

New Albany Planning Commission Agenda

Monday, September 20, 2021 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via Zoom Webinar. There is no public participation via the Zoom Webinar.

> Join this meeting on your computer, tablet or smartphone. <u>https://us02web.zoom.us/j/85012388658</u> Or dial in using your phone: 646-558-8656 Access Code/ Webinar ID: 850-1238-8658

Information and directions for logging into this meeting can be found at www.newalbanyohio.org

- I. Call To Order
- II. Roll Call
- III. Action of Minutes: August 16, 2021

IV. Additions or Corrections to Agenda

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

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

VII. Cases:

FDP-80-2021 Final Development Plan

Final development plan application for an Aldi development generally located north of US62, east of Walton Parkway and Bevelhymer Road (PID: 222-000617). **Applicant: Aldi, Inc c/o Russ White**

Motion of Acceptance of staff reports and related documents into the record for FDP-80-2021.

Motion of approval for application FDP-80-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-82-2021 Variances

Variances to the building area, pavement setback, number of parking spaces, the number of active and operable doors, interior landscaping and signage requirements associated with a final development plan application for an Aldi development generally located north of US 62, east of Walton Parkway and Bevelhymer Road (PID: 222-000617) Applicant: Aldi, Inc c/o Russ White

Motion of Acceptance of staff reports and related documents into the record for VAR-82-2021.

Motion of approval for application VAR-82-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-83-2021 Final Development Plan

Final development plan for a 60 lot residential subdivision on 35.7+/- acres located at 7555 Bevelhymer Road and 7325 Walnut Street (PIDs: 222-005169, 222-005168 and 222-005167). **Applicant: Bobb Webb Group c/o Brandon Belli**

Motion of Acceptance of staff reports and related documents into the record for FDP-83-2021.

Motion of approval for application FDP-83-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FPL-84-2021 Final Plat

Final plat for a 60 lot residential subdivision on 35.7+/- acres located at 7555 Bevelhymer Road and 7325 Walnut Street (PIDs: 222-005169, 222-005168 and 222-005167). Applicant: Bobb Webb Group c/o Brandon Belli

Motion of Acceptance of staff reports and related documents into the record for FPL-84-2021.

Motion of approval for application FPL-84-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-85-2021 Conditional Use

Conditional use to permit the use of a "batch plant" as an industrial manufacturing and assembly use at 13411 Worthington Road (a portion of PID: 094-106740-00.000). Applicant: MBJ Holdings LLC, c/o Aaron Underhill

Motion of Acceptance of staff reports and related documents into the record for CU-85-2021.

Motion of approval for application CU-85-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-86-2021 Final Development Plan

Final development plan application for an Express Oil development generally located north of US-62, east of Walton Parkway and Bevelhymer Road (PID: 222-000617). **Applicant: JNBG Land Holdings LLC**

Motion of Acceptance of staff reports and related documents into the record for FDP-86-2021.

Motion of approval for application FDP-86-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-87-2021 Variances

Variances to the number of active and operable doors and signage requirements associated with a final development plan application for an Express Oil development generally located north of US-62, east of Walton Parkway and Bevelhymer Road (PID: 222-000617). Applicant: JNBG Land Holdings LLC

Motion of Acceptance of staff reports and related documents into the record for

VAR-87-2021.

Motion of approval for application VAR-87-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-88-2021 Final Development Plan

Final development plan application for a Dunkin Donuts development generally located north of US-62, east of Walton Parkway and Bevelhymer Road (PID: 222-000617). **Applicant: ms Consultants Inc, c/o Tami Thompson**

Motion of Acceptance of staff reports and related documents into the record for FDP-88-2021.

Motion of approval for application FDP-88-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-89-2021 Variances

Variances to the number of active and operable doors, signage and the number of parking spaces requirements associated with a final development plan application for a Dunkin Donuts development generally located north of US-62, east of Walton Parkway and Bevelhymer Road (PID: 222-000617).

Applicant: ms Consultants Inc, c/o Tami Thompson

Motion of Acceptance of staff reports and related documents into the record for VAR-89-2021.

Motion of approval for application VAR-89-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-95-2021 Conditional Use

Conditional use application to allow a restaurant drive-thru as part of a Popeyes final development plan generally located south of US-62 within the Canini Trust Corp (PID: 222-000347-00).

Applicant: ms Consultants Inc, c/o Tami Thompson

Motion of Acceptance of staff reports and related documents into the record for CU-95-2021.

Motion of approval for application CU-95-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-90-2021 Final Development Plan

Final development plan application for a Popeyes development generally located south of US-62 within the Canini Trust Corp (PID: 222-000347-00).

Applicant: ms Consultants Inc, c/o Tami Thompson

Motion of Acceptance of staff reports and related documents into the record for FDP-90-2021.

Motion of approval for application FDP-90-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-91-2021 Variances

Variances to the number of parking spaces and their dimensions, the number of active and operable doors, signage and landscaping requirements associated with a final development plan

application for a Popeyes development generally located south of US-62 within the Canini Trust Corp (PID: 222-000347-00).

Applicant: ms Consultants Inc, c/o Tami Thompson

Motion of Acceptance of staff reports and related documents into the record for VAR-91-2021.

Motion of approval for application VAR-91-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

PDP-96-2021 Preliminary Development Plan

Preliminary development plan application for a new commercial development generally located south of Smith's Mill Road, directly west of the Lower.com and Bob Evans Office building (PID: 222-001951-00).

Applicant: Neyer Properties Inc. c/o Luke White

Motion of Acceptance of staff reports and related documents into the record for PDP-96-2021.

Motion of approval for application PDP-96-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VIII. Other Business

Amendment to Codified Ordinance Chapter 1187

- IX. Poll members for comment
- X. Adjournment



Planning Commission met in regular session in the Council Chambers at Village Hall, 99 W. Main Street and was called to order by Planning Commission Chair Mr. Neil Kirby at 7:00 p.m.

Those answering roll call:

Mr. Neil Kirby, Chair	Present
Mr. David Wallace	Absent
Mr. Hans Schell	Present
Ms. Andrea Wiltrout	Present
Mr. Matt Shull (Council liaison)	Present

Staff members present: Steven Mayer, Development Services Coordinator; Chris Christian, Planner; Mitch Banchefsky, City Attorney; Jay Herskowitz for Ed Ferris, City Engineer; and Josie Taylor, Clerk.

Moved by Mr. Schell, seconded by Mr. Kirby to approve the July 19, 2021 meeting minutes. Upon roll call: Mr. Schell, yea; Mr. Kirby, yea; Ms. Wiltrout, abstain. Yea, 2; Nay, 0; Abstain, 1. Motion passed by a 2-0-1 vote.

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

Mr. Christian stated none from staff.

Mr. Kirby swore Mr. Aaron Underhill to tell the truth and nothing but the truth.

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

ZC-65-2021 Zoning Change

Rezoning of 27.334+/-acres from Agricultural (AG) to Limited General Employment (L-GE) generally located north of Innovation Campus Way and west of Mink Street for an area to be known as the Innovation East Zoning District (PIDs: 037-112188-00.003and 037-112188-00.001).

Applicant: MBJ Holdings LLC, c/o Aaron Underhill

Mr. Christian presented the staff report.

Mr. Kirby asked if the slide currently on screen was from the New Albany Strategic Plan.

Mr. Christian stated yes.

Mr. Kirby stated it showed a road running north-to-south, but noted it would not be possible at this time because there was a building west of this parcel.

Mr. Mayer stated the image on the slide was based on modeling conducted in 2019 but it was now believed a connection would be better on Mink Street.

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

Mr. Herskowitz stated not at this time.

Mr. Kirby asked for the applicant's comments.

Mr. Aaron Underhill, for the applicant, discussed the application and future development in the area.

Ms. Wiltrout asked why the applicant was only developing part of one parcel.

Mr. Underhill stated there were contractual issues with a current landowner.

Ms. Wiltrout asked if there would be any screening or other protective provisions that would be proposed.

Mr. Underhill stated that depending on the zoning they would need to install mounding and landscaping.

Ms. Wiltrout stated the property owner would then be protected under the proposed text.

Mr. Schell asked if the parcel was in contract or under negotiation.

Mr. Underhill stated it was in contract.

Mr. Schell stated it would not normally be good to do it in pieces.

Mr. Underhill stated it was due to timing issues.

Mr. Kirby asked if the plan was to integrate this as far north as possible, possibly even to Jug Street.

Mr. Underhill stated correct.

Mr. Mayer stated the City also requested phases so that a future rezoning would have a right of way or easement at that time to help with future road planning.

Mr. Kirby stated that depending on whether the property was looked at as a whole or not altered the preferred road access.

Mr. Underhill stated correct.

Mr. Kirby asked if this parcel was not currently involved in a right-of-way dedication to Mink Street.

Mr. Mayer stated this involved a dedication to Mink Street, but no right-of-way commitment for the conceptual road shown in white on a prior slide in the presentation.

Mr. Underhill stated they were giving additional right-of-way to Mink Street.

Mr. Kirby stated that the limitation text, on page 5 in Access and Street Improvements, discussed entrances from Mink Street.

Mr. Underhill stated that was an oversight and they could strike that.

Mr. Kirby stated okay, but noted that paragraph B picked it up again.

Mr. Underhill stated they would not have any entrances on Mink Street.

Mr. Kirby asked if they would then improve Mink Street but did not expect to have curb cuts to Mink Street.

Mr. Underhill stated correct.

Mr. Kirby asked if the City had a plan if Mink Street needed to be improved and there were still residences along the way.

Mr. Mayer stated that historically they had obtained sufficient right-of-way to make improvements. Mr. Mayer stated that in this case they were committing approximately sixty (60) feet of right-of-way and an additional fifty (50) feet of easement for improvements and streetscape.

Mr. Kirby stated that the parcel directly south of this was not under the developers control.

Mr. Mayer stated that was correct and, if and when street improvements would be needed, the City would need to go to that property owner and work with them for additional right-of-way or easements.

Moved by Mr. Kirby to accept the staff reports and related documents into the record for ZC-65-2021, seconded by Ms. Wiltrout. Upon roll call: Mr. Kirby, yea; Ms. Wiltrout, yea; Mr. Schell, yea. Yea, 3; Nay, 0; Abstain, 0. Motion passed by a 3-0 vote.

Moved by Ms. Wiltrout to approve ZC-65-2021 based on the findings in the staff report, with the conditions listed in the staff report, seconded by Mr. Schell. Upon roll call: Ms. Wiltrout, yea; Mr. Schell, yea; Mr. Kirby, yea. Yea, 3; Nay, 0; Abstain, 0. Motion passed by a 3-0 vote.

Other Business

Mr. Kirby asked if there was any other business.

Mr. Christian stated no.

Poll Members for Comment

None.

Mr. Kirby adjourned the meeting at 7:20 p.m.

Submitted by Josie Taylor.



Planning Commission Staff Report August 16, 2021 Meeting

INNOVATION EAST ZONING DISTRICT ZONING AMENDMENT

LOCATION:	Generally located north of Innovation Campus Way and west of Mink Street
	(PIDs: 037-112188-00.003 and 037112188-00.001)
APPLICANT:	MBJ Holdings LLC, c/o Aaron Underhill
REQUEST:	Zoning Amendment
ZONING:	AG Agricultural to L-GE Limited General Employment
STRATEGIC PLAN:	Employment Center
APPLICATION:	ZC-65-2021

Review based on: Application materials received on July 26 and zoning text dated August 10, 2021. *Staff report completed by Chris Christian, Planner.*

I. REQUEST AND BACKGROUND

The applicant requests review and recommendation to rezone 27.334 +/- acres. The applicant proposes to create a new limitation text in the Licking County portion of the New Albany Business Park. This area will be known as the Innovation East Zoning District, and will be zoned Limited General Employment (L-GE). The property is located directly north of the Mink Interchange I-PUD zoning district where the same L-GE uses are permitted to be developed. The proposed limitation text meets the intent of the Strategic Plan's Employment Center land use category by providing compatible general employment uses permitted in the surrounding area.

This new text contains the same list of permitted, conditional, and prohibited General Employment uses as the existing Mink Interchange I-PUD zoning district, located directly south of this site. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this zoning district. Other development standards of the text are almost identical to the surrounding L-GE zoning districts within the Licking County Business Park.

II. SITE DESCRIPTION & USE

The overall 27.334 +/- acre site consists of one parcel, a portion of another and is located in Licking County. The site has frontage on Mink Street and is generally located north of Innovation Campus Way and west of Mink Street. An annexation petition was filed with the city on June 22, 2021 and is scheduled for its first reading at New Albany City Council on September 7, 2021, and second reading on September 21, 2021.

C.O. 1111.02 allows a change in zoning to be initiated by motion of Council, or by motion of the Planning Commission. The immediate neighboring zoning districts include the Harrison East L-GE

zoning district to the west, the Mink Interchange I-PUD zoning district to the south and unincorporated residential located to the south, east and north. The site is currently vacant.

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>.

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. New Albany Strategic Plan

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

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

B. Use, Site and Layout

- The applicant proposes the same development standards from nearby L-GE zoning districts within the Personal Care and Beauty Campus. The immediate neighboring zoning districts include the Harrison East L-GE zoning district to the west, the Mink Interchange I-PUD zoning district to the south unincorporated residential properties located to the south, east and north
- 2. This district has the same list of permitted, conditional, and prohibited General Employment uses as the neighboring Mink Interchange I-PUD zoning district and the surrounding Personal Care and Beauty Campus. The Personal Care and Beauty Campus is where companies such as Anomatic, Accel, Axium, and Veepak are located.
- 3. The proposed zoning text is a limitation text. A limitation text can only establish more restrictive requirements than the zoning code.

- 4. The limitation text allows for general office activities, data centers, warehouse & distribution, manufacturing and production and research & production uses. Personal service and retail product sales and services are only allowed as accessory uses to a permitted use in this zoning district.
- 5. Conditional uses include car fleet and truck fleet parking, and industrial manufacturing and assembly.
- 6. Prohibited uses include industrial product sales and services, mini-warehouses, off-premises signs, vehicle services, radio/television broadcast facilities off-premises signs, and sexually oriented business.
- 7. The text establishes the following setbacks which are consistent with those established in surrounding L-GE zoning districts:

Perimeter Boundary	Pavement Setback	Building Setback
Mink Street	50 feet	100 feet
All Other Perimeter	25 feet	25 feet
Boundaries	*50 feet if adjacent to	*50 feet if adjacent to
	residential	residential

Historically, L-GE zoning districts require larger setbacks along boundary lines that abut properties where residential uses are permitted. These additional setback requirements vary between zoning districts and are meant to provide additional space to install the landscape buffering requirements between residential and commercial properties found in city code. There are residentially owned and used properties along the south and north boundaries of this zoning district and the text requires a 50 foot building and pavement setback along these boundaries. Staff is supportive of the proposed setback as it provides adequate space to install the required landscape screening.

- 8. The text contains the same provision for elimination of setbacks for building and pavement when this zoning district and any adjacent parcel located outside of this zoning district come under common ownership, are zoned to allow compatible non-residential uses, and are combined into a single parcel.
- 9. Due to the proximity of this site to the State Route 161 interchange and its location adjacent to commercially zoned and used land in the existing Licking County business park to the east, the site appears to be most appropriate for commercial development.

C. Access, Loading, Parking

- 1. The zoning text states that the number, locations and spacing of curb cuts along public rightsof-way will be determined and approved prior to the issuance of an engineering and building permit.
- 2. The text requires curb cuts for developments wholly or partially within this Zoning District shall not be permitted along the eastern boundary of this Zoning District on Mink Street. Property within this Zoning District must be combined with adjacent property outside of this Zoning District that has frontage on Innovation Campus Way or another existing or future public street or shared private drive.
- 3. The text requires 60 feet of right-of-way to be dedicated along Mink Street which is consistent with the Engage New Albany recommendations for this roadway and provides for an additional 50 feet of easements for utilities and streetscape improvements.
- 4. Parking will be provided per code requirements (Chapter 1167) and will be evaluated at the time of development of the site.
- 5. The text requires an 8-foot-wide leisure trail to be installed along Mink Street.

D. Architectural Standards

1. The proposed rezoning seeks to implement many of the same or improved standards and limitations set forth in the New Albany Architectural Design Guidelines and Requirements (Chapter 1157).

- 2. The proposed text maintains a maximum 65 foot building height limitation, consistent with other L-GE zoning texts in the New Albany Business Park.
- 3. The proposed text contains the same architectural requirements as surrounding business park zoning districts.
- 4. The City's Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. This zoning text contains specific design requirements for uses not governed by the DGRs, which will ensure the quality design of these buildings.
- 5. The proposed text contains a requirement for complete, four-sided screening of all roofmounted equipment for sight and sound. This provision does not apply to solar panels.
- 6. The proposed text requires all accessory structures, generators, storage tanks, trash receptacles or any other similar improvement to be located behind a building façade that that does not front onto a public road.

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

- 1. Maximum lot coverage for this subarea is 75%. This matches the surrounding zoning districts.
- 2. The proposed zoning text contains the same tree preservation language as the neighboring approved Mink Interchange I-PUD zoning text. The text states that standard tree preservation will be in place to preserve and protect trees during all phases of construction.
- 3. For perimeter boundaries that abut residentially owned and used properties, C.O. 1171.05(C) states that a landscape buffer must be established along property lines to achieve 75% opacity screening and 10 feet in height within 5 years of planting. This requirement is similar to other zoning texts within Licking County where residential uses are adjacent to commercially zoned and used properties. Residential properties exist directly south and north of this site.
- 4. In order to match the same screening requirements for Licking County Parcel Number 03510749003002 contained in the Mink Interchange Zoning District, the limitation text includes the same mounding and landscaping requirements for this parcel. The text requires a minimum six (6) foot high mound shall be installed along the property line and shall include a landscape buffer on the mound which shall consist of a mixture of deciduous trees, evergreens and bushes to provide an opacity of 75% within 5 years after planting to a total height of 10 feet above ground level unless waived in a writing provided to the City by the owner of said adjacent property.
- 5. Street trees will be located an average of 1 tree for every 30 feet of road frontage along Mink Street. The trees may be grouped or regularly spaced to create a more natural appearance.
- 6. Minimum tree sizes and heights for on-site trees match the standards in the surrounding business districts.
- 7. The text requires the following landscape treatment along Mink Street which is consistent with the requirements of the Mink Interchange I-PUD zoning district:
 - a. Within the required minimum pavement setbacks along Mink Street a minimum of ten (10) deciduous trees shall be installed for every 100 feet of frontage on the public right-of- way. Such trees shall be planted in random locations (i.e., not in rows). No more than 30% of such trees shall be of a single species.
 - b. Where existing healthy and mature trees are found within these pavement setbacks, such trees may be preserved in lieu of installing the trees described in this paragraph, provided that a similar amount of vegetation is being preserved when compared to that which would otherwise be required to be installed.
 - c. A standard New Albany white four-board horse fence may (but shall not be required to) be provided within the public right-of-way.
 - d. Notwithstanding the foregoing and if proposed by the developer, the City's Landscape Architect shall be permitted to approve deviations from the planting requirements that are detailed in the immediately preceding paragraph. Such deviations shall be permitted

to provide variations in the landscape treatment of long street frontages, when it is desirable to create or preserve viewsheds into any portion of the site where architectural or natural features within the site add visual character or aesthetic appeal when viewed from the street, and/or to protect the health of vegetation or the safety or people or property.

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

F. Lighting & Signage

- 1. All signage shall conform to the standards set forth in Codified Ordinance Section 1169.
- 2. All lighting shall be cut-off type fixtures and down cast to minimize light spilling beyond the boundaries of the site. The maximum height is 30 feet.
- 3. The zoning text requires landscape lighting details to be included in the landscape plan which is subject to review and approval by the City Landscape Architect.

IV. ENGINEER'S COMMENTS

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

V. RECOMMENDATION

Basis for Approval:

The proposed rezoning is consistent with the principles of commercial development in the Engage New Albany Strategic Plan and the existing business park in Licking County. The site is located within the Personal Care and Beauty Campus and contains the same development standards as the surrounding zoning districts where L-GE uses are permitted. The landscaping screening requirements found in C.O. 1171.05(c) apply to this property and will provide appropriate screening from nearby residentially owned and used properties in the immediate area, consistent with the landscape screening requirements in surrounding L-GE zoning texts. Additional restrictions and commitments have been provided that are above what the base zoning code would require.

- 1. 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)).

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

VI. ACTION Suggested Motion for ZC-65-2021:

To recommend approval to Council of Zoning Change application ZC-65-2021.

Approximate Site Location:



Zoning Map:





Planning Commission Staff Report September 20, 2021 Meeting

ALDI FINAL DEVELOPMENT PLAN

LOCATION:	Generally located north of US-62, east of Walton Parkway and
	Bevelhymer Road (PID: 222-000617).
APPLICANT:	Aldi, Inc c/o Russ White
REQUEST:	Final Development Plan
ZONING:	Walton-62 Commerce District I-PUD
STRATEGIC PLAN:	Retail
APPLICATION:	FDP-80-2021

Review based on: Application materials received August 20 and September 3, 2021.

Staff report prepared by Chris Christian, Planner

I. REQUEST AND BACKGROUND

The application is for a final development plan for a proposed Aldi development and a new private road generally located north of US-62 and east of Walton Parkway and Bevelhymer Road. This development includes a grocery store on a 2.574 acre site.

The applicant is also applying for several variances related to this final development plan under application V-82-2021. Information and evaluation of the variance requests are under a separate staff report.

This site is located within the Walton-62 Commerce zoning district which was reviewed and approved by the Planning Commission on March 18, 2019 (ZC-6-2019).

II. SITE DESCRIPTION & USE

The site is generally located north of US-62 and east of Walton Parkway and Bevelhymer Road. The site is 2.574 acres and is currently undeveloped. The applicant is proposing to build a grocery store. Neighboring uses include commercial to the south, east and west as well as the Sheetz development to the north (FDP-16-2020).

III. EVALUATION

Staff's review is based on New Albany plans and studies, zoning text, and 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 lists the following development standards for the Neighborhood Retail future land use category:

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

A. Use, Site and Layout

- 1. The applicant proposes to develop a 19,054 sq. ft. Aldi grocery store and a new private road on a 2.574 acre site. The site is located in the Walton-62 zoning district north of US-62 and east of Walton Parkway and Bevelhymer Road, adjacent to Sheetz. The proposed development is in an appropriate location given its proximity to the New Albany Business Park, State Route 161 and surrounding retail uses.
- 2. Zoning text section III(A)(2) states that no retail user in this zoning district shall occupy more than 15,000 sq. ft. of floor area of a building. The proposed building exceeds this limitation at 19,054 sq. ft. in size the applicant has requested a variance which will be reviewed under a separate staff report (VAR-82-2021).
- 3. Zoning text section II(A)(9) requires that the total lot coverage, which includes all areas of pavement and building, to not exceed 80% of the total area. The proposed development is at 69% lot coverage thereby meeting this requirement.
- 4. The zoning text requires the following setbacks:

Boundary	Required Setback	Proposed Setback
US-62	50 foot building and pavement setback from the right-of-way	100 + foot building setback [meets code]
		<u>The pavement setback</u> <u>varies due to the alignment</u> <u>of US-62 however,</u> <u>approximately 8 feet of the</u> <u>parking lot is located within</u> <u>the required setback area</u> <u>and a variance has been</u> <u>requested.</u>
Northern Boundary (Existing private road, adjacent to Sheetz)	0 foot pavement and building setback	22+/- foot pavement [meets code] 213+/- foot building [meets code]
Southern Boundary (adjacent to proposed new private road)	0 foot pavement and building setback	18+/- foot pavement [meets code]31+/- foot building [meets code]
Western Boundary	0 foot pavement and building setback	12+/- foot pavement [meets code]41+/- foot building [meets code]

5. The applicant indicates that the development will utilize an underground stormwater detention basin.

B. Access, Loading, Parking

- 1. The development site will be accessed by an existing private road which was approved by the Planning Commission on March 16, 2020 (FDP-15-2020) and a new private drive that provides an additional connection to US-62. Per zoning text section III(B)(3) and access/circulation exhibit included with the zoning text. The proposed new private drive is in the correct location and may be used for right in, right out access only. There are no design standards in the zoning text for this road since it is private. It is consistent with the design of Woodcrest way as it is 24 feet in width and the proposed streetscape will allow for sidewalks and street trees to be installed.
- 2. The site is also accessed by one curb cut off a proposed new private access road and two off of an existing private road. All proposed access points are consistent with the approved access/circulation exhibit attached to the zoning text.
- 3. Zoning text section III(B)(5) requires an additional 5 feet of right-of-way to be dedicated along US-62 in order to accommodate a future right turn lane onto Walton Parkway. In order to meet this requirement, staff recommends a condition of approval that the developer dedicate 5 feet of right-of-way prior to any permits are issued for the project.
- 4. <u>The city traffic engineer is reviewing access study materials provided by the applicant to</u> determine if any street improvements are required as part of this development. Staff recommends a condition of approval that any necessary street improvements be subject to the city traffic engineer's approval.
- 5. According to zoning text section III(B)(4) the applicant is required to install an 8-footwide, asphalt leisure trail along Johnstown Road and this requirement is met.
- 6. Per zoning text section III(B)(4) the applicant is required and proposes to install a 5-footwide, concrete sidewalk along their frontages adjacent to private drives. The text also requires, and the applicant is providing, a pedestrian connection from the sidewalk/leisure trail system to the front of their building. '
- Per C.O. 1167.05(d)(1) requires 1 parking space to be provided for every 200 square feet for this use. The building has an area of 19,054 sq. ft. therefore 95 parking spaces are required. The applicant is only providing 94 parking spaces and a variance has been requested.
- 8. Per C.O. 1167.03(a) the minimum parking space dimensions required are 9 feet wide and 19 feet long. The applicant is proposing to install parking spaces that are 10ft x 19ft along the perimeter of the site and 10ft x 20ft spaces in the interior double rows of parking, exceeding the minimum requirement. The applicant states that Aldi wishes to provide additional parking space width for shopping cart maneuverability between vehicles and reduce the risk of property damages for customers.
- 9. Per C.O. 1167.03(a) the minimum maneuvering lane width size is 22 feet for this development type. The applicant is proposing maneuvering lanes with varying widths throughout the site that are between 22 and 31 feet. The drive aisles are wider in front of the building and where the trailer trucks need additional space to maneuver the site.
- 10. According to C.O. 1167.06(b)(3) the applicant is required to provide two off street loading space. The applicant is meeting this requirement by providing two loading spaces at the truck bay.
- 11. Per zoning text section III(B)(2) the applicant is required to install 8 bicycle parking spaces on site and the applicant is meeting 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 28 +/- feet therefore this requirement is being met.
- 4. The applicant is proposing to use brick, stone, metal and hardie board 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 III(C)(4)(6) 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. <u>DGR Section 6(I)(A)(12) states that buildings shall have operable and active front doors</u> <u>along all public and private roads. The applicant is not providing an active and operable</u> <u>door along the south and west building elevations and a variance has been requested.</u>
- 7. C.O. 1171.05(b) states that all trash and garbage container systems must be screened. The applicant proposes to install a dumpster enclosure thereby meeting this requirement.
- 8. Zoning text section III(C)(4)(c) requires complete screening of all roof mounted equipment to screen from off-site view and buffer sound. A roof plan was submitted and the applicant is meeting this requirement.
- 9. Zoning text section III(C)(5)(c) states that if a flat roof is used, strong cornice lines must be integrated and the applicant is meeting this.

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

- Zoning text section III(D)(1)(a) states that street trees are required to be installed along Johnstown Road at a rate of 1 tree per 30 feet of frontage. The applicant is required to install 14 trees based on their frontage and this requirement is met. Additionally, the zoning text requires a double row of street trees to be installed along the northern private row adjacent to Sheetz as well as a single row of street trees, planted at the same rate, along all other private road frontages and the applicant is meeting this requirement.
- 2. Per zoning text section III(D)(1)(b) a four-board horse fence is required to be installed along Johnstown Road and the applicant is meeting this requirement.
- 3. Per zoning text requirement III(D)(1)(c) a minimum 30-inch-tall landscape hedge must be provided along the perimeter of the parking lot to provide screening from public-rights-of-way and the applicant is meeting this requirement.
- 4. Per zoning text requirement III(D)(1)(d) 8 trees per 100 lineal feet must be provided throughout the setback area along Johnstown Road. The applicant is meeting this requirement by providing 32 trees along Johnstown Road.
- 5. Zoning text requirement III(D)(4)(c) states that a minimum of 8% of the total parking lot area shall be landscaped. The applicant is not meeting this requirement as 5.93% of the total parking lot area is landscaped and a variance is requested.
- 6. Per C.O. 1171.06(3) parking areas should contain a minimum of one tree for every 10 parking spaces. The applicant is providing 94 parking spaces and is therefore required to install 9 trees. The applicant is exceeding this requirement by provided 10 trees within the parking area.
- 7. The regulations of the zoning text are intended to achieve the same streetscape that exists in the Canini Trust Corp to ensure consistency in the area. The city landscape architect has reviewed the application as well as the other two proposed developments along US-62 and provided the following comments to ensure the intent of the text is met. These comments can also be found in a separate memo attached to this staff report. <u>Staff recommends a condition of approval that the city landscape architect comments are addressed, subject to staff approval.</u>
 - A. Street trees along Johnstown Road should be planted 20' from the edge of pavement to maintain consistent line of street trees. See diagram.

- B. Street trees along Johnstown Road should be planted at 3" caliper, 30' O.C. per New Albany Code. Placement of trees to be based on center line of private road. See diagram.
- C. Street trees along Johnstown Road should match the existing large deciduous street tree species on the opposite side of Johnstown Road. All street trees along proposed properties should be the same singular species. See diagram.
- D. All buffer trees located between street trees and parking lot pavement should be planted in random massings. See diagram.
- E. Remove and replace all non-native Koelreuteria and Syringa tree species with native, large, deciduous shade trees.

E. Lighting & Signage

- 1. A detailed photometric plan has been submitted that has zero or near zero candle-foot intensity along all parcel boundaries.
- 2. Zoning text section E(3)(b) requires all parking lot and private driveway light poles to be cut-off and downcast, not exceed 18 feet in height, painted New Albany Green and the use the same fixture that has been used at Sheetz and throughout the Canini Trust and the applicant is meeting all of these requirements.
- 3. As part of this final development plan application, the applicant has submitted a sign plan for the site.

Wall Signs

The zoning text and C.O. 1169.15(d) permits a wall sign on each building frontage, with 1 square foot in area per linear square foot of building frontage, not to exceed 50 square feet for retail buildings. The applicant proposes two identical wall signs to be installed on the northern and eastern building elevations with the following dimensions:

- *a.* Lettering Height: 22 inches [meets code]
- b. Area: 76 square feet [does not meet code, variance requested]
- *c*. Location: one on the eastern elevation (fronting US 62) and one on the northern elevation (fronting private road)
- *d*. Lighting: Halo [meets code].
- *e*. Relief: 2 inches [meets code]
- *f*. Colors: white, light blue and dark blue (total of 3) [meets code].
- g. Material: Aluminum, pin mounted units [meets code]
- All three signs will feature the company logo and read "Aldi"

Ground Mounted Sign

The zoning text states that all ground mounted signage shall be consistent with the specifications found in the 2013 Trust Corp Signage Recommendations Plan. The applicant is requesting to install one ground mounted sign with the specifications listed below. The applicant is all the recommendations of the sign master plan.

- a. Size: 48 ft. tall and 8 feet 10 inches wide [meet code]
- b. Location: One perpendicular to Johnstown Road [meets code]
- *c*. Lighting: None [meets code].
- *d.* Relief: 8 inches [meets code]
- *e*. Colors: Black, white and light blue (total of 3) [meets code].
- *f.* Materials: Brick with a precast cap [meets code]
- The sign will feature the company logo and address information

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</u>

condition of approval that the comments of the city engineer are addressed, subject to staff approval.

- 1. Refer to Exhibit A. Revise the title sheet of the FDP to include the signature block and other information as shown on this Exhibit.
- 2. Provide a r/w dedication (minimum 5') along the parcel's frontage. We are currently reviewing a study to determine if a right hand turn lane is required to support operation of the proposed access drive off of US62.
- 3. If needed, extend the turn lane west to serve the proposed access drive off of US62.
- 4. A curb cut is proposed approximately 90' north of US62 off of the existing private road. We recommend that this curb cut be removed and relocated to match with the drive aisle located further north along the existing private road.
- 5. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available

V. RECOMMENDATION

Staff recommends approval of the Aldi final development plan provided that the Planning Commission finds the proposal meets sufficient basis for approval. The proposal is meeting many of the goals of the Engage New Albany Strategic Plan such as providing pedestrian access along roadways and into the site and utilizing high quality building materials by incorporating foursided architecture. The proposed development is in an appropriate location given the context of the surrounding area and will serve as an amenity for the New Albany Business Park. The proposed building is very well designed and is consistent with other retail buildings in the immediate area. Additionally, the streetscape matches what is established at Sheetz as well as across the street at the Canini Trust Corp development site in order to achieve a uniform street design along this primary corridor of the city.

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-80-2021, subject to the following conditions:

- 1. The developer must dedicate an additional 5 feet of right-of-way along US-62 prior to the issuance of any work permits.
- 2. Any necessary street improvements as part of this development are subject to the review and approval of the city traffic engineer.
- 3. The comments of the City Landscape Architect must be met, subject to staff approval.
- 4. The City Engineer's comments must be addressed subject to staff approval.

Approximate Site Location



Source: Google Earth



Planning Commission Staff Report September 20, 2021 Meeting

ALDI VARIANCES

LOCATION	Generally located north of US-62 east of Walton Parkway and
Loemion.	Bevelhymer Road (PID: 222-000617).
APPLICANT: REQUEST:	Aldi, Inc c/o Russ White
	(A) Variance to zoning text section III(A)(2) to allow a retail building to have a floor area of 19,054 sq.ft. where the zoning text allows a maximum area of 15,000 sq. ft.
	(B) Variance to zoning text section III(A)(5) to allow an approximate 8 foot encroachment into the required 50 foot pavement setback along US-62.
	(C) Variance to C.O. 1167.05(d)(1) to allow 94 parking spaces to be installed where code requires a minimum of 95 spaces.
	(D) Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the south and west building elevations.
	(E) Variance to zoning text section III(D)(4)(c) to allow 5.93% of the parking lot area to be landscape where the zoning text requires a minimum of 8%.
	(F) Variance to C.O. 1169.15(d) to allow two wall signs to be 76 sq. ft. where code allows a maximum of 50 sq. ft. for retail buildings.
ZONING: STRATEGIC PLAN:	Walton-62 Commerce District I-PUD Retail
APPLICATION:	VAR-82-2021

Review based on: Application materials received August 20 and September 3, 2021. *Staff report prepared by Chris Christian, Planner*

I. REQUEST AND BACKGROUND

The applicant requests variances in conjunction with the final development plan for an Aldi grocery store located north of US-62, east of Walton Parkway, and south of Bevelhymer Road.

The applicant requests the following variances:

- (A) Variance to zoning text section III(A)(2) to allow a retail building to have a floor area of 19,054 sq.ft. where the zoning text allows a maximum area of 15,000 sq. ft.
- (B) Variance to zoning text section III(A)(5) to allow an approximate 8 foot encroachment into the required 50 foot pavement setback along US-62.
- (C) Variance to C.O. 1167.05(d)(1) to allow 94 parking spaces to be installed where code requires a minimum of 95 spaces.
- (D) Variance to DGR Section $\hat{6}(I)(A)(12)$ to eliminate the requirement that there be active and operable doors on the south and west building elevations.

- (E) Variance to zoning text section III(D)(4)(c) to allow 5.93% of the parking lot area to be landscape where the zoning text requires a minimum of 8%.
- (F) Variance to C.O. 1169.15(d) to allow two wall signs to be 76 sq. ft. where code allows a maximum of 50 sq. ft. for retail buildings.

II. SITE DESCRIPTION & USE

The site is generally located north of US-62 and east of Walton Parkway and Bevelhymer Road. The site is 2.574 acres and is currently undeveloped. The applicant is proposing to build a grocery store. Neighboring uses include commercial to the south, east and west as well as the Sheetz development to the north (FDP-16-2020).

III. EVALUATION

The application complies with application 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 zoning text section III(A)(2) to allow a retail building to have a floor area of 19,054 sq.ft. where the zoning text allows a maximum area of 15,000 sq. ft.

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

- 1. The applicant proposes to develop a 19,054 sq. ft. Aldi grocery store. Walton-62 zoning text section III(A)(2) states that the maximum area for a retail user in this zoning district is 15,000 sq. ft. therefore a variance is required.
- 2. The variance does not appear to be substantial and meets the spirit and intent of the zoning text requirement. While the proposed development is larger than what is permitted by right, the requirement was put into the text to discourage big box retail developments from locating in this area i.e. Walmart, Target, etc. Aldi is a smaller scale, neighborhood grocery store that is appropriately sized for this zoning district and the site it is located on.
- 3. It does not appear that the essential character of the neighborhood would be altered if the variance request is granted. This area is envisioned to as the retail future land use district in the Engage New Albany Strategic Plan where different retail type uses have been developed and are envisioned to be in the city. The city landscape architect and city engineer have reviewed and approved the proposed site layout and traffic access points.
- 4. 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 zoning text section III(A)(5) to allow an approximate 8 foot encroachment into the required 50-foot pavement setback along US-62.

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

- 1. Zoning text section III(A)(5) requires a 50 foot pavement setback along US-62. The applicant proposes a maximum encroachment of 8 feet. or1,109 sq. ft. (1.42%) of the parking lot, therefore a variance is required.
- 2. The variance does is not substantial. While the applicant is encroaching into the required setback, they are doing so at the request of the city to ensure a consistent and cohesive design is achieved between all sites along this road frontage. MKSK the city's urban design and planning consultants, reviewed the site plan and recommended that the Aldi site be rotated in order to ensure their parking row along US-62 was aligned with the Express Oil and Dunkin Donuts parking rows. Additionally, while there is a proposed encroachment, it is minor as it is only 1.42% of the total parking area on the site which is not substantial.
- 3. The approved preliminary development plan for the zoning district shows an access road in front of Aldi and other adjacent sites in order to provide additional vehicular connectivity in the larger district which results in the variance being necessary. In addition, the zoning text requires the developer to dedicate 5 feet of right-of-way along US-62 which contributes to the encroachment.
- 4. It does not appear that the essential character of the neighborhood will be altered if the variance request is granted. The proposed encroachment is very minor and will not be noticeable from adjacent sites or public rights-of-way.
- 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 C.O. 1167.05(d)(1) to allow 94 parking spaces to be installed where code requires a minimum of 95 spaces.

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

- 1. Per C.O. 1167.05(d)(1), 1 parking space must be provided for every 200 square feet for this use. The building has an area of 19,054 sq. ft. therefore 95 parking spaces are required. The applicant is providing 94 parking spaces therefore, a variance is required.
- 2. The variance does not appear to be substantial. The parking requirement is a general requirement for all merchandise stores. Staff is generally supportive of providing less parking, where appropriate, to allow for less paved area and more green space.
- 3. The problem can be solved in a manner other than granting the variance request. City code states that the minimum parking space dimensions required are 9 feet wide and 19 feet long. The applicant is proposing to install parking spaces that are 10ft x 19ft along the perimeter of the site and 10ft x 20ft spaces in the interior double rows of parking, exceeding the minimum dimensional requirements. The applicant states that Aldi wishes to provide additional parking space width for shopping cart maneuverability between vehicles and reduce the risk of property damages for customers. It appears that only one row of perimeter parking would need to be reduced to 9ft. x 19ft. (the code minimum) and additional parking space would be gained on the site and a variance would not be necessary.
- 4. 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 DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the south and west building elevations.

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 4 frontages, 3 along private roads and one along US-62. As proposed, the commercial building will have entrances along the northern private road elevation and along US-62 and no others (2/4 elevations are meeting the requirement).
- 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 does not appear to be substantial. The same variance has been granted for other buildings within the Canini Trust Corp development. The intent of this requirement is to ensure that buildings maintain a presence on the street which is crucial in pedestrian oriented development. This site and the overall Canini Trust Corp and Walton-62 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.
- 4. While there isn't an active and operable door on two of the private road elevations, the applicant is providing a strong, easily identifiable architectural feature at the northeast corner of this building which makes the entrance to the building easily identifiable. 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. For these reasons, the spirit and intent of the requirement is being met.
- 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 which is directly across the street from the site.
- 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.

(E) Variance to zoning text section III(D)(4)(c) to allow 5.93% of the parking lot area to be landscape where the zoning text requires a minimum of 8%.

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

- 1. Zoning text section III(D)(4)(c) requires 8% of the interior parking lot space to be landscaped. The applicant proposes 5.93% rather than 8% therefore a variance is required.
- 2. The variance does not appear substantial. The applicant is proposing 2.07% less parking lot open space than what is required by the zoning text. Additionally, the zoning text has a larger requirement than what is required by City code. The city's landscape standards require a minimum of 5% parking lot open space. Therefore, while the parking lot open space is less than what is required, it is consistent with the overall city standards.
- 3. The spirit and intent of the code requirement is being met since the applicant is providing landscape islands at the ends of parking aisles. The parking at the perimeter of the site is also broken up by landscape peninsulas. The parking lot appears to have an appropriate amount of interior landscaping given the layout of the site.
- 4. The applicant states that in order to meet the 8% landscape requirement, additional parking spaces would have to be removed from the site which is not desirable.
- 5. It does not appear that the essential character of the neighborhood will be altered by granting this variance request. While the applicant is not meeting this interior parking lot landscape requirement, they are meeting the lot coverage requirements by providing 31% green space on the site which is greater than what is required in the zoning text (20%).
- 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.

(F) Variance to C.O. 1169.15(d) to allow two wall signs to be 76 sq. ft. where code allows a maximum of 50 sq. ft. for retail buildings.

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

- 1. The applicant requests to allow two identical, Aldi wall signs to be 76 square feet in size where the zoning text allows a maximum area of 50 sq. ft. for all retail buildings.
- 2. The applicant proposes to install two identical wall signs, one on the US-62 elevation and one on the northern building elevation.
- 3. The city sign code (C.O. 1169.08) states sign area shall include the face of all the display areas of the sign and the area of the letters, numbers or emblems mounted on a building wall or wall extension shall be computed by enclosing such letters, numbers or emblems with an imaginary rectangle around the letters, numbers or emblems, and determining the area. The 76 square feet in size includes the colored "band" around the logo and lettering. If the colored bands are not included in the area calculation the sign size is approximately 45 square feet. Therefore, the request does not appear to be substantial.
- 4. The variance appears to meet the spirit and intent of the zoning text which is to ensure that wall signs are appropriately scaled in relation to the 19,000 sq.ft. size building on which they are located. The proposed wall signs are appropriately integrated into a prominent architectural feature of the building which will make these signs feel more like a part of overall building design.
- 5. 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 sign is larger than permitted, the design is unobtrusive. Additionally, there are no overly bright or jarring colors.
- 6. Additionally, sites within the Canini Trust Corp are permitted to have wall signs that are up to 80 sq.ft. in size based on the frontage of their building. If this building were located across the street, they would be permitted to have an 80 sq.ft. wall sign as the building has over 150+/- feet of frontage.
- 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.

Staff recommends approval of the requested variances should the Planning Commission find that the application has sufficient basis for approval. It appears that all of the variances are appropriate however the Planning Commission should evaluate the request to reduce the number of parking spaces to ensure an appropriate amount of parking is provided. While, the variance to the required parking spaces does not appear substantial, it does appear it can be solved in another manner other than granting the request as one of the parking rows could be slightly modified to add an additional parking space.

While the building is larger than 15,000 sq. ft. it is a neighborhood scale grocery store that is appropriately designed and sized for this site and the zoning district it is located in. The larger signage appears is designed and scaled appropriately in the relation to the building and the site overall. Due to the auto-oriented nature of this zoning district, and the applicant is still providing a prominent entrance at the corner of the building. Overall the building and site as proposed are well designed and fit appropriately within the context of the corridor.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motions 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-82-2021.

Approximate Site Location



Source: Google Earth

Planting Plan

- 1. Street trees along Johnstown Road should be planted 20' from the edge of pavement to maintain consistent line of street trees. See diagram.
- 2. Street trees along Johnstown Road should be planted at 3" caliper, 30' O.C. per New Albany Code. Placement of trees to be based on center line of private road. See diagram.
- 3. Street trees along Johnstown Road should match the existing large deciduous street tree species on the opposite side of Johnstown Road. All street trees along proposed properties should be the same singular species. See diagram.
- 4. All buffer trees located between street trees and parking lot pavement should be planted in random massings. See diagram.
- 5. Remove and replace all non-native Koelreuteria and Syringa tree species with native, large, deciduous shade trees.

Site Plan

6. The fence on the northern corner of Johnstown Road and Walton Parkway should be curved to match the aesthetic of the existing fence at all corners. The existing fence's radius should be maintained or used as a reference. Study other fence curves at the same intersection for context. 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.





404.540-01 September 3, 2021

To: Christopher Christian Engineering Manager

From: Ed Ferris, P.E., P.S., City Engineer By: Jay M. Herskowitz, P.E., BCEE Re: ALDI – FDP (Revised 9/15/21)

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 title sheet of the FDP to include the signature block and other information as shown on this Exhibit.
- 2. Provide a r/w dedication (minimum 5') along the parcel's frontage. We are currently reviewing a study to determine if a right hand turn lane is required to support operation of the proposed access drive off of US62.
- 3. A curb cut is proposed approximately 90' north of US62 off of the existing private road. We recommend that this curb cut be removed and relocated to match with the drive aisle located further north along the existing private road.
- 4. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available

EPF/JMH

(attachment)

cc: Steve Mayer, Planning Manager Dave Samuelson, Traffic Engineer







Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address INTERSECTION OF JOHNSTOWN RD (US 62) & WALTON PARKWAY				
	Parcel Numbers 222-000617				
	Acres 2.574 # of lots created 1				
	Choose Application Type Circle all Details that Apply				
Project Information	Appeal Certificate of Appropriateness Conditional Use Development Plan Preliminary Plat Preliminary Final Comprehensive Adjustment Minor Commercial Subdivision Vacation Easement Street X-Variance Extension Request Zoning Amendment (rezoning) Text Modification Description of Request: REVIEW AND APPROVAL OF ALDI FINAL DEVELOPEMNT PLAN -AND VARIANCE REQUESTS FOR BUILDING SQUARE FOOTAGE, -TOTAL PARKING REQUIREMENT, FRONT PARKING SETBACK, -AND INTERIOR PARKING AREA LANDSCAPE REQUIREMENT.				
S	Property Owner's Name: THE NEW ALBANY COMPANY, LLC c/o DICK ROGGENKAMP Address: 8000 WALTON PKWY, STE 120 City, State, Zip: NEW ALBANY, OH 43054 Phone number: 614.939.8040 Email: DROGGENKAMP@NEWALBANYCOMPANY.COM				
Contact	Applicant's Name:ALDI, INC c/o RUSS WHITEAddress:4400 S. CHARLESTON PIKECity, State, Zip:SPRINGFIELD, OH 45502Phone number:937.323.5500Fax:937.323.0023Email:RUSS.WHITE@ALDI.US				
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete. Signature of Owner Signature of Applicant Date: $\frac{3 \cdot 19 \cdot 21}{8/19/21}$				

Appeal			250.00	
Certificate of Appropriateness				
	100.00			
ARB – All other residential or commercial			300.00	
	ARB - Signage	75.00		
Conditional Use			600.00	
Development Plan	– Preliminary PUD c	or Comprehensive		
	Planning fee	First 10 acres	750.00	
		Each additional 5 acres or part thereof	50.00 / each	
	Engineering fee	1-25 lots	155.00 / each	
		Minimum fee	1000.00	
	Engineering fee	26-50 lots	3875.00	
		Each additional lot over 26	75.00 / each	
	Engineering fee	Over 51 lots	5750.00	
		Each additional lot over 51	50.00 / each	
Development Plan	– Final PUD	Ti 4.0	<	
	Planning fee	First 10 acres	650.00	Х
		Each additional 5 acres or part thereof	50.00	
	Engineering fee	1-25 lots	155.00 / 1	
	En sin sonin s for	(minimum fee \$1,000.00)	155.00 / each	
	Engineering fee	26 - 50 lots	38/5.00	
	E	Each additional lot over 26	/5.00 / each	
	Engineering fee	Over 51 lots $\mathbf{\Sigma}_{1}$	5/50.00	
D 1		Each additional lot over 51	50.00 / each	
Development Plan	- Non-PUD		300.00	
Development Plan	/ Text Amendment		600.00	
Plat – Road Prelim	Dlamaina faa		250.00	
	Planning fee	1.4	350.00	
	Engineering fee	no lots on either side of street	1.00 / LF	
		Nisissee C	.50 / LF	
		Minimum fee	1,000.00	
Plat – Road Final	Dlaunina faa		250.00	
	Planning fee		350.00	
	Engineering fee	no lots on either side of street	1.00 / LF	
		lots on one side of street	.50 / LF	
	D 1' '	Minimum fee	1,000.00	
Plat – Subdivision	Preliminary		(50.00	
	Planning		650.00	
	F · · C	Plus each lot	50.00 / each	
	Engineering fee	1-25 lots	155.00 / acab	
	Engineering fee	(111111111111111111111111111111111111	133.00 / each 3875.00	
	Lingineering lee	20 - 50 1018 Each lot over 26	75.00 / each	
	Engineering foo	Over 51 lots	5750 00	
	Engineering iee	Each lat over 51	5/50.00	
		Each lot over 51	50.00 / each	

Plat – Subdivision Final					
	Planning		650.00		
		Plus each lot	15.00 / each		
	Engineering fee	1-25 lots			
		(minimum fee \$1,000.00)	155.00 /each		
	Engineering fee	26-50 lots	3875.00		
		Each lot over 26	75.00 / each		
	Engineering fee	Over 51 lots	5750.00		
		Each lot over 51	50.00 / each		
Lot Changes			200.00		
Minor Commercia	l Subdivision		200.00		
Vacation (Street o	1200.00				
Variance					
Non-sing	le family, commercia	l, subdivision, multiple properties	600.00		
Single Fa	mily residence		250.00		
In conjur	ection with Certificati	on of Appropriateness	100.00		
Extension Request	t		0.00		
Zoning					
	Rezoning - First 10	acres	700.00		
		Each additional 5 acres or part thereof	50.00 / each		
	Rezoning to Rocky	Fork Blacklick Accord	250.00		
	Text Modification		600.00		
Easement Encroac	hment		800.00		

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • Phone 614.939.2254 • Fax 614.939.2234

Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address INTERSECTION OF JOHNSTOWN RD (US 62) & WALTON PARKWAY				
	Parcel Numbers 222-000617				
	Acres 2.574 # of lots created 1				
	Choose Application Type		Circle al	l Details that Apply	
rmation	Conditional Use Conditional U	Preliminary Preliminary Combination	Final Final Split	Comprehensive Adjustment	Amendment
ect Info	□ Minor Commercial Subdivision □ Vacation X Variance	Easement		Street	
Proj	Contract Contrac	Amendment (rez	coning)	Text Modification	
	Description of Request: VARIAN PARKIN	CE REQUESTS G REQUIREMEN OR PARKING AR	FOR BUIL NT, FRON EA LAND	DING SQUARE FO T PAVEMENT SET SCAPE REQUIRE	DOTAGE, TOTAL BACK, MENT, ACTIVE
	AND OP	ERABLE FRONT	DOORS,	AND WALL SIGN	AGE AREA.
	Property Owner's Name: THE N	EW ALBANY CO	OMPANY,	LLC c/o DICK ROO	GENKAMP
	Address: 8000 WALTON PKW	Y, STE 120			
	Phone number: 614.939.8040	JH 43054		Fax: 614.30	3.8786
	Email: DROGGENKAMP@!	NEWALBANYCO	MPANY.	COM	
ntact					
Col	Applicant's Name: ALDI, If	NC C/O RUSS WI	HITE		
	City State Zin: SPRINGEIELD (OH 45502			
	Phone number: <u>937.323.5500</u>			Fax: 937.32	3.0023
	Email: RUSS.WHITE@AL	DI.US			
gnature	Site visits to the property by City of Ne The Owner/Applicant, as signed below employees and appointed and elected o described in this application. I certify the true, correct and complete.	ew Albany represent , hereby authorizes officials to visit, phi hat the information	ntatives are s Village of otograph an n here withi	essential to process to New Albany represent ad post a notice on th n and attached to this	this application. entatives, e property application is
Siş	Signature of Owner Signature of Applicant	2010	Dr.	Bal Estate Date	* <u>8-31-21</u> * <u>8/31/21</u>

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • Phone 614.939.2254 • Fax 614.939.2234

Ar	opeal			250.00	
Ce	ertificate of Appr				
ARB – single and two family residential ARB – All other residential or commercia			wo family residential	100.00	
			sidential or commercial	300.00	
		ARB - Signage		75.00	
Сс	Conditional Use			600.00	
De	evelopment Plan	- Preliminary PUD o	or Comprehensive		
		Planning fee	First 10 acres	750.00	
			Each additional 5 acres or part thereof	50.00 / each	
		Engineering fee	1-25 lots	155.00 / each	
			Minimum fee	1000.00	
		Engineering fee	26 – 50 lots	3875.00	
			Each additional lot over 26	75.00 / each	
		Engineering fee	Over 51 lots	5750.00	
			Each additional lot over 51	50.00 / each	
De	evelopment Plan	– Final PUD			
		Planning fee	First 10 acres	650.00	
			Each additional 5 acres or part thereof	50.00	
		Engineering fee	1-25 lots	155.00 / 1	
			(minimum fee \$1,000.00)	155.00 / each	
		Engineering fee	26 - 50 lots	38/5.00	
		F ' ' C	Each additional lot over 26	/5.00 / each	
		Engineering fee	Over 51 lots	5/50.00	
р	1 (D)		Each additional lot over 51	50.00 / each	
De	Development Plan – Non-PUD			300.00	
De	Development Plan / Text Amendment			600.00	
Pla	at – Road Prelim	inary		250.00	
		Planning fee		350.00	
		Engineering fee	no lots on either side of street	1.00 / LF	
			lots on one side of street	.50 / LF	
ы	(D 15' 1		Minimum fee	1,000.00	
Pla	ai – Koad Final	Dlanning for		250.00	
		Franning fee	no lota on aith-maile -futuret	330.00 1.00 / LE	
		Engineering iee	ho lots on either side of street	1.00 / LF	
			Ninimum foo	.50 / LF	
ות	4 C. 1. 1''-'	D1''	winnmum lee	1,000.00	
Pla	ai – Subdivision	Preliminary		650.00	
		Flanning	Dhua aa ah lat	50.00 / coch	
		Engineering for	rius each lot	50.00 / each	
		Engineering lee	1-23 1018 (minimum fee \$1,000,00)	155.00 / each	
		Engineering fee	26 - 50 lots	3875.00	
		Lingineering ree	Each lot over 26	75 00 / each	
		Engineering fee	Over 51 lots	5750.00	
		Engineering ice	Fach lot over 51	50.00 / each	—
				50.00 / Cacii	
1					

Plat – Subdivision Final								
	Planning		650.00					
		Plus each lot	15.00 / each					
	Engineering fee	1-25 lots						
		(minimum fee \$1,000.00)	155.00 /each					
	Engineering fee	26-50 lots	3875.00					
		Each lot over 26	75.00 / each					
	Engineering fee	Over 51 lots	5750.00					
		Each lot over 51	50.00 / each					
Lot Changes			200.00					
Minor Commercial	l Subdivision		200.00					
Vacation (Street or	1200.00							
Variance								
Non-sing	le family, commercia	600.00	X					
Single Fa	mily residence	250.00						
In conjun	100.00							
Extension Request	0.00							
- ·								
Zoning	D ' F ' (10		700.00					
	Rezoning - First 10		/00.00					
	D D 1	Each additional 5 acres or part thereof	50.00 / each					
	Rezoning to Rocky	Fork Blacklick Accord	250.00					
	Text Modification		600.00					
Easement Encroac	hment		800.00					


September 2nd, 2021

Chris Christian Community Development Department 99 West Main Street New Albany, OH 43054

RE: Response to Preliminary FDP Comments for Aldi.

