AT 12'-0" AF.F. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION.	
	3. LIGHT FIXTURES IN PICK UP WINDOW CANOPY. REFER TO ELECTRICAL	
$\frac{D}{2}$	4. SPEAKER. PROVIDE BLOCKING AS REQUIRED.	
	5. EXHAUST HOODS. REFER TO MECHANICAL DRAWINGS.	
	W/ MOTION SENSOR.	
	7. REFER TO EXTERIOR ELEVATIONS FOR MOUNTING LOCATIONS OF WALL MOUNTED LIGHT FIXTURES (TYP.).	
	8. OPTIONAL OVERHEAD UNIT HEATER, REFER TO MECHANICAL DRAWINGS.	
	REGISTERS , W/ PAINT PT-12.	
	10. PENDANT LIGHTING, BOTTOM OF FIXTURE TO BE MOUNTED AT 12"-0" A.F.F. REFER TO ELECTRICAL DRAWINGS.	
	<ol> <li>EQUIPMENT CHASE. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS.</li> <li>EXTEND GYP. BD. TIGHT TO DECK ABOVE.</li> </ol>	
	13. FREEZER/COOLER EVAPORATOR, REFER TO MECHANICAL DRAWINGS.	PROJECT TYPE: NEW
	14. PATIO HEATERS. REFER TO ELECTRICAL DRAWINGS. PATIO HEATER, LOCATIONS TO BE FIELD COORDINATED TO MEET MANUFACTURER'S CLEARANCE	GLOBAL NEXT GEN 30
	REQUIREMENTS TO COMBUSTIBLES: 15. JOIST BRIDGING, REFER TO STRUCTURAL DRAWINGS.	
	16. PENDANT GROUPING TO BE CENTERED OVER BOOTH SEATING BELOW, REFER TO DETAIL 6/A1 2 FOR HEIGHTS, PROVIDE BLOCKING AS REQUIRED	
	17. GYPSUM BOARD SOFFIT ATTACHED TO STRUCTURE ABOVE.	
	<ol> <li>STAINLESS STEEL CHASE TIED INTO UNDERSIDE OF SOFFIT FOR DRINK LINES BY KED.</li> </ol>	
	19. LED STRIP LIGHT AT CORNICE/PARAPET CAP. REFER TO ELECTRICAL DRAWINGS.	
	BOARD BULKHEAD. RE: 5/A1.2 FOR MORE INFORMATION.	
	21. ABOVE CANOPY MOUNTED 8' LED BLADE LIGHT, BY INSIGHT LIGHTING. RE: SHEET A1.3 FOR LOCATION.	
		4 2 2 2 2 2 4 3 2 2 2 4
		N N N N N N N N N N N N N N N N N N N
		BAH
		AL.
		REV. DATE DESCRIPTION
	LEGEND	$\square$
	AIR DIFFUSERS	
		ISSUE DATE: 02.10.2023
	$\square \square $	PROJECT NUMBER: *****
		CHECKED BY: XXX
		SEAL
		LE H AND
	EXIT LIGHT WIB LIGHT	UNP NOT
	SW SUB WOOFER CELING MOUNTED HEATER	
	SP SP SPEAKER	SHEET NAME REFLECTED CEILING PLAN
	——————————————————————————————————————	
		SHEET NUMBER

┥	

![](_page_101_Figure_0.jpeg)

![](_page_101_Picture_2.jpeg)

GENERAL NOTES		SITE NUMBER:	14023
			L NEXT GEN 30
MATERIAL SPECIFICATIONS. PROVIDE AND INSTALL ROOF INCLUDIN	NG BUT NOT		
TERMINATIONS AS REQUIRED BY THE MANUFACTURER'S INSTALLA	TION		
INSTRUCTIONS AND SPECIFICATIONS. AT PENETRATIONS/ ATTACHI ROOF. FLASH/ PROVIDE WEATHER TIGHT SEAL PER ROOFING SYST	MENTS IN THE		
MANUFACTURERS' WARRANTY REQUIREMENTS. THE ROOFING CON		BASE VERSION:	
DRAINAGE TO THE ROOF DRAINS AND NO PONDING.	WITH FOSITIVE	UPGRADE CLASSIFICA	ΠΟΝ:
B. ROOFING CONTRACTOR SHALL INSTALL RIGID INSULATION (PER LC	CAL ENERGY		NEW BUILD
CODE) AND PRIOR TO MEMBRANE INSTALLATION. SYSTEM TO BE C ACCEPTABLE PRODUCTS AND INSTALLATION REQUIRED TO PROVI	OMPLETE WITH ALL		2022
MANUFACTURER'S WARRANTY.			GLOBAL
		DRAWING RELEASE:	FALL 2022
CALCULATED ROOF AREA:			
HORIZONTAL ROOF AREA (S.F.)	= 1,412 S.F.		
	,		
DRAINGAGE CALCULATIONS:			
(SIZE OF VERTICAL CONDUCTORS & LEADERS)		I	
100 YEAR. I-HOUR RAINFALL (IN.)	= 2.75"		NFW
(PER FIGURE 1106.1, OHIO PLUMBING CODE)	2.10	GLOBAL NI	EXT GEN 30
REQUIRED VERTICAL LEADER SIZE (RECTANGLE SHAPE)	= 3"		
SPECIFIED LEADER CAPACITY (SINGLE) (PER TABLE 1106.2(2), OHIO PLUMBING CODE)	= 20 gpm		
REQUIRED OVERFLOW SCUPPER SIZE (SINGLE)	= 4"x8"		
VERTICAL LEADER (X2) CAPACITY PROVIDED	= 40 gpm		
$\langle \# \rangle$ CODED NOTES:			
1. LINE OF EXTERIOR WALL BELOW.	10/04 2		
2. PRE-MANUFACTURED 4" X 8" THRU-WALL SCUPPER, REFER TO DETA	AIL 12/A4.3.		04 0
4. NOT USED.			RŐ
5. PROVIDE POSITIVE DRAINAGE AROUND ALL ROOF CURBS.			ΖĄ
6. INSTALL PIPE FLASHING FOR ROOF MOUNTED CONDENSERS LINES.	REFER TO		≥ĭ
DETAIL 3/A4.3 AND 4/A4.3.			00
DETAIL 5/A4.4 FOR CURB. INSTALL PIPE INSULATION AT REFRIGERAT	TION LINES.		,≺S
8. KITCHEN ICE MACHINE CONDENSER. REFER TO DETAIL 5/A4.3 FOR (	CURB. INSTALL		ΞZ
9. PRE-FINISHED ALUMINUM COLLECTOR BOX (W/ OVERFLOW SLOT) &	DOWNSPOUT		Υ Π Π
TO STORM SEWER BELOW. REFER TO EXTERIOR ELEVATIONS.			J L L
10. PARAPET VENTING BY ROOF MEMBRANE MANUFACTURER. MIN. 1 V FIREBLOCKED AREA.	ENT PER		$\overline{4}$
11. MECHANICALLY FASTEN SINGLE-PLY ROOF MEMBRANE OVER COVE	R BOARD		5 2 2
CONTINUOUS RIGID BOARD INSULATION OVER PLYWOOD SHEATHIN	G.		NE NE
12. PLUMBING VENT PIPE. REFER TO DETAIL 9/A4.3 FOR REQUIRED FLAS REQUIREMENTS	SHING		
13. WALK-IN FREEZER / COOLER REMOTE CONDENSER. REFER TO ELEC		REV. DATE DESCRIPT	ION
CONTRACTOR.	I IONS BY	$\bigtriangleup$	
14. LADDER RECEIVER/HOOK & SAFETY GATE FOR ROOF ACCESS. REFI	ER TO DETAIL	$\Delta$	
15. EXTEND ROOF MEMBRANE UP/OVER PARAPET & FLASH TO PRE-FINI	SHED		
ALUMINUM ROOF DRIP EDGE OR GRAVEL STOP. REFER TO WALL SE	ECTIONS.		
16. CANOPY MOUNTED LINEAR LIGHT TO ILLUMINATE CAMEOS AND WEN FINISH TO MATCH CANOPY. REF. TO ELECTRICAL DRAWINGS	NDY'S WAVE.		
17. METAL CANOPY / AWNING. REFER TO EXTERIOR ELEVATIONS AND V	VALLS	ISSUE DATE: 02.10.2023	
SECTIONS FOR MORE DETAIL.		DRAWN BY: XXX	
19. ROOFTOP UNIT. REFER TO DETAIL 6/A4.3 AND MECHANICAL DRAWIN	IGS	CHECKED BY: XXX	
20. PRE-FINISHED ALUMINUM DRIP EDGE, REFER TO WALL SECTIONS.			_
21. HATCH PATTERN INDICATES AREAS OF TAPERED INSULATION OVER		SEAL	1.
COORDINATE ACTUAL EXTENTS OF TAPERED INSULATION MATERIAL	S WITH ROOF		No A
22. DASHED LINE INDICATES CLEAR AREA REQUIRED BY CODE.		L. St.	5/10/
LOCATE ALL EXHAUST AIR DEVICES OUTSIDE OF 10'-0" RADIUS (TYP)			,SV/
23. COOK CENTER CONDENSER. SUPPLIED AND INSTALLED BY KED. FIL CONNECTION BY CONTRACTOR	NAL	IP A TH	~
24. NOT USED.		Gr AS	
25. EXHAUST FAN, REFER TO MECHANICAL DRAWINGS FOR MORE INFO	RMATION.	℃ ∕	
26. NOT USED.		Sheet NAM	E
		ROOF P	∟AN
28. PRE-FINISHED DOWNSPOUL ROUTE TO UNDERGROUND STORM SE 29. FIRE BLOCKING AT 10'-0" MAX INTERVALS HORIZONITALLY TYP			
30. LINE OF EXTERIOR SHEATHING WALL BELOW.		CITET MIN O	FR
31. OVERFLOW SCUPPER. REF. DETAIL 12/A4.3. FIELD LOCATE TO BE 2"	HIGHER THAN	SHEEL NUMB	
THE MAIN DOWN SPOUT.			<b>^</b>
			_5
		1	

![](_page_102_Figure_1.jpeg)

SITE NUMBER: 14023 BUILDING TYPE:GLOBAL NEXT GEN 30 ASSET TYPE: FREESTANDING CLASSIFICATION: NEW COMPANY OWNER: BASE VERSION: 2022 UPGRADE CLASSIFICATION: NEW BUILD 2022 GLOBAL FALL 2022

EXTERIOR FINISH SCHEDULE

PICK-UP WINDOW TO MATCH STOREFRONT

EXCEPTIONAL METALS - "MIDNIGHT BRONZE"

STOREFRONT- "ANODIZED BLACK"

NICHIHA CEMENT TILE - "SHADOW"

PEX-10 EXTERIOR PAINT - "SW6258 TRICORN BLACK"

PEX-12 EXTERIOR PAINT - "SW7674 PEPPERCORN"

BRICK - "BUCKEYE BLEND"

SF-6

PUW

M-10

NP-4

BR-2

NEW GLOBAL NEXT GEN 30

О И О И О О

10014 JOHNSTOWN I NEW ALBANY, OH 43

Sheet NAME EXTERIOR ELEVATIONS SHEET NUMBER

![](_page_103_Figure_0.jpeg)

SF-6	STOREFRONT- "ANODIZED BLACK"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-10	EXCEPTIONAL METALS - "MIDNIGHT BRONZE"
NP-4	NICHIHA CEMENT TILE - "SHADOW"
PEX-10	EXTERIOR PAINT - "SW6258 TRICORN BLACK"
PEX-12	EXTERIOR PAINT - "SW7674 PEPPERCORN"
BR-2	BRICK - "BUCKEYE BLEND"
BL-1	BOLLARD SLEEVE - "YELLOW"
EXT	ERIOR SIGNAGE SCHEDUL
CA-54	INTERNALLY ILLUMINATED CAMEO 54"

WE-42 INTERNALLY ILLUMINATED WAVE 42" (WHITE OR RED FACED)

### LOW VOLTAGE AP-45 RING ME

\*NOTE - ALL GLAZING TO BE NON-TINED.

SITE NUMBER:	14023		
BUILDING TYPE:GLO	BAL NEXT GEN 30		
ASSET TYPE:	FREESTANDING		
CLASSIFICATION:	NEW		
OWNER:	COMPANY		
BASE VERSION:	2022		
JPGRADE CLASSIFICATION:			
	NEW BUILD		
PROJECT YEAR:	2022		
DESIGN TYPE:	GLOBAL		
DRAWING RELEASE:	FALL 2022		

PROJECT TYPE: NEW GLOBAL NEXT GEN 30

![](_page_103_Picture_9.jpeg)

		DRYVIT CORNICE - LC-C-191, 715 LICORICE, TEXTURE FINESSE
	-(M-10)	<u> FRAMING</u>
		T.O. <u>SOLIDER COURSE</u> 11' - 4"
		(2) ROWS OF SOLIDER BRICK
		UTILITY SHED
		(2) ROWS OF SOLIDER BRICK
		<u>T.O. SOLIDER COURSE</u> 2' - 8"
		<u>T.O. CONC. SLAB</u> 0' - 0"
·		

<u>T.O. SOLIDER BRICK</u>

![](_page_104_Picture_0.jpeg)

![](_page_104_Picture_1.jpeg)

![](_page_104_Picture_2.jpeg)

![](_page_104_Picture_4.jpeg)

![](_page_104_Picture_7.jpeg)

SITE NUMBER:	14023		
BUILDING TYPE:GLO	BAL NEXT GEN 30		
ASSET TYPE:	FREESTANDING		
CLASSIFICATION:	NEW		
OWNER:	COMPANY		
BASE VERSION:	2022		
JPGRADE CLASSIFICATION:			
	NEW BUILD		
PROJECT YEAR:	2022		
DESIGN TYPE:	GLOBAL		
DRAWING RELEASE:	FALL 2022		

![](_page_104_Picture_10.jpeg)

![](_page_104_Picture_11.jpeg)

![](_page_104_Picture_12.jpeg)

![](_page_105_Figure_33.jpeg)

F	BL	JILDING SECTION GENERAL NOTES	SITE
	A.	SEAL EXTERIOR WALL AND ROOF PENETRATIONS AND JOINTS BETWEEN DISSIMILAR MATERIALS TO ENSURE A COMPLETELY WEATHER-TIGHT SEAL. SEALANT LOCATIONS INCLUDE BUT ARE NOT LIMITED TO : LIGHT FIXTURE MOUNTS, DOOR AND WINDOW FRAMES, FASCIA EDGES, SIGNAGE MOUNTS, CONDUIT PENETRATIONS, SCUPPERS, ELECTRICAL OUTLETS, HOSE BIBS, AND UTILITY SERVICE ENTRANCES. REFER TO JOINT TREATMENT SCHEDULE.	BUILI ASSE CLAS
	B.	PROVIDE CONTINUOUS WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES. UTILIZE COMMERCIAL GRADE BUILDING WRAP AT CORRUGATED METAL PANELS. UTILIZE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER AT MASONRY, EIFS, TILE FIBER CEMENT PANELS AND ACM. LAP & TAPE ALL SEAMS. LAP OVER ALL FLASHING. COORDINATE TRANSITIONS PER MFR'S RECOMMENDATIONS. APPROVED ALTERNATE: PROVIDE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES.	
	C.	EXTERIOR SIDEWALKS AND PAVING ARE SHOWN FOR DESIGN INTENT ONLY. G.C. SHALL BE RESPONSIBLE FOR COORDINATING SCOPE OF WORK WITH OWNER'S REPRESENTATIVE AND/OR CIVIL DRAWINGS.	
	D.	GRADES SHALL BE 2" MIN. BELOW FLOOR SLAB AND SHALL SLOPE AWAY FROM BUILDING @ 5% SLOPE EXCEPT @ PEDESTRIAN PATHS WHICH SHALL BE SLOPED AWAY FROM BUILDING @ 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.	
	E.	ITEMS MOUNTED ON TOP OF THE PARAPET ARE TO BE SET IN A FULL BED OF SEALANT AND HAVE FULL DEPTH BLOCKING IMMEDIATELY BELOW CAP, FASCIA, AND DRIP EDGE.	
$\operatorname{AMING}_{\overline{1}, \overline{4}, \overline{1/2^{"}}} \bigoplus$	F.	REFER TO STRUCTURAL PLAN AND DETAILS FOR ADDITIONAL FRAMING REQUIREMENTS.	
, , , , , , , , , , , , , , , , , , , ,	G.	PROVIDE CONTINUOUS CLASS 1 OR CLASS 2 VAPOR RETARDER ON THE INTERIOR SIDE OF THE WALL FRAMING AND BEHIND APPLIED WALL FINISH SHEATHING IN ASHRAE ZONES MARINE 4 AND 5 THROUGH 8. LAP AND TAPE ALL SEAMS TO ACHIEVE CONTINUOUS COVERAGE OVER THE ENTIRE UNFENESTRATED BUILDING ENVELOPE.	
RAL JOIST	H.	INSULATION AND VAPOR RETARDER IN EXPOSED AREAS TO HAVE A FLAME SPREAD OF 25 AND A SMOKE DEVELOPMENT OF 450 OR BETTER.	
EARING - 7 1/2" 🕀	I.	VAPOR RETARDER SHALL BE INSTALLED IN CONTINUOUS SHEETS FROM FLOOR TO UNDERSIDE OF ROOF DECK. ALL SEAMS AND PENETRATIONS SHALL BE SEALED PER MANUFACTURER'S DIRECTION.	
			PRO
DROP CEILING			
<u>C</u> . <u>SLAB</u> 0'-0"			
RAMING 1 <sup>1</sup> - 0 1/2"			

ALUMINUM STOREFRONT SYSTEM, VESTIBULE SHOWN BEYOND

T.O. FOOTING RE: STRUCTURAL

NUMBER: 14023 LDING TYPE:GLOBAL NEXT GEN 30 FREESTANDING SET TYPE: ASSIFICATION: NEW COMPANY IER: E VERSION: 2022 GRADE CLASSIFICATION: NEW BUILD DJECT YEAR: 2022 GN TYPE: GLOBAL AWING RELEASE: FALL 2022

OJECT TYPE: NEW GLOBAL NEXT GEN 30

10014 JOHNSTOWN RD NEW ALBANY, OH 43054 ĽÜ DESCRIPTION DATE **REVISION A** ISSUE DATE: 02.10.2023 PROJECT NUMBER: \*\*\*\*\* DRAWN BY: XXX CHECKED BY: XXX

> Sheet Name BUILDING SECTIONS

SHEET NUMBER A3.1

![](_page_106_Figure_0.jpeg)

![](_page_106_Figure_1.jpeg)

BUILDING SECTION GENERAL NOTES		SITE NUMBER:	14023
		BUILDING TYPE:GLO	OBAL NEXT GEN 30
Α.	EAL EXTERIOR WALL AND ROOF PENETRATIONS AND JOINTS BETWEEN	ASSET TYPE:	FREESTANDING
SEALANT LOCATIONS INCLUDE BUT ARE NOT LIMITED TO : LIGHT FIXTURE		CLASSIFICATION:	NEW
	MOUNTS, DOOR AND WINDOW FRAMES, FASCIA EDGES, SIGNAGE MOUNTS, CONDUIT PENETRATIONS, SCUPPERS, ELECTRICAL OUTLETS, HOSE BIBS, AND UTILITY SERVICE ENTRANCES. REFER TO JOINT TREATMENT SCHEDULE.		COMPANY
			2022
В.	PROVIDE CONTINUOUS WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES. UTILIZE COMMERCIAL GRADE BUILDING WRAP AT CORRUGATED METAL PANELS.	UPGRADE CLASSIF	CATION:
	UTILIZE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER AT MASONRY, EIFS, TILE FIBER CEMENT PANELS AND ACM. LAP & TAPE ALL SEAMS. LAP OVER		NEW BUILD
	ALL FLASHING. COORDINATE TRANSITIONS PER MFR'S RECOMMENDATIONS.	PROJECT YEAR:	2022
	BARRIER BEHIND ALL EXTERIOR FINISHES.	DESIGN TYPE:	GLOBAL
C.	EXTERIOR SIDEWALKS AND PAVING ARE SHOWN FOR DESIGN INTENT ONLY. G.C. SHALL BE RESPONSIBLE FOR COORDINATING SCOPE OF WORK WITH OWNER'S REPRESENTATIVE AND/OR CIVIL DRAWINGS	DRAWING RELEASE	:: FALL 2022
D.	GRADES SHALL BE 2" MIN. BELOW FLOOR SLAB AND SHALL SLOPE AWAY FROM BUILDING @ 5% SLOPE EXCEPT @ PEDESTRIAN PATHS WHICH SHALL BE SLOPED AWAY FROM BUILDING @ 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.		
E.	ITEMS MOUNTED ON TOP OF THE PARAPET ARE TO BE SET IN A FULL BED OF SEALANT AND HAVE FULL DEPTH BLOCKING IMMEDIATELY BELOW CAP, FASCIA, AND DRIP EDGE.		
F.	REFER TO STRUCTURAL PLAN AND DETAILS FOR ADDITIONAL REQUIREMENTS.		
G.	PROVIDE CONTINUOUS CLASS 1 OR CLASS 2 VAPOR RETARDER ON THE INTERIOR SIDE OF THE WALL AND BEHIND APPLIED WALL FINISH SHEATHING IN ASHRAE ZONES MARINE 4 AND 5 THROUGH 8. LAP AND TAPE ALL SEAMS TO ACHIEVE CONTINUOUS COVERAGE OVER THE ENTIRE UNFENESTRATED BUILDING ENVELOPE.		
H.	INSULATION AND VAPOR RETARDER IN EXPOSED AREAS TO HAVE A FLAME SPREAD OF 25 AND A SMOKE DEVELOPMENT OF 450 OR BETTER.		
I.	VAPOR RETARDER SHALL BE INSTALLED IN CONTINUOUS SHEETS FROM FLOOR TO UNDERSIDE OF ROOF DECK. ALL SEAMS AND PENETRATIONS SHALL BE SEALED PER MANUFACTURER'S DIRECTION.		

PROJECT TYPE: NEW GLOBAL NEXT GEN 30

![](_page_106_Figure_7.jpeg)

![](_page_107_Figure_0.jpeg)


3/4" = 1'-0"

3/4" = 1'-0"

3/4" = 1'-0"

SITE NUMBER: 14023 BUILDING TYPE: GLOBAL NEXT GEN 30 ASSET TYPE: FREESTANDING CLASSIFICATION NEW CONTINUOUS CLASS 1 OR CLASS 2 VAPOR BARRIER ON THE INTERIOR SIDE OF THE WALL FRAMING AND BEHIND APPLIED WALL FINISH SHEATHING IN ASHRAE ZONES MARINE 4 AND 5 THROUGH 8. LAP AND TAPE ALL COMPANY OWNER: 2022 BASE VERSION: UPGRADE CLASSIFICATION: NEW BUILD PROJECT YEAR: 2022 DESIGN TYPE: GLOBAL OPP. DRAWING RELEASE: FALL 2022 ∖ SIM. T.O. PARAPET FRAMING T.O. PARAPET FRAMIN 21' - 0 \ A4.1 , DRYVIT CORNICE LC-C-191, 715 LICORICE, TEXTURE SMOOTH METAL FLASHING W/ DRIP SINGLE PLY STRUCTURAL MEMBRANE ROOF SHEATHING, REF STRUCTURAL DRAWINGS. STRUCTURAL SINGLE PLY SHEATHING, REF. MEMBRANE ROOF STRUCTURAL DRAWINGS. WOOD BLOCKING, FULL SINGLE PLY DEPTH OF MEMBRANE ROOF INSULATION. OVER COVER BD SINGLE PLY MEMBRANE ROOF - RIGID ROOF ON COVER BD WOOD BLOCKING INSULATION, REF. FULL DEPTH OF INSULATION INSULATION. -SCHEDULE NEW PROJECT TYPE: FIRE BLOCKING AS REQUIRED GLOBAL NEXT GEN 30 STRUCTURAL ROOF SHEATHING, REF. STRUCTURAL DRAWINGS. **RIGID ROOF** INSULATION, REF. 2X6 FRAMING, REF. INSULATION STRUCTURAL SCHEDULE DRAWINGS. STRUCTURAL ROOF SHEATHING, REF. TO STRUCTURAL DRAWINGS. INSULATION, **REF. INSULATION** SHEATHING, REF SCHEDULE -TO STRUCTURAL DRAWINGS. 10014 JOHNSTOWN F NEW ALBANY, OH 43( VAPOR BARRIER, TYP. - FINISH CEILING, REF. REFLECTED CEILING PLANS FINISH CEILING, REF. ∖ A1.2 / **REFLECTED CEILING** PLANS STRUCTURAL SHEATHING, REF. STRUCTURAL 1/2" GYPSUM BOARD VAPOR BARRIER, TYP. DRAWINGS. EV. DATE DESCRIPTION BATT INSULATION, **REF. INSULATION** SCHEDULE -2X6 FRAMING, REF. PLYWOOD SHEATHING STRUCTURAL WALL FINISH, REF. **REF: STRUCTURAL** DRAWINGS. FINISH PLAN & INTERIOR ELEVATIONS ISSUE DATE: 02.10.2023  $- \underbrace{T.O. SOLIDER COURSE}_{2'-8"}$ VAPOR BARRIER, WALL FINISH, REF. PROJECT NUMBER: \*\*\*\*\* TYP. FINISH PLAN & INTERIOR - BASE, REF. FINISH DRAWN BY: XXX ELEVATIONS. PLAN & INTERIOR CHECKED BY: XXX ∖A4.1/ ELEVATIONS. CONCRETE CURB & SLAB. RE: STRUCTURAL - FLOOR FINISH, REF. FINISH PLAN. CONCRETE SLAB ON FLOOR FINISH, REF. GRADE, REF FINISH PLAN. STRUCTURAL DRAWINGS T.O. CONC. SLAB **RIGID PERIMETER** INSULATION, REF. SHEET NAME REF. STRUCTURA WALL SECTIONS INSULATION SHEETS FOR SLAP SCHEDULE AND FOUNDATION PREPARATION AND DETAILS — – —— – —<u>REF.</u> STRUCTURAL SHEET NUMBE CONCRETE Δ *Δ* . . FOOTING, REF STRUCTURAL CONCRETE DRAWINGS FOOTING, REF. STRUCTURAL DRAWINGS SECTION

3/4" = 1'-0"

## SECTION GENERAL NOTES

- A. SEAL ALL EXTERIOR WALL AND ROOF PENETRATIONS AND JOINTS BETWEEN DISSIMILAR MATERIALS TO ENSURE A COMPLETELY WEATHER-TIGHT SEAL. SEALANT LOCATIONS INCLUDE BUT ARE NOT LIMITED TO : LIGHT FIXTURE MOUNTS, DOOR AND WINDOW FRAMES, FASCIA EDGES, SIGNAGE MOUNTS, CONDUIT PENETRATIONS, SCUPPERS, ELECTRICAL OUTLETS, HOSE BIBS, AND UTILITY SERVICE ENTRANCES. REFER TO JOINT TREATMENT SCHEDULE.
- PROVIDE CONTINUOUS WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES. UTILIZE COMMERCIAL GRADE BUILDING WRAP. UTILIZE FLUID APPLIED WEATHER BARRIER AT EXTERIOR SHEATHING. LAP & TAPE ALL SEAMS. LAP OVER ALL FLASHING. COORDINATE TRANSITIONS PER MFR'S RECOMMENDATIONS. APPROVED ALTERNATE: PROVIDE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES.
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SIC	GN PACKAGE	Wen	dy's Site # 10014 Johnstown	14023 Rd.
	REV 5	ľ	iew Albany, OH 4	3054
	custom Full Service Sign Company SIGN	0		
3200 Vallevy	View Drive Columbus, OH 43204	APPROVAL:		
PH: 614-279	79-6700 FX: 614-279-7525	DATE:		
REV #	REV. DESCRIPTION HISTORY	SALES REP.	DESIGNER	DATE
0	WEN 14023 10014 Johnstown Rd. New Albany REV 0	Michael A.	Patrick B.	11/16/22
1	Add New Monument and Directionals Per New Albany Code - Change all PVC Graphics t	o Brushed Aluminum Michael A.	Patrick B.	12/14/22
2	New Elevations and New Colors for Pivoting Canopy, Menu, Pre Sell sand Drive thru Can	opies Michael A.	Patrick B.	1/18/23
3	New Elevations - Removed back elevation sign per code	Michael A.	Patrick B.	2/1/23
4	New Monument Specs	Michael A.	Patrick B.	2/3/23
5	Removed Interior menu board & adjust Logo Size on Monument Sign	Michael A.	MDA	2/9/23
		I		





NORTH ELEVATION SCALE 3/32"=1'-0"







Approval Signatures Required to insure that all

meets customer & landlord approvals.

spelling, colors, and specifications for sign(s) rendered

CUSTOMER:

DATE:

LANDLORD:

DATE:

SCALE: 1/2"=1'

DGNR: MDA SALES: T. SHEEHY

FILENAME: NON-STANDARD MONUMENT REV#

**REV.DATE:** 

**DATE:** 2/9/23

3200 Valleyview Drive PH: 614-279-6700

Any unauthorized use is forbidden.

This original design and all information herein are the property of

Custom Sign Center, Inc. Artwork is subject to return if not purchased.

Columbus, OH 43204 FX: 614-279-7525

C Copyright 2007 All rights res















## NON-STANDARD

STANDARD INSTALLATION DETAIL DESIGN CRITERIA 90 M.P.H. WIND LOAD / EXPOSURE B / UBC SOIL COMPACTNESS=2,000 PSF CONCRETE FOUNDATION=4000 PSI, 28 DAY MIN. COMPRESSIVE STRENGTH (IF LOCAL CONDITIONS REQUIRE ADJUSTMENTS TO THE ABOVE CRITERIA IT IS THE RESPONSIBILITY OF THE SIGN INSTALLER TO OBTAIN ADEQUATE ENGINEERING SPECIFICATIONS) EXTERIOR MENUBOARD

U0802-RM5200-LED

#### 51.92 SF 1 CIRCUIT

LED LAMPS - LED BALLASTS 10 - 48" LED LAMPS; 1 - 84" LED LAMP QTY: 10 (21 WATT) QTY: 1 (38 WATT)

















### P.O. Box 247, Groveport, Ohio 43125 Office (614) 836-7813 • Fax 836-9999

VIGNICENERON

#### FIXTURES

GE400MMA2AS51N V-85260 910.00

HALLABROOK EXTENDED COVER 400 WATT PULSE START METAL HALIDE MOGUL BASE MULTIVOLT NEW ALBANY GREEN

GE175PM482AS51N G-12622

885.00

HALLBROOK EXTENDED COVER 175 WATT PULSE START METAL HALIDE MOGUL BASE

#### POLES

HAPCO 14'-0"	ROUND TAPERED ALUM. SINGLE ARM SKTB011008B	1,320.00
HAPCO 24'-0"	ROUND TAPERED ALUM SINGLE ARM SKTB011008D	1,470.00
HAPCO 14'-0"	ROUND TAPERED ALUM DOUBLE ARM SKTB011008A	1,545.00
HAPCO 24'-0"	ROUND TAPERED ALUM DOUBLE ARM SKTB011008C	1,755.00

JERRY WILEY 614-491-9300 NEW OFFICE NUMBER

6-8 WEEK DELIVERY TIME PRICE FIRM THRU 7-1-08

# HALLBROOK<sup>®</sup> EXTENDED LUMINAIRE



Ŷ

- Full cutoff optics
- Cutoff optics
- Distinctive styling
- Superior performance
- Modern appearance

The sleekly styled Hallbrook Extended luminaire was designed to meet the modern aesthetic qualities desired in decorative street and area lighting, while still providing superior optical

#### Availability

Lamp type &	wattages	Colors	
Metal Halide	70-175W	Black	
HPS	35-150W	Bronze	
Mercury	100-175W	Green	
		As specified	

#### Optics

IES full cutoff symmetric glass refractor IES full cutoff asymmetric glass refractor IES full cutoff symmetric glass "bowl" refractor IES full cutoff asymmetric glass "bowl" refractor IES cutoff symmetric glass refractor IES cutoff asymmetric glass refractor

Pole height	
3.66 m (12′)	
4.57 m (15′)	
5.49 m (18')	

#### Materials Arm Single Aluminum Twin

#### **Options & Accessories**

Button style photocontrol Protected starter Cast aluminum decorative base Weatherproof receptacle Decorative arms

Street sign bracket Banner arms Wall mount

For detailed ordering information, specifications, and photometrics, refer to the appropriate technical data sheet

Steel





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LOEB QUOTES

01/03/08 19:24 FAX 614 294 3131











#### Planning Commission Staff Report February 22, 2023 Meeting

#### WENDY'S DRIVE-THRU CONDITIONAL USE

LOCATION:	Located at the southwest corner of US-62 and a private drive
	(PID: 222-005166)
APPLICANT:	The McIntosh Group, c/o Mark Lamzik
REQUEST:	Conditional Use
ZONING:	Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a
STRATEGIC PLAN:	Retail
APPLICATION:	CU-10-2023

Review based on: Application materials received January 24, 2023, February 8, 2023, and February 13, 2023.

Staff report prepared by Chelsea Nichols, Planner

#### I. REQUEST AND BACKGROUND

The applicant requests approval of a conditional use to allow a drive-thru to be developed as part of a Wendy's restaurant use. The Canini Trust Corp (I-PUD) zoning text allows the C-2 General Business (Commercial) District which permits restaurant uses. Drive-thru facilities associated with a permitted use are conditional uses.

This request is in conjunction with a final development plan (FDP-09-2023) and associated variances (VAR-15-2023) for the Wendy's restaurant.

#### **II. SITE DESCRIPTION & USE**

The site is located on the southwest corner of US-62 and a private drive within the Canini Trust Corp site. The site is 1.817 acres and is currently undeveloped. Some of the existing surrounding uses include Home2Suites, Turkey Hill gas station, as well as Dairy Queen which also has a drive-thru facility.

#### **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 2,050 sq. ft. Wendy's restaurant with a drivethru. The existing total site size is 1.817-acres. The proposed Wendy's would occupy 1.12 acres on the west side of the site; leaving the remaining east side of the site for a future development.

- The site will be accessed from two curb cuts; one right-in/right-out only along the private drive to the west and one full access curb cut along Woodcrest Way, which is also a private road. There is also a proposed parking lot drive aisle connection between this site and the future site to the east.
- 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.
- It does not appear that the proposed use will alter the character of the surrounding area. This area is zoned to allow restaurant users. Additionally, the Planning Commission recently approved the Popeyes development which included a drive-thru facility and will be located a couple lots down from this proposed development. This subarea of the Canini Trust Corp also contains a gas station and the Dairy Queen restaurant with a drive-thru.

#### Architecture:

- The design of the commercial building and use of materials is appropriate and consistent with other buildings in the immediate area.
- The drive through window is located on the east elevation of the building and is appropriately designed using the same building materials that are used on other elevations of the building.
- The overall height of the building is 21 feet which meets the 35-foot maximum height allowed by the zoning text.
- All of the mechanical equipment is located on the roof of the building and will be fully screened from the public rights-of-way as well as private roads.

#### Parking & Circulation:

- Per 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 2,050 square feet in size therefore 28 parking spaces are required. The applicant is providing 29 parking spaces.
- 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-through tenant space. Based on this calculation, 7 stacking spaces must be provided and the applicant is exceeding this requirement by providing 12.
- The building is surrounded by the parking lot, a drive-thru lane and internal drive aisles. The drive-through 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 roads.
- The Trust Corp site has a strong internal roadway network that supports car-oriented developments. The lot is surround by private roads on two sides that allows traffic to and from the site to be dispersed. The private road network consisting of Woodcrest Way and another private drive provides multiple connections to public streets.

#### 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.

- The proposed use is appropriate due to its proximity to the State Route 161 interchange and the New Albany Business Park.
- This site is located within the Canini Trust Corp which envisions this type of use. There is an existing restaurant with a drive-thru facility that is developed in this zoning district. Additionally, the Planning Commission recently approved a final development plan for Popeyes which included a restaurant drive-thru facility and is located a couple lots away from this proposed development.
- (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 an appropriate location for drive-thru facility.
- (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 likely 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 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 two new curb cuts; one along an unnamed private drive and one long Woodcrest Way, which is also a private road.
  - The building is surrounded by the parking lot and internal drive aisle. The proposed drive through lane appears to be properly positioned on the site so that the drive through traffic does not interfere with the traffic circulation on the rest of the site and will not cause traffic to back up onto public roads.

#### III. SUMMARY

The overall proposal is consistent with the code requirements for conditional uses. The proposed use is 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, the drive-thru is an appropriate use in this location. This application of retail is appropriate and is strategically located to provide auto oriented services/retail uses 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 is an 23 0222 Wendy's Conditional Use CU-10-2023

existing restaurant with a drive-thru facility within the Canini Trust Corp site and the other drivethru developments located along the street. The drive-thru lane is in an appropriate location as it is oriented away from public roads and it will not interfere with traffic circulation on the rest of the site. <u>Additionally, staff recommends a condition of approval that the conditional use permit</u> will become void if type of use, other than a restaurant, occupies this tenant space.

#### 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-10-2023 with the following conditions:

1. The conditional use permit will become void if or a different kind of business, other than a restaurant, occupies this tenant space.



Approximate Site Location:

Source: Google Earth
Permit #	
Board	
Mtg. Date	



#### **Community Development Planning Application**

	Site Address 10014 JOHNSTOWN RD, NEW ALBANY, OH 43054					
	Parcel Numbers 222-005166					
	1.817 ac	# of lots cr	eated 1			
	Choose Application Type Circle all Details that Apply				pply	
Project Information	<ul> <li>Appeal</li> <li>Certificate of Appropriateness</li> <li>Conditional Use</li> <li>Development Plan</li> <li>Plat</li> <li>Lot Changes</li> <li>Minor Commercial Subdivision</li> <li>Vacation</li> <li>Variance</li> <li>Extension Request</li> <li>Zoning</li> </ul>	Preliminary Preliminary Combination Easement Amendment (re	Final Final Split ezoning)	Comprehensiv Adjustment Street Text Modificat	e Amendment tion	
	Description of Request: To all Wenc	ow for drive-th ly's restaurant	ru for pro	oposed new g	ground up	
icts	MG Sn Property Owner's Name: Address: 475 Metro Place 9 City, State, Zip: Dublin, Ohio Phone number: 614-989-9776 Email: jeff@duneco.com	niths Mill LLC 5, Suite 450 43017		Fax:		
nta	Andisant's Name					
Cc	Address: 1850 S. Boulder Ave					
	City, State, Zip: Tulsa, OK 74	<u>1119</u>				
	Phone number: <u>918.585.855</u>	<u>5</u> ansforms.com		Fax:		
gnature	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.					
Si	2	f 61 regg			1/18/2023	
	Signature of Applicant	-064117AA42D			Date: 2/8/2023	
	<u>-</u> /////////////////////////////////	/				



February 8, 2023

Chelsea Nichols City of New Albany Village Hall 99 W. Main St. New Albany OH 43054 614.245.8871

Re: Wendy's Restaurant 10014 Johnstown RD – Conditional Use application

Chelsea,

The following is the application for the Conditional Use for the proposed Wendy's located at the address referenced above. This Conditional Use is to reviewed for the February 22, 2023 Planning Commission meeting.

The Conditional Use being applied for is for the drive-thru feature that is associated with the proposed Wendy's restaurant.

The current zoning district is an Infill Planned Unit Development (IPUD) Legal Description

Lot 23, Quarter Township 1, Township 2, Range 16, United States Military District, City of New Albany, County of Franklin, State of Ohio.

February 8, 2023 Wendy's Restaurant 10014 Johnstown RD – Condition Use Page 2



The drive-thru feature offers an alternative method for customers that are needing to get something to eat but do not have the time to go inside the restaurant to order their meal. The design of the building and site allows for ease of traffic to flow through the drive-thru lane and continue to the Private Road along the west. With other restaurants and convenience stores in the area, the proposed Wendy's will add to the selection opportunities for guest that are in need of a meal. Any additional noise, odor, fumes, and vibrations that are caused by this building will be minimal. Fumes, odors and vibrations will be contained to the roof area. 2 roof top exhaust fans (with internal filtered hoods) will filter any of the exhaust fumes generated by the kitchen equipment. The exhaust fans will be maintained and serviced to ensure the equipment is working properly and efficiently.

The anticipated noise generated on site is expected to be at a level that is currently present in the area due to the vehicle traffic that will be present. Glare from the proposed building will also be minimal with the site lighting being downward facing. There will be minimal glare from the interior lighting as it will be visible due to the glass facing the north and west facing walls. The building signage will be lit with linear LED wall washers that are to be mounted on the top of the canopy that surround the north and west walls.

If you have any questions or need any additional information, please feel free to contact me at 918-585-8555 x 341.

Sincerely,

The McIntosh Group, LLC

Mark Lanzik

Mark Lamzik Principal

#### APPLICATION FOR CONDITIONAL USE

- (a) The Wendy's Company, One Dave Thomas Blv. Dublin, OH 43017
- (b) Legal description Johnstown rd R16 T2 1/4T1 1.817 ACRES
- (c) Description of existing use Vacant Commercial Land
- (d) Present zoning district -
- (e) Description of proposed conditional use The restaurant will be considered assembly group A-2. It will have a public inside and outside dining space, kitchen and storage.
- (f) A plan of proposed site for the conditional use see civil drawing
- (g) Narrative statement the building is designed to minimize noise, glare, odor, light an
- (h) Parcel: 222-000616-00 Current Owner: Sully Riz, LLC; Parcel: 222-000615-00 Current Owner: Drake Thomas E; Parcel: 222-005179 Current Owner: Valvoline LLC; Parcel: 222-004746 Current Owner: Ice Queens of Smith Mill LLC; Parcel: 222-004860 Current Owner: DTMB Properties LLC; Parcel: 222-004884 Current Owner: Forest New Albany LP; Parcel: 222-004736 Current Owner: TH Midwest INC; Parcel: 222-0005177 Current Owner: Aldi INC (OHIO); Parcel: 222-004476 Current Owner: New Albany Hotel





#### Planning Commission Staff Report February 22, 2023 Meeting

#### WENDY'S VARIANCES

LOCATION:	Located at the southwest corner of US-62 and a private drive (PID: 222-005166)
APPLICANT: REQUEST:	The McIntosh Group, c/o Mark Lamzik
	(A) Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the US-62 and rear, private road building elevations.
	(B) Variance to 1167.03(a) to allow for maneuvering lane widths to be as narrow as 15' when code requires 22'.
	(C) Variance to Canini Trust Corp, I-PUD Text 8a.01(4) to allow for an encroachment into the 20' pavement setback along Woodcrest Way.
	(D) Variance to C.O. 1169.11(c)(3) to allow for a drive-through menu board sign to be up to 48 sq. ft. when code permits 32 sq. ft.
	(E) Variance to C.O. 1169.16(d)(2) to allow for maximum lettering height of a wall sign to be 42" tall when code permits a maximum lettering height of 24".
	(F) Variance to 1169.12(f) to allow up to five (5) colors on two wall signs when code permits up to four (4).
ZONING:	Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a
STRATEGIC PLAN:	Retail
APPLICATION:	VAR-15-2023

Review based on: Application materials received January 24, 2023, February 8, 2023, and February 13, 2023.

Staff report prepared by Chelsea Nichols, Planner

#### I. REQUEST AND BACKGROUND

This application is for various variances related to a final development plan for a proposed Wendy's located at the southwest corner of US-62 and a private drive within the Canini Trust Corp. The development includes a dine in restaurant with a drive-thru on a 1.817-acre site.

The applicant requests the following variances:

- (A) Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that buildings have operable and active front doors along all public and private roads.
- (B) Variance to 1167.03(a) to allow for maneuvering lane widths to be as narrow as 15' when code requires 22'.
- (C) Variance to Canini Trust Corp, I-PUD Text 8a.01(4) to allow for an encroachment into the 20' pavement setback along Woodcrest Way.
- (D) Variance to C.O. 1169.11(c)(3) to allow for a drive-through menu board sign to be up to 48 sq. ft. when code permits 32 sq. ft.

- (E) Variance to C.O. 1169.16(d)(2) to allow for maximum lettering height of a wall sign to be 42" tall when code permits a maximum lettering height of 24".
- (F) Variance to 1169.12(f) to allow up to five (5) colors on two wall signs when code permits up to four (4).

#### **II. SITE DESCRIPTION & USE**

The site is located on the southwest corner of US-62 and a private drive within the Canini Trust Corp site. The site is 1.817 acres and is currently undeveloped. Some of the existing surrounding uses include Home2Suites, Turkey Hill gas station, as well as Dairy Queen which also has a drive-thru facility.

#### **III. EVALUATION**

The application complies with the submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

#### Criteria

The standard for granting of an area variance is set forth in the case of Duncan v. Village of Middlefield, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the "practical difficulties" standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

- 1. Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.
- 2. Whether the variance is substantial.
- 3. Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment."
- 4. Whether the variance would adversely affect the delivery of government services.
- 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
- 6. Whether the problem can be solved by some manner other than the granting of a variance.
- 7. Whether the variance preserves the "spirit and intent" of the zoning requirement and whether "substantial justice" would be done by granting the variance.

Plus, the following criteria as established in the zoning code (Section 1113.06):

- 8. That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.
- 9. That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.
- 10. That the special conditions and circumstances do not result from the action of the applicant.
- 11. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.
- 12. That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

#### III. RECOMMENDATION

#### **Considerations and Basis for Decision**

# (A) Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that buildings have operable and active front doors along all public and private roads.

The following should be considered in the Commission's decision:

- 1. The applicant is requesting a variance to eliminate the requirement that buildings have operable and active front doors along all public and private roads. The building has three frontages, two along private roads and one along US 62. As proposed, the commercial building will have an entrance along the US 62 elevation and the unnamed private drive elevation (2/3 elevations are meeting the requirement). The elevation with no active door is along the rear of the building and is adjacent to Woodcrest Way.
- 2. As required by the zoning text, the building is designed with the same caliber of finish on all sides of the building using the same building materials.
- 3. The variance appears to preserve the "spirit and intent" of the zoning requirement. The intent of this requirement is to ensure that buildings maintain a presence on the street and not contain blank or "empty" building elevations so their architectural vibrancy and interest on all sides of a building which is crucial in pedestrian oriented development. This site and the overall Canini Trust Corp developments are auto-oriented by design therefore it does not appear that maintaining an entrance on every street is as important in this development scenario. All sides of the building are designed with the same caliber of finish using the same building materials so none of the elevations appear as a "lesser" side of the building.
- 4. While there isn't an active and operable door along the all private road elevations, the applicant is providing strong architectural features and materials so the building adequately addresses the primary street (US 62) architecturally. The building is designed so the front door architectural elements such as the architectural canopy and retail storefront windows front US 62. The US 62 elevation of this building makes the entrance to the building easily identifiable.
- 5. It does not appear that the essential character of the neighborhood will be altered if the variance request is granted. As stated, this same variance request has been granted for other developments within the Canini Trust Corp.
- 6. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
- (B) Variance to 1167.03(a) to allow for maneuvering lane widths to be as narrow as 15' when code requires 22'.

The following should be considered in the Commission's decision:

- 1. The requested variance will allow for maneuvering lane width on site to be as narrow as 15' wide when code requires 22'.
- 2. The site plan does show 22' wide maneuvering lanes in areas where two-way traffic is allowed. The reduction happens when the lanes go from two-way to a one-way 18' wide maneuvering lane. That one-way lane then tappers down to as narrow as 15' just before the lane reaches the drive-through entrance. Parking code (1167.03) contemplates and permits drive lanes to be a minimum of 15' for one-way traffic for 30-53 degree angle parking. There are no parking spaces along the 15' wide drive aisle but there are stacking spaces for the drive-through along the drive aisle, which necessitates the need for the variance. Given that the only area of maneuvering lanes that will be narrower than 22' wide is for one-way traffic, the request does not appear to be substantial.
- 3. The city engineer has reviewed the proposed site and has no concerns with the proposed maneuvering lanes.

- 4. It does not appear the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment" by approving this variance. The design is unobtrusive.
- 5. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
- (C) Variance to Canini Trust Corp, I-PUD Text 8a.01(4) to allow for an encroachment of 13 feet into the 20' pavement setback along Woodcrest Way.

The following should be considered in the Commission's decision:

- 1. The requested variance will reduce the required minimum pavement setback adjacent to the private road (Woodcrest Way) on the south side of the property from 20 feet to 7 feet.
- 2. This road serves as a private access drive to other properties within the Canini Trust Corp.
- 3. The variance request does not appear to be substantial. The appropriate streetscape improvements can still be accomplished with the smaller setback. The applicant is installing street trees and shrubs to provide screening of the parking lot. In addition to the tree lawn for the street trees, which is at least 2 feet wide, there is a 5-foot-wide sidewalk proposed along Woodcrest Way.
- 4. While the installation of the street trees, shrubs, and 5-foot-wide sidewalk are positive attributes of the plan, the 2-foot-wide tree lawn does not match the requirements of the Woodcrest Way final development plan. It is important to keep the pedestrian realm consistent between sites. In addition, historically, the Planning Commission has only approved encroachments into the pavement setbacks when all of the required streetscape amenities, such as sidewalk and tree lawn, can still be accommodated. The site plan does need to be amended to accommodate the 5-foot-wide tree lawn and sidewalk along both private drives. The city staff recommends this as a condition of approval.
- 5. The variance request meets the spirit and intent of the zoning text. The Planning Commission previously approved a final development plan for Woodcrest Way which established the desired streetscape for the area. The applicant is providing the approved streetscape at this site.
- 6. The proposed variance appears to be appropriate for this private road. The applicant has demonstrated that the reduced setback still allows for installation of appropriate landscape to create the streetscape and prevent this road from appearing to be a parking lot drive aisle. Greater setbacks are located adjacent to the public roads within this development, which is appropriate.
- 7. It does not appear that the essential character of the neighborhood would be altered if the variance request is granted. The Planning Commission approved a variance request for Turkey Hill to allow an 8-foot pavement setback.
- 8. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
- (D) Variance to C.O. 1169.11(c)(3) to allow for a drive-through menu board sign to be up to 48 sq. ft. when code permits 32 sq. ft.