Dear Mr. Christian:

The following are our responses to the preliminary Final Development Plan comments issued in an email dated August 27th, 2021:

General Comments

COMMENT 1:	Please verify that you have made all changes outlined in the preliminary review completed by our landscape architect and sent to you on August 6 th . We are also asking our landscape architect back check these and make them conditions of approval on the application.
Response:	A response letter to the August 6 th preliminary site plan review comments has been issued with the Sept 2 nd resubmittal of the Final Development Plan.
Variances	
COMMENT 1:	Several variances were identified by you and our department as part of the review process. Please submit a separate application for the variance (attached), I know that you checked the box on your FDP application but it has to be separate. I have also attached the submittal requirements for this application type. The only thing you need to do is submit the narrative described in the requirements, no need to submit additional site plans etc. I have identified all variances below.
Response:	A separate variance application and variance narrative have been issued with the Sept 2 nd resubmittal of the Final Development Plan.
Other Comment	ts
COMMENT 1:	Please confirm the height of the parking lot light poles on plans. Max of 18 feet. Please also indicate PMS # 447 color to match Sheetz and the Canini Trust Corp. This is the New Albany Green that is referenced in the text.
Response:	A schematic detail showing the light pole height has been provided on Sheet C11. Photometric Plan. This schematic shows that the mounting height of the bottom of the fixture is 16 ft above finished grade. Per a phone conversation with Chris Christian on
	6121 Huntley Rd, Columbus, OH 43229-1003 OFFICE 614.888.0040 ONLINE WWW.DLZ.COM

Akron Burns Harbor Chicago Cleveland Columbus Detroit Fort Wayne Frankfort Indianapolis Joliet Kalamazoo Lansing Louisville Madison Melvindale Munster Pittsburgh Saint Joseph South Bend Toledo



August 30th this would be acceptable. The request color has been added to Keyed Note #23 on Sheet C5.0 Site Improvement Plan.

- COMMENT 2: Please provide dumpster enclosure details for review.
- Response: The dumpster sits in a depressed truck well. The dumpster is screened to the southwest and southeast by the building. It is screened to the northwest by the truck well retaining wall and to the north east by a wooden gate. A detail of the wooden gate can be found on sheet C5.1 Site Details.
- COMMENT 3: C.O. 1167.06(a)(3) requires 2 off street loading spaces to be provided on the site based on the area of the building. Obviously the food truck bay counts as one but we need to identify it and one other on the site plan or request another variance to only require one.
- Response:Per the New Albany zoning ordinance a loading space is required to be 12 ft x 30 ft. A
loading space of 12 ft x 60 ft, equivalent to two required loading spaces, has been
dimensioned and noted as Keyed Note #26 on Sheet C5.0 Site Improvement Plan.
- COMMENT 4: Please provide horse fence detail for review. Please also provide the typical 10x10 end post on the plans. I know that there are shortages, 8x8 end posts are also fine.
- *Response:* A detail of the four-rail horse fence has been provided on sheet C5.1 Site Details.
- COMMENT 5: The double row of street trees along the road shared with Sheetz does not match the dense planting pattern employed by Sheetz. It looks like there are trees on both sides of the Sheetz sidewalk. I have attached their landscape plan here. We are working with MKSK to determine what needs to be done to ensure that this is consistent and will make it a condition of approval. Just want you to be aware.
- Response: The street trees along the shared access drive with Sheetz have been updated to match the same trees planted by Sheetz. The locations have been revised to locate the trees on both sides of the proposed Aldi sidewalk.
- COMMENT 6: Along all other private roads, please revise the street tree planting to 1 tree for every 30 feet as required by code.
- *Response:* Street tree plantings have been revised for a spacing of 1 tree for every 30 ft.
- COMMENT 7: Please provide a roof plan showing all rooftop equipment and the height of them being proposed. zoning text section III(C)(4)(c) and (d) requires complete screening of all roof equipment to buffer sound and provide 100% visual screening. We have to make sure this requirement is being met with the roof plan.



Aldi Response to comments Page 3 of 3

Response:	A roof plan has been provided with the Sept 2 nd resubmittal of the Final Development Plan.
COMMENT 8:	Please identify all exterior building materials on the plan and provide a digital sample board.
Response:	A digital sample board and revised elevations with building materials identified has been provided with the Sept 2 nd resubmittal of the Final Development Plan.

Respectfully submitted DLZ OHIO, INC.

Konneth A White

Ken White, P.E. Civil Engineer



September 2nd, 2021

Chris Christian Community Development Department 99 West Main Street New Albany, OH 43054

RE: Response to Preliminary Site Plan Review for Aldi.

Dear Mr. Christian:

The following are our responses to the preliminary site plan review comments issued in an email dated August 6th, 2021:

Site Plan Comments – Pg 1 of 2

COMMENT 1:	Aldi's parking fronting Johnstown Road should align with and be parallel to the proposed Express Oil parking to maintain a consistent frontage along Johnstown Road.
Response:	The Aldi parking row along Johnstown Rd has been revised to align with the parking row of Express Oil.
COMMENT 2:	Drive aisles circulating between properties should be aligned and act as a frontage road along Johnstown Road.
Response:	The front drive aisle of Aldi has been revised to align with that of Express Oil and Sheetz.
COMMENT 3:	Reduce Dunkin' Donuts drive aisles from 23' to 20'. Using the reduction in pavement, move entire site towards Express Oil to increase the distance between the back of curb and Walton Parkway.
Response:	Not applicable to Aldi.
Site Plan Comme	ents – Pg 2 of 2
COMMENT 1:	Remove all Dunkin' Donuts parking along Express Oil's property line. See diagram.
Response:	Not applicable to Aldi.

COMMENT 2: Remove all Dunkin' Donuts parking along Walton Parkway. See diagram.

Response: Not applicable to Aldi.

6121 Huntley Rd, Columbus, OH 43229-1003 OFFICE 614.888.0040 ONLINE WWW.DLZ.COM



- COMMENT 3: Relocate the removed Dunkin' Donuts parking spaces to the Jamestown Road frontage. See diagram.
- Response: Not applicable to Aldi.
- COMMENT 4: Move entire Dunkin' Donuts site towards Express Oil to increase the distance between the back of curb and Walton Parkway.
- Response: Not applicable to Aldi.
- COMMENT 5: The alignment of the four-rail horse fence should align with the existing fence installed at Sheetz. Continue that trajectory along the entire frontage of Express Oil, Aldi's, and Dunkin Donuts. Tie to into existing fence on Walton Parkway. See diagram.
- *Response:* The location of the four-rail horse fence has been revised as requested.
- COMMENT 6: Realign the leisure trail at the corner of Walton Parkway and Johnstown Road to minimize curves in the trail. See diagram.
- Response: Not applicable to Aldi.
- COMMENT 7: Reduce (2) Aldi's drive aisles to 20' wide and shift parking away from road. See diagram.
- Response: The two interior drive aisles noted on the exhibit has been reduced to the minimum 22 ft drive aisle as required in the New Albany zoning ordinance.
- COMMENT 8: Incorporate lawn and street trees along roadways with added space from comments. See diagram.
- Response: Lawn and street trees have been provided along roadways as required in the provided landscape plan.

Respectfully submitted DLZ OHIO, INC.

Konneth A White.

Ken White, P.E. Civil Engineer



September 2nd, 2021

Chris Christian Community Development Department 99 West Main Street New Albany, OH 43054

RE: Aldi Variance Narrative

Dear Mr. Christian:

The following narrative summarizes Aldi's request for zoning variances identified during the preliminary review of Aldi's August 19th Final Development Plan submittal. The required variances were detailed in an email from New Albany dated August 27th, 2021. Aldi is requesting variances for building size, front pavement setback encroachment, total parking spaces, front door location, interior parking lot landscaping, and wall signage. The proposed use for these variances is an Aldi grocery store.

Variance to zoning text section III(A)(2) to allow the building to be 19,054 sq. ft. in size where a maximum of 15,000 sq. ft. is allowed.

The proposed building for this project as detailed in the Final Development Plan is Aldi's prototypical footprint. Aldi has stores throughout the country and in their experience, this prototype and its size is best suited to serve its employees and customers. It provides for operational efficiency and an enjoyable customer experience.

Variance to zoning text section III(A)(5) to allow an encroachment into the required 50 foot pavement setback along US-62.

At the City of New Albany's request, the parking lot has been designed so the perimeter row of parking and drive aisle parallel to Johnstown Rd (US 62) align with those of Express Oil to the southwest and Sheetz to the northeast. This creates an encroachment of 164 sq-ft of pavement area based on a 50 ft pavement setback from the existing Johnstown Rd (US 62) right-of-way location. 1,109 sq-ft of pavement area will encroach on the 50 ft pavement setback if a 5 ft right-of-way take is required along Johnstown Rd (US 62).

6121 Huntley Rd, Columbus, OH 43229-1003 OFFICE 614.888.0040 ONLINE WWW.DLZ.COM



Variance to C.O. 1167.05(d)(1) to allow 94 parking spaces to be provided where city code requires 96 to be installed.

The New Albany zoning code requires parking spaces to be a minimum of 9 ft x 19 ft. As a corporate standard Aldi typically provides parking spaces measuring 10 ft x 20 ft. For this project Aldi has provided 10 ft x 20 ft spaces in the interior double rows of parking and 10 ft x 19ft spaces for the perimeter parking rows. The additional length for the interior rows provides extra space for longer vehicles to park. This in turn reduces the chances for minor accidents in the parking lot due to vehicles extending too far into the drive aisle. The perimeter spaces were shorted to provide additional landscape area around the private access roads at the request of the City of New Albany. Aldi is requesting that the length of the interior spaces and the width of all parking spaces remain at the plan dimensioned 20 ft and 10 ft respectively. It is Aldi's opinion that the increased parking space width provides additional area for shopping cart maneuverability between vehicles and therefore reduces the risk of property damage to customer vehicles.

Variance to zoning text section III(C)(6) to eliminate the requirement for active and operable front doors on the west and south private road elevations.

The proposed building for this project as detailed in the Final Development Plan is Aldi's prototypical footprint. The operations plan submitted shows the interior layout of the store. The interior layout of the store prohibits placing a front door on the west and south private access roads. The interior of the west wall is primarily the Back Room used for product storage, cooler access, and utility service areas. This area is for employee access only. The interior of the west wall also includes the employee breakroom and bathrooms. The interior of the south wall is lined with coolers for product storage.

Variance to zoning text section III(D)(4)(c) to allow 5.93% interior parking lot landscaping where the text requires a minimum of 8%.

The proposed parking lot is designed to maximize parking based on requirements by both the City of New Albany and Aldi. The City of New Albany zoning code requires 96 parking spaces and Aldi's corporate requirement is 95 parking spaces. The proposed layout provides 94 parking spaces with 2,734 sq-ft (5.93%) of interior greenspace. The provided parking area of 46,114 sq-ft requires 3,692 sq-ft (8%) of interior greenspace. To achieve an additional 958 sq-ft of interior greenspace would require a 6 parking space reduction. For the entire property Aldi is providing 34,418 sq-ft (31%) of greenspace. Aldi is respectfully requesting a variance to the interior greenspace requirement because a larger parking deficit would be created and because Aldi is providing a large amount of greenspace on the overall property.



Aldi Response to comments Page 3 of 3

Variance to C.O. 1169.16(d) to allow the 2 wall signs to be 76 sq. ft. in size where code allows a maximum of 50 sq. ft.

The size of the Aldi wall signs being requested is consistent with signage provided on Aldi's prototypical stores. These signs are proportionate in size to the prototypical building height and elevations. For this project, modifications to the building elevations have been incorporated to meet development standards. These modifications have increased the overall height of the store. Aldi is asking for this variance to maintain the prototypical size of its wall signage rather than asking for an increase in area.

Respectfully submitted DLZ OHIO, INC.

Konneth A White.

Ken White, P.E. Civil Engineer





THIS PROPERTY IS LOCATED IN ZONE X OF FEMA FLOOD INSURANCE RATE MAP NUMBER 39049C0208K. MAP EFFECTIVE JUNE 17. 2008.

BENCHMARKS (NAVD 88)

BM "A", EL=1065.74 A CHISELED SQUARE ON THE WEST CORNER OF THE CONCRETE PAD OF THE SIGNAL POLE LOCATED ON THE WEST CORNER OF JOHNSTOWN ROAD (US 62) AND THE ACCESS ROAD. ACCROSS THE STREET FROM THE TURKEY HILL GAS STATION.

BM "B", EL=1061.38 A CHISELED SQUARE ON THE NORTH CORNER OF THE CONCRETE PAD FOR THE LIGHT POLE LOCATED ON THE NORTH SIDE OF JOHNSTOWN ROAD (US 62). APPROXIMATELY 240' NORTHEAST OF THE INTERSECTION OF JOHNSTOWN ROAD (US 62) AND WALTON PARKWAY.

DATUMS/BASIS OF BEARING

EMHT ALTA/NSPS LAND TITLE SURVEY THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (1986 ADJUSTMENT). CONTROL FOR BEARINGS WAS A CONTROL TRAVERSE WHICH DETERMINED THE BEARING OF A PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD (U.S. ROUTE 62, COLUMBUS-MILLERSBURG ROAD) AS HAVING A BEARING OF SOUTH 58° 20' 45" WEST.

DLZ TOPOGRAPHIC SURVEY ALL HORIZONTAL COORDINATES AND BEARING AS SHOWN ARE PROJECT GRID BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND REFERENCE THE NORTH AMERICAN DATUM OF 1983 AND THE 2011 ADJUSTMENT (NAD 83(2011)).

ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

IN ORDER TO CREATE A UNIFIED BASE MAP, A COORDINATE TRANSFORMATION BETWEEN EMH&T'S SURVEY AND OHIO STATE PLANE SOUTH, NAD 83(2011) (DLZ SURVEY) WAS PERFORMED. EMH&T'S ALTA SURVEY DRAWING WAS MOVED FROM COORDINATE:

N 761962.15 E 1886965.37

TO COORDINATE: N 761961.48 E 1886965.79

ROTATE ABOUT NEW COORDINATE, 00°04'49" LEFT

BEARINGS SHOWN ON PLAN SHEETS OTHER THAN EMH&T'S ALTA SURVEY REFLECT THIS MOVE AND ROTATION.



ALDI STORE #84 JOHNSTOWN RD NEW ALBANY, OH 43054

	SHEET INDEX
SHEET NUMBER	SHEET TITLE
C1.0	TITLE SHEET
C3.0	ALTA SURVEY
C3.1	TOPOGRAPHIC SURVEY
C4.0	DEMOLITION PLAN
C5.0	SITE IMPROVEMENT PLAN
C5.1	SITE DETAILS
C5.2	SITE DETAILS
C6.0	GRADING PLAN
C9.0	UTILITY PLAN
C10.0	LANDSCAPE PLAN
C11.0	PHOTOMETRIC PLAN

CITY OF NEW ALBANY APPROVALS

TITLE SHEET

THE SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE OF THIS PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER AT DLZ. THE EXTENT OF CITY ENGINEER REVIEW AND APPROVAL IS BASED ONLY ON COMPLIANCE WITH CITY ORDINANCES 1181, 1183, 1187 AND OTHER APPLICABLE CITY POLICIES.

FINANCE DIRECTOR, CITY OF NEW ALBANY, OHIO	DATE
CHAIRPERSON OF SERVICE & PUBLIC FACILITIES CITY OF NEW ALBANY, OHIO	DATE
CITY ENGINEER, CITY OF NEW ALBANY, OHIO	DATE
CITY ADMINISTRATOR, CITY OF NEW ALBANY, OHIO	DATE OHIO Utilities Protection
	Click, Call or Tap Before You Dig

ISSUED STATUS: PERMIT

C1.0 SHEET DATE ISSUED: 09/02/2021 Mo./Dy./Yr.

tem 12	Intentionally Deleted - Ruilding lines essements and restrictions
ium 15	shown on the plat/map of Plain View Farms No. 2 as Plat Book 34 Page 22. EASEMENTS VACATED IN INSTRUMENT NUMBER 202104160068617.
Item 14	Intentionally Deleted - Easement granted to The Columbus Railway Power & Light Co., as more fully set forth in the document recorded as Deed Book 958 Page 209. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
Item 15	<i>Intentionally Deleted</i> - Easement for Pole Line granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 1127 Page 37. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
Item 16	<i>Intentionally Deleted</i> - Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 1472 Page 431. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
ltem 17	<i>Intentionally Deleted</i> - Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 1759 Page 317. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
ltem 18	<i>Intentionally Deleted</i> - Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 1785 Page 165. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
Item 19	<i>Intentionally Deleted</i> - Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 2307 Page 640. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
Item 20	<i>Intentionally Deleted</i> - Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 2365 Page 294. 10' ELECTRIC EASEMENTS VACATED IN INSTRUMENT NUMBER 202103090042640.
Item 21	<i>Intentionally Deleted</i> - Right of Way granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Deed Book 2920 Page 341. THE 10' GAS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
Item 22	Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 3365 Page 524. THE LOCATION CANNOT BE DETERMINED FROM THE DESCRIPTION OF RECORD.
Item 23	<i>Intentionally Deleted</i> - Right of Way granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Official Record 10486 page F07. THE 10' GAS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
Item 24	<i>Intentionally Deleted</i> - Building lines, easements and restrictions shown on the recorded plat/map of Bevelhymer Road and Walton Parkway Dedication and Easements as Plat Book 96 page 17. THE EASEMENTS ARE NOT LOCATED ON THE SUBJECT TRACT.
ltem 25	<i>Intentionally Deleted</i> - Easement Agreement for Ingress and Egress by and between The New Albany Company LLC, a Delaware limited liability company and Too, Inc., a Delaware corporation, as more fully set forth in the document recorded as Instrument 200101240015280. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
Item 26	Intentionally Deleted - Building lines easements and restrictions shown on the recorded plat/map of the Plat of Vacation of a part of Bevelhymer Road Right of Way as Road Record 28 page 116. VACATED BEVELHYMER ROAD IS NOT LOCATED ON THE SUBJECT TRACT, NO EASEMENTS GRANTED THEREIN.
Item 27	Declaration of Covenants and Restrictions for The New Albany Community Authority of record in Official Record 16999 page C04. Twenty-eighth Supplemental Declaration of record in Instrument 200612180250324. Twenty-eighth Supplemental Declaration of record in Instrument 200811200168286. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.
Item 28	Declaration of Covenants, Conditions, Restrictions and Easements for The New Albany Business Park of record in Instrument 200007030130348, as re-recorded in Instrument 200101100006699. Fourteenth Supplemental Declaration of record in Instrument 200612180250326. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.
Item 29	Declaration of Covenants, Conditions, Restrictions and Easements of record in Instrument 200612280256703. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.
Item 30	Deed of Easement granted to the Village of New Albany, Ohio, as more fully set forth in the document recorded as Instrument 200711130196075. (as to Parcels I, III, IV, V) THE SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
Item 31	<i>Intentionally Deleted</i> - Deed of Easement granted to the Village of New Albany, Ohio, as more fully set forth in the document recorded as Instrument 201007190090677. (as to Parcels I, II) THE 10' UTILITY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
Item 32	<i>Intentionally Deleted</i> - Utility Easement granted to the City of New Albany, Ohio, as more fully set forth in the document recorded as Instrument 202009300148188. (as to Parcels I) THE UTILITY EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
Item 33	<i>Intentionally Deleted</i> - Right of Way granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Deed Book 2920 Page 334. (as to Parcels II) THE 10' GAS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.
	Intentionally Deleted - Right of Way granted to Columbia Gas of

Official Record 10486 page E17. (as to Parcels II) THE 10' GAS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

- Easement & Right of Way granted to Columbus Southern Power tem 35 Company, as more fully set forth in the document recorded as Instrument 200007100135222. (as to Parcels II) THE 12' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. Intentionally Deleted - Easement granted to Ohio Bell Telephone tem 36 Company a.k.a. Ameritech Ohio Inc., an Ohio Corporation, as more fully set forth in the document recorded as Instrument 200007120137630. (as to Parcels II) THE 10' TELEPHONE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT. tem 37 Intentionally Deleted - Deed of Easement granted to the Village of New Albany, Ohio, as more fully set forth in the document recorded as Instrument 200711020191024. (as to Parcels III, V) THE SANITARY SEWER EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT. Intentionally Deleted - Easement granted to Columbus and Southern tem 38 Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 2590 page 226. (as to Parcel IV) THE 10' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS APPROXIMATELY SHOWN HEREON. Easement & Right of Way granted to Columbus Southern Power tem 39 Company, as more fully set forth in the document recorded as Instrument 200007100135224. (as to Parcels IV) 10' ELECTRIC EASEMENT VACATED IN INSTRUMENT NUMBER 202103090042638. tems 40-43 NOT SURVEY RELATED ITEMS.
- tem 44 Declaration of Covenants, Conditions, Restrictions and Easements for Walton & 62 Property Owners' Association recorded in Instrument No. 202010210164001 of the Franklin County, Ohio Recorder's Office. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED. THE UTILITY EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. ACCESS EASEMENT IS NOT LOCATED ON SUBJECT TRACT BUT IS SHOWN HEREON FOR REFERENCE.

DESCRIPTION:

.574 ACRES

Situated in the State of Ohio, County of Franklin, City of New Albany, in Lot 24, Section 12, Quarter Township 1, Township 2, Range 16, United States Military District, being comprised of part of Lots 29, 30 and Reserve "A" of the subdivision entitled "Plain View Farms No. 2", of record in Plat Book 34, Page 22, and part of that 9.557 acre tract of land conveyed to The New Albany Company LLC by deed of record in Instrument Number 202103170048803, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at an iron pin set at the intersection of the northerly right of way line of Johnstown Road (U.S. 62) with the easterly right of way line of Walton Parkway (Variable width, Plat Book 96, Page 17), in the northerly line of that 1.584 acre tract conveyed as Parcel 18WD-8 (FRA-161-16.75, LIC-161-0.00) to State of Ohio by deed of record in Official Record 25998B11;

Thence with said northerly right of way line the following courses and listances:

North 57° 24' 57" East, a distance of 85.28 feet to a point;

With the arc of a curve to the left, having a central angle of $68^{\circ} 43'$ 19", a radius of 50.00 feet, an arc length of 59.97 feet, a chord bearing of South 87° 15' 47" East and chord distance of 56.44 feet to a point; and

North 58° 20' 45" East, a distance of 193.96 feet to an iron pin set at the TRUE POINT OF BEGINNING for this description;

Thence crossing said 9.557 acre tract the following courses and distances:

North 31° 39' 15" West, a distance of 20.28 feet to an iron pin set at a point of curvature to the right;

With the arc of said curve, having a central angle of $16^{\circ} 46' 14''$, a radius of 200.00 feet, an arc length of 58.54 feet, a chord bearing of North 23° 16' 08'' West and chord distance of 58.33 feet to an iron pin set at a point of reverse curvature;

With the arc of said curve, having a central angle of 14° 17' 16", a radius of 200.00 feet, an arc length of 49.87 feet, a chord bearing of North 22° 01' 39" West and chord distance of 49.74 feet to an iron pin set;

North 29° 10' 17" West, a distance of 166.06 feet to an iron pin set;

North 60° 04' 33" East, a distance of 370.25 feet to an iron pin set at a point of curvature to the right;

With the arc of said curve, having a central angle of 90° 10' 21", a radius of 24.50 feet, an arc length of 38.56 feet, a chord bearing of South 74° 50' 17" East and chord distance of 34.70 feet to an iron pin set;

South 29° 45' 06" East, a distance of 81.31 feet to an iron pin set;

South 20° 39' 53" East, a distance of 75.95 feet to an iron pin; and

South 29° 45' 15" East, a distance of 80.04 feet to an iron pin set in the northerly right-of-way line of said Johnstown Road, in the northerly line of that 0.063 acre tract conveyed to The Village of New Albany by deed of ecord in Instrument Number 200711130196073;

Thence South 59° 20' 48" West, with said northerly line and said ortherly right-of-way line, a distance of 41.88 feet to an iron pin set;

Thence South 30° 39' 12" East, with said northerly right-of-way line and the westerly line of said 0.063 acre tract, a distance of 22.23 feet to an ron pin set;

Thence with said northerly right-of-way line and with the arc of a curve to the left, having a central angle of 00° 59' 12", a radius of 5779.65 feet, an arc length of 99.54 feet, a chord bearing of South 58° 50' 21" West and chord distance of 99.54 feet to an iron pin set;

Thence South 58° 20' 45" West, with said northerly right-of-way line, a distance of 256.22 feet to the TRUE POINT OF BEGINNING, containing 2.574 acres of land, more or less.

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

ALTA/NSPS LAND TITLE SURVEY LOT 24, SECTION 12, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16 UNITED STATES MILITARY DISTRICT CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO







LEGEND

	(Storm Sewer Grate Manhole
hole	V	Fire Hydrant
et	M	Water Valve
		Tree/Bush Line
or	— WM —	Water Line
	— GM —	Gas Line
	— STM —	Storm Line
ox	— SAN —	Sanitary Line
al Box	—Е—	Underground Electric
	C	Underground Communication
e	— F0 —	Fiber Optic
	—OHW—	Overhead Wires



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Control for bearings was a control traverse which determined the bearing of a portion of the northerly right-of-way line of Johnstown Road (U.S. Route 62, Columbus-Millersburg Road) as having a bearing of South 58° 20' 45" West.

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 request was submitted to OHIO811 on March 4, 2021. The utilities shown hereon have been located from field survey information. Utility plans were not requested and have not been reviewed. 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 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:

- 7(a). 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.

CERTIFICATION: Commitment No. 7765

To: The New Albany Company LLC, Aldi, Inc. (Ohio), an Ohio corporation, Stewart Title Guaranty Company, and RET Solutions, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "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, 7(a), 8, 9 and 13 of Table A thereof. The fieldwork was completed on March, 2021.

DRAFT

Matthew A. Kirk Date Professional Surveyor No. 7865 mkirk@emht.com June 9, 2021 ate: Scale: 1" = 60'vans, Mechwart, Hambleton & Tilton, Inc Engineers * Surveyors * Planners * Scientists 5500 New Albany Road, Columbus, OH 43054 ob No: 2021-0181 Phone: 614.775.4500 Toll Free: 888.775.3648 1 of 1 heet: emht.com REVISIONS DATE DESCRIP

Walton/SR62 Aldi Professional Services / 20210181-VS-ALTA-01



NEW ALBANY TOPOGRAPHIC SURVEY

COORDINATE TRANSFORMATION BETWEEN EMH&T'S SURVEY AND OHIO STATE PLANE SOUTH, NAD 83(2011) (DLZ SURVEY) MOVED EMH&T DRAWING FROM COORDINATE:



ISSUED STATUS: PERMIT



ODLZ					DES			
		Int.	Mo./Dy./Yr.	Remarks	 Initials	Mo./Dy./Yr.		
	No.	BY Int		REVISIONS	PROJ. PERSONNEL			
						· · · · ·		
					L			
							POPLAR RAIL VE HORIZONTAL RAII	F L
							POST DRIVER. E 10"x10"x3" TRIA 1"x10"x3.75' TRI	N N F
						A.4	. END POSTS: 10' SOUTHERN YELLO)) 0
							TREATED ROUGH	- R
						A.3	SOUTHERN YELL	ר 0 ויי
						A.2	. RAILS: 1"x6"x16" POPLAR.	′ へ
							WILLIAMS. COLOF WHITE FENCING	۲ ۲
						A.1	. FINISH: USE PRI USE BARN AND	N F
						Z F	4-RAIL HORSE FENC	CI FF
						<u>NOTES</u> : A. F	FENCE CHARACTER	S
								-

CKD. ___

11:5	
1/2021	
	I
DETAILS.DWG	
∖site	
FILES	
SAD\SHEET	
ocs/c	
_CONSTI	
AL\01	
NEW	
84	
OI-SPR	
ALI	
01800	
1/6	
1\212	
202	l
\GFL\	
JECTS'	
\PRO	
×	۱
Ъ. Г.	

SHALL MATCH THE CITY OF NEW ALBANY CE IN EACH OF THE ERISTICS. MER FOR TREATED WOOD.

FENCE PAINT BY SHERWIN TO BE CONSISTENT WITH THROUGHOUT THE CITY. TREATED ROUGH-SWAN

STS: 6"x6"x7.5' TREATED OW PINE INSTALLED WITH STALL 1"x6"x3.75' -SWAN POPLAR RAIL HORIZONTAL RAILS. x10"x7.5' TREATED OW PINE INSTALLED WITH ND POSTS SHALL HAVE A NGULAR CAP. INSTALL EATED ROUGH-SWAN ERTICALLY OVER _S.



4-RAIL	HOF	RSE	FENCE
N	от то	SCALE	









<u>KEYED NOTES</u> $\langle X \rangle$

- PROPOSED GRADING.
- PROPOSED STORM SEWER SYSTEM, SEE STORM WATER PLAN 2. AND PROFILES.
- 3. PROPOSED ELECTRICAL TRANSFORMER PAD.
- PROPOSED ELECTRIC SERVICE. CONTRACTOR TO INSTALL 4. SERVICE PER ALL STATE AND LOCAL CODES, POWER COMPANY, N.F.P.A., AND N.E.C. STANDARDS AND COORDINATE WITH THE POWER COMPANY TO VERIFY THE TRANSFORMER LOCATION. SIZE, ORIGIN OF SERVICE, AND ALL STANDARDS FOR WORK. MINIMUM CONDUIT COVER SHALL BE 3 FT. SEE ARCHITECTURA SHEETS FOR SECONDARY WIRING DESIGN. DIVISION OF WORK SHALL BE AS FOLLOWS: UTILITY COMPANY IS RESPONSIBLE FOR INSTALLING TRANSFORMER. FINAL CONNECTION. SOCKET AND METER. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING SECONDARY CONDUCTORS AND CONDUIT, CT CABINET, TRANSFORMER PAD AND TRENCHING AND BACKFILL
- PROPOSED TELEPHONE SERVICE. VERIFY EXACT ROUTING AND TERMINATION REQUIREMENTS WITH TELEPHONE COMPANY BEFORE STARTING WORK. CONTRACTOR TO COORDINATE WITH OTHER UTILITIES AND UTILIZE SHARED TRENCHING IF PERMITTED. MINIMUM CONDUIT COVER SHALL BE 3 FT. GENERAL CONTRACTOR TO COORDINATE WITH UTILITY COMPAN ON POINT OF CONNECTION. DIVISION OF WORK SHALL BE AS FOLLOWS: UTILITY COMPANY IS RESPONSIBLE FOR PROVIDING AND INSTALLING CABLE, AND FINAL CONNECTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING CONDUIT (WITH PULL WIRE), AND TRENCHING AND BACKFILL
- PROPOSED NATURAL GAS SERVICE. ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND N.F.P.A. STANDARDS. DIVISION OF WORK SHALL BE AS FOLLOWS: UTILITY COMPANY IS RESPONSIBLE FOR PROVIDING AND INSTALLING THE TAP AND METER. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING THE REGULATOR, PIPING, COPPER LOCATOR WIRE, DITCH TAPE, AND TRENCHING AND BACKFILL.
- 7. 6" SANITARY SEWER LATERAL. PIPE SHALL BE P.V.C. ASTM D-3034 SDR 35. JOINTS SHALL CONFORM TO ASTM D-3212. PROVIDE CLEANOUTS AS INDICATED BY "CO" OR "DCO" PER DETAIL. COORDINATE LOCATION OF SANITARY SEWER LATERAL THROUGH FOUNDATION WITH STRUCTURAL DRAWINGS. MAINTAIN A MINIMUM OF 10' HORIZONTAL AND 18" VERTICAL SEPARATION FROM WATER.
- 8. 12" SANITARY SEWER MAIN EXTENSION.
- 9. 6" WATER SERVICE. SEE WSPXXXX.
- 10. 2" DOMESTIC WATER SERVICE. SEE WSPXXXX.
- 11. METER AND BACKFLOW ENCLOSURE. SEE WSPXXXX.
- 12. EXISTING FIRE HYDRANT TO REMAIN. DO NOT DISTURB.
- 13. PROPOSED FDC.
- 14. SITE LIGHT. SEE SITE LIGHTING ELECTRICAL PLAN AND PHOTOMETRIC PLAN
- 15. LIMITS OF CONSTRUCTION

GENERAL NOTES

- A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL ITEMS AND PERFORM ALL WORK NOT COVERED BY UTILITY COMPANIES. CONTRACTOR SHALL VERIFY ORIGIN OF SERVICE, INSTALLATION PROCEDURES, AND ALL STANDARDS FOR WORK WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION. ON SITE TRENCHING SHALL BE MINIMIZED WHEN POSSIBLE. UTILITIES, CONDUITS, AND IRRIGATION SHALL MAKE USE OF SHARED TRENCHING WHEN PERMITTED FOR TRENCHING INFORMATION, SEE DETAIL.
- B. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY SIZES, TYPES, AND LOCATIONS SHOWN ON PLANS. ALL UTILITY WORK SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS, THESE PLANS, AND/OR GOVERNING REGULATIONS.
- C. ALL PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- D. PROVIDE CLEANOUTS, AS INDICATED BY "C.O." OR "DCO", ON ALL SANITARY SEWER LATERALS.



1-800-362-2764

ISSUED STATUS: PERMI

UTILITY PLAN

C9.0 SHEET . DATE ISSUED: 09/02/2021 Mo./Dy./Yr.



STING PRIVATE CCESS ROAD	ACCESS EASEMENT				1066 AR (6)		Cł	Δ=90°10'2 R=24.50' ARC=38.50 HB=S74°55'0 CHD=34.70
	GB (1) 6"W			20000000 0 000 1056 200000000000000000000000000000000000				81.31
	CURBSIDE CURBSIDE CURBSIDE			G C C C C C C C C C C C C C C C C C C C	B (2)			1 1 1 1 1 1 1 1
				2"W 6"W 6"W				EXISTING PRIVATE
	AR (AR (1)	AR (2) AR (2) AR (1)	AR (1)		S29'50'04"E 80.04'	ITEM 44 CCESS EASE 202010210
$ \begin{array}{c} F = \left(1 \right) \\ F = \left(1$	RV #1492 #1492 #111 15" CMP/ RC		(3) - AR (4) 	AR (3) $AR (3)$ $AL (1)$ $AL (1)$		EXISTIN	HE/T/ G TREE	15" CPP 69
<u> </u>						TO REM		
10, I.N. EL		DECIDUOUS	BOTANICAL NAME		COMMON NAME	CONT.	QTY.	<u>SPACING</u>
ITEM 200071		AL	AMELANCHIER LAE	VIS 'SPRING FLURRY'	SPRING FLURRY SERVICEBERRY	В&В	12	
39 EASEM — — —		AR	ACER RUBRUM 'BO ACER TRUNCATUM	WHALL' × ACER PLATANOIDES	BOWHALL RED MAPLE NORWEGIAN SUNSET	B&B	50 16	
<u>124</u>		GB	'KEITHSFORM'	RINCETON SENTRY'	MAPLE PRINCETON SENTRY	в&в B&B	14	
INDUNCTOWN ROAD (1	J.S. 62)	SR	SYRINGA RETICULA	TA 'IVORY SILK'	IGINGKU IVORY SILK JAPANESE TREE LILAC	B&B	13	
JUHNJIUWN KOAD (C		тс	TILIA CORDATA 'CO	DRZAM'	CORINTHIAN LITTLELEAF	B&B	4	
		<u>Shrubs</u> Ig	BOTANICAL NAME	IPACTA'	COMMON NAME COMPACT INKBERRY	<u>CONT.</u> #5	<u>QTY.</u> 120	SPACING
		JS	JUNIPERUS SCOPU	JLORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	#15	21	6' 0.C.
	w	PERENNIALS HS	BOTANICAL NAME	'STELLA DE ORO'	COMMON NAME STELLA DE ORO DAYLILY	<u>CONT.</u> #1	<u>QTY.</u> 12	<u>SPACING</u> 2' 0.C.
	4400 S. Charleston Pik Springfield, OH 45502 (937) 323-5500 (937) 323-0023 fax			ALDI JOH NEW ALE	STORE #84 NSTOWN RD BANY, OH 4305	54		0

066 — 🗸 —	LEGEND		
	TURF SEED -		
V	MULCH –		
0.10'21"			
=38.56' 74*55'06"F			
=34.70'		1 TREE REQUIREMENTS.	
	REQUIRED.	SIZE, PLUS ONE-HALF INCH OF ADDITIONAL TRUNK SIZ	E FOR EVERY 4,000 SF OVER 50,000
		77,704 SF OF TOTAL LOT COVERAGE $/$ 5,000 SF = 10	6 TREES REQUIRED
		27,704 SF OF TOTAL LOT COVERAGE ADDITIONAL TO SC 27,704 / 4,000 x 0.5 = 3.5 ADDITIONAL INCHES OF	TREE TRUNK REQUIRED
	PROVIDED:	28.5" OF TOTAL TREE TRUNK REQUIRED 16 TREES PROVIDED (10 3" TREES AND 6 2.5" TREES))
		45" OF TOTAL TREE TRUNK PROVIDED	
	INTERIOR PARKING AREA	LANDSCAPE REQUIREMENTS:	
	REQUIRED:	8% OF INTERIOR PARKING AREA SHALL BE GREEN SPAC PARKING AREA = $46,114$ SF)E
1.31	PROVIDED:	$46,114 \times 8\% = 3,692$ SF OF INTERIOR GREEN SPACE 2,734 SF (5.93%) OF INTERIOR GREEN SPACE (VARIANCE)	REQUIRED CE REQUESTED)
ω – μ μ μ	REQUIRED:	1 TREE REQUIRED PER 10 PARKING SPACES 94 PARKING SPACES = 10 TREES REQUIRED	
6,22	PROVIDED:	10 TREES PROVIDED	
22 0. 4	PERIMETER LANDSCAPE	REQUIREMENTS:	
	REQUIRED:	30" CONTINUOUS EVERGREEN HEDGE AROUND PERIMETE	ER OF PARKING LOT REQUIRED
	PROVIDED: REQUIRED:	30" CONTINUOUS EVERGREEN HEDGE AROUND PERIMETE 8 TREES PER 100 LF OF FRONTAGE ALONG JOHNSTOW	ER OF PARKING LOT PROVIDED
ITEM 44		JOHNSTOWN RD FRONTAGE = 397.64 LF 397.64 LF / 100 x 8 = 32 TREES REQUIRED	
N. 202010210164001	PROVIDED:	32 TREES PROVIDED	
	JOHNSTOWN RD STREET	TREE REQUIREMENTS:	
	REQUIRED:	1 TREE PER 30 LF OF FRONTAGE 397.64 LF / 30 = 14 TREES REQUIRED	
	PROVIDED:	13 PROPOSED TREES PROVIDED AND 1 EXISTING TREE	TO REMAIN
	SOUTHWEST ACCESS RO	AD STREET TREE REQUIREMENTS:	
	REQUIRED:	1 TREE PER 30 LF OF FRONTAGE 294.75 LF / 30 = 10 TREES REQUIRED	
≥ 0	PROVIDED:	10 TREES PROVIDED	
	NORTHWEST ACCESS RO	AD STREET TREE REQUIREMENTS:	
	REQUIRED:	1 TREE PER 30 LF OF FRONTAGE 370.25 LF / 30 = 12 TREES REQUIRED	
	PROVIDED:	12 TREES PROVIDED	
E D / I	SOUTHEAST ACCESS ROA	AD STREET TREE REQUIREMENTS:	
N N N N N N N N N N N N N N N N N N N	REQUIRED:	1 TREE PER 30 LF OF FRONTAGE (DOUBLE ROW) 237.30 LF / 30 x 2 = 16 TREES REQUIRED	
	PROVIDED:	16 TREES PROVIDED (DOUBLE ROW)	
	<u>GENERAL NOTES</u>		
EASEMENT T 10210164001	A. CONTRACTOR TO FIEL INSTALLATION. THE E	D LOCATE (STAKE AND MARK) PLANT LOCATIONS FOR RE. NGINEER RESERVES THE RIGHT TO FIELD ADJUST ALL PLA	VIEW BY ENGINEER PRIOR TO ANT LOCATIONS AS MAY BE
	NECESSARY.		
	B. SEED ALL AREAS WH SPECIFICATIONS. ALL	ICH ARE DISTURBED BY CONSTRUCTION/ INSTALLATION AC DISTURBED AREAS NOT COVERED BY BUILDINGS OR PAVI	CTIVITIES IN ACCORDANCE WITH ING SHALL BE SEEDED AND
	WATERED UNTIL A HI	EALTHY STAND OF GRASS IS OBTAINED.	
	C. CLEAR AND GRUB AL PROPOSED LAWN AN	.L AREAS DESIGNATED FOR PROPOSED PLANTING/IMPROVE D/OR PLANTINGS.	MENTS AS NECESSARY TO INSTALL
	D. UTILITIES SHOWN ARE	APPROXIMATE, FIELD VERIFY LOCATIONS PRIOR TO COMM	MENCEMENT OF LANDSCAPING
	ACTIVITIES.		
	E. DECIDUOUS SHADE T HEIGHT ABOVE GRADI	REES WILL HAVE UNIFORM CROWN AND FORM AND BE EX E OF 5'-0", UNLESS OTHERWISE SPECIFIED. ALL TREES A	AND SHRUBS SHALL BE LOCATED A
ا م	MINIMUM OF 2'-6" F	ROM THE FACE OF THE CURB WHERE POSSIBLE.	
C CPF	F. ALL PLANTING BEDS MULCH RING. EXISTIN	TO RECEIVE 3" SHREDDED HARDWOOD MULCH. TREES IN IG PLANTING BEDS SHALL BE RE-MULCHED WITH NEW M	LAWN AREA SHALL HAVE 6' DIA. ATERIAL.
	G. PROVIDE MIN. 4" TO	PSOIL AT ALL AREAS TO BE SEEDED. PROVIDE MIN. 12"	TOPSOIL AT ALL PLANTING BEDS.
⊥S #1294 ີ	H. ALL PLANT MATERIAL	S SHALL COMPLY WITH THE LATEST EDITION OF A.N.A. ST	ANDARDS FOR NURSERY STOCK.
	I. ALL LANDSCAPING SH	HALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL A	CCEPTANCE. ANY PLANTINGS
	NEEDING REPLACEME	NI WILL BE GUARANIEED FROM THE TIME OF REPLACEME	INT IF AFTER FINAL ACCEPTANCE.
-106-	J. LAWNS SHALL BE SE APPLICATION FERTILIZ	EDED WITH A LOCALLY ADAPTIVE TURF SEED MIX UTILIZIN ER SHALL BE PLACED AT A MINIMUM OF 80 POUNDS PE	ER ACRE, HYDROSEEDING METHOD.
	POUNDS PER ACRE,	WATER AT 500 GALLONS PER ACRE, AND SEED AT A MIN	TIMUM OF 220 POUNDS PER ACRE.
	UNDER ALL PLANTING	BEDS, INCLUDING EXISTING, PRIOR TO MULCHING.	FIBERGLASS SHALL BE PLACED
	L. ALL PLANTING BEDS	SHALL BE GRADED SMOOTH AND FREE OF SOIL CLODS	AND STONES. LAWN AREAS SHALL
UTUT	BE FREE OF STONES	GREATER THAN 2".	
Ĩ,	M. ALL PLANTS ARE TO	BE REMOVED FROM CONTAINERS, CAGES AND OTHER NO	N-BIODEGRADABLE MATERIALS.
	N. PLANT QUANTITIES H	AVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE CONT DRAWING PREVAILS OVER WRITTEN QUANTITIES.	RACTOR IS RESPONSIBLE FOR HIS
		NTIFICATION TACS SHALL NOT DE REMOVED FROM ANY DI	
CING REMARKS	APPROVAL OF FINAL	INSTALLATION BY THE CITY.	ANTING FRIOR TO INSPECTION AND
2.5" CALIPER	P. SEE SITE DETAILS SH	IEET FOR ALL PLANTING DETAILS.	
3" CALIPER			
3" CALIPER			
2.5" CALIPER			
3" CALIPER			
			н
.C. 24" HT.			OHIO
.C. 6' HT.			Utilities Protection
			Click, Call or Tap Before You Dig
			1-800-362-2764
SCALE			ISSUED STATUS: PERMIT
0 <u>10</u> 20			
FEET	LÆ	ANDSCAPE PLAN	
			DATE ISSUED: 09/02/2021
			Mo./ Uy./ Yr.

	LIGHTING FIXTURE SCHEDULE								
LABEL	LAMP	WATTAGE	LUMENS	VOLTS	DESCRIPTION	MANUFACTURER	MODEL	NOTES	QUANTITY
L21	LED	33 W	4270	120	BUILDING MOUNTED AREA LIGHT (WALLPACK)	CREE	XSPW-B-WM-3ME-4L-30K-UL-CS-P		4
L22	LED	31 W	4420	120	CANOPY MOUNTED DOWNLIGHT	CREE	CPY250-B-DM-F-C-UL-CS-30K		8
L24	LED	29 W	2400	120	18" WALL MOUNTED LED SCONCE - UP/DOWN LIGHT	ACCESS LIGHTING	CL-20364LEDD-SAT-CLR-SB		19
LP2	LED	75 W	9660	120/277	POLE MOUNTED LUNMINAIRE	HOLOPHANE-HALLBROOK	GELF3-P40-40K-MVOLT-ASY-NPT-BK-GBLF3HSS	1, 2	13
LP4	LED	95 W	11920	120/277	POLE MOUNTED LUNMINAIRE	HOLOPHANE-HALLBROOK	GELF3-P50-40K-MVOLT-ASY-NPT-BK	1	8

NOTE:

1. LIGHT POLE:

	MANUFACRUF MODEL: P414- ARM: SERIES MOUNTED ON BOTTOM OF F	RER: HCI (WWW.HCILIGHTING.COM) 4P A359 24"ø BASE - TOP OD BASE 48" A.F.G. IXTURE @ 16'-0" A.F.G.							
	2. INCLUDES HO	USE SIDE SHIELD							
	0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	⊾ 0.0 C 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0	0.0 0.0 0. 0. 0.0 0.1	0.1 0.1 0.1 0.0 0.0 0.0 0.1 0.1 0.1 0.1	0.0 0.0 0.0 0.0	0.0 0.0	
	0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 C 0.0 0.0 0.0	$0.0 0.0 0.0 \langle \bigcirc T \land \bigcirc D \\ 0.0 \land \bigcirc \Box \bigcirc \Box \bigcirc 0.0 $	$\begin{array}{cccc} R & & & \\ 0.1 & & 0.1 & 0.1 & 0.1 & 0.1 & 0.1 \\ P & & & D \end{array}$	0.1 0.2 0.2 0.1 0.1 0.1 0.1 0.1 0.2 0.2 0.1 0.1	0.1 0.0 0.0 0.0	0.0 0.0	
	0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 C 0.1 0.0 0.0	Aししころう 0.0 0.0 0.0 0.1 0.1 N59*5	$1 \bigcirc \bigcirc$	0.4 0.5 0.5 0.4 0.2 0.2 0.2 0.3 0.5 0.5 0.4 0.2	0.1 0.1 0.1 0.0	$ \begin{array}{c} = 90^{\circ}10'21'' \\ R = 20.00' \\ 0.0$	
	0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.1 0.1 0.0	370.2 0.0 0.0 0.1 0.1 0.3	0.5 0.8 0.7 0. 0.5 0.6	<u>1.1</u> 1.5 1.6 1.1 0.6 0.4 0.6 1.1 1.6 1.6 1.1 0.6	0.3 0.2 0.1 0.1	ARC = 36.36 B = \$74*55'0€ CHD =0.0.70' .0.0 0.0	
	a a a a a 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.4 C 0.2 0.1 0.0	0.0 0.0 0.1 0.1 0.3 0.8	1.7 2.6 2.1 1. 0.9 1.3	2.8 4.3 4.4 2.9 1.3 0.8 1.2 2.8 4.3 4.4 3.0 1.3	0.6 0.3 0.2 0.1	0.0 0.0	
=		0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	1.3 C 0.3 0.1 0.1	0.1 0.1 0.2 0.5 1.7	3.6 6.0 4.2 1. 1.2 1.7	3.9 7.3 7.5 4.1 1.8 1.1 1.7 3.9 7.4 7.6 4.5 2.0	1.1 0.6 0.3 0.1	0.1 0.0 0.0	
-	0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	2.0 1 0.3 0.1 0.1	0.2 0.2 0.2 0.4 0.9 2.6	C LP2 6.0 7.8 4.4 2. 1.3 1.6	2.8 4.5 4.6 2.9 1.6 1.2 1.6 2.9 4.6 4.9 3.5 2.6	2.2 1.4 0.6 0.2	0.1 ,0.0 ,0.0	
	0.0	00,00,00,00,00	35°1 03 01 02		44 45 29 1 13 14	19 24 24 19 14 13 15 20 25 27 25 41	50 29 10 03		
			L21						
					1.6 59 1.7 1. 2.4 3.4	4.0 3.8 3.0 2.4 2.6 3.4 4.0 3.9 3.2 2.5 2.5 5.1	6.9 3.7 1.3 0.4		
		0.0 0.0 0.0 0.0 0.0 0.0				8.4 8.1 5.4 , 3.6 4.3 7.0 8.5 8.3 5.9 3.3 2.6 3.2	3.7 2.3 0.9 0.3	a a. 0.1 0.0	
	0.0	0.0 0.0 0.0 0.0 0.0			3.2 2.7 2. 5.8 11.3 COL24	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	2.3 1.6 0.7 0.3	0.1 0.0	
	0.0	0.0 0.0 0.0 0.0 0.0			9.1 3.0 2 5.2 9.9 L21	10.4 10.7 7.0 4.3 5.3 9.4 10.6 10.8 7.7 3.9 2.7 3.2	3.5 2.3 0.9 0.3	.0.1 0.1 0.0	
	, d 0.0				5.3 2.7 2. 3.2 -5.2	6.2 5.8 4.1 3.0 3.4 5.1 6.2 6.0 4.4 2.9 3.C 5.0	6.7 3.6 1.2 0.4	0.1 0.0	9
	0.0				O,L24 2.3 1. 1. 1.8 2.4	2.8 2.7 2.2 1.9 2.1 2.5 2.9 2.8 2.4 2.1 2.5 5.7	1.3 0.4	0.1 0.0	
_	· · · · · · · · · · · · · · · · · · ·	0.0 0.0 0.0 0.0 0.0 0.0			1.9 1.9 1. 1.3 1.5	1.7 1.7 1.5 1.5 1.5 1.7 1.8 1.8 1.7 1.7 2.3 4.0	5.2 3.1 1.1 0.3	0.1 0.1 0.0	
=	0.0	0.0 0.0 0.0 0.0 0.0				$2.0^{2} \times 1.9$ 1.7 1.6 1.7 1.9 2.1 2.0 1.8 1.7 1.9 2.4	2.6		
	0.0	0.0 0.0 0.0 0.0 0.0			-11L22 6.9 2. 2.4 3.4	3.9 3.7 2.9 2.3 2.6 3.4 4.0 3.9 3.1 2.3 2.1 2.4	2.6 1.7 0.7 0.3		
	0.0	0.0 0.0 0.0 0.0 0.0			21 5 21 5 21 5 2. 4.2 7.2	8.4 8.0 5.4 3.6 4.3 7.0 8.5 8.3 5.9 3.4 2.5 4.1	5.1 3.0 1.1 0.4		
-		0.0 0.0 0.1 0.1 0.1			L24 0 20.50 L24 3. 5.9 11.4		7.7 3.9 1.4 0.4	<u>50.1</u> ≤ 0.1 0.0	
	0.0	0.0 0.0 0.1 0.1 0.1 0.1			UL22 17.7 7.0 3. 5.3 9.9	LP4 CP4 10.4 10.7 7.0 4.3 5.3 9.4 10.7 10.9 7.9 4.2 3.5 5.3	LP2 () 7.0 3.7 1.3 0.4	0.1 0.1	
		7' 0.0 0.1 0.3 0.7 0.3 0.3			$\Box L22$ $\Box L24i$ 2. 3.2 5.2	6.2 5.8 4.1 3.0 3.5 5.2 6.4 6.3 4.8 3.3 2.8 3.4	3.7 2.3 0.9 0.3	0.1 0.1	
		$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	24 L24 L24 L24 L24	L24 <u> <u> <u> </u> <u> <u> </u> </u></u></u>	L24 O L24 7 1/.6 6.1 2.3 1. 1.8 2.4	2.7 2.6 2.2 1.9 2.1 2.7 3.1 3.4 3.4 3.2 2.5 2.6	2.3 1.5 0.7 0.3	0.1 0.1	
	0.0	0.1 0.4 1.1 2.3 2.9 2.7 2.5 2.2 1.9	1.4 1 0.7 0.6 0.6	0.8 1.0 3.3 4.1 3.1 4.0	O ² L24 3.3 1.3 1.3 1. 1.4 1.4	1.4 1.4 1.4 1.6 1.7 1.9 2.2 2.9 4.2 5.2 4.5 3.6	3.0 1.8 0.8 0.3	0.1 0.1	
	0.1	0.2 0.6 2.0 4.5 4.6 2.7 1.6 1.6 1.9	2.1 1.1. 0.8 0.8	1.1 1.8 2.2 2.0 1.6 1.3	1.2 1.4 1.8 2. 1.9 1.4	1.2 1.2 1.5 2.0 2.3 2.2 2.2 3.3 6.2 8.9 7.4 6.0	5.8 3.3 1.1 [,] 0.4	0.1 0.0	
	0.1	0.2 0.8 2.4 5.9 7.1 3.4 1.9 2.2 3.0	4.7	1.8 3.5 4.7 3.6 2.0 1.2	1.2 1.9 3.6 4. 3.7 2.0	1.2 1.2 2.0 3.7 4.8 3.9 2.6 2.9 4.9 C5.9 6.5 7.2	8.0 3.9 1.3 ¹⁰⁰ 0.4	0.1 0.0 0.0	
		\bigcirc LP2 $_{07}$ 23 55 58 30 19 27 58	79 5 25 11 11	24 56 79 58 25 12	12 24 56 7 58 25	12 12 25 57 79 59 28 19 22 27 35 52	LP2 6 6 3 5 12 03	0 1 0 0	
	$ = \frac{1}{2} \frac$		$\mathbf{P}_{\mathbf{Q}}$	$LP2 \qquad \qquad$	LP2	$\begin{array}{c c} & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & $	29 19 07 02		
	ARC = 58.00 CHB = N23*20'57" CHD = 58.33'	V V V V V V V V V V V V V V V V V V V	4.4	1.0 3.0 4.3 3.0 1.9 0.9					
		0.1 0.2 0.5 0.9 1.0 0.8 0.7 0.9 1.2	1.6 1 0.8 0.4 0.4	0.8 1.3 1.6 1.3 0.8 0.4		0.4 0.8 1.4 1.6 1.4 0.8 0.5 0.4 0.5 0.7 1.0			
_		0.0 0.1 0.2 0.3 0.4 0.4 0.4 0.4 0.4	0.5 C, 0.3 0.2 0.2	0.3 0.4 0.5 0.4 0.3 0.2	0.2 0.3 0.4 0. 0.4 0.3	0.2 0.2 0.3 0.4 0.5 0.4 0.3 0.2 0.2 0.3 0.3 0.4 0.4			
_	3	0.0 0.1 0.1 0.2 0.2 0.1 0.1	0.2C0.10.10.1	0.1 0.1 0.1 0.1 0.1	0.1 0.1 0.1 0.1 0.1	0.1 0.1 0.1 0.2 0.1 0.1 0.1 0.1 0.1 0.2 0.2	0.1 0.1 0.1 0.0	0.0 0.0	
	0.0	0.0 0.0 0.0 0.1 0.1 0.1 0.1 0.1 0.1 0.1	-0.1 <u>C</u> 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1	0.1 0.1 0.0 0.0,	> 0.0 0.0	
	0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0		0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0. 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0	
=	0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 C 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	0.0 0.0 0.0	OHIO Utilitics Brotestion
	0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 C 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 $\Delta = 0.0^{\circ} 12^{\circ}$ 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0.0 0.0 0.0 0.0	0.0 0.0	Click Call or Tay Patrice Very Dia
			0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0. 0.0 0.0	ARC = 99.54'	0.0 0.0 0.0 0.0	0.0 0.0 0.0	Сиск, Сай от Гар Бејоте Той Dig 1—800—362—2764
	No. Int. Mo./Dy./Yr.	Remarks Initials	Ao./Dy./Yr.			ALDI STORF #81	SCALE 0 10 20		ISSUED STATUS: PERMIT
		DES.	———— —		4400 S. Charleston Pike	JOHNSTOWN RD	FEET	PHOTOMETRIC	PLAN C11 O
		DWN CKD			(937) 323-5500 (937) 323-0023 fax	NEW ALBANY, OH 43054			SHEET 09/02/2021
							I		Mo./Dy./Yr.

SITE LIGHTING CALCULATION RESULTS									
AREA	AVERAGE	MAXIMUM	MINIMUM	AVG/MIN	MAX/MIN				
SITE	1.7 fc	21.5 fc	0.0 fc	11075.1	143809.4				

 Λ



. ROOFTOP EQUIPMENT, SCUPPER AND ROOF DRAIN LOCATION DIMENSIONS REFER TO EXTERIOR FACE OF MASONRY @ FINISHED FLOOR.

- 2. G.C. SHALL PROVIDE ALL NECESSARY BLOCKING, NAILERS, MISC. LUMBER, AND FASTENERS FOR ROOF TOP INSTALLATIONS TO ENSURE ITEMS ARE PLUMB, LEVEL AND SECURED AS RECOMMENDED BY ITEMS MANUFACTURER.
- 3. ROOF SYSTEM PERFORMANCE REQUIREMENTS
- A. ACCELERATED WEATHERING: ROOFING SYSTEM SHALL WITHSTAND 2000 HOURS OF EXPOSURE WHEN TESTED ACCORDING TO ASTM G 152, ASTM G 154, OR ASTM G 155.
- B. IMPACT RESISTANCE: ROOFING SYSTEM SHALL RESIST IMPACT DAMAGE WHEN TESTED ACCORDING TO ASTM D 3746 OR ASTM D 4272.
- C. ROOFING SYSTEM DESIGN: TESTED BY A QUALIFIED TESTING AGENCY TO RESIST THE FOLLOWING UPLIFT PRESSURES:
- 1.1. CORNER UPLIFT PRESSURE: 72.2T LBF/SQ. FT. 1.2. PERIMETER UPLIFT PRESSURE: 47 LB/SQ. FT.
- 1.3. FIELD-OF-ROOF UPLIFT PRESSURE: 37.6 LBF/SQ. FT.



TOP OF CORNICE





REAR DOCK AREA SUMMARY								
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE						
MERCANTILE	SALES / VESTIBULE	12,514						
	UNISEX 2	84						
	UNISEX 1	76						
	HALL	137						
SUBTOTAL (MERCANTILE) 12,811								
BUSINESS	OFFICE	190						
	BREAK ROOM	305						
	eCOMMERCE	175						
	SUBTOTAL (BUSINESS)	670						
STORAGE / STOCK	BACKROOM	2,627						
	COOLER	1,313						
	FREEZER	648						
	SUBTOTAL (STORAGE / STOCK)	4,588						
SUBTOTAL (OCCUPANCIES)		18,069						
EXTERIOR /INTERIOR WALLS /	UNOCCUPIED SPACE	985						
BUILDING SQUARE FOOTAG	E	19,054						
EXTERIOR CANOPY		733						
TOTAL SQUARE FOOTAGE (II	NCLUDING CANOPY)	19,787						



REAR DOCK C	OPERATIONS DATA
ITEM	V7.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	826'-10"
ASSUMED PALLET STORAGE	57
BUILDING DIMENSIONS	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-6" x 151'-1"
LENGTH OF MULTIDECK	120'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	10
CART STORAGE	(119) MODEL 563W

		EXTERIOR FINISH SCHE	DULE	
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES	
Al	PREFINISHED METAL COPING	A1 - SLATE GRAY A1a - SILVER METALLIC	SEE SPECIFICATIONS APPENDIX 'B'	
A2	MERIDIAN BRICK	BRICK: MOULTRIE VISTA MORTAR: HOLCIM MORTARMIX MASONRY CEMENT #761	see spec for additional info	
(A3)	NOT USED			
<u> </u>	STOREFRONT	ANODIZED ALUM.	RE: DWG. A602	27'-5 1/2" A.F.F.
(A5)	MEMBRANE ROOFING	GRAY	AT BACK OF ALDI LOGO SIGN TOWER, FOOD MARKET SIGN TOWER AND CANOPY ROOF - SEE SPECIFICATIONS APPENDIX 'B'	
(A6)	METAL SOFFIT PANELS	SOLID PANELS - SEE SPEC; SILVER METALLIC	RE: DWG. A201-A204	
(A7)	EXTERIOR PAINT	PT-19 / CL-5	RE: DWG. A603	
(A8)	DUMPSTER ENCLOSURE w/ 1"x5 1/2" SQUARE TREX DECKING	WINCHESTER GREY	RE. DWG A505	
(A9)	ALUMINUM COMPOSITE PANEL	A9 - BRIGHT SILVER A9a - COLOR TO MATCH PMS 281C BLUE	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.	
(A10)	FIBER CEMENT WALL PANELS	VINTAGEWOOD "CEDAR" PANELS	PROVIDE PANEL JOINTS AS SHOWN	T.O. CANOPY
(A11)	BLRD-2	PT-19 / CL-4	RE: DWG A603	A6-
(A12)	BLRD-4		RE: DWG A603	3'-6 3/4" A F F 1
(A13)	CORNICE	E.I.F.S PT-17 / CL-12	RE: DWG A2/A503	T.O. W.T.
(A14)	GUARD RAIL TYPE "B"	GALVANIZED		
(A15)	BLRD-3 & CART RAIL	GALVANIZED	RE: DWG A603	
(A16)	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL IN LIEU OF CAST STONE SILL	(A12)
(A17)	CONTROL JOINT		MAX 20' OC	
A18	SCUPPER, OVERFLOW SCUPPER & DOWN SPOUT	MATCH COPING ABOVE	RE: DWG C3/A503	
(A19)	CONDUIT	EXTEND CONDUIT 1" BEYOND FACE OF F.C.P. & PAINT TO MATCH PANEL. FILL OPEN END WITH SEALANT AND SEAL AROUND PENETRATION	CONTRACTOR TO COORDINATE FINAL LOCATION PRIOR TO	
(A20)	ALDI TOWER SIGN	BY SIGN VENDOR	SEE DETAIL 5/A201	
(A21)	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS	-
(A22)	CAST STONE SILL	TANNERSTONE: AG-1	WATER TABLE TRIM - MORTAR COLOR TO MATCH CAST STONE. SEE DETAIL A1/A501	
(A23)	CAST STONE CAP	TANNERSTONE: AG-1	BRICK WALL CAP - MORTAR COLOR TO MATCH CAST STONE. SEE DETAIL A1/A501	
(A24)	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL	
(A25)	AUTO DOOR & TRANSOM	ANODIZED ALUMINUM	RE. DWG A601 & A602	
El	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.	
E2	NOT USED			
E3	Cylinder Wall Sconce	FACTORY FINISH	MOUNT HEIGHT SEE DIMENSION	
E4	UTILITY METERING & C.T.		SEE ELECTRICAL DWGS	
E5	EXTERIOR WALL PACK		MOUNT @ 12'-0" A.F.F.	
(E6)	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX	
E7	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46 1/2" A.F.F RE. SEE ELEC DWGS	
Fl	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS	
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS	
(P1)	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS	
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS	
(P3)	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS	(E5)(E1)(A17)(A1)
	STOREFRONT KEY		SHADED WINDOWS ARE SPANDREL - RE: DWG A602	



E3 (A2)----(A2)(A2) (A22)A7

(A17)-



Scale: 1/8" = 1'-0" 5

SIGNAGE									
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS						
TOWER SIGN	2	76	152.0						
total signage	152.0								
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL									

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.

E	Exterior Finish Schedule								
KEY	MATERIAL/MFG.	COLOR/NO.							
Al	BRICK	MERIDAN BRICK - MOULTRIE VISTA							
(A2)	FIBER CEMENT BOARD	NICHIHA CEDAR (VINTAGE WOOD)							
(A3)	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM							
(A4)	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER							
(A5)	EIFS CORNICE - FINE SAND FINISH	GAUNTLET GRAY							
(A6)	CAST STONE SILL	TANNERSTONE AG-1							





4

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





MATERIAL LEGEND



MERIDIAN BRICK - MOULTRIE



A2 NICHIHA CEDAR (VINTAGE WOOD) FIBER CEMENT BOARD



A3 ALUMINUM STOREFRONT - CLEAR ANODIZED ALUMINUM



A5 EIFS CORNICE - FINE SAND FINISH - GAUNTLET GRAY SW 7019



A4 LAMINATORS INC -BRIGHT SILVER ALUMINUM COMPOSITE PANEL



A6 CAST STONE WATER TABLE TANNERSTONE AG-1

DTTED: 9/1/2021 4:22 PM





Issued:	Date:
Client Review Set	08/20/21
Permit Set	08/23/21
 Revisions:	Date:
DO NOT SC	ALE PLANS
produce these prints can stretcl layout. Therefore, scaling of this	n or shrink the actual paper or s drawing may be inaccurate.
Confact ms consultants with any or clarific	need for daditional dimensions ations.
	A
A	
	ne
ms consul	tants, inc.
engineers, archited 2221 Schrock Road	cts, planners
Columbus, Ohio 432 phone 614 898 710	229-1547 0
fax 614.898.7570	0
DRAWN BY:	^
	~
TJC	3
Seal	
ALDI 4400 Sprin	S. Charleston Pike gfield, OH 45502
	(937) 323-5500 (937) 323-0023 fax
ALDUNC	Store #· 21
New Albany	$\gamma \cap H$
Johnstown Rd & V	, ∽, ı Walton Pkwv
New Albany, OH	43054
Franklin Countv	
Project Name & Loo	cation:
, x x L0	
Exterior Ele	vations
Materials	
Drawing Name:	
Prototype Rls.	Project No.
01/29/21	40201-95
Type: RHRD-V7	40201-73
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
XXX	A-201
Scale Achiatad	Drawing No







XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Product Description

The XSPW[™] LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic[®] Precision Delivery Grid[™] system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic[®] Precision Delivery Grid[™] optic

Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty⁺: 10 years on luminaire/10 years on Colorfast DeltaGuard[®] finish

⁺See <u>http://creelighting.com/warranty</u> for warranty terms

Accessories

Field-Installed

Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs

** Must specify color

Hand-Held Remote XA-SENSREM

 For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required







Multi-Level Sensor location (ordered as an option)

Lumen Package	Weight			
2L, 4L, 6L	11.0 lbs. (5.0kg)			
8L	11.8 lbs. (5.4kg)			

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	В	WM						
Product	Version	Mounting	Optic	Lumen Package*	сст	Voltage	Color Options	Options
XSPW	В	WM Wall	2ME Type II Medium 3ME Type III Medium 4ME Type IV Medium	2L 2,490 lumens 4L 4,270 lumens 6L 6,100 lumens 8L 8,475 lumens	30K 3000K - 70 CRI 40K 4000K - 70 CRI 50K 5000K - 90 CRI 5700K - 70 CRI	UL Universal 120-277V UH Universal 347-480V 34 347V - For use with P option only	BK Black BZ Bronze SV Silver WH White	ML Multi-Level - Refer to ML spec sheet for details - Available with UL voltage only P Button Photocell - Not available with ML or PML options - Available with UL and 34 voltages only PML Programmable Multi-Level - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values



US: <u>creelighting.com</u> (800) 236-6800 Canada: <u>creelighting-canada.com</u> (800) 473-1234



us





Rev. Date: VersionB V4 02/25/2020

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

- **CONSTRUCTION & MATERIALS**
- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- · Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard[®] finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- Weight: 2L, 4L, 6L 11.0 lbs. (5.0kg); 8L 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- 10V Source Current: 0.15 mA
- Refer to Dimming spec sheet for details
- Operating Temperature Range: -40°C +50°C (-40°F +122°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated
 emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to <u>https://www.darksky.org/our-work/lighting/lighting-forindustry/fsa/fsa-products/</u> for most current information
- DLC and DLC Premium qualified versions available. Please refer to <u>https://www.designlights.org/search/</u> for most current information
- CA RESIDENTS WARNING: Cancer and Reproductive Harm www.p65warnings.ca.gov

Electrical Data*										
Lumen	System Watts Efficacy		rrent (A)							
Package	UUI/URI	120- 480V	Efficacy	120V	208V	240V	277V	347V	480V	
	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05	
0	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04	
ZL	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05	
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04	
	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07	
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07	
4L	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09	
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07	
	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11	
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10	
6L	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13	
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10	
	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16	
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15	
öL	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16	
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15	

Electrical data at 25 $^\circ$ C (77 $^\circ$ F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347- 480 +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors¹

Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated ³ LMF
5°C (41°F)	1.03	0.98	0.96	0.94	0.92
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.92
20°C (68°F)	1.01	0.96	0.95	0.93	0.91
25°C (77°F)	1.00	0.96	0.94	0.92	0.90
30°C (86°F)	0.99	0.95	0.93	0.91	0.89
35°C (95°F)	0.98	0.94	0.92	0.90	0.88
40°C (104°F)	0.97	0.93	0.91	0.89	0.87

¹Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors [LATF] have been applied to all lumen maintenance factors. Please refer to the <u>Temperature Zone Reference Document</u> for outdoor average nighttime ambient conditions.

CREE 🔶 LIGHTING

 2 In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED. 3 Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall

2ME





CESTL Test Report #: PL12798-001A XSPW-B-**-2ME-8L-40K-UL Initial Delivered Lumens: 8,622

XSPW-B-**-2ME-8L-40K-UL Mounting Height: 15' (4.6) A.F.G. Initial Delivered Lumens: 8,475 Initial FC at grade

Type II Medium Distribution								
	3000K		4000K		5000K		5700K	
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11						
2L	2,490	B1 U0 G1						
4L	4,270	B1 U0 G1						
6L	6,100	B1 U0 G2						
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

ЗМЕ



CESTL Test Report #: PL12366-007A XSPW-B-**-3ME-8L-40K-UL Initial Delivered Lumens: 8,543



XSPW-B-**-3ME-8L-40K-UL Mounting Height: 15' (4.6m) A.F.G. Initial Delivered Lumens: 8,475 Initial FC at grade

Type III Medium Distribution								
	3000K		4000K		5000K		5700K	
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11						
2L	2,490	B1 U0 G1						
4L	4,270	B1 U0 G1						
6L	6,100	B1 U0 G2						
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

US: <u>creelighting.com</u> (800) 236-6800 Canada: <u>creelighting-canada.com</u> (800) 473-1234

CREE 🜩 LIGHTING

Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: <u>http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall</u>

4ME





RESTL Test Report #: PL14415-001A XSPW-B-**-4ME-8L-40K-UL Initial Delivered Lumens: 8,763

	,
	Position of vertical of maximum candle
XSPW-B-**-4ME-8L Mounting Height: 15 Initial Delivered Lun	-40K-UL '' (4.6m) A.F.G. nens: 8,475
Initial FC at grade	

Type IV Medium Distribution								
	3000K		4000K		5000K		5700K	
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11						
2L	2,490	B1 U0 G1						
4L	4,270	B1 U0 G1						
6L	6,100	B1 U0 G2						
8L	8,475	B1 U0 G2	8,475	B1 U0 G2	6,925	B1 U0 G2	8,475	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <u>https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf</u>

© 2020 Cree Lighting, A company of IDEAL INDUSTRIES. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. Cree®, TrueWhite®, Cree TrueWhite®, the Cree TrueWhite Technology logo and the Cree logo are registered trademarks of Cree, Inc. NanoOptic® and Colorfast DeltaGuard® are registered trademarks, and XSPW™ and Precision Delivery Grid™ are trademarks of Cree Lighting, A company of IDEAL INDUSTRIES. The UL logo is a registered trademark of UL LLC. The DLC QPL logo and the DLC QPL Premium logo are registered trademarks of Efficiency Forward, Inc.

CREE 🖨 LIGHTING

A COMPANY OF IDEAL INDUSTRIES, INC.

Type: L24

18" Cylinder LED Sconce



Performance Summary

Distribution: Uplight/Downlight

Initial Delivered Lumens: 2,400

Input Power: 29 watts

CRI: 90+ CRI

CCT: 3000K

Voltage: 120V, 60Hz

Dimmable: Yes*

Finish: Satin

Frame Material: Metal

J-Box Type: 4X4 (standard)

Dimensions: 6.0"W X 18.0"H X 9.0"D

Compliance: ETL, Title 24, and wet location listed when used with top cover

Warranty: Contact factory for warranty information

*Recommended Dimmers: Lutron – CT-600P, CTCL-153P, MACL-153M, S-600P, S-603P, SCL-153P, TGCL-153P; Leviton – 6631, 6674, IPL06

Accessories

Field-Installed **Top Cover Lens** DO-LENS - Adapts up/down sconce to downlight distribution only

Ordering Information

Product	
CL-20364LEDD-SAT-CLR-SB	



POLE P414-4P

DESCRIPTION

DIMENSIONS

The pole shall consist of base cover and a shaft. The base cover shall be made from a two-piece casting secured to the pole shaft with six s/s tamper resistant screws. The base shall be round in shape. The castings shall be of uniform wall thickness with no warping or mold shifting and shall be formed true to the original pattern with complete detail. The 4"OD shaft shall be made of extruded non-fluted aluminum. It shall be circumferentially welded to a cast aluminum base plate.

The pole shall be XX' in height.

The base shall be 12" in diameter.

MOUNTING

The pole shall be supplied with a sturdy steel template and with 4 hot dipped galvanized $3/4" \times 24"$ long "L" type anchor bolts with two nuts and two washers each. These will install on a 7-1/2" bolt circle with anchor bolts extending 3" above the ground level. A 2-1/4"W x 3-1/2"H service door shall be located at 12" to center from the bottom of pole.

FINISH

All applicable parts shall receive a standard electrostatically applied thermoset polyester powder coat smooth semi gloss finish with a four part corrosion inhibiting process.



(800) 267-3175 (905) 238-2648 1280 Fewster Drive Mississauga Ontario L4W 1A4 Canada Fax (905) 238-9060

Email sales@hcilighting.com WEB www.hcilighting.com

COLOR AND OPTIONS

There are five standard RAL colors to choose from: Black 9011, Green 6005, Bronze 8019, Grey 7012 and White 9016. Custom colors are available for an upcharge. A variety of options is available. For more information please see the *Finishes* and *Options* sections.



EPA INFORMATION

Model number	Height (ft)	Wall thickness (in)	E 80 mph (sq.ft)	PA rating 90 mph (sq.ft)	100 mph (sq.ft)	
P414-4PA-10	10	0.125	7.50	6.00	4.88	
P414-4PA-12	12	0.125	5.00	4.00	3.26	
P414-4PA-14	14	0.125	3.21	2.57	2.09	
P414-4PA-16	16	0.125	2.14	1.71	1.40	
P414-4PA-18	18	0.125	0.89	0.71	0.58	
P414-4PA-20	20	0.125	0.29	0.23	0.19	
P414-4PC-10	10	0.226	14.29	11.43	9.30	
P414-4PC-12	12	0.226	10.71	8.57	6.98	
P414-4PC-14	14	0.226	8.57	6.86	5.58	
P414-4PC-16	16	0.226	6.43	5.14	4.19	
P414-4PC-18	18	0.226	4.82	3.86	3.14	
P414-4PC-20	20	0.226	3.21	2.57	2.09	

HCI, Ltd. neither designs nor recommends concrete footing size



OPTIONS

SRT single receptacle	
DRT double receptacle	
GFI GFI receptacle	
BA1-BM single bolt-on 24"L banner arm	
BA1-CM single clamp-on 24"L banner arm	
BA1H-BM single bolt-on 24"L banner arm with hog ring	
BA1H-CM single clamp-on 24"L banner arm with hog ring	
BA1-BBM single bolt-on break-away 24"L banner arm	
BA1H-BBM single bolt-on	
break-away 24"L banner arm with hog ring	
SS1-CM single clamp-on street sign	



-−Ø12″-

								-		
Ordering	Seque	ence Exan	nple:							
Luminaire	Fitter	Diffuser	Light Source	Voltage	Optical System	Arm	Configuration	Pole	Finish	Options
F100-L	B4	FPC	150HPS	120V	LV-L5	A307	2A	P414-4PA-12	RAL9011	SRT
© 2002 HCI VER. 6	Illu	strations are copyri	ighted. Unauthorized reprodu	ction is prohibited.	Specifications are subject to ch	ange without	notice.			

SPECIFY HEIGHT



GELF3

GlasWerks[®] Luminescent LED Hallbrook[®] Extended





General Description

The architectural luminaire consists of a flat LED optical assembly shielded by a decorative formed housing and a top mounted cast aluminum electrical assembly. The optical assembly is seamlessly integrated into the form factor for beautiful daytime appearance and exceptionally uniform lighting at night.

Optical Assembly

The optical assembly consists of an edgelit waveguide light engine for unmatched visual comfort. Light from the LED module is distributed by proprietary wave guide technology to maximize uniformity and minimize glare. Configurable with CCT options of 2700K, 3000K, and 4000K. CRI is 70 minimum. Available with asymmetric, symmetric, or pathway distributions.

Mounting Style

Optional mounting styles include Quick Lock Stem, NPT threads, and horizontal arm.

Quick Lock Stem Mounting style is compatible with the following leveling fitters:

- Boston Harbor Decorative Arm Fitter (BHDF)
- GlasWerks Decorative Arm Fitter (GWDF)
- West Liberty Decorative Arm Fitter (WLDF)
- Ball Style Decorative Fitter (BADF)

Electrical Assembly

Buy American

The cast aluminum electrical housing has a smooth domed contour. A (3) station terminal block is provided to accept #14 through #2 size wire. The electrical housing is hinged with a tool-less latch to provide easy access to the gear assembly. The unitized electrical assembly, containing the electronic driver and other electrical components, plugs into the quick disconnect receptacle. The pendant mount version has a

welded stem (Quick Lock Stem Mounting), which aides in installation speed. The arm mount version is provided with two U-bolts with washers and nuts and two leveling set screws that lock the housing to a 2 inch nominal (2-3/8" 0.D.) horizontal arm and allow a \pm 5° degree adjustment from horizontal to the cover.

Electrical System

Programmable LED driver with 0-10V dimming. Optional DALI dimming. Driver life is rated to at least 100,000 hours. Luminaire surge protection rating of 20kV/10kA per ANSI/ IEEE C62.41.2.

Finish

The luminaire is finished with corrosion resistance super durable powder coat paint to ensure maximum durability. Finish is rated to 5,000 hours salt spray per ASTM B117.

Listing

The luminaire is CSA certified to US and Canadian standards. IP55 rated electrical chamber, IP66 rated LED optic chamber. 20kV/10kA extreme surge protection per ANSI/IEEE C136.2. Suitable for operation in ambient temperatures from -40°C to 40°C

Buy American

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to <u>www.acuitybrands.com/</u> <u>resources/buy-american</u> for additional information.

Warranty

Limited warranty located at https://www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Specification subject to change without notice.

DIMENSIONAL DATA

IP66









Maximum Weight - 51 lbs Maximum Effective Projected Area - 1.9 ft²





ORDERING INFORMATION

Example: GELF3 P30 40K MVOLT ASY QSM BK

Cover Type	LED Lumen Package	Color Temperature	Voltage	Optics	Mounting Style	Finish Color
GELF3 Hallbrook® Extended	P10P10 Performance PackageP20P20 Performance PackageP30P30 Performance Package	27K 2700K, 70 CRI 30K 3000K, 70 CRI 40K 4000K, 70 CRI	MVOLT 120-277V HVOLT 347-480V	ASY Asymmetric SYM Symmetric PTH Pathway	ARMHorizontal Arm MountNPT1.5" NPT ThreadQSMQuick Stem Mount	BK Black BZ Bronze GH Graphite
	P40P40 Performance PackageP50P50 Performance PackageP60P60 Performance PackageP70P70 Performance PackageP80P80 Performance Package					GN Green GR Gray WH White

Options			
Control	Options:	<u>Prewire</u>	Lead Options:
PR3	3 pin NEMA photocontrol receptacle	L03	3ft prewire leads
PR7	7 pin NEMA photocontrol receptacle	L10	10ft prewire leads
PR3E	3 pin NEMA photocontrol external	L20	20ft prewire leads
PR7E	7 pin NEMA photocontrol external	L25	25ft prewire leads
P34	Solid state long life photocontrol (347V)	L30	30ft prewire leads
P48	Solid state long life photocontrol (480V)		
PCLL	DLL photocontrol	<u>NEMA L</u>	abel Options:
SH	Shorting cap	NL1X1	1" x 1" NEMA label
AO	Adjustable Output Module	NL3X3	3" x 3" NEMA label
DALI	DALI dimming		
WG	Wire guard (ships separately)		
HSS	House side shield (ships separately)		

Accessories: Order as separate catalog number. GBLF3HSS House side shield GBLF3WG Wire guard

OPTICAL DISTRIBUTIONS







SYM





PERFORMANCE DATA

Lumen and Wattage Data

Lumon Dockogo	Suctom Wattage	System Wattage Distribution		2700K, 70 CRI		3000K, 70 CRI		4000K, 70 CRI	
Luillell Fackage	System wattage	Distribution	Lumens	LPW	Lumens	LPW	Lumens	LPW	
		ASY	3,738	126	3,870	130	4,122	139	
P10	30	SYM	3,860	130	3,995	134	4,256	143	
		PTH	3,681	124	3,811	128	4,059	137	
		ASY	6,143	121	6,359	125	6,774	134	
P20	51	SYM	6,343	125	6,565	129	6,994	138	
		PTH	6,049	119	6,262	123	6,671	132	
		ASY	7,377	118	7,636	122	8,135	130	
P30	62	SYM	7,617	122	7,884	126	8,399	135	
		PTH	7,264	116	7,520	120	8,011	128	
		ASY	8,767	116	9,075	121	9,668	128	
P40	75	SYM	9,052	120	9,370	124	9,982	133	
		PTH	8,633	115	8,937	119	9,520	126	
		ASY	10,810	114	11,190	118	11,920	125	
P50	95	SYM	11,161	117	11,553	121	12,308	129	
		PTH	10,645	112	11,019	116	11,738	123	
		ASY	12,781	108	13,230	112	14,094	119	
P60	118	SYM	13,196	111	13,660	115	14,551	123	
		PTH	12,586	106	13,028	110	13,878	117	
		ASY	15,726	104	16,278	108	17,341	115	
P70	151	SYM	16,236	108	16,807	111	17,904	119	
		PTH	15,485	103	16,029	106	17,076	113	
		ASY	17,544	101	18,161	105	19,346	112	
P80	173	SYM	18,114	105	18,750	108	19,974	115	
	-	PTH	17,276	100	17,883	103	19,050	110	

OPTIONS MATRIX

		Lumen Package							Voltage		Receptacle			Photocontrol				Dimming Options			
		P10	P20	P30	P40	P50	P60	P70	P80	MVOLT	HVOLT	PR3	PR7	PR3E	PR7E	PCLL	PCL3	PCL4	SH	AO	DALI
	P10		N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD*
	P20	N		N	N	Ν	Ν	Ν	Ν	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD*
	P30	Ν	Ν		N	N	N	Ν	Ν	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD*
Lumen Package	P40	N	N	N		N	N	Ν	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD*
Lumenruekuge	P50	N	N	N	N		N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
	P60	N	N	N	N	N		N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
	P70	N	N	N	N	N	N		N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
	P80	N	N	N	N	N	N	N		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	RFD
Voltage	MVOLT	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	N	Y	Y	RFD
	HVOLT	Y	Y	Y	Y	Y	Y	Y	Y	N		Y	Y	Y	Y	N	Y	Y	Y	Y	N
	PR3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	N	N	Y	Y	Y	Y	Y	RFD
Receptacle	PR7	Y	Y	Y	Ŷ	Ŷ	Ŷ	Ŷ	Y	Y	Y	N		N	N	Ŷ	Y	Y	Y	Y	RFD
	PR3E	Ŷ	Y	Y	Ŷ	Ŷ	Ŷ	Ŷ	Y	Y	Y	N	N		N	Ŷ	Ŷ	Y	Y	Y	RFD
	PR7E	Y	Y	Y	Ŷ	Ŷ	Ŷ	Ŷ	Y	Y	Y	N	N	N		Ŷ	Ŷ	Ŷ	Ŷ	Y	RFD
	PCLL	Y	Y	Y	Ŷ	Ŷ	Ŷ	Ŷ	Y	Ŷ	N	Y	Y	Ŷ	Ŷ		N	N	N	Y	RFD
Photocontrol	PCL3	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Ŷ	Y	N		N	N	Y	RFD
	PCL4	Ŷ	Y	Y	Ŷ	Ŷ	Ŷ	Ŷ	Y	N	Y	Ŷ	Ŷ	Ŷ	Ŷ	N	N		N	Y	RFD
	SH	Ŷ	Y	Y	Y	Y	Y	Y	Y	Ŷ	Ŷ	Y	Y	Ŷ	Ŷ	N	N	N		Ŷ	KFD
Dimming Options	AO	Y DED#	Υ PED [#]	Y DED.*	Y DED*	Y DED	Y DED	Y DED	Y DED	Y	Y	Y DED	Y DED	Y DED	Y DED	Y DED	Y DED	Y DED	Y		N
	DALI	RFD*	RFD*	RFD*	RFD*	RFD	RFD	RFD	RFD	RFD	N	RFD	RFD	RFD	RFD	RFD	RFD	RFD	RFD	N	

Y = combination is available

N = combination is available RFD = consult factory, additional information required RFD* = consult factory, additional information required, not CSA certified

ScuityBrands.



LED Lumen Maintenance									
25,000 hours	36,000 hours	50,000 hours	60,000 hours	75,000 hours	100,000 hours				
98%	96%	94%	93%	91%	88%				

Lumen maintenance calculated according to TM-21 at 25°C ambient. Italicized values are extrapolated beyond the standard.

Adjustable Output (AO) Response						
AO Setting	% Lumen Output	% Wattage				
8	100%	100%				
7	94%	94%				
6	82%	81%				
5	70%	68%				
4	58%	56%				
3	46%	43%				
2	33%	31%				
1	21%	19%				

Luminaire Ambient Temperature Factor						
Ambient Temeprature	Relative Lumen Output					
0°C	1.03					
15°C	1.02					
20°C	1.01					
25°C	1.00					
30°C	0.99					
35°C	0.99					
40°C	0.98					
CPY Series - Version B

CPY250[®] LED Canopy/Soffit Luminaire

Product Description

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens. Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 20,080

Efficacy: Up to 151 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty[†]: 10 years on luminaire/10 years on Colorfast DeltaGuard[®] finish

IP66 Rated (Direct Mount only)

Class I. Division 2 Hazardous Location for select models

*See http://creelighting.com/warranty for warranty terms

Accessories

Field-Installed

Direct Mount Luminaires

Canopy Upgrade Kits (18 ga. steel, except where noted) CPY-AP304* - for use with Cree Lighting CAN-304 luminaires, 16 ga. 5052 aluminum

XA-BXCCMW - for use with Jet-Philips, 21.60" (549mm) square, white XA-BXCCNW - for use with Elsco Franciscan, 22.06" (560mm) square, white XA-BXCCPW – for use with LSI Dakota or Masters, 22.50" (572mm) square,

white XA-BXCCQW – for use with Whiteway Riviera or Rig-A-Lite, 20.60" (523mm)

square, white XA-BXCCRW – for use with Elsco Merrit, 18.06" (459mm) square, white

XA-BXCCSW - for use with LSI Richmond or Whiteway Civic, 23.00" (584mm) L x 13.00" (330mm) W, white

Direct Mount Junction Box/Stem Kit

XA-BXCCJB0X - 6.0" (152mm) H x 3/4" (19mm) NPT Stem

- Watertight - Rated for feed through 8 (4 in, 4 out) #12 AWC conductors

Direct Mount Beauty Plates

XA-BXCCBPW - 26.17" (665mm) Beauty Plate Only (18 ga. steel), white XA-BXCCBPB12W - 26.17" (665mm) Beauty Plate (18 ga. steel) w/12" (305mm) Backer Plate (16 ga. steel), white

- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 10.75" x 15 [183mm x 375mm]

XA-BXCCBPB16W - 26.17" (665mm) Beauty Plate (18 ga. steel) w/16" (406mm) Backer Plate (16 ga. steel), white

- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 12" x 15

(305mm x 375mm)

* Must specify color: BK (Black), BZ (Bronze), SV (Silver) or WH (White)

Ordering Information

Example: CPY250-B-DM-D-A-UL-SV

Pendant Mount Luminaires Pendant Mount Kits

XA-PS12KIT* – 5" (127mm) pendant XA-PS18KIT* – 11" (279mm) pendant XA-PS22KIT* - 15" (381mm) pendant Includes two conduit fittings and

3/4-14 NPT pipe threaded on two ends

Hand-Held Remote XA-SENSREM

For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required



(279mm)

Mounts with (4) Supplied Self-Sealing Sheet Metal Screws

Weight

12.5 lbs. (5.7kg)

CPY250 в Lumen Package/ Color Product Version Mounting** Optic Input Power Voltage ССТ Options Options Designator DIM 0-10V Dimming CPY250 в DM UL BK 30K Direct 0.91" 60W Universa Black 3000K Control by others Refer to Dimming spec sheet for details нс [23mm] 13L 120-277V ΒZ 40K Drop Lens Can't exceed wattage of specified lumen package/ Input Power Hook & Cord 91W UH* Bronze 4000K Designator Universal PD в s٧ 57K Pendant Flat Lens 96W 347-480V 5700K HZ Class I, Div. 2 Hazardous Location Certification - Available with DM and PD mounts only Silver - Available with B, E & F input power wн designators only - PD mount with 34 & 48 voltages not available in Canada when 31W White Must specify either 34 or 48 voltage with ordered with luminaires with step-down transformers (13L lumen Е package, A & C input power designators) - Not available with K or PML options 13L, A and Ć 145W 3/.* 347V NSF 2 Certification . 85W κ - Available with 13L lumen package and Luminaires include NSF certification mark A & C input power designators only Available with the DM mount only Not available with the HZ or PML options 48* PML Programmable Multi-Level 480V - Available with 13L lumen package and Available with UL voltage only A & C input power designators only Refer to PML spec sheet for details

* 13L lumen package and A & C input power designators utilize a magnetic step-down transformer. For input power for 347 and 480V, refer to the Electrical Data table ** For Car Wash Applications please contact Cree Lighting (a 1-800-236-6800











CREE 🔶 LIGHTING

US: creelighting.com T (800) 236-6800 Canada: creelighting-canada.com T (800) 473-1234



Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- · Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Flat lens is 0.125" tempered Solite® glass
- Drop lens is 0.157" molded borosilicate glass
- Direct mount is suitable for use in single or double skin canopies with a minimum 4.0" (102mm) wide panels and a minimum 22 gauge, 0.030" (0.7mm) canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling
 of a single 2" to 4" (51mm to 102mm) round hole, is secured in place with
 self-sealing screws that provide a weathertight seal and includes 3/4" (19mm)
 conduit entry for direct wire feed
- Hook and cord mount includes a 3' (0.91m) cord out of the luminaire and is intended to hang from the single hook
- Standard pendant mount includes a mounting bracket and a J-Box for customer wiring and is intended to be mounted by 3/4 IP pendant (by others)
- Hazardous location pendant mount has a threaded hub which accepts 3/4" NPT conduit (by others) and secures with a 1/4"-20 set screw
- Exclusive Colorfast DeltaGuard[®] finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- Weight: 12.5 lbs. (5.7kg)

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 6kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

CONTROLS

- Continuous dimming to 10% with 0-10V DC control protocol
- 10V Source Current: 0.15mA
 Use only lighting controls with neutral connection or controls intended for use
- with LED fixtures
- Reference LED Dimming spec sheet for additional dimming information

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations when ordered with DM and DM mount with HZ option. Covered ceiling required only when not used with cULus Listed, wet location junction box or XA-BXCCJBOX accessory
- Suitable for damp locations when ordered with HC and PD mounts. Designed for indoor use only
- Suitable for wet locations when ordered with PD mount and HZ option
- Enclosure rated IP66 per IEC 60529 when ordered with DM mount. Exceptions apply when HZ option is selected
- Consult factory for CE Certified products
- 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated
 emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Class I, Division 2 Hazardous Location rated when ordered with the DM or PD mount and the HZ option. A & C input power designators are available for DM and PD mounts except PD mount with 34 & 48 voltages in Canada. Not available with K or PML options. Rated for Groups A, B, C & D. Bears a T3C (160°C) temperature classification within a 25°C ambient
- NSF Certified when ordered with DM mount and K option. Not available with HZ or PML options. Refer to http://info.nsf.org/Certified/Food/ for additional details
- DLC and DLC Premium qualified versions available. Please refer to https:// www.designlights.org/search/ for most current information
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and Flat Lens (F). Please refer to <u>https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/</u> for most current information
- CA RESIDENTS WARNING: Cancer and Reproductive Harm –
 www.p65warnings.ca.gov

Electrical Data*								
Lumen	System	Total Cu	Total Current (A)					
Package/ Input Power Designator	System Watts 120-277V	Watts 347-480V; 347/480V	120V	208V	240V	277V	347V	480V
A	60	68	0.51	0.29	0.25	0.22	0.20	0.14
13L	91	102	0.79	0.45	0.39	0.34	0.30	0.21
В	96	96	0.82	0.47	0.40	0.35	0.28	0.20
С	31	33	0.26	0.15	0.13	0.11	0.10	0.07
E	145	145	1.22	0.70	0.61	0.53	0.42	0.30
F	85	85	0.72	0.41	0.36	0.31	0.24	0.18

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%

CPY Series (Version B) Ambient Adjusted Lumen Maintenance¹

Ambient	Lumen Package/ Input Power Designator	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated ³ LMF
5°C	A/B/C/E/F	1.03	1.00	0.96	0.93	0.90
(41°F)	13L	1.04	1.01	1.00	0.98	0.97
10°C	A/B/C/E/F	1.02	0.99	0.95	0.92	0.89
(50°F)	13L	1.03	1.00	0.99	0.97	0.96
15°C	A/B/C/E/F	1.02	0.99	0.95	0.92	0.89
(59°F)	13L	1.02	0.99	0.98	0.96	0.95
20°C	A/B/C/E/F	1.01	0.98	0.95	0.91	0.88
(68°F)	13L	1.01	0.98	0.97	0.95	0.94
25°C	A/B/C/E/F	1.00	0.97	0.94	0.90	0.87
(77°F)	13L	1.00	0.97	0.96	0.94	0.93
30°C	A/B/C/E/F	0.99	0.96	0.93	0.90	0.87
(86°F)	13L	0.99	0.96	0.95	0.93	0.92

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors [LATF] have been applied to all lumen maintenance factors. Please refer to the <u>Temperature Zone Reference Document</u> for outdoor average nighttime ambient conditions.

¹ Conditions.
² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
³ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Operating Temperature Range						
Lumen Package/	Direct	Direct Mount	Class 1, Division 2 Hazardous Location			
Power Designator	Plywood	Metal/ Suspended	Direct Mount to Plywood	Direct Mount to Sheet Metal/Suspended		
А	-40°C to +40°C	-40°C to +45°C				
13L/B	-40°C to +35°C	-40°C to +40°C	-40°C to +25°C			
С	-40°C to +45°C	-40°C to +50°C				
E	-40°C to +35°C	-40°C to +40°C				
F	-40°C to +40°C	-40°C to +45°C				

WARNING: Exceeding maximum operating temperature may result in thermal foldback

CREE 🗢 LIGHTING

Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/canopy-and-soffit/cpy-series

DROP LENS





CESTL Test Report #: PL08412-001A CPY250-B-**-D-B-UL-**-57K Initial Delivered Lumens: 12,403

CPY250-B-**-D-B-UL-**-57K Mounting Height: 15' (4.6m) A.F.G. Initial Delivered Lumens: 12,860 Initial FC at grade

Drop Lens Distribution							
Lumen	3000K		4000K		5700K		
Package/ Input Power Designator	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	
А	7,250	B3 U2 G1	7,600	B3 U2 G1	7,720	B3 U2 G1	
13L	11,900	B3 U2 G1	12,800	B3 U2 G1	12,825	B3 U2 G1	
В	11,850	B3 U2 G1	12,380	B3 U2 G1	12,860	B3 U2 G1	
с	4,210	B2 U2 G1	4,420	B2 U2 G1	4,520	B2 U2 G1	
E	19,100	B4 U3 G2	19,600	B4 U3 G2	20,080	B4 U3 G2	
F	11,850	B3 U2 G1	12,380	B3 U2 G1	12,860	B3 U2 G1	

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered ** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

FLAT LENS



CESTL Test Report #: PL08165-001C CPY250-B-**-F-B-UL-**-57K Initial Delivered Lumens: 13,040



CPY250-B-**-F-B-UL-**-57K Mounting Height: 15' [4.6m] A.F.G. Initial Delivered Lumens: 12,860 Initial FC at grade

Flat Lens Distribution						
Lumen	3000K		4000K		5700K	
Package/ Input Power Designator	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
А	7,250	B3 U0 G1	7,600	B3 U0 G1	7,720	B3 U0 G1
13L	11,900	B3 U0 G1	12,800	B3 U0 G1	12,825	B3 U0 G1
В	11,850	B3 U0 G1	12,380	B3 U0 G1	12,860	B3 U0 G1
С	4,210	B2 U0 G1	4,420	B2 U0 G1	4,520	B2 U0 G1
E	19,100	B4 U0 G1	19,600	B4 U0 G1	20,080	B4 U0 G1
F	11,850	B3 U0 G1	12,380	B3 U0 G1	12,860	B3 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf





HC Mount



PD Mount



PD Mount w/HZ Option



© 2020 Cree Lighting, A company of IDEAL INDUSTRIES. All rights reserved. For informational purposes only. Content is subject to change. Patent www.creelighting.com/patents. Colorfast DeltaGuard® and CPY250® are registered trademarks, and the CPY250 design is a trademark of Cree Lighting, A company of IDEAL INDUSTRIES. Cree® and the Cree logo are registered trademarks of Cree, Inc. The UL logo is a registered trademark of UL LLC. The NSF logo is a registered trademark of NSF International. The DLC QPL logo and the DLC QPL Premium logo are registered trademarks of Efficiency Forward, Inc.

US: <u>creelighting.com</u> T (800) 236-6800 Canada: <u>creelighting-canada.com</u> T (800) 473-1234



A359 SERIES

DESCRIPTION

The arm shall be HCl A359-_____ (specify configuration) arm, consisting of a bent arm mechanically fastened onto a central column, equipped with a pole tenon. Wall bracket shall be welded to an aluminum wall plate.

MATERIALS

The arm shall be made of 2-3/8" OD, 0.154" thick aluminum extrusion mechanically fastened to the 4"OD extruded non-fluted aluminum column. All hardware shall be tamper resistant, stainless steel.

CONFIGURATION

A variety of configurations is available, some of which are illustrated below. Those not illustrated are noted in the bottom left-hand corner. Nonstandard configurations may be feasible, please consult factory for details.



INSTALLATION

Arms shall be equipped with a 12"L x 3-1/2" OD round pole tenon and a 2" ID opening on the fixture side. *Post top* arms are not pre-wired and shall be wired by the contractor. *Wall brackets* shall be pre-wired, with a 12" slack for ease of wiring to source on the wall side and for wiring with wire nuts on the fixture side. Mounting hardware for wall brackets is not included.

FINISH

All applicable parts shall receive a standard electrostatically applied thermoset polyester powder coat smooth semi gloss finish with a four part corrosion inhibiting process.

COLORS

The five standard RAL colors are listed below. Simply check off the color applicable to your project. Custom colors are available for an additional charge. Please supply a 2" x 2" paint chip.

Black RAL 9011	
Green RAL 6005	
Bronze RAL 8019	
Grey RAL 7012	
White RAL 9016	
Custom	



(800) 267-3175 (905) 238-2648 1280 Fewster Drive Mississauga Ontario L4W 1A4 Canada Fax (905) 238-9060 Email sales@hcilighting.com WEB www.hcilighting.com



Planning Commission Staff Report September 20, 2021 Meeting

WOODHAVEN SUBDIVISION FINAL DEVELOPMENT PLAN

LOCATION:7555 Bevelhymer Road and 7325 Walnut Street (PIDs: 222-005169,
222-005168 and 222-005167).APPLICANT:Bobb Webb Group c/o Brandon BelliREQUEST:Final Development PlanZONING:Woodhaven I-PUD Zoning DistrictSTRATEGIC PLAN:Residential DistrictAPPLICATION:FDP-83-2021

Review based on: Application materials received August 20 and September 3, 2021. *Staff report completed by Chris Christian, Planner.*

I. REQUEST AND BACKGROUND

The application is for a final development plan for a new 60 lot subdivision to be known as "Woodhaven". The proposed subdivision will consist of 22 age restricted and 38 traditional single family lots.

The Planning Commission reviewed the zoning change and preliminary development plan for the property on June 7, 2021 (ZC-15-2021) and the zoning change was adopted by city council on July 7, 2021 (O-22-2021). The final development plan application is generally consistent with the approved preliminary development plan.

There is a combined preliminary and final plat application for the property on the agenda however, it will be evaluated under a separate staff report FPL-84-2021.

II. SITE DESCRIPTION & USE

The 35.7+/- acre zoning area is located in Franklin County and is made up of three properties and there are two residential homes located on two of them. The site is located at the southwest corner of Bevelhymer Road and Walnut Street. The site is located immediately east of the Upper Clarenton subdivision, generally south the Rocky Fork Metro Park and Bevelhymer Park and there are unincorporated residentially zoned and used properties to the east and south of the site.

III. PLAN REVIEW

Staff's review is based on New Albany plans and studies, zoning text, and 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): *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Zoning Code;*

- (a) That the proposed development is in general conformity with the Strategic Plan/Rocky Fork-Blacklick Accord or portion thereof as it may apply;
- (b) That the proposed development advances the general welfare of the Municipality;

- (c) That the benefits, improved arrangement and design of the proposed development justify the deviation from standard development requirements included in the Zoning Ordinance;
- (d) Various types of land or building proposed in the project;
- (e) 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;
- (f) Traffic and circulation systems within the proposed project as well as its appropriateness to existing facilities in the surrounding area;
- (g) Building heights of all structures with regard to their visual impact on adjacent facilities;
- (*h*) *Front, side and rear yard definitions and uses where they occur at the development periphery;*
- (i) Gross commercial building area;
- (j) Area ratios and designation of the land surfaces to which they apply;
- (k) Spaces between buildings and open areas;
- (*l*) Width of streets in the project;
- (m) Setbacks from streets;
- (*n*) *Off-street parking and loading standards;*
- (o) The order in which development will likely proceed in complex, multi-use, multi-phase developments;
- (p) The potential impact of the proposed plan on the student population of the local school district(s);
- (q) The Ohio Environmental Protection Agency's 401 permit, and/or isolated wetland permit (if required);
- (r) 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.*

A. Engage New Albany Strategic Plan

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

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

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

- Development should meet setback recommendations contained in strategic plan.
- Streets must be public and not gated. Cul-de-sacs are strongly discouraged.
- Parks and open spaces should be provided, publicly dedicated and meet the quantity requirements established in the city's subdivision regulations (i.e. 20% gross open space and 2,400 sf of parkland dedication for each lot).
 - All or adequate amounts of open space and parkland is strongly encouraged to be provided on-site. If it cannot be provided on-site, purchasing and publicly dedicating land to expand the Rocky Fork Metro Park or park space for the Joint Parks District is an acceptable alternative.
- The New Albany Design Guidelines & Requirements for residential development must be met.
- Quality streetscape elements, including an amenity zone, street trees, and sidewalks or leisure trails, and should be provided on both sides of all public streets.
- Homes should front streets, parks and open spaces.
- A residential density of 1 dwelling unit (du) per acre is required for single-family residential and a density of 3 du per acre for age restricted housing.
 - Higher density may be allowed if additional land is purchased and deed restricted. This type of density "offset" ensures that the gross density of the community will not be greater than 1 unit per acre. Any land purchased for use as an offset, should be within the NAPLS district or within the metro park zone.
 - 3 du/acre is only acceptable if 100% age restricted. Otherwise, the federal regulations and criteria for subdivisions to qualify as age-restricted must be accounted for when calculating density (i.e. 80% age restricted and 20% non-age restricted).
 - Age restriction must be recorded as a deed restriction and included as a requirement in the subdivision's zoning text.

B. Use, Site and Layout

- 1. The applicant proposes to create a new 60 lot subdivision named "Woodhaven." The subdivision will consist of 22 age restricted and 38 traditional single family lots on approximately 35.7+/- acres as permitted in zoning text section VI(A) and (B). The final development plan is generally consistent with the preliminary development plan that was approved as part of the zoning change application (ZC-15-2021).
- 2. Zoning text section VI(H) requires all lots to have frontage and access on a public street and this requirement is being met.
- 3. Zoning text section VI(D) states that the minimum lot width at the building line shall be 80 feet for traditional single family lots and 57 feet for age restricted lots. All of the proposed lots are meeting these requirements.
- 4. Zoning text section VI(F)(5) prohibits homes from backing onto open space or reserve areas. The orientation of the proposed lots will allow this requirement to be met and will be enforced as new building permits are submitted for homes in the subdivision.
- 5. Zoning text section VI(F)(5) requires the following setbacks:

PERIMETER SETBACKS					
Bevelhymer Road	250 foot building and pavement setback from				
	the centerline of the road.				
Walnut Street	250 foot building and pavement setback from				
	the centerline of the road, excluding lots 1				
	and 2 (see below).				
LOTS 1&2 S	SETBACKS				
Front Yard (Walnut Street)	120 feet from the centerline of Walnut Street.				
Side Yard	10 feet. The text establishes a 40 foot western				
	side yard setback for lot 2 and a tree				
	preservation area within this setback area.				
Rear Yard 30 feet					
TRADITIONAL SINGLE F.	AMILY LOTS (LOTS 3-38)				
Front Yard	20 feet				
Side Yard	5 feet				
Rear Yard	30 feet for lots that with rear boundary lines				
	along the western boundary of the zoning				
	district, 25 feet for all other lots.				
AGE RESTRICTED SINGLE	FAMILY LOTS (LOTS 39-60)				
Front Yard	20 feet from the right-of-way				
Side Yard	5 feet				
Rear Yard	30 feet for lots that with rear boundary lines				
	along the western boundary of the zoning				
	district, 25 feet for all other lots.				

All of the setbacks required in the zoning text are being met. Setbacks for individual homes will be reviewed and approved as part of each new residential building permit.