The following should be considered in the Commission's decision:

- 1. The applicant is requesting a variance to allow for a drive-through menu board sign to be up to 48 sq. ft. when code permits 32 sq. ft.
- 2. The final development plan also includes the installation of a pre-sell board that meets code. This sign is also located in the drive-through lane before reaching the menu board sign.
- 3. The requested sign would be located to the rear of the building behind the elevation facing the private road (Woodcrest Way) on the south side of the property. This road serves as a private access drive to other properties within the Canini Trust Corp. The sign

would not be visible from US 62.

- 4. The variance request does not appear to be substantial and it does not appear that the essential character of the neighborhood would be altered if the variance request is granted. The variance appears to preserve the "spirit and intent" of the zoning requirement. While this site and the overall Canini Trust Corp developments are auto-oriented, the applicant is installing street trees and shrubs to provide screening of the parking lot.
- 5. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
- 6. Variance to C.O. 1169.16(d)(2) to allow for maximum lettering height of a wall sign to be 42" tall when code permits a maximum lettering height of 24". The following should be considered in the Commission's decision:
- 1. The applicant requests to allow one Wendy's wall sign with maximum lettering height up to 42" when code allows a maximum lettering height of 24".
- 2. The applicant proposes to install the sign on the north elevation facing US 62.
- 3. The city sign code (C.O. 1169.16(d)(2) also permits a maximum area of a wall sign to be 1 sq. ft. per linear s.f. of building frontage, not to exceed 50 s.f. The area of the proposed wall sign is 29.53 sq. ft. which meets code as the maximum permitted on this elevation is 36 sq. ft. based on frontage. While the maximum lettering size exceeds code standards, the area of the sign is well below what is permitted by code. Therefore, the request does not appear to be substantial.
- 4. The variance appears to meet the spirit and intent of the zoning code. The proposed wall sign is appropriately integrated onto the building and the size of the sign is proportional to the building.
- 5. The city architect has reviewed the proposed signage for the building and has no concerns with the applicant's proposal.
- 6. It does not appear the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment" by approving this variance. The design is unobtrusive.
- 7. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.
- 7. Variance to 1169.12(f) to allow up to five (5) colors on two wall signs when code permits up to four (4).

The following should be considered in the Commission's decision:

- 1. The applicant requests to allow two identical wall signs with the company logo featuring 5 colors where zoning code allows up to 4 colors.
- 2. The applicant proposes to install one of the signs on the west elevation facing the unnamed private drive and one on the east elevation facing elevation.
- 3. The city sign code (C.O. 1169.08) states signs with color shall be limited to four (4) colors. Gradation from different shades of one color is considered to be one color. Color gradation to a different color is considered to be two (2) colors. The applicant proposes white, red/burgundy, pink, blue, and brown. This would be one additional color over what code permits. The color pink is perhaps a gradation shade of red. Therefore, the request does not appear to be substantial.
- 4. The variance appears to meet the spirit and intent of the zoning code. The proposed wall signs are appropriately integrated into the building which will make these signs feel more like a part of overall building design.
- 5. The city architect has reviewed the proposed signage for the building and has no concerns with the applicant's proposal.

- 6. It does not appear the essential character of the neighborhood would be substantially altered or adjoining properties suffer a "substantial detriment" by approving this variance. While the signs contain one more color than permitted, the design is unobtrusive. Additionally, there are no overly bright or jarring colors.
- 7. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

#### II. SUMMARY

Due to the auto-oriented nature of this zoning district, providing active and operable front doors on every elevation does not appear to be necessary, and the applicant is still providing a highquality designed building.

The variances regarding the drive lanes, menu sign board, sign lettering height, and number of sign colors do not appear to be substantial based on their limited use and the design of building and site. However, ensuring consistent streetscape between sites along corridors is an important aspect of the New Albany community. It appears the appropriate streetscape improvements can still be accomplished with the smaller setback along the south side of the site. The site plan does need to accommodate the required 5-foot tree lawn and 5-foot sidewalk in order to match the approved Woodcrest Way final development plan and match the surrounding sites. Historically the city boards and commissions have only approved encroachments into the pavement setbacks as long as there are no impacts to the streetscape elements (i.e. sidewalk, tree lawn, etc.).

#### V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate (The Planning Commission can make one motion for all variances or separate motions for each variance request):

#### Move to approve application VAR-15-2023 with the following conditions:

1) That the site plan be amended to accommodate the required 5-foot wide tree lawn and 5-foot wide sidewalk along both private roads.

Approximate Site Location:



Source: Google Earth

Permit #	
Board	
Mtg. Date	



#### **Community Development Planning Application**

	Site Address 10014 JOHNSTOWN RD, NEW ALBANY, OH 43054					
	Parcel Numbers 222-005166					
	Acres 1.817 ac	$\frac{1.817 \text{ ac}}{4 \text{ cres}} = \frac{1}{1}$				
			Charles			
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ect Ir	Vacation Variance	Easement		Street		
Proj	Extension Request     Zoning	Amendment (re	ezoning)	Text Modifica	tion	
Description of Request: To allow for drive-thru for proposed new ground up Wendy's restaurant.						up
	MG Sm	iths Mill LLC				
	Address: 475 Metro Place S	S, Suite 450				
	City, State, Zip: Dublin, Ohio	43017				
	Phone number: 614-989-9776			Fax:		
ts	Email: <u>jeff@duneco.com</u>					
tac						
<b>On</b>	Applicant's Name: Mark Lamzik - The McIntosh Group					
$\cup$	Address: <u>1850 S. Bou</u>	Ider Ave				
	Phone number: 012 525 255	<u>119</u> 5		Fax		
	Email: <u>918.385.855</u>	ansforms.com		1 dX.		
	Site visits to the property by City of N	New Albany repres	entatives a	re essential to pro	cess this	application.
c.	The Owner/Applicant, as signed below employees and appointed and elected	w, hereby authoriz officials to visit, r	es Village o hotograph	of New Albany re and post a notice	presenta on the p	tives, roperty
atur	described in this application. I certify true correct and complete	that the information	on here with	hin and attached t	o this ap	plication is
gná		uSigned by:				
Si	Sinter Com	67 - 69			D	1/18/2023
	Signature of Applicant	U64117AA42D			Date: Date:	2/8/2023



February 13, 2023

Chelsea Nichols City of New Albany Village Hall 99 W. Main St. New Albany OH 43054 614.245.8871

Re: Wendy's Restaurant 10014 Johnstown RD – Variance Application

Chelsea,

The following are the variance requests that are being submitted for this project. These variance requests are to reviewed for the February 22, 2023 Planning Commission meeting.

#### Variance #1

**Design Guidelines and Requirements** 

Blank wall facing Woodcrest Way

The south-east facing wall of the building encompasses the walk-in cooler/freezer and storage area for the restaurant. Due to the use and function that is internal to the restaurant, any additional openings in the street facing wall are not achievable. With the layout and positioning of the building on the corner lot, a non-blank wall becomes presentable within a short distance.

#### Variance #2

C.O. 1167.03(a)

Maneuvering lanes less than 22' wide

The maneuvering lanes for this site have been revised to 22'-0" in lanes that are for 2-way on-site traffic. These areas are indicated on the site plan with directional arrows painted on the pavement. The maneuvering lane along the south-west corner of the property is indicated to be 18'-0" wide and is for 1-way traffic. The maneuvering lane along the north-east side of the property is 12'-0" and is for 1-way traffic to get around the drive-thru lane.

#### Variance #3

Canini Trust Corp., IPUD Text Dumpster and pavement within the setback along the south (Woodcrest Way) The trash enclosure and pavement that is shown along Woodcrest Way is positioned per current precedence in the area.



#### Variance #4

C.O. 1169.11 Signage – allowable menu board signs to be 32 sq. ft.

The menu board at the drive thru is approximately 48 sq. ft. as currently shown. The menu board size is the standard menu board size for Wendy's and is based on the designed inserts for the static menu boards. The menu board is placed at a slight angle for better visibility for drivers going through the drive-thru. This positioning of the menu board allows for it appears smaller when facing the menu board from the surrounding streets.

#### Variance #5

C.O. 1169.11 Signage – Lettering height to be 24" maximum.

The exterior building sign on the north facing wall is shown to be 42" tall. These measurements are taken as the total height of the lettering. The lettering is at a slight angle and the actual height of the "W" for the west and east facing wall is 2'-10". Due the setback of the north wall from US-62 (144'), the height of the letters is proportionally sized and are in fitting with the lettering heights in the area.

#### Variance #6

C.O. 1169.11 Signage – Only 4 colors (including black and white) are permitted.

The exterior building signs on the east and west facing walls contain the following colors, white, red, burgundy, blue, pink, brown. Based on confirming that gradations of one color are counted once, the total color counts for the Wendy's Cameo sign can be considered as 4 colors – with red, burgundy and pink being one, blue, white and brown being the remaining 3 colors of the sign.

February 13, 2023 Wendy's Restaurant 10014 Johnstown RD – Variance Application Page 3



If you have any questions or need any additional information, please feel free to contact me at 918-585-8555 x 341.

Sincerely,

The McIntosh Group, LLC

Mark Lanzik

Mark Lamzik Principal



Planning Commission Staff Report February 22, 2023 Meeting

#### INNOVATION CAMPUS WAY –FINAL ROAD PLAT CONDITION OF APPROVAL MODIFICATION

LOCATION:Harrison Road located north of Innovation Campus Way and south of<br/>Jug StreetAPPLICANT:City of New AlbanyREQUEST:Condition of Approval ModificationZONING:Limited General Employment (L-GE) and township propertiesSTRATEGIC PLAN:Employment CenterAPPLICATION:FPL-50-2014

Review based on: Application materials received August 18, 2014.

Staff report completed by Stephen Mayer, Planning Manager

#### I. REQUEST AND BACKGROUND

On August 18, 2014 the Planning Commission approved the final plat for the Innovation Campus Way street extension from Innovation Campus Court to Harrison Road. To address concerns from residents living on Harrison Road, north of the proposed street extension, the Planning Commission placed a condition of approval on the plat requiring "no left turns by trucks onto Harrison Road from Innovation Campus Way and trucks are prohibited on Harrison Road north of Innovation Campus Way."

Recently the remaining residential parcels sold to a commercial developer. In order to accommodate future commercial redevelopment of the parcels, the city staff requests the Planning Commission remove this condition that prohibits truck traffic on this section of the public street.

Allowing full access facilitates additional connections within the New Albany International Business Park. The street provides access to existing and new development sites in the future.

#### **II. SITE DESCRIPTION & USE**

Truck traffic is prohibited on Harrison Road between Innovation Campus Way and Jug Street. The properties located on the east side of this section of Harrison Road are zone limited General Employment district (L-GE). The properties on the west side of this section of Harrison Road were recently sold. The city (via R-29-2022 and R-41-2022) and township (via resolution #23-02-06-03) have entered into annexation and street maintenance agreements in anticipation of an annexation petition submittal by the new property owner.

#### 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 Planning Commission is to make recommendation to City Council. Staff's review is based on city plans and studies, zoning text, zoning regulations.

• The 2014 plat for Innovation Campus Way consists of 3,880 +/- feet of new public right-ofway. This plat transformed Innovation Campus Court into Innovation Campus Way and extended it east to Smith's Mill Road Loop and then to Harrison Road.

- This public street was and is designed and intended to accommodate current and future traffic to serve the business park and provide a secondary access point to the business campus from a street other than Beech Road.
- In 2014, at the time of the street plat, Harrison Road was the furthest extent of the New Albany city boundaries and the business park. At the time, the properties to the north were in the township and primarily residential in nature. The Innovation Campus Way plat created a new public street that connected the business park to township roads. To address concerns from residents living on Harrison Road, north of the Innovation Campus Way street extension, the Planning Commission approved the plat with a condition of approval requiring "no left turns by trucks onto Harrison Road from Innovation Campus Way and trucks are prohibited on Harrison Road north of Innovation Campus Way."
- This 2,605 foot long section of Harrison Road is identified as a minor collector road typology in the Engage New Albany strategic plan. This street is intended to be designed at a larger scale in order to accommodate heavier traffic traveling into the business park. Removing this truck access prohibition implements the Engage New Albany strategic plan objective to maximize connectivity. The strategic plan recommends providing multiple connections to distribute traffic throughout the roadway network.
- It is standard for public streets in New Albany to not contain any prohibitions on the type of vehicles. Public streets are intended to be used by all modes of transportation. This section of Harrison Road is the only public street in the city with this type of prohibition. Allowing truck traffic full access to this section of Harrison Road permits the street to function as intended and is consistent with all other public streets in the city.
- Since this section of Harrison Road is encumbered with a highway easement and an existing township roadway, it does not need to be platted. The city code requires the property owner to dedicate right-of-way at the time of development in accordance with the New Albany strategic plan.

#### **IV. ENGINEER'S COMMENTS**

The city engineer has no comments.

#### V. SUMMARY

#### **Basis for Approval:**

The removal of the struck prohibition on this street 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-50-2014 (conditions may be added):

• Move to allow truck traffic full access and remove FPL-50-2014 condition of approval that requires no left turns by trucks onto Harrison Road from Innovation Campus Way and trucks are prohibited on Harrison Road north of Innovation Campus Way.

Approximate Site Location:





## **Community Development Department**

#### RE: City of New Albany Board and Commission Record of Action

Dear Matt Kirk,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 855-3913 with any questions.

Thank you.



Community Development Department Decision and Record of Action Wednesday, August 20, 2014

The New Albany Planning Commission took the following action on 08/18/2014.

## **Preliminary & Final Plat**

Location: Innovation Campus Way located east of Innovation Campus Court and west of Harrison Road, and north of State Route 161, and right-of-way dedication along the west side of Harrison Road. (PID: 9310713601003, 951121040005, 9511137200000, 9310677000003, 3711205000005, 3711205000000, & 3711205000004).

Applicant: EMH&T

#### Application: PLFPL20140050

Request: Preliminary & Final road plat for the creation of Innovation Campus Way located east of Innovation Campus Court and west of Harrison Road, and north of State Route 161, and right-of-way dedication along the west side of Harrison Road.
 Motion: To approve with conditions

Commission Vote: Motion passed, 4-0

**Result:** Final Plat, PLFPL20140050 was Approved with Conditions, by a vote of 4-0.

Recorded in the Official Journal this August 20, 2014.

#### **Condition**(s) of Approval:

- 1. Address the comments of the City Engineer to the satisfaction of the City Engineer.
- 2. Innovation Campus Way is barricaded until Harrison Road and Cobbs Road are improved.
- 3. No left turns by trucks onto Harrison Road from Innovation Campus Way and trucks are prohibited on Harrison Road north of Innovation Campus Way.
- 4. Landscaping along the north side of Innovation Campus Way is to the reasonable mutual satisfaction of the city and neighbor.
- 5. Headlight screening is required at the corner of Jug and Harrison to the reasonable mutual satisfaction of the city and neighbor.
- 6. The city seeks grants for improvements of Harrison Road north to Jug Street in conjunction with the township and county.
- 7. The city works with neighbors and county trustees on road maintenance.
- 8. Improvements on Harrison Road at the curve/90 degree turns are planned with residents.

Staff Certification:

Stephen Mayer Community Development Planner



- TO: New Albany Planning Commission
- CC: Steve Mayer, Planning Manager; Chelsea Nichols, Planner
- FROM: Anna van der Zwaag, Planner II
- DATE: February 3, 2023
- RE: New Albany Solar Energy Initiative

#### BACKGROUND AND PURPOSE

Over the course of 2022, several new legislative changes were enacted which have the potential to significantly impact solar access in Ohio, as well as increase demand for installation of solar panels by both homeowners and businesses within New Albany. At a federal level, the Inflation Reduction Act of 2022 went into effect. This act aims to reduce energy costs for consumers while incentivizing clean energy and reducing United States' carbon emissions over the next decade.

In September 2022, Ohio Senate Bill 61 took effect with the goal of protecting the rights of homeowners in planned communities who wish to install solar systems on their property. The legislation stated solar panels are permissible uses in planned communities unless expressly prohibited by an HOA or COA. Associations who do not prohibit solar panels may only place "reasonable restrictions" on the size, place, and manner of solar panel installations; however, the bill does not define what a reasonable restriction looks like.

Currently, New Albany's zoning code does not provide regulations for solar energy systems. There are no specific zoning regulations for solar panels that are applicable to residential neighborhoods; it often falls to HOAs within the city to regulate their installation. At the same time, there are constantly new technologies emerging in the realm of solar energy. It is important that, with the increased availability, incentivization and technology associated with solar energy, the city determine the best path forward for solar energy regulation. To do this, New Albany worked with MKSK, the city's planning and urban design consultants, to develop the New Albany Solar Energy Initiative Best Practices Report.

The intent of this report is to provide New Albany with an overview of best practice solar applications. This report is informed by an exploration of existing solar energy in New Albany, emerging technologies in solar energy, recent legislation and incentives, and strategies implemented in peer communities around the Midwest. Using this research, a set of best practices

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for solar applications and recommendations for the city have been compiled to guide New Albany down the path to becoming a solar-ready community.

#### **REPORT OVERVIEW**

The New Albany Solar Energy Initiative Best Practices Report not only considers where solar might be installed, but also the types of installations, emerging trends, and case studies from peer communities. Ultimately, the report provides a list of recommendations the city can utilize to develop appropriate code changes that reflect the regulatory needs of the community. The sections of the report are summarized below.

#### *Types of Solar Applications (Report p. 4)*

The city wanted to explore the various locations where solar might be installed. The report defines solar installation types for residential, commercial/industrial, institutional, community solar, and accessory structures. This allows the city to consider how other communities break down their regulations by type and determine the appropriateness of different types of solar in various development settings.

#### Recent Solar Legislation (Report p. 6)

This section of the report explains in more detail the legislation described above.

#### Solar Trends and Emerging Technologies (Report p. 8)

The city wanted to better understand the most common types of solar installations, as well as how solar energy is expected to grow and evolve as technology becomes more affordable and readily available. This section describes the latest trends and where they are most likely to be found in a community. These trends include the following:

- Building integrated photovoltaics (solar shingles)
- Solar tracking mounts
- Solar energy storage (battery storage)
- Floatovoltaics (floating solar panels)
- Parking lot solar installations
- Solar-ready building design
- Photovoltaic noise barriers along roadways
- SolSmart designation program.

This emerging technology research was then utilized to develop recommendations for solar trends and appropriate use applications. These recommendations detail which technologies are appropriate for the land uses defined in the Types of Solar Applications section.

#### Case Studies in Solar Energy Provisions (Report p. 16)

This section addresses the main purpose of the report – exploring what other similar communities are doing, if anything, to regulate solar. In order to determine the methods and regulations New Albany should pursue, it is necessary to understand how similar cities are addressing the balance between solar technology, aesthetic considerations, and historic preservation, among others considerations. This section assesses the following:

- Whether solar is permitted in the codified ordinances and which zones solar is permitted in
- Conditional use criteria for solar installations
- Types of regulations enforced on solar installations (location, setbacks, screening, color, shape, and more)

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- Solar resources available online to community members
- Review processes that must be followed before installing solar
- Local incentives available to offset the cost of solar panels and equipment

The table below summarizes the key findings from the eight communities that were studied.

Community	Restriction Level	SolSmart	Other findings
Upper Arlington, Ohio	Low	Gold	Updated zoning code, online checklist, streamlined permitting process, online map of solar installations
German Village, Columbus, Ohio	High	No	Design guidelines, historic district preservation, architectural review process, no publicly visible solar panels
Westerville, Ohio	Low	No	Updated zoning code, solar rebates, front of house installations allowed, regulated appearance for panels
Dublin, Ohio	High	No	Ongoing discussion on residential panels, concerns for maintaining aesthetics, in- progress zoning code amendment
Bexley, Ohio	Moderate	In progress	Zoning code update, architectural review process, solar webpage with resources, front of house installations conditionally permitted
Shaker Heights, Ohio	High	No	Architectural review process, solar webpage with resources, no mention of solar panels in codified ordinances, historic preservation focus
Carmel, Indiana	Low	Silver	Updated zoning code, solar webpage with resources, education and engagement efforts, city-owned solar arrays, improved permitting
Naperville, Illinois	Low	Silver	Updated zoning code, solar rebates and grants, historic district guidelines, regulations for building-integrated and building-mounted

#### Peer Communities Summary (Report p. 35)

While some communities permit solar in all zoning districts outright, others allow solar outright in only certain zoning districts or if certain conditions are met. For instance, Westerville permits solar installation on pitched roofs in all zoning districts except non-residential planned districts and the Uptown Zoning District; however, ground-mounted installations are conditional uses in all zoning districts.

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Most communities place some sort of regulation related to the aesthetics of solar installations. Some communities, especially those with many historic properties, require all applications be reviewed by an Architectural Review Board. Many communities require anti-reflective coating to reduce glare, and some communities limit the height a panel and mounting equipment may extend above the roof. Other communities place restrictions on color and require screening from the public right-of-way.

When it comes to location of roof-mounted solar panels, many communities state a preference for rear or side location, or they state panels should not be visible from the public right-of-way. Similarly, ground-mounted panels are often required to be located in the rear or side yards and are mandated to meet certain setback requirements. Most communities limit the height of ground-mounted panels and require that the panels contribute to the lot coverage requirement.

#### Best Practices for Solar Applications (Report p. 40)

The above case studies informed the development of best practices for solar applications. Various other reports and resources were also utilized in the development of recommendations for solar applications. An informed list of recommendations on how solar energy systems should be regulated was developed for each use application category (residential, commercial, institutional, Village Center, community solar, and accessory structures). New Albany can use these categorized recommendations to move forward on any necessary code amendments.

#### **BOARD & COMMISSION FEEDBACK PROCESS**

The Best Practices Report includes recommendations for application of solar installations in New Albany. The city staff requests feedback from boards and commissions to determine if these recommendations align with the priorities of residents and city officials through a variety of perspectives (sustainability, architecture, and planning & zoning).

Presentations were given to the Sustainability Advisory Board and Architectural Review Board on January 11, 2023 and February 13, 2023, respectively, and their feedback is documented in separate memos. A presentation will be given to Planning Commission on February 22, 2023.

#### **CONCLUSION & NEXT STEPS**

The New Albany Solar Energy Initiative Best Practices Report provides information and factors for city staff and officials to consider for code updates related to solar energy. The boards and commissions play an important role in determining if these recommendations are appropriate for New Albany. Once feedback is obtained from these boards and commissions, city staff will summarize the response and work with the project's consultant to update the recommendations as necessary and appropriate.



- TO: New Albany Planning Commission
- CC: Steve Mayer, Planning Manager Chelsea Nichols, Planner
- FROM: Anna van der Zwaag, Planner II

DATE: February 13, 2023

RE: Sustainability Advisory Board's New Albany Solar Energy Initiative Comments

#### INTRODUCTION

In 2022, several new federal and state-level laws took effect incentivizing solar energy projects and reducing barriers to solar installations for homeowners. As a result of this legislation, New Albany city staff anticipates an increase in the demand for solar energy permits and installations within the New Albany community. At present, the city's codified ordinances are silent on solar energy installations; however, the Engage New Albany Strategic Plan includes a recommendation to "promote the use of solar panels and geothermal systems and adjust the city regulations to appropriately permit them within the community."

In order to effectively prepare for any increase in demand for solar permits, city staff need to understand appropriate placement and type of solar energy installations to maintain a balance between community character and sustainability. To do this, New Albany consultant, MKSK, was hired to research and report other communities' best practices for solar panel regulation. The resulting report is the New Albany Solar Energy Initiative Best Practices Report. City staff are presenting this best practice report to numerous boards and commissions to get their ideas, observations and an opportunity to provide direct feedback to ensure the city code updates reflect the values of all stakeholders in the New Albany community.

On January 11, 2023, city staff presented the Best Practices Report to the city's Sustainability Advisory Board (SAB). The goal of this presentation was to obtain feedback on the recommendations in the report. This feedback will be used to guide city staff as they start drafting code updates. City staff will also be presenting the report to the Planning Commission on February 22, 2023.

The following pages contain a summary of the comments received by SAB Members.

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#### SUSTAINABILITY ADVISORY BOARD COMMENTS

#### **Roof-Mounted Solar on Residential Homes**

- Certain cities will allow residents to have solar panels as long as you are not installing it on the front of the house. If their front side is south facing, some cities will say even though it would work functionally, from an aesthetic standpoint it cannot be there. However, there are cases where it could potentially work if the home was designed correctly with bump outs, additions, and accessory structures if it is facing a certain way and tucked back.
- Many houses in our neighborhoods have a back yard that faces north so that entire group of houses would be ineligible to get solar panels if the code requires them to be rear facing.
- Would be in favor of allowing panels that are in the front of the house if they need to be there to be south facing.
- Dublin is considering requiring residents to use integrated building material for front facing and to go through a secondary review. However integrated building materials are costlier and the question of equity is still there.
- Would rather leave leeway for front facing panels.
- In favor of having open opportunity for people to put solar anywhere on their roof and anywhere on their property that they own.
- It is a balance; you have to find the balance because there are people on both sides. It is important to find a compromise.

#### Other Design Considerations for Residential Solar

- Being more restrictive on color, symmetry, or other aesthetics so that panels can be allowed on the front of the house/street-facing.
- There is an idea of equity and not negating people from the right to have panels if they desire.
- Some members thought there should be very little to no regulations. Solar panels can be inspiring and encourage people to consider their contribution.

#### **Ground-Mounted Panels**

- Ground mounted most likely won't be a popular choice for residential homeowners but a screening requirement could be an appropriate choice rather than completely eliminating that opportunity.
- Screening is a common practice for even utility-scale solar. Even in very rural areas there are requirements for installing screening and abiding by setbacks.

#### Solar on Institutional Buildings

- With regard to the institutional piece, the report advocates for visibility with government and schools. It is interesting that it would be okay for public institutions to make it as visible as possible but not okay with residents to do so.
- Concern with the potential conflicting message for the Village Center criteria. The first recommendation states it should not be visible but earlier on in the report it stated solar panels should be visible on government and institutional buildings.
- The solar panels at the Service Department as an educational tool. Can it be used as an example of a success story, especially through the financial lens?
- It is important to work with schools to put solar on the educational campus.
- City parking decks are another solar opportunity.

#### SolSmart

- SolSmart is a key piece that will provide communication outreach that will be helpful. SolSmart will help with that. In addition, given the city was just designated as a silverstatus Sustainable2050 community, SolSmart could help increase the points New Albany is eligible for.
- SolSmart can provide a rendering as well as a break down on the economic and financial impact if that is needed for a community survey.

#### **Other Comments**

- For residential, aesthetics is an important consideration. Many residents could be very eager to install solar panels and it would be best to put guidance out there sooner rather than later.
- Note: Community solar is not permitted under AEP territory; however, it can be done under in a rural co-op. There is a rural co-op in Licking County and the city can look into those areas if that becomes of interest.
- Solar panels on a roof can inspire people. It can make them understand what it means to be a citizen of the world that makes them think about things beyond what they see outside of their front window all of the time. It has the potential to attract folks in the community that have the funds to invest in renewable energy.
- One member said she would not add regulations or change the code at all. Her feeling is that they need to be encouraging people to do this instead of setting up limitations.
- Encouraged staff to solicit feedback from the HOAs.
- The city should be proactive with businesses in educating and encouraging them on solar panels. There could be a sustainability award.
- Concern with regard to whether it is the intent to use solar to promote something positive or whether it is to be hidden. This should be something the city is proud of. Should be proud that this is a priority of the city.
- Just because other cities are doing something, it does not mean the city has to do the same thing. This movement towards more alternative energy sources like solar is something to be proud of.
- With regard to other code standards, should steer clear of solar sound barriers.
- There should be a webpage on the city's website.
- Thinks residents and employers in New Albany are more pro-solar energy than one would think.
- Panels look better than they used to.
- Suggestion that the city conduct a survey so that they do not make it more restrictive than people are asking for.
- A conceptual rendering of what solar panels might look like on Market Street and perhaps other locations within the city could be used in a survey.



- TO: New Albany Planning Commission
- CC: Steve Mayer, Planning Manager Chelsea Nichols, Planner
- FROM: Anna van der Zwaag, Planner II

DATE: February 14, 2023

RE: Architectural Review Board New Albany Solar Energy Initiative Comments

#### INTRODUCTION

In 2022, several new federal and state-level laws took effect incentivizing solar energy projects and reducing barriers to solar installations for homeowners. As a result of this legislation, New Albany city staff anticipates an increase in the demand for solar energy permits and installations within the New Albany community. At present, the city's codified ordinances are silent on solar energy installations; however, the Engage New Albany Strategic Plan includes a recommendation to "promote the use of solar panels and geothermal systems and adjust the city regulations to appropriately permit them within the community."

In order to effectively prepare for any increase in demand for solar permits, city staff need to understand appropriate placement and type of solar energy installations to maintain a balance between community character and sustainability. To do this, New Albany consultant, MKSK, was hired to research and report other communities' best practices for solar panel regulation. The resulting report is the New Albany Solar Energy Initiative Best Practices Report. City staff are presenting this best practice report to numerous boards and commissions to get their ideas, observations and an opportunity to provide direct feedback to ensure the city code updates reflect the values of all stakeholders in the New Albany community.

On January 11, 2023, city staff presented the Best Practices Report to the city's Sustainability Advisory Board (SAB) and on February 13, 2023, city staff presented the report to the Architectural Review Board (ARB). The goal of these presentations was to obtain feedback on the recommendations in the report. This feedback will be used to guide city staff as they start drafting code updates. City staff will also be presenting the report to the Planning Commission on February 22, 2023.

The following pages contain a summary of the comments received by ARB Members.

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#### ARCHITECTURAL REVIEW BOARD COMMENTS

#### **Roof-Mounted Solar on Residential Homes**

- Solar panels on the back of the house should still adhere to good design standards.
- Might not be able to restrict panels to being installed on the rear only due to some homes facing a certain direction.
- It is important to consider what neighbors can see from their yards and from their homes.
- Solar on a home should be contemplated during the design process. Buildings should be solar ready in the design process.
- Allowance on all four sides of a home in order to treat everyone fairly. Not sure if we want this or not.

#### Other Design Considerations for Residential Solar

- City's DGRs, Country Club's standards, and Georgian Architecture may be a hinderance on this initiative.
- The city places importance on four-sided architecture. This may be difficult when considering solar panels.

#### **Ground-Mounted Panels**

- Screening of ground mounted panels is important.
- Ground mounted could potentially be easily removed.
- Ground mounted in the business park is fine as long as they are screened.
- Ground mounted needs to follow setback standards.

#### HOAs

- Can HOAs amend their deed restrictions later? Or is there nothing they can do now?
- Has staff reached out to HOAs and had discussions with them yet?
- Approval process should be in conjunction with HOAs.
- Make sure expectations for solar permitting are clear at the very beginning of the permitting process since there are numerous reviews at HOA and city levels.

#### Village Center

- Village Center: V1. Recommendation in the Plan; allow instead of encourage. There are a lot of unknowns.
- Village Center: V2 recommendation in the plan, good with that.
- Be more conservative in the Village Center

#### **Commercial Solar**

• Encourage use at commercial properties but perhaps not at residential. Solar panels may be more applicable in commercial districts.

#### Long Term Considerations

- It is important to keep in mind that the decisions we make now will be with us for a long time. This should be considered when creating design standards.
- Consider long term applicability.
- What if eventually this is dead-end technology? How do you require people to take it down?
- Require removal once they are no long able to be of use.

#### **Other Comments**

- Do not require solar panels but permitting them with standards would be okay.
- Allowing solar panels is good but use caution when encouraging. This could put the city into problems later.
- Solar panels on flat roofs would never have to be seen.
- Could there be a study done that would provide information on real savings and contribution comparing business park to residential? Would guess that residential contribution and saving would be insignificant but commercial would be larger.
- Suggest looking into solar panels on sound barriers. It would also show New Albany is forward thinking.
- Would like the design aesthetics to be there.
- The decisions to be made on design standards could be objective.
- How much screening should be required. Even if screened, a neighbor could still see it from their second floor.
- Code needs to be put into place because these are coming. The city needs to have regulation in place. If not, people will keep doing whatever they want.
- Good design criteria is important.



# NEW ALBANY SOLAR ENERGY INITIATIVE

Best Practices Report

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#### **Introduction & Purpose**

The intent of this report is to provide New Albany with an overview of best practice solar applications. This report is informed by an exploration of existing solar energy in New Albany, emerging technologies in solar energy, recent legislation and incentives, and strategies implemented in peer communities around the Midwest. Using this research, a set of best practices for solar applications and recommendations for the city have been compiled to guide New Albany down the path to becoming a solar-ready community.

#### Solar Energy in New Albany Today

Currently, the zoning code for the city of New Albany does not provide regulations for solar energy systems. There are no specific zoning regulations for solar panels that are applicable to residential neighborhoods; it often falls to Homeowners Associations within the city to regulate their installation. Historically, the city has used standards in the Design Guidelines and Requirements (DGRs) and accessory structures chapter to help guide the location of solar panels on the ground and on buildings. The city does require a zoning permit and electrical sub-permit for solar panels.

The city has completed one solar panel project to-date, which was the installation of 271 panels on the roof of the New Albany Public Service Complex garage in 2021. This installation came about as a result of the Engage New Albany Strategic Plan, which recommends the adoption of alternative energy sources within the city. This strategy contributes to the city's larger goal of promoting environmental sustainability in the community.

As New Albany moves toward the future of solar energy in the community, providing more detailed guidelines for solar installations will make for a much smoother design and permitting process. Looking at different types of solar use applications and analyzing how these different types of installations can fit into the context of New Albany is an important first step to understanding solar energy. This information can help the city determine what to control for in a new set of DGRs geared toward solar panels. The next page contains a summary of the different types of solar use applications.



## **TYPES OF SOLAR APPLICATIONS**



#### Residential

Residential solar installations are typically mounted on a pitched roof, though some municipalities allow for ground-mounted panels in residential zones. These panels are typically installed parallel to the roof in a rectangular shape. Some innovative solutions, such as solar roof tiles, are discussed later in this document.



#### **Commercial & Industrial**

Commercial and industrial solar panels are often installed on flat roof structures or on the ground, depending on how much space is available on the site. Flat roof systems are usually installed at an angle to maximize the efficiency of each panel. Parapets on flat roof structures conveniently hide the equipment.



#### Institutional

Institutional solar energy refers to systems installed on public buildings, such as schools, churches, governmental facilities and other municipal buildings. These types of installations are often installed in a visible location that allows the city to proudly display its commitment to clean energy and sustainability in the public realm.



### **Community Solar**

Community solar is an emerging trend that gives entire neighborhoods and communities access to clean energy without installing panels on individual homes. These fields of solar arrays are often run by co-ops or energy providers to collect and distribute energy to many homes without the use of fossil fuels.



#### **Accessory Structures**

The use of solar panels on accessory structures includes a wide variety of potential uses. Carports, crosswalk lights, sheds, detached garages, pool houses, and accessory dwelling units are just some of the possibilities for accessory solar panel installations. These creative uses can be applied in private and public spaces.
### **RECENT SOLAR LEGISLATION**

Several new legislative changes took place in 2022 that have significant impacts on solar access in Ohio and the United States as a whole. Recent government efforts are attempting to make solar energy and other methods of collecting clean renewable energy more accessible to the general population. These measures include tax incentives for clean energy choices, investments in energy security, and protecting solar access for residents. The legislation affecting Ohio citizens include the national Inflation Reduction Act of 2022 and Ohio Senate Bill 61 regarding solar access in HOAs.

### Inflation Reduction Act

The Inflation Reduction Act of 2022 tackles many different issues, one of which is the fight against climate change. The bill aims to reduce energy costs for consumers while incentivizing clean energy, and additionally sets a goal to reduce U.S. carbon emissions by 40% by 2030. The provisions for clean energy in this bill include:

- Tax payers will be able to claim up to 30% of total cost in tax subsidies for the installation costs of residential solar energy systems as well as leased or purchased battery storage systems.
- Clean energy credits are set to last through 2024 for producing electricity from renewable sources, and through 2034 for residential clean energy. The 30% credit for nonbusiness energy property expenditures is extended through 2032.

- For the first time, publicly-owned utilities and non-profits will be eligible to claim the tax credits, which make up a large portion of energy providers in the United States.
- Overall, an estimated \$369 billion will be invested at the federal level into energy security and climate change efforts.
- The bill also encourages the purchase of American-made electric vehicles through subsidies and tax credits for vehicles placed in service through 2032. Using a solar energy system to charge an electric vehicle will eliminate both fossil fuel costs and gas emissions.

### Ohio Senate Bill 61: Solar Access

Ohio S.B. 61, which took effect on September 13, 2022, protects the rights of homeowners in planned communities who wish to install solar energy systems on their property. Many Homeowners Associations (HOAs) and Condominium Owners Associations (COAs) have regulations written in their declarations in regard to solar panels. Under S.B. 61, these associations are to be limited in how they can regulate solar panels within their communities. The following is a summary of the major implications of the bill:

- Solar panels are a permissible use in planned communities unless expressly prohibited by the HOA or COA.
- Associations who do not prohibit solar panels in their communities may only place "reasonable restrictions" on the size, place, and manner of solar panel installations. The bill does not define what a reasonable restriction looks like.

- Homeowners whose HOA does not prohibit solar panels are permitted to install them if the cost to "insure, maintain, repair, and replace" the panels is covered entirely by the homeowner or if the community's declaration specifically allows and regulates the installation of solar panels within the community. The declaration must also establish the homeowner's responsibility to "insure, maintain, repair, and replace" the panels.
- Homeowners in violation of the above rules must be given written notice of the violation before a charge for damages is issued.
- Condominium owners are further restricted in that their COA declarations must also state that the condominium unit includes the roof in addition to the conditions above.

### **SOLAR TRENDS AND EMERGING TECHNOLOGIES**

Solar energy continues to grow and evolve as technology becomes less expensive and more widely available. More people are looking for clean and sustainable energy solutions and companies are continually delivering new innovations to the market. With new incentive programs at the federal level and more statewide funding opportunities available, the future growth of the solar energy industry demands more creative solutions and continued refinement of existing ideas. The following trends and emerging technologies in solar energy highlight some of the innovative solutions being introduced today.

### **Building Integrated Photovoltaics**

Building-integrated photovoltaics (BIPV) involves the aesthetic enhancement for solar products to match the appearance of a building for a more traditional or refined appearance. Many people desire a way to integrate solar energy into their homes or businesses but find the appearance of conventional solar panels to be abrasive or distracting.

Some companies offer solar skin design, a graphic skin for photovoltaic panels to create a design or match the appearance of existing roof tiles to make solar systems more visually appealing.

Solar roof shingles are typically comprised of glass solar tiles and steel roofing tiles, integrating solar energy capability into a seamless roof design. As solutions like this become more widely available, the prospect of residential solar becomes more attractive.

Clear PV glass panels have also been used for windows, skylights, building facades and more. These panels are more customizable in appearance and let sunlight into a building while they harness the sun's rays.



Solar shingle products provide a more seamless, less conspicuous appearance to rooftop solar than traditional solar panel installations.



This skylight in the Cuyahoga Community College STEM Building provides light to the atrium while collecting solar energy.

### Solar Tracking Mounts

Tracking mounts allow for solar energy collection to be maximized by tilting panels to follow the sun's path throughout the day. They can be single- or dual-axis depending on how much flexibility is desired and what direction the panels are facing. Tracking mounts are especially useful for ground-mounted solar arrays where there may be more obstructions between the panels and the sun.

With solar panel prices declining over 60% since 2010, the price of tracking mounts now outweighs the price of panels themselves, making tracking mounts a less likely option when space isn't a concern. However, if space is limited, a tracking mount can produce an additional 20-30% increase in production from a solar panel.



Source: Solar Reviews

### Solar Energy Storage

Solar energy systems often require some form of energy storage because the panels alone are only able to collect energy. The other option would be for excess energy to be sent back into the grid. Some methods of storage include a solar battery or a solar thermal fuel.

Solar batteries are ancillary equipment that store harvested solar energy just like a regular battery. They are typically installed on the exterior of a building in an inconspicuous location, like the side or rear. Solar thermal fuels are an alternative to conventional battery storage. Thermal fuels store solar energy as a charged liquid rather than as heat to prevent energy dissipation over time as heat naturally cools. This allows more solar energy to be stored overnight or on cloudy days without energy being lost.



Solar panels and building-integrated systems are often bundled with battery storage devices, allowing energy to be stored and used later.



Source: Chalmers University of Technology

### Floatovoltaics

Floating PV solar panels, also referred to as floatovoltaics, are a unique installation type that taps into unused surface area on ponds, lakes and reservoirs. Floating PV panels on a body of water allows solar energy to be captured on a large swath of unobstructed "land". The concept was first introduced in Japan in 2007 and has been implemented in various locations around the globe since.

The floatovoltaic system is mutually beneficial. The cooling effect of the water keeps the panels from overheating and reduces energy spent on operating cooling mechanisms, and the water can help keep the panels from getting dirty. In return, the water management procedure is benefited by the panels which cast shade onto the water's surface, preventing excessive algae growth and inhibiting evaporation. Studies from the National Renewable Energy Laboratory (NREL) have shown that floatovoltaics implemented on just one-fourth of the United States's manmade reservoirs could produce 10% of the nation's energy needs.

This method of installing solar farms has the potential to produce a significant amount of energy from solar power without taking up large amounts of undeveloped land, and even tends to be less expensive than land installations because there is no need to clear land or treat soil in preparation for the solar array.



A water treatment facility in Walden, Colorado has embraced floatovoltaics.



The United States Army unveiled their own floating solar energy system at Big Muddy Lake at Fort Bragg in North Carolina in June of 2022. It's the first floating solar array implemented by the Department of Defense.

### Parking Lot Solar Installations

Another innovative method of applying solar energy collection to underutilized spaces is the use of solar arrays as carports covering large parking lots. These types of installations sit over top parking spaces, collecting solar energy in a large, unobstructed location while providing shade to the cars parked below. These types of solutions are especially popular in hot or arid climates such as Arizona and California, but parking lot solar installations can be effective anywhere since the lots have already accounted for land clearing and stormwater impacts.

An excellent example of a local parking lot solar installation can be found at the JP Morgan Chase McCoy Center at Polaris in Columbus. The massive array (pictured top-right) was completed in 2021 and is comprised of about 40,000 solar panels spanning over 165,000 square feet of parking lot. The panels are estimated to produce 14.8 megawatts of power, enough to run over 1,000 homes. This array comes in addition to panels installed several years prior on the building itself. Together, the panels installed on site will be able to meet 75% of the McCoy Center's The parking lot solar project at the McCoy Center is the second largest commercial office solar installation in the world, only outnumbered by Apple's offices in Cupertino.



The JP Morgan Chase McCoy Center at Polaris has an abundantly large parking lot which has been leveraged as an alternative energy source.



### Solar-Ready Building Design

Several places around the United States including the state of California and Tucson, Arizona have added solar-ready design mandates to their legislation to ensure new construction is prepared to host solar energy systems. Solar-ready design considers multiple factors when designing a site: building orientation and shading, roof design and specifications, PV equipment and installation considerations, and initial PV system design. Ensuring these factors are conducive to solar energy applications makes for a smoother installation process in the future if property owners wish to install solar panels.

In addition to these building and site planning tenets, solar ready design should also take existing policies, zoning laws, and permitting requirements into consideration. The end goal is to ensure solar energy is viable on future sites with a hassle-free process.

#### Source: NREL



Site layout can have a significant impact on where solar panels are considered feasible, both on buildings or ground installations.

#### Source: A1 Solar Store



Various factors can make for the ideal roof conditions for a solar panel installation, including slope, material, and orientation relative to the sun.

### Photovoltaic Noise Barriers

Highways are often lined with noise barriers to reduce noise pollution into populated areas. Simultaneously, these noise barriers can reduce air pollution by containing emissions within the highway area and reducing the spread of harmful fumes. Constructing noise barriers out of PV materials provides a great opportunity to collect renewable energy in addition to the benefits of reduced noise and air pollution from highways.



The PV barrier technique has been applied to a highway in Italy, mitigating noise pollution while generating clean energy.

### SolSmart Designation Program

A popular pursuit among many communities is the SolSmart program. SolSmart recognizes cities, counties, and regional organizations who have taken up initiatives to develop their local solar markets. The program was launched in 2016 by the International City/County Management Association and the Interstate Renewable Energy Council (IREC) to award designation to local governments and regional organizations who meet the goals of the program.

SolSmart offers no-cost technical assistance to communities seeking designation. This assistance can consist of in-person or online consultations, with some communities hosting a SolSmart Advisor on-site for up to six months at no cost to the community. SolSmart criteria are organized into five categories: Permitting and Inspection, Planning and Zoning, Government Operations, Community Engagement, and Market Development. Communities can achieve designation at the Bronze, Silver, or Gold level depending on how many credits are earned in each of the five criteria categories.

The benefits of the SolSmart designation process include saving money at the local government level, fostering growth in the local economy, and helping the community gain national recognition for its solar energy provisions. More information on the program can be found at: <u>https://</u> <u>solsmart.org/</u>.



Currently, there are over 400 cities, counties, and regional organizations around the country who have achieved SolSmart designation, including 11 communities and organizations in Ohio.

### **Draft Recommendations for Solar Trends**

### 1. Highly encourage the use of building-integrated photovoltaics in new

### construction and renovation projects.

These products are much less conspicuous than traditional solar panel installations and can contribute to the aesthetic and design of the building.

### 2. Create internal criteria for when solar tracking mounts are appropriate uses.

These mounts can be considered in proposals for commercial, institutional, or community solar uses in which space is limited and output needs to be maximized. Aesthetic concerns, excess energy use, and noise drawbacks should be considered before approval.

### 3. Allow the use of solar energy storage in all use applications.

While excess energy can be returned to the grid through net metering, allowing for energy storage increases community resilience in the event of outages. Design Guidelines and Requirements (DGRs) can define preferred appearances or installation parameters for these storage devices.

## 4. Explore the use of floatovoltaics as an alternative to ground-mounted array proposals on applicable properties.

Properties that have retention ponds or similar bodies of water can leverage these features to maintain more open or developable land.

### 5. Consider a solar-ready design regulation for new buildings.

This regulation may facilitate future solar installations while abiding by the aesthetic considerations for solar panels. Regulations may include limiting the amount of shade cast on a site or encouraging south-facing roofs when applicable.

### 6. Analyze the potential for PV noise barriers as a possibility for New Albany.

These noise barriers may be another way for industrial properties to integrate solar energy, or could even become a source of community solar along SR 161.

## 7. Consider implementing solar panels as part of the parking lot design code for future parking lots built in New Albany.

New Albany's codified ordinances already contain a section that regulates the design and landscaping of parking lots built in the city. Solar panels could be added to these design requirements in various ways to further encourage renewable energy in the city.

## 8. Consider applying to the SolSmart Designation program to recognize New Albany's commitment to solar energy.

### **SOLAR TRENDS AND EMERGING TECHNOLOGIES**

Recommended Appropriate Use Applications

	Residential	Commercial	Institutional	Village Center	Community Solar	Accessory Structures
Building-Integrated Photovoltaics	X	X	X	X		X
Solar Tracking Mounts		<b>X</b> *	<b>X</b> *		<b>X</b> *	
Solar Energy Storage	X	X	X	X	X	X
Floatovoltaics		X	X		X	
Solar-Ready Building Design	X	X	X	X		
Photovoltaic Noise Barriers		X			X	
Parking Lot Solar Installations		X	X	X		

\* = conditional use

### **CASE STUDIES IN SOLAR ENERGY PROVISIONS**

This section contains case studies from peer communities around Central Ohio and beyond, each of which New Albany may choose to look toward as a reference when building their own solar energy guidelines. Each community has a slightly different approach to regulating solar panel installations: some have updated their zoning code language to allow for solar energy, while others use design guidelines or precedents and an architectural review process to determine the appropriateness of an installation. Different permitting processes, aesthetic considerations, and solar energy incentives exist in each of

the peer communities depending on the priorities of that community. The goal of these case studies is to use existing provisions in similar jurisdictions to help New Albany determine their priorities and concerns when building out solar energy guidelines and regulations. The methods of regulation seen in these communities were also used to inform the best practice recommendations found later in this document (see page 40.)

Additionally, links to each peer community's solar energy websites and other relevant resources can be found on page 58.

### The Scale Bar

Each peer community has a scale bar which indicates how the design guidelines, zoning codes, processes and other regulatory functions of that community restrict or inhibit the installation of solar panels. This rating is informed by various factors such as:

- Whether or not solar is permitted in the codified ordinances, and which zones solar is permitted in
- Conditional use criteria for solar installations
- Types of regulations enforced on solar installations (location, setbacks, screening, color, shape, and more)
- Solar resources available online to community members
- What, if any, review processes must be followed before installing solar

#### How restrictive?



• What, if any, local monetary incentives are available to offset the cost of solar panels and equipment

These considerations provide a baseline for the level of difficulty to install solar on homes or businesses. This is not to say that any of these communities are actively prohibiting solar energy, but rather to provide some insight on how each community's regulations affect the solar installation process. The goal is to use this scale bar as a reference point that summarizes how each community's policies and guidelines affect the solar panel installation process.