C. Access, Loading, Parking

- 1. The subdivision has two vehicular connections. One connection will be made along Walnut Street and another along Bevelhymer Road aligning with an existing drive-way curb cut. The final development plan also stubs a street for a future third connection to Steeplechase Lane if and when the properties to the south redevelop. During the rezoning process, the city council removed the connection proposed to utilize an existing stub of Tornus Way in the adjacent Upper Clarenton subdivision. This area is now proposed to be used as open space and allows the plat allows this area to be used to make the roadway connection in the future if it is desired.
- 2. Zoning text section VII(F) requires all internal streets to be dedicated as public streets and built to city standards. The right-of-way for these internal streets are required to 50 feet with 26 foot pavement widths, measured from front of curb to front of curb. The

applicant submitted typical street sections as part of the application and these requirements are being met.

- 3. Zoning text section VII(F) requires that a traffic study be performed at the time of final development plan application and submitted to the city traffic engineer. The text states that the study must include assessing the new proposed intersections, the Walnut Street and Bevelhymer Road intersection and the need for a roadway connection along Walnut Street into the development. This requirement is met as the applicant performed the traffic study and it has been approved by the city traffic engineer. The study concludes the proposed development does not warrant the need for any new turn lanes or other intersection improvements at the Walnut Street and Bevelhymer Road intersection since the applicant added the connection to Walnut Street.
- 4. Zoning text section VII(C) requires the developer to dedicate 40 feet of right-of-way from the centerline of both Walnut Street and Bevelhymer Road and this requirement is being met.
- 5. Zoning text section VII(F)(1) and (2) requires a 5 foot wide, concrete public sidewalk to be constructed along internal streets as shown on the final development plan.
- 6. Zoning text section VII(G)(1) requires 8 foot wide, asphalt leisure trails to be installed along both Walnut Street and Bevelhymer Road and this requirement is being met.
- 7. Zoning text section VII(A) and (B) requires all homes to have a minimum of 2 off street parking spaces on their driveways in addition to parking within a garage and permits on street parking as well.

D. Architectural Standards

- 1. The architectural standards for this section have been approved as part of the zoning text. This development will contain custom designed homes. The Community Development Department staff, including the city architect, will review zoning/building permits to ensure compliance with the architectural standards of the zoning text. The applicant submitted a character images as part of the application to demonstrate the design intent for the homes in the subdivision. These elevations are conceptual only and the approval of the final development plan does not provide pre-approval of any elevation.
- 2. The New Albany Design Guidelines and Requirements (DGRs) ensure neighborhoods will sustain their quality and vibrancy over time. These guidelines have been developed by New Albany to ensure that the community enjoys the highest possible quality of architectural design that has made the community successful thus far. The text states that all home designs in this development are intended to use elements of traditional American architectural themes. The text requires four sided architecture to be employed on all homes and prohibits blank wall facades. The applicant has provided architectural renderings and the text requires more detailed renderings/elevations to be provided with a final development plan application. The zoning text requires all traditional single family homes to adhere to the DGRs with some exceptions outlined in the text. The exceptions include the use of stone as primary building material and allowing garages to be located on the front of homes.
- 3. The text states that age restricted units will not be required to strictly adhere to the DGRs however to allow deviations that accommodate that serve the active adult population while meeting the spirit and intent of the DGRs. The text states that all age restricted homes will be craftsman architecture as the primary design with different elevations used throughout the development.
- 4. The text permits the use of the following building materials. The text prohibits the use of vinyl as a building material. Staff recommends a condition of approval that the use of stone be subject to staff approval.
 - a. Brick and brick veneer
 - b. Stone and simulated stone when it is complimentary to a specific architectural style as approved as part of a FDP and by the city architect. c. Cementitious or composite siding
- 5. The text states that the maximum building height for traditional single family homes is 45 feet with a minimum 1.5 stories and a maximum of 2.5 stories (1.5 stories in appearance

is permitted). Age restricted homes have a maximum height of 35 feet with a minimum of 1.5 stories (1.5 stories in appearance is permitted). These requirements meet the requirements of the DGRs.

- 6. The DGRs and Engage New Albany Strategic Plan encourage rear and side loaded garages to be used. The strategic plan states that when front loaded garages are used, they should be setback from the front façade of the home. The intent of these requirements and recommendations is to ensure that garages are not the architectural focal point of a home by reducing their visibility from public rights-of-way. The text allows garages to be front loaded if the following requirements are met in order to meet the spirit and intent of the DGRs and strategic plan.
 - a. Traditional single family home garages must be setback a minimum of 10 feet from the front foundation of the porch.
 - b. Age restricted single-family home garages must be setback a minimum of 2 feet, 8 inches from the front façade of the home. This is consistent with recently approved age-restricted subdivisions.
 - c. All front loaded garages are required to use single bay garage doors with a maximum of 9-10 feet in width. This meets the DGR requirement that garage doors be no larger than 10 feet in width.

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

- 1. Per C.O. 1159.07, detailed landscaping plans must be provided for all areas of the final development plan. The landscape plan must include the proposed landscape for all reserve areas and street lawns. The applicant submitted a detailed master landscape plan for the subdivision.
- 2. The city subdivision regulations require parkland and open space to be provided as part of the construction of a new subdivision.
- 3. C.O. 1187.15(a) requires 2,400 square feet of parkland to be dedicated per dwelling unit, as part of the development of a new subdivision. Additionally, C.O. 1187.16(a) requires 20% of the gross developed land area to be used as open space. The table below shows the required and proposed amounts of parkland and open space.

C.O. Requirement	Shown on FDP as	Required (acres)*	Provided (acres)	Difference	Meets Code?
1187.16	Reserves	7.14	8.5	1.36	Yes
Open Space	A, B and D				
1187.15	Reserve C	3.3	3.3	0	Yes
Parkland					
Dedication					
	Total	10.44	11.8	+1.36	Yes

*Calculations based on 35.7 acres and 60 lots.

- 4. The final development plan states that all open space and parkland will be owned by the city and maintained by the HOA in perpetuity which is consistent with recently approved subdivisions.
- 5. Due to the multi-generational nature of this zoning district and the lots within The Post at Woodhaven being age-restricted, this development is exempt from the requirement that all residences be located within 1,200 feet of playground equipment. The adjacency to the Metropark (approximately 1200 feet), Bevelhymer Park (less than 600 feet) and extension of the leisure trails along both Walnut and Bevelhymer Roads provides ample opportunities for active and passive recreational opportunities for the residents of this zoning district. The zoning text states parkland and open space amenities and their locations are subject to the review and approval of the city landscape architect. The proposed amenities include a picnic shelter, fire pit and a bocce ball court and are appropriately located in reserve C which serves as parkland for the community.

- 6. <u>The Parks and Trails Advisory Board (PTAB) reviewed the proposed development at</u> their September 8th meeting and recommended approval with conditions. The PTAB placed a condition of approval on the application that the developer must add additional play/active amenities in the parkland/open space areas of the site.
- 7. Zoning text section VII(C)(1) and (2) requires 3 inch caliper street trees to be provided along both sides of all public streets at a rate of 1 per 30 feet on center and the applicant is meeting this requirement. In sum, 394 street trees are required to be planted and 394 are proposed between all new internal public roads and along Bevelhymer Road and Walnut Street.
- 8. Zoning text section VII(B) requires 4 trees per 100 lineal feet of frontage to be installed within the required setbacks along Walnut Street and Bevelhymer Road in addition to the required street trees.
 - a. The development has 1479 +/- feet of frontage along Bevelhymer Road therefore 59 trees are required and this requirement is met.
 - b. The development has 865 +/- feet of frontage along Walnut Street therefore 35 trees are required and this requirement is met.
- 9. Zoning text section VII(G)(4) states that tree preservation zones must be established at the time of a final plat application along the southern and northwest boundaries. This requirement is met as these areas are shown on the final plat and evaluated under a separate staff report (FPL-84-2021).
- 10. The city landscape architect and city forester have reviewed the application and provided the following comments that are also attached in the packets as a memo. <u>Staff</u> recommends a condition of approval that the city landscape architect and city forester comments be addressed, subject to staff approval.
 - a. With a 6.5 foot tree lawn, most of the proposed street trees are not appropriate. The biggest offenders are the honeylocusts and the zelcovas. Consider switching those for something smaller and less aggressive like hardy rubber tree, katsuratree, yellowwood, or golden rain tree. The red maple and sugar maple will lift the sidewalk in that small of a space as well, and I'd recommend hedge or miyabe maples which are smaller. I wouldn't plant pin oak anywhere in the tree lawns, and in this circumstance, I'd suggest English oak as a smaller tree that can tolerate alkaline soil. We regularly remove pin oaks since they can't tolerate our alkaline soil and replace them with Northern red oak which looks very similar but performs better. The London plane trees also need more space. If London plane has to be planted, it should be the exclamation variety because it is more resistant to sycamore anthracnose which is becoming a bigger problem each year. The linden is an appropriate choice.
 - b. There shall be no formal, 30' O.C. street tree plantings along E Walnut St and Bevelhymer Rd. Mix these trees into the required randomized perimeter buffer trees.
 - c. Bevelhymer and E Walnut St entry features should remove all proposed plant material of trees, shrubs and perennials. The only planting in the entrances shall be street trees and mown turf. See diagrams A and B on page 2.
 - d. Remove all 5 pollinator gardens. The designated no-mow area should perform as a pollinator garden. The no-mow area can incorporate native pollinator species in the seed mix approved by the city of New Albany. Please submit a new plan for review including detailed planting information. See diagram C on page 3.
 - e. Relocate trees along the bocce court between sidewalk and bocce court to minimize views of court from the street. See diagram C on page 3.
 - f. All proposed horse fences shall be white, per New Albany standard. In order to be consistent with the Engage New Albany Village Traditional roadway character classification, add 4 rail horse fence along Walnut Street and Bevelhymer Road.
 - g. At Bevelhymer Rd's entrance, remove the southern portion of leisure trail. Remove all curb ramps associated with the removed leisure trail and crosswalk. See diagram B on page 2.

- h. At Bevelhymer Rd's entrance, shift the pedestrian crosswalk at Steeplechase Lane North. The crosswalk should move south, and be located around the corner from Woodhaven Dr. See diagram B on page 2.
- i. At Walnut St's and Bevelhymer Rd's entrances, the 4-rail horse fence turns should rotate 180 degrees to face away from the roadways. These fences should be 2 panels long, totalling 16'. See diagrams A and B on page 2.
- j. Entrance signs should align with fences at Walnut St and Bevelhymer Rd. See diagrams A and B on page 2.
- k. Please submit additional details for picnic shelter. Please include elevations and details including materials and roof.
- 1. Please submit all sign elevations and details for review.

F. Lighting & Signage

- 1. Zoning text section X(D) states that consistent street lighting must be provided at each street intersection and must not exceed 18 feet in height. These requirements are being met as a standard, 18 foot New Albany green street light is provided at all internal street intersections.
- 2. Zoning text section X(E) states that lighting of entry features shall be provided and approval as part of the final development plan and must be shielded and landscaped. The applicant proposes to install entry features including landscaping, signage and horse fence at the two entrances into the subdivision. The proposed sign lighting is shielded and landscaped therefore this requirement is met.
- 3. Zoning text section XII(A) states that standard City of New Albany street regulatory shall be used and this requirement is being met. Additionally, the text allows entry feature signage to be installed at the Walnut Street and Bevelhymer Road intersections as approved by the Planning Commission at the time of final development plan. The applicant proposes to install one entry feature post sign at each entry with the following dimensions. Due to the provisions of the text, these signs do not have to meet code requirements however, areas where the signs deviate from code are identified below. The signs appear to be appropriately scaled and located.
 - *a*. Area: 10.5 ft^2 per side [larger than the 8 ft^2 allowed by code]
 - b. Location: one at each subdivision entrance (total of 2 and meets code requirements)
 - c. Lighting: ground mounted lighting, shielded and landscaped [meets code and zoning text requirements].
 - d. Height: 9 feet [taller than the 7 feet allowed by code]
 - e. Colors: maximum of 4 [meets code]

G. Other Considerations

1. Zoning text section XIII(B) states that variances within the zoning district will be heard by the Planning Commission.

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 these comments be addressed, subject to staff approval.

- 1. Refer to Exhibit B. As recommended by the Army Corps of Engineers, provide documentation indicating that all OEPA permit requirements have been addressed.
- 2. Refer to Exhibit C. Revise the title sheet of the FDP to include the signature block and other information as shown on this Exhibit.
- 3. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available

V. RECOMMENDATION

Basis for Approval:

Staff is supportive of the final development plan as it is in conformity with the Residential land use recommendations of the Engage New Albany Strategic Plan and is generally consistent with the preliminary development plan approved as part of the zoning change application.

The proposed use is appropriate for this location as it is sensitive to the existing rural character of this portion of the city near Bevelhymer Park and the Rocky Fork Metro Park. The street network, rural setbacks, open space and layout are very desirable from a site planning perspective. The applicant meets many of the planning principles that are important to the city of New Albany including not backing homes onto open space, maintaining the rural character of existing roadways and using complimentary architecture that meets many of the New Albany Design Guidelines and Requirements. While the zoning text allows for some architectural deviations for the age-restricted housing units, the applicant commits to meeting single garage door width requirements for all homes in the subdivision to lessen the visibility of the doors and using high quality, four-sided architecture throughout the subdivision.

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval with the conditions of the approval listed below.

VI. ACTION Suggested Motion for FDP-83-2021:

Move to approve preliminary development plan application FDP-83-2021 based on the findings in the staff report with the following conditions.

- 1. The city landscape architect and city forester comments must be addressed, subject to staff approval.
- 2. The city engineer comments must be addressed, subject to staff approval.
- 3. The use of stone in the subdivision is subject to staff approval.

Approximate Site Location:



Source: Google Earth



Planning Commission Staff Report September 20, 2021 Meeting

WOODHAVEN PRELIMINARY & FINAL PLAT

LOCATION:	7555 Bevelhymer Road and 7325 Walnut Street (PIDs: 220-000107-00,
	220-000493-00 and 220-002149-00).
APPLICANT:	Bob Webb Group c/o Brandon Belli
REQUEST:	Final Plat
ZONING:	Infill-Planned Unit Development (I-PUD)
STRATEGIC PLAN:	Residential District
APPLICATION:	FPL-84-2021

Review based on: Application materials received August 20, 2021. *Staff report completed by Anna van der Zwaag, Acting Zoning Officer.*

I. REQUEST AND BACKGROUND

The application is for a final plat for a new 60 lot subdivision to be known as "Woodhaven". The proposed subdivision will consist of 22 age restricted and 38 traditional single family lots, as well as four reserves (A-D), and seven new public streets.

The Planning Commission reviewed the zoning change and preliminary development plan for the property on June 7, 2021 (ZC-15-2021) and the zoning change was adopted by city council on July 7, 2021 (O-22-2021).

There is a final development plan application for the property on the agenda and is evaluated under a separate staff report FDP-83-2021.

II. SITE DESCRIPTION & USE

The 35.7+/- acre site is located in Franklin County and is made up of three properties. Additionally, there are two residential homes located on two of these properties. The site is located at the southwest corner of Bevelhymer Road and Walnut Street. The site is located immediately east of the Upper Clarenton subdivision, generally south the Rocky Fork Metro Park and Bevelhymer Park, and there are unincorporated residentially zoned and used properties to the east and south of the site.

III. PLAN REVIEW

Planning Commission's review authority of the final plat is found under C.O. Section 1187. Upon review of the final plat, the Commission is to make recommendation to City Council. Staff's review is based on New Albany plans and studies, zoning text, and zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in <u>underlined text</u>.

• The final plat follows the proposed Woodhaven final development plan. The plat shows 60 residential lots, 59 of which are to be developed and one of which is already existing. Additionally, 38 lots (lots 1-38) will be traditional single family lots and 22 lots (39-60) will be age restricted lots. The proposed lot layout and dimensions match what is shown on the final development plan and meet the requirements of the zoning text.

- The final plat indicates that lots 1 and 2 shall not have driveway access to Walnut Street and shall be accessed from internal streets.
- This phase of the plat contains four (4) reserve areas shown as Reserves "A", "B", "C", and "D" on the plat with a total acreage of 11.8 +/- acres. According to the plat notes, Reserves "A", "B", and "C" shall be owned by the City of New Albany and maintained by the homeowners association in perpetuity for the purpose of open space and/or stormwater retention. The plat states that Reserve "D" will also be owned by the City of New Albany and maintained by the homeowners association in perpetuity or until a public road is constructed and Reserve "D" is dedicated to the city as public right-of-way.
- The plat will create seven (7) new publicly dedicated streets totaling 8.196+/- acres. All new streets meet requirements as described in the zoning text:
 - Woodhaven Drive which provides access to the subdivision from Bevelhymer Road with 50 feet of right-of-way.
 - Haven Green Lane, which provides access to the subdivision from Walnut Street with 50 feet of right-of-way.
 - Steeplechase Lane North, which is stubbed from this development to the south property line to provide for a potential future connection through adjacent single family lots with Steeplechase Lane from the Millbrook Farm at Sugar Run subdivision to the south, with 50 feet of right-of-way.
 - Woodhaven Loop, a new two-way loop with two curb cuts off of Steeple Chase Lane North, with 50 feet of right-of-way.
 - Wood Grove Drive with 50 feet of right-of-way.
 - Wood Edge Lane with 50 feet of right-of-way.
 - Steel Wood Drive with 50 feet of right-of-way.
- Proposed developer utility and proposed public utility easements are shown on the plans.
- Per the city's subdivision regulations, C.O. 1187.04, all new streets shall be named and shall be subject to the approval of the Planning Commission. The applicant's proposed "Woodhaven" name was adapted from cities worldwide that are named Woodhaven. The applicant proposes to utilize the "wood" theme in the creation of new street names. Steeple Chase Lane North is an extension from Millbrook Farm to the south.
- The final plat appropriately shows the lot widths to be at least 80 feet for traditional single-family homes and 57 feet for age-restricted single-family homes, as required by the zoning text section VI(D).
- The final plat appropriately shows the lot depths to be at least 120 feet for traditional singlefamily homes and 115 feet for age-restricted single-family homes, as required by the zoning text section VI(E).
- The zoning text section VI(F)(1) states that there shall be a minimum building and pavement setback of 250 feet for the perimeter street setback as measured from the centerlines of Walnut Street and Bevelhymer Road, excluding lots 1 and 2. The final plat meets this requirement.
- The final plat appropriately shows the following front yard setbacks, as required by the zoning text section VI(F)(2):
 - A 120-foot setback for lots 1 and 2 from Walnut Street's centerline.
 - A 20-foot setback for the traditional single-family homes on lots 3-38.
 - A 20-foot setback for the age-restricted single-family homes on lots 39-60.
- The zoning text section VIII(G)(4) requires that tree preservation zones must be established at the time of a final plat along the southern and northwest boundaries of the zoning district. The final plat shows a 20-foot tree preservation zone along the west and south property lines, and a 40-foot tree preservation zone in the northwest boundary on the west edge of lot 2.
- Plat note "A" requires special markers shall be placed at each lot corner marking the edge of the Tree Preservation Area. These markers will help to delineate the edge of this zone and avoid encroachment into the zone. The design of the markers will be provided by the applicant and must be approved by the city. These markers should be installed prior to any infrastructure acceptance by the city. <u>Staff recommends a condition of approval that the design be subject to staff approval and the markers are installed prior to any infrastructure acceptance by the city.</u>

C.O. 1187.04(d)(4) and (5) requires 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 and to the U.S. Army Corps of Engineers in compliance with Section 404 of the Clean Water Act. <u>The applicant has submitted the appropriate letter from the U.S. Army Corps of Engineers; however, staff requests evidence of any permits received from the Ohio Environmental Protection Agency as a condition of approval.</u>

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 these comments be addressed, subject to staff approval.

- 1. Show all storm sewer located in side yard and backyard areas as lying within a drainage easement.
- 2. Show all major flood routing paths as lying with a drainage easement.
- 3. Designate Reserve C as a drainage easement.

V. RECOMMENDATION

Basis for Approval:

The final plat is generally consistent with the final development plan and meets code requirements.

VI. ACTION Suggested Motion for FPL-84-2021:

Move to approve preliminary plat application FPL-84-2021 with the following conditions.

- 1. The applicant provides evidence of any applications filed with the Ohio Environmental Protection Agency, as well as any associated permits.
- 2. The city engineer comments must be addressed, subject to staff approval.
 - a. Show all storm sewer located in side yard and backyard areas as lying within a drainage easement.
 - b. Show all major flood routing paths as lying with a drainage easement.
 - c. Designate Reserve C as a drainage easement.
- 3. Approval of the final plat is contingent upon the approval of the final development plan for this development.
- 4. The tree preservation zone sign design be subject to staff approval and the markers are installed prior to any infrastructure acceptance by the city.

Approximate Site Location:



Source: Google Earth

MEMO

404.541-01 August 30, 2021

To: Christopher Christian Engineering Manager

From: Ed Ferris, P.E., P.S., City Engineer By: Jay M. Herskowitz, P.E., BCEE Re: Woodhaven – FDP and FP

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

Final Development Plan

- 1. Refer to Exhibit B. As recommended by the Army Corps of Engineers, provide documentation indicating that all OEPA permit requirements have been addressed.
- 2. Refer to Exhibit C. Revise the title sheet of the FDP to include the signature block and other information as shown on this Exhibit.
- 3. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available

Final Plat

- 1. Show all storm sewer located in side yard and backyard areas as lying within a drainage easement.
- 2. Show all major flood routing paths as lying with a drainage easement.
- 3. Designate Reserve C as a drainage easement.

EPF/JMH

cc: Steve Mayer, Planning Manager







DEPARTMENT OF THE ARMY CORPS OF ENGINEERS, HUNTINGTON DISTRICT 502 8TH STREET HUNTINGTON, WV 25701

REPLY TO ATTENTION OF

March 22, 2021

Regulatory Division North Branch LRH-2021-130-SCR

APPROVED JURISDICTIONAL DETERMINATION

Mr. Patrick Fisher Alto Real Estate, LLC 6262 Eiterman Road Dublin, Ohio 43016

Dear Mr. Fisher:

I refer to the *Delineation of Waters of the United States, Alto Real Estate, LLC* dated February 8, 2021 and submitted on your behalf by EMH&T. You have requested an approved jurisdictional determination (JD) for the aquatic resources located on the approximate 37.63-acre site. The property is located at 7555 Bevelhymer Road, at the southwest corner of Bevelhymer and Walnut Roads, in Plain Township, Franklin County, Ohio at approximately 40.110333 latitude, -82.793806 longitude. On-site waters flow to Sugar Run, an indirect tributary to the Scioto River, a navigable water of the United States. Your JD request has been assigned the following file number: LRH-2021-130-SCR. Please reference this number on all future correspondence related to this JD request.

The United States Army Corps of Engineers' (Corps) authority to regulate waters of the United States is based on the definitions and limits of jurisdiction contained in 33 CFR 328, including the amendment to 33 CFR 328.3 (85 Federal Register 22250), and 33 CFR 329. Section 404 of the Clean Water Act (Section 404) requires a Department of the Army (DA) permit be obtained prior to the discharge of dredged or fill material into waters of the United States, including wetlands. Section 10 of the Rivers and Harbors Act of 1899 (Section 10) requires a DA permit be obtained for any work in, on, over or under navigable water.

The Navigable Waters Protection Rule, which became effective on June 22, 2020, was followed in this verification of Section 404 jurisdiction for the features located within the approved JD boundary. A total of two (2) wetlands and one (1) ditch were delineated within the approved JD area of interest as depicted on the enclosed map titled "Delineation Map" submitted with the JD report dated February 8, 2021. These aquatic resources are also listed in the enclosed Table 1.

It has been determined that Wetlands A and B do not meet the definition of an adjacent wetland (33 CFR 328.3(c)(1)(i)-(iv)) and are not considered waters of the United States per 33 CFR 328.3(b)(1). It has been determined that the Agricultural Ditch is not a water of the United States per 33 CFR 328.3(a)(1) or (2), was not constructed in an adjacent wetland per 33 CFR 328.2 (a)(4), and is not considered a water of the United States per 33 CFR 328.3(b)(5). Wetlands A and B and the Agricultural Ditch are not subject to regulation under Section 404. However, you should contact the

EXHIBI

Ohio Environmental Protection Agency, Division of Surface Water, at (614) 664-2001 to determine state permit requirements.

This jurisdictional verification is valid for a period of five (5) years from the date of this letter unless new information warrants revision of the delineation prior to the expiration date. This letter contains an approved JD for the subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the Great Lakes and Ohio River Division Office at the following address:

> Appeal Review Officer U.S. Army Corps of Engineers Great Lakes and Ohio River Division 550 Main Street Room 10-714 Cincinnati, OH 45202-3222 TEL (513) 684-7261; FAX (513) 684-2460

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. It is not necessary to submit an RFA form to the Division office if you do not object to the determination in this letter.

The determination included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This JD may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are United States Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

A copy of this letter will be provided to the Ohio Environmental Protection Agency at Lazarus Government Building, Post Office Box 1049 Columbus, Ohio 43216-3669 and your agent, Bryan Lombard with EMH&T, Inc. If you have any questions concerning the above, please contact Kayla Osborne of the North Branch at 304-399-5850, by mail at the above address, or by email at kayla.n.osborne@usace.army.mil.

Sincerely,

Cecil M. Cox Regulatory Project Manager North Branch

Enclosures

cc:





Development Review

project nameWoodhavenprepared forCity of New AlbanydateSeptember 8, 2021date receivedAugust 27, 2021

Planting Plan Comments

- 1. There shall be no formal, 30' O.C. street tree plantings along E Walnut St and Bevelhymer Rd. Mix these trees into the required randomized perimeter buffer trees.
- 2. Bevelhymer and E Walnut St entry features should remove all proposed plant material of trees, shrubs and perennials. The only planting in the entrances shall be street trees and mown turf. See diagrams A and B on page 2.
- 3. Remove all 5 pollinator gardens. The designated no-mow area should perform as a pollinator garden. The no-mow area can incorporate native pollinator species in the seed mix approved by the city of New Albany. Please submit a new plan for review including detailed planting information. See diagram C on page 3.
- 4. Relocate trees along the bocce court between sidewalk and bocce court to minimize views of court from the street. See diagram C on page 3.

Site Plan Comments

- All proposed horse fences shall be white, per New Albany standard. In order to be consistent with the Engage New Albany Village Traditional roadway character classification, add 4 rail horse fence along Walnut Street and Bevelhymer Road.
- 6. At Bevelhymer Rd's entrance, remove the southern portion of leisure trail. Remove all curb ramps associated with the removed leisure trail and crosswalk. See diagram B on page 2.
- 7. At Bevelhymer Rd's entrance, shift the pedestrian crosswalk at Steeplechase Lane North. The crosswalk should move south, and be located around the corner from Woodhaven Dr. See diagram B on page 2.
- 8. At Walnut St's and Bevelhymer Rd's entrances, the 4-rail horse fence turns should rotate 180 degrees to face away from the roadways. These fences should be 2 panels long, totalling 16'. See diagrams A and B on page 2.
- 9. Entrance signs should align with fences at Walnut St and Bevelhymer Rd. See diagrams A and B on page 2.
- 10. Please submit additional details for picnic shelter. Please include elevations and details including materials and roof.
- 11. Please submit all sign elevations and details for review.

*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	Woodhaven				
prepared for	City of New Albany				
date	September 8, 2021				
date received	August 27, 2021				



DIAGRAM A



DIAGRAM B

MKSK

Development Review

project name	Woodhaven
prepared for	City of New Albany
date	September 8, 2021
date received	August 27, 2021



WOODHAVEN

CITYOFNEWALBANY - FRANKLIN COUNTY, OHIO



FINAL DEVELOPMENT PLAN / FINAL PLAT

ENGINEER, PLANNER AND LANDSCAPE ARCHITECT: EMH&T- LINDA MENEREY 5500 NEW ALBANY ROAD

NEW ALBANY, OHIO 43054

DEVELOPMENT CONSULTANT:

LORETO (LARRY) CANINI CANINI ASSOCIATES WWW.CANINIASSOCIATES.COM

WOODHAVEN FINAL DEVELOPMENT PLAN / FINAL PLAT

Table of Contents

Section I: Final Development Plan Application Materials

- Response Letter to City of New Albany
- Final Development Plan Application
- Adjacent Owners List
- ALTA Survey
- Applicant Letter
- USACE Letter
- Approved Jurisdictional Determination Letter
- Traffic Access Study
- Traffic Access Study Attachments
- City of New Albany Traffic Memo

Section II: Final Development Plan Materials

- Cover Sheet
- Illustrative Plan
- Site Plan
- Open Space and Pedestrian Connectivity Plan
- Master Utility Plan
- Master Grading Plan North
- Master Grading Plan South
- Street Tree Plan
- Landscape Key Plan
- Bevelhymer Rural Corridor Landscape Enlargement
- Walnut Rural Corridor Landscape Enlargement
- Reserve C Park Landscape Plan
- Reserve C Picnic Shelter and Fire Pit Landscape Enlargement
- Bevelhymer Road Entry Feature
- Walnut Street Entry Feature
- Landscape Details 1
- Landscape Details -2
- Typical Street Sections

Section III: Architecture

- Webb Architecture Traditional Single Family
- Webb Architecture Age Restricted Single Family
- Material Samples Board

Section IV: Final Plat

- Final Plat Application
- Final Plat

SECTION I – Application Materials



September 3, 2021

Mr. Chris Christian Planner City of New Albany 99 W. Main Street New Albany, OH 43054

Subject: Woodhaven Comment Response Letter

Dear Chris,

In response to the comments received from City of New Albany on August 27, 2021 and on August 31, 2021, the plans have been modified as described herein.

General Comments (August 27, 2021)

1. Please submit a separate, signed application for the plat (attached). They have to be separate as they will be reviewed separately.

Response: We have submitted updated and separate applications for the Final Development Plan and Final Plat.

2. I checked with Steve and Jenn Mason (council clerk) about the fee offset payment. I have attached the council meeting minutes as well as the legislative report. The development is 7.24 acres short of meeting the 1-1 density requirements and originally a \$150,000 payment was proposed (\$20,178.23 per acre) as described on page 2 of legislative report. At the meeting, Larry increased this payment to \$25,000 per acre which would total to a fee amount of \$181,000 as noted in the first paragraph of the minutes on page 5.

Response: The density offset payment will be sent to the City.

3. I have attached the invoice for the fee payment for the FDP and final plat applications.

Response: The fee payment has been submitted with the updated application.

4. Open space amenities are being reviewed by MKSK.

Response: Please let us know when you have comments.

5. City architect is reviewing elevations.

Response: Please let us know when you have comments.

6. The application is scheduled to be reviewed by the Parks and Trails Advisory Board on Wednesday, September 8th at 6pm and by the Planning Commission on September 20th at 7pm.

Response: Thank you.

Final Development Plan Comments

7. Please revise the plans to state that all reserve and parkland areas are to be owned by the City of New Albany and maintained by the HOA in perpetuity as they were on the PDP.

Response: This has been updated on the Open Space and Pedestrian Connectivity Plan Sheet 3.

8. Zoning text section VIII(B), 4 trees/100 lineal feet are required to be installed along Bevelhymer Road and Walnut Street in addition to street trees. Can you please provide these numbers on the overall landscape plan? It appears that we are short on trees to meet these requirements.

Response: Calculations have been provided on the plans- Sheets 9 and 10 with quantities updated on the plans.

9. Zoning text section VIII(C)(2), street trees must be planted at rate of 1 per 30 feet along Bevelhymer Road and Walnut Street and it appears we are missing these entirely. Can you please revise and resubmit and provide these calculations on the landscape plan? These trees are allowed to be grouped to match the rural character of the road.

Response: Calculations have been provided on Sheet 7 with quantities updated on the plan.

10. Please confirm the interior roads street tree planting rate (1 per X amount of feet) on the street tree plan.

Response: Calculations have been provided on Sheet 7 with quantities updated on the plan.

11. Please provide street section plans for review.

Response: A sheet with typical street sections is provided on Sheet 17.

12. It doesn't look like I have the proposed slopes for the stormwater basins? Am I missing something? I am reviewing about 14 of these right now so that is highly possible. Need to make sure they are 6:1 side slopes.

Response: The 6:1 grading of the side slopes for the pond has been added to Sheet 6.

13. Are the only proposed elevations those that were submitted? If not, please provide the additional elevations. Additionally, are there floor plans available for review?

Response: Webb is a custom home builder. There are no additional floorplans or elevations for review at this time. For the Single Family homes they will be creating updated existing or new floor plans and elevations based on the customer's desires. These will following the NA design guidelines. Samples provided are conceptual. Full architectural plans and elevations will get submitted to at time of permit for approval. For the AR homes- it will be the same process as the single family except with the commitment to Craftsman architecture for that entire area.

In your email to me on August 31, 2021 at 11:45 am, you confirmed there is no need to provide additional renderings or floor plans since the City will prepare a full evaluation at time of building permit.

Final Plat Comments

14. Please revise the plans to state that all reserve and parkland areas are to be owned by the City of New Albany and maintained by the HOA in perpetuity as they were on the PDP.

Response: This has been revised in Note H and Note I on the Final Plat Sheet 3.

General Comments (August 31, 2021)

15. Please show 50 feet of ROW being dedicated along Walnut and Bevelhymer Road

Response: As confirmed in the email you sent on August 31, 2021 at 1:27 PM, the 40 foot R/W is what was approved in the text and on the plans by both Planning Commission and Council so we are maintaining the 40 foot R/W from centerline of both Walnut and Bevelhymer Road.

16. We want to ensure that the developer understands some of the encumbrances that are compounding at the rear yards of lots 2-10 and 55-60: With the tree preservation zone and easement, there is essentially a 40 foot rear yard setback for these lots. Just as a reminder, buildings, accessory structures, patios or any other residential improvement are not permitted to be installed within easement areas.

Response: Our client understands the encumbrances on the rear yards- those lots are deeper.

17. Can you please provide background on all street names in the subdivision?

Response: Woodhaven name was provided to us by Webb Group. We researched the origin and several cities worldwide are named Woodhaven. There is a Woodhaven "area" in Hampshire, England. Many of the street names there were already used in Franklin County. So, street names were created to include "wood" in the theme and cross referenced with Franklin County Auditor website for duplications. Steeplechase is extension from Millbrook to the south.

Should you have any questions or require additional information, please do not hesitate to contact me directly at (614) 775-4710.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Jada menerery

Linda M. Menerey, PLA, ASLA Associate & Senior Landscape Architect

J:\20210698\Correspondence\Memos\2021-069-02 FDP Response letter_City of New Albany.docx

Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address 7555 Bevelhymer Road, 7325 Walnut Street					
	Parcel Numbers 222-005169, 222-005168, 222-005167					
	Acres <u>+/- 38 Acres</u> # of lots created <u>60</u>					
	Choose Application Type	Circle a	all Details that Apply			
Project Information	Certificate of Appropriateness Conditional Use Solutional Use Solution Plat Development Plan Plat Development Subdivision Vacation Vacation Vacation Extension Request Zoning Description of Request: Final Bevelhymer Road	Preliminary Final Preliminary Final Combination Split Easement Amendment (rezoning)	Comprehensive Amendment Adjustment Street Text Modification ision at Southeast Corner of Walnut Street and			
Contacts	Property Owner's Name: Bob Address: 7662 N. Central Drive City, State, Zip: Lewis Center OI Phone number: 614-201574 Email: brandon.belli@bobwet Applicant's Name: Brandon.belli@cobwet Address: 7662 N. Central City, State, Zip: Lewis Center, OI Phone number: 614-207-1574 Email: brandon.belli@bobweb	Webb Group hio 43055 bb.com ndon Belli (Bob Webb Group) Drive hio 43055	Fax:			
Signature	Site visits to the property by City of The Owner/Applicant, as signed b employees and appointed and elec described in this application. I cert true, correct and complete. Signature of Owner Signature of Applicant	of New Albany representatives are elow, hereby authorizes Village of ted officials to visit, photograph tify that the information here with B-B-B-B-C-	re essential to process this application. of New Albany representatives, and post a notice on the property hin and attached to this application is Date: 3130121 Date: $3/30121$			

WOODHAVEN Properties located w/in 200' of Re-Zoned Property

PID	Site Address	Owner	Owner Address if Different
	7325 \		
220-000205-00	Walnut St	McCorkle Soaring Eagles LLC	755 Bluffview Dr, Columbus Oh 43235
220-001668-00	7276 Walnut St	McCorkle Soaring Eagles LLC	5634 Jeffries Ct., Westerville, Oh 43082
220-001355-00	Walnut St	McCorkle Soaring Eagles LLC	755 Bluffview Dr, Columbus Oh 43235
220-005168-00	Bevelhymer Rd	Hoelcher William Tod	DUPLICATE
222-003957-00	7398 N Upper Clarenton Dr.	Shelly M. Gittens and Richard A. Collins	
222-003958-00	7388 N Upper Clarenton Dr.	Sajid Sharjeel Toosi & Tanveer Qureshi	
222-003959-00	7378 S Upper Clarenton Dr.	Keith D. Hill	
222-003960-00	7368 S Upper Clarenton Dr.	Michelle L. & John T. Lyell	
222-003961-00	7358 S Upper Clarenton Dr.	Diana Skarnaite & Carlos Ramiro Alvarado	
222-003962-00	7348 S Upper Clarenton Dr.	Johnathan T. & Meredith D. Murphy	
222-002011-00	7277 Walnut St	Sean S. & Stephanie J. Alley Sean S	
222-002016-00	7255 Walnut St	Kevin Sheets	
		222-005168 : Properties within 200'	
220-001355-00	Walnut St	McCorkle Soaring Eagles LLC	DUPLICATE
220-000107-00	7555 Bevelhymer Rd	Hoelcher William Tod	DUPLICATE
220-005168-00	Bevelhymer Rd	Hoelcher William Tod	DUPLICATE
220-000256-00	7393 Walnut St	Charles N. Barnhard, Trustee	
220-000344-00	7598 Bevelhymer Rd	Philip E. & Megan L. Johnson	
220-000331-00	7590 Bevelhymer Rd	Randall R. & Anne Blaha	
220-000346-00	7582 Bevelhymer Rd	Matthew J. & Erin Hoyt	
220-000249-00	7574 Bevelhymer Rd	Samavedam A. Krishna & Meera Parthasarathy	
220-000248-00	7566 Bevelhymer Rd	David B. Grabill, Trustee	
220-000245-00	7558 Bevelhymer Rd	Paige M. Boyer & Donald M. Robertson	
220-000242-00	7550 Bevelhymer Rd	Dale E. & Vangela G. Houston	

222-003957-00	7398 N Upper Clarenton Dr.	Shelly M. Gittens & Richard A. Collins	
222-003958-00	7388 N Upper Clarenton Dr.	Sajid Sharjeel Toosi, Qureshi Tanveer	DUPLICATE
222-003959-00	7378 S Upper Clarenton Dr.	Hill Keith D	DUPLICATE
222-003960-00	7368 S Upper Clarenton Dr.	Lyell Michelle L	DUPLICATE
222-003961-00	7358 S Upper Clarenton Dr.	Alvarado Carlos Ramiro	DUPLICATE
222-003962-00	7348 S Upper Clarenton Dr.	Murphy Johnathan T	DUPLICATE
222-003963-00	7338 S Upper Clarenton Dr.	Eric R. & Stacey L. Duerksen	
222-003964-00	7328 S Upper Clarenton Dr.	Michael J. & Kelly D. Carr	
222-003965-00	7318 S Upper Clarenton Dr.	Gregory T. & Amy L. Ecleberry	
222-003966-00	7308 S Upper Clarenton Dr.	Mauricha F. Marcussen	
222-003967-00	7298 S Upper Clarenton Dr.	Brian D. & Jamie E. Minier	
	7555 I	Sevelhymer: 222-005167 Properties within 200'	
220-002233-00	7441 Bevelhymer Rd	Brian and Meghan Dishong	
220-001631-00	7447 Bevelhymer Rd	Patricia Phillips, Trustee	
220-000249-00	7574 Bevelhymer Rd	Samavedam A. Krishna	DUPLICATE
220-000248-00	7566 Bevelhymer Rd	David B. Grabill, Trustee	DUPLICATE
220-000245-00	7558 Bevelhymer Rd	Paige M. Boyer	DUPLICATE
220-000242-00	7550 Bevelhymer Rd	Dale E. Houston	DUPLICATE
220-002176-00	7530 Bevelhymer Rd	Daniel L. Smucker	
220-000891-00	7522 Bevelhymer Rd	Patrick & Rachel Limpach	
220-000889-00	7498 Bevelhymer Rd	Janice L. & John B. Kleinline, Co- Trustees	
220-000890-00	7480 Bevelhymer Rd	Danelle J. Lenhart Danelle, Trustee	
222-004789-00	7435 Bevelhymer Rd	Robert J. Riddle & Johnna M. Evans	
222-004797-00	7110 Longfield Ct	Christopher Miranda	
222-004796-00	7120 Longfield Ct	Joseph N. and Danielle A. Aniano	
222-004795-00	7130 Longfield Ct	Brian C. & Rebecca S. Werth	
222-004794-00	7140 Longfield Ct	Scott R. & Caitlin Miller	
222-004793-00	7150 Longfield Ct	Kevin M. & Kimberly D. Shaw	
222-004792-00	7160 Longfield Ct	John A. & Megan Xali McMullin	
222-004790-00	7445 Steeplechase Ln	An Phuoc Dang Nguyen	

222-003894-00	Kiernan Dr	M/I Homes of Central Ohio LLC	3 Easton Oval, Columbus Oh 43219
222-003853-00	7288 S Upper Clarenton Dr.	Jay W. Summerlot	5521 Steele Ct., New Albany, OH 43054
222-003854-00	7278 S Upper Clarenton Dr.	Gary S. Sammons	
222-003855-00	7268 S Upper Clarenton Dr.	Steven D. & Sara J. Hall	
222-003856-00	7258 S Upper Clarenton Dr.	Toni & Anna Damceski	
222-003857-00	7248 S Upper Clarenton Dr.	Michael D. & Cathy A. Baird	
222-003858-00	7238 S Upper Clarenton Dr.	Scotty B. & Carol S. Jackson	
222-003859-00	7228 S Upper Clarenton Dr.	Vladimir Cervjakov	
222-003860-00	7218 S Upper Clarenton Dr.	Angela M. & Conrad T. Mahoney	
222-003861-00	7208 S Upper Clarenton Dr.	David G. & Josefina B. Taylor	
222-003877-00	7205 S Upper Clarenton Dr.	Mark A. & Elizabeth L. Leskowyak	
222-003878-00	7235 S Upper Clarenton Dr.	Manish Thakur & Ranju Jha	
222-003887-00	8442 Galdino Dr	Jeffery W. & Brynn L. Steckman	
222-003888-00	8443 Kiernan Dr	Naomi L. Towers	
222-003962-00	7348 S Upper Clarenton Dr.	Johnathan T. & Meredith D. Murphy	DUPLICATE
222-003963-00	7338 S Upper Clarenton Dr.	Eric R. Duerksen	DUPLICATE
222-003964-00	7328 S Upper Clarenton Dr.	Michael J. & Kelly D. Carr	DUPLICATE
222-003965-00	7318 S Upper Clarenton Dr.	Gregory T. & Amy L. Ecleberry	DUPLICATE
222-003966-00	7308 S Upper Clarenton Dr.	Mauricha F. Marcussen	DUPLICATE
222-003967-00	7298 S Upper Clarenton	Brian D. and Jamie E. Minier	DUPLICATE
222-003972-00	8446 Leisner Av	Christopher M. & Jill S. King	
222-003973-00	8447 Tournus Wy	Brett M. & Elizabeth H. White	
222-004549-00	Dean Farm Rd	Upper Clarenton Homeowners Association	PO Box 1068, New Albany OH 43054
222-001996-00	7464 Bevelhymer Rd	Michel H. Dos Santons	



ALTA/NSPS LAND TITLE SURVEY QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16 UNITED STATES MILITARY DISTRICT

26.

Situated in the State of Ohio, County of Franklin, Township of Plain, being Quarter Township 1, Township 2, Range 16, United States Military Lands, being 5.500 acres out of that 11.000 acre tract of land as described in a deed to Carol A. Pemberton, of record in Official Records Volume, Page (all references herein being to records located in the Recorder's Office, Franklin County. Ohio). said 5.500 acres being more particularly described as follows:

Beginning at a bolt found at the northwesterly corner of said 11.000 acre tract in the centerline of Walnut Street;

Thence South 00° 20' 59" West, through said 11.000 acre tract with a new division line, a distance of 471.81 feet to an iron pin set in the southerly line of said tract;

Thence South 90° 00' 00" West along said southerly line, a distance of 508.33 feet to an iron pin found at the southwesterly corner of said tract;

Thence North 00° 20' 59" East, along the westerly line of said tract, a distance of 471.82 feet to the place of beginning and containing 5.500 acres

Bearings herein are based on an assumed bearing of North 90° 00' 00' East for the centerline of Walnut Street.

Iron pin set consists of a 1" (O>D>) iron pipe, 30" long, with a plastic plug described "M-E Eng."

This description was prepared by M-E Engineering, Inc., Civil Division, based on information obtained from an actual field survey of the premises.

* this point lies 507.25 feet west of the Franklin County Monument Box.

Tract 3 (Parcel No. 220-000107-00)

bounded and described as follows: Being in the north west quarter of Section 9, Township 2, Range 16, U.S.M. Lands; Beginning at a railroad spike in the center line of the Bevelhymer Road at the north east corner of the Forester L. and Helen A. Miller tract (said pint being north 1074.45 feet from a stone in the center line of said road at the south east corner of the northwest quarter of section 9); thence along the north lien of the Miller tract, west (passing an iron stake at 15 feet) 1023.6 feet to an iron stake: thence along the east line of the T. M. Irvine tract, north 0° 20' east 685.81 feet to an iron stake; thence east (passing an iron stake in the west road fence at 1004.5 feet, being parallel to and 1628.2 feet south of the center line of Walnut Street) 1019.5 feet to the place of beginning. Containing 16.08 acres, more or less.

Excepting therefrom the following described 5.50 acre parcel:

Thence North 90° 00' 00" East, along said centerline and the northerly line of said tract, a distance of 507.26 feet to a railroad spike set;*

Situated in the county of Franklin, State of Ohio, and Township of Plain:

Schedule B Items from Title Commitment No. 504382 issued by Old Republic National Title Insurance Company with an effective date of April

Items 1-11 NOT SURVEY RELATED ITEMS.

Easement for Storm Drainage Purposes to the Franklin County Commissioners recorded on December 4, 2018 as Instrument No. 201812040163386, Recorder's Office, Franklin County, Ohio. THE 30' AND 40' DRAINAGE EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Easement for Storm Drainage Purposes to the Franklin County Commissioners recorded on December 4, 2018 as Instrument No. 201812040163387, Recorder's Office, Franklin County, Ohio. THE DRAINAGE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.

Easement to Columbus and Southern Ohio Electric Company of record in Deed Book 1830, Page 353, Recorder's Office, Franklin County, Ohio. THE 5' POLE LINE EASEMENT IS LOCATED ON THE SUBJECT TRACT AS APPROXIMATELY SHOWN HEREON.

Mortgage from Carol Pemberton to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Nationstar Mortgage LLC dba Mr. Cooper, dated July 12, 2018 as Instrument No. 201807200096459, Recorder's Office, Franklin County, Ohio. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED; NO EASEMENTS GRANTED THEREIN.

Items 16-17 NOT SURVEY RELATED ITEMS.

	Building Detail "A" 1" = 20'	
,	-0.8' 48.2'	
	Vinyl Siding House	27.0'
,	2.0' 48.2'	



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 8824 and FCGS 8825, having a bearing of North 86° 29' 28" East, as established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

FEMA NOTE:

According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39049C0206K (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 request was submitted to OHIO811 on January 13, 2021. The utilities shown hereon have been located from field survey information. Utility plans were not requested and have not been reviewed. The surveyor further does not warrant that the utilities shown are in the exact location indicated although 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:

9. No parking striping was observed on the subject tract at the time the fieldwork was conducted.

CERTIFICATION: Commitment No. 504382

To: Carol Pemberton, William Hoelcher, Alto Real Estate, LLC, Old Republic National Title Insurance Company, and Valley Title & Escrow Agency, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The fieldwork was completed on February 8, 2021.

ATE OF 9 HEATHER KING S-8307 SISTER!

leather L. King r No. 8307

Protessional	Surveyor
hking@emh	t.com

E M H T			Date:	February	19,	2021	
			Scale:	1" = 10	0'		
vans, Mechwart, Hambleton & Tilton, Inc. Igineers • Surveyors • Planners • Scientists 500 New Albany Road, Columbus, OH 43054		Job No:	2021-0	022			
hone: 6	ione: 614.775.4500 Toll Free: 888.775.3648 emht.com		Sheet:	1	of	1	
		RE	EVISIONS				
IARK	DATE	DESCRIPTION					


August 20, 2021

Mr. Christopher Christian Planning Manager City of New Albany 99 West Main St. New Albany, OH 43054

Subject: Woodhaven Final Development Plan and Final Plat Submittal

Dear Christopher:

In accordance with certain requirement of the City of New Albany Codified Ordinances, Section 1159.07 (b) (3) Contents of a Final Development Plan we are confirming the following:

R. Evidence that the applicant have sufficient control over the land in question to initiate the proposed project within five years

Bob Webb Homes has sufficient control over the land through a contract to purchase the property. With appropriate approvals, we intend to initiate the proposed development within 5 years.

S. A certificate to the effect that the owner of the project will dedicate to public use the appropriate uses, streets, parks and other lands intended for public use, provided those areas are acceptable to the municipality.

Bob Webb Homes, as the future owner of the land, will dedicate to public use the appropriate uses, streets, parks and other lands intended for public use, provided those areas are acceptable to the municipality. A draft of the Final Plat has been provided with the submittal outlining these items.

Y. An affidavit of the applicant listing all property owners within the 200 ft. contiguous to and directly across the street from the parcels included in the final development plan and their addresses as appearing on the Franklin county current tax list.

Bob Webb Homes affirms that the list of adjacent owners within 200 feet of the property as indicated above is correct based on the Franklin County Auditors information obtained the week of August 16, 2021.

Sincerely,

Brandon Belli Bob Webb Homes

7662 North Central Drive • Lewis Center, Ohio 43035 • 740.548.5577 • fax 740.548.6113 www.bobwebb.com



March 10, 2021

Mr. Steve Mayer City of New Albany Development Department 99 West Main Street New Albany, OH 43054

Subject: WOODHAVEN – Environmental Compliance

Dear Mr. Mayer,

This letter serves to inform the City of New Albany of environmental conditions associated with the Woodhaven project, located west of Bevelhymer Road, and south of Walnut Road, in Plain Township, Franklin County, Ohio. The property consists of an agricultural field with several farmsteads and wooded areas.

The property was recently delineated for Waters of the U.S. by the Environmental Department of EMH&T. The delineation report is currently under review at the U.S. Army Corps of Engineers (USACE). Assuming the USACE agrees with the delineation and issues an Approved Jurisdictional Determination (AJD), the property will contain two isolated wetlands and a nonjurisdictional agricultural ditch.

Once we receive the AJD from the USACE, we intend to file and obtain an Isolated Wetlands Permit from Ohio EPA to impact one of the isolated wetlands and a portion of another for lot development. We anticipate that permit being issued in May 2021 and can provide a copy upon request.

If you have any questions regarding this information or require additional documentation, please do not hesitate to contact me at (614) 775-4515.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

noutr. milligen

Robert F. Milligan Director of Environmental Services Principal

Cc: Linda Menerey, EMH&T



DEPARTMENT OF THE ARMY CORPS OF ENGINEERS, HUNTINGTON DISTRICT 502 8TH STREET HUNTINGTON, WV 25701

REPLY TO ATTENTION OF

March 22, 2021

Regulatory Division North Branch LRH-2021-130-SCR

APPROVED JURISDICTIONAL DETERMINATION

Mr. Patrick Fisher Alto Real Estate, LLC 6262 Eiterman Road Dublin, Ohio 43016

Dear Mr. Fisher:

I refer to the *Delineation of Waters of the United States, Alto Real Estate, LLC* dated February 8, 2021 and submitted on your behalf by EMH&T. You have requested an approved jurisdictional determination (JD) for the aquatic resources located on the approximate 37.63-acre site. The property is located at 7555 Bevelhymer Road, at the southwest corner of Bevelhymer and Walnut Roads, in Plain Township, Franklin County, Ohio at approximately 40.110333 latitude, -82.793806 longitude. On-site waters flow to Sugar Run, an indirect tributary to the Scioto River, a navigable water of the United States. Your JD request has been assigned the following file number: LRH-2021-130-SCR. Please reference this number on all future correspondence related to this JD request.

The United States Army Corps of Engineers' (Corps) authority to regulate waters of the United States is based on the definitions and limits of jurisdiction contained in 33 CFR 328, including the amendment to 33 CFR 328.3 (85 Federal Register 22250), and 33 CFR 329. Section 404 of the Clean Water Act (Section 404) requires a Department of the Army (DA) permit be obtained prior to the discharge of dredged or fill material into waters of the United States, including wetlands. Section 10 of the Rivers and Harbors Act of 1899 (Section 10) requires a DA permit be obtained for any work in, on, over or under navigable water.

The Navigable Waters Protection Rule, which became effective on June 22, 2020, was followed in this verification of Section 404 jurisdiction for the features located within the approved JD boundary. A total of two (2) wetlands and one (1) ditch were delineated within the approved JD area of interest as depicted on the enclosed map titled "Delineation Map" submitted with the JD report dated February 8, 2021. These aquatic resources are also listed in the enclosed Table 1.

It has been determined that Wetlands A and B do not meet the definition of an adjacent wetland (33 CFR 328.3(c)(1)(i)-(iv)) and are not considered waters of the United States per 33 CFR 328.3(b)(1). It has been determined that the Agricultural Ditch is not a water of the United States per 33 CFR 328.3(a)(1) or (2), was not constructed in an adjacent wetland per 33 CFR 328.2 (a)(4), and is not considered a water of the United States per 33 CFR 328.3(b)(5). Wetlands A and B and the Agricultural Ditch are not subject to regulation under Section 404. However, you should contact the

Ohio Environmental Protection Agency, Division of Surface Water, at (614) 664-2001 to determine state permit requirements.