### PEER COMMUNITY: UPPER ARLINGTON, OHIO



### Key findings:

- SolSmart Gold community
- Updated zoning code •
- Front of house installations allowed •
- Solar by-right accessory use •
- Online checklist •
- Streamlined permitting process •
- Solar-trained staff •
- Online map of solar installations •
- Same regulations for residential • and commercial structures

#### How restrictive?



### Top priorities:



Access to solar energy

Expedited process

Promote solar industry

Upper Arlington is one of Central Ohio's leaders in sustainability. The city has many different programs surrounding renewable energy and natural resource conservation that set it apart from other communities in the region.

Upper Arlington is Ohio's first SolSmart Gold certified community. This recognizes the city as a leader in solar energy development. The city's policies and processes related to solar energy are not particularly restrictive when it comes to design or procedure, making it one of the easier places for residents to install solar energy systems on their properties.

### **Zoning Code Regulations**

Upper Arlington's zoning code has few restrictions and regulations which make it easier for residents to install solar panels. Some regulations include:

- Ground-mounted solar panels larger than 2 square feet in area may be located in a rear or side yard only, must maintain a 10-foot setback from property lines, and be fully screened from adjacent properties.
- Roof-mounted panels are expressly

### **SolSmart Designation**

Upper Arlington has implemented various policies and resources that helped the city achieve SolSmart Gold designation. Some of the criteria met include:

- An online permitting checklist has been made available online for community members and solar installers to reference.
- The city identified and resolved restrictive language in the local zoning code that was intentionally or

In Central Ohio, Upper Arlington is one of the few communities to allow street-facing rooftop solar panel installations on homes and businesses without having to apply for code variances or submit designs to a review board. The city maintains a map of solar energy systems that have been installed since 2017 to show how their policy changes and streamlined process have made it easier for residents and business owners to go solar.

permitted "on any principal residence, detached garage or accessory structure."

- Solar panels installed on a pitched roof may not project vertically above the roof peak.
- Solar panels installed on a flat roof may not project more than 5 feet above the roof surface.
- The code does not provide different regulations between residential and commercial uses.

unintentionally inhibiting solar energy development.

- The updated code allows solar byright accessory uses in all zones to eliminate the need for special permits or hearings.
- Inspection and permitting staff in the city are trained in solar photovoltaic (PV) technology.
- A streamlined permitting process has been implemented for small PV systems.

### PEER COMMUNITY: GERMAN VILLAGE, OHIO



### Key findings:

- Design guidelines
- Historic district preservation
- Architectural review process
- Stricter regulations than city zoning code enforces
- No publicly visible solar panels
- Solar panels on non-historic parts of buildings
- No mention of regulations for commercial buildings
- No mention of ground-mounted panel regulations

#### How restrictive?

Top priorities:



Historic preservation

Maintain community

character

high



Regulate design

German Village is a historic district in Columbus, meaning the city of Columbus is responsible for code enforcement in the district. But with the distinct character and rich history of the neighborhood, many residents feel that the architectural charm of the area needs to be protected. Instead of relying on zoning code for solar panel regulation, German Village uses historic preservation design guidelines and an architectural review process for exterior changes to historic homes. These guidelines and review processes help maintain the historic character and aesthetic of the neighborhood.

### **German Village Commission Approval**

Any exterior changes to buildings in the neighborhood must be submitted to the German Village Commission, the body responsible for architectural review in German Village. Applicants must receive a Certificate of Appropriateness (COA) from the Commission before any exterior modifications are made. This process ensures a few different things:

• Any changes to the neighborhood remain consistent with German Village Guidelines.

The German Village Society has a page on their website outlining the benefits of solar energy systems and some of the guidelines for solar panel installations in the neighborhood. German Village generally encourages residents to implement solar to improve the sustainability in the neighborhood, but there are many aesthetic considerations that will need to be approved by the German Village Commission before proceeding. More information can be found here: <u>https://germanvillage.com/</u> <u>making-german-village-even-greener-</u> solar-panels/.

- Changes made to historic properties are appropriately documented.
- Solar panels are not visible from the public right-of-way.
- Solar panels do not detract from the historic character of the home.
- The guidelines used to determine appropriateness make no mention of different regulations for commercial properties in the district.

### **National Park Service Historic Preservation Guidelines**

German Village's criteria for solar energy are informed by the National Park Service's Rehabilitation Standards and Guidelines for solar technology. Some of their recommendations include:

- Install solar panels on the non-historic portion of the house when possible.
- Implement a low-profile installation to keep solar panels out of view from the public right-of-way.

- Ensure the solar energy system does not damage the historic character or materials of the home.
- Install solar panels parallel to the roof to reduce visibility.

For a full list of NPS's standards and guidelines on solar technology, visit <u>https://www.nps.gov/tps/standards/</u> <u>rehabilitation/guidelines/solar-technology.</u> <u>htm.</u>

### **PEER COMMUNITY: WESTERVILLE, OHIO**



### Key findings:

- Updated zoning code
- Solar rebates
- Front of house installations allowed
- Design requirements written in zoning code
- Regulated appearance for panels
- Building and zoning permitting process
- Same regulations for residential and commercial structures

#### How restrictive?



Westerville is another Central Ohio community that allows for solar panel installations on the fronts of buildings in their solar energy guidelines, although the city is not SolSmart designated like Upper Arlington. Westerville's solar energy guidelines can be found in the city's zoning code.

In addition to the zoning regulations, Westerville also has a Commercial Solar Rebate Program that encourages businesses to implement solar energy by offsetting the cost of installation for commercial partners. The rebate program offers \$.10 per watt up to \$10,000. American Municipal Power, in partnership with the Westerville Electric Division, offers the EcoSmart Choice program which gives Westerville customers the option to join and offset their monthly electricity usage with renewable energy for a small additional fee.

Westerville's detailed regulations on solar panel installations combined with the various incentives and rebates available to the community provide a nice balance between regulating design parameters and encouraging clean energy in the city.

### **Zoning Code Regulations**

Limitations on solar energy in Westerville include:

• Zones where solar is permitted

Flat roof installations not visible from any street are permitted in all zones.

Pitched roof installations are permitted in all zones except Non-residential Planned Districts and Uptown Zoning District.

Roof-mounted systems in Planned Zoning Districts (except residential planned districts) and the Uptown Zoning District are conditional uses; these require adherence to additional design guidelines and Planning Commission approval.

Ground installations are conditional uses in all zoning districts that require additional design guidelines and Planning Commission approval.

- Roof installation limitations on location, height, appearance
- Ground installation limitations on setbacks, screening, and maintenance

Roof-mounted solar systems are to be installed in a regular quadrangular shape and may not project vertically from a pitched roof. Flat roof installations may project vertically as long as they are not visible from the street. Appearance regulations in the zoning code include a non-reflective coating, uniform color and appearance, structural supports that do not extend more than five inches from the roof surface, and all wires installed below the roof line. These regulations are the same for residential and commercial applications.

All alternative energy system proposals require a building permit from the Chief Building Official and zoning certificate issued by the Zoning Officer before a system can be installed. The application must be submitted to the Planning and Zoning Department and include the following:

- Site plans
- Description of proposed energy system
- Specifications
- Landscaping plans
- Written consent from landowner (if applicant is not owner)

All of Westerville's zoning regulations for solar panels can be found in the city's code of ordinances under section 1176.06.

### **PEER COMMUNITY: DUBLIN, OHIO**



### Key findings:

- Solar panels permitted only in specific business districts
- Encourage sustainable businesses
- LEED Gold-certified buildings
- Ongoing discussions of residential solar panels
- Concerns for maintaining aesthetics
- In-progress zoning code amendment

#### How restrictive?

Top priorities:



Maintain community character

Showcase sustainability

Promote solar industry

At the time of this report, the city of Dublin currently has very little legislation that regulates solar energy within the community. According to a recent Neighborhood Association Leadership meeting, solar panel regulations exist within the Bridge Street District, West Innovation District, and the Dublin Corporate Area.

The city has long remained silent on solar energy in all other residential and commercial applications, which is a concern among many community members who are looking for solar panel guidelines that pertain to their homes or businesses. The Planning and

### **Existing Regulations in Special Districts**

According to a recent Neighborhood Association Leadership meeting, solar panel provisions are in place in the following districts:

- Bridge Street District
- West Innovation District
- Dublin Corporate Area

Use of alternative energy is specifically encouraged within the Innovation District. This district is given incentive to construct

### Future of Solar Energy in Dublin

The Planning and Zoning Commission's ongoing discussions on solar panels within the city have been focused on aesthetic considerations in commercial and residential settings.

The biggest concern amongst residents is that there are differing opinions on whether solar panels should be permitted on the fronts of buildings or otherwise visible to the public. Other aesthetic concerns on the manner of installation and Zoning Commission has been having ongoing conversations related to a code amendment to define regulations on solar panel installations in all applications. As of the Commission's October 20, 2022 meeting, the motion to write a code amendment has been approved. The city is looking to regulate residential and nonresidential applications using the same criteria except for allowing larger groundmounted installations in non-residential zones. The Commission's desired regulations include only allowing rooftop solar on side- or rear-facing surfaces, requiring solar panels match the color of the roof, and screening for groundmounted installations.

LEED Gold-certified buildings, which may integrate solar panels to reach this certification. In the Bridge Street District, code language specifically permits the use of alternative energy systems, with some limitations on location and screening.

The only existing aesthetic requirement for building-mounted solar panels is that the equipment should be integrated into the architectural character of the building.

discussions of technologies such as solar roof tiles are brought up during the recent meetings.

The discussions being held in Dublin seem to align closely with New Albany's concerns for preserving community character. As Dublin's discussions advance and code amendments are made, the city of New Albany should continue to keep tabs on what regulations Dublin moves forward with in the future.

### **PEER COMMUNITY: BEXLEY, OHIO**



### Key findings:

- SolSmart designation in progress
- Solar webpage with resource directory
- Zoning code update
- Architectural review process
- Front of house installations conditionally permitted
- Group bulk purchasing of solar energy
- Same regulations for residential and commercial structures

#### How restrictive?



Access to solar energy

Expedited process

The city of Bexley is committed to becoming a more sustainable community while preserving the aesthetics of their neighborhoods. The city encourages residents who are interested in renewable energy to pursue installations on their homes, and the city code includes solar zoning provisions to help residents determine how to approach solar energy installations on their individual homes.

Bexley is working to become a SolSmart designated community. The city's solar webpage outlines some of their efforts to make installing and accessing solar energy easier for residents and businesses. Bexley announced in July of 2022 that the city would be joining the city of Columbus and Solar United Neighbors of Ohio in a regional co-op program that provides group bulk purchasing of solar energy and installation. The program welcomed members from anywhere in the Columbus area, but Bexley took an active role in promoting the co-op to community members. The co-op closed to new members on October 15, 2022 with a total of 265 members enrolled.

### **Zoning Code Regulations**

Bexley's zoning code outlines different requirements for rear-facing solar panels and front-facing solar panels. Front-facing installations are subject to the approval of the Architectural Review Board (ARB) and requires a site analysis that justifies the location of the installation.

Roof-mounted solar panels, regardless of location, cannot project vertically above the roof peak, nor should flat-roof installations project vertically more than four feet above the roof. Ground-mounted

### Solar Webpage

Bexley's solar resource webpage includes many useful tools for residents and business owners to utilize when exploring options for solar energy.

Checklists for the solar permitting and inspection processes are available on the website and are separated into two categories: solar panels not facing the street and solar panels facing the street. This resource guides applicants through all the necessary steps for their installation. solar panels larger than 2 square feet are permitted in rear or side yards only, and must maintain a setback of at least ten feet from property lines. Ground-mounted and flat roof installations must also be appropriately screened from adjacent properties, as determined by the ARB and applicable design guidelines.

Installations totaling less than 2 square feet or those installed within the right-ofway by the city of Bexley are exempt from these code regulations.

The webpage also provides links to different resources including where to find a contractor, financing and incentives available at federal and state levels, consumer protection information, state policies related to solar access and solar rights, and a solar map for determining the solar potential of a specific building or property. This resource is extremely user-friendly and helpful for anyone in the community considering solar energy.

### PEER COMMUNITY: SHAKER HEIGHTS, OHIO



### Key findings:

- Design guidelines
- Architectural review process
- Solar webpage with resource directory and step-by-step guide
- No mention of solar panels in codified ordinances
- Historic preservation focus
- All solar installations conditionally permitted
- Same design precedents for residential and commercial structures

#### How restrictive?

Top priorities:



Maintain community character

high



Historic preservation

Regulate design

Shaker Heights, a suburb of Cleveland, is known for having strict zoning and building codes that maintain the character and aesthetic of the community. To maintain the beauty of Shaker Heights while encouraging sustainable practices and solar energy, the city has provided various resources to help community members decide whether solar is the right investment for their home or business.

The city of Shaker Heights does not mention solar panels at all in their zoning code due to the diversity of homes and commercial buildings found within the city.

**Solar Guide for Residents** 

As mentioned above, Shaker Heights provides a solar guide to residents interested in solar energy systems for their properties. Sections of this guide include first steps, getting quotes, installation, and understanding the rules of solar installation in the city.

The guide suggests home and business owners invest in an energy audit and to inspect their roof to ensure solar is an appropriate and viable next step. From there, residents should obtain quotes

### **Architectural Board of Review**

Since there is no language in Shaker Heights' codified ordinances regarding solar panels nor is there a written set of design guidelines and recommendations, solar panel installation projects are instead reviewed and held to various precedents set by the ABR. These precedents include:

- The ABR prefers residents not place panels on the front of the building.
- The ABR prefers black solar panels and supporting structures.

Instead of trying to implement standard rules for installation on every type of home or commercial building, all solar installation projects are submitted to the Architectural Board of Review (ABR) and approved or denied on a case-by-case basis.

Like Bexley, the city maintains a solar webpage which is titled the "Solar Guide." The webpage includes information and resources covering the various steps involved in the solar installation process.

from multiple installers to survey their options, and the city provides a list of installation companies that serve the area. Considerations for inquiring with installers are also listed on the webpage.

Finally, the solar guide outlines the precedents for solar installations that have been put in place by the Architectural Board of Review (ABR), the body responsible for reviewing all solar installations in the city.

- Panels should be flat to level with the roof and about 6 inches off the roof.
- Panels should be installed in a regular pattern on the roof.
- Electrical panels and converters are located in an unobtrusive location, like the back of the building.
- Lines are run inside the building, or if outside, enclosed in conduit matching the house color and placed in an unobtrusive area.

### **PEER COMMUNITY: CARMEL, INDIANA**



### Key findings:

- SolSmart Silver designation
- Updated zoning code
- Improved permitting and inspection process
- Solar webpage with resource directory
- Education and engagement efforts
- City-owned solar arrays
- Same regulations for residential and commercial structures

#### How restrictive?



### Top priorities:



Access to solar energy

Maintain community character



Showcase sustainability

The city of Carmel, Indiana is a suburb north of Indianapolis that is dedicated to fostering a more sustainable community. In 2021, Carmel issued a statement announcing its commitment to becoming a SolSmart-designated community. The goals outlined in this statement included a review of the current permitting processes and best practices, a revision of the planning and zoning process to enhance solar energy options without compromising history or character, and supporting local solar energy development through education and engagement efforts, including group purchase programs.

Through various efforts, the city of Caramel achieved SolSmart Silver designation and continues to work towards promoting solar energy development in the city.

Some of the ways Carmel has become a solar-focused community include updating their permitting and inspection processes, providing online checklists, updating the city's zoning code to allow for solar, and installing city-owned solar arrays to support public utilities.

### **Zoning Code Regulations**

The city of Caramel updated its codified ordinances to permit solar panels as accessory uses in all zoning districts with the approval of a building permit. Panels may be ground-mounted or roofmounted with varying regulations on each installation type. These provisions do not differ between residential and commercial applications.

Ground-mounted panels cannot be located in a front yard adjacent to a street,

### **City-owned Solar Arrays**

Carmel installed two of its own solar arrays in 2020: one at the city's water treatment facility, and another near the city's largest sewer lift station. These solar arrays help power the city's water and sewage treatment activities. Together, the two arrays are made up of nearly 3,000 panels at 365W per panel, and the systems combined generate electricity amounts equivalent to what roughly 1,200 homes would use in one year. The arrays will provide savings of \$140,000 per year; with and must have a minimum setback of 25 feet behind the principal building's front face or principal building setback line, whichever is greater. The panels must also be 5 feet from any side or rear property line and 3 feet away from any easements.

Roof-mounted panels must be mounted to an existing or approved building and the structure cannot exceed the height limit for the applicable zoning district with the addition of solar panels.

the average solar panel life span of 25-30 years, the city could save up to \$1.8 million in future city utility costs.

In spring of 2021, the city arranged a dedication ceremony for the new systems with tours of the facilities and educational materials. These measures help Carmel educate its residents on the benefits of solar and showcase the city's commitment to sustainable practices and clean energy.

### **PEER COMMUNITY: NAPERVILLE, ILLINOIS**



### Key findings:

- SolSmart Silver community
- Updated zoning code
- Technical regulations based on electricity usage and utility connection standards
- Solar rebates and grants
- Historic district guidelines
- Regulations for building-integrated and building-mounted installations
- Different sizes permitted for residential and commercial ground-mounted systems

#### How restrictive?



Naperville is a suburb of Chicago that was also recognized as a SolSmart Silver community in 2019. The city is committed to environmental sustainability and has been working to reduce barriers to solar energy growth for Naperville residents.

Naperville's solar guidelines cover many different topics from utility connection standards and load calculations to zoning regulations and historic district guidelines. But even with these restrictions, the city has made solar energy more accessible for residents and businesses within Naperville through a variety of initiatives. Like many other communities, Naperville has updated its zoning code to include provisions for solar energy and provided a permitting checklist for solar customers. One thing that sets Naperville apart from other peer communities is that the city's zoning code creates separate provisions for building-integrated solar energy systems and building-mounted systems. This distinction recognizes the innovations of things like PV glass and solar roof tiles as more aesthetically cohesive and acceptable applications of solar technology.

### **Zoning Code Regulations**

Building-integrated, building-mounted, and small-scale ground-mounted systems are permitted in all zoning districts in Naperville. Large-scale and medium-scale ground-mounted systems are permitted in all business and industrial districts, but can be authorized as conditional uses in residential districts.

Building-integrated systems have no regulations besides the approval of the Director of Public Utilities and the Director of Transportation, Engineering and Development.

**Funding for Renewable Energy** 

In addition to any federal or state funding available to Illinois residents, the city of Naperville offers some local funding opportunities for solar energy.

City of Naperville Electric Utility offers rebates ranging anywhere from \$1,000 to \$3,000 to homeowners who purchase and install either roof-mounted solar panels or a solar water heating system to their home. Residents need only to fill out an online application and provide any supporting Building-mounted systems must get approval from the same authorities, and may extend up to 3 feet above the maximum building height on flat roofs. Pitched roof installations must conform to the height of the existing roof.

Ground-mounted systems may not exceed 8 feet in height and must maintain at least a 5-foot setback from property lines. Ground installations are not permitted in a front yard or corner side yard, nor may they be located in any public easement.

documents to be eligible for the rebate program.

The Naperville Renewable Energy Program is a grant opportunity for non-residential customers to receive financial assistance for their renewable energy projects. Grants are up to \$50,000 maximum reimbursement or 50% of the applicant's total project cost. Award amounts may not exceed the total project cost.

### Peer Community Codes and Guidelines Summary

The following pages contain a consolidated summary of each peer community's regulations and guidelines for solar panel installations within their jurisdiction. This is meant to be a quick reference point to use for comparing solar panel provisions across the different peer communities and identifying common regulation parameters. The summary is broken out into three sections: General Regulations, Roof-mounted Regulations, and Ground-mounted Regulations. Each section outlines how each community approached regulations for various factors such as setbacks, screening, and panel location, size and height. Any community listed as "N/A" for a section does not necessarily mean there are no limitations; rather, that city does not explicitly define any limitations for that factor in their zoning code or design guidelines.

### Codes and Guidelines Summary

#### **General Regulations**

Zonos	whore	colar	ic	norm	ittad
Zones	where	Solar	IS	perm	ntea

Upper Arlington	All zoning districts
German Village	N/A
Westerville	Flat roof installations not visible from right-of-way permitted in all zoning districts
	Pitched roof installations permitted in all zoning districts except Non-residential Planned Districts and Uptown Zoning District; can be permitted as a conditional use in these zones with additional regulations
	Pitched roof installations may be administratively approved in Planned Residential and Planned Neighborhood Districts unless prohibited by underlying zoning to a property
	Ground-mounted installations are conditional uses in all zoning districts
Dublin	Permitted only in the Bridge Street District, West Innovation District, and Dublin Corporate Area
	Code amendment in progress to allow solar in more zoning districts
Bexley	All zoning districts
Shaker Heights	Conditional use in all zoning districts
Carmel	All zoning districts
Naperville	Building-integrated installations permitted in all zoning districts
	Building-mounted and ground-mounted permitted in all Business Districts and Industrial Districts
	Building-mounted and small-scale ground-mounted permitted in all Residential Districts
	Large-scale and medium-scale ground-mounted systems may be conditionally permitted in Residential Districts

#### Aesthetic considerations

Upper Arlington	N/A
German Village	All installations are subject to architectural review and approval of the German Village Commission
Westerville	All panels must have a non-reflective coating to reduce glare
	Must be uniform in appearance and color
	Mounting brackets and structural supports shall not extend more than 5 inches above the roof surface and shall be covered in a manner architecturally compatible with the building
Dublin	Building-mounted solar panel equipment should be integrated into the architectural character of the building in zones where currently permitted

### Codes and Guidelines Summary

Bexley	Color of rooftop panels should be complementary to the color of the roof
	Flat roof installations should be appropriately screened, as determined by the Architectural Review Board
	No glare or reflection shall be permitted that impairs the vision of a driver of any motor vehicle
	Wiring and supporting structures should be minimally visible from right-of-way
Shaker Heights	All installations are subject to Architectural Board of Review approval
	Black solar panels and supporting structures are preferred
	Electrical panels and converters should be located in an unobtrusive location
	Electricity lines should be run inside the house when possible, or enclosed in conduit that matches the building color and placed in an unobtrusive location
Carmel	N/A
Naperville	Systems must be maintained in good repair and operable condition at all times; the city may issue written notification when a system fails to comply with standards and give the owner 90 days to either repair or remove the system
	Solar proposals in the Naperville Historic District must obtain a Certificate of Appropriateness from the Historic Preservation Commission

#### **Roof-mounted Regulations**

#### Location

Upper Arlington	May be located on any principal residence, detached garage, or accessory structure
German Village	Should not be visible from public right-of-way
	Should be installed on non-historic portions of building when possible
Westerville	No portion of roof-mounted installations may extend below roof line or above highest point of roof
	Positioned within roof plane with a proportional margin of roof between panels and roof plane edges
Dublin	N/A
Bexley	Roof- and flush-mounted panels are subject to architectural review and approval unless not visible from right-of-way
	Rear and side locations are preferred
Shaker Heights	Rear and side locations preferred
Carmel	Must be mounted on the roof of an existing or approved building
	Must meet the same setbacks as the principal building where the system is mounted
Naperville	N/A

### Codes and Guidelines Summary

#### Size / Shape / Height

Upper Arlington	Shall not project vertically from the roof peak or more than 5 feet above a flat roof
German Village	Should not be visible from public right of way
Westerville	Shall be either integrated into the roof layer (i.e. solar roof tiles or similar product) or flush-mounted panels attached to the roof
	Shall not project vertically from pitched roofs; standard, low-profile mounting hardware is not considered a projection
	Flat-roof installations may project vertically if they are not visible from any street
	Panels should be installed in a regular quadrangular shape
Dublin	N/A
Bexley	Shall not project vertically above the peak of the roof on pitched installations
	Shall not project vertically more than 4 feet above a flat roof
	Configuration should be complementary to the roof line and avoid irregular shapes
Shaker Heights	Panels should be flat to level with the roof and about 6 inches off the roof
	Panels should be configured in a regular pattern when possible
Carmel	Addition of panels may not exceed the height limit of the principal structure for the applicable zoning district
Naperville	Flat-roof installations may extend up to 3 feet above maximum building height limit for the subject building type or up to 5 feet above the highest point of the roof line, whichever is less
	Pitched-roof installations must be flush with the roof

### **Ground-mounted Regulations**

#### Location / Setbacks

Upper Arlington	May be located in rear or side yard only Must maintain setback of 10 feet from property lines
	Only utilities may install ground-mounted panels within an easement
German Village	Unknown
Westerville	May be located in rear or side yard only Must adhere to setbacks of the underlying zoning district or development standards In Residential Districts, setback standards for accessory structures shall be met Explanation of why roof-mounted panels are not feasible is required to install panels on the ground Must be configured to prevent any negative impact of glare or reflection on any neighboring property or right-of-way
Dublin	N/A

### Codes and Guidelines Summary

Bexley	May be located in rear or side yard only
	Must maintain a setback of at least 10 feet from property lines
Shaker Heights	N/A
Carmel	Must be mounted on the same lot as the principal building panels are accessory to
	Must maintain a minimum setback of 25 feet behind the front line of the principal building or the principal building setback line, whichever is greater
	Must maintain a setback of 5 feet from side and rear property lines
	For corner and through lots, panels cannot be in any front yard adjacent to a street
	Must also maintain a setback of 3 feet from any easements
Naperville	All parts of system shall not be located within a front yard or corner side yard, nor in any utility, water, sewer, or other type of easement
	Must maintain a minimum setback of 5 feet from interior side and rear property lines

### Size / Shape / Height

Upper Arlington	Maximum height shall not exceed 8 feet
German Village	Unknown
Westerville	Maximum height shall not exceed 8 feet
Dublin	N/A
Bexley	Maximum height shall not exceed 6 feet
Shaker Heights	N/A
Carmel	Maximum height shall not exceed 18 feet
Naperville	Maximum height shall not exceed 8 feet when measured from base of pole to highest edge of system when oriented at maximum tilt

### % Lot Coverage

Upper Arlington	N/A
German Village	Unknown
Westerville	Ground area under installation must be maintained, or if hard surface is installed beneath panels, lot coverage standards in applicable district must be met
Dublin	N/A
Bexley	N/A
Shaker Heights	N/A
Carmel	Total lot coverage shall not exceed the maximum percentage for the applicable zoning district
	Additionally, panels may not exceed 75% of the principal building's ground floor area
Naperville	N/A

### Codes and Guidelines Summary

#### Screening

5	
Upper Arlington	Must be fully screened at grade from adjacent properties by fencing or structures (detached garage or other accessory structure) or a combination of evergreen and deciduous plantings
German Village	Unknown
Westerville	Appropriate landscaping and/or fencing is required for safety and screening purposes
	Panels shall be appropriately labeled and secured from unauthorized access
Dublin	N/A
Bexley	Must be fully screened at grade from adjacent properties by fencing or structures (detached garage or other accessory structure) or a combination of evergreen and deciduous plantings
Shaker Heights	N/A
Carmel	N/A
Naperville	N/A

# **BEST PRACTICES FOR SOLAR APPLICATIONS**



### **Draft Application Recommendations**

The best practices for solar use applications in New Albany are informed by the precedents gathered from each of the peer communities, as well as various reports and resources which outline strategies for solarizing communities. Through conversations held with the city, six different use application catergories have been identified and outlined with different best practices. The six categories are:

- Residential
- Commercial
- Institutional
- Village Center
- Community Solar
- Accessory Structures

Each category has an informed list of recommendations on how solar energy systems should be regulated in that application. These recommendations are tailored to New Albany, though in many cases it is recommended that the city follow in the footsteps of other communities. Using these categorized recommendations, New Albany can move towards drafting a code amendment or DGRs which will create provisions for solar energy in the city while maintaining character and regulating design.
### Residential

When it comes to regulating solar panels on residential applications, each community tends to take a different approach best suited for their goals and priorities. In the case of New Albany, preserving the character of the community is a high priority. The following recommendations outline steps New Albany should consider taking in order to regulate solar panels on residential applications.

### R.1. Encourage roof installations to be located in an inconspicuous location, such as the back or side of the house.

Like Bexley, New Albany should consider relaxing their rules for installations that aren't visible from the public right-of-way. Installations that are not visible to the public may be able to proceed straight to the permitting process, while those visible from the street could undergo an architectural review process before seeking permit approval. This process will ensure that publicly visible installations do not detract from the character of the home.

## R.2. Regulate the manner of installation of rooftop solar panels to have a regular shape and uniform appearance.

Common regulations among peer communities include setting a maximum distance from the roof for the installation, preferred colors for equipment, and mandating a quadrangular shape for the installation, just to name a few. These regulations can be tailored to the city's preferences, and the city can provide example imagery in their guidelines. Shaker Heights, Bexley, and German Village have more robust regulations that New Albany should use to inform their own regulatory tools.

## R.3. Utilize the permitting and review process to determine appropriateness of installation.

Many communities that allow solar panels require that installations obtain a permit and approval from the ARB before proceeding



with the installation. New Albany should use these types of processes, but ensure they are still simple, easy, and efficient for residents to complete. The city can consider only using the ARB for front-facing installations.

# R.4. Make ground-mounted solar a conditional use requiring additional criteria on setbacks, screening, and lot coverage.

Ground-mounted panels in residential areas are uncommon and generally more conspicuous than roof-mounted systems, which is why requiring a conditional use application and stricter criteria is recommended. Most communities prefer that ground-mounted installations be located away from public view or fully screened at grade, and these may be conditions that need to be met for the installation to be approved. Setback requirements should either follow the same ones as defined in each zoning district or may have a separate setback requirement specific to solar installations, such as 5 or 10 feet from property lines. Regulating the size and height of these installations is also recommended for residential areas. Each peer community has a different height limit for groundmounted solar, so it is recommended that New Albany considers a limit that is not overly restrictive nor too excessive and distracting. The most common limit among peer communities is a maximum of 8 feet, as seen in Upper Arlington, Westerville, and Naperville.

Among the peer communities, only two provide specific regulations for lot coverage: Westerville and Carmel. Since solar panels are usually defined as accessory uses within zoning codes, the best practice for regulating lot coverage would be to require groundmounted solar panels to follow the area and lot coverage standards for accessory structures found in the applicable zoning code.

## R.5. Review building-integrated solar products as building materials.

Dublin's draft code amendment proposes that building-integrated materials like solar roof tiles or solar windows need not be reviewed as solar panel installations, but as building materials instead. New Albany could take a similar approach to encourage the use of building-integrated PV systems through simplified processes and different criteria for these materials. This approach is more appropriate for building-integrated systems since the primary purpose of these products is as a building material, and would not require any retrofitting or mounting hardware of a traditional solar panel.

## R.6. Consider regulations that require new homes to be "solar-ready."

Solar-ready construction makes it easier for future residents to integrate solar energy systems into their homes without compromising beauty or character. While this recommendation can be applied to all use applications within the city, New Albany should create separate guidelines for residential structures since these tend to look much different from commercial structures. Roof pitch and orientation, for example, is one factor that will be a greater concern for solar readiness in residential zones.

### Commercial

The commercial category may include offices, retail spaces, and industrial or warehouse buildings. Solar installations on commercial buildings are highly encouraged in many places to help these businesses and districts achieve their sustainability goals. Dublin specifically set regulations within some of their special districts to encourage solar panels which can help buildings in these areas achieve LEED certification. Encouraging more businesses and industrial facilities to implement solar may mean having more relaxed regulations in commercial and industrial zones.

## C.1. Set general regulations for the manner of installation on flat roof commercial structures.

Many commercial buildings are flat roof structures with parapets that conveniently hide mechanical equipment. This makes solar panels easy to install and conceal. Regulations for flat roof installations should state that panels should be installed at an angle from the roof for optimal performance and should not project vertically above the roof after a certain height. Bexley's regulations state that flat roof installations should not project more than four feet from the roof surface, while Naperville's limit is 3 feet and Upper Arlington's is 5 feet. Another option would be to prohibit panels from projecting vertically above the roof to avoid being seen from the public right-ofway, which is the standard in Westerville. Either setting specific height limit or simply requiring that panels are not visible from the street will ensure flat-roof buildings maintain a uniform appearance with the addition of solar panels.

## C.2. Consider looser restrictions for commercial buildings that do not have flat roof structures.

For those commercial structures that do not have flat roofs and parapets to hide equipment, similar guidelines should be applied as those for pitched roof structures such as homes, but with some loosened



restrictions. Distance from the roof and quadrangular shapes can still be mandated, but loosening other restrictions like visibility from the public realm may be a possibility for commercial or industrial districts.

## C.3. Utilize the permitting and review process to determine appropriateness of installation.

A solar installation in a commercial shopping district may be subject to different scrutiny than one in a remote industrial district, therefore the permit and review process described for residential installations should also be applied to commercial buildings.

## C.4. Define setback and screening requirements for ground-mounted installations.

Some companies may want to opt for ground-mounted systems instead of roofmounted. The city should define what setbacks and screening methods would be appropriate for commercial and industrial zones. Following the setback requirements for accessory structures in the applicable zone is a good practice for commercial and industrial zones, as well as maintaining New Albany's screening requirements for groundmounted panels. Like Naperville, New Albany should allow for larger ground-mounted installations in commercial and industrial zones, while restricting them in residential zones.

### Institutional

Institutional solar applications are encouraged within communities because they set an example of renewable energy standards for the rest of the community to follow. Schools, churches, governmental facilities and other institutional buildings are all excellent candidates for large solar panel projects because these facilities are used by many people. With these buildings using large amounts of energy and serving large portions of the community, renewable energy has lots of potential on institutional sites.

### I.1. Ensure solar installations abide by the same installation regulations set out for other applications within New Albany.

The city should use the same guidelines as the ones set in residential and commercial applications when it comes to installations on institutional sites. Regulations on equipment color, quadrangular shape, projections and distance from rooftop all still apply for roof installations. It is important to hold institutions to the same standards as everyone else, if not higher.

## I.2. Make institutional solar applications visible to the community.

The one distinction that should be made between institutional solar and other applications is that it should be visible to the public if possible. This puts New Albany's openness to solar energy in the spotlight and encourages other community members to follow in the city's footsteps.

## I.3. Use institutional solar as an educational opportunity.

Institutional solar is not only on display to set an example, but also to educate community members on the benefits of solar energy. Creating educational opportunities with solar energy systems has the potential to influence more residents and neighborhoods in New Albany to invest in solar energy for their own homes once they understand it better.



## I.4. Define what types of locations qualify as institutional solar sites.

It's important for the city to define an institution before applying institutional solar guidelines to a solar project. Institutional locations are generally public spaces which may draw more attention than others and generate more awareness of the city's solar initiative. Parks, schools, churches, community centers, government buildings, and libraries are just some of the locations which many community members frequently use. Other examples of institutional locations that have been retrofitted with renewable energy include Upper Arlington's city hall and a church parking lot in Shaker Heights. Limits on what constitutes an institutional location will allow the city to determine when to apply these different design guidelines, while installations that fall outside the institutional definition may be held to other design standards, such as the commercial or Village Center guidelines.

### Village Center

The Village Center is New Albany's premier activity hub, with a distinct architectural style, beautified streets, walkability, and plenty of entertainment in the area. Preserving the charm of this community gathering place is extremely important to the continued enjoyment to be found in the Village Center. Solar energy can still be encouraged here, with special attention to preserving the distinct appearance of the area.

### V.1. Highly encourage the use of buildingintegrated solar as the preferred solar energy application in the Village Center.

Solar roof tiles would be the most seamless option for solar panels to blend into the architectural character of the Village Center and should be encouraged before other options. Options like solar skin design to match roof patterns or traditional solar panels can also be considered, but are less preferable. See Naperville's different regulatory tools based on installation type; this method of regulation sets a good example of how to encourage buildingintegrated photovoltaics without excessive restrictions.

### V.2. If traditional solar panels are proposed in the Village Center, the most preferred location is on flat roof buildings.

Traditional panels installed in the Village Center would be best suited in flat roof installations where the panels can be easily concealed from public view. Pitched roof installations, if necessary, should not be street-facing. Keeping solar equipment hidden from public view ensures the character of the Village Center is maintained. Exemptions may include institutional applications which are meant to be visible to the community. Solar carports in Village Center parking lots should also be explored.



V.3. Utilize similar regulations for pitchedand flat-roof installations as those outlined in the residential and commercial best practices.

> Aside from panel visibility, all the same design regulations should be enforced in the Village Center as in other applications on residential and commercial structures.

### V.4. As solar technology evolves, continue to monitor new technologies and analyze whether these can be integrated into the Village Center.

New products are always being introduced and solar energy is seeing many new innovations roll out as time goes on. Keeping up with solar energy trends allows the city to track what kinds of innovations may fit into the Village Center context in the future to make the district more energy efficient and sustainable.

### Community Solar

Community solar farms are an alternative to individual solar energy systems. These facilities use large arrays to power entire neighborhoods without the need for individual solar panel installations on every house. These can be city-owned, utility company-owned, or realized through a community co-op. Some cities have programs that utilize solar energy to power service facilities in the city, such as the city-owned arrays in Carmel. This approach does not provide renewable energy directly to residents, but the panels can lead to utility cost savings.

### S.1. Determine what zones would be appropriate for a solar farm.

According to the Department of Energy, community solar arrays are often located strategically in off-site areas where the grid can benefit the most from a solar boost. New Albany should examine their existing zones to see if the city has any viable property for community solar projects.

## S.2. Ensure code updates allow for the option to pursue a community choice aggregation program.

Community choice aggregation (CCA) programs, also known as municipal aggregation programs, enable local governments in certain states with CCAenabling legislation to obtain power for the community from an alternative provider while still using the existing transmission and distribution services. Ohio's legislation allows for CCA programs, meaning New Albany can use this program to purchase energy from a renewable source for its residents and businesses.

Clean Energy Columbus is the community choice aggregation program for the city of Columbus. The program is open to any resident or small business in Columbus utilizing 700,000 kWh per year or less who is served by AEP Ohio. Clean Energy Columbus provides 100% clean, renewable energy and quality service with the goal of providing all Ohio-based clean energy by 2024. The program has been active since June of 2021.



The city of Worthington also has an electric aggregation program offered for residents through a partnership with AEP. Eligible residents and small businesses were automatically enrolled at the beginning of the program and again in April of 2022 when more properties became eligible for the program unless those residents or small businesses opted out. This program has led to Worthington being recognized by the EPA as a Green Power Community.

New Albany should keep this option open to the community when updating the zoning code to allow for solar energy. This will ensure an efficient process if a CCA program is desired by the city in the future.

### Accessory Structures

Solar panels do not need to be installed exclusively on primary structures. There are many creative accessory uses for solar panels. Carports, electric vehicle charging stations, garages, sheds, crosswalk lights, and bus shelters are some of the many unique places where solar panels can be installed. While they may not generate as much energy as a larger installation on a home or business rooftop, these accessory uses can be used in scenarios where traditional rooftop or ground installations aren't viable.

## A.1. Set less restrictive standards for accessory structure solar installations.

Accessory uses for solar panels often involve smaller systems and structures that are less conspicuous than rooftop installations. Requirements for appearance can be relaxed on installations such as those on sheds or detached garages that sit behind homes. More scrutiny may be applied to installations of carports or other street-facing applications, but some design guidelines in place for these uses will help solar customers determine what is permissible in their neighborhood.

## A.2. Apply solar panels to accessory structures in the public realm.

Putting solar panels in parking lots, EV charging stations, or atop bike racks and crosswalk lights are some small ways for New Albany to continue exhibiting its commitment to sustainability.

### A.3. Provide regulation exemptions for solar panel installations under a certain size.

Some jurisdictions, like Bexley, do not observe their typical standards on installations smaller than 2 square feet. New Albany can implement a similar rule using the same or different criteria to expedite the installation of small solar energy collectors.



<b>SOLAR USE APPLICATIONS (DRAFT)</b> Recommended Installations and Design Guidelines						
	Residential	Commercial	Institutional	Village Center	Community Solar	Accessory Structures
Recommended Allo	wed Solar Ins	tallations				
Roof-mounted panels - pitched roof	X	x	X			X
Roof-mounted panels - flat roof	X	x	x	X		X
Ground-mounted panels	<b>X</b> *	X	X		X	
Building-integrated PV materials	X	X	X	X		X
Design Criteria						
Roof-mounted allowed on front faces of buildings		<b>X</b> *	x			X
Ground-mounted allowed in front yard			X*			
Require regular quadrangular shape on pitched roof	X	X				X
Screening for ground-mounted panels	X	X			X	

\* = conditional use

### SOLAR USE APPLICATIONS (DRAFT)

### Recommendations

Residential				
R.1	Encourage roof installations to be located in an inconspicuous location, such as the back of the house.			
R.2	Regulate the manner of installation of rooftop solar panels to have a regular shape and uniform appearance.			
R.3	Utilize the permitting and review process to determine appropriateness of installation.			
R.4	Make ground-mounted solar a conditional use, and require setbacks and screening as criteria for approval.			
R.5	Review building-integrated solar products as building materials.			
R.6	Require that new buildings be "solar-ready."			
Commerc	ial			
C.1	Set general regulations for the manner of installation on flat roof commercial structures, including angle of installation and maximum height.			
C.2	Consider allowing pitched-roof structures to have solar panels visible from the public right-of-way in commercial and industrial settings.			
C.3	Utilize the permitting and review process to determine appropriateness of installation.			
C.4	Define setback and screening requirements for ground-mounted installations.			
Institutional				
1.1	Ensure institutional solar installations abide by the same installation regulations set out for other applications within New Albany.			
1.2	Make institutional solar installations visible to the community.			
1.3	Use institutional solar as an educational opportunity.			
1.4	Define what types of locations qualify as institutional solar sites.			

### SOLAR USE APPLICATIONS (DRAFT)

### Recommendations

Village Center				
V.1	Highly encourage the use of building-integrated solar as the preferred solar energy application in the Village Center.			
V.2	Give preference to flat-roof installations over pitched-roof installations, and require that pitched-roof installations be fully concealed from public right-of-way.			
V.3	Utilize similar regulations for pitched- and flat-roof installations as those outlined in the residential and commercial best practices.			
V.4	As solar technology evolves, continue to monitor new technologies and analyze whether these can be integrated into the Village Center.			
Community Solar				
S.1	Determine what zones would be appropriate for a solar farm.			
S.2	Ensure code updates allow for the option to pursue a community choice aggregation program.			
Accessory Structures				
A.1	Set less restrictive standards for accessory structure solar installations.			
A.2	Apply solar panels to accessory structures in public spaces (park structures, bus shelters, etc.).			
A.3	Provide regulation exemptions for solar panel installations under a certain size.			

## **NEXT STEPS**

### (DRAFT)

## 1. Adopt a resolution for the city to pursue solar energy regulations that outlines the goals of the initiative.

Include key points related to the importance of encouraging renewable energy. These key points may highlight the benefits of reducing emissions, the desire to attract local companies who are part of the solar industry, or how solar energy brings positive recognition to the city. This resolution will help set out the desired outcomes of the city as it moves toward adopting solar regulations.

# 2. Develop Design Guidelines and Requirements (DGRs) for solar panels in New Albany based on the application/use best practices outlined previously in this document.

Break up the DGRs into six sections to set different regulations based on use application as each category was described earlier in the document:

- Residential
- Commercial
- Institutional
- Village Center
- Community Solar
- Accessory Use

These DGRs can establish such regulations as location, arrangement, color, screening, setbacks, and size of solar energy equipment. Including precedent and best practice imagery in these guidelines will help community members and solar installers better understand the aesthetic considerations the city is concerned about. Opting for DGRs provides the opportunity to make necessary information more accessible and user-friendly, and the ability to provide more detail on the kinds of aesthetic concerns New Albany is trying to preserve. The city may want to include some guidelines for the maintenance, upkeep, and replacement of solar panels in addition to the design and installation guidelines. It's important not only to ensure solar panels are installed in an acceptable manner, but also that panels are being well-maintained and continuing to meet New Albany's design standards.

## 3. Add solar panels as a permitted accessory use in all zoning districts within the Codified Ordinances.

Currently, the New Albany city code does not contain any language regarding solar panels. Once the DGRs are developed, the Codified Ordinances should be updated to state that solar panels are permitted in all zones and refer users to the DGRs to help them proceed with solar installations in the correct manner. This step is important in creating clear, concise regulations on solar energy within the city. This can be approached in different ways: some communities grant explicit permission for solar panels in the language for each individual zoning district, while other cities provide their permissions for solar in a separate section which applies to all zoning districts.

## 4. Provide a clear permitting process for reviewing applications and performing inspections on solar energy systems.

The city of New Albany prides itself on having a quick and efficient permit review process, so it's important to uphold this standard under the new provisions for solar energy. Steps to ensure easy permitting and inspection processes include:

- Provide an online checklist for permitting requirements.
- Adopt an online permit submission process.
- Train solar inspectors on city staff for reviewing applications and performing inspections on solar energy systems.

All of these steps can make the solar installation process faster and easier for both the city and the residents of New Albany by consolidating paperwork into an online platform, providing specific, clear steps for solar customers to follow, and educating staff members on solar energy systems to strengthen the city's review process.

# 5. Create a page on New Albany's website dedicated to solar energy resources to increase awareness of solar energy regulations within the city.

Having all solar resources located in one convenient online location makes the solar panel installation process easier for community members. This webpage can provide links to the Design Guidelines and Requirements, permitting and inspection checklists, best practice imagery, local solar energy installation companies, or even a step-by-step guide for residents to determine whether solar energy is right for them. This webpage becomes a great place to showcase New Albany's commitment to solar energy.

Several of the peer communities have good examples of these types of webpages, including Shaker Heights, Bexley, and Naperville.

# 6. Continue setting the precedent for solar energy systems in New Albany by implementing renewable energy improvements for city facilities.

Implementing solar panels on city-owned buildings opens the door for more homes and businesses to adopt solar energy. These community facilities will be prominent examples of how New Albany can become more energy efficient without compromising beauty or character.

The city has already set a prime example of renewable energy standards at Bevelhymer Park with its solar installation on the Public Service building. The city should continue this precedent to incorporate more solar panels on other facilities throughout the community.

## 7. Consider implementing solar panels as part of the parking lot design code for future parking lots built in New Albany.

New Albany's Codified Ordinances already contain a section that regulates the design and landscaping of parking lots built in the city. Existing parking lot requirements include screening and landscaping requirements to ensure parking lots maintain a particular aesthetic and do not detract from the community character. Solar panels could be added to these design requirements in various ways to further encourage renewable energy in the city. Solar-powered lights, electric vehicle charging stations, and solar carports that power facilities are some ways that solar energy can exist within these spaces.

8. Consider encouraging solar panels on various accessory structures and small installations (i.e. carports, sheds, pool houses, bike racks, bus shelters, etc.)

Not only should solar panels be allowable accessory uses in the Codified Ordinances, but solar panels should also be considered on small structures such as the ones listed above. Small accessory uses in both public and private spaces encourage more creative and flexible uses of solar panels in less conspicuous locations.

## NEW ALBANY SOLAR ENERGY INITIATIVE Next Steps Checklist

Adopt a resolution for the city to pursue solar energy regulations that outlines the goals of the initiative.			
Develop Design Guidelines & Requirements (DGRs) for solar panels in New Albany based on application/use best practices.         Residential         Commercial         Institutional         Village Center         Community Solar         Accessory Use			
Add solar panels as a permitted accessory use in all zoning districts within the Codified Ordinances.			
<ul> <li>Provide a clear permitting process for reviewing applications and performing inspections.</li> <li>Provide an online checklist for permitting requirements</li> <li>Adopt an online permit submission process</li> <li>Train solar inspectors on city staff to improve efficiency of city processes related to solar energy</li> </ul>			
Create a page on New Albany's website dedicated to solar energy resources to increase awareness of solar energy regulations in the city.			
Continue setting the precedent for solar energy systems in New Albany by committing to higher renewable energy standards for city facilities.			
Consider implementing solar panels as part of the parking lot design code for future parking lots built in New Albany.			
Consider encouraging solar panels on various accessory structures and small installations (i.e. carports, sheds, pool houses, bike racks, bus shelters, etc.)			