This jurisdictional verification is valid for a period of five (5) years from the date of this letter unless new information warrants revision of the delineation prior to the expiration date. This letter contains an approved JD for the subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the Great Lakes and Ohio River Division Office at the following address:

> Appeal Review Officer U.S. Army Corps of Engineers Great Lakes and Ohio River Division 550 Main Street Room 10-714 Cincinnati, OH 45202-3222 TEL (513) 684-7261; FAX (513) 684-2460

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. It is not necessary to submit an RFA form to the Division office if you do not object to the determination in this letter.

The determination included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This JD may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are United States Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

A copy of this letter will be provided to the Ohio Environmental Protection Agency at Lazarus Government Building, Post Office Box 1049 Columbus, Ohio 43216-3669 and your agent, Bryan Lombard with EMH&T, Inc. If you have any questions concerning the above, please contact Kayla Osborne of the North Branch at 304-399-5850, by mail at the above address, or by email at kayla.n.osborne@usace.army.mil.

Sincerely,

il M. Cart

Cecil M. Cox Regulatory Project Manager North Branch

Enclosures

cc:

Bryan Lombard, EMH&T, Inc. (via email) Ohio Environmental Protection Agency (via email)

Table 1. Non-j 2021-113-SCR	jurisdictional	features assoc	ciated with the Be	velhymer Road A	pproved JD, LRH-
Aquatic Resources	Latitude & (°N)	Longitude (°W)	Cowardin Class	Linear feet and/or Acres in review area	Regulatory Authority
Wetland A	40.10851	-82.79545	Forested	0.26 acre	None; Excluded under (b)(1)
Wetland B	40.11099	-82.79519	Forested	0.04 acre	None; Excluded under (b)(1)
Agricultural Ditch	40.10920	-82.79456	Ephemeral	983 linear feet	None; Excluded under (b)(5)



August 4, 2021

Mr. Stephen Mayer Planning Manager City of New Albany Community Development Department 99 West Main Street New Albany, OH 43054

Subject: Woodhaven Traffic Access Study New Albany, Ohio

Dear Mr. Mayer,

This report has been prepared for New Albany review as a summary of traffic access study methodologies and results associated with the development referenced above. A copy of the approved Memorandum of Understanding (MOU) summarizing the methodologies and assumptions of this study is attached for reference.

Proposed Development & Site Access Plan

The proposed Woodhaven residential development is located on the southwest quadrant of Walnut Street/Bevelhymer Road intersection as shown in **Figure 1**. The 59 new residences proposed on the site and 1 existing residence are comprised of 38 traditional single-family homes and 22 age-restricted, detached senior adult housing units. All 60 home sites are served by an internal street system that connects to existing roadways at Bevelhymer Road, approximately 1,290 feet south of Walnut Street, and at Walnut Street, approximately 525 feet west of Bevelhymer Road. The one existing residence and proposed lot #2, both with frontage on Walnut Street, will take access to Woodhaven subdivision streets and will not access Walnut Street directly. The site plan is attached for reference.

Existing Conditions

Bevelhymer Road is a north-south 2-lane roadway that is signed at 40 miles per hour at site frontage. Walnut Street is an east-west 2-lane roadway. There is no speed limit sign posted at or near the frontage on Walnut Street. We therefore assumed that its speed limit is over 40 miles per hour.

Intersection to Analyze

This access study is limited to analysis of the proposed site access to Bevelhymer Road and to Walnut Street, and the Walnut Street/Bevelhymer Road intersection. These locations comprise the Study Area for this access study.



Data Collection

We conducted turning movement counts at the Walnut Street/Bevelhymer Road intersection between the hours of 7-9 AM and 4-6 PM on three different days (Tuesday-Thursday). The count data shows that both AM and PM peak hour volumes on Wednesday are the highest in the three-day count data. Therefore, we selected Wednesday (7/21/2021) count for the volume calculations. The traffic count data is attached.

The MOU stated that we will adjust counted volumes using Ohio Department of Transportation seasonal adjustment factors (SAF) to account for the absence of school related traffic. Year 2020 and 2019 data was down loaded and the adjustment factors on both years for a Wednesday in July is less than 1.0. For the purpose of this study, we conservatively did not adjust the count data using ODOT seasonal adjustment factors. The 2019 and 2020 SAF data is attached.

We reviewed New Albany's 2050 travel demand model volumes and determined an annual traffic growth rate for each approach to the Walnut Street/Bevelhymer Road intersection based on the City's 2050 projections and compared with a 2018 count at the same location from MORPC traffic

count web site. The results show no growth for the north and south legs of the intersection. The annual growth rates are 1.5% and 2% for west leg and east leg, respectively. We then conservatively assumed 2% growth rate for all the 4 legs over the 10 year horizon of this study. The 2018 count and 2050 model volumes are attached.

Trip Generation

We forecasted build traffic volumes generated by the site using data and methodology contained in the <u>Trip Generation Manual</u>, 10th Edition (Institute of Transportation Engineers, 2017). This study estimated morning and afternoon peak hour traffic volumes generated by development using trip generation rates published for ITE land use codes 210 (Single-Family Detached Housing) and 251 (Senior Adult Housing-Detached). The resultant trip generation of the site is shown in Table 1. The existing single family home is included in our trip calculation in order to account for it at site access points even though trips generated by that existing home were also counted during our data collection program.

	Square						
Land Use	Feet	ITE	Time	ITE	Total	Trips	Trips
	or Units	Code	Period	Formula	Trips	Entering	Exiting
Single Family - Detached	38	210	ADT	Ln(T)=0.92Ln(x)+2.71	428	214	214
	units		AM Peak	T=0.71(x)+4.8	32	8	24
			PM Peak	Ln(T)=0.96Ln(x)+0.2	40	25	15
Senior Adult Housing	22	251	ADT	Ln(T)=0.88Ln(x)+2.28	148	74	74
(Detached)	units		AM Peak	Ln(T)=0.76Ln(x)+0.21	14	5	9
			PM Peak	Ln(T)=0.78Ln(x)+0.28	15	9	6
				ADT	576	288	288
				AM Peak	46	13	33
				PM Peak	55	34	21

Table 1 Summary of Trip Generation

Traffic Projections and Trip Distribution

This study distributed site-generated trips to Study Area intersections in proportion to traffic patterns evident in count data while considering access to regional routes and population centers. We developed our trip distribution based on the proportion of movements to/from the south leg of the Walnut Street/Bevelhymer Road intersection. Combined AM and PM count volumes on the south leg of the intersection totaled 80 vehicles northbound/southbound, 37 vehicles to/from the east leg of Walnut Street (northbound right turn and westbound left turn), and 21 vehicles to/from the west leg of Walnut Street (northbound left turn and eastbound right turn). Allocating most of the north/south portion to/from the south produced the following distribution:

- To/from the south on Bevelhymer Road: 53%
- To/from the east on Walnut Street: 27%
- To/from the west on Walnut Street: 15%
- To/from the north on Bevelhymer Road: 5%

We combined site trips with background traffic in the Study Area consisting of counted traffic plus expected non-site traffic growth to the horizon years selected for analysis. Those horizon years are limited to the opening year of 2022 and design year of 2032.

Traffic Analyses

Turn Lane Warrant Analysis

This study analyzed right turn lane and left turn lane warrants at the two proposed Site access driveways and Walnut Street/Bevelhymer Road intersection based on the requirements set forth in the Location and Design Manual, Volume 1 (Ohio Department of Transportation). The graphs for two-lane roadways with posted speed limits at or below 40 miles per hour were consulted for turn lane warrant analysis at Bevelhymer Road/East Drive intersection, and the graphs for two-lane roadways with posted speed limits above 40 miles per hour were consulted for the analysis of Walnut Street/North Drive and Walnut Street/Bevelhymer Road intersections. The results show that neither a left turn lane nor a right turn lane will be warranted at any of the three Study Area intersections in both 2022 and 2032 build conditions. The turn lane warrant graphs are attached for reference.

Capacity Analysis

We used HCS7 software implementing the Highway Capacity Manual (HCM) to evaluate intersection capacity at the Walnut Street/Bevelhymer Road intersection only. Traffic analysis consists of AM and PM capacity analysis for opening year and horizon year No-Build and Build conditions. A minimum overall intersection level of service (LOS) D, minimum approach LOS D and minimum individual movement LOS E is considered acceptable.

The results of the capacity analysis show that the current condition of Walnut Street/Bevelhymer Road intersection will operate acceptably with levels of service A or B during AM and PM peak hours as summarized in **Table 2**. No improvement is recommended as the result of the capacity analysis for Walnut Street/Bevelhymer Road intersection. The capacity analysis output report is attached.

Time Period	Year	Scenario	Conditions	EBLT	WBLT	NBLT	NBTH	NBRT	SBLT	SBTH	SBRT
Wa	Inut Street	& Bevelhym	er Road								
	2022	No Build	Existing Conditions	A/7.4	A/7.3	A/9.7	A/9.7	A/9.7	A/9.6	A/9.6	A/9.6
AM Peak Hour	2022	Build	Existing Conditions	A/7.4	A/7.3	A/9.7	A/9.7	A/9.7	A/9.7	A/9.7	A/9.7
	2022	No Build	Existing Conditions	A/7.4	A/7.3	A/10.0	A/10.0	A/10.0	A/9.9	A/9.9	A/9.9
	2032	Build	Existing Conditions	A/7.4	A/7.4	B/10.0	B/10.0	B/10.0	A/10.0	A/10.0	A/10.0
	2022	No Build	Existing Conditions	A/7.4	A/7.4	B/10.4	B/10.4	B/10.4	B/10.2	B/10.2	B/10.2
	2022	Build	Existing Conditions	A/7.4	A/7.4	B/10.6	B/10.6	B/10.6	B/10.4	B/10.4	B/10.4
PM Peak Hour	2022	No Build	Existing Conditions	A/7.4	A/7.4	B/10.8	B/10.8	B/10.8	B/10.6	B/10.6	B/10.6
	2032	Build	Existing Conditions	A/7.4	A/7.4	B/11.1	B/11.1	B/11.1	B/10.8	B/10.8	B/10.8

Table 2 Summary of Capacity Analysis

X/X = Overall LOS / Average Delay Per Vehicle

Conclusions and Recommendations

Turn lane warrant analysis shows that no turn lanes at the three Study Area intersections is warranted. No turn lane improvements are therefore recommended.

Capacity analysis shows existing lanes at the Walnut Street/Bevelhymer Road intersection will be able to accommodate the additional trips generated by the proposed site with acceptable LOS. Therefore, no capacity improvement is recommended at this intersection based on our capacity analysis.

If you have questions during your review of this matter, please feel free to contact me at (614) 775-4643 at your convenience.

Sincerely,

Charles Wu

Charles Wu, PE Senior Traffic Engineer

Attachments: Site plan, MOU, Traffic count data, Seasonal adjustment factors, 2018 and 2050 ADT, Trip Generation, Directional distribution, Volume calculations, Turn lane warrant analysis, and Capacity Analysis



ATTACHMENTS



\\CMHDATA01\Project01\20210698\Dwg\04Sheets\Final Development Plan\Site Plan.dwg, Last Saved By: mnerici, 7/12/2021



July 16, 2021

Mr. Christopher Christian Planner City of New Albany 99 West Main Street New Albany, OH 43054

Subject: Woodhaven Traffic Access Study Memorandum of Understanding

Dear Mr. Christian,

We submit this Memorandum of Understanding (MOU) to document the scope of the above captioned traffic study as outlined in a December 11, 2020 memo from the Community Development Department and in subsequent communication with City staff including a virtual meeting on June 23, 2021. The Woodhaven site is located at 7555 Bevelhymer Road in the southwest quadrant of the Walnut Street/Bevelhymer Road intersection. It consists of 38 acres proposed for development with 59 new single family residences in addition to 1 existing residence to remain. Following your concurrence, EMH&T will prepare a Traffic Access Study (TAS) in accordance with the methodologies and assumptions described below.

Proposed Development & Access Plan

The 59 new residences proposed on the site are comprised of 37 traditional single family homes and 22 age-restricted, detached senior adult housing units. Proposed home sites are served by an internal street system that connects to existing roadways at Bevelhymer Road, approximately 1,290 feet south of Walnut Street, and at Walnut Street, approximately 525 feet west of Bevelhymer Road. The one existing residence and proposed lot #2, both with frontage on Walnut Street, will take access to Woodhaven subdivision streets and will not access Walnut Street directly.

Intersection to Analyze

This access study is limited to analysis of the proposed site access to Bevelhymer Road and to Walnut Street, and the Walnut Street/Bevelhymer Road intersection. These locations comprise the Study Area for this access study.

Data Collection

This study will count turning movements at the Walnut Street/Bevelhymer Road intersection between the hours of 7-9 AM and 4-6 PM on three different days (Tuesday-Thursday). We will adjust counted volumes using Ohio Department of Transportation seasonal adjustment factors to account for the absence of school related traffic. We will review New Albany's 2050 travel demand model volumes and determine an annual traffic growth rate for each approach to the Walnut Street/Bevelhymer Road intersection based on the City's 2050 projections. We will use that growth rate if it exceeds 1% per year or we will use a minimum linear growth rate of 1% per year to forecast non-site background traffic growth over the 10 year horizon of this study.

Trip Generation

We will forecast build traffic volumes generated by the site using data and methodology contained in the <u>Trip Generation Manual</u>, 10th Edition (Institute of Transportation Engineers, 2017). This study will estimate morning and afternoon peak hour traffic volumes generated by development using trip generation rates published for ITE land use codes 210 (Single-Family Detached Housing) and 251 (Senior Adult Housing-Detached).

Traffic Projections and Trip Distribution

This study will distribute site-generated trips to Study Area intersections in proportion to traffic patterns evident in count data while considering access to regional routes and population centers. We will combine site trips with background traffic in the Study Area consisting of counted traffic plus expected non-site traffic growth to the horizon years selected for analysis. Those horizon years are limited to the opening year of 2022 and design year of 2032.

Traffic Analyses

Turn Lane Warrants and Sizing

We will evaluate left and right turn lane warrants pursuant to guidelines set forth in the <u>Location</u> <u>and Design Manual</u> §400 (Ohio Department of Transportation). We will use the calculation methodology specified in that same manual to determine the length of warranted turn lanes. Turn lane warrant analysis includes both No-Build (without Woodhaven generated traffic) and Build (with Woodhaven trips) turn lane warrant analysis at the Walnut Street/Bevelhymer Road intersection and Build conditions at both site access points.

Capacity Analysis

EMH&T will use HCS software to evaluate intersection capacity at the Walnut Street/Bevelhymer Road intersection only. Traffic analysis will consist of AM and PM capacity analysis for opening year and horizon year No-Build and Build conditions. A minimum overall intersection level of service (LOS) D, minimum approach LOS D and minimum individual movement LOS E is considered acceptable.

<u>Report</u>

We will provide a letter report including applicable figures and tables to summarize study methodologies, analysis, findings and recommendations. We will provide the report to the City of New Albany for review.

Please signify your concurrence with the scope of services outlined herein by signing below and returning this Memorandum of Understanding to me. Should questions or comments arise during your review of this memorandum, or if I may be of further assistance in this matter, please feel free to contact me at (614) 775-4640.

Sincerely,

Lawrence C. Creed, Esq., PE Principal Director of Traffic Engineering Services

ACCEPTANCE AND APPROVAL OF MEMORANDUM OF UNDERSTANDING

City of New Albany

By:

Date:



EMH&T Inc. : Columbus (OH) 5500 New Albany Rd.

New Albany, Ohio, United States 43054 (614) 775-4500 cwu@emht.com Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 1

Turning Movement Data

		Be	evelhymer Ro	bad				Walnut Stree	et			Be	evelhymer R	oad				Walnut Stree	et		
Ote at Time a			Southbound	I				Westbound					Northbound	i				Eastbound			
Start Time	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
7:00 AM	0	2	0	0	2	0	6	2	0	8	0	2	0	0	2	0	4	0	0	4	16
7:15 AM	1	1	0	0	2	0	7	1	0	8	1	5	0	0	6	0	5	1	0	6	22
7:30 AM	1	1	0	0	2	1	9	4	0	14	1	5	1	0	7	0	4	2	0	6	29
7:45 AM	0	7	0	0	7	2	9	6	0	17	3	1	0	0	4	1	4	0	0	5	33
Hourly Total	2	11	0	0	13	3	31	13	0	47	5	13	1	0	19	1	17	3	0	21	100
8:00 AM	2	4	1	0	7	1	10	1	0	12	2	3	4	0	9	3	8	3	0	14	42
8:15 AM	1	5	2	0	8	4	9	2	0	15	1	5	1	0	7	2	11	3	0	16	46
8:30 AM	4	5	2	0	11	2	8	2	0	12	2	5	2	0	9	1	5	1	0	7	39
8:45 AM	4	3	1	0	8	0	8	3	0	11	3	1	0	0	4	1	3	0	0	4	27
Hourly Total	11	17	6	0	34	7	35	8	0	50	8	14	7	0	29	7	27	7	0	41	154
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	1	0	0	1	1	5	2	0	8	3	3	0	0	6	2	5	4	0	11	26
4:15 PM	1	8	3	0	12	0	5	2	0	7	5	3	0	0	8	2	10	4	0	16	43
4:30 PM	2	5	2	0	9	0	14	2	0	16	0	5	0	0	5	0	15	9	0	24	54
4:45 PM	2	5	0	0	7	4	10	1	0	15	3	8	0	0	11	1	15	12	0	28	61
Hourly Total	5	19	5	0	29	5	34	7	0	46	11	19	0	0	30	5	45	29	0	79	184
5:00 PM	3	1	0	0	4	3	10	4	0	17	6	5	1	0	12	2	12	5	0	19	52
5:15 PM	3	4	0	0	7	1	11	1	0	13	4	3	2	0	9	1	14	6	0	21	50
5:30 PM	1	4	1	0	6	0	14	3	0	17	4	3	0	0	7	1	23	1	0	25	55
5:45 PM	2	3	5	0	10	1	14	2	0	17	5	4	1	0	10	1	11	1	0	13	50
Hourly Total	9	12	6	0	27	5	49	10	0	64	19	15	4	0	38	5	60	13	0	78	207
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	3	2	1	0	6	0	6	2	0	8	0	4	1	0	5	0	2	0	0	2	21
7:15 AM	0	1	1	0	2	1	5	1	0	7	4	1	1	0	6	0	10	1	0	11	26
7:30 AM	1	2	0	0	3	1	6	3	0	10	1	4	0	0	5	1	6	1	0	8	26
7:45 AM	1	3	0	0	4	1	14	2	0	17	0	1	0	0	1	0	8	1	0	9	31
Hourly Total	5	8	2	0	15	3	31	8	0	42	5	10	2	0	17	1	26	3	0	30	104
8:00 AM	0	4	0	0	4	2	19	0	0	21	1	4	1	0	6	0	7	2	0	9	40
8:15 AM	3	5	1	0	9	1	16	0	0	17	1	8	6	0	15	1	12	3	0	16	57
8:30 AM	5	4	3	0	12	2	14	1	0	17	1	4	0	0	5	2	11	2	0	15	49
8:45 AM	3	4	0	0	7	1	11	5	0	17	6	1	1	0	8	1	9	1	0	11	43
Hourly Total	11	17	4	0	32	6	60	6	0	72	9	17	8	0	34	4	39	8	0	51	189
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	6	1	0	7	1	6	0	0	7	1	3	2	0	6	3	7	0	0	10	30
4:15 PM	0	0	2	0	2	0	9	2	0	11	5	4	1	0	10	2	16	0	0	18	41
4:30 PM	1	1	2	0	4	1	9	4	0	14	0	13	1	0	14	0	9	12	0	21	53

4:45 PM	1	5	1	0	7	5	9	2	0	16	6	10	0	0	16	2	17	10	0	29	68
Hourly Total	2	12	6	0	20	7	33	8	0	48	12	30	4	0	46	7	49	22	0	78	192
5:00 PM	1	5	1	0	7	3	15	4	0	22	3	2	0	0	5	1	17	4	0	22	56
5:15 PM	0	2	0	0	2	1	11	3	0	15	4	5	0	0	9	2	18	3	0	23	49
5:30 PM	2	4	1	0	7	3	11	1	0	15	3	10	3	0	16	1	12	6	0	19	57
5:45 PM	4	4	4	0	12	2	8	2	0	12	2	14	1	0	17	1	16	18	0	35	76
Hourly Total	7	15	6	0	28	9	45	10	0	64	12	31	4	0	47	5	63	31	0	99	238
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7:00 AM	0	2	1	0	3	0	8	0	0	8	2	3	0	0	5	0	6	0	0	6	22
7:15 AM	1	1	0	0	2	0	5	1	0	6	2	2	0	0	4	0	8	1	0	9	21
7:30 AM	2	2	2	0	6	1	6	6	0	13	1	2	0	0	3	2	2	2	0	6	28
7:45 AM	0	2	0	0	2	0	13	3	0	16	3	1	0	0	4	0	9	3	0	12	34
Hourly Total	3	7	3	0	13	1	32	10	0	43	8	8	0	0	16	2	25	6	0	33	105
8:00 AM	0	3	1	0	4	2	6	6	0	14	3	2	2	0	7	1	3	2	0	6	31
8:15 AM	4	5	2	0	11	2	7	0	0	9	3	7	3	0	13	2	10	3	0	15	48
8:30 AM	2	4	2	0	8	1	11	1	0	13	2	1	2	0	5	2	8	1	0	11	37
8:45 AM	1	0	0	0	1	2	8	3	0	13	0	5	1	0	6	2	12	0	0	14	34
Hourly Total	7	12	5	0	24	7	32	10	0	49	8	15	8	0	31	7	33	6	0	46	150
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	1	2	1	0	4	1	13	0	0	14	4	3	1	0	8	1	17	1	0	19	45
4:15 PM	1	0	1	0	2	1	9	3	0	13	4	3	4	0	11	0	11	3	0	14	40
4:30 PM	2	3	1	0	6	0	11	2	0	13	3	3	2	0	8	1	10	3	0	14	41
4:45 PM	0	2	1	0	3	1	11	6	0	18	4	1	3	0	8	3	19	4	0	26	55
Hourly Total	4	7	4	0	15	3	44	11	0	58	15	10	10	0	35	5	57	11	0	73	181
5:00 PM	0	6	1	0	7	1	13	3	0	17	3	4	2	0	9	3	15	5	0	23	56
5:15 PM	3	6	0	0	9	1	11	1	0	13	8	5	2	0	15	0	8	7	0	15	52
5:30 PM	0	4	2	0	6	1	11	3	0	15	2	2	3	0	7	1	17	6	0	24	52
5:45 PM	0	3	0	0	3	0	11	5	1	17	3	4	3	0	10	2	9	4	0	15	45
Hourly Total	3	19	3	0	25	3	46	12	1	62	16	15	10	0	41	6	49	22	0	77	205
Grand Total	69	156	50	0	275	59	472	113	1	645	128	197	58	0	383	55	490	161	0	706	2009
Approach %	25.1	56.7	18.2	0.0	-	9.1	73.2	17.5	0.2	-	33.4	51.4	15.1	0.0	-	7.8	69.4	22.8	0.0	-	-
Total %	3.4	7.8	2.5	0.0	13.7	2.9	23.5	5.6	0.0	32.1	6.4	9.8	2.9	0.0	19.1	2.7	24.4	8.0	0.0	35.1	-
Lights	68	149	48	0	265	57	461	110	1	629	124	190	57	0	371	55	485	161	0	701	1966
% Lights	98.6	95.5	96.0	-	96.4	96.6	97.7	97.3	100.0	97.5	96.9	96.4	98.3	-	96.9	100.0	99.0	100.0	-	99.3	97.9
Other Vehicles	1	7	2	0	10	2	11	3	0	16	4	7	1	0	12	0	5	0	0	5	43
% Other Vehicles	1.4	4.5	4.0	-	3.6	3.4	2.3	2.7	0.0	2.5	3.1	3.6	1.7	-	3.1	0.0	1.0	0.0	-	0.7	2.1



Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 3



Turning Movement Data Plot



Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 4

Turning Movement Peak Hour Data (7:45 AM)

		Be	evelhymer Ro	bad				Walnut Stree	t			Be	evelhymer Ro	bad				Walnut Stree	t		
Stort Time			Southbound	I				Westbound					Northbound	l				Eastbound			
Start Time	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
7:45 AM	0	7	0	0	7	2	9	6	0	17	3	. 1	0	0	4	1	4	0	0	5	33
8:00 AM	2	4	1	0	7	1	10	1	0	12	2	3	4	0	9	3	8	3	0	14	42
8:15 AM	1	5	2	0	8	4	9	2	0	15	1	5	1	0	7	2	11	3	0	16	46
8:30 AM	4	5	2	0	11	2	8	2	0	12	2	5	2	0	9	1	5	1	0	7	39
Total	7	21	5	0	33	9	36	11	0	56	8	14	7	0	29	7	28	7	0	42	160
Approach %	21.2	63.6	15.2	0.0	-	16.1	64.3	19.6	0.0	-	27.6	48.3	24.1	0.0	-	16.7	66.7	16.7	0.0	-	-
Total %	4.4	13.1	3.1	0.0	20.6	5.6	22.5	6.9	0.0	35.0	5.0	8.8	4.4	0.0	18.1	4.4	17.5	4.4	0.0	26.3	-
PHF	0.438	0.750	0.625	0.000	0.750	0.563	0.900	0.458	0.000	0.824	0.667	0.700	0.438	0.000	0.806	0.583	0.636	0.583	0.000	0.656	0.870
Lights	7	19	5	0	31	9	36	11	0	56	7	13	7	0	27	7	27	7	0	41	155
% Lights	100.0	90.5	100.0	-	93.9	100.0	100.0	100.0	-	100.0	87.5	92.9	100.0	-	93.1	100.0	96.4	100.0	-	97.6	96.9
Other Vehicles	0	2	0	0	2	0	0	0	0	0	1	1	0	0	2	0	1	0	0	1	5
% Other Vehicles	0.0	9.5	0.0	-	6.1	0.0	0.0	0.0	-	0.0	12.5	7.1	0.0	-	6.9	0.0	3.6	0.0	-	2.4	3.1



Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 5



Turning Movement Peak Hour Data Plot (7:45 AM)



EMH&T Inc. : Columbus (OH) 5500 New Albany Rd.

New Albany, Ohio, United States 43054 (614) 775-4500 cwu@emht.com Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 6

Turning Movement Peak Hour Data (4:45 PM)

		Be	evelhymer Ro	bad				- Walnut Stree	t			Be	evelhymer Ro	bad				Walnut Stree	t		
Otort Time			Southbound	ł				Westbound					Northbound					Eastbound			
Start Time	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
4:45 PM	2	5	0	0	7	4	10	1	0	15	3	8	0	0	11	1	15	12	0	28	61
5:00 PM	3	1	0	0	4	3	10	4	0	17	6	5	1	0	12	2	12	5	0	19	52
5:15 PM	3	4	0	0	7	1	11	1	0	13	4	3	2	0	9	1	14	6	0	21	50
5:30 PM	1	4	1	0	6	0	14	3	0	17	4	3	0	0	7	1	23	1	0	25	55
Total	9	14	1	0	24	8	45	9	0	62	17	19	3	0	39	5	64	24	0	93	218
Approach %	37.5	58.3	4.2	0.0	-	12.9	72.6	14.5	0.0	-	43.6	48.7	7.7	0.0	-	5.4	68.8	25.8	0.0	-	-
Total %	4.1	6.4	0.5	0.0	11.0	3.7	20.6	4.1	0.0	28.4	7.8	8.7	1.4	0.0	17.9	2.3	29.4	11.0	0.0	42.7	-
PHF	0.750	0.700	0.250	0.000	0.857	0.500	0.804	0.563	0.000	0.912	0.708	0.594	0.375	0.000	0.813	0.625	0.696	0.500	0.000	0.830	0.893
Lights	9	14	1	0	24	7	44	8	0	59	17	19	3	0	39	5	64	24	0	93	215
% Lights	100.0	100.0	100.0	-	100.0	87.5	97.8	88.9	-	95.2	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	98.6
Other Vehicles	0	0	0	0	0	1	1	1	0	3	0	0	0	0	0	0	0	0	0	0	3
% Other Vehicles	0.0	0.0	0.0	-	0.0	12.5	2.2	11.1	-	4.8	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	1.4



Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 7



Turning Movement Peak Hour Data Plot (4:45 PM)



Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 8

Turning Movement Peak Hour Data (8:00 AM)

		Be	velhymer Ro	bad				- Walnut Stree	t			Be	evelhymer Ro	ad				Walnut Stree	t		
Otort Time			Southbound					Westbound					Northbound					Eastbound			
Start Time	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
8:00 AM	0	4	0	0	4	2	19	0	0	21	1	4	1	0	6	0	7	2	0	9	40
8:15 AM	3	5	1	0	9	1	16	0	0	17	1	8	6	0	15	1	12	3	0	16	57
8:30 AM	5	4	3	0	12	2	14	1	0	17	1	4	0	0	5	2	11	2	0	15	49
8:45 AM	3	4	0	0	7	1	11	5	0	17	6	1	1	0	8	1	9	1	0	11	43
Total	11	17	4	0	32	6	60	6	0	72	9	17	8	0	34	4	39	8	0	51	189
Approach %	34.4	53.1	12.5	0.0	-	8.3	83.3	8.3	0.0	-	26.5	50.0	23.5	0.0	-	7.8	76.5	15.7	0.0	-	-
Total %	5.8	9.0	2.1	0.0	16.9	3.2	31.7	3.2	0.0	38.1	4.8	9.0	4.2	0.0	18.0	2.1	20.6	4.2	0.0	27.0	-
PHF	0.550	0.850	0.333	0.000	0.667	0.750	0.789	0.300	0.000	0.857	0.375	0.531	0.333	0.000	0.567	0.500	0.813	0.667	0.000	0.797	0.829
Lights	11	17	4	0	32	6	59	6	0	71	9	16	8	0	33	4	37	8	0	49	185
% Lights	100.0	100.0	100.0	-	100.0	100.0	98.3	100.0	-	98.6	100.0	94.1	100.0	-	97.1	100.0	94.9	100.0	-	96.1	97.9
Other Vehicles	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	0	2	0	0	2	4
% Other Vehicles	0.0	0.0	0.0	-	0.0	0.0	1.7	0.0	-	1.4	0.0	5.9	0.0	-	2.9	0.0	5.1	0.0	-	3.9	2.1



Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 9



Turning Movement Peak Hour Data Plot (8:00 AM)



Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 10

Turning Movement Peak Hour Data (5:00 PM)

		Be	evelhymer Ro	ad				Walnut Stree	t			Ве	velhymer Ro	bad				Walnut Stree	t		
Stort Time			Southbound					Westbound					Northbound					Eastbound			
Start Time	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
5:00 PM	1	5	. 1	0	7	3	15	4	0	22	3	2	0	0	5	1	17	4	0	22	56
5:15 PM	0	2	0	0	2	1	11	3	0	15	4	5	0	0	9	2	18	3	0	23	49
5:30 PM	2	4	1	0	7	3	11	1	0	15	3	10	3	0	16	1	12	6	0	19	57
5:45 PM	4	4	4	0	12	2	8	2	0	12	2	14	1	0	17	1	16	18	0	35	76
Total	7	15	6	0	28	9	45	10	0	64	12	31	4	0	47	5	63	31	0	99	238
Approach %	25.0	53.6	21.4	0.0	-	14.1	70.3	15.6	0.0	-	25.5	66.0	8.5	0.0	-	5.1	63.6	31.3	0.0	-	-
Total %	2.9	6.3	2.5	0.0	11.8	3.8	18.9	4.2	0.0	26.9	5.0	13.0	1.7	0.0	19.7	2.1	26.5	13.0	0.0	41.6	-
PHF	0.438	0.750	0.375	0.000	0.583	0.750	0.750	0.625	0.000	0.727	0.750	0.554	0.333	0.000	0.691	0.625	0.875	0.431	0.000	0.707	0.783
Lights	7	15	6	0	28	9	45	10	0	64	11	31	4	0	46	5	63	31	0	99	237
% Lights	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	91.7	100.0	100.0	-	97.9	100.0	100.0	100.0	-	100.0	99.6
Other Vehicles	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
% Other Vehicles	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	8.3	0.0	0.0	-	2.1	0.0	0.0	0.0	-	0.0	0.4



Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 11



Turning Movement Peak Hour Data Plot (5:00 PM)



Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 12

Turning Movement Peak Hour Data (7:45 AM)

		Be	velhymer Ro	bad				Walnut Stree	t			Be	velhymer Ro	bad				Walnut Stree	t		l
Stort Time			Southbound					Westbound					Northbound					Eastbound			1
Start Time	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
7:45 AM	0	2	0	0	2	0	13	3	0	16	3	1	0	0	4	0	9	3	0	12	34
8:00 AM	0	3	1	0	4	2	6	6	0	14	3	2	2	0	7	1	3	2	0	6	31
8:15 AM	4	5	2	0	11	2	7	0	0	9	3	7	3	0	13	2	10	3	0	15	48
8:30 AM	2	4	2	0	8	1	11	1	0	13	2	1	2	0	5	2	8	1	0	11	37
Total	6	14	5	0	25	5	37	10	0	52	11	11	7	0	29	5	30	9	0	44	150
Approach %	24.0	56.0	20.0	0.0	-	9.6	71.2	19.2	0.0	-	37.9	37.9	24.1	0.0	-	11.4	68.2	20.5	0.0	-	-
Total %	4.0	9.3	3.3	0.0	16.7	3.3	24.7	6.7	0.0	34.7	7.3	7.3	4.7	0.0	19.3	3.3	20.0	6.0	0.0	29.3	-
PHF	0.375	0.700	0.625	0.000	0.568	0.625	0.712	0.417	0.000	0.813	0.917	0.393	0.583	0.000	0.558	0.625	0.750	0.750	0.000	0.733	0.781
Lights	6	13	5	0	24	5	32	9	0	46	10	10	7	0	27	5	29	9	0	43	140
% Lights	100.0	92.9	100.0	-	96.0	100.0	86.5	90.0	-	88.5	90.9	90.9	100.0	-	93.1	100.0	96.7	100.0	-	97.7	93.3
Other Vehicles	0	1	0	0	1	0	5	1	0	6	1	1	0	0	2	0	1	0	0	1	10
% Other Vehicles	0.0	7.1	0.0	-	4.0	0.0	13.5	10.0	-	11.5	9.1	9.1	0.0	-	6.9	0.0	3.3	0.0	-	2.3	6.7



Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 13



Turning Movement Peak Hour Data Plot (7:45 AM)



Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 14

Turning Movement Peak Hour Data (4:45 PM)

		Be	evelhymer Ro	bad				Walnut Stree	t			Be	velhymer Ro	bad				Walnut Stree	t		
Stort Time			Southbound	I				Westbound					Northbound					Eastbound			
Start Time	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Int. Total
4:45 PM	0	2	1	0	3	1	11	6	0	18	4	1	3	0	8	3	19	4	0	26	55
5:00 PM	0	6	1	0	7	1	13	3	0	17	3	4	2	0	9	3	15	5	0	23	56
5:15 PM	3	6	0	0	9	1	11	1	0	13	8	5	2	0	15	0	8	7	0	15	52
5:30 PM	0	4	2	0	6	1	11	3	0	15	2	2	3	0	7	1	17	6	0	24	52
Total	3	18	4	0	25	4	46	13	0	63	17	12	10	0	39	7	59	22	0	88	215
Approach %	12.0	72.0	16.0	0.0	-	6.3	73.0	20.6	0.0	-	43.6	30.8	25.6	0.0	-	8.0	67.0	25.0	0.0	-	-
Total %	1.4	8.4	1.9	0.0	11.6	1.9	21.4	6.0	0.0	29.3	7.9	5.6	4.7	0.0	18.1	3.3	27.4	10.2	0.0	40.9	-
PHF	0.250	0.750	0.500	0.000	0.694	1.000	0.885	0.542	0.000	0.875	0.531	0.600	0.833	0.000	0.650	0.583	0.776	0.786	0.000	0.846	0.960
Lights	3	18	4	0	25	4	46	13	0	63	17	11	10	0	38	7	59	22	0	88	214
% Lights	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	91.7	100.0	-	97.4	100.0	100.0	100.0	-	100.0	99.5
Other Vehicles	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
% Other Vehicles	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	8.3	0.0	-	2.6	0.0	0.0	0.0	-	0.0	0.5



Count Name: Woodhaven TMC 7/20-7/22 Site Code: 20210759 Start Date: 07/20/2021 Page No: 15



Turning Movement Peak Hour Data Plot (4:45 PM)

2019 Rural Seasonal Adjustment Factors (All Vehicles)

	Group	RURAL INT	ERSTATE (I	R01)			
F	From Year:	2019		To Year:	2019		
	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Jan	1.623	1.258	1.243	1.224	1.175	1.010	1.599
Feb	1.365	1.167	1.158	1.201	1.072	0.992	1.209
Mar	1.149	1.131	1.095	1.053	0.992	0.863	1.060
Apr	1.036	1.039	1.047	1.011	0.944	0.847	1.031
May	1.013	1.004	1.012	0.987	0.921	0.794	0.967
Jun	0.951	0.991	0.986	0.956	0.891	0.778	0.936
Jul	0.881	0.958	0.972	0.911	0.942	0.801	0.921
Aug	0.924	0.980	0.995	0.976	0.885	0.773	0.917
Sep	1.016	1.018	1.050	1.020	0.953	0.822	0.996
Oct	0.963	1.033	1.043	1.016	0.959	0.803	0.993
Nov	1.139	1.094	1.031	0.962	1.026	0.896	1.062
Dec	1.058	1.092	1.179	1.155	0.996	0.895	1.036

	Group	RURAL OT	HER PRINC	IPAL ARTEF	RIAL (RO3)		
	From Year:	2019		To Year: 20			
	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Jan	1.886	1.149	1.179	1.146	1.094	0.964	1.640
Feb	1.566	1.085	1.047	1.085	0.991	0.968	1.212
Mar	1.408	1.053	1.014	0.989	0.958	0.885	1.139
Apr	1.258	0.978	0.957	0.935	0.906	0.859	1.083
May	1.212	1.007	0.943	0.928	0.894	0.815	1.018
Jun	1.176	0.956	0.930	0.916	0.890	0.809	1.032
Jul	1.128	0.937	0.927	0.892	0.963	0.845	1.039
Aug	1.134	0.934	0.927	0.901	0.861	0.787	0.996
Sep	1.181	0.980	0.929	0.915	0.877	0.800	1.018
Oct	1.163	0.962	0.940	0.932	0.904	0.803	1.031
Nov	1.335	0.993	0.964	0.934	0.990	0.884	1.157
Dec	1.326	1.043	1.095	1.085	0.967	0.904	1.150

Group		RURAL FRE	EWAY EXP	RESSWAY	(R02)			
ſ	rom Year:	2019		To Year:	2019			
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Jan	1.695	1.147	1.126	1.094	1.047	0.962	1.539	
Feb	1.482	1.092	1.063	1.078	0.981	0.952	1.213	
Mar	1.297	1.049	0.979	0.951	0.941	0.875	1.132	
Apr	1.221	1.001	0.969	0.945	0.905	0.865	1.126	
May	1.205	1.017	0.964	0.935	0.890	0.805	1.072	
Jun	1.088	0.946	0.929	0.904	0.871	0.750	0.963	
Jul	0.997	0.962	0.947	0.893	0.946	0.809	0.965	
Aug	1.037	0.977	0.976	0.942	0.885	0.780	0.953	
Sep	1.135	1.034	0.995	0.980	0.934	0.826	1.017	
Oct	1.144	1.038	1.018	0.996	0.957	0.834	1.054	
Nov	1.347	1.079	1.022	0.975	1.051	0.930	1.166	
Dec	1.306	1.089	1.144	1.160	1.013	0.932	1.145	

	Group	RURAL MINOR ARTERIAL (R04)						
I	From Year:	2019	To Year:		2019			
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Jan	1.981	1.167	1.205	1.156	1.116	0.969	1.579	
Feb	1.602	1.096	1.032	1.100	1.003	1.004	1.193	
Mar	1.497	1.059	1.005	0.985	0.982	0.915	1.126	
Apr	1.337	0.978	0.944	0.925	0.914	0.892	1.041	
May	1.210	0.985	0.920	0.906	0.895	0.813	0.958	
Jun	1.149	0.949	0.913	0.908	0.896	0.797	0.949	
Jul	1.109	0.916	0.905	0.880	0.920	0.810	0.938	
Aug	1.113	0.933	0.933	0.890	0.870	0.793	0.927	
Sep	1.193	0.992	0.927	0.916	0.885	0.821	0.970	
Oct	1.173	0.968	0.933	0.930	0.912	0.804	0.952	
Nov	1.428	1.028	1.005	0.976	1.044	0.922	1.179	
Dec	1.432	1.069	1.106	1.127	1.011	0.932	1.158	

2019 Rural Seasonal Adjustment Factors (All Vehicles)

Gro	oup	RURAL MAJOR COLLECTOR,MINOR COLLECTOR,LOCAL (R05, 06, 07)								
From	Year:	2019	To Year:		2019					
	Sun	Mon	Tue	Wed	Thu	Fri	Sat			
Jan	1.889	1.135	1.165	1.145	1.088	0.945	1.511			
Feb	1.570	1.102	1.007	1.073	0.976	0.977	1.209			
Mar	1.505	1.037	0.983	0.971	0.979	0.911	1.183			
Apr	1.297	0.939	0.905	0.883	0.888	0.893	1.029			
May	1.221	0.967	0.882	0.866	0.875	0.817	0.953			
Jun	1.171	0.967	0.914	0.914	0.924	0.821	1.005			
Jul	1.217	0.961	0.939	0.921	0.983	0.882	1.018			
Aug	1.138	0.936	0.931	0.886	0.878	0.823	0.969			
Sep	1.199	0.981	0.887	0.883	0.855	0.799	0.989			
Oct	1.220	0.959	0.911	0.910	0.898	0.807	1.015			
Nov	1.404	0.996	0.978	0.974	1.030	0.921	1.197			
Dec	1.455	1.056	1.066	1.070	0.988	0.924	1.166			

2019 Urban Seasonal Adjustment Factors (All Vehicles)

Group URBAN INTERSTATE (U01)							
ſ	rom Year:	2019		To Year:	2019		
	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Jan	1.888	1.107	1.128	1.077	1.033	0.944	1.588
Feb	1.580	1.046	1.003	1.029	0.956	0.948	1.239
Mar	1.437	1.010	0.966	0.949	0.930	0.879	1.168
Apr	1.329	0.959	0.929	0.912	0.887	0.873	1.137
May	1.268	1.011	0.918	0.901	0.880	0.829	1.084
Jun	1.237	0.940	0.902	0.895	0.870	0.818	1.078
Jul	1.208	0.924	0.903	0.877	0.959	0.861	1.093
Aug	1.202	0.929	0.921	0.893	0.859	0.817	1.062
Sep	1.271	0.998	0.926	0.910	0.885	0.834	1.089
Oct	1.246	0.953	0.927	0.920	0.897	0.830	1.100
Nov	1.379	0.982	0.946	0.913	0.996	0.904	1.186
Dec	1.353	1.008	1.057	1.075	0.948	0.889	1.155

	Group	URBAN OT	HER PRINC		RIAL (U03)		
í	From Year:	2019		To Year: 201			
	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Jan	1.733	1.109	1.150	1.110	1.054	0.933	1.424
Feb	1.456	1.053	1.013	1.036	0.951	0.928	1.146
Mar	1.378	1.024	0.987	0.973	0.961	0.883	1.093
Apr	1.306	0.960	0.937	0.916	0.902	0.861	1.038
May	1.240	1.000	0.915	0.903	0.888	0.817	1.016
Jun	1.242	0.962	0.926	0.927	0.908	0.835	1.050
Jul	1.250	0.943	0.929	0.901	0.978	0.875	1.078
Aug	1.221	0.946	0.945	0.912	0.881	0.826	1.033
Sep	1.283	1.013	0.934	0.922	0.900	0.846	1.067
Oct	1.257	0.969	0.939	0.934	0.907	0.834	1.056
Nov	1.353	0.991	0.959	0.943	1.030	0.893	1.158
Dec	1.380	1.003	1.045	1.081	0.953	0.891	1.132

	Group	URBAN FREEWAY EXPRESSWAY (U02)							
F	rom Year:	2019		To Year:	2019				
	Sun	Mon	Tue	Wed	Thu	Fri	Sat		
Jan	1.967	1.069	1.107	1.061	1.011	0.928	1.536		
Feb	1.650	1.017	0.962	0.999	0.923	0.935	1.245		
Mar	1.543	0.984	0.943	0.928	0.923	0.881	1.206		
Apr	1.434	0.933	0.899	0.884	0.877	0.878	1.147		
May	1.372	1.014	0.898	0.882	0.872	0.834	1.118		
Jun	1.330	0.929	0.888	0.885	0.872	0.827	1.112		
Jul	1.322	0.913	0.893	0.874	0.957	0.872	1.135		
Aug	1.304	0.912	0.899	0.874	0.855	0.821	1.107		
Sep	1.361	0.995	0.887	0.876	0.860	0.824	1.116		
Oct	1.372	0.931	0.896	0.892	0.879	0.830	1.137		
Nov	1.471	0.953	0.925	0.907	0.996	0.901	1.232		
Dec	1.491	0.988	1.033	1.047	0.941	0.890	1.205		

	Group	URBAN MINOR ARTERIAL, COLLECTORS, LOCAL (U04,05,06,07)						
F	rom Year:	2019		To Year:	2019			
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Jan	1.947	1.076	1.132	1.080	1.031	0.916	1.570	
Feb	1.631	1.029	0.950	1.007	0.928	0.950	1.273	
Mar	1.489	0.954	0.917	0.907	0.907	0.888	1.182	
Apr	1.375	0.898	0.880	0.860	0.864	0.870	1.119	
May	1.278	0.972	0.870	0.861	0.855	0.810	1.062	
Jun	1.312	0.929	0.898	0.902	0.908	0.861	1.114	
Jul	1.326	0.916	0.909	0.875	1.010	0.876	1.114	
Aug	1.261	0.907	0.906	0.873	0.866	0.827	1.096	
Sep	1.338	0.976	0.882	0.879	0.864	0.835	1.115	
Oct	1.378	0.940	0.886	0.891	0.873	0.848	1.159	
Nov	1.446	0.948	0.946	0.926	1.038	0.910	1.245	
Dec	1.480	0.994	1.032	1.097	0.966	0.921	1.237	

2020 Rural Seasonal Adjustment Factors (All Vehicles)

	Group	RURAL INT	ERSTATE (I	R01)			
F	rom Year:	2020	To Year:		2020		
	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Jan	1.164	1.001	0.984	1.018	0.921	0.842	1.132
Feb	1.099	0.965	0.960	0.956	0.937	0.820	1.016
Mar	1.271	1.114	1.118	1.039	1.011	0.960	1.287
Apr	2.369	1.535	1.473	1.453	1.427	1.468	1.951
May	1.420	1.251	1.180	1.130	1.082	1.030	1.252
Jun	0.986	0.982	0.973	0.959	0.892	0.792	0.961
Jul	0.931	0.926	0.933	0.895	0.835	0.772	0.972
Aug	0.932	0.929	0.926	0.889	0.837	0.758	0.906
Sep	0.959	0.939	0.942	0.918	0.850	0.737	0.897
Oct	0.948	0.947	0.949	0.912	0.864	0.757	0.941
Nov	1.108	1.019	0.961	0.929	1.031	0.894	1.045
Dec	1.218	1.043	1.027	0.982	1.078	1.047	1.137

	Group	RURAL OT	HER PRINC	IPAL ARTE	RIAL (RO3)		
F	rom Year:	2020	To Year: 2		2020		
	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Jan	1.386	0.942	0.913	0.998	0.894	0.853	1.213
Feb	1.296	0.921	0.907	0.910	0.914	0.826	1.069
Mar	1.542	1.068	1.092	1.020	0.995	0.983	1.423
Apr	2.387	1.334	1.316	1.306	1.288	1.302	1.811
May	1.490	1.165	1.055	1.022	0.991	0.980	1.216
Jun	1.137	0.911	0.897	0.893	0.854	0.795	1.002
Jul	1.138	0.894	0.877	0.856	0.824	0.799	1.054
Aug	1.135	0.887	0.876	0.851	0.819	0.777	1.002
Sep	1.142	0.936	0.876	0.866	0.827	0.758	0.959
Oct	1.166	0.919	0.894	0.873	0.850	0.775	1.003
Nov	1.361	0.976	0.923	0.915	1.021	0.897	1.153
Dec	1.462	0.998	0.991	0.971	1.047	1.036	1.242

Group		RURAL FREEWAY EXPRESSWAY (R02)						
F	rom Year:	2020		To Year:	2020			
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Jan	1.323	0.990	0.947	1.023	0.920	0.875	1.214	
Feb	1.288	0.964	0.939	0.942	0.956	0.872	1.095	
Mar	1.484	1.108	1.093	1.023	1.005	0.990	1.378	
Apr	2.459	1.452	1.394	1.366	1.354	1.415	1.903	
May	1.513	1.229	1.119	1.083	1.045	1.023	1.272	
Jun	1.063	0.952	0.928	0.919	0.873	0.772	0.957	
Jul	1.020	0.910	0.897	0.859	0.821	0.762	0.977	
Aug	1.032	0.910	0.889	0.856	0.821	0.757	0.933	
Sep	1.067	0.953	0.894	0.872	0.826	0.729	0.916	
Oct	1.087	0.927	0.892	0.873	0.841	0.760	0.955	
Nov	1.301	0.980	0.916	0.903	1.007	0.889	1.090	
Dec	1.388	1.007	0.987	0.958	1.046	1.053	1.206	

	Group	RURAL MI	RURAL MINOR ARTERIAL (R04)					
F	rom Year:	2020		To Year:	2020			
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Jan	1.542	0.986	0.948	1.034	0.938	0.907	1.279	
Feb	1.441	0.968	0.945	0.948	0.970	0.906	1.114	
Mar	1.608	1.072	1.119	1.041	1.023	1.011	1.393	
Apr	2.191	1.207	1.223	1.222	1.224	1.184	1.454	
May	1.388	1.089	1.027	0.980	0.972	0.940	1.042	
Jun	1.143	0.907	0.885	0.877	0.856	0.778	0.939	
Jul	1.158	0.899	0.886	0.859	0.848	0.795	0.936	
Aug	1.179	0.893	0.885	0.850	0.834	0.787	0.947	
Sep	1.148	0.952	0.869	0.860	0.834	0.759	0.887	
Oct	1.249	0.948	0.912	0.879	0.873	0.792	0.940	
Nov	1.436	0.983	0.933	0.951	1.033	0.897	1.107	
Dec	1.507	1.018	1.011	0.985	1.052	1.029	1.220	

2020 Rural Seasonal Adjustment Factors (All Vehicles)

Group		RURAL MAJOR COLLECTOR,MINOR COLLECTOR,LOCAL (R05, 06, 07)							
From Year:		2020	To Year:		2020				
	Sun	Mon	Tue	Wed	Thu	Fri	Sat		
Jan	1.466	0.981	0.934	1.012	0.922	0.893	1.212		
Feb	1.375	0.975	0.948	0.941	0.993	0.928	1.143		
Mar	1.520	1.085	1.126	1.042	1.022	0.996	1.352		
Apr	1.956	1.189	1.216	1.191	1.218	1.148	1.362		
May	1.266	1.093	1.005	0.959	0.955	0.933	1.028		
Jun	1.113	0.903	0.889	0.890	0.864	0.804	0.938		
Jul	1.154	0.905	0.883	0.869	0.875	0.818	0.968		
Aug	1.143	0.901	0.889	0.857	0.851	0.803	0.962		
Sep	1.137	0.976	0.860	0.859	0.823	0.764	0.905		
Oct	1.212	0.963	0.907	0.883	0.872	0.801	0.961		
Nov	1.407	0.974	0.922	0.956	1.031	0.914	1.114		
Dec	1.545	1.053	1.049	1.023	1.051	1.053	1.276		

2020 Urban Seasonal Adjustment Factors (All Vehicles)

Group		URBAN INTERSTATE (U01)						
From Year:		2020	To Year:		2020			
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Jan	1.315	0.879	0.834	0.911	0.816	0.791	1.132	
Feb	1.238	0.856	0.828	0.830	0.829	0.780	1.025	
Mar	1.512	1.019	1.029	0.957	0.951	0.946	1.397	
Apr	2.522	1.394	1.356	1.348	1.340	1.360	1.903	
May	1.617	1.241	1.092	1.051	1.034	1.032	1.322	
Jun	1.222	0.941	0.915	0.908	0.878	0.830	1.061	
Jul	1.214	0.917	0.889	0.868	0.846	0.836	1.100	
Aug	1.192	0.906	0.884	0.860	0.838	0.808	1.032	
Sep	1.192	0.984	0.882	0.868	0.838	0.786	1.000	
Oct	1.211	0.925	0.888	0.868	0.851	0.795	1.020	
Nov	1.370	0.962	0.909	0.907	1.012	0.904	1.138	
Dec	1.413	0.981	0.971	0.943	1.029	1.041	1.206	

	Group	URBAN OTHER PRINCIPAL ARTERIAL (U03)					
From Year:		2020	To Year:		2020		
	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Jan	1.325	0.932	0.891	0.973	0.876	0.824	1.117
Feb	1.246	0.905	0.882	0.878	0.890	0.823	1.015
Mar	1.447	1.059	1.084	1.006	1.000	0.977	1.328
Apr	2.106	1.304	1.304	1.292	1.289	1.245	1.539
May	1.409	1.158	1.048	1.015	1.001	0.965	1.123
Jun	1.190	0.921	0.904	0.903	0.880	0.819	0.987
Jul	1.256	0.923	0.897	0.879	0.870	0.835	1.052
Aug	1.208	0.910	0.899	0.877	0.859	0.815	1.005
Sep	1.204	0.984	0.884	0.881	0.854	0.794	0.968
Oct	1.273	0.941	0.906	0.890	0.875	0.808	1.002
Nov	1.397	0.974	0.928	0.937	1.050	0.908	1.120
Dec	1.437	0.989	0.978	0.951	1.008	1.046	1.191

Group		URBAN FREEWAY EXPRESSWAY (U02)						
From Year:		2020	To Year:		2020			
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Jan	1.414	0.866	0.816	0.905	0.811	0.790	1.170	
Feb	1.322	0.841	0.806	0.809	0.825	0.790	1.062	
Mar	1.580	0.988	1.013	0.947	0.941	0.947	1.421	
Apr	2.423	1.327	1.312	1.298	1.297	1.300	1.774	
May	1.602	1.204	1.060	1.028	1.013	1.021	1.287	
Jun	1.273	0.921	0.893	0.886	0.869	0.824	1.073	
Jul	1.309	0.912	0.880	0.863	0.854	0.848	1.130	
Aug	1.274	0.891	0.872	0.851	0.835	0.814	1.066	
Sep	1.271	0.989	0.860	0.851	0.831	0.792	1.021	
Oct	1.316	0.911	0.872	0.853	0.846	0.797	1.045	
Nov	1.510	0.952	0.905	0.914	1.014	0.910	1.189	
Dec	1.552	0.983	0.983	0.955	1.033	1.061	1.277	

	Group	URBAN MINOR ARTERIAL, COLLECTORS, LOCAL (U04,05,06,07)						
From Year:		2020	To Year:		2020			
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Jan	1.433	0.921	0.880	0.994	0.880	0.851	1.246	
Feb	1.371	0.915	0.878	0.871	0.904	0.865	1.133	
Mar	1.511	1.002	1.048	0.979	0.964	0.955	1.370	
Apr	2.016	1.208	1.210	1.204	1.209	1.155	1.462	
May	1.400	1.106	1.005	0.981	0.973	0.953	1.153	
Jun	1.256	0.892	0.874	0.871	0.865	0.826	1.047	
Jul	1.331	0.919	0.873	0.865	0.870	0.861	1.150	
Aug	1.346	0.900	0.884	0.871	0.850	0.847	1.116	
Sep	1.319	1.003	0.855	0.847	0.834	0.797	1.088	
Oct	1.404	0.951	0.894	0.868	0.868	0.815	1.122	
Nov	1.469	0.952	0.900	1.015	1.059	0.910	1.209	
Dec	1.599	1.014	1.019	0.978	1.001	1.044	1.326	


2018 ADT

we st z400/1632 = 1.47Teg 0.47 - 32 = 1.5%East leg 2600 - 1627 = 1.60. 0.6 - 32 = 2%





New Albany Traffic Study - 2050 Volumes A4: A3 plus Babbitt Rd Extension rev. 03/2020

Miles





The information shown on this map is compiled from various sources made available to us which we believe to be reliable.

3/6/2020

Woodhaven Traffic Access Study Trip Generation Calculations Institute of Transportation Engineers, 10th Edition

Land Use	Square Feet or Units	ITE Code	Time Period	ITE Formula	Total Trips	Trips Entering	Trips Exiting
Single Family - Detached	38	210	ADT	Ln(T)=0.92Ln(x)+2.71	428	214	214
	units		AM Peak	T=0.71(x)+4.8	32	8	24
			PM Peak	Ln(T)=0.96Ln(x)+0.2	40	25	15
Senior Adult Housing	22	251	ADT	Ln(T)=0.88Ln(x)+2.28	148	74	74
(Detached)	units		AM Peak	Ln(T)=0.76Ln(x)+0.21	14	5	9
			PM Peak	Ln(T)=0.78Ln(x)+0.28	15	9	6
				ADT	576	288	288
				AM Peak	46	13	33

PM Peak

34

55

21







































Walnut St @ Bevelhymer Rd 2-Lane Highway Right Turn Lane Warrant >40 mph or 70 kph Posted Speed

Fig. 401-6bE ODOT Location and Design Manual, Volume One October 2004

Woodhaven_TurnLaneWarrants



Walnut St @ Bevelhymer Rd 2-Lane Highway Right Turn Lane Warrant >40 mph or 70 kph Posted Speed



Walnut St @ Bevelhymer Rd 2-Lane Highway Left Turn Lane Warrant >40 mph or 70 kph Posted Speed



Walnut St @ Bevelhymer Rd 2-Lane Highway Left Turn Lane Warrant >40 mph or 70 kph Posted Speed



Walnut St @ North Dr 2-Lane Highway Right Turn Lane Warrant >40 mph or 70 kph Posted Speed

Woodhaven_TurnLaneWarrants



Walnut St @ North Dr 2-Lane Highway Left Turn Lane Warrant >40 mph or 70 kph Posted Speed



Bevelhymer @ East Dr 2-Lane Highway Left Turn Lane Warrant =<40 mph or 70 kph Posted Speed



Bevelhymer Rd @ East Dr 2-Lane Highway Right Turn Lane Warrant =<40 mph or 70 kph Posted Speed

		H	ICS7	Two	-Way	' Stoj	o-Co	ntrol	Rep	ort						
General Information							Site	Infor	natio	n						
Analyst	CW						Inters	ection			Waln	ut St/Bev	/elhymei	r Rd		
Agency/Co.							Jurisc	liction								
Date Performed	7/28/	/2021					East/	West Str	eet		Waln	ut St				
Analysis Year	2021						North	n/South	Street		Bevel	hymer R	d			
Time Analyzed	2022	AM Buil	d				Peak	Hour Fa	ctor		0.92					
Intersection Orientation	East-	West					Analy	sis Time	Period	(hrs)	0.25					
Project Description											1					
Lanes																
				244546 *	n t Maj	or Street: Ea	st-West	4 1 7 4 4 7 A								
Vehicle Volumes and Ad	justme	nents														
Approach		Eastk	bound			West	bound			North	bound			South	bound	
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R
Priority	10	1	2	3	40	4	5	6	<u> </u>	7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR	<u> </u>			LTR		<u> </u>		LTR	<u> </u>			LTR	
Volume (veh/h)		9	45	8		7	64	6		9	18	13		4	17	11
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)											0				0	
Right Turn Channelized																
Median Type Storage				Undi	vided											
Critical and Follow-up H	eadwa	ys														
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33
Delay, Queue Length, an	d Leve	l of S	ervice	•												
Flow Rate, v (veh/h)		10				8					43				35	
Capacity, c (veh/h)		1517				1540					802				796	
v/c Ratio		0.01				0.00					0.05				0.04	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.2				0.1	
Control Delay (s/veh)		7.4				7.3					9.7				9.7	
Level of Service (LOS)		А				А					А				A	
Approach Delay (s/veh)		1	.1			0	.7			9).7			9	.7	
Approach LOS		1.1 0.7									A				A	

HCSTM TWSC Version 7.8.5 Wal and Beve_2022 AM Build.xtw

		H	ICS7	IWO	-Way	' Stoj	o-Co	ntrol	Rep	ort						
General Information							Site	Infor	natio	n						
Analyst	CW						Inters	ection			Waln	ut St/Bev	velhymei	^r Rd		
Agency/Co.							Jurisc	liction								
Date Performed	7/28/	/2021					East/	West Str	eet		Waln	ut St				
Analysis Year	2021						North	n/South	Street		Bevel	lhymer R	d			
Time Analyzed	2022	AM No	Build				Peak	Hour Fa	ctor		0.92					
Intersection Orientation	East-	West					Analy	sis Time	Period	(hrs)	0.25					
Project Description																
Lanes																
				744747 2417447	T 1 Maj	or Street: Ea	t t T st-West	4 1 1 4 4 7 1 1								
Vehicle Volumes and Ad	justme	nents														
Approach		Eastk	bound			West	bound			North	bound			South	bound	
Movement	U	L	T	R	U	L	Т	R	U	L	T	R	U	L	Т	R
Priority	10	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	<u> </u>
Volume (veh/h)		8	40	4		6	61	6		8	17	9		4	17	11
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)											0				0	
Right Turn Channelized																
Median Type Storage				Undi	vided											
Critical and Follow-up H	eadwa	ys														
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33
Delay, Queue Length, an	d Leve	l of S	ervice	•												
Flow Rate, v (veh/h)		9				7					37				35	—
Capacity, c (veh/h)		1521				1553					802				812	
v/c Ratio		0.01				0.00					0.05				0.04	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1				0.1	
Control Delay (s/veh)		7.4				7.3					9.7				9.6	
Level of Service (LOS)		7.4 7.5 A A									А				A	
Approach Delay (s/veh)		1	.2			0	.6			9).7			9	.6	
Approach LOS		1.2 0.6									A				Ą	

HCSTM TWSC Version 7.8.5 Wal and Beve_2022 AM No Build.xtw

		Н	CS7	Two	Way	' Stop	o-Co	ntrol	Rep	ort						
General Information							Site	Inforr	natio	n						
Analyst	CW						Inters	ection			Waln	ut St/Bev	/elhyme	r Rd		
Agency/Co.							Jurisc	liction								
Date Performed	7/28/	/2021					East/	West Str	eet		Waln	ut St				
Analysis Year	2021						North	n/South	Street		Bevel	hymer R	d			
Time Analyzed	2022	PM Build	d				Peak	Hour Fac	ctor		0.92					
Intersection Orientation	East-	West					Analy	sis Time	Period	(hrs)	0.25					
Project Description																
Lanes																
				244545 *	T 1 Maj	or Street: Ea	t t a	174 * 1 1								
Vehicle Volumes and Ad	justme	tments														
Approach		Eastb	ound	-		West	bound			North	bound			South	bound	
Movement	U		Т	R	U	L	Т	R	U		Т	R	U	L	Т	R
Priority	10	1	2	3	40	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR		<u> </u>		LTR				LTR	<u> </u>
Volume (veh/h)		33	67	8		14	51	9		9	32	14		6	16	8
Percent Heavy Vehicles (%)		3				3			<u> </u>	3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)											0				0	
Right Turn Channelized																
Median Type Storage				Undi	vided											
Critical and Follow-up H	eadwa	ys														
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33
Delay, Queue Length, an	d Leve	l of Se	ervice	i i												
Flow Rate, v (veh/h)	Т	36				15					60				33	
Capacity, c (veh/h)		1530				1510					701				701	
v/c Ratio		0.02				0.01					0.09				0.05	
95% Queue Length, Q ₉₅ (veh)	1	0.1				0.0					0.3				0.1	
Control Delay (s/veh)		7.4				7.4					10.6				10.4	
Level of Service (LOS)		A				A					В				В	
Approach Delay (s/veh)		2	.4			1	.5			1(0.6			1().4	
Approach LOS			2.4 1.5 10.6 10 B B										В			

		H	CS7	Two	-Way	/ Stop	o-Co	ntrol	Rep	ort						
General Information							Site	Inforr	natio	n						
Analyst	CW						Inters	ection			Waln	ut St/Bev	/elhymei	^r Rd		
Agency/Co.							Jurisc	liction								
Date Performed	7/28,	/2021					East/	West Str	eet		Waln	ut St				
Analysis Year	2021						North	/South	Street		Bevel	hymer R	.d			
Time Analyzed	2022	PM No	Build				Peak	Hour Fac	ctor		0.92					
Intersection Orientation	East-	West					Analy	sis Time	Period	(hrs)	0.25					
Project Description																
Lanes																
				244545 *	T 11 Maj	or Street: Ea	t tr r st-West	4 1 7 4 4 7 1 9								
Vehicle Volumes and Ad	justme	nents														
Approach		Eastk	ound			West	bound			North	bound			South	bound	
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R
Priority	10	1	2	3	40	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR		<u> </u>		LTR				LTR	<u> </u>
Volume (veh/h)		32	64	5		10	46	9		4	32	12		6	15	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)											0				0	
Right Turn Channelized																
Median Type Storage				Undi	vided											
Critical and Follow-up H	eadwa	ys														
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33
Delay, Queue Length, an	d Leve	l of S	ervice													
Flow Rate, v (veh/h)	T	35				11					52				30	
Capacity, c (veh/h)		1537				1518					717				718	
v/c Ratio		0.02				0.01					0.07				0.04	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0					0.2				0.1	
Control Delay (s/veh)		7.4				7.4					10.4				10.2	
Level of Service (LOS)		А				А					В				В	
Approach Delay (s/veh)		2	.5			1	.2			1	0.4			1(0.2	
Approach LOS		2.5 1.2									В				В	

HCS 100 TWSC Version 7.8.5 Wal and Beve_2022 PM No Build.xtw

		H	CS7	Two	-Way	' Stop	o-Co	ntrol	Rep	ort						
General Information							Site	Inforr	natio	n						
Analyst	CW						Inters	ection			Waln	ut St/Bev	/elhymei	^r Rd		
Agency/Co.							Jurisc	liction								
Date Performed	7/28/	/2021					East/	West Str	eet		Waln	ut St				
Analysis Year	2021						North	/South	Street		Bevel	hymer R	.d			
Time Analyzed	2032	AM Buil	d				Peak	Hour Fac	ctor		0.92					
Intersection Orientation	East-	West					Analy	sis Time	Period	(hrs)	0.25					
Project Description																
Lanes																
				244444 4	n Maj	or Street: Ea	t t T st-West	4 1 Y 4 4 7 1 4								
Vehicle Volumes and Ad	justme	ments														
Approach		Eastb	ound			West	bound			North	bound			South	bound	
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R
Priority	10	1	2	3	40	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration	<u> </u>		LTR				LTR		<u> </u>	<u> </u>	LTR				LTR	<u> </u>
Volume (veh/h)		11	53	9		8	76	7	<u> </u>	11	22	15		5	21	13
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked									<u> </u>							
Percent Grade (%)									<u> </u>		0				0	
Right Turn Channelized																
Median Type Storage				Undi	vided											
Critical and Follow-up H	eadwa	ys														
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33
Delay, Queue Length, an	d Leve	l of Se	ervice	ı												
Flow Rate, v (veh/h)	Τ	12				9					52				42	
Capacity, c (veh/h)		1499				1528					769				765	
v/c Ratio		0.01				0.01					0.07				0.06	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.2				0.2	
Control Delay (s/veh)		7.4				7.4					10.0				10.0	
Level of Service (LOS)		А	A A B												A	
Approach Delay (s/veh)		1	.2			0	.7			1	0.0			1(0.0	
Approach LOS	1		1.2 0.7								В				A	

HCSTM TWSC Version 7.8.5 Wal and Beve_2032 AM Build.xtw

		H	CS7	Iwo-	-Way	' Stop	<u>5-Co</u>	ntrol	Кер	ort						
General Information							Site	Inform	natio	n						
Analyst	CW						Inters	ection			Waln	ut St/Bev	velhymei	r Rd		
Agency/Co.							Jurisc	liction								
Date Performed	7/28/	/2021					East/	West Str	eet		Waln	ut St				
Analysis Year	2021						North	n/South	Street		Bevel	hymer R	d			
Time Analyzed	2032	AM No	Build				Peak	Hour Fa	ctor		0.92					
Intersection Orientation	East-	West					Analy	sis Time	Period	(hrs)	0.25					
Project Description																
Lanes																
				2445444 *		or Street: Ea	t t T st-West	4 4 7 4 4 7 1 1								
Vehicle Volumes and Ad	justme	nents														
Approach		Eastb	ound			West	bound			North	bound			South	bound	
Movement	U	L	Т	R	U	L	Т	R	U	L	T	R	U	L	Т	R
Priority	10	1	2	3	40	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR		<u> </u>	<u> </u>	LTR				LTR	<u> </u>
Volume (veh/h)		10	48	5		7	73	7	<u> </u>	10	21	11		5	21	13
Percent Heavy Vehicles (%)		3				3			<u> </u>	3	3	3		3	3	3
Proportion Time Blocked									<u> </u>							
Percent Grade (%)									<u> </u>		0				0	
Right Turn Channelized																
Median Type Storage				Undi	vided											
Critical and Follow-up H	eadwa	ys														
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33
Delay, Queue Length, an	d Leve	l of Se	ervice	ı.												
Flow Rate, v (veh/h)	Τ	11				8					46				42	
Capacity, c (veh/h)		1503				1540					771				780	
v/c Ratio		0.01				0.00					0.06				0.05	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.2				0.2	
Control Delay (s/veh)		7.4				7.3					10.0				9.9	
Level of Service (LOS)		А	A A								A				A	
Approach Delay (s/veh)		. 1	.2			0	.6			1	0.0			9	.9	
Approach LOS		1.2 0.6									A				Ą	

HCSTM TWSC Version 7.8.5 Wal and Beve_2032 AM No Build.xtw

		H	CS7	Iwo-	Way	' Stop	o-Co	ntrol	Rep	ort						
General Information							Site	Infor	natio	n						
Analyst	CW						Inters	ection			Waln	ut St/Bev	/elhymei	^r Rd		
Agency/Co.							Jurisc	liction								
Date Performed	7/28/	/2021					East/	West Str	eet		Waln	ut St				
Analysis Year	2021						North	n/South	Street		Bevel	hymer R	d			
Time Analyzed	2032	PM Buil	d				Peak	Hour Fa	ctor		0.92					
Intersection Orientation	East-	West					Analy	sis Time	Period	(hrs)	0.25					
Project Description																
Lanes																
				244546 244546	۲ Maj	or Street: Ea	t t T st-West	4 1 1 4 4 7 1 1								
Vehicle Volumes and Ad	justme	nents														
Approach		Eastb	bound			West	bound		<u> </u>	North	bound			South	bound	
Movement	U	L	T	R	U	L	Т	R	U	L	T	R	U	L	Т	R
Priority	10	1	2	3	40	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		39	80	9		16	60	11		10	38	17		7	19	10
Percent Heavy Vehicles (%)		3		<u> </u>		3			<u> </u>	3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									<u> </u>		0				0	
				11	* d = . d				<u> </u>							
Median Type Storage				Undi	viaea											
Critical and Follow-up H	eadwa	ys														
Base Critical Headway (sec)	<u> </u>	4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)	<u> </u>	4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)	<u> </u>	2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33
Delay, Queue Length, an	d Leve	l of S	ervice	ł												
Flow Rate, v (veh/h)		42				17					71				39	
Capacity, c (veh/h)		1515				1490					663				664	
v/c Ratio		0.03				0.01					0.11				0.06	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0					0.4				0.2	
Control Delay (s/veh)		7.4				7.4					11.1				10.8	
Level of Service (LOS)		А	A A A A												В	
Approach Delay (s/veh)		2	2.4			1	.4			1	1.1			1(0.8	
Approach LOS		2.4 1.4									В				В	

HCSTM TWSC Version 7.8.5 Wal and Beve_2032 PM Build.xtw

		H	CS7	Iwo	-Way	/ Stop	o-Co	ntrol	Rep	ort						
General Information							Site	Infor	natio	n						
Analyst	CW						Inters	ection			Waln	ut St/Bev	/elhymei	^r Rd		
Agency/Co.							Jurisc	liction								
Date Performed	7/28,	/2021					East/	West Str	eet		Waln	ut St				
Analysis Year	2021						North	n/South	Street		Bevel	hymer R	d			
Time Analyzed	2032	PM No	Build				Peak	Hour Fa	ctor		0.92					
Intersection Orientation	East-	West					Analy	sis Time	Period	(hrs)	0.25					
Project Description																
Lanes																
				74 4 7 4 4 1 *	A Maj	or Street: Ea	ት ነት ሰ st-West	1 1 7 4 1 1 1								
Vehicle Volumes and Ad	justme	ments														
Approach		Eastb	bound			West	bound			North	bound			South	bound	
Movement	U	L	Т	R	U	L	Т	R	U	L	Т	R	U	L	Т	R
Priority	10	1	2	3	40	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR		<u> </u>		LTR				LTR	<u> </u>
Volume (veh/h)		38	//	6		12	55	11	<u> </u>	5	38	15		/	18	9
Percent Heavy Vehicles (%)		3		<u> </u>		3			<u> </u>	3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)					<u> </u>				<u> </u>		0				0	
Right Turn Channelized	+				<u> </u>											
Median Type Storage				Undi	vided											
Critical and Follow-up H	eadwa	ys														
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33
Delay, Queue Length, an	d Leve	l of S	ervice	•												
Flow Rate, v (veh/h)		41				13					63				37	
Capacity, c (veh/h)		1522				1499					679				680	
v/c Ratio		0.03				0.01					0.09				0.05	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0					0.3				0.2	
Control Delay (s/veh)		7.4				7.4					10.8				10.6	
Level of Service (LOS)		A A									В				В	
Approach Delay (s/veh)		2	.5			. 1	.2			1	D.8			. 1(0.6	
Approach LOS			2.5 1.2								В				В	

HCS 100 TWSC Version 7.8.5 Wal and Beve_2032 PM No Build.xtw

401-060-135 August 11, 2021

August 4, 2021

Review of the Woodhaven Traffic Access Study, dated

Re:

To: Ryan Ohley Engineering Manager

From: Ed Ferris, P.E., P.S., City Engineer

By: David L. Samuelson, PE

cc: Stephen Mayer, City of New Albany

The following summarizes our review of the Traffic Access Study, dated August 4, 2021, for the Woodhaven development. This development is located southwest of the intersection of Walnut Street and Bevelopmer Road.

The Study evaluated three intersections:

- a site access along Bevelhymer Road (1,290 feet south of Walnut Street);
- a site access along Walnut Street west of Bevelhymer Road (525 feet west of Bevelhymer Road; and,
- the intersection of Walnut Street and Bevelhymer Road.

The Study results show no turn lanes are warranted at any of the intersections. We concur with the Study results. Below are some additional comments related to the Study findings.

Future Traffic Growth

The Study used traffic data collected in mid-2021, and traffic projections were based upon comparison to Year 2050 MORPC projections. This followed the previously approved process in the MOU. In the past, questions have been raised by the City if traffic data taken during the timeframe of COVID might affect results compared to data collected before COVID. For this Study, it is possible the current conditions related to COVID may affect these volumes slightly. The reason is that these volumes, when compared to the 2050 MORPC projected volumes, indicate that even with some extra adjustment to the existing volumes, the Study conclusions would remain.

Turn Lane Warrants

The Study results show that left turn lanes and right turn lanes are not warranted at any of the Study intersections. A review of the Study analyses also indicates that even if a higher percentage of site trips were assigned to one of the access locations, turn lanes would still not meet warrants, and the Study conclusions would remain.



Page 1 of 1



SECTION II – Development Plan Materials

PREPARED FOR: **BOB WEBB HOMES BRANDON BELLI** 7662 N. CENTRAL DRIVE LEWIS CENTER, OHIO 43055 614-207-1574

SUBMITTAL: AUGUST 20, 2021

CIVIL ENGINEER, LAND PLANNER & LANDSCAPE ARCHITECT



DEVELOPMENT CONSULTANT: LORETO (LARRY) CANINI CANINI ASSOCIATES WWW.CANINIASSOCIATES.COM



WOODHAVEN CITY OF NEW ALBANY, OHIO PUD FINAL DEVELOPMENT PLAN

INDEX OF DRAWINGS

- SHEET 1 : ILLUSTRATIVE PLAN
- SHEET 2 : SITE PLAN
- SHEET 3 : OPEN SPACE AND PEDESTRIAN CONNECTIVITY PLAN
- SHEET 4 : MASTER UTILITY PLAN
- SHEET 5 : MASTER GRADING PLAN NORTH
- SHEET 6 : MASTER GRADING PLAN SOUTH
- SHEET 7 : STREET TREE PLAN
- SHEET 8 : LANDSCAPE KEY PLAN
- SHEET 9 : BEVELHYMER RURAL CORRIDOR LANDSCAPE ENLARGEMENT
- SHEET 10 : WALNUT RURAL CORRIDOR LANDSCAPE PLAN
- SHEET 11 : RESERVE C PARK LANDSCAPE PLAN
- SHEET 12 : RESERVE C PICNIC SHELTER AND FIRE PIT LANDSCAPE ENLARGEMENT
- SHEET 13 : BEVELHYMER ROAD ENTRY FEATURE
- SHEET 14 : WALNUT STREET ENTRY FEATURE
- SHEET 15 : LANDSCAPE DETAILS-1
- SHEET 16 : LANDSCAPE DETAILS-2
- SHEET 17 : TYPICAL SECTIONS

PLANNING AND ZONING COMMISSION DESIGNEE

DATE OF APPROVAL



\\cmhdata01\project01\20210698\Dwa\04Sheets\final development plan\20210698 FDP-Illustrative Plan.dwa, Last Saved By







Alto Real Estate 6262 Eiterman Road Dublin, OH 43016

EN t Plan

VIent

A me

WOOD Final Deve Plain City, Fra SITE

DH.

Notes:

- Lots 1 and 2 shall not have driveway access to Walnut Street and shall be accessed from internal streets.
- Mandatory home front façade orientation for certain lots is indicated with an arrow on the site plan. If Lot 1 is demolished or renovated, the front façade may face the internal north/south street that provides access to Walnut Street.
- Reserve D shall be owned by the City of New Albany and maintained by an association comprised of the owners of the fee simple titles to the lots in the Woodhaven Subdivision in perpetuity unless/until a public road is constructed and Reserve D is dedicated to the City as public right of way.
- A Tree Preservation Zone shall apply for a distance of twenty feet along Reserve B, C and lots abutting the west and south boundary lines of this zoning district except for Lot 2 which shall have a forty foot tree preservation zone from the west boundary line. Within that area, only the construction of underground utility lines, underground storm water management infrastructure and pedestrian connections to adjacent developments shall be permitted and designed to be generally perpendicular to the preservation zone. Healthy mature trees shall be preserved within this area unless they conflict with the installation of the permitted utility, storm water management infrastructure and pedestrian connections. After completion of construction, dead plant material, noxious plant material, such as poison ivy and other invasive plants may be removed subject to staff approval. Special markers shall be placed at each lot corner marking the edge of the Tree Preservation Area.
- Lots 10, 35, 44 and 60 shall have special markers placed at each lot corner marking the lot edge where adjacent to open space. Lots 10, 35, 44 and 60 shall have special markers placed at each lot corner marking the lot edge where adjacent to open space.

REAR YARD 25' REAR YARD QL QL QL <td< th=""><th>35, 44 and 60 s marking the lot MINIMIUM</th><th>shall have special markers placed tedge where adjacent to open sp 57' MINIMIUM</th><th>d at each lot corner bace.</th><th>blehon & Tithon, larc. Planners - Scientists 9. Charlothe, NC 28262 cell freec 888.775.3648</th></td<>	35, 44 and 60 s marking the lot MINIMIUM	shall have special markers placed tedge where adjacent to open sp 57' MINIMIUM	d at each lot corner bace.	blehon & Tithon, larc. Planners - Scientists 9. Charlothe, NC 28262 cell freec 888.775.3648
RONT YARD Image: Construction of the second sec		25' REAR YARD U U U U U U U U U U U U U		DATE
CAL SINGLE TYPICAL AGE MILY LOTS RESTRICTED LOTS DTS 11-38) (LOTS 39-60) (NTS) (NTS) * LOTS 3-10 AND 55-60 (20' TREE PRESERVATION ZONE WITHIN 30' REAR YARD SETBACK) JOB NO. STREET LICHT LOCATION MAX BE AD HISTED	RONT YARD	20' FRONT YARD R/W	1	September 3, 2021
* LOTS 3-10 AND 55-60 (20' TREE PRESERVATION ZONE WITHIN 30' REAR YARD SETBACK) JOB NO. STREET LIGHT LOCATION MAX BE AD ILISTED 20210698	<u>CAL SINGLE</u> MILY LOTS DTS 11-38) (NTS)	<u>TYPICAL AGE</u> <u>RESTRICTED_LOTS</u> <u>(LOTS 39-60)</u> (NTS)		SCALE
GRAPHIC SCALE	* LOTS 3-10 AND 55-60 (ZONE WITHIN 30' R STREET LIGHT - LOCATION	(20' TREE PRESERVATION EAR YARD SETBACK) MAY BE ADJUSTED	GRAPHIC SCALE	JOB NO. 20210698
0 50 100 200 CORNER LOT FRONT FACADE ORIENTATION 1 1 1 NO SINGE FAMILY DRIVEWAY ACCESS 1 1 2/17	CORNER LOT FRONT FAC	ADE ORIENTATION	0 50 100 200 1 inch = 100 feet	sheet 2/17



//cmhdata01/project01/20210698/Dwg/04Sheets/final development plan/20210698 FDP-Open Space and Pedestrian



KEY

 5' Wide Sidewalks
 8' Wide Leisure Path
 Mulch Path
 Existing Walk
Open Space
Parkland
Tree Preservation Zone

RESERVE OWNERSHIP/MAINTENANCE PLANS

		•		
	Use	Acreage	Ownership	Maintained By
Reserve "A"	Open Space	±6.9 Acres	CITY	НОА
Reserve "B"	Open Space	±1.4 Acres	CITY	НОА
Reserve "C"	Parkland	±3.3 Acres (net)	CITY	НОА
Reserve "D"	Open Space	±0.2 Acres	CITY	HOA*

* All reserves (Open Space and Parkland) shall be owned by the City of New Albany and maintained by the HOA in perpetuity with the exception of Reserve D, if converted to a public right of way and a public road, it shall be owned and maintained in perpetuity by the City of New Albany.



3/17

(GRAP	HIC SC.	ALE
0	50	100	200
	1 in	ch = 100 fee	t



\\cmhdata01\project01\20210698\Dwg\04Sheets\final development plan\20210698 FDP-Utility Plan.dwg, Last Save







LEGEND		
CB MH ──── STM ─── O───	Existing Storm Sewer	
	Existing Sanitary Sewer	
ExWaterServ ExFH	Existing Watermain	
CB STM MH	Proposed Storm Sewer	
MH SAN ————————————————————————————————————	Proposed Sanitary Sewer	
Water Serv	Proposed Watermain	
*	Proposed Street Light	
	Proposed Utility Easement	

				REVISIONS
			MARK DATE	DESCRIPTION
	WOODHAVEN	Alto Real Estate		
		6262 Fiterman Road		
levors • Planners • Scientists	FIRM Development Flan	DLI:- OII 1201		
7, Ste. 109, Charlette, NC 28262	Plain City, Franklin County, Ohio	Dublin, OH 43010		
333 0 +1882 3882 //33645 ambs com	MASTER UTILITY PLAN			
CHRISTOPH				



September 3, 2021

SCALE

1'' = 100'

JOB NO.

20210698

sheet 4/17



SHEET

5/17







BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	3" Cal.	B&B
Acer saccharum	Sugar Maple	3" Cal.	B&B
Gleditsia triacanthos inermis	Thornless Common Honeylocust	3" Cal.	B&B
Platanus x acerifolia	London Plane Tree	3" Cal.	B&B
Quercus ellipsoidalis	Northern Pin Oak	3" Cal.	B&B
Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3" Cal.	B&B
Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" Cal.	B&B

NOTE : STREET TREES SHALL BE 3" CALIPER UNLESS OTHERWISE APPROVED BY THE CITY LANDSCAPE ARCHITECT IF THERE ARE TREE SHORTAGES AT THE TIME OF

TREES IN RESEVRVE D ARE NOT ACCOUNTED FOR IN CALCULATION TABLE BELOW

APE CALCULATIONS					
UIREMENT 1 TREE PER 30 LINEAL FEET					
TH	TREES REQUIRED	TREES PROVIDED			
54'	29	29			
66'	50	50			
).56'	43	43			
5.52'	40	40			
8'	23	23			
58'	23	23			
5'	18	18			
45'	21	21			
8'	18	18			
0'	16	16			
0'	16	16			
0'	20	20			
7'	12	12			
7'	11	11			
7'	11	11			
7'	12	12			
8'	9	9			
58'	12	12			
0'	5	5			
5'	5	5			
	394	394			



GRAPHIC SCALE

1 inch = 100 feet



\\cmhdata01\project01\20210698\Dwg\04Sheets\final development plan\20210698 FDP-Key Plan.dwg, Last Saved By:




PLANT SCHEDULE BEVELHYMER ROAD RURAL CORRIDOR 1

	TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
-01	w the	BD	6	Betula nigra 'Duraheat'	Duraheat River Birch	2" Cal.	Multi Stemmed
	• ~ ~	СР	2	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
رر		LS	3	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
		LT	4	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B
~_		NS	4	Nyssa sylvatica	Blackgum	2" Cal.	B&B
	ORNAMENTAL TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
Æ		СС	3	Cercis canadensis 'Appalachian Red'	Eastern Redbud	2" Cal.	B&B
		MS	4	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	B&B

TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>CONDITION</u>
w the	BD	8	Betula nigra 'Duraheat'	Duraheat River Birch	2" Cal.	Multi Stemmed
•	СР	7	Celtis occidentalis	Common Hackberry	2" Cal.	В&В
	LS	4	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
• • • •	LT	5	Liriodendron tulipifera	Tulip Tree	2" Cal.	В&В
·	NS	2	Nyssa sylvatica	Blackgum	2" Cal.	B&B
ORNAMENTAL TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>CONDITION</u>
	СС	4	Cercis canadensis 'Appalachian Red'	Eastern Redbud	2" Cal.	В&В
X	MS	4	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	B&B
N 70						

	STR
Bev	elhyr
	TO





PLANT SCHEDULE WALNUT STREET RURAL CORRIDOR

<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>CONDITION</u>
9	Betula nigra 'Duraheat'	Duraheat River Birch	2" Cal.	Multi Stemmed
6	Celtis occidentalis	Common Hackberry	2" Cal.	B&B
3	Liquidambar styraciflua	American Sweet Gum	2" Cal.	B&B
4	Liriodendron tulipifera	Tulip Tree	2" Cal.	B&B
4	Nyssa sylvatica	Blackgum	2" Cal.	B&B
<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
6	Cercis canadensis 'Appalachian Red'	Eastern Redbud	2" Cal.	B&B
3	Malus x 'Spring Snow'	Spring Snow Crab Apple	2" Cal.	B&B

R	RURAL CORR				
REQUIREMENT -					
STREET	LENGTH				
Walnut Street	864.54'				
TOTAL					





\\cmhdata01\project01\20210698\Dwg\04Sheets\final development plan\20210698 FDP-Key Plan.dwg, Last Saved By: m



<u>Picnic Shelter and Gravel Fire Pit</u> <u>**Landscape Enlargement**</u> 1"=40'

AL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
chier canadensis 'Tradition'	Tradition Serviceberry	2" Cal.	B&B
AL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
media 'Sebian'	Dense Yew	24" Ht.	B&B or Cont.
<u>AL NAME</u>	COMMON NAME	<u>SIZE</u>	<u>CONDITION</u>
grostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2	Cont.
AL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
callis x 'Happy Returns'	Happy Returns Daylily	#2	Cont.
muscari 'Big Blue'	Big Blue Lilyturf	# 1	Cont.

REVISIONS	DESCRIPTION			
	DATE			
	MARK			



Alto Real Estate 6262 Eiterman Road Dublin, OH 43016

EN t Pla HC WOOD Final Deve Plain City, Fra TE C - PICNIC



DATE

September 3, 2021

SCALE

JOB NO.

SHEET

20210698

12/17



ORNAMENTAL TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
$\overline{ \cdot }$	AA	12	Amelanchier canadensis 'Tradition'	Tradition Serviceberry	2" Cal.	B&B
STREET TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
	PP	12	Platanus x acerifolia	London Plane Tree	3" Cal.	B&B
SHRUBS	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
$\left[\cdot \right]$	HR	62	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	24" Ht.	Cont.
	TD	68	Taxus x media 'Sebian'	Dense Yew	24" Ht.	B&B or Cont.
PERENNIALS	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
33000000000000000000000000000000000000	LB	242	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.



TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>CONDITION</u>
\bigcirc	CF	40	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2" Cal.	B&B
ORNAMENTAL TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
$\overline{ \cdot }$	AA	12	Amelanchier canadensis 'Tradition'	Tradition Serviceberry	2" Cal.	B&B
SHRUBS	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
$\left[\cdot \right]$	HR	62	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	24" Ht.	Cont.
	TD	62	Taxus x media 'Sebian'	Dense Yew	24" Ht.	B&B or Cont.
PERENNIALS	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
30000000 300	LB	247	Liriope muscari 'Big Blue'	Big Blue Lilyturf	# 1	Cont.



<u>Typical Street Light</u> N.T.S. Painted Green Shall not Exceed 18' in Height



<u>Typical Stop Sign</u> N.T.S. Painted Green



<u>Elevation</u>

<u>Typical 4 Rail Horse Fence</u> N.T.S. Painted Black







Typical Lot Demarcation No Scale Located at Lot Corners Adjacent to Open Space / Tree Preservation Area

For Lots : 10, 35, 44 and 60 (Lots Siding to Open Space) and 2-10, 55-60 (Lots with Tree Preservation Areas)

NO MOW GRASS MIX

1. No Mow Seed Mix shall be premixed by the manufacturer. No Mow Mix shall be NA Campus Mix by Jacklin Seed or owner approved equal. The application rate shall be 225 lbs. per acre. The mix shall be proportioned by weight as follows: 20% Aruba or Audubon Red Fescue, 20% J5 Chewings Fescue, 20% Ecostar Hard Fescue, 20% Marco Polo Sheeps fescue, 20% Annual Ryegrass. 2. Plant seed with "Brillion" type landscape seeding machine that accurately places seed at specified depth and rate and rolls in single operation. Plant seed no deeper than $\frac{1}{2}$ inch. Hydroseeding is not permitted. 3. Apply fertilizer at time of seeding and 30 days after seeding. Use starter fertilizer, 1-2-1, that will provide actual phosphorus of at least 1.5 lbs./1000 sq. Ft. 4. Maintain area of No Mow Mix for no less than 12 months after planting. 5. Mow area of No Mow Mix as soon as top growth is tall enough to cut. 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 months from planting completion. 6. Apply 2 applications of a broad spectrum, 3-way selective herbicide to area of No Mow Mix within 12 month after planting. Schedule first application no earlier than 6 months after planting.

3"	depth	mulch	

Create clean and well defined edge

12" min.-

Remove top 1/3 of burlap. All non-biodegradable material shall be removed. Planting mix. Do not allow air pockets to form when backfilling.

3" depth mulch. Mulch shrubs in beds as continuous hedge. Do not block surface flow of storm water across hedges.

Create clean and well defined edge

Planting mix. Do not allow air — pockets to form when backfilling.

Remove top 1/3 of burlap for B&B root dalls. All non-biodegradable material shall be totally removed.

Finished grade ——



3" depth mulch ——— 12" depth planting mix -Subgrade. Roto-til top 4" of subgrade. -



Planting Area Establishment No Scale

Alto Real Estate 6262 Eiterman Road Dublin, OH 43016

EN t Plan DETAILS-ΗŪ H NOO] NDSC. **V** ina



DATE

September 3, 2021

SCALE

JOB NO.

20210698

SHEET 16/17

1. Prior to installation, the landscape contractor shall inspect the general site

conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor

2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule. Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the

specified plant. Substituted plants shall have the same essential characteristics

and growth habit of the specified plant. Confirm location of all utilities and subsurface drain lines prior to plant nstallation.

A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.

Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.

Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.

10. Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed. 11. Planting beds shall be covered with pre-emergent herbicide applied at product

specified rate unless otherwise noted. 12. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed

edge and planting bed. 13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting

14. Install all plants in accordance with planting details and specifications. 15. Parking lot and street trees shall have a clear canopy height of 6' min.

16. Trees shall be placed a minimum of 3' from sidewalks and curbs.

17. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.

18. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.

19. Excavate planting beds to a depth of 12 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subrade. Place remaining Planting Mix in settled 6 inch lifts. 20. Planting beds, including mulch, shall be no higher than 6 inches above

adjacent grade and shall not impede surface drainage. 21. Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-Til subgrade below lawns to a depth of 4 inches,

unless otherwise indicated, prior to placement of Planting Mix. 22. All trees and shrubs shall be fertilized with controlled release tablets of 20-10-5 composition. Size and number of tablets shall be per manufacturer's instructions.

23. Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.

24. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule. 25. Any item or areas damaged during construction shall be repaired or replaced

to its original condition at the contractor expense. 26. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall augrantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.

27. All annuals to be provided by Contractor from available seasonal stock. 28. Lawn seed mix shall proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddieshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns. Seeding rate shall be 8 to 10 pounds per 1000 square feet.

29. Lawn seed shall not have less than 98 percent purity and not have less than 90 percent germination.







SECTION III – Architecture



ARCHITECTURAL CHARACTER SINGLE FAMILY FRONT ELEVATION



ARCHITECTURAL CHARACTER SINGLE FAMILY FRONT ELEVATION



ARCHITECTURAL CHARACTER SINGLE FAMILY REAR ELEVATION



ARCHITECTURALCHARACTER AGE RESTRICTED FRONT ELEVATION



ARCHITECTURALCHARACTER AGE RESTRICTED FRONT ELEVATION



ARCHITECTURALCHARACTER AGE RESTRICTED REAR ELEVATION

Scheme 1		
Material	Manufacturer	Name
Brick- Foundation	Glen Gary OR Herbron	Stratfor OR Smokehouse
Shingles	Landmark 30	Driftwood Desert Sand OB Bronze OB
Windows	Jeld Wen	White
Garage Door	Haas 600 Series	Sahara Tan
Siding	James Hardie	Aged Pewter
Trim	James Hardie	Cobblestone
Gutters		Linen
Front Door	Sherwin Williams	Any color from SW Historic Collection Exterior



Scheme 2 Material Manufacturer Name Brick- Foundation Glen Gary OR Herbron Stratfor OR Smokehouse Shingles Landmark 30 Driftwood Desert Sand OR Bronze OR Windows Jeld Wen White Garage Door Haas 600 Series Sahara Tan Timberbark Siding James Hardie Trim James Hardie Cobblestone Gutters Linen Any color from SW Historic Front Door Sherwin Williams **Collection Exterior**



WOODHAVEN

MATERIAL SAMPLES

SECTION IV – Final Plat

Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address 7555 Bevelhymer Road, 7325 Walnut Street				
	Parcel Numbers 222-005169, 222-005168, 222-005167 Acres +/- 38 Acres # of lots created 60				
	Choose Application Type	Circle a	all Details that Apply		
Project Information	Certificate of Appropriateness Conditional Use Solutional Use Solution Plat Development Plan Plat Development Subdivision Vacation Vacation Vacation Extension Request Zoning Description of Request: Final Bevelhymer Road	Preliminary Final Preliminary Final Combination Split Easement Amendment (rezoning)	Comprehensive Amendment Adjustment Street Text Modification ision at Southeast Corner of Walnut Street and		
Contacts	Property Owner's Name: Bob Address: 7662 N. Central Drive City, State, Zip: Lewis Center OI Phone number: 614-201574 Email: brandon.belli@bobwet Applicant's Name: Brandon.belli@cobwet Address: 7662 N. Central City, State, Zip: Lewis Center, OI Phone number: 614-207-1574 Email: brandon.belli@bobweb	Webb Group hio 43055 bb.com ndon Belli (Bob Webb Group) Drive hio 43055	Fax:		
Signature	Site visits to the property by City of The Owner/Applicant, as signed b employees and appointed and elec described in this application. I cert true, correct and complete. Signature of Owner Signature of Applicant	of New Albany representatives are elow, hereby authorizes Village of ted officials to visit, photograph tify that the information here with B-B-B-B-C-	re essential to process this application. of New Albany representatives, and post a notice on the property hin and attached to this application is Date: 3130121 Date: $3/30121$		

Situated in the State of Ohio, County of Franklin, City of New Albany, and in Section 9, Quarter Township 1, Township 2, Range 16, United States Military Lands, containing 38.093 acres of land, more or less, said 38.093 acres being comprised of all of those tracts of land conveyed to **BOB WEBB HOMES** by deeds of record in Instrument Numbers ____, and _____, Recorder's Office, Franklin County, Ohio.

The undersigned, **BOB WEBB HOMES** by **BRANDON BELLI**, Chief Operating Officer, does hereby certify that this plat correctly represents its "WOODHAVEN", a subdivision containing Lots numbered 1 to 60, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C" and Reserve "D", does hereby accept this plat of same and dedicates to public use, as such, all of Bevelhymer Road, Haven Green Lane, Steeple Chase Lane North, Steeple Wood Drive, Walnut Street, Wood Edge Lane, Wood Grove Drive, Woodhaven Drive, Woodhaven Loop North, Woodhaven Loop South and Woodhaven Loop West shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath, and on the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the New Albany Municipal Engineer. Improvements related to the passive park may be located within the areas containing a Drainage Easement. No building shall be constructed in any area over which easements are hereby reserved.

In Witness Whereof, **BRANDON BELLI**, Chief Operating Officer of **BOB WEBB** HOMES, has hereunto set his hand this day of 20____.

> Signed and Acknowledged In the presence of:

BOB WEBB HOMES

By **BRANDON BELLI**,

Chief Operating Officer

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared BRANDON BELLI, Chief Operating Officer of BOB WEBB HOMES, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **BOB WEBB HOMES** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____

Notary Public,

State of Ohio

WOODHAVEN

Approved this 20	Day of	Mayor,	New Albany, Ohio
Approved this 20	Day of	City Engineer,	New Albany, Ohio
Approved this 20	Day of	Council Represent Commission,	ative to Planning New Albany, Ohio
Approved this 20	Day of	Chairperson, Plan	ning Commission, New Albany, Ohio
Approved this 20	Day of	Finance Director,	New Albany, Ohio
Approved and 20, wherein all Steeple Wood Driv Drive, Wood Have shown dedicated h Ohio. Approval of Transferred this 20	d accepted by Resolution N of Bevelhymer Road, Have ye, Walnut Street, Wood Ed en Loop North, Woodhaven ereon are accepted, as such this plat shall become null , 20	o, pas en Green Lane, Steepl lge Lane, Wood Grov Loop South and Woo , by the Council for th and void unless record	sed, le Chase Lane North, e Drive, Woodhaven odhaven Loop West le City of New Albany, ded prior to Franklin County, Ohio
		Deputy Auditor,	Franklin County, Ohio
Filed for record the 20 at	isday of, M. Fee \$	Recorder,	Franklin County, Ohio
Recorded this 20 Plat Book	_ day of, _, Pages	Deputy Recorder,	Franklin County, Ohio



NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 8824 and FCGS 8825. having a bearing of North 86° 29' 28" East between said monuments, as established by the Franklin County Engineering Department using Global Positioning System procedures and equipment.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities and prior to the City of New Albany, Ohio's acceptance of these infrastructure improvements. The New Albany, Ohio, Municipal Engineer shall be notified in writing when the markers are in place.

SURVEYED & PLATTED



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- O = Iron Pin (See Survey Data)
- \bullet = MAG Nail to be set

 \bigcirc = Permanent Marker (See Survey Data)

By

Professional Surveyor No. 7865

Date



20210698

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	
C1	90'00'00"	50.00'	78.54'	N 41°36'52" W	70.71'	
C2	90.00,00	50.00'	78.54'	S 48°23'08" W	70.71'	
C3	90.00,00	50.00'	78.54'	S 41°36'52" E	70.71'	
C4	90'00'00"	50.00'	78.54'	S 41°36'52" E	70.71'	
C5	90.00,00	50.00'	78.54'	S 48°23'08" W	70.71'	
C6	90,00,00	20.00'	31.42'	N 41°35'25" W	28.28'	
C7	90°01'27"	25.00'	39.28'	S 48°23'52" W	35.36'	
C8	90°00'00"	20.00'	31.42'	N 41°36'52" W	28.28'	
C9	90.00,00.	20.00'	31.42'	N 48°23'08" E	28.28'	
C10	90°00'00"	20.00'	31.42'	N 48°23'08" E	28.28'	
C11	90°00'00"	25.00'	39.27'	S 41°36'52" E	35.36'	
C12	90,00,00	25.00'	39.27'	S 48°23'08" W	35.36'	
C13	90°00'00"	20.00'	31.42'	N 41°36'52" W	28.28'	
C14	90°00'00"	20.00'	31.42'	N 41°36'52" W	28.28'	
C15	90'00'00"	20.00'	31.42'	N 48°23'08" E	28.28'	
C16	90'00'00"	20.00'	31.42'	N 41°36'52" W	28.28'	
C17	90°00'00"	20.00'	31.42'	N 48°23'08" E	28.28'	
C18	90°00'00"	20.00'	31.42'	N 41°36'52" W	28.28'	
C19	90'00'00"	20.00'	31.42'	S 48°23'08" W	28.28'	
C20	90'00'00"	25.00'	39.27'	N 41°36'52" W	35.36'	
C21	90'00'00"	20.00'	31.42'	S 48°23'08" W	28.28'	
C23	90'00'00"	25.00'	39.27'	S 48°23'08" W	35.36'	
C24	90'00'00"	20.00'	31.42'	N 41°36'52" W	28.28'	
C25	90'00'00"	20.00'	31.42'	S 41°36'52" E	28.28'	
C27	90°01'27"	20.00'	31.42'	N 41°36'08" W	28.29'	
C28	90°00'00"	20.00'	31.42'	N 48°24'35" E	28.28'	
C29	89•58'33"	20.00'	31.41'	S 41°36'08" E	28.28'	

- (A) CHARLES N. BARNHARD, TRUSTEE I.N. 201510140144954
- (B) PHILIP E. JOHNSON AND MEGAN JOHNSON I.N. 200512190265995
- \bigcirc RANDALL R. BLAHA AND ANNE BLAHA I.N. 201505070059220
- \bigcirc MATTHEW J. HOYT AND ERIN HOYT I.N. 201907180087914
- E SAMAVEDAM A. KRISHNA AND MEERA PARTHASARATHY I.N. 200107100156355
- È DAVID B. GRABILL, TRUSTEE I.N. 201302210029995

G

(H)

 $\left(\right)$

K

P	AIGE	М	Royfr	AND	DONAL Γ
1 /		M	. ROBEF	RTSON	
	I.N	. 2	020033	0004	3382

- DALE E. HOUSTON AND VANGEIA G. HOUSTON O.R. 11879J07
- DANIEL L. SMUCKER, TRUSTEEE O.R. 30002F19
- PATRICK LIMPACH AND RACHEL LIMPACH I.N. 201108160102049
- JANICE L. KLEINLINE AND JOHN B. KLEINLINE, TRUSTEES D.B. 3354, P. 642 I.N. 199806090142013
- DANELLE J. LENHART, TRUSTEE I.N. 202009220142736

NOTE "A" - TREE PRESERVATION ZONE: Within the areas delineated Tree Preservation Zone(T.P.Z) shown hereon, only the construction of underground utility lines, underground storm water management infrastructure and pedestrian connections to adjacent developments shall be permitted and designed to be generally perpendicular to the preservation zone. Healthy mature trees shall be preserved within this area unless they conflict with the installation of the permitted utility, storm water management infrastructure and pedestrian connections. After completion of construction, dead plant material, noxious plant material, such as poison ivy and other invasive plants may be removed subject to staff approval. Special markers shall be placed at each lot corner marking the edge of the Tree Preservation Area.

NOTE "B": At the time of platting, the land being platted as Woodhaven is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said Zone is designated and delineated on the FEMA Flood insurance rate map for Franklin County Unincorporated areas map numbers 39049C0206K, with effective date of June 17, 2008.

NOTE "C" - AGRICULTURAL RECOUPMENT: Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of New Albany for, and hold it harmless from, any agricultural recoupments assessed or levied in the future against the property dedicated herein, which result from grantor's conversion of the property from agricultural use.

NOTE "D" - ACREAGE BREAKDOWN:

Total acreage: Acreage in rights-of-way: Acreage in Reserves Acreage in remaining lots:

NOTE "E" - ACREAGE BREAKDOWN: Woodhaven is comprised of all of the following Franklin County Parcel Numbers:

222-005167 222-005168 222-005169

38.093 Ac. 8.196 Ac. 14.520 Ac. 15.377 Ac.

> 16.537 Ac. 16.058 Ac. 5.498 Ac.

NOTE "F" - DEPRESSED DRIVEWAYS: Depressed driveways are hereby prohibited on all lots in Woodhaven. Nothing herein, however, shall prohibit the construction and use of a driveway alongside or to the rear of a residential structure if otherwise permitted by the City of New Albany.

3

3

NOTE "G": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Woodhaven or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

NOTE "H" - RESERVE "D" : Reserve "D", as designated and delineated hereon, shall be owned by the City of New Albany and maintained by an association comprised of the owners of the fee simple titles to the lots in the Woodhaven subdivision in perpetuity/until a public road is constructed and Reserve "D" is dedicated to the City as public Right-of-way.

NOTE "I" - RESERVES "A", "B" and "C": Reserves "A", "B" and "C", as designated and delineated hereon, shall be owned by the City of New Albany and maintained by an association comprised of the owners of the fee simple titles to the lots in the Woodhaven subdivision in perpetuity for the purpose of open space and/or stormwater retention.

NOTE "J": Lots 1 and 2 shall not have driveway access to Walnut Street and shall be accessed from internal streets

NOTE "K": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "L": No determination has been made by the City of New Albany, Ohio as to whether the area proposed to be platted contains areas that could be classified as wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether wetlands exist on the area hereby platted. The City of New Albany, Ohio approval of this plat of "Woodhaven" does not imply any approval of the site as it may pertain to wetlands.



Planning Commission Staff Report September 20, 2021 Meeting

SAVKO BATCH PLANT CONDITIONAL USE

LOCATION:	13411 Worthington Road (PIDs: 094-106740-00.000)
APPLICANT:	MBJ Holdings LLC c/o Aaron Underhill
REQUEST:	Conditional Use
ZONING:	L-GE Limited General Employment (Business Park East, subarea 1)
STRATEGIC PLAN:	Employment Center
APPLICATION:	CU-85-2021

Review based on: Application materials received August 19, 2021

Staff report completed by Chris Christian, Planner

I. REQUEST AND BACKGROUND

The applicant requests approval for a conditional use application to allow an industrial manufacturing and assembly use to permit the use of a concrete batch plant on a conditional use for a 14.4+/- acre development site within the Business Park East, subarea 1 L-GE zoning district.

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

II. SITE DESCRIPTION & USE

The overall 14.4 +/- acre development site is generally located east of Ganton Parkway and immediately south of Worthington Road in Licking County. The site is zoned L-GE, is currently undeveloped and completely surrounded by commercially zoned properties. Some of the surrounding uses include Facebook's data center campus, an AEP electric substation, and a future recycling facility to be operated by Vertix.

III. EVALUATION

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

- (a) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.
 - The applicant proposes to permit a concrete batch plant at the site. The concrete batch plant has been in operation since 2017 when it was issued temporary approval under "essential services" CO 2205 & 1127 as it was tied to a public infrastructure project for the construction of Innovation Campus Way from Harrison to Mink

Street. Since then it has been used for a combination of public and private development projects in the business campus.