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### **RESOURCES AND REFERENCES**

### Peer Communities:

Upper Arlington:

https://upperarlingtonoh.gov/resources/sustainability-in-ua/

https://library.municode.com/oh/upper\_arlington/codes/code\_of\_ ordinances?nodeId=PT11UNDEOR\_ART6DEST\_S6.09ACSTUS

German Village:

https://germanvillage.com/making-german-village-even-greener-solar-panels/

https://www.nps.gov/articles/000/guidelines-for-applying-secretary-standards.htm (see Guidelines on Sustainability PDF)

Westerville:

https://www.westerville.org/services/electric/programs/commercial-solar-panel-rebateprogram

https://codelibrary.amlegal.com/codes/westerville/latest/westerville\_oh/0-0-0-18480

Dublin:

https://youtu.be/tURcgaKeilE (most recent code amendment discussion at PZC)

Bexley:

https://bexley.org/solar/ https://codelibrary.amlegal.com/codes/bexley/latest/bexley\_oh/0-0-0-42301

Shaker Heights:

https://shakeronline.com/394/Solar-Guide

Carmel, Indiana:

https://www.carmel.in.gov/government/departments-services/community-services/solarpanels

Naperville, Illinois:

https://www.naperville.il.us/services/electric-utility/powering-our-community-for-thefuture/solar-panel-guidelines/

https://library.municode.com/il/naperville/codes/code\_of\_ ordinances?nodeId=TIT6ZORE\_CH15SMWISOREENSY\_6-15-5SOENSY

### **RESOURCES AND REFERENCES**

### Solar Legislation:

Inflation Reduction Act of 2022:

https://www.huschblackwell.com/newsandinsights/a-guide-to-the-renewable-energy-provisions-of-the-inflation-reduction-act-of-2022

Ohio Senate Bill 61:

https://ohiosenate.gov/legislation/GA134-SB-61

https://www.dickinson-wright.com/news-alerts/-ohio-legislature-adopts-new-protectionsfor-solar-access

### Solar Trends and Emerging Technologies:

https://www.nbcnews.com/mach/science/floating-solar-farms-how-floatovoltaics-could-provide-power-without-taking-ncna969091

https://www.nrel.gov/state-local-tribal/blog/posts/solar-ready-building-design-asummary-of-technical-considerations.html

https://solarmagazine.com/solar-panels/thin-film-solar-panels/

https://www.solarunitedneighbors.org/learn-the-issues/solar-storage/

https://www.seia.org/initiatives/building-integrated-photovoltaics

https://www.solarreviews.com/blog/are-solar-axis-trackers-worth-the-additionalinvestment

https://e360.yale.edu/features/putting-solar-panels-atop-parking-lots-a-green-energy-solution

https://www.cnet.com/home/energy-and-utilities/why-isnt-every-parking-lot-coveredwith-solar-panels/

https://pv-magazine-usa.com/2022/06/09/solar-highway-noise-barriers-to-be-deployedacross-north-america/

https://solsmart.org/how-we-help/what-is-solsmart/

### Additional Resources:

https://www.energy.gov/eere/solar/community-solar-basics

https://cleanenergycolumbus.org/about-us/

https://www.energy.gov/eere/solar/local-government-guide-solar-deployment

https://www.planning.org/knowledgebase/resource/9169023/

https://www.planning.org/publications/report/9117592/

### DISTRICT FRAMEWORK & LANDSCAPE DESIGN STANDARDS

### **BEECH ROAD NORTH DISTRICT**

PREPARED FOR THE CITY OF NEW ALBANY BY



### February 2023

### MKSK

DISTRICT FRAMEWORK & LANDSCAPE DESIGN STANDARDS

### **BEECH ROAD NORTH DISTRICT**

PREPARED FOR THE CITY OF NEW ALBANY BY MKSK

February 2023

INTENT OF THE BEECH ROAD NORTH DISTRICT FRAMEWORK AND LANDSCAPE DESIGN STANDARDS

- Preserve and refine the rural character of the district
- Provide design guidelines and principles for the district through which proposed development within the district can be evaluated
- Define district roadway character and typologies
- Restore and preserve existing ecological corridors
- Create a district greenway network through appropriately scaled and designed setbacks and development site edge conditions

### EXECUTIVE SUMMARY

The Central Ohio landscape character is rooted in a rural and agrarian heritage. This character which is found in abundance in and around the City of New Albany and in Licking and Franklin counties, is the inspiration for the standards set forth for the Beech Road North District.

Drawing upon that inspiration, landscape elements in these standards include drainage swales, lanes, bridges, hedgerows, native tree massings, broad earthen berms, and meadow expanses. The intent of this "big" landscape is to ground and appropriately scale the large buildings planned for this district.

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### FOCUS AREA

DISTRICT FRAMEWORK & LANDSCAPE DESIGN STANDARDS

### BEECH ROAD NORTH DISTRICT

### FRAMEWORK PLAN

### February 2023

FIGURES 2 FRAMEWORK PLAN Figure 2 provides a Framework Plan for the Beech Road North District. This framework consists of: • Roadway Typologies • Natural Features and Greenway Edge Network • Leisure Trail Network Roadway Typologies Two primary roadway typologies will be found within the Beech Road North District: Principal Arterial and Major Collector. Figures 3 and 4 depict a typical roadway condition for the Principal Arterial typology. Figure 1 is the preferred condition for Principal Arterial roadways. As the District develops over time new roadways will be needed to support future users, and modifications to existing roadways may be required. The Major Collector roadway typology may be assigned to existing roadways within the district or to new roadways. New minor roadways built within the district shall also be classified as Major Collectors. New roadways bordered on both sides by TMD users, and intended to serve those users (truck traffic) shall be classified as Minor Collectors. Figures 5 and 6 depict a typical roadway condition for Major Collectors. The specific number of lanes will be determined per roadway based on a future traffic study. Setbacks Setbacks along Principal Arterial roadways will be generous in order to maintain a rural character. The required setbacks will vary based on the placement and height of required mounding and plantings. The Codified Ordinances provides detailed objective standards and requirements for setbacks from Principal Arterial roadways and other streets and perimeter property boundaries, and should be referenced in addition to this document.



### **ROAD TYPOLOGIES**



Public Road Section A **Principal Arterial (with Median)** 



Public Road Section B **Principal Arterial (without Median)** 

DISTRICT FRAMEWORK & LANDSCAPE DESIGN STANDARDS BEECH ROAD NORTH DISTRICT PRIMARY ROADWAY STANDARDS February 2023

#### FIGURE 5 PRIMARY ROADWAYS - SWALE & BERM GRADING

- If there is a swale condition, the swale shall be sloped at a maximum 3:1 gradient starting from three feet behind the white rail fence to the bottom of swale.
- The bottom of the swale shall be 2' wide.
- The backslope of the swale shall be sloped at a maximum 3:1 gradient. From this point further into the development site, the swale shall be sloped at a minimum 6:1 gradient to the top of the berm.
- Berms should be irregular in shape and have a natural aesthetic. They should be graded to achieve gentle vertical and horizontal undulations, with limited repetition, while remaining within the acceptable slope tolerances. Berms should be graded to provide overlap. Heights should range from 6-10', with an overall average of 8'. Tops of berm widths should range from 2-4'.
- The backslope of the berm should be sloped at a maximum 3:1 gradient. If grade cannot be met, a site wall of castin-place concrete or split faced concrete masonry unit block is allowable.
- In the case that berm height is unable to be met around the entirety of the Flagship site, plantings that provide 100% coverage at full foilage may be utilized to meet screening requirements. This condition should not exceed more than 30% of the entirety of the Flagship site edge condition.
- Plant species list: refer to Figure 18.







### PRIMARY ROAD - SWALE & BERM GRADING

#### FIGURE 6 PRIMARY ROADWAYS - SWALE & BERM PLANTING

- Swales should be planted with a meadow mix. Installation method: Seeded (see Construction Guidelines)
- Berms should have natural aesthetic of meadow and randomly planted large, native, canopy trees.
  - Tree spacing: tree species and sizes are to be randomly spaced in a staggered pattern between 6' and 10' apart. Trees should be planted in groups of 3 to 9 trees,
  - Tree installation sizes: Tree sizes to be mixed in at least three different sizes, ranging from 2" to 3" caliper. No more than 50% of trees shall be 2" caliper.
  - Tree species diversity: At least 6 species shall be used per property. No quantity of any given species shall comprise more than 20% of the overall quantity of trees
  - There should be a minimum of 30 trees per 100 linear feet.
  - Generally, there should be no planting on the very top of the berm. Trees should be located along the center and toe of the slope.
- If there are established tree stands on site, there should be an attempt to rebuild the stands by planting similar and compatible tree species.
- Plant species list: refer to Figure 23.
- When there is residential across the street the site plan should incorporate the mounding and landscaping screening requirements in the site design while still accounting for easement restrictions.





PLAN VIEW OF PLANTINGS AT BERM AND SWALE

### PRIMARY ROAD - SWALE & BERM PLANTING

### FIGURE 7 PRIMARY ROADWAYS - DETENTION POND PLANTING & GRADING

- Ponds shall have a simple edge of meadow grass, wetland plantings (in emergent areas), and tree groupings.
- Ponds shall have a natural shape and be planted and graded in an attractive manner to be aesthetically integrated into the surrounding landscape. Straight lines and hard angles should be avoided.
- Trees shall be native canopy trees.
  - Species diversity: At least 8 species shall be used. No quantity of any given species shall comprise more than 20% of the overall quantity of trees
  - Installation sizes: trees are to be planted in a variety of sizes, ranging from 3-year seedlings to 1.5" caliper trees. No more than 60% of trees can be seedlings. At least 20% of trees shall be 1.5" caliper.
  - Tree spacing: tree species and sizes are to be randomly spaced in a staggered pattern between 4' and 10' on-center.
  - Tree locations: Trees should be planted down to the normal pool elevation.
- Wetland mix shall be developed in consultation with a wetland ecologist.
  - Seeding: If ponds are out of view from the public Right of Way, there may be exceptions to use turf along the pond edge.
- Diffused or bubbler type aeration devices are permitted in stormwater ponds. Fountains or any above-water aeration devices are prohibited.
- Generally, detention pond slopes (from pond shelf) should be an average of 12:1 slope, but no steeper than 6:1 and no more gradual than 20:1.
- Ponds may be constructed within the defined building and pavement setbacks.
- Plant species list: refer to Figure 23.




PLANT MASSINGS AT PONDS



**EXAMPLE SPECIES DIVERSITY IN TREE MASSINGS** 



#### POND EDGE EXAMPLE

### **PRIMARY ROAD - DETENTION POND PLANTING**

# FIGURE 8 PRIMARY ROADWAYS - RAIL FENCE & LEISURE PATH

- Fence to be placed on both sides of road.
- Top of fence elevation to match (tolerance of +/- 6") on both sides of road.
- Fence to be located 2' away from leisure path.
- Fence to begin and terminate with a 10" x 10" post.
- Fence character to match the current standard City of New Albany four rail horse fence in each of the following characteristics:
  - Finish: barn and fence paint by Sherwin Williams. Color to be consistent with fencing throughout the City. Primer used for treated wood.
  - Rail: 1"x6"x16', treated rough sawn Poplar
  - Intermediate post: 6"x7'-6", treated Southern Yellow Pine, installed with post driver.
  - End post: 12"x12"x7'-6", treated Southern Yellow Pine.
- A leisure path shall be placed along the inside of the road.
- Leisure path location: 8' from back of curb, consistent.
- Leisure path width: 8' wide.
- Leisure path material: bituminous concrete (asphalt) paving.
- Turf shall be planted between the leisure path and roadway curb and between the leisure path and the rail fence.





# PRIMARY ROAD - RAIL FENCE & LEISURE PATH



### FIGURE 9

# PRIMARY ROADS - SIGNAGE & STREET LIGHTING

- All street lights shall match the optics, lamping, and style established within the existing Business Campus.
- Street light metal post, base, and luminaire shall be dark green, final color selection is to be coordinated with the City.
- Street lights shall be located in the middle of the tree lawn between the leisure path and back of road curb
- Street lights shall be spaced according to the current road bid documents, and coordinated with recommended street tree plantings. See Figure 14.
- Wayfinding from Business Park roadways shall direct all deliveries to the truck road.
- Signs shall be permitted at each drive off of the truck road, with an address and company name. The size and character of these signs shall match City regulatory signage.
- The size and character of street signs shall match street signs within the existing business campus. Street signs shall have a mix of upper and lower case letters.





# PRIMARY ROAD - SIGNAGE & STREET LIGHTING

#### PROPOSED DISTRICT MARKERS

EXISTING/PROPOSED REGULATORY AND STREET SIGNAGE





# FIGURE 10 PRIMARY ROADS - STREET TREE & STREET LIGHT SPACING

- All street trees shall be canopy trees
- Trees shall be planted in middle of tree lawn between the leisure trail and back of road curb
- Trees shall be planted at a spacing of 30' on center.
- Street lights shall replace street tree locations and per photometrics.
- Street lights should be located on both sides of the street, spaced equally apart.
- Installation size: 3" caliper.
- Tree species list: refer to Figure 23.





ENLARGEMENT PLAN - STREET TREE & STREET LIGHT SPACING

### **PRIMARY ROAD - STREET TREES**

# DISTRICT FRAMEWORK & LANDSCAPE DESIGN STANDARDS BEECH ROAD NORTH DISTRICT UTILITY EASEMENT STANDARDS

February 2023

# FIGURE 11 PRIMARY ROADS - UTILITY EASEMENT STANDARDS

- All utility easements should be planted with meadow grass. Easement setback distances will vary from site to site.
- Screening will be provided by either mounding, planting, or both. There are three landscape treatments discussed on the following pages.
- These sections are options that should be incorporated into individual development sites case by case based upon adjacent development patterns, existing site conditions, and zoning text requirements.
- This easement map is for illustrative purposes only. The easement widths are not final and further engineering study is needed to determine the exact width along all roadways.



# UTILITY EASEMENTS



# FIGURE 12 PRIMARY ROADS - UTILITY EASEMENT STANDARDS

- All utility easements should be planted with meadow grass. Easement setback distances will vary from site to site.
- Screening will occur between the utility easement and the development with mounding and planting.
- This is the preferred treatment when utility easements setbacks are minimal.

PREFERRED TREATMENT 1A: BERM AND PLANTING

- Provide 3.5' min. height naturalized berm. Public facing berm slopes should be 6:1. Development facing berm slopes should not exceed 3:1. Berms should undulate in height and shape.
- Berms should have a natural aesthetic of turf and randomly planted large, native, canopy trees.
- Ensure 65% screening from public right of way within 5 years of planting.
- Tree species list and meadow mix: refer to Figure 23.



# UTILITY EASEMENT STANDARD - PREFERRED 1A



# FIGURE 13 PRIMARY ROADS - UTILITY EASEMENT STANDARDS

- All utility easements should be planted with meadow grass. Easement setback distances will vary from site to site.
- Screening will occur between the utility easement and the development with mounding and planting.
- This is the preferred treatment when utility easements setbacks are minimal.

PREFERRED TREATMENT 1B: BERM AND PLANTING

- Provide 8' height naturalized berm. Public facing berm slopes should be 6:1. Development facing berm slopes should not exceed 3:1. Berms should undulate in height and shape.
- Ensure 65% screening from public right of way within 5 years of installation.
- Tree species list and meadow mix: refer to Figure 23.



# UTILITY EASEMENT STANDARD - PREFERRED 1B



## FIGURE 14 PRIMARY ROADS - UTILITY EASEMENT STANDARDS

- All utility easements should be planted with meadow grass. Easement setback distances will vary from site to site.
- Screening will occur between the utility easement and the development (parking, building, etc).

ALTERNATE TREATMENT 2A: BERM AND PLANTING

- Provide 3.5' min. height naturalized berm. Public facing berm slopes should be 6:1, and be placed within the utility easement. Development facing berm slopes should not exceed 3:1, and should be located outside of the utility easement. Berms should undulate in height and shape.
- Berms should have a natural aesthetic of meadow planting. The private side of the mound should have randomly planted large, native, canopy trees.
- Ensure 65% screening from public right of way within 5 years of installation.
- Tree species list and meadow mix: refer to Figure 23.



# UTILITY EASEMENT STANDARD - ALTERNATE 2A



# FIGURE 15 PRIMARY ROADS - UTILITY EASEMENT STANDARDS

- All utility easements should be planted with meadow grass. Easement setback distances will vary from site to site.
- Screening will occur between the utility easement and the development with mounding and planting.
- This is the preferred treatment when utility easements setbacks are large.

ALTERNATE TREATMENT 2B: BERM AND PLANTING

- Provide 8' height naturalized berm. Public facing berm slopes should be 6:1, and be placed within the utility easement. Development facing berm slopes should not exceed 3:1, and should be located outside of the utility easement. Berms should undulate in height and shape.
- Berms should have a natural aesthetic of meadow planting. The private side of the mound should have randomly planted large, native, canopy trees.
- Ensure 65% screening from public right of way within 5 years of installation.
- Tree species list and meadow mix: refer to Figure 23.



# UTILITY EASEMENT STANDARD - ALTERNATE 2B



# FIGURE 16 PRIMARY ROADS - UTILITY EASEMENT STANDARDS

- All utility easements should be planted with meadow grass. Easement setback distances will vary from site to site.
- Screening will occur between the utility easement and the development with mounding.
- This is the preferred treatment when there are established precedents, and when developments are located along utility corridors, such as Clover Valley Rd.

#### UTILITY CORRIDOR TREATMENT

- Provide 3.5' min. height naturalized berm. Public facing berm slopes should be 6:1, and development facing berm slopes should not exceed 3:1, Berms should undulate in height and shape.
- Berms should have a natural aesthetic of meadow planting.
- Meadow mix: refer to Figure 23.



100' EASEMENT ILLUSTRATED

# FIGURE 16

# UTILITY EASEMENT STANDARD

# FIGURE 17 ESTABLISHED CONDITIONS - UTILITY EASEMENT STANDARDS

- All new developments should thoughtfully respond to established precedent set by adjacent developments. Considerations for adjacent developments:
  - Buildings should be aligned and have similar setbacks from roadways when possible.
  - Berms should have a natural aesthetic and follow curves and undulations between properties.
  - Established street tree species shall be continued from one property to the next.
  - Front yard and side planting should be naturalized and take cues from adjacent properties.
  - Paved areas such as parking should be aligned when possible between sites.
- All developments should have architectural street presence that are compatible to adjacent buildings. This is especially important when there are easements restricting planting and screening.
- Whenever appropriate, existing large tree stands should be evaluated for health and preserved.



# ESTABLISHED CONDITIONS - UTILITY EASEMENT STANDARDS

DISTRICT FRAMEWORK & LANDSCAPE DESIGN STANDARDS

# BEECH ROAD NORTH DISTRICT

# DEVELOPMENT SITE

# February 2023

# FIGURE 18 DEVELOPMENT SITE - PRIMARY ENTRY DRIVE

Standards set forth below apply to primary vehicular entry drives for employees and visitors. Service drives (trucks) should be asphalt and can vary in width based on engineering (traffic) study.

- Width: drive shall be 24' wide.
- Radii of curbing from entry drive to road shall be 25' maximum.
- Roadway material shall be bituminous concrete
- Roadway material over bridge shall be as follows:
  - Pavers shall be Eco-Priora by Unilock. EnduraColor Flnish, Granite. Size: 5" x 10" x 3 1/8". If these pavers are unavailable, one of the following is an appropriate substitute:
     Classic Camelot in Rectangular Granite by Unilock
     Holland Premier in Granite Fusion by Unilock
  - Field paving shall be precast concrete pavers laid in a running bond pattern and set on an aggregate setting bed and permeable aggregate base.
  - A 18" wide concrete band shall separate the precast concrete pavers from the concrete apron.
  - Area of pavers shall equal the length of the bridge minus the two 12" concrete bands.
- Driveway pavers extend back to first parking or drive intersection.
- Pathway adjacent to entry drive shall be 4' wide minimum, and 6' wide maximum.
- End posts for the 4-rail fencing system shall be 12"x12". Refer figure 8, page 21.
- Provide a brick wall at either side of the entry drive when there is a swale or ditch condition.







r, 2

#### **FIGURE 18**



#### PRECAST CONCRETE UNIT PAVER IMAGE AND SCHEMATIC CONSTRUCTION DETAIL

# **DEVELOPMENT SITE - ENTRY DRIVE**

# FIGURE 19 DEVELOPMENT SITE - BRIDGE AT ENTRY DRIVE

- Bridge wall shall be parallel with entry drive
- Face of bridge wall shall be located 10' away from back of entry drive curb
- Height of bridge wall shall be 27" above finish grade on entry drive side of wall at entrance adjacent to sign wall location (see Figure 17 for sign base details). Top of wall shall be held level.
- Wall width shall be 24".
- Wall Construction: cast in place concrete formliner. Paint color shall match color on fence. Finish face of form liner to be smooth and free of voids. Coordinate appropriate concrete mix design with structural engineer to provide this finished look.
- Capstone: white painted precast stone. minimum lengths of 4' with a thickness of 4". All sections to be equal. Provide 1" overhang on all edges.
- Culvert Size and Shape: arch-shaped or round precast concrete pipe equivalent to 4' diameter flow.
  - Example supplier: Rinker Materials (concrete arch pipe - 54" round equivalent)
- Additional vehicular lanes on entry drives may be warranted based on traffic volumes.







#### CROSS SECTION THROUGH ENTRY BRIDGE FEATURE

#### CROSS SECTION THROUGH SWALE LOOKING TO BRIDGE FEATURE

CROSS SECTION THROUGH ENTRY BRIDGE FEATURE

#### **DEVELOPMENT SITE - BRIDGE AT ENTRY DRIVE**

# FIGURE 20 DEVELOPMENT SITE - PRIMARY ENTRANCE SIGNAGE

- Sign shall be parallel with road and in line with white rail fence and end of bridge wall.
- Overall sign size (including brick base element): 11'-0" wide x 7'-2" tall. (Sign size can be assessed on a case-by-case basis - Size defined here is minimum size).
- Sign shall be comprised of a formliner concrete base and aluminum sign frame.
- Wall Base: cast in place concrete formliner. Paint color shall match color on fence. Finish face of form liner to be smooth and free of voids. Coordinate appropriate concrete mix design with structural engineer to provide this finished look.
- Capstone: white painted precast stone. Lengths as shown. Cap thickness: 4". Overhang: 1"-All Sides.
- Metal Sign Frame: painted aluminum, white, RAL 9003.
- Metal Sign Panel: painted aluminum, dark charcoal, RAL 7021.
- Sign Graphics and Type:
  - Letters: 1/2" thick aluminum letters

     color: white [RAL 9003]. Letters
     mounted to face of sign panel
     (company names and addresses).
  - Colors: Max of Four Colors Permitted
    - Letters: White [RAL 9003]
    - Sign Panel: Charcoal [RAL 7021]
    - Company Logo: Two Color Max.
  - Note: Address font shall be Baskerville BT Regular. Address shall appear on single line.
- Sign Lighting
  - Hydrel: Rhythm-Linear LED Flood -See pages 42-44 for product cutsheet.



# **DEVELOPMENT SITE - PRIMARY ENTRANCE SIGNAGE**

PRECAST CAP PAINTED COLOR: WHITE [RAL-9003]

CRITICAL: SET FORMS ACCORDINGLY TO PROVIDE A 'FULL BRICK' UNIT AT TOP OF CAST WALL [1'-11"] ABOVE FINISH GRADE

-ELLIPTIPAR STYLE S175 FIXTURE. SEE SPECIFICATION FOR MODEL AND MOUNTING HARDWARE

COLOR: WHITE [RAL-9003]

PRECAST CAP PAINTED

FIGURE 20

#### NOTE:

1. All electrical / lighting is shown for design intent purposes only.

II. All means / method / mounting / connections / etc. shall conform to all applicable state and local codes.



ALUMINUM SIGN SIGN PANEL COLOR: CHARCOAL [RAL 7021] / MATTE FINISH THICKNESS: 0.090"

ALUMINUM LETTERS-MOUNTED FLUSH TO SIGN FACE COLOR: WHITE [RAL 9003] THICKNESS: 0.50 "

FONT SIZE: 12" MAX / CAPITAL LETTERS

4"x8" TUBE FRAME COLOR: WHITE [RAL 9003]

A UMINUM LETTERS-MOUNTED FLUSH TO SIGN FACE COLOR: WHITE [RAL 9003] THICKNESS 0.50 " FONT SIZE: 5" MAX / CAPITAL LETTERS NOTE: ADDRESS SHALL BE CENTER ON SIGN FACE

PROPERTY ENTRANCE SIGN\_ELEVATION

#### NOTE:

1. All electrical / lighting is shown for design intent purposes only.

II. All means / method / mounting / connections / etc. shall conform to all applicable state and local codes.



#### NOTE:

1. All electrical / lighting is shown for design intent purposes only.

II. All means / method / mounting / connections / etc. shall conform to all applicable state and local codes.





DETAIL B



Solid State (LED)



elliptipar

LIGHTING CUT SHEET 1/3

# Style S175









Catalog Number

#### City of New Albany- Signage Project:

Type:

### S175-R06M-H-99-M-00-0-840-00-C

#### **1** Source

**S** = Solid state (LED)

#### 2 Style

**175** = Small linear outdoor LED, integral driver

#### **3** Length / Light Output / Power

ORDER CODE	LENGTH	LUMENS	INPUT WATTS	NUMBER OF LEDS	DRIVE CURRENT
R02G	2FT	780	7	72	175mA
R02L	2FT	1529	14	72	350mA
R02M	2FT	2965	29	72	700mA
R03G	3FT	1170	11	108	175mA
R03L	3FT	2294	22	108	350mA
R03M	3FT	4447	43	108	700mA
R04G	4FT	1560	14	144	175mA
R04L	4FT	3059	29	144	350mA
R04M	4FT	5929	58	144	700mA
R05G	5FT	1951	18	180	175mA
R05L	5FT	3824	36	180	350mA
R05M	5FT	7412	72	180	700mA
R06G	6FT	2341	22	216	175mA
R06L	6FT	4588	43	216	350mA
R06M	6FT	8894	87	216	700mA
R07G	7FT	2731	25	252	175mA
R07L	7FT	5353	51	252	350mA
R07M	7FT	10376	101	252	700mA
R08G	8FT	3121	29	288	175mA
R08L	8FT	6118	58	288	350mA
R08M	8FT	11850	116	288	700m∆

Based on 3500K/80+ CRI. Click here for scaled performance table.