- The city does benefit from this in that it significantly reduces travel distance for large trucks for tasks such as concrete pours and other work. This means there are less trucks driving through the city in order to get to the projects.
- The establishment of the batch plant has also contributed to the city securing several impactful economic development projects with quick construction timelines such as Facebook, Google, and Amazon. To maintain a competitive advantage over other locations and because speed is one of the most important factors when a company is under construction, the continued operation of the batch plan has a positive benefit to the city's economic development goals and indirectly aids its fiscal strength.
- Additionally, as the New Albany International Business Park continues to evolve, the city will continue to require the availability of easily accessible concrete to be used in future roadway improvements. Having the batch plant within the city of New Albany ensures just-in-time delivery of this critical building material.
- The limitation text associated with the rezoning of the property places additional requirements above the General Employment (GE) District requirements for the development of the property. These requirements further ensure that the character of the area is preserved and enhanced by future development.
- The limitation text establishes setbacks that are more stringent than the minimum GE requirements.
 - The text requires a minimum pavement and building setback of 50 from the Dublin-Granville Road right-of-way. The building is currently over 300 feet away from the public right-of-way.
 - There is a minimum building and pavement setback of 50 feet from the southern boundary of the site.
 - The base general employment district requires a 25 foot setback from side and rear property lines for structures and service areas. The batch plant is located over 100 feet from the side property lines and 300 feet from the southern property line.
- The site is immediately surrounded by commercially zoned L-GE within the business park on the south side of Worthington Road. The land across the street is primarily used a mini-storage commercial use and small portion is agricultural.
- (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 use has been successfully in operation in 2017 without any complaints since once immediately following its initial setup for operation.
 - The proposed use complements the manufacturing and production, warehouse, data center and distribution uses which are permitted uses within the overall area. The proposed use is appropriate in the context of the surrounding uses, development patterns and will contribute to the overall success of the New Albany Personal Care and Beauty Campus. The site is located next to an AEP and Facebook substation. The site is located approximately 1,200 feet from the recently approved Axium recycling center at the corner of Worthington Road and Ganton Parkway East intersection.
 - Additional design guidelines for manufacturing facilities contained in the zoning text further ensures their compatibility with the character of the area. The same architectural requirements as the surrounding commercial areas are required.
- (c) The use will not be hazardous to existing or future neighboring uses.
 - The use will be subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so

as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district.

- The applicant, as part of the conditional use statement, has stated that the effects of noise, glare, odor, light, and vibration on adjoining properties is not anticipated to present any untoward or problematic compatibility challenges with adjacent properties.
- The batch plant's location provides convenient access to construction materials and efficiency for delivery. Easy access to and from State Route 161 for trucks is good for the local environment by providing short routes to and from the highway. The location allows for traffic coming to and from the site to remain on local, city streets. This results in less travel and trips on township and other streets outside of the business park.
- (d) The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
 - This site is located at the southwest corner of Dublin Granville Road and Ganton Parkway East. A portion of Ganton Parkway East is partially constructed and the city is actively coordinating the completion of the road as part of this project and other development projects in the immediate area. This conditional use will not have any more impact on public facilities and services than will the uses that are permitted in the underlying zoning.
 - The proposed industrial manufacturing and assembly use will produce no new students for the Licking Heights School District.
- (e) The proposed use will not be detrimental to the economic welfare of the community.
 - The proposed industrial manufacturing and assembly use will generate income tax for the city by the creation of new jobs.
 - The batch plant has had a direct economic benefit to the city by providing cost and time saving given its location within the business park. Additionally, having the batch plant at its current location has served as an incentive to attract new developments to the business park since it provides the same cost and time savings for private infrastructure.
 - The business park has seen over 700% building and development growth in approximately the past 12 years. However, there are many undeveloped properties within the immediate area of the batch plant that could be served in the future.
- (f) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
 - The use will be subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district. The applicant states that the proposed use will not include exterior storage of materials or equipment and will not produce noise or odors which are detectable from off-site.
 - The city only received a complaint regarding mud on Worthington Road when the batch plant first established in 2017. The city has no other documented complaints regarding its operation since 2017.
- (g) Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.
 - The infrastructure in this portion of the city is designed to accommodate the traffic associated with commercial uses.

- There is no reason to believe that that traffic generated by the manufacturing and production uses will have any greater impact than traffic for permitted users in the GE district.
- Due to the proximity of this site to the State Route 161 interchange and its location adjacent to commercially zoned land in the existing business park to the east, south and west, the site appears to be most appropriate for manufacturing and production uses.

V. RECOMMENDATION

Basis for Approval:

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval. The overall proposal appears to be consistent with the code requirements for conditional uses and meets the development standards and recommendations contained in the Engage New Albany Strategic Plan and the New Albany Economic Development Strategic Plan. The proposed industrial manufacturing and assembly use is consistent with the character of the immediately surrounding area: electrical substations and a recycling facility. Additionally, this provides a direct benefit to the city for capital improvement projects for infrastructure and private developments. The site is strategically located where vehicles coming to and from the site can utilize the local business park streets and is close to State Route 161. This conditional use helps the city achieve the goals and recommendations in the New Albany Economic Development Strategic Plan by supporting additional attracting and encouraging continued growth within the business park.

VI. ACTION

Suggested Motion for CU-85-2021:

To approve conditional use application CU-85-2021 to allow for industrial manufacturing and assembly use for a concrete batch plant based on the findings in the staff report with the following conditions (conditions may be added)

- 1. When in use, road shall be cleaned daily.
- 2. Wheel wash is required for exiting trucks.

Approximate Site Location:



Zoning Map:









Community Development Department Planning Application

	GEIT	V E D 021	
By Case # Board	<u>- 1</u>	85-202	2

	Site Address 13411 Worthington Road, New Albany, OH 43054					
	Parcel Numbers <u>Portion of 094-106740-00.000</u>					
	Acres 14.51 +/-	# of lots ci	reated			
	Choose Application Type		Circle all	Details that Apply		
ormation	 Appeal Certificate of Appropriateness Conditional Use Development Plan Plat Lot Changes 	Preliminary Preliminary	Final Final	Comprehensive Amendment		
ject Infe	 Dot Changes Minor Commercial Subdivision Vacation Variance 	Easement	Split	Street		
\Pr	Extension Request Zoning	Amendment (1	ezoning)	Text Modification		
	Description of Request: <u>An "industion of a concrete batch plant and p</u>	trial manufacturin bug mill.	g and assen	nbly" conditional use to allow the continued		
	Property Owner's Name: MBJ Holdings LLC, c/o Aaron L. Underhill Address: Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260 City, State, Zip: New Albany, OH 43054 Phone number: 614.335.9320 Fax: 614.335.9329					
Contacts	Email:aaron@uhlawfirm.comApplicant's Name:MBJ HoldAddress:Underhill & Hodge LCity, State, Zip:New Albany, OH 430Phone number:614.335.9320Email:aaron@uhlawfirm.com	dings LLC, c/o Aa LC, 8000 Walton 054	ron L. Unde Parkway, S	rhill uite 260 Fax: <u>614.335.9329</u>		
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete. By: Signature of Owner Signature of Applicant By: Aaron L. Underhill, Attorney for Applicant Date:					

14.4+/- Acres Located Within the Business Park East Zoning District

The applicants, namely MBJ Holdings, LLC ("<u>MBJ</u>") and N.M. Savko & Sons, Inc. ("<u>Savko</u>") request approval of a conditional use to allow the continued operation of an "industrial manufacturing and assembly" use on 14.5+/- acres of real property (the "<u>Property</u>") located to the south of and adjacent to Worthington Road in the City of New Albany, Licking County. The Property is zoned in the L-GE, Limited General Employment District classification in what is known as Subarea 1 of the Business Park East Zoning District. The zoning limitation text that applies to the Property allows for the review and approval of conditional uses that are set forth in Section 1153.02 of the Codified Ordinances.

Since 2017, Savko has operated a "batch plant" on the Property pursuant to an agreement with MBJ. A pug mill (RCC) plant also operates from the site. In association with these uses, the City previously issued a permit to allow their operation on a temporary basis. It has been called to the applicants' attention that the permit has expired and, given how long the batch plant has operated and in light of recent zoning code changes, a conditional use approval is now the appropriate mechanism to permit the use to continue. This application seeks that approval.

The batch plant and pug mill have operated without incident and accordance with all zoning and operational requirements of the City since 2017. This use includes the outdoor storage of materials such as (but not necessarily limited to) stone, sand, and gravel. These materials are used to produce and manufacture concrete and cement on the site. More specifically, roller-compacted concrete is produced and a gravity silo cement operation is present, the latter of which produces poured-in-place concrete. The batch plant and pug mill have served both public and private purposes. For instance, it has produced for immediate delivery the materials that were used to improve Beech Road to the south of State Route 161, and for use in the construction of Ganton Parkway East and Ganton Parkway West as well as Innovation Campus Way West. On the private side, materials have been supplied to various major projects in the City, including the Facebook data center campus. In the past, an office trailer has been present on the site to house the City's construction management consultants, and there is currently one located on the site for these consultants in conjunction with the City's Ganton Parkway East, Ganton Parkway West, and Worthington Road sanitary extension projects. . The applicants would like to allow future operation of such a trailer for public and/or private purposes. No sales are made from the batch plant or pug mill, and the general public is not solicited nor permitted to visit the site for any purchases.

Earlier this year, Ordinance O-16-2021 was approved by City Council after receiving a recommendation for approval from the Planning Commission. That ordinance provided distinctions between "manufacturing and production uses" and "industrial manufacturing and assembly uses" in Section 1153.03 of the Codified Ordinances. Furthermore, the latter use types are deemed to be conditional (rather than permitted) uses in the GE district. See Codified Ordinances Section 1153.02. Codified Ordinances Section 1153.03(a)(3) further describes industrial manufacturing and assembly uses as follows:

"A. <u>Characteristics</u>. Firms are involved in heavy manufacturing, processing, fabrication, packaging, or assembly of goods for industrial or construction industries. Raw, secondary, or partially completed materials may be used. Goods are generally not displayed or sold onsite. Relatively few customers come to the manufacturing site.

B. <u>Accessory activities</u>. Accessory activities may include administrative offices, cafeterias, employee recreational facilities, warehouse, storage yards, outlets, and caretaker's quarters. Retail outlets as an accessory to industrial manufacturing and assembly plants shall be treated as retail product sales and service.

C. Examples of heavy industrial manufacturing and assembly include, but are not limited to, metal stamping; pressing and buffing; tool and die shops; machine, sheet metal and welding shops; construction related and building material manufacturing (including milling, planning and joining); vehicle and/or vehicle part manufacturing and fabrication; construction equipment and/or construction equipment part manufacturing; recycling or creation of materials, textiles, lumber, paper, rubber, batteries, etc."

As described earlier, the batch plant and pug mill provide for the manufacturing and production of materials used in the construction industry for both public and private projects. Raw materials are used in such production, such as stone, sand, and gravel. No goods are displayed on the site, and no customers come to the Property. Storage of materials is part of the operation.

Section 1115.03 of the Codified Ordinances provides that the Planning Commission is to approve a conditional use if it meets all of the following requirements in bold below. The applicants have provided support the use's conformance with such requirements following each of them.

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

The zoning limitation text associated with the approved zoning of the Property provides requirements for the use of the Property over and above that which are required by the Zoning Ordinance. For instance, Section 1153.04 of the Codified Ordinances provides that, in a GE, General Employment District, the required minimum rear yard pavement and building setback is 25 feet and, where adjacent to a residentially-zoned property, these minimum setbacks are 50 feet. The zoning limitation text that applies to the Property requires a minimum pavement setback of 50 feet and a minimum building setback of 125 feet. Furthermore, the approved zoning text requires a mound with a minimum height of 8 feet along the rear of the Property with landscaping that is to reach a 75% level of opacity at 10 feet above ground level within 5 years. Numerous other requirements and standards are contained within the zoning limitation text which provide commitments that will result in development of the Property in a manner that meets or exceeds the requirements of the Zoning Ordinance.

(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 existing and future character of the area includes major data center developments to the south (Facebook and Google). A major distribution and fulfillment center is planned to the west near the intersection of Ganton Parkway and Beech Road. An AEP substation exists adjacent to the site on the south. Several undeveloped properties remain in the area which are zoned for major employment uses. Therefore, the uses fit well with the character of the area.

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

The uses have operated on the Property since 2017. It has not presented any concerns or incidents with neighboring properties. The production from the batch plant is not one that includes potential pollutants or combustible materials and does not emit noxious odors. Noise has not proven to be an issue with the uses, mainly because they are not located in close proximity to many residential uses. The location of the Property near the state 161 Expressway also means that noise created by high-speed traffic tends to prevail over noise create by these uses.

(d) The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The City and the applicant have already made significant investment in the improvement of Beech Road and the construction of Ganton Parkway. Given their proximity to nearby development sites, as well as the Beech Road interchange on state Route 161, the batch plant and pug mill are perfectly situated to ensure efficient passage of vehicles. The nature of the uses is such that they do not require the use of public water or sanitary sewer services. There is no negative impact on schools, as the uses generate no residents and add value to the Property, which in turn yields real estate tax revenue to the school district. Being that there are no permanent structures on the site, the fire risk is minimal. The uses do not have any more likelihood of criminal activity than any existing use in the general vicinity.

(e) The proposed use will not be detrimental to the economic welfare of the community.

The proposed conditional use has been and will continue to be a clear economic benefit to the community. The existence of the uses in close proximity provides the City with opportunities for savings on public works projects by having materials from the area's major contractors at the ready. The presence of the batch plant and pug mill in the heart of the Business Park also proves to be attractive to new development in the area, as it provides convenient access to construction materials and efficiency as to delivery. Easy access to and from State Route 161 for trucks is good for the local environment by providing short routes to and from the highway system without the need for sustained usage of the local street system.

(f) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

(g) Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.

The uses' access to and from Worthington Road has been established for some time. Real-world experience from the past operation of the uses provides proof that the vehicular approaches to the Property have not interfered with traffic. **APPLICANT:**

MBJ Holdings LLC c/o Underhill & Hodge LLC 8000 Walton Parkway, Suite 260 New Albany, Ohio 43054

8000 Walton Parkway, Suite 120

MBJ Holdings LLC

New Albany, OH 43054

PROPERTY OWNER:

ATTORNEY:

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

SURROUNDING PROPERTY OWNERS: James and Phyllis Foor, Trustees 13410 Worthington Road New Albany, OH 43054 AEP Ohio Transmission Company, Inc. 1 Riverside Plaza Columbus, OH 43215

)

ZONING DESCRIPTION OF 14.51 ACRES

Situate in the State of Ohio, County of Licking, City of New Albany, lying in Section 17, Township 2, Range 15, United States Military District, being part of that 55.397 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 201904180007159, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING in the southerly right-of-way line of Worthington Road, at the northeasterly corner of said 55.397 acre tract and in the westerly line of that 6 acre tract conveyed to MBJ Holdings, LLC by deed of record in Instrument Number 201905220009862;

Thence South $03^{\circ} 02' 51"$ West, with the line common to said 55.397 and 6 acre tracts, partially across said 55.397 acre tract, a distance of 1218.27 feet to a point in the northerly line of that 48.517 acre tract conveyed to AEP Ohio Transmission Company, Inc. by deed of record in Instrument Number 201911010024065;

Thence with the line common to the remainder of said 55.397 acre tract and said 48.517 acre tract, the following courses and distances:

North 86° 52' 04" West, a distance of 511.70 feet to a point;

North 03° 07' 56" East, a distance of 260.00 feet to a point;

North 86° 52' 04" West, a distance of 75.00 feet to a point; and

North 03° 07' 56" East, a distance of 664.89 feet to a point in said southerly right-of-way line;

Thence with said southerly right-of-way line, a northerly line of said 55.397 acre tract, the following courses and distances:

North 52° 29' 17" East, a distance of 45.11 feet to a point;

North 55° 48' 03" East, a distance of 268.77 feet to a point;

North 68° 21' 17" East, a distance of 143.73 feet to a point; and

North 81° 57' 38" East, a distance of 210.45 feet to the TRUE POINT OF BEGINNING, containing 14.512 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

HLK 14_5 ac 2021xxxx-VS-EXHB-ZONE-01


















Planning Commission Staff Report September 20, 2021 Meeting

EXPRESS OIL CHANGE AND TIRE ENGINEERS FINAL DEVELOPMENT PLAN

LOCATION:	Generally located north of US-62, east of Walton Parkway and
	Bevelhymer Road (PID: 222-00617).
APPLICANT:	JNBG Land Holdings, LLC
REQUEST:	Final Development Plan
ZONING:	Walton-62 Commerce District I-PUD
STRATEGIC PLAN:	Retail
APPLICATION:	FDP-86-2021

Review based on: Application materials received August 20 and September 1, 2021.

Staff report prepared by Chris Christian, Planner

I. REQUEST AND BACKGROUND

The application is for a final development plan for a proposed Express Oil Change and Tire Engineers development generally located north of US-62 and east of Walton Parkway and Bevelhymer Road. This development includes a motor vehicle service establishment on a 1.01 acre site.

The applicant is also applying for several variances related to this final development plan under application V-87-2021. Information and evaluation of the variance requests are under a separate staff report.

This site is located within the Walton-62 Commerce zoning district which was reviewed and approved by the Planning Commission on March 18, 2019 (ZC-6-2019).

II. SITE DESCRIPTION & USE

The site is generally located north of US-62 and east of Walton Parkway and Bevelhymer Road. The site is 1.01 acres and is currently undeveloped. The applicant is proposing to build a motor vehicle service establishment. Neighboring uses include commercial to the south, east and west as well as the Sheetz development to the north (FDP-16-2020).

III. EVALUATION

Staff's review is based on New Albany plans and studies, zoning text, and 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 lists the following development standards for the Neighborhood Retail future land use category:

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

A. Use, Site and Layout

- 1. The applicant proposes to develop a 4,732 sq. ft. Express Oil Change and Tire Engineers on a 1.01 acre site. The site is located in the Walton-62 zoning district north of US-62 and east of Walton Parkway and Bevelhymer Road, adjacent to the proposed Dunkin' Donuts (FDP-88-2021) and proposed Aldi (FDP-80-2021). The proposed development is in an appropriate location given its proximity to the New Albany Business Park, State Route 161 and surrounding retail uses.
- 2. Zoning text section III(A)(2) states that no retail user in this zoning district shall occupy more than 15,000 sq. ft. of floor area of a building. The proposed building meets this limitation requirement.
- 3. Zoning text section II(A)(9) requires that the total lot coverage, which includes all areas of pavement and building, to not exceed 80% of the total area. The proposed development is at 71.9% lot coverage thereby meeting this requirement.

Boundary	Required Setback	Proposed Setback
US-62	50 foot building and pavement setback from the right-of-way	55 + foot pavement setback [meets code]
		[meets code]
Northern Boundary (Adjacent to proposed private road)	0 foot pavement and building setback	16+/- foot pavement [meets code]
		code]
Southern Boundary (adjacent to proposed Dunkin Donuts)	0 foot pavement and building setback	0+/- foot pavement [meets code]
		32+/- foot building [meets code]
Western Boundary	0 foot pavement and building setback	19+/- foot pavement [meets code]
		102+/- foot building [meets code]

4. The zoning text requires the following setbacks:

5. The applicant indicates that the development will utilize an underground stormwater detention basin.

B. Access, Loading, Parking

- 1. The development site will be accessed by an existing private access road which was approved by the Planning Commission on March 16, 2020 (FDP-15-2020) and a new proposed private drive that provides an additional connection to US-62 (proposed in the Aldi Final Development Plan, FDP-80-2021). All proposed access points are consistent with the approved access/circulation exhibit attached to the zoning text.
- Zoning text section III(B)(5) requires an additional 5 feet of right-of-way to be dedicated along US-62 in order to accommodate a future right turn lane onto Walton Parkway. In order to meet this requirement, staff recommends a condition of approval that the developer dedicate 5 feet of right-of-way prior to any permits are issued for the project.
- 3. According to zoning text section III(B)(4) the applicant is required to install an 8-footwide, asphalt leisure trail along Johnstown Road and this requirement is met.
- 4. Per zoning text section III(B)(4) the applicant is required and proposes to install a 5-footwide, concrete sidewalk along their frontages adjacent to private drives. The text also requires, and the applicant is providing, a pedestrian connection from the sidewalk/leisure trail system to the front of their building.
- 5. Per C.O. 1167.10(d)(10) requires 1 parking space to be provided for every 400 square feet for automobile sales and service uses. The building has an area of 4,732 sq. ft. therefore 12 parking spaces are required. The applicant is exceeding this requirement and providing 21 spaces. Additionally, the applicant is providing 2 queuing spaces in front of each bay door that does not conflict with traffic in the access drive along the front elevation of the building.
- 6. Per C.O. 1167.03(a) the minimum parking space dimensions required are 9 feet wide and 19 feet long and the applicant is meeting this requirement.
- 7. Per C.O. 1167.03(a) the minimum maneuvering lane width size is 22 feet for this development type and the applicant is providing a 22 foot wide maneuvering lane along the one side of the building and 24 foot drive maneuvering lanes in front and behind the building.
- 8. According to C.O. 1167.06(b)(2) the applicant is required to provide one off street loading space and the applicant is meeting this requirement with one on site.
- 9. Per zoning text section III(B)(2) the applicant is required to install 2 bicycle parking spaces on site and the applicant is exceeding this requirement by providing 4.

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 22 +/- feet therefore this requirement is being met.
- 4. The applicant is proposing to use brick, stone, 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 III(C)(4)(6) 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. <u>DGR Section 6(I)(A)(12) states that buildings shall have operable and active front doors</u> <u>along all public and private roads. The applicant is not providing an active and operable</u> <u>door along the northern building elevation and a variance has been requested.</u>
- 7. C.O. 1171.05(b) states that all trash and garbage container systems must be screened. The applicant proposes to install a dumpster enclosure thereby meeting this requirement.

- 8. Zoning text section III(C)(4)(c) requires complete screening of all roof mounted equipment to screen from off-site view and buffer sound. <u>A roof plan was submitted and it is not clear if this screening is provided. In order to meet this requirement, staff recommends a condition of approval that all rooftop mechanical units be screened in order for visibility and to buffer sound generated subject to staff approval.</u>
- 9. Zoning text section III(C)(5)(c) states that if a flat roof is used, strong cornice lines must be integrated and the applicant is meeting this.

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

- 1. Zoning text section III(D)(1)(a) states that street trees are required to be installed along Johnstown Road at a rate of 1 tree per 30 feet of frontage. The applicant is required to install 5 trees based on their frontage and this requirement is met. Additionally, the zoning text requires a single row of street trees, planted at the same rate, along all other private road frontages and the applicant is meeting this requirement.
- 2. Per zoning text section III(D)(1)(b) a four-board horse fence is required to be installed along Johnstown Road and the applicant is meeting this requirement.
- 3. Per zoning text requirement III(D)(1)(c) a minimum 30-inch-tall landscape hedge must be provided along the perimeter of the parking lot to provide screening from public-rights-of-way and the applicant is meeting this requirement.
- 4. Per zoning text requirement III(D)(1)(d) 8 trees per 100 lineal feet must be provided throughout the setback area along Johnstown Road. The applicant is meeting this requirement by providing11 trees along Johnstown Road.
- 5. Zoning text requirement III(D)(4)(c) states that a minimum of 8% of the total parking lot area shall be landscaped. The applicant is exceeding this requirement by providing 10.69% of interior landscape in the parking lot.
- 6. Per C.O. 1171.06(3) parking areas should contain a minimum of one tree for every 10 parking spaces. The applicant is providing 21 parking spaces and is therefore required to install 2 trees. The applicant is exceeding this requirement by provided 3 trees within the parking area.
- 7. install 2 trees and this requirement is met.
- 8. The regulations of the zoning text are intended to achieve the same streetscape that exists in the Canini Trust Corp to ensure consistency in the area. The city landscape architect has reviewed the application as well as the other two proposed developments along US-62 and provided the following comments to ensure the intent of the text is met. These comments can also be found in a separate memo attached to this staff report. The city landscape architect has reviewed the application and provided the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends a condition of approval that the city landscape architect comments are addressed, subject to staff approval.
 - A. Street trees along Johnstown Road should be planted 20' from the edge of pavement to maintain consistent line of street trees. See diagram.
 - B. Street trees along Johnstown Road should be planted at 3" caliper, 30' O.C. per New Albany Code. Placement of trees to be based on center line of private road. See diagram.
 - C. Street trees along Johnstown Road should match the existing large deciduous street tree species on the opposite side of Johnstown Road. All street trees along proposed properties should be the same singular species. See diagram.
 - D. All buffer trees located between street trees and parking lot pavement should be planted in random massings. See diagram.
 - E. Remove and replace all non-native Koelreuteria and Syringa tree species with native, large, deciduous shade trees.

E. Lighting & Signage

- 1. A detailed photometric plan has been submitted that has zero candle-foot intensity along all parcel boundaries.
- 2. Zoning text section E(3)(b) requires all parking lot and private driveway light poles to be PC 21 0920 Express Oil Change and Tire Engineers Final Development Plan FDP-88-2021

cut-off and downcast, not exceed 18 feet in height, painted New Albany Green and the use the same fixture that has been used at Sheetz and throughout the Canini Trust. There are no proposed light poles for the site.

3. As part of this final development plan application, the applicant has submitted a sign plan for the site.

Wall Signs

The zoning text and C.O. 1169.15(d) permits a wall sign on each building frontage, with 1 square foot in area per linear square foot of building frontage, not to exceed 50 square feet for retail buildings. The applicant proposes three wall signs on the US-62 elevation of the building the following dimensions:

Express Oil | Tire Engineers Wall Sign

- *a.* Lettering Height: 22 inches [meets code]
- *b.* Area: 54 square feet [does not meet code, variance requested]
- c. Location: one centered on the US-62 elevation of the building
- *d*. Lighting: Halo [meets code].
- *e*. Relief: 5 inches [meets code]
- *f*. Colors: red and blue (total of 3) [meets code].
- g. Material: Aluminum, pin mounted units [meets code]
- The sign will feature the company logo/name "Express Oil Change| Tire Engineers"

AutoCare Wall Sign

- *a.* Lettering Height: 16 inches [meets code]
- *a.* Area: 11+/- square feet [meets code]
- *b.* Location: one on the US-62 elevation of the building [meets code]
- *c*. Lighting: External gooseneck [meets code].
- *d*. Relief: 5 inches [meets code]
- *e*. Colors: white (total of 1) [meets code].
- *f.* Material: Aluminum, pin mounted units [meets code]
- The sign will read "Auto Care"

Oil Change Wall Sign

- *a.* Lettering Height: 16 inches [meets code]
- *b.* Area: 12+/- square feet [meets code]
- *a.* Location: one on the US-62 elevation of the building [meets code]
- *h.* Lighting: External gooseneck [meets code].
- *b.* Relief: 5 inches [meets code]
- *c*. Colors: white (total of 1) [meets code].
- d. Material: Aluminum, pin mounted units [meets code]
- The sign will read "Oil Change"

Ground Mounted Sign

The zoning text states that all ground mounted signage shall be consistent with the specifications found in the 2013 Trust Corp Signage Recommendations Plan. The applicant is requesting to install one ground mounted sign with the specifications listed below. The applicant is meeting all the recommendations of the sign master plan. The color listed on the ground sign says dark grey as recommended in the plan however, the color shown appears to be light blue. Staff recommends a condition of approval that dark grey be used as the background color on the ground mounted sign.

a. Size: 3 feet, 4 inches tall and 4 feet, 10 inches wide [meet code]

- *b.* Location: One perpendicular to Johnstown Road [meets code]
- *c*. Lighting: None [meets code].
- *d*. Relief: 8 inches [meets code]
- *e*. Colors: Black, white and light blue (total of 3) [meets code].
- *f.* Materials: Brick with a precast cap [meets code]
- The sign will feature the company logo and address information

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 title sheet of the FDP to include the signature block and other information as shown on this Exhibit.
- 2. Provide a r/w dedication (minimum 5') along the parcel's US62 frontage. This dedication will help support construction of a potential additional right-hand turn lane at Walton Parkway should the need arise at some future point.
- 3. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available

V. RECOMMENDATION

Staff recommends approval of the Express Oil final development plan provided that the Planning Commission finds the proposal meets sufficient basis for approval. The proposal is meeting many of the goals of the Engage New Albany Strategic Plan such as providing pedestrian access along roadways and into the site and utilizing high quality building materials by incorporating foursided architecture. The proposed development is in an appropriate location given the context of the surrounding area and will serve as an amenity for the New Albany Business Park. The proposed building is very well designed and is consistent with other retail buildings in the immediate area. Additionally, the streetscape matches what is established at the other adjacent proposed development sites as well as across the street at the Canini Trust Corp development site in order to achieve a uniform street design along this primary corridor of the city.

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-88-2021, subject to the following conditions:

- 1. The developer must dedicate an additional 5 feet of right-of-way along US-62 prior to the issuance of any work permits, subject to staff approval.
- 2. All rooftop mechanical units must be screened from view and buffer sound in accordance with the zoning text requirements, subject to staff approval.
- 3. The comments of the City Landscape Architect must be met, subject to staff approval.
- 4. Dark grey must be used as the background color for the ground mounted monument sign subject to staff approval.
- 5. The City Engineer's comments must be addressed subject to staff approval.

Approximate Site Location



Source: Google Earth



Planning Commission Staff Report September 20, 2021 Meeting

EXPRESS OIL CHANGE AND TIRE ENGINEERS VARIANCES

LOCATION:	Generally located north of US-62, east of Walton Parkway and
APPLICANT:	Bevelhymer Road (PID: 222-00617).
REOUEST:	JNBG Land Holdings, LLC
	 (A) Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the northern building elevation. (B) Variance to C.O. 1169.15(d) to allow a wall sign to be 54 sq. ft. where code allows a maximum of 50 sq. ft. for retail buildings.
ZONING:	Walton-62 Commerce District I-PUD
STRATEGIC PLAN:	Retail
APPLICATION:	VAR-87-2021

Review based on: Application materials received August 20 and September 1, 2021. *Staff report prepared by Chris Christian, Planner*

I. REQUEST AND BACKGROUND

The applicant requests variances in conjunction with the final development plan for an Express Oil located north of US-62, east of Walton Parkway, and south of Bevelhymer Road.

The applicant requests the following variances:

- (A) Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the northern building elevation.
- (B) Variance to C.O. 1169.15(d) to allow a wall sign to be 54 sq. ft. where code allows a maximum of 50 sq. ft. for retail buildings.

II. SITE DESCRIPTION & USE

The site is generally located north of US-62 and east of Walton Parkway and Bevelhymer Road. The site is 1.01 acres and is currently undeveloped. The applicant is proposing to build a motor vehicle service establishment. Neighboring uses include commercial to the south, east and west as well as the Sheetz development to the north (FDP-16-2020).

III. EVALUATION

The application complies with application 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. EVALUATION

Considerations and Basis for Decision

(A) Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the northern building elevation.

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 3 frontages, 2 along private roads and one along US-62. As proposed, the commercial building will have entrances along the eastern private road elevation and along US-62 and not along the northern private road (2/3 elevations are meeting the requirement).
- 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 does not appear to be substantial. The same variance has been granted for other buildings within the Canini Trust Corp development. The intent of this requirement is to ensure that buildings maintain a presence on the street which is crucial in pedestrian oriented development. This site and the overall Canini Trust Corp and Walton-62

developments are auto-oriented by design therefore it does not appear that maintaining an entrance along every street is as important in this development scenario.

- 4. While there isn't an active and operable door on some of the elevations, the applicant is providing easily identifiable entrances along all other elevations. While the applicant is not providing an active and operable entrance on the private road elevation, they are providing one along the primary street corridor US-62, which is the primary intent of the requirement. Additionally, 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.
- 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 which is directly across the street from the site.
- 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 C.O. 1169.15(d) to allow two wall signs to be 54 sq. ft. where code allows a maximum of 50 sq. ft. for retail buildings.

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

- 1. The applicant requests to allow a wall sign to be 54 square feet in size where the zoning text allows a maximum area of 50 sq. ft. for all retail buildings.
- 2. The variance is not substantial. While the sign is larger, it is only 4 sq. ft. larger than what is permitted by right and is appropriately scaled to fit within the "sign space" on the building and it does not appear to be overly large.
- 3. 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 sign is larger than permitted, the design is unobtrusive.
- 4. Additionally, sites within the Canini Trust Corp are permitted to have wall signs that are up to 80 sq.ft. in size based on the frontage of their building. If this building were located across the street, they would be permitted to have an 80 sq.ft. wall sign as the building has over 100+/- feet of frontage.
- 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.

II. RECOMMENDATION

Staff recommends approval of the requested variances should the Planning Commission find that the application has sufficient basis for approval. It appears that all of the variances are appropriate and meet the design intent for the zoning district that this site is located in.

While the applicant will be permitted to install larger signage than what is permitted, it is designed and scaled appropriately in the relation to the building and the site overall. 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 since the applicant is providing a prominent entrance along the primary road corridor US-62 which is the primary intent of the requirement. Lastly, it does not appear that these granting of the variances will 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.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motions 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-87-2021.

Approximate Site Location

Source: Google Earth

Planting Plan

- 1. Street trees along Johnstown Road should be planted 20' from the edge of pavement to maintain consistent line of street trees. See diagram.
- 2. Street trees along Johnstown Road should be planted at 3" caliper, 30' O.C. per New Albany Code. Placement of trees to be based on center line of private road. See diagram.
- 3. Street trees along Johnstown Road should match the existing large deciduous street tree species on the opposite side of Johnstown Road. All street trees along proposed properties should be the same singular species. See diagram.
- 4. All buffer trees located between street trees and parking lot pavement should be planted in random massings. See diagram.
- 5. Remove and replace all non-native Koelreuteria and Syringa tree species with native, large, deciduous shade trees.

Site Plan

6. The fence on the northern corner of Johnstown Road and Walton Parkway should be curved to match the aesthetic of the existing fence at all corners. The existing fence's radius should be maintained or used as a reference. Study other fence curves at the same intersection for context. 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.



By:



404.539-01 September 3, 2021

To: Christopher Christian Engineering Manager

From: Ed Ferris, P.E., P.S., City Engineer

Our review comments are as follows:

Jay M. Herskowitz, P.E., BCEE

Re: Express Oil – FDP

We reviewed the referenced submittal in accordance with Code Section 1159.07 (b)(3) FDP.

- 1. Refer to Exhibit A. Revise the title sheet of the FDP to include the signature block and other information as shown on this Exhibit.
- 2. Provide a r/w dedication (minimum 5') along the parcel's US62 frontage. This dedication will help support construction of a potential additional right-hand turn lane at Walton Parkway should the need arise at some future point.
- 3. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available

EPF/JMH

(attachment)

cc: Steve Mayer, Planning Manager Dave Samuelson, Traffic Engineer







Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address INTERSECTION OF JOHNSTOWN RD (US 62) & WALTON PARKWAY						
	Parcel Numbers 222-000617						
	Acres 1.01 # of lots created 1						
	Choose Application Type Circle all Details that Apply						
nation	□ Appear □ Certificate of Appropriateness □ Conditional Use X Development Plan Prelim □ Plat Prelim	inary (Final) inary Final	Comprehensive A	mendment			
ject Inforn	□Lot Changes Comb □Minor Commercial Subdivision Easen □Vacation Easen Variance Extension Request	ination Split ent	Adjustment				
Pro	D Zoning Amen	dment (rezoning)	Text Modification				
	Description of Request: <u>Review and a</u> proposed Exp center in sub-	oproval of a Final I ress Oil Change ar area B of the Walto	Development Plan subm nd Tire Engineers autom on-62 Commerce Distric	ittal for a nobile service t			
acts	Property Owner's Name:THE NEW ALAddress:8000 WALTON PKWY, STECity, State, Zip:NEW ALBANY, OH 430Phone number:614.939.8040Email:DROGGENKAMP@NEWAL	BANY COMPANY 120 54 BANYCOMPANY.	, LLC c/o DICK ROGGE Fax: <u>614.306.87</u> .COM	286			
Cont	Applicant's Name:JNBG LAND IAddress:764 SHELA BLVDCity, State, Zip:WHEELERSBURG, OHPhone number:404-964-8874Email:JAKE_NIX@YAHOO.CO	HOLDINGS, LLC 45694 M	Fax:				
Signature	Site visits to the property by City of New Alba The Owner/Applicant, as signed below, hereby employees and appointed and elected officials described in this application. I certify that the i true, correct and complete. Signature of Owner Signature of Applicant	ny representatives ar authorizes Village of to visit, photograph a nformation here with	e essential to process this a of New Albany representat and post a notice on the pro- nin and attached to this app 2. Real Estik Date:	application. ives, operty blication is 3 - 18 - 21 8 - 18 - 21			

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • Phone 614.939.2254 • Fax 614.939.2234

Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address INTERSECTION OF JOHNSTOWN RD (US 62) & WALTON PARKWAY						
	Parcel Numbers 222-000617						
	Acres 1.01 # of lots created 1						
	Choose Application Type	Circle	all Details that Apply				
Project Information	 Appeal Certificate of Appropriateness Conditional Use Development Plan Plat Lot Changes Minor Commercial Subdivision Vacation Vacation Variance Extension Request Zoning Description of Request: <u>Review</u> Charace Guideling	Preliminary Final Preliminary Final Combination Split Easement Amendment (rezoning) v and approval of variance cteristics, A.12 of the Con ines & Requirements, and	Comprehensive Amendment Adjustment Street Text Modification e request from Section 6, I. Building mercial Outside Village Center Design d a variance from C.O. 1169.16(d)				
ts	Property Owner's Name: THE N Address: 8000 WALTON PKW City, State, Zip: NEW ALBANY, O Phone number: 614.939.8040 Email: DROGGENKAMP@	IEW ALBANY COMPANY Y, STE 120 DH 43054 NEWALBANYCOMPANY	7, LLC c/o DICK ROGGENKAMP Fax: <u>614.306.8786</u> COM				
Contac	Applicant's Name:JNBGAddress:764 SHELA BLVICity, State, Zip:WHEELERSBURPhone number:404-964-8874Email:JAKE_NIX@YAH	LAND HOLDINGS, LLC D IG, OH 45694 HOO.COM	Fax:				
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete. Signature of Owner Signature of Owner						



September 1, 2021

Chris Christian Community Development Department 99 West Main Street New Albany, OH 43054

RE: Response to Preliminary FDP Comments for Express Oil Change and Tire Engineers.

Dear Mr. Christian:

The following are our responses to the preliminary Final Development Plan comments issued in an email dated August 27th, 2021:

General Comments

COMMENT 1:	Please verify that you have made all changes outlined in the preliminary review completed by our landscape architect and sent to you on August 6 th . We are also asking our landscape architect back check these and make them conditions of approval on the application.
Response:	A response letter to the August 6 th preliminary site plan review comments has been issued with the September 1 resubmittal of the Final Development Plan which indicates that all comments applicable to Express Oil Change have been addressed.
Variances	
COMMENT 1:	Several variances were identified by our department as part of the review process. Please submit a separate application for the variance (attached). I have also attached the submittal requirements for this application type. The only thing you need to do is submit the narrative described in the requirements, no need to submit additional site plans etc. I have identified all variances below. There are some questions that I ask you in the "other comments" section that will likely turn into variances
Response:	A separate variance application and variance narrative have been issued with the September 1 resubmittal of the Final Development Plan. A variance narrative for the signage variance will be submitted separately by early next week. Per ongoing discussions, no other variances have been identified to be required.

6121 Huntley Rd, Columbus, OH 43229-1003 OFFICE 614.888.0040 ONLINE WWW.DLZ.COM



Express Oil Change Response to comments Page 2 of 3

Other Comments

- COMMENT 1: Please confirm the location and height of any parking lot light poles on plans. Max of 18 feet. Please also indicate PMS # 447 color to match Sheetz and the Canini Trust Corp. This is the New Albany Green that is referenced in the text. Update photometrics as needed.
- *Response:* The site will not contain any parking light poles. An updated photometric plan is provided as part of this submittal.
- COMMENT 2: Please provide horse fence detail for review. Please also provide the typical 10x10 end post on the plans. I know that there are shortages, 8x8 end posts are also fine.
- Response: A detail of the four-rail horse fence has been provided on sheet C3.1, Site Details.
- COMMENT 3: Along all private roads, please revise the street tree planting to 1 tree for every 30 feet as required by code.
- Response: Street tree plantings have been revised for a spacing of 1 tree for every 30 ft. on sheet L1.0, Site Landscape Plan. The landscaping requirements table on this sheet has also been revised to reflect this change.
- COMMENT 4: Please provide a roof plan showing all rooftop equipment and the height of them being proposed. zoning text section III(C)(4)(c) and (d) requires complete screening of all roof equipment to buffer sound and provide 100% visual screening. We have to make sure this requirement is being met with the roof plan.
- Response: A roof plan is provided as part of this submittal.
- COMMENT 5: Please provide a digital sample board.
- Response: A digital sample board has been provided with the September 1 resubmittal of the Final Development Plan.
- COMMENT 6: Please provide area of all wall signs on plans as well as lettering height, sign thickness (minimum of 1 inch required). The two main wall signs are shown as one however, they have to be reviewed as separate.
- *Response:* Revised signage drawings have been provided as part of this resubmittal.



Express Oil Change Response to comments Page 3 of 3

- COMMENT 7: The proposed monument sign is for an interior private road. Please revise the sign to match the second option shown on page 2 of the attached master sign plan for the area. Every detail shown on the sign plan must be shown on yours. If any variances to these requirements are needed, please include them in your variance narrative and communicate with me to determine a solution. Alternatively, we could move the sign you are proposed to the rear entrance to the site and forgo a sign along US-62.
- Response: Per discussions it was determined that the type of sign proposed will be allowed as it has been approved by New Albany Company. Revised signage drawings have been provided as part of this resubmittal.

Respectfully submitted DLZ OHIO, INC.

En Sh

Eric Sagle, RLA Landscape Architect



September 1, 2021

Chris Christian Community Development Department 99 West Main Street New Albany, OH 43054

RE: Response to Preliminary Site Plan Review for Express Oil Change and Tire Engineers.

Dear Mr. Christian:

The following are our responses to the preliminary site plan review comments issued in an email dated August 6th, 2021:

Site Plan Comments – Pg 1 of 2

COMMENT 1:	Aldi's parking fronting Johnstown Road should align with and be parallel to the proposed Express Oil parking to maintain a consistent frontage along Johnstown Road.		
Response:	Not applicable to Express Oil Change.		
COMMENT 2:	Drive aisles circulating between properties should be aligned and act as a frontage road along Johnstown Road.		
Response:	The front drive aisle of Aldi has been revised to align with that of Express Oil Change		
COMMENT 3:	Reduce Dunkin' Donuts drive aisles from 23' to 20'. Using the reduction in pavement, move entire site towards Express Oil to increase the distance between the back of curb and Walton Parkway.		
Response:	Not applicable to Express Oil Change.		
Site Plan Comment	ts – Pg 2 of 2		
COMMENT 1:	Remove all Dunkin' Donuts parking along Express Oil's property line. See diagram.		
Response:	Not applicable to Express Oil Change.		
COMMENT 2:	Remove all Dunkin' Donuts parking along Walton Parkway. See diagram.		
Response:	Not applicable to Express Oil Change.		

6121 Huntley Rd, Columbus, OH 43229-1003 OFFICE 614.888.0040 ONLINE WWW.DLZ.COM



- COMMENT 3: Relocate the removed Dunkin' Donuts parking spaces to the Jamestown Road frontage. See diagram.
- Response: Not applicable to Express Oil Change.
- COMMENT 4: Move entire Dunkin' Donuts site towards Express Oil to increase the distance between the back of curb and Walton Parkway.
- Response: Not applicable to Express Oil Change.
- COMMENT 5: The alignment of the four-rail horse fence should align with the existing fence installed at Sheetz. Continue that trajectory along the entire frontage of Express Oil, Aldi's, and Dunkin Donuts. Tie to into existing fence on Walton Parkway. See diagram.
- *Response:* The location of the four-rail horse fence has been revised as requested.
- COMMENT 6: Realign the leisure trail at the corner of Walton Parkway and Johnstown Road to minimize curves in the trail. See diagram.
- Response: The leisure trail on the Express Oil Change site has been revised as requested.
- COMMENT 7: Reduce (2) Aldi's drive aisles to 20' wide and shift parking away from road. See diagram.
- Response: Not applicable to Express Oil Change.
- COMMENT 8: Incorporate lawn and street trees along roadways with added space from comments. See diagram.
- Response: Lawn and street trees have been provided along roadways as required in the provided landscape plan.

Respectfully submitted DLZ OHIO, INC.

En Sh

Eric Sagle, RLA Landscape Architect

AHO ARCHITECTS, LLC 265 Riverchase Parkway East Suite 204 Hoover, Alabama 35244

(205) 983-6000 F: (205) 983-6001



August 31, 2021

Mr. Chris Christian

City of New Albany Community Development 99 West Main Street New Albany, OH 43054

Re: Narrative Statement Regarding Active and Operable Front Doors on the Right Building Elevation

Dear Mr. Christian:

In your email to Mr. Eric Sagle with DLZ dated 8/27/2021 you reference Section 3 (C) (6) of the Walton-62 Commerce District. This section requires operable doors for hotels only. However, in Section 6, I. Building Characteristics, A.12 of the Commercial Outside Village Center Design Guidelines & Requirements, it states "Buildings shall have operable and active front doors along all public and private roads".

Operable doors have been provided on every elevation of the building except the east side. Adding an operable door to this elevation would hinder Express Oil Change and Tire Engineers' internal operations and jeopardize the safety of their employees and customers. For example, if a door was added to the northern end of the east elevation, you'd have employees exiting directly into a lane of traffic from the first oil change bay, causing an unsafe condition for both employees and customers alike. Additionally, if an operable door was added to the southern end of the east elevation, it would impede store operations in that Express Oil utilizes the east wall for tools, equipment, and products which are vital to oil change operations.

We respectfully request a variance from the requirement of Section 6, I. Building Characteristics, A.12 of the Commercial Outside Village Center Design Guidelines & Requirements. If you have any questions, or if there is anything else we can do for you, please do not hesitate to contact me.

Sincerely,

AHO ARCHITECTS, LLC

April R. Car

April R. Cain, NCIDQ, IIDA, RID Registered Interior Designer / Vice President

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 39049C0208K, WITH AN EFFECTIVE DATE OF JUNE 17, 2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DATUMS/BASIS OF BEARING

EMHT ALTA/NSPS LAND TITLE SURVEY THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (1986 ADJUSTMENT). CONTROL FOR BEARINGS WAS A CONTROL TRAVERSE WHICH DETERMINED THE BEARING OF A PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD (U.S. ROUTE 62, COLUMBUS-MILLERSBURG ROAD) AS HAVING A BEARING OF SOUTH 58' 20' 45" WEST.

DLZ TOPOGRAPHIC SURVEY ALL HORIZONTAL COORDINATES AND BEARING AS SHOWN ARE PROJECT GRID BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND REFERENCE THE NORTH AMERICAN DATUM OF 1983 AND THE 2011 ADJUSTMENT (NAD 83(2011)).

ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

IN ORDER TO CREATE A UNIFIED BASE MAP, A COORDINATE TRANSFORMATION BETWEEN EMH&T'S SURVEY AND OHIO STATE PLANE SOUTH, NAD 83(2011) (DLZ SURVEY) WAS PERFORMED.

EMH&T'S ALTA SURVEY DRAWING WAS MOVED FROM COORDINATE: N 761962.15 E 1886965.37

TO COORDINATE:

N 761961.48 E 1886965.79

ROTATE ABOUT NEW COORDINATE, 00°04'49" LEFT

BEARINGS SHOWN ON PLAN SHEETS OTHER THAN EMH&T'S ALTA SURVEY REFLECT THIS MOVE AND ROTATION.

<u>BENCHMARKS (NAVD 88)</u>

BM "A", EL=1065.74 A CHISELED SQUARE ON THE WEST CORNER OF THE CONCRETE PAD OF THE SIGNAL POLE LOCATED ON THE WEST CORNER OF JOHNSTOWN ROAD (US 62) AND THE ACCESS ROAD. ACROSS THE STREET FROM THE TURKEY HILL GAS STATION.

BM "B", EL=1061.38

A CHISELED SQUARE ON THE NORTH CORNER OF THE CONCRETE PAD FOR THE LIGHT POLE LOCATED ON THE NORTH SIDE OF JOHNSTOWN ROAD (US 62). APPROXIMATELY 240' NORTHEAST OF THE INTERSECTION OF JOHNSTOWN ROAD (US 62) AND WALTON PARKWAY.

SURVEY CONTROL POINTS					
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION	
1	762185.39	1886854.47	1065.95	IPIN	
2	761942.35	1886977.23	1064.47	IPIN EMHT	
3	761651.31	1886448.17	1062.06	IPIN	
4	761830.39	1886206.49	1059.52	IPIN	

	No.	BY Int.	DATE Mo./Dy./Yr.	REVISIONS Remarks	PROJ. PERSONNEL Initials	DATE Mo./Dy./Yr.	
					DES		
6121 HUNTLEY ROAD COLUMBUS, OHIO 43229					DWN		
PHONE: (614) 888–0040					СКD		

JOHNSTOWN RD (US 62) NEW ALBANY, OH 43054

Marburn Academy a Tavern C



FINAL DEVELOPMENT PLAN SET **SEPTEMBER 2021**



FRANKLIN COUNTY

<u>SHEET INDEX:</u> <u>SHEET NUMBER</u>	<u>Sheet Title</u>	
C1.0 1 OF 1 1 OF 1 C3.0 C3.1 C4.0 C4.1 C5.0 C6.0 L1.0 E700 A100 A101 A107 A200 A201 A202	TITLE SHEET ALTA SURVEY TOPOGRAPHIC SURVEY SITE IMPROVEMENT PLAN SITE DETAILS SITE GRADING PLAN SITE GRADING ENLARGEMEN SITE STORMWATER PLAN SITE UTILITIES PLAN SITE LANDSCAPE PLAN SITE LANDSCAPE PLAN PHOTOMETRIC PLAN FLOOR PLAN PIT FLOOR PLAN AND SITE ROOF PLAN EXTERIOR ELEVATION – FR EXTERIOR ELEVATION – RE	NTS DETAILS CONT CAR
A203 R100	EXTERIOR ELEVATION – RIG 3D VIEWS	GHT & DUMPSTER ENCLOSURE
CITY OF NEW ALBANY THE SIGNATURES BELC PURPOSE OF THIS PRO RESPONSIBILITY OF TH ENGINEER REVIEW AND CITY ORDINANCES 118 POLICIES.	<u>APPROVALS</u> W SIGNIFY ONLY CONCURRENO OJECT. ALL TECHNICAL DETAILS E ENGINEER AT DLZ. THE EXT APPROVAL IS BASED ONLY C 1, 1183, 1187 AND OTHER A	CE WITH THE GENERAL S REMAIN THE ENT OF CITY N COMPLIANCE WITH PPLICABLE CITY
FINANCE DIRECTOR, CI	TY OF NEW ALBANY, OHIO	DATE
CHAIRPERSON OF SER' CITY OF NEW ALBANY,	VICE & PUBLIC FACILITIES OHIO	DATE
CITY ENGINEER, CITY C	DF NEW ALBANY, OHIO	DATE
CITY ADMINISTRATOR, C	CITY OF NEW ALBANY, OHIO	DATE
PRELIMINAR	Y NOT	OHIO Utilities Protection SERVICE
FUR CUNSIR	CUCHUN	1-800-362-2764
TITLE SHEE	T	SHEETC1.0
		DATE ISSUED: 09/01/2021 Mo./Dy./Yr.

Guaranty C Items 1-8	Company with an effective date of May 14, 2021 at 8:00 A.M. NOT SURVEY RELATED ITEMS.	Item 32			
Item 9	Building lines, easements and restrictions shown on the recorded plat/map of Plain View Farms No. 2 as Plat Book 34 Page 22, THE SUBJECT TRACT IS LOCATED IN THE				
Item 10	PLATTED AREA. Building lines, easements and restrictions shown on the recorded plat/map of Bevelhymer Road and Walton Parkway	Item 33			
	Dedication and Easements as Plat Book 96 page 17. THE EASEMENTS ARE NOT LOCATED ON THE SUBJECT TRACT.	Item 34			
Item 11	Building lines, easements and restrictions shown on the recorded plat/map of Walton Parkway Extension Part 1 Dedication and Easements as Plat Book 96 page 82. THE EASEMENTS ARE NOT LOCATED ON THE SUBJECT TRACT.	Item 35			
Item 12	Permanent easements within vacated streets, as reflected in Engineer's Road Record 28 page 116. VACATED BEVELHYMER ROAD IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.	asements within vacated streets, as reflected in coad Record 28 page 116. VACATED MER ROAD IS LOCATED ON THE SUBJECT SHOWN HEREON.			
Item 13	Easement granted to The Columbus Railway, Power & Light Company, as more fully set forth in the document recorded as Deed Book 958 page 209. THE ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.	Item 36 I o The Columbus Railway, Power & Light C fully set forth in the document recorded as I ge 209. THE ELECTRIC EASEMENT IS I IE SUBJECT TRACT AS SHOWN S			
Item 14	Easement for Pole Line granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 1127 page 37. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE	Item 37			
Item 15	SUBJECT TRACT.	Item 38			
item 15	Company, as more fully set forth in the document recorded as Deed Book 1472 page 431. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.				
Item 16	Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 1759 page 317. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.	Item 39			
Item 17	Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 1785 page 165. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.	Item 40			
Item 18	Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 2307 page 640. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.	Item 41			
Item 19	Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 2365 page 294. Partially released in Instrument 202103090042640. THE ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.				
Item 20	Right of Way granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Deed Book 2920 page 341.THE 10' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.				
Item 21	Right of Way granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Deed Book 2920 page 334. THE 10' GAS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.				
Item 22	Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Deed Book 3365 page 524. THE 5' ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.	Item 42			
Item 23	Easement granted to Columbus and Southern Ohio Electric Company, as more fully set forth in the document recorded as Official Record 6462 page E19. THE PART OF THE SUBJECT TRACT THAT FALLS WITHIN LOT 24 IS LOCATED IN THE AREA DESCRIBED.	Item 42			
Item 24	Right of Way granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Official Record 10486 page F01. THE 10' GAS EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT	Item 44			
Item 25	Easement granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Official Record 10486 page F07. THE 10' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON	Item 45			
Item 26	Easement granted to Columbia Gas of Ohio, Inc., as more fully set forth in the document recorded as Official Record 10486 page E17. THE 10' GAS EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.	nem 43			
Item 27	Easement granted to Columbus Southern Power Company, as more fully set forth in the document recorded as Instrument 200007100135218. THE 12' ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.				
Item 28	Easement & Right of Way granted to Columbus Southern Power Company, as more fully set forth in the document recorded as Instrument 200007100135222. THE 12' ELECTRIC EASEMENT IS LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.	Item 46			
Item 29	Easement & Right of Way granted to Columbus Southern Power Company, as more fully set forth in the document recorded as Instrument 200007100135224. Partially released in Instrument 202103090042639. THE 10' ELECTRIC EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.	Item 47			
Item 30	Easement granted to The Ohio Bell Telephone Company aka Ameritech Ohio Inc., an Ohio corporation, as more fully set forth in the document recorded as Instrument 200007120137630. THE 10' TELEPHONE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.	Items 48-52			
Item 31	Easement Agreement for Ingress and Egress by and between The New Albany Company LLC, a Delaware limited liability company and Too, Inc., a Delaware corporation, as more fully set forth in the document recorded as Instrument 200101240015280. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT				

Grant and Reservation of Utility Easement by and between The New Albany Company, LLC, a Delaware limited liability ompany and Too, Inc., a Delaware corporation, as more fully et forth in the document recorded as Instrument 200101240015283. THE EASEMENT IS NOT LOCATED ON THE SUBJECT TRACT.