#### **4** Mounting

**H** = For use with required mounting hubs only or mounting hubs with surface or pendant/cantilever hangers ordered and priced separately, see hubs/hangers at right.

18 = Copper

#### **5** Finish

**SV** 4.1

- **02** = Semigloss white **17** = Champagne
- **06** = Dark bronze
- **07** = Silver
- **08** = Semigloss black
- **99** = Custom RAL or computer matched color to be specified, consult sales representative

#### 6 Voltage

- M = 120-277V Universal voltage input
- **K** = 347V input



#### 7 Option

- **00** = No options
- V0 = Cutoff visor

**XX** = For modification not listed, include detailed description. Consult factory prior to specification.

#### **8** Destination Requirement

- **0** = UL listed or CSA certified for U.S.
- J = UL listed or CSA certified for Canada

#### 9 Color Temperature / CRI

<b>327</b> = 2700K, 80+ CRI	927 = 2700K, 90+ CRI
<b>330</b> = 3000K, 80+ CRI	930 = 3000K, 90+ CRI
<b>335</b> = 3500K, 80+ CRI	935 = 3500K, 90+ CRI
<b>340</b> = 4000K, 80+ CRI	<b>940</b> = 4000K, 90+ CRI

Additional CCT and CRI options are available; consult factory.

#### 10 Dimming\*\*

- **00** = Non-dimming
- **TD** = ERP Tri-Dim forward phase, reverse phase (120V) or 0-10V dimming (120-277V), 100-10% power on forward/ reverse phase, 100%-1% on 0-10V, compatible controls by others
- **ZX** = 0-10V analog dimming 120-277V input, dimming range 100%-5%, 0-10V controls by others
- L2 = Lutron Hi-lume LTE 120V input only, dimming range 100%-1%, compatible 2-wire dimming controls by others (see note\*)
- EL = eldoLED SOLOdrive 120-277V input, dimming range 100%-0.1%, 0-10V controls by others.

\*\*Dimming range refers to % power input, % light output will vary.

114 Boston Post Road, West Haven, Connecticut 06516, USA Voice 203.931.4455 • Fax 203.931.4464 • thelightingquotient.com

Refer to Driver Information document MA-1303

elliptipar from The Lighting Quotient

#### **Required Hubs, with Hangers**

HOJ (hubs only), HFA or HFC (hubs with hangers) are required — ordered and priced separately. Order two hangers and one HFE end of row kit (pair of end caps) for each individually mounted luminaire or each row. For a continuous row, order one hanger for each additional luminaire in the row. Example: three rows of four housings requires 3 HFE end cap kits and 15 hangers. Note: Recessed outlet box by others or splice box style hanger required at each mounted location for electrical connections.

- **HFA Surface** hanger, mounting/splice box options - standard length 7-1/8"
- **HFC** Cantilever or pendant hanger, mounting/splice box options - 24" maximum horizontal for cantilever mount
  - 60" maximum vertical for pendant mount

#### **Required Hubs Only, End of Row Kit**

HOJ (hubs only), HFA or HFC (hubs with hangers) are required — ordered and priced separately. Hubs for use with 1/2" rigid conduit or fittings (supplied by others). Order two hubs and one HFE end of row kit (pair of end caps) for each individually mounted luminaire or each row. For a continuous row, order one hub for each additional luminaire in the row. Example: three rows of four housings requires 3 HFE end cap kits and 15 hubs. Note: Locate electrical feed at end of row.

HOJ Mounting hub only (each)

**<u>HFE</u>** End of row kit (two end caps)

The external shapes of the housings are trademarks of Sylvan R. Shemitz Designs, LLC dba The Lighting Quotient, makers of elliptipar, tambient and fraqtir.

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#### LIGHTING CUT SHEET 2/3
#### Ordering information for HUBS with HANGERS and SPLICE BOXES:

Order two hangers and one HFE end of row kit (two end caps, ordering



#### Ordering information for HUBS without stems or mounting plates:

For use with 1/2" rigid conduit or fittings (supplied by others). Order two hubs and one HFE end of row kit (two end caps) for each individually mounted luminaire or each row. For a continuous row, order one hub for each additional luminaire in the row. Example: a row of six reflectors requires seven hubs and one HFE end of row kit.



(457mm) ►

HFE end of row caps cover outer ends of hubs



(1248mm)

info in hubs, below) for each individually mounted luminaire or each row. For a continuous row, order a hanger for each additional luminaire in the row. Example: one row of four reflectors requires five hangers and one HFE kit.

## Hubs, Hangers and Splice Boxes Style S175 Solid State/LED

## HUBS with HANGERS and SPLICE BOXES: Lighting the Vertical Plane



## HUBS with HANGERS and SPLICE BOXES: Uplighting



(1248mm)

EXAMPLE 1: 12ft row with (3) 4ft S175 fixtures and (4) 18" wall wash cantilevers, surface conduit feed at first hanger. Order (3) S175-R04\_ fixtures, (1) HFC-1 surface hanger with splice box, (3) HFC-0 surface hangers and (1) HFE end kit.



(1248mm)

Finish

02 semigloss white, 06 dark bronze, 07 silver, 08 semigloss black, 17 champagne, 18 copper

## **Outdoor Accessories**







## PAGE TITLE

# FIGURE 21 DEVELOPMENT SITE - INTERIOR PROPERTY SIGNAGE

In the special case of secondary signage needed (visible from the public ROW), including address, directional, and other signage required by the state and federal agencies, the following standards shall be met.

- Sign shall be parallel with road and in line with white rail fence and end of bridge wall.
- If multiple tenants are to be listed, tenants should be included on one sign.
- Refer to Figure 18 exhibits for sign details (materials, sizing, placement).
- In the case of a tenant needing to remain unlisted, an address only sign may be approved to be placed along the fence as illustrated on the following page.
- Additional internal signage, not seen from the exterior of the site, is permitted by right. The quantity and size of these signs shall be determined by the developer.







### Secondary - Single Tenant Sign

### Secondary - Multi-Tenant Sign

### Secondary - Single Tenant Sign



Secondary - Tenant Sign Detail







Secondary - Tenant Sign

Wafinding Signage

Secondary - Address Only Sign

### Wayfinding Signage Materials:

Frame: 4" Steel Tube Frame Color: Powder-Coated White [RAL 9003] Sign Panel: 36" x 36" Aluminum Sign Panel Sign Color: Charcoal [RAL 7021] Company Name: 5" White Letters, Font: TBD by Company Address: 2.5" White Numbers, Font: New Baskerville Street Name: 2.5" White Letters, Font: New Baskerville

# **DEVELOPMENT SITE - INTERIOR PROPERTY SIGNAGE**

## FIGURE 22 DEVELOPMENT SITE - FRONT YARD PLANTING

- Refer to Berm Planting where parking areas abut the back of road berm.
- All front yard plantings shall be meadow and the occasional canopy tree groupings. The front yard should have a natural aesthetic.
- Whenever appropriate, existing large tree stands should be evaluated for health and preserved.
- Species diversity: At least 5 species shall be used throughout front yard plantings. No quantity of any given species shall comprise more than 40% of the overall quantity of trees in the front yard plantings.
- Tree installation sizes: trees are to be planted in a variety of sizes, ranging from 1" to 2" caliper trees. No more than 60% of trees can be 1" caliper.
- Tree spacing: tree species and sizes are to be randomly spaced in a groups of 3 to 9 trees. Distribution of groupings shall be as generally follow the overall plan.
- Lane tree plantings shall be planted 6' on center, consistently offset 8' from the end of the entry drive.
- Tree species list: refer to Figure 23.



# **DEVELOPMENT SITE - FRONT YARD PLANTING**

# FIGURE 23 PARKING LOT PLANTING

- Parking lot islands shall be planted with native canopy trees and meadow mix.
- Every ten parking spaces shall be separated by one tree island.
- Species diversity: At least 4 species shall be used per parking lot. No quantity of any given species shall comprise more than 50% of the overall quantity of trees in parking areas.
- Installation sizes: trees are to be planted as 3" caliper trees.
- Vehicular parking lots shall be screened from public streets by a 3.5' minimum height evergreen hedge or similar landscaping, wall, mound or combination thereof. Landscaping shall be planted at least 2' in average height when planted and shall conform to the height requirements within 4 years after planting.
- Tree species list: refer to Figure 23.

## TREES AT PARKING AREAS



ISLAND SEPARATING EVERY 10 PARKING SPACES.



MEADOW AND CANOPY TREES PLANTED IN 9' WIDE ISLANDS. MINIMUM ONE \_\_\_\_\_ ISLAND SEPARATING EVERY 10 PARKING SPACES.

EVERGREEN HEDGE SCREENING -----

# **DEVELOPMENT SITE - PARKING LOT PLANTING**

# FIGURE 24 DEVELOPMENT SITE - PLANTING GUIDELINES

- Street Trees
- Swale/Berm Plantings
  - Trees
  - Woody Shrubs
  - Meadow Mix
  - Maintained Turf Mix
- Detention Pond Plantings
  - Trees
  - Woody Shrubs
  - Wetland Mix
  - Meadow Mix
- Front Yard / Side Yard Plantings
  - Trees
  - Meadow Mix
  - Maintained Turf Mix
- Hedgerow and Side Yard Plantings
- Parking Lot Trees

### Street Trees

- Celtis occidentalis hackberry
- Gleditsia triacanthos var. inermis thornless honey locust
- Gymnocladus dioicus kentucky coffeetree
- Liquidambar styraciflua sweetgum
- Liriodendron tulipifera tulip
- Quercus bicolor swamp white oak
- Quercus coccinea scarlet oak
- Quercus rubrum red oak
- Tilia americana american linden
- Ulmus americana princeton elm

### Swale/Berm Plantings

- Trees
  - Acer nigrum black maple
  - Acer saccharum sugar maple
  - Aesculus flava yellow buckeye
  - Asimina triloba common pawpaw
  - Betula lutea yellow birch
  - Carya ovata shagbark hickory
  - Celtis occidentalis hackberry
  - Gleditsia triacanthos var. inermis thornless honeylocust
  - Juglans nigra black walnut
  - Liquidambar styraciflua sweetgum
  - Prunus serotina wild black cherry
  - Quercus alba white oak
  - Quercus bicolor swamp white oak
  - Quercus coccinea scarlet oak
  - Quercus rubrum red oak
  - Robinia pseudoacacia black locust
  - American linden basswood
- Meadow: See Meadow Mix, this sheet.
- Maintained Turf: See Maintained Turf Mix, this sheet.

### Swale/Berm Plantings\_Alternates

- Trees
  - Quercus sp.
  - Acersp.
  - Aesculus sp.
  - Fagus sp.
  - Betual sp.
  - Ulmus americana
  - Gleditisia sp.
  - Gymnocladus sp.
  - Pinus Strobus
  - Pinus Nigra
  - Picea Abies
  - Picea Omorika
  - Juniperus Virginiana

NEW ALBANY | BEECH ROAD NORTH

### **Detention Pond Plantings**

- Trees
  - Acer rubrum red maple
  - Asimina triloba common pawpaw
  - Betula nigra river birch
  - Gymnocladus dioicus kentucky coffeetree
  - Juglans nigra black walnut
  - Liriodendron tulipifera tuliptree
  - Nyssa sylvatica black gum
  - Platanus occidentalis sycamore
  - Populus deltoides eastern cottonwood
  - Quercus bicolor swamp white oak
  - Salix discolor pussy willow
  - Taxodium distichum bald cypress
- Wetland Shelf plant list to be developed in consultation with wetland ecologist.
- Meadow: See Meadow Mix, this sheet.

### Parking Lot Trees

- Trees
  - Acer nigrum black maple
  - Acer saccharum sugar maple
  - Celtis occidentalis hackberry
  - Gleditsia triacanthos var. inermis thornless honeylocust
  - Liriodendron tulipifera tuliptree
  - Platanus occidentalis sycamore
  - Quercus bicolor swamp white oak
  - Quercus coccinea scarlet oak
- Evergreen Shrubs
- Juniperus pfitzeriana sea green juniper
- Taxus x media 'Densiformis' dense spreading yew
- Thuja occidentalis 'woodwardii' woodward globe arborvitae

### Front Yard Plantings

- Meadow Trees Group A
  - Aesculus flava yellow buckeye
  - Fagus grandifolia american beech
  - Quercus alba white oak
  - Quercus macrocarpa bur oak
  - Quercus muehlenbergii chinkapin oak
  - Robinia pseudoacacia black locust
  - Platanus occidentalis sycamore
- Meadow Trees Group B
  - Aesculus flava yellow buckeye
  - Fagus grandifolia american beech
- Lane Trees
  - Ostrya virginiana american hophorn-beam
- Meadow: See Meadow Mix, this sheet.
- Maintained Turf: See Maintained Turf Mix, this sheet.

#### Hedgerow and Side Yard Plantings

• Trees

•

•

sheet.

Meadow Mix

inch

lbs./1000 sq. ft.

planting.

Meadow Mix shall be:

- Acer nigrum black maple
- Acer saccharum sugar maple

Prunus serotina - wild black cherry

Quercus bicolor - swamp white oak

Maintained Turf: See Maintained Turf Mix, this

20% Aruba or Audubon red fescue

20% Marco Polo sheeps fescue

Application rate shall be 225 lbs per acre.

Plant seed with "Brillion" type landscape seeding

machine that accurately places seed at specified

seed no deeper than 1/2 inch. Hydroseeding of

depth and rate and rolls in single operation. Plant

Plant seed with slit seeder in areas that have been

for erosión control. Plant seed no deeper than ½

Apply fertilizer at time of seeding and 30 days

will provide actual phosphorus of at least 1.5

Maintain meadow no less than 12 months after

Remove no more than 1/3 of grass-leaf growth

in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become

matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain a height of 3 1/2 to 4 inches. Do not mow after 12

Apply 2 applications of a broad spectrum, 3-way

selective herbicide to meadow within 12 month

after planting. Schedule first application no earlier than 6 months after planting.

months from planting completion.

Mow meadow as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 1/3 of grass height.

after seeding. Use starter fertilizer, 1-2-1, that

previously graded and seeded with annual ryegrass

20% J5 chewings fescue

20% Ecostar hard fescue

20% annual ryegrass

meadows is not permitted.

Quercus coccinea - scarlet oak

Meadow: See Meadow Mix. this sheet.

- Betula lenta sweet birch
- Carya ovata shagbark hickory

Quercus alba - white oak

• Quercus palustris - pin oak

Quercus rubrum - red oak

Juglans nigra - black walnut

#### Maintained Turf Mix

- Turf Mix shall be:
  - 80% 2 of 3 Tall Fescue
  - 10% Kentucky Blue Grass
  - 10% Perennial Ryegrass

Application rate shall be 225 lbs per acre.

#### General Planting Guidelines

- Trees
  - Trees over 2" shall be nursery tagged by a landscape architect. Trees under 2" shall be visually inspected with representative photographs by a landscape architect.
  - Areas of trees (not individual trees) to be planted along the road and detention ponds shall be staked for approval by a landscape architect.
  - Width of tree planting hole for trees shall be 3 times the diameter of the rootball. Bottom and sides of tree hole shall be loosened prior to planting.
  - Depth of tree planting hole shall be 1.5 times the depth of the rootball, minimum. Container grown or balled and burlapped trees shall be planted on a compacted mound of #57 stone.
  - Trunks of trees under 1" in caliper in size shall be protected with plastic wrap for a period of one year.
  - Seedlings/whips may be planted as bare root stock.
  - All sizes and grades of plant material shall be in accordance with the American Standard for Nursery Stock (latest edition), published by the American Nursery and Landscape Association standards.
- Woody Shrubs
  - Representative photos of woody shrubs shall be approved by a landscape architect.
  - Woody shrub beds shall be staked for approval by a landscape architect.
  - Shrub beds shall be a continuous excavation to the depth of the deepest rootball in the shrub bed. Bottom and sides of shrub bed excavation shall be loosened prior to planting.
  - All sizes and grades of plant material shall be in accordance with the American Standard for Nursery Stock (latest edition), published by the American Nursery and Landscape Association standards.
- Wetland Mix and Meadow Mix
  - Mixes shall be pre-packaged at the specied species percentages and applied at rates consistent with the seed supplier's recommendations.
  - Bed preparation shall be in accordance with seed supplier's recommendations.
- Planting Soils
  - Planting soils shall be a mix of three components: topsoil, organic amendment, and sand.
  - Topsoil: central Ohio topsoil with a USDA texture classification of clay loam or loam and a pH of 5.5 to 7.0.
  - Organic Amendment: composted yard debris (green waste) compost with a pH of 7.2 to 8.0
  - Sand: ASTM C33 concrete sand.
  - The three components shall be blended into a the following ratio: 4 parts sand, 2 parts topsoil, 1 part compost.

# FIGURE 25 DEVELOPMENT SITE - MAINTENANCE

- Trees
- Shrubs
- Meadow
- Turf

#### Trees

- January: Check trunks for rodent damage. Treat appropriately if damage is present. Selectively hand prune limbs to repair, remove damaged limbs, or to 'limb-up' canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Use dormant oils for pest management as required for insect control provided temps remain >32 degrees for 24 hours or more.
- February: If there's evidence of an insect infestation, dormant horticultural oils are effective as a dormant application – temperatures must be >32 for 24 hours after application to be effective.
- March: Selectively hand prune limbs to repair, remove damaged limbs, or to 'limb-up' canopy (provided temps are >32 degrees). Do not prune evergreen trees unless necessary for damage repair. Install any new container grown or B&B trees.
- April: Inspect for potential pest problems at 2 week intervals – document all findings. Remove any/all dead or damaged branches or limbs. Install any new container grown or B&B trees. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Apply mulch tree rings to trees in plant beds and turf areas. Provide 2"-3" depth throughout entire tree ring. Pull mulch 2" away from trunk to prevent mold and rotting.
- May: Weed mulch tree rings as required. Continue bi-monthly inspections for pest/disease problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content.
- June/July: Irrigate trees if needed in the early morning hours to prevent evapotranspiration. Trim/remove unwanted limbs from trees as required. Monitor for weed / insect / and disease problems – control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted trees to ensure root ball has the proper moisture content. Provide 1" water per week (supplement natural rainfall with irrigation as needed).
- August: Maintain 2-3" depth mulch tree rings for trees in plant beds and turf areas. Pull mulch 2" away from trunk to prevent mold and rotting. Weed mulch tree rings as required.
- September: Pesticide application is not recommended at this time unless for heavy infestations. Plan for container grown shade trees and evergreens that can be planted in the fall (Oct./Nov.).
- October: Fertilize using a granular fertilizer with slow release nitrogen – a 4:1:2 ratio is appropriate
   Broadcast over entire root zone / dripline (if root zone includes turf do not exceed 2lbs of nitrogen / 1000 sf).
- November: Monitor for weed / insect / and disease problems - control as needed. Remove any diseased / damaged / or dead branches. If there's evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 for 24 hours after application to be effective. Renew mulch tree rings - provide 3" depth for trees in plant beds and turf areas. Pull mulch 2" away from trunk.

• December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show dissection may be treated with an application of wilt proof to reduce damage. More than one treatment is detrimental. Plants with reoccurring problems should be removed.

#### Shrubs

- January/February: Remove wind driven leaves from shrub beds.
- March: Remove wind driven leaves from shrub beds. Inspect for potential pest problems at 2 week intervals- document all findings.
- April: Inspect for potential pest problems at 2 week intervals- document all findings. Edge all shrub beds by hand spade or other acceptable method. Hand prune as needed – use standard horticultural practices when pruning. Shearing is not acceptable. Selectively hand prune non-spring flowering shrubs as required. Apply granular preemergent control to shrub beds. Apply mulch to shrub beds. Provide 2"-3" depth within bed.
- May: Hand prune as needed (see April). Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly. Continue bi-monthly inspections for pest/disease problems.
- June: Hand prune as needed (see April). Monitor for weed / insect / and disease problems – control as needed. Use pheromone traps to help determine insect problems. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Remove weeds from beds weekly.
- July: Monitor potential weed / insect / and disease problems – control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in beds. Remove weeds from beds weekly.
- August: Large shrubs should be pruned if necessary to maintain desired character (except for summer/fall flowering species). Monitor for weed / insect / and disease problems – control as needed. Closely monitor newly planted shrubs to ensure root ball has the proper moisture content. Pre-emergent herbicide may be used to control weeds in landscape beds. Maintain a 2"-3" of mulch in all shrub beds. Remove weeds from beds weekly.
- September: Monitor for weed / insect / and disease problems - control as needed. Pesticide application is not recommended at this time unless for heavy infestations. Maintain a 2"-3" of mulch in all shrub beds. Remove weeds from beds weekly. Remove early fall leaves and other debris from plant beds. Apply pre-emergent herbicide for control of winter annuals.
- October: Fertilize using a granular fertilizer with slow release nitrogen – a 4:1:2 ratio is appropriate
   Broadcast over entire shrub bed. Remove fallen leaves to prevent damage of turf.
- November: Monitor for weed / insect / and disease problems - control as needed. Remove any diseased / damaged / or dead branches. If there's evidence of an insect infestation, dormant horticultural oils are effective as a dormant application - temperatures must be >32 for 24 hours after application to be effective. Renew mulch at shrub beds - provide 2-3" depth.

• December: Monitor for signs of pest problems and desiccation from winter winds. Plants that routinely show dissection may be treated with an application of wilt proof to reduce damage. More than one treatment is detrimental. Plants with reoccurring problems should be removed.

#### Meadow

- April (late): Apply 3-way selective herbicide to control weed populations - Do not apply preemergence to areas that need overseeded.
   Overseeding can take place in April for severe bare areas at rate of 4 lbs / 1000sf - slice seed or seed-a-vator method. (Note: Fall overseed is preferred)
- May: Mow at 4" height (Single Mow).
- June September: No mowing to occur
- September: Fertilize with 1-1-1 ratio NPK at 1.0 lb actual per 1000 sf. - Apply with broadcast spreader.
- Oct (early): Mow at 4" height (Single Mow).
  Overseed thin areas at rate of 4 lbs / 1000sf slice seed or seed-a-vator method
- November (late): Fertilize with 1-1-1 ratio NPK at 1.0 lb actual per 1000 sf. - Apply with broadcast spreader.
- Note: The fine fescue blend that is utilized in the meadow portions of the PC&B campus is designed to be maintained with low fertility and two mowings per year. Fine fescues struggle during hot and dry periods when maintained at traditional lawn heights (+/- 3").

#### Turf

- January/ February/March: Minimize salt damage along walks and drives. Remove any wind driven leaves from lawns/beds.
- April: Test soil PH. Turf areas should maintain PH levels between 6.2-7.0. Apply lime to increase PH as needed. Apply chemical pre-emergents as needed after soil temps reach 55 degrees and crabgrass begins to germinate. If season is advanced, begin mowing. First cut should be slightly shorter than normal (3"ht.) to encourage greening. Trim turf along all walks and road edges as required – D0 NOT line trim around tree trunks. Core aerate prior to fertilization / lawn renovations. Avoid rolling of turf; this causes compaction/poor root development; it should be avoided unless excessive heaving has taken place. Overseed turf areas after aeration to increase lawn density and crowd out aggressive weeds.
- May: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Check for soil insects - document all findings. Treat as necessary. Spring Fertilization: Memorial Day; fertilize at 1 lb nitrogen / 1000 sf. or as required by soil analysis.
- June: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Treat disease with appropriate fungicide if damage is extensive. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply chemical weed killers as needed. New seeded lawn areas require

the top 1/4" to remain moist – a thin layer of hydro mulch will help to keep soil from drying out. New sod should be kept moist for 4-5 weeks or until firmly rooted.

- July: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive.
- August: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Core aerate prior to fertilization / lawn renovations. Monitor turf for insect and disease problems – Grubs are typical during this month. Cut section of lawn and examine roots for young grubs. Treatment is necessary at populations of 4 grubs / sf.
- September: Summer Fertilization: Labor Day; fertilize at 1 lb nitrogen / 1000 sf. or as required by soil analysis. Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing. Frequency may decrease during this time due to heat stress. Treat disease with appropriate fungicide if damage is extensive. Over-seed all bare areas - Rake bare soil and amend with three cubic yards of finely screened compost / 1000 sf. Broadcast seed and hand rake into top 1/4" topsoil. Monitor turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed.
- October: Maintain turf at 3" height by mowing as needed-removing not more than 1/3 of the blade length in a single mowing.Treat disease with appropriate fungicide if damage is extensive. Continue monitoring turf for broadleaf weeds (ground ivy, plantain, dandelion, etc.) and apply treatments as needed. Fall Fertilization: Late October; fertilize at 1 lb nitrogen / 1000 sf. or as required by soil analysis.
- November: Remove fall leaves from turf to prevent damage. Reduce mower cutting height to 1 ½" for last cut of the season – to reduce chance of snow mold and winter burn. Apply spot applications of broadleaf herbicides as required.
- December: Complete any leaf removal to prevent damage to turf.