Easement granted to Ohio Bell Telephone Company aka meritech Ohio Inc., an Ohio corporation, as more fully set orth in the document recorded as Instrument 00201290025717. THE TELEPHONE EASEMENT IS NOT OCATED ON THE SUBJECT TRACT.

Easement & Right of Way granted to Columbus Southern Power Company, as more fully set forth in the document ecorded as Instrument 200602130027725. THE 10' ELECTRIC EASEMENT IS NOT LOCATED ON THE UBJECT TRACT.

Deed of Easement granted to the Village of New Albany, Dhio, as more fully set forth in the document recorded as nstrument 200711020191020. THE SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS HOWN HEREON.

Deed of Easement granted to the Village of New Albany, Dhio, as more fully set forth in the document recorded as strument 200711020191024. THE SANITARY SEWER EASEMENT IS LOCATED ON THE SUBJECT TRACT AS HOWN HEREON.

Deed of Easement granted to the Village of New Albany, Dhio, as more fully set forth in the document recorded as nstrument 200711130196075. THE UTILITY EASEMENT S LOCATED ON THE SUBJECT TRACT AS SHOWN **HEREON**

Deed of Easement granted to the Village of New Albany, Dhio, as more fully set forth in the document recorded as nstrument 201007190090677. THE 10' UTILITY EASEMENT IS NOT LOCATED ON THE SUBJECT FRACT.

Utility Easement granted to the City of New Albany, Ohio, as nore fully set forth in the document recorded as Instrument 02009300148188. THE UTILITY EASEMENT IS NOT OCATED ON THE SUBJECT TRACT.

Easement as more fully set forth in the document recorded as strument 202104160068617. SUBJECT TRACT IS OCATED IN THE AREA DESCRIBED.

Declaration of Covenants and Restrictions for The New Albany Community Authority of record in Official Record 6999C04; 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 23377F07; Designation of Successor Declarant of ecord in Instrument No 199810200268024; Ninth upplemental Declaration of record in Official Record 1466C20, as re-recorded in Official Record 21693H19; wenty-eighth Supplemental Declaration of record in nstrument 200612180250324; Twenty-eighth Supplemental Declaration of record in Instrument 200811200168286; upplemental Declaration of record in Instrument

NOTE: The Declaration of Covenants and Restrictions for The New Albany Community Authority of record in Official Record 16999C04, as amended, provides for Community Development charges to be levied against all lands in The New Albany Community District. These charges will be ssessed by the Community Authority and certified to the ranklin County Treasurer to be collected with the emi-annual real estate tax payments. No liability is assumed y Insurer in regard to any such charges assessed against the bject premises. SUBJECT TRACT IS LOCATED IN THE REA DESCRIBED

eservations, restrictions, covenants, limitations, easements, ssessments, and/or other conditions of record in Instrument 00101240015276. SUBJECT TRACT IS LOCATED IN HE AREA DESCRIBED.

Declaration of Restrictive Covenant of record in Instrument 00503160048342. THE SUBJECT TRACT IS NOT OCATED IN THE AREA DESCRIBED.

Declaration of Covenants, Conditions, Restrictions and asements (Northwest Quadrant of S.R. 62 and Walton Parkway, New Albany, Ohio) of record in Instrument 00612280256703. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Declaration of Covenants, Conditions, Restrictions and Easement for The New Albany Business Park of record in nstrument No 200007030130348, as re-recorded in nstrument No 200101100006699. As amended in Instrument 00308180260678. As amended in Instrument 200512160265333. As supplemented in the Fourteenth upplement of record in Instrument 200612180250326. As upplemented in the Fifteenth Supplement of record in nstrument 200703050037114. As supplemented in the upplement of record in Instrument . NOTE: Premises are cluded within the Expansion Property. THE SUBJECT RACT IS LOCATED IN THE AREA DESCRIBED.

erms conditions and restrictions contained in the Limited /arranty Deed from The New Albany Company LLC to BP roducts North America Inc. of record in Instrument 00612280256705 and re-recorded in Instrument 200701170010034. THE SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED.

Declaration of Covenants, Conditions, Restrictions and Easements for Walton & 62 Property Owners' Association of record in Instrument 202010210164001. SUBJECT TRACT IS LOCATED IN THE AREA DESCRIBED. THE UTILITY EASEMENTS ARE LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON. ACCESS EASEMENT IS NOT LOCATED ON SUBJECT TRACT BUT IS SHOWN HEREON FOR REFERENCE.

NOT SURVEY RELATED ITEMS.



fieldwork was conducted.

GRAPHIC SCALE (in feet)



DESCRIPTION FROM TITLE COMMITMENT:

1.006 ACRES

Situated in the State of Ohio, County of Franklin, City of New Albany, in Lots 23 and 24, Section 12, Quarter Township 1, Township 2, Range 16, United States Military District, being comprised of part of Reserve "A" of the subdivision entitled "Plain View Farms No. 2", of record in Plat Book 34, Page 22, a portion of Bevelhymer Road, as jointly vacated by the Franklin County Commissioners in Road Record 28, Page 116 and the Village of New Albany in Ordinance Number O-01-2007, and part of that 9.557 acre tract of land conveyed to The New Albany Company LLC by deed of record in Instrument Number 202103170048803, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at an iron pin set at the intersection of the northerly right of way line of Johnstown Road (U.S. 62) with the easterly right of way line of Walton Parkway (Variable width, Plat Book 96, Page 17), in the northerly line of that 1.584 acre tract conveyed as Parcel 18WD-8 (FRA-161-16.75, LIC-161-0.00) to State of Ohio by deed of record in Official Record 25998B11;

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

North 57° 24' 57" East, a distance of 85.28 feet to a point;

With the arc of a curve to the left, having a central angle of 68° 43' 19", a radius of 50.00 feet, an arc length of 59.97 feet, a chord bearing of South 87° 15' 47" East and chord distance of 56.44 feet to a point; and

North 58° 20' 45" East, a distance of 31.26 feet to an iron pin set at the TRUE POINT OF BEGINNING for this description;

Thence crossing said 9.557 acre tract the following courses and distances:

North 29° 55' 27" West, a distance of 299.27 feet to a drill hole set;

North 60° 06' 17" East, a distance of 152.79 feet to a drill hole set;

South 29° 10' 17" East, a distance of 166.49 feet to an iron pin set at a point of curvature to the right;

With the arc of said curve, having a central angle of 14° 17' 16", a radius of 175.00 feet, an arc length of 43.64 feet, a chord bearing of South 22° 01' 39" East and chord distance of 43.53 feet to an iron pin set at a point of reverse curvature;

With the arc of said curve, having a central angle of 16° 46' 14", a radius of 225.00 feet, an arc length of 65.86 feet, a chord bearing of South 23° 16' 08" East and chord distance of 65.62 feet to an iron pin set; and

South 31° 39' 15" East, a distance of 20.28 feet to an iron pin set in the northerly right-of-way line of said Johnstown Road (Variable width, Plat Book 34, Page 22);

Thence South 58° 20' 45" West, with said northerly right-of-way line, a distance of 137.70 feet to the TRUE POINT OF BEGINNING, containing 1.006 acres of land, more or

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

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Control for bearings was a control traverse which determined the bearing of a portion of the northerly right-of-way line of Johnstown Road (U.S. Route 62, Columbus-Millersburg Road) as having a bearing of South 58° 20' 45" West.

CERTIFICATION: Commitment No. 7844

To: The New Albany Company LLC, JNBG Land Holdings, LLC, Stewart Title Guaranty Company, and RET Solutions, LLC:

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, 7(a), 8, 9 and 13 of Table A thereof. The fieldwork was completed on March 22, 2021.

DRAFT

record, prior plats of survey, eld survey.		By Matthew A. Kirk			Date	
ND			Professiona mkirk@em	ll Surveyor No. 7865 ht.com		
S	Sanitary Sewer Manhole	EVANS, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054			Date: June 15, 2021	
	Catch Basin Curb & Gutter Inlet				Scale: 1" = 30'	
e V	Gas Marker Post Fire Hydrant				Job No: 2021-0621	
Water Valve		Phone: 614.775.4500 Toll Pree: 888.775.3648 emht.com			Sheet: 1 of 1	
——x——	Fence Line Underground Electric	REVISIONS			VISIONS	
— F0 —	Fiber Optic	MARK	DATE	DESCRIPTION		
—онw—	Overhead Wires					

Insurance Rate Map No. 39049C0208K (dated June 17, 2008), the subject tract shown hereon lies within Zone X (areas determined to be outside of

A Utility Marking request was submitted to OHIO811 on March 4, 2021. The utilities shown hereon have been located from field survey information. Utility plans were not requested and have not been reviewed. 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 he does

mior plate of su

LEGE

S31'39'15"E

	S	Sanitary Sewer Manhole
		Catch Basin
		Curb & Gutter Inlet
	Θ	Gas Marker Post
	\mathcal{A}	Fire Hydrant
		Water Valve
	——×——	Fence Line
	—-Е—	Underground Electric
	— F0 —	Fiber Optic
	— онw —	Overhead Wires
ost		

Express Oil Site Surveying Services / 20210621-VS-ALTA-01



NEW ALBANY TOPOGRAPHIC SURVEY

COORDINATE TRANSFORMATION BETWEEN EMH&T'S SURVEY AND OHIO STATE PLANE SOUTH, NAD 83(2011) (DLZ SURVEY) MOVED EMH&T DRAWING FROM COORDINATE:



ZONING INFORMATION: JOHNSTOWN RD (US 62) ADDRESS: 222-000617 PARCEL ID: 43,807 SF (1.01 AC) EX PARCEL AREA: PR PARCEL AREA: 43,119 SF (0.99 AC) EX ZONING DISTRICT: I-PUD - INFILL PLANNED UNIT DEVELOPMENT - WALTON-62 COMMERCE DISTRICT 30' FROM NORTHWEST P/L BUILDING SETBACK: O' FROM SOUTHEAST P/L O' FROM SOUTHWEST P/L 50' FROM JOHNSTOWN RD PROPOSED R/W 0' FROM NORTHWEST P/L PARKING SETBACK: 0' FROM SOUTHEAST P/L 0' FROM SOUTHWEST P/L 50' FROM JOHNSTOWN RD PROPOSED R/W ADJACENT ZONING DISTRICT EAST: I-PUD WEST: I-PUD NORTH: I-PUD SOUTH: JOHNSTOWN RD (US 62) ADJACENT USE: EAST: COMMERCIAL/VACANT WEST: COMMERCIAL/VACANT NORTH: COMMERCIAL/VACANT SOUTH: JOHNSTOWN RD (US 62) REQUIRED PARKING: SPACE PER 400 SF OF FLOOR AREA 6.072/400 = 16 SPACES REQUIRED PROVIDED PARKING: (1) ADA ACCESSIBLE SPACES + (20) 9'X19' SPACES = 21 SPACES PROVIDED AUTOMOBILE SERVICE PROPOSED USE: MAIN FLOOR AREA: 4,732 SF LOWER BAY AREA: 1.340 S TOTAL FLOOR AREA: 6.072 S A. CONTRACTOR SHALL CLEAN AND SEAL EDGE OF EXISTING

- PAVEMENT PRIOR TO CONSTRUCTING PROPOSED PAVEMEN1 B. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND
- VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION. C. UTILITY LOCATIONS ARE APPROXIMATE, BASED ON
- LOCATION OF ABOVE GROUND APPURTENANCES, AND AS TAKEN FROM THE SURVEY. UNDERGROUND UTILITIES NOT SHOWN HEREIN MAY EXIST.
- D. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- DATUMS/BASIS OF BEARING
- EMHT ALTA/NSPS LAND TITLE SURVEY THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (1986 ADJUSTMENT). CONTROL FOR BEARINGS WAS A CONTROL TRAVERSE WHICH DETERMINED THE BEARING OF A PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD (U.S. ROUTE 62,
- COLUMBUS-MILLERSBURG ROAD)
- AS HAVING A BEARING OF SOUTH 58° 20' 45" WEST.
- DLZ TOPOGRAPHIC SURVEY ALL HORIZONTAL COORDINATES AND BEARING AS SHOWN ARE PROJECT GRID BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND REFERENCE THE NORTH AMERICAN DATUM OF 1983 AND THE 2011 ADJUSTMENT (NAD 83(2011)).
- ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- IN ORDER TO CREATE A UNIFIED BASE MAP, A COORDINATE TRANSFORMATION BETWEEN EMH&T'S SURVEY AND OHIO STATE PLANE SOUTH, NAD 83(2011) (DLZ SURVEY) WAS PERFORMED.
 - EMH&T'S ALTA SURVEY DRAWING WAS MOVED FROM COORDINATE: N 761962.15
 - E 1886965.37
 - TO COORDINATE
 - N 761961.48 E 1886965.79
 - ROTATE ABOUT NEW COORDINATE, 00°04'49" LEFT
- BEARINGS SHOWN ON PLAN SHEETS OTHER THAN EMH&T'S ALTA SURVEY REFLECT THIS MOVE AND ROTATION.

- <u>KEYED NOTES</u> $\langle X \rangle$ 1. PROPOSED BUILDING FOOTPRINT. SEE ARCHITECTURAL DRAWINGS. 2. PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS. 3. ITEM 608 - CONCRETE WALK PER COC STD DWG 2300 4. ITEM 609 - 18" STRAIGHT CONCRETE CURB PER COC STD DWG 2000. 5. ITEM 642 - PAVEMENT STRIPING. STRIPING TO BE 4" WIDE AND WHITE IN COLOR (TYPICAL). 6. LANDSCAPE AREA, SEE SITE LANDSCAPE PLAN. 7. PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE SITE DETAILS SHEET FOR PAVEMENT SECTION. 8. PROPOSED HEAVY DUTY ASPHALT PAVEMENT. SEE SITE DETAILS SHEET FOR PAVEMENT SECTION. PROPOSED CONCRETE APRON. SEE SITE DETAILS SHEET. 10. PROPOSED DUMPSTER PAD. SEE SITE DETAILS SHEET. 11. ACCESSIBLE PARKING AND LOADING SPACE, SEE SITE DETAILS SHEET. 12. PROPOSED MONUMENT SIGN, SEE SIGNAGE PLANS.
- 13. PROPOSED PAINTED DIRECTIONAL ARROW (TYPICAL), SEE SITE DETAILS SHEET.
- 14. EXISTING ACCESS ROAD TO REMAIN.
- 15. EXISTING CURB AND/OR GUTTER TO REMAIN.
- 16. PROPOSED ACCESS ROAD BY OTHERS.
- 17. PROPOSED BOLLARD (TYPICAL), SEE ARCHITECTURAL PLANS.
- 18. CONCRETE APRON TO BE FLUSH WITH ADJACENT ASPHALT PAVEMENT, SEE GRADING PLANS FOR COORDINATION.
- 19. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER ON CONNECTION OF PROPOSED CURBS AND ACCESS DRIVE.
- 20. (2) BICYCLE PARKING RACKS. BIKE RACKS SHALL BE INVERTED "U" TYPE DESIGN. BIKE RACK SHALL BE MOUNTED IN CONCRETE PAD MEASURING 6'x6'. SEE SITE DETAILS SHEET.
- 21. PROPOSED 30'x12' LOADING SPACE.
- 22. PROPOSED RIGHT-OF-WAY.
- 23. PROPOSED 4-RAIL WHITE HORSE FENCE. SEE SITE DETAILS SHEET.
- 24. PROPOSED 8' WIDE ASPHALT LEISURE TRAIL PER CITY OF NEW ALBANY SPECIFICATIONS.
- 25. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER ON CONNECTION OF PROPOSED FENCE.
- 26. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER ON CONNECTION OF PROPOSED LEISURE TRAIL.
- 27. PROPOSED TRANSFORMER PAD, SEE SITE UTILITIES PLAN.
- 28. CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER ON CONNECTION OF PROPOSED SIDEWALK.
- <u>LEGEND</u>

HEAVY DUTY ASPHALT -

STANDARD DUTY ASPHALT -

CONCRETE -

LANDSCAPE AREA -

STAKING NOTES

- A. DIMENSIONS SHOWN ARE TO EXTERIOR FACE OF BUILDING WALL OR FACE OF CURB.
- B. COORDINATES SHOWN ARE TO CORNER OF FOUNDATION WALL. BUILDING LAYOUT SHALL BE PROVIDED AS SHOWN ON ARCHITECTURAL PLANS.
- C. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED. D. BUILDING AND PARKING SPACES ARE PARALLEL AND
- PERPENDICULAR TO PROPERTY LINE LABELED, N30'00'16"W, AS TAKEN FROM SURVEY.
- E. ALL EXISTING CONDITIONS, TOPOGRAPHY, AND UTILITIES ARE FROM A SURVEY BY DLZ OHIO, INC. ALL PROPERTY, RIGHT-OF-WAY, AND EASEMENT INFORMATION IS TAKEN FROM A SURVEY OF LAND SITUATED IN CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO, BY SURVEYOR: EMH&T

SHEET .

DATE ISSUED:





ISSUED STATUS: PERMIT

C3.0

09/01/2021

Mo./Dy./Yr.

SITE IMPROVEMENT PLAN







- <u>KEYED NOTES</u> $\langle X \rangle$
- 1. PROPOSED CATCH BASIN, SEE SITE STORMWATER PLAN.
- 2. PROPOSED OUTLET CONTROL STRUCTURE, SEE SITE STORMWATER PLAN.
- 3. PROPOSED UNDERGROUND DETENTION, SEE SITE STORMWATER PLAN.
- 4. PROPOSED STORM SEWER, SEE SITE STORMWATER PLAN.
- 5. PROPOSED SUMP PUMP BASIN, SEE SITE STORMWATER PLAN AND ARCHITECTURAL PLANS.
- 6. PROPOSED PAVEMENT CROWN.
- 7. SEE SITE GRADING ENLARGEMENTS SHEET FOR ADDITIONAL SPOT ELEVATIONS.

- NOTES A. THE INFORMATION DEPICTED ON THESE CONSTRUCTION DOCUMENTS IS AS ACCURATE AS POSSIBLE WITH REGARD TO THE INFORMATION PROVIDED BY THE SURVEYOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING GRADES PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS AND THESE PLANS.
- B. ALL PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ON THE PLAN ARE PROPOSED FINISHED GRADES. THE GENERAL CONTRACTOR SHALL ADJUST SUBGRADE ELEVATIONS ACCORDINGLY TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SEE THE BUILDING PLANS FOR FURTHER DETAILS. GENERAL CONTRACTOR SHALL ALSO ADJUST SUBGRADE ELEVATION IN ALL LANDSCAPED ISLANDS TO ACCOUNT FOR TOPSOIL AND MULCH. SEE LANDSCAPE PLANS FOR FURTHER DETAIL.
- C. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING $\frac{1}{2}$ ".
- D. NEW WALKING SURFACE CROSS SLOPES SHALL NOT EXCEED 2%.
- E. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN THE GRATINGS SHALL BE LIMITED TO χ " IN THE DIRECTION OF TRAFFIC FLOW.
- F. ON ACCESSIBLE ROUTES, WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OR ANY WALK EXCEEDS 1V: 20H, IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN RAMP.
- G. PER ADA STANDARDS FOR ACCESSIBLE DESIGN 303.3: ON ACCESSIBLE ROUTES, CHANGES IN ELEVATION UP TO ¼" ARE ALLOWED. CHANGES GREATER THAN ¼" MUST BE BEVELED NO GREATER THAN 1V:2H AND CHANGES GREATER THAN 1/2" SHALL COMPLY WITH REQUIREMENTS FOR CURB RAMPS.
- H. ALL WALKS WITH CONTINUOUS SLOPE SHALL HAVE LEVEL AREAS AT LEAST 5 FEET IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET.
- I. ASPHALT ELEVATION ADJACENT TO CATCH BASINS TO BE 3/4" ABOVE RIM ELEVATION SHOWN FOR CATCH BASIN (TYPICAL).
- INSTALL ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY GRADING ACTIVITIES. REFER TO THE EROSION CONTROL PLAN FOR DETAILS AND PROCEDURES.
- K. NO GRADING ACTIVITIES SHALL BE PERFORMED OFF-SITE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER AND/OR LOCAL JURISDICTION.
- L. EXISTING GRADES SHALL BE MATCHED WITH THE LEGAL BOUNDARY UNLESS OTHER PROVISIONS HAVE BEEN MADE.
- M. SOILS USED FOR STRUCTURAL FILL SHALL BE CLEAN AND FREE OF ORGANIC MATERIAL.
- N. CONTRACTOR TO ADJUST AND/OR RECONSTRUCT TO GRADE ALL UTILITY STRUCTURES TO MEET PROPOSED GRADES.
- O. SPOT ELEVATIONS SHOWN FOR CURB AND GUTTER ARE TOP OF CURB AND EDGE OF PAVEMENT. WHERE PROPOSED CURB MEETS EXISTING CURB CONTRACTOR SHALL MATCH EXISTING ELEVATIONS.
- P. SPOT ELEVATIONS LABELED "EX" INDICATE MATCH EXISTING GRADE.
- Q. PER ADA STANDARDS FOR ACCESSIBLE DESIGN 502.4: THE ENTIRE ADA PARKING STALL AND ADJACENT ACCESS AISLE SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- R. PER ADA STANDARDS FOR ACCESSIBLE DESIGN 404.2.4.1: ACCESSIBLE ENTRANCE DOORS SHALL HAVE A DOOR MANEUVERING AREA WITH A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.





C4.0

<u>09/01/2021</u> Mo./Dy./Yr.

SHEET _

DATE ISSUED:

SITE GRADING PLAN



- 1. PROPOSED SIDEWALK TO BE FLUSH WITH ADJACENT ASPHALT OR PAVEMENT. 2. PROPOSED CONCRETE APRON TO BE FLUSH WITH ADJACENT ASPHALT PAVEMENT.
- NOTES A. THE INFORMATION DEPICTED ON THESE CONSTRUCTION DOCUMENTS IS AS ACCURATE AS POSSIBLE WITH REGARD TO THE INFORMATION PROVIDED BY THE SURVEYOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING GRADES PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS AND THESE PLANS.
- ALL PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ON THE PLAN ARE PROPOSED FINISHED GRADES. THE GENERAL CONTRACTOR SHALL ADJUST SUBGRADE ELEVATIONS ACCORDINGLY TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. SEE THE BUILDING PLANS FOR FURTHER DETAILS. GENERAL CONTRACTOR SHALL ALSO ADJUST SUBGRADE ELEVATION IN ALL LANDSCAPED ISLANDS TO ACCOUNT FOR TOPSOIL AND MULCH. SEE LANDSCAPE PLANS FOR
- C. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2".
- D. NEW WALKING SURFACE CROSS SLOPES SHALL NOT EXCEED 2%.
- E. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN THE GRATINGS SHALL BE LIMITED TO $\cancel{1}{4}$ " IN THE
- F. ON ACCESSIBLE ROUTES, WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OR ANY WALK EXCEEDS 1V: 20H, IT SHALL COMPLY WITH THE PROVISIONS OF A
- G. PER ADA STANDARDS FOR ACCESSIBLE DESIGN 303.3: ON ACCESSIBLE ROUTES, CHANGES IN ELEVATION UP TO $\frac{1}{4}$ " ARE ALLOWED. CHANGES GREATER THAN $\frac{1}{4}$ " MUST BE BEVELED NO GREATER THAN 1V:2H AND CHANGES GREATER THAN $\frac{1}{2}$ " SHALL COMPLY WITH REQUIREMENTS FOR CURB RAMPS.
- ALL WALKS WITH CONTINUOUS SLOPE SHALL HAVE LEVEL AREAS AT LEAST 5 FEET IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET.
- ASPHALT ELEVATION ADJACENT TO CATCH BASINS TO BE $rac{3}{6}$ " ABOVE RIM ELEVATION SHOWN FOR CATCH BASIN (TYPICAL).
- J. INSTALL ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY GRADING ACTIVITIES. REFER TO THE EROSION CONTROL PLAN FOR DETAILS
- K. NO GRADING ACTIVITIES SHALL BE PERFORMED OFF-SITE WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ADJACENT PROPERTY OWNER AND/OR
- L. EXISTING GRADES SHALL BE MATCHED WITH THE LEGAL BOUNDARY UNLESS
- M. SOILS USED FOR STRUCTURAL FILL SHALL BE CLEAN AND FREE OF ORGANIC
- N. CONTRACTOR TO ADJUST AND/OR RECONSTRUCT TO GRADE ALL UTILITY
- O. SPOT ELEVATIONS SHOWN FOR CURB AND GUTTER ARE TOP OF CURB AND EDGE OF PAVEMENT. WHERE PROPOSED CURB MEETS EXISTING CURB CONTRACTOR SHALL MATCH EXISTING ELEVATIONS.
- P. SPOT ELEVATIONS LABELED "ME" INDICATE MATCH EXISTING GRADE.
- Q. PER ADA STANDARDS FOR ACCESSIBLE DESIGN 502.4: THE ENTIRE ADA PARKING STALL AND ADJACENT ACCESS AISLE SHALL HAVE A MAXIMUM SLOPE OF 2% IN
- R. PER ADA STANDARDS FOR ACCESSIBLE DESIGN 404.2.4.1: ACCESSIBLE ENTRANCE DOORS SHALL HAVE A DOOR MANEUVERING AREA WITH A MAXIMUM SLOPE OF 2%



C4.1

SHEET _ <u>09/01/2021</u> Mo./Dy./Yr. DATE ISSUED:


TEM 901 – 403 LF OF 6" PVC STORM LINE FROM ROOF DOWNSPOUTS AT 2.0% UM SLOPE. FOR EXACT DOWNSPOUT LOCATION SEE ARCHITECTURAL PLANS.
PUMP BASIN. PROVIDE 2" SCHEDULE 40 PVC STORM LINE FROM SUMP PUMP TO /C STORM LINE FROM ROOF DOWNSPOUTS AT 2.0% MINIMUM SLOPE. SEE ITECTURAL AND PLUMBING PLANS FOR COORDINATION.
MTECH UNDERGROUND DETENTION SYSTEM. (30) STORMTECH MC-3500 CHAMBERS STORMTECH MC-4500 END CAPS INSTALLED WITH 12" COVER STONE, 9" BASE E, 30% STONE VOID. CONTRACTOR SHALL COORDINATE WITH STORMTECH FOR T CONFIGURATION AND LAYOUT. SEE STORM WATER DETAILS.
MTECH ISOLATOR ROW.
OSED OUTLET CONTROL STRUCTURE. SEE SITE DETAILS SHEET.
_CULATIONS:

EXISTING SITE AREA: 43,807 SF (1.01 AC) PROPOSED SITE AREA (INCLUDES PROPOSED 5' R/W TAKE): 43,119 SF (0.99 AC) TOTAL DISTURBED AREA (INCLUDES R/W DISTURBANCE): 43,168 SF (0.99 AC)

PERVIOUS:	42,558 SF (0.98 AC) (98.7%)
IMPERVIOUS:	561 SF (0.01 AC) (1.3%)
REA:	43,119 SF (0.99 AC)
D PERVIOUS:	12,128 SF (0.28 AC) (28.1%)
D IMPERVIOUS:	30,991 SF (0.71 AC) (71.9%)
REA:	43,119 SF (0.99 AC)

<u>GENERAL NOTES:</u> A. ALL STORM SEWER CATCH BASINS IN PAVED AREAS SHALL HAVE UNDERDRAINS INSTALLED IN FOUR (4) DIRECTIONS CONSISTING OF 10 L.F. OF 4" PERFORATED UNDERDRAIN PER COC ITEM 605.

STRUCTURE TABLE								
E NAME:	DETAILS:	PIPES IN:	PIPES OUT					
)	EX MANHOLE RIM = 1056.33 PR INV IN = 1054.23 EX 12" INV IN = 1055.33 EX 15" INV IN = 1054.18 EX 15" INV OUT = 1054.13	P1 PR 12" INV IN NW =1054.23 EX 12" INV IN SE = 1055.33 EX 15" INV IN NE = 1054.18	EX 15" INV OUT SW = 1054.13					
	OUTLET CONTROL STRUCTURE MODIFIED 60" ID MH, TYPE C (COC STD DWG AA-S102) WITH SOLID LID RIM = 1062.54 INV IN = 1055.43 INV OUT = 1054.68	P2 12" INV IN SW =1055.43	P1 12" INV OUT SE =1054.68					
	CB (COC STD DWG AA-S133A) W/ HEAVY DUTY GRATE RIM = 1061.76 INV IN = 1055.53 INV OUT = 1055.43	P4 12" INV IN NW =1055.53	P3 12" INV OUT NE =1055.43					
	CB (COC STD DWG AA-S133A) W/ HEAVY DUTY GRATE RIM = 1062.14 INV IN = 1055.85 INV OUT = 1055.75	P5 12" INV IN NW =1055.85	P4 12" INV OUT SE =1055.75					
	CB (COC STD DWG AA-S133A) W/ HEAVY DUTY GRATE RIM = 1062.68 INV IN = 1056.58 INV OUT = 1056.48	P6 12" INV IN NE =1056.58	P5 12" INV OUT SE =1056.48					
	CB (COC STD DWG AA-S133A) W/ HEAVY DUTY GRATE RIM = 1063.12 INV OUT = 1057.07		P6 12" INV OUT SW =1057.07					

PIPE TABLE							
ΖE	LENGTH	SLOPE	MATERIAL				
,"	90.94'	0.50%	CORRUGATED HDPE				
"	7.22'	0.00%	CORRUGATED HDPE				
, n	7.23'	0.00%	CORRUGATED HDPE				
, n	44.99'	0.50%	CORRUGATED HDPE				
, n	126.33'	0.50%	CORRUGATED HDPE				
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	97.88'	0.50%	CORRUGATED HDPE				

OHIO Utilities Protection SERVICE Click, Call or Tap Before You Dig 1-800-362-2764

SITE STORMWATER PLAN

PRELIMINARY NOT

FOR CONSTRUCTION

ISSUED STATUS: PERMIT

C5.0

<u>09/01/2021</u> Mo./Dy./Yr.

SHEET ____

DATE ISSUED:





	LANDSCAPING REQUIREME	INTS:
OCATE (STAKE AND MARK) PLANT	TOTAL LOT COVERAGE LA	NDSCAPE REQUIREMENTS:
BY ENGINEER PRIOR TO IEER RESERVES THE RIGHT TO LOCATIONS AS MAY BE	REQUIRED:	1 TREE REQUIRED PER 5,000 SF OF LOT COVERAGE AND A TOTAL OF 10" OF TREE TRUNK SIZE, PLUS ONE-HALF INCH OF ADDITIONAL TRUNK SIZE FOR
ARE DISTURBED BY TION ACTIVITIES IN ACCORDANCE LL DISTURBED AREAS NOT OR PAVING SHALL BE SODDED TEALTHY STAND OF GRASS IS		EVERY 2,000 SF OVER 20,000 SF 30,991 SF OF TOTAL LOT COVERAGE / 5,000 SF = 7 TREES REQUIRED 10,991 SF OF TOTAL LOT COVERAGE ADDITIONAL TO 20,000 SF 10,991 / 2,000 x 0.5 = 3 ADDITIONAL INCHES OF TREE TRUNK REQUIRED 13" OF TOTAL TREE TRUNK REQUIRED
REAS DESIGNATED FOR PROPOSED AS NECESSARY TO INSTALL R PLANTINGS.	PROVIDED:	7 TREES PROVIDED (4 3" TREES AND 3 2.5" TREES) 19.5" OF TOTAL TREE TRUNK PROVIDED
PROXIMATE, FIELD VERIFY	INTERIOR PARKING AREA	LANDSCAPE REQUIREMENTS:
MMENCEMENT OF LANDSCAPING	REQUIRED:	8% OF INTERIOR PARKING AREA SHALL BE GREEN SPACE PARKING AREA = 21.683 SF
S WILL HAVE UNIFORM CROWN NLY LIMBED TO A MINIMUM HEIGHT , UNLESS OTHERWISE SPECIFIED.	PROVIDED: REQUIRED:	21,683 x 8% = 1,735 SF OF INTERIOR GREEN SPACE REQUIRED 2,318 SF (10.69%) OF INTERIOR GREEN SPACE 1 TREE REQUIRED PER 10 PARKING SPACES
AREA SHALL HAVE 3' DIA. MULCH BEDS SHALL BE RE-MULCHED	PROVIDED:	27 PARKING SPACES (INCLUDING STACKING) = 3 TREES REQUIRED 3 TREES PROVIDED
L AT ALL AREAS TO BE SODDED TOPSOIL AT ALL PLANTING BEDS	PERIMETER LANDSCAPE F	REQUIREMENTS:
	REQUIRED:	30" CONTINUOUS EVERGREEN HEDGE AROUND PERIMETER OF PARKING LOT REQUIRED
HALL COMPLY WITH THE LATEST ARDS FOR NURSERY STOCK.	PROVIDED:	30" CONTINUOUS EVERGREEN HEDGE AROUND
BE GUARANTEED FOR ONE (1) PTANCE. ANY PLANTINGS NEEDING SUARANTEED FROM THE TIME OF	REQUIRED:	8 TREES PER 100 LF OF FRONTAGE ALONG JOHNSTOWN RD JOHNSTOWN RD FRONTAGE = 397.64 LF 137.70 LF / 100 x 8 = 11 TREES REQUIRED
FINAL ACCEPTANCE.	PROVIDED:	11 TREES PROVIDED
D LIME APPLIED PER ODOT ITEM	JOHNSTOWN RD STREET	TREE REQUIREMENTS:
R AND LAND DEVELOPMENT	REQUIRED: PROVIDED:	1 TREE PER 30 LF OF FRONTAGE 137.70 LF / 30 = 5 TREES REQUIRED 5 TREES PROVIDED
VIOLET LIGHT RESISTANT WEED	NORTHWEST ACCESS ROA	AD STREET TREE REQUIREMENTS:
BERGLASS SHALL BE PLACED DS, INCLUDING EXISTING, PRIOR	REQUIRED: PROVIDED:	1 TREE PER 30 LF OF FRONTAGE 152.79 LF / 30 = 5 TREES REQUIRED 5 TREES PROVIDED
LL BE GRADED SMOOTH AND FREE DNES. LAWN AREAS SHALL BE	SOUTHEAST ACCESS ROA	D STREET TREE REQUIREMENTS:
ER THAN 2".	REQUIRED:	1 TREE PER 30 LF OF FRONTAGE 296.27 LF / 30 = 10 TREES REQUIRED 10 TREES PROVIDED
-BIODEGRADABLE MATERIALS.		
BEEN PROVIDED FOR CONTRACTOR IS RESPONSIBLE FS". DRAWING PREVAILS OVER		
ICATION TAGS SHALL NOT BE NTING PRIOR TO INSPECTION AND TALLATION BY THE CITY.		
SHEET FOR ALL PLANTING		
SF (1.01 AC) JDES PROPOSED 5' R/W TAKE): 43,11 LUDES R/W DISTURBANCE): 43,168 SI	19 SF (0.99 AC) F (0.99 AC)	
,558 SF (0.98 AC) (98.7%) <u>61 SF (0.01 AC) (1.3%)</u> ,119 SF (0.99 AC)		
,128 SF (0.28 AC) (28.1%)		

ME	COMMON NAME	<u>CONT.</u>	<u>QTY.</u>	<u>SPACING</u>	<u>REMARKS</u>
1 'BOWHALL'	BOWHALL RED MAPLE	B&B	24		3" CALIPER
A ENTRY'	PRINCETON SENTRY GINGKO	B&B	8		2.5" CALIPER
CULATA	IVORY SILK JAPANESE TREE LILAC	B&B	5		3" CALIPER
'CORZAM'	CORINTHIAN LITTLELEAF LINDEN	B&B	4		2.5" CALIPER
ME	COMMON NAME	<u>CONT.</u>	<u>QTY.</u>	<u>SPACING</u>	<u>REMARKS</u>
COMPACTA'	COMPACT INKBERRY	# 5	62	5' O.C.	24" HT.
OPULORUM	SKYROCKET JUNIPER	# 15	28	3' O.C.	6'HT.
ME	COMMON NAME	<u>CONT.</u>	<u>QTY.</u>	<u>SPACING</u>	<u>REMARKS</u>
X 'STELLA	STELLA DE ORO DAYLILY	#1	17	2'0.C.	



ISSUED STATUS: PERMIT

SHEET ___

DATE ISSUED:

L1.0

<u>09/01/2021</u> Mo./Dy./Yr.

SITE LANDSCAPE PLAN



1 = 20'-0"



		Page 1 o	13		
MPulse	😸 DLC DLC	1 🚇 👘 🔛 FC		P i	ulse
ADJUSTABLE WALL MOUNT	LUMINAIRE		A	DJUST	ABLE W
Thoughtfully designed for downlighting, the MPuise Wall Neun cutoff fixture. It takes just one person to install and service the allows for the wall mount to hang for easy wiring. A hinged bac the field.	t features an adjustable head MPulse Wall Mount luminaire k cover provides access to th	d that enables its use as an open face or . The back plate mounts to the surface and he driver for quick and easy replacement ir	CON 120-2 daylig	ITROLS: 177VAC Photoco ght hours. The of	ntrol: Universal vol perating temperatu
Standar	13.76° (249.4mm)	Battery Backup Side & Front View	Phot (i.e. n fixtur sensc with confi Note	Motion Sense noving body he e body and is i r is fully adjust various lenses i guration tool. that the sense	er: The Wattstopp aat) within the co- ideal for outdoor of table with high an to operate at mou- or comes with pho-
			MOL	EL SELECTION	Typical order example
		12.40"		MP -	SM
without Visual Comfort Visual Comfort (VC)		5.64° 49.35mm	r/ MPv	IMILY - SUB- IMPulso - \$34+	FAMILY WATT Wall 38= 28W, 1 Mount aquiva 38= 33W, 2 aquiva 38= 33W, 2 aquiva 10D= 100W, aquiva aquiva
28W & 55W	9.41" (239.01mm)				For add
		13.39" (491.32mm)	-		piease refer
					MPulse An with knucki
187	"(398.03mm)		Note ** Avai * High 1	81 Jable in 28W and 55V voltaga (347-48DV) m	W Only. Visual Comfort pr models are not DLC listed.
			SPI	CIFICATION	15:
				Item	Specificati
					Input Power (W)
400W					Lumens Delivered @
10000					Efficacy (Im/W)
Eor additi	opal 100-300W fixtures, play	see reference the MBulse Area Light with	Gene	eral Performance	CRI
100-300W knuckle su	urface mount.	ase reference the <u>Hirdise Alex Light</u> with			Calculated Lumen M
STREAM ALLAS	00107010710		_		(L93, TM-21@ 25°C)
Trade Agreements Act (TAA) compliant	Die Cast Alumin:	um housing			Color Temperature
 Available in lumen packages of 3000, 6000, and 11500 lumen 	Tempered Glass				Input Voltage
at 100,000 hours calculated at 25°C	MOUNTING:	white strendard 7 5" or 4" how			Power Factor
 120-277V dimming standard. 347-480V options available 	 Uniquely design? 	ad for ease of installation by one person		Electrical	Surge Protection
DESIGN:	ENVIRONMENT	T:			Battery Backup
• 0-45 begree heid adjustable heid in steps (15-, 30-, 45-)	 Wet location lists 	ed per UL standards			Housing
Available in Type III and Type IV optics	• IPob rating			Physical	Mounting
 Visual comfort available in 28W and 55W 	All IES files availab	bia online.			Weight
OPTIONS:	Please see page 3 fo	or some iso-foot¢andle layouts			Qualifications
 High/Low/Off PIR fixture integrated photo/motion sensor 	WARRANTY:				Environment
compatible with FSIR-100 remote control Battery backup available for 28W and 55W	10-year standard w (further details av)	varranty with labor allowance [*]		Qualification	Warranty
					Operating Temperat
FINISHES: • Satin bronze finish standard • Also available in siliver finish	"Warranty Limitati application per the hrs/day; in ambien "Up to \$25/unit; ia for purchase – con	ons: Product must be rated for the a Product Data Sheet (PDS); operated ≤16 t of -29° to 104°F. bor allowances of up to \$500/unit availab tact MaxLite rapresentative for details.	•**300	OK not DLC quali	ified.
MaxLite Phone: 1-800-555-5629 Fax: 973-244-733	3 Web: www.maxlite.com	E-mail: info@maxlite.com MAX17018 Revised: 03/05/20		laxLite	Phone: 1-800-555



EXERCISE DELETE EXERCISE DE		talog #: Typ4: spect Typ4: tes Morse: Image: spect	B 7-14" 8-14" 9-14" 10-14" 11-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 10-14" 11-14" 11-14" ebes variate()						AHO ARCH www.aho	IITECTS arch.com	S, LLC
<image/> <complex-block>We have been and the series of the series</complex-block>	Page 1 of 3 Page	ADJUSTABLE ADJUSTABLE	Control of the photocontrol is un future on and in a set of the photocontrol is us of the photocontrol is used in the the photocontrol is used in the photocontrol	Or a sade on footgendle levels to help beboool mounted external. Sensing technology to react too of hogologic or an adjusted of installation ins too is designed for installation ins 120/2300-2400 and single phase results to devine control. S a sating can be adjusted via the P sectors is designed for installation ins 120/2300-2400 and single phase states and the parchased if photor of the sate of the sate of the sate states and the parchased if photor descoold be sate states and the sate of the sate of the sate of the sate of the sate of the sate of the sate of the sate of the sate of the sate of the sate of the sate of the sate of the sa	Page 2 of 3 Page 2 of 4 Page 2 Page 2 of 4 Page 2 Page 2 of 4 Page 2 Pa				Express Oil Change & Tire Engineer	Single Building - Right Hand Oil Change	New Albany, Ohio
Statistics									Conce	entual	
Description	Symbol	Avg	Max	Min	Max/M	in	Avg/Min		No. Descript	ion	Date
Calc Zone #1	+	0.8 fc	18.7 fc	0.0 fc	N/A		N/A				
Mountina Heiaht	Num	iber Filenam	e Lu	umens Per	Light Loss	Wattage	Quantity		C 2021 Aho A	Architects	s, LLC.
12'AFF	Lan	1 IESFile_ SM28U ⁻ VC840E	_MP- T5- B.IES	2467	0.9	25.8	39 5		Photome	stric D	lan
14'AFF		1 EML25_ D_525M F_R2_4 X.ies	XX_63LE IA_4K_GC 80_XX_XX	8201	0.9	111	.4 6		Project number		
							FISHER ARNOL ENGINEERING INTEGRATION 1507 Alex Drive, Suite 101 Birminghan 205.833.7033 Fax: 205.314.0180 fishe POJECT: 000XXRH	, D h, AL 35210 vramold.com	Date Drawn by Checked by E7 Scale	08/02 00 1" =	2/2021 TH GW 20'-0"

	• 0.1 • 0.1 • 0.0 • 0.0	*0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0 *0.0		<image/>	<section-header><section-header></section-header></section-header>	Cotions are man pool option only, while the funct to be finance is a be none; it is the none of the is the none; it is the	Catalog 4: Project: 794: Dis: 795: Dis: 7	A B A B 2* 7-14/4* 0* 10-14/4* 0* 10-14/4* 0* 10-14/4* 0* 11-14 1* 1.11/4* <tr< th=""><th>With A IREE Second of the second of</th><th>Page 2 of 3 We want of the second se</th><th></th><th></th><th></th><th>Express Oil Change & Tire Engineers</th><th>Single Building - Right Hand Oil Change</th><th>New Albany, Ohio</th></tr<>	With A IREE Second of the second of	Page 2 of 3 We want of the second se				Express Oil Change & Tire Engineers	Single Building - Right Hand Oil Change	New Albany, Ohio
5 0.0					Statistics									Concer	otual	
					Description	Symbol	Avg	Max	Min	Max/Mi	n Avę	g/Min		Descriptio		
						+				IN/A		IN/A				
Schedule Symbol	Label A B	Manufacturer MaxLite TROY RLM LIGHTING	Catalog Number MP-SM28UT5-VC840B RH20LED1235MB-3	Description MPulse SM VC Series Heavy Duty RH Series	Mounting Heigh 12'AFF 14'AFF	it Nur La	mber mps Filenan 1 IESFile SM28U VC8401 1 EML25 D_5251 F_R2_4 X.ies	ne _MP- IT5- B.IES _XX_63LE MA_4K_GC 480_XX_XX	Lumens Per Lamp 2467 8201	Light Loss Factor 0.9 0.9	Wattage 25.89 111.4	Quantity 5 6	© 202 All Pho Project nu	21 Aho Ar Rights Re Otomet	chitects, eserved.	LLC.
											1507 АМ	FISHER AR	Date Drawn by Checked	_{ьу} Е7(08/02/2	2021 TH GW











TAA

1/4" = 1'-0"

Checked by

Scale

A107



Signage:	Red, White, and Blue
Aluminum Canopy:	Dark Bronze
Knox Box:	Dark Bronze
Aluminum Storefront:	Dark Bronze With Gray Tinted Glass
Hollow Metal Doors:	Dark Bronze
Pre-Finished Downspouts:	Dark Bronze
Spandrel Glass:	Opaque Gray Tinted Glass
Louvers/Fans:	Painted To Match Brick Color
Standing Seam Metal Roof:	Dark Bronze

Cast Stone Veneer: Cast Stone Veneer Sill: Jumbo/Oversized Brick: Aluminum Overhead Doors: Control Joint Sealant: EIFS:

Cast Stone Veneer Lintel: Pre-Finished Coping: Painted Steel Bollards: Aluminum Sconces: Aluminum Lettering:

Painted Steel Bollard

Dark Bronze With Gray Tinted Glass To Match Adjacent Material Color Cream To Match Cast Stone Dark Bronze

Cream To Match Cast Stone Clear Anodized with Red Logo Clear Anodized



1 02- Rear Elevation 1/4" = 1'-0"

BUILDING MATERIALS

- Cream To Match Adjacent Buildings (Gas Station, DQ, Home 2 Suites)
- Cream To Match Adjacent Buildings (Gas Station, DQ, Home 2 Suites)
- To Match Adjacent Buildings (Gas Station, DQ, Home 2 Suites)
- Cream To Match Adjacent Buildings (Gas Station, DQ, Home 2 Suites)

Signage:	Red, White, and Blue
Aluminum Canopy:	Dark Bronze
Knox Box:	Dark Bronze
Aluminum Storefront:	Dark Bronze With Gray Tinted Glass
Hollow Metal Doors:	Dark Bronze
Pre-Finished Downspouts:	Dark Bronze
Spandrel Glass:	Opaque Gray Tinted Glass
Louvers/Fans:	Painted To Match Brick Color
Standing Seam Metal Roof:	Dark Bronze



- Cast Stone Veneer: Cast Stone Veneer Sill: Jumbo/Oversized Brick: Aluminum Overhead Doors: Control Joint Sealant: EIFS:
- Cast Stone Veneer Lintel: Pre-Finished Coping: Painted Steel Bollards: Aluminum Sconces: Aluminum Lettering:

Dark Bronze With Gray Tinted Glass To Match Adjacent Material Color Cream To Match Cast Stone Cream To Match Adjacent Buildings (Gas Station, DQ, Home 2 Suites) Dark Bronze Cream To Match Cast Stone

Clear Anodized with Red Logo Clear Anodized



1 04- Left Elevation 1/4" = 1'-0"

BUILDING MATERIALS

- Cream To Match Adjacent Buildings (Gas Station, DQ, Home 2 Suites) Cream To Match Adjacent Buildings (Gas Station, DQ, Home 2 Suites) To Match Adjacent Buildings (Gas Station, DQ, Home 2 Suites)

Signage:	Red, White, and Blue
Aluminum Canopy:	Dark Bronze
Knox Box:	Dark Bronze
Aluminum Storefront:	Dark Bronze With Gray Tinted Glass
Hollow Metal Doors:	Dark Bronze
Pre-Finished Downspouts:	Dark Bronze
Spandrel Glass:	Opaque Gray Tinted Glass
Louvers/Fans:	Painted To Match Brick Color
Standing Seam Metal Roof:	Dark Bronze

	AHO ARCHITECTS, LLC
	www.ahoarch.com
High Parapet Image: Control of the second secon	Express Oil Change & Tire Engineers Single Building - Right Hand Oil Change New Albany, Ohio
	CONCEPTUAL No. Description Date Image: Im
	Date 08/19/2021 Drawn by ARC Checked by N/A A202 Scale 1/4" = 1'-0"

Cast Stone Veneer: Cast Stone Veneer Sill: Jumbo/Oversized Brick: Aluminum Overhead Doors: Control Joint Sealant: EIFS:

Cast Stone Veneer Lintel: Pre-Finished Coping: Painted Steel Bollards: Aluminum Sconces: Aluminum Lettering:

Dark Bronze With Gray Tinted Glass To Match Adjacent Material Color Cream To Match Cast Stone Dark Bronze

Cream To Match Cast Stone Clear Anodized with Red Logo Clear Anodized



1 03- Right Elevation 1/4" = 1'-0"



BUILDING MATERIALS

- Cream To Match Adjacent Buildings (Gas Station, DQ, Home 2 Suites)
- Cream To Match Adjacent Buildings (Gas Station, DQ, Home 2 Suites)
- To Match Adjacent Buildings (Gas Station, DQ, Home 2 Suites)
- Cream To Match Adjacent Buildings (Gas Station, DQ, Home 2 Suites)

Signage:	Red, White, and Blue
Aluminum Canopy:	Dark Bronze
Knox Box:	Dark Bronze
Aluminum Storefront:	Dark Bronze With Gray Tinted Glass
Hollow Metal Doors:	Dark Bronze
Pre-Finished Downspouts:	Dark Bronze
Spandrel Glass:	Opaque Gray Tinted Glass
Louvers/Fans:	Painted To Match Brick Color
Standing Seam Metal Roof:	Dark Bronze



 $3 \frac{1}{1/4"} = 1'-0"$

 $\underbrace{4}_{1/4"} = 1'-0"$

(5) 06- D 1/4" =

	AHO ARCHITECTS, LLC www.ahoarch.com
High Parapet 22' - 4" Low Parapet 20' - 4"	Express Oil Change & Tire Engineers Single Building - Right Hand Oil Change New Albany, Ohio
	CONCEPTUAL No. Description Date
	C 2021 Aho Architects, LLC. All Rights Reserved. Exterior Elevation - Right & Dumpster Enclosure Project number 21022 Date 08/19/2021 Drawn by ARC
Dumpster Enclosure Right Elevation ' = 1'-0"	Checked by N/A A203 Scale 1/4" = 1'-0"



/31/2021 1:47:12 PN



BOLLARD PAINT / EIFS







LEFT ELEVATION



REAR ELEVATION











Express Oil Change & Tire Engineers New Albany, Ohio

Aho Architects, LLC 265 Riverchase Parkway Suite 204 Hoover, Alabama 35244





07-30-21.cdr

тнія риклиїна на монали подати подат

C 1999-2009 ALL RIGHTS RESERVED

ELEVATION 19'

DATE: 08-31-2021

LOCATION: New Albany, OH

DESIGN BY: Sheila

Complete Sign Fabrication, Installation & Service LISTED

2573-285-6732

SALES REP: John Reynolds

 (\mathbf{h})







EXPRESS OIL CHANGE - NEW ALBANY, OHIO

CI 1999-2009 ALL RIGHTS RESERVED

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN OREATED BY LLUNINATED IMAGES, TI S, VO TO BE REP RODUCED, CARNOLG DURATED IMAGES, ANY SUCH WHOLE OR IN PART WITHOUT WHITED IMAGES, ANY SUCH READ THE ORIVING UNVER ULLININATED IMAGES, ANY SUCH READ THE ORIVING MART TO LEAL ACTION IN A CURTOFLAM. DESIGN BY: Shella

SALES REP: John Reynolds

1-877-285-6732

6

DATE: 08-31-2021 LOCATION: New Albany, OH Complete Sign Fabrication, Installation & Service LISTED CISTED







Planning Commission Staff Report September 20, 2021 Meeting

DUNKIN' DONUTS FINAL DEVELOPMENT PLAN

LOCATION:	Generally located north of US-62, east of Walton Parkway and
	Bevelhymer Road (PID: 222-000617-00).
APPLICANT:	ms consultants c/o Tami Thompson
REQUEST:	Final Development Plan
ZONING:	Walton-62 Commerce District I-PUD
STRATEGIC PLAN:	Retail
APPLICATION:	FDP-88-2021

Review based on: Application materials received August 20 and September 3, 2021.

Staff report prepared by Chris Christian, Planner

I. REQUEST AND BACKGROUND

The application is for a final development plan for a proposed Dunkin' Donuts development generally located north of US-62 and east of Walton Parkway and Bevelhymer Road. This development includes a restaurant with a drive-thru on a 1.145 acre site.

The applicant is also applying for several variances related to this final development plan under application V-89-2021. Information and evaluation of the variance requests are under a separate staff report.

This site is located within the Walton-62 Commerce zoning district which was reviewed and approved by the Planning Commission on March 18, 2019 (ZC-6-2019).

II. SITE DESCRIPTION & USE

The site is generally located north of US-62 and east of Walton Parkway and Bevelhymer Road. The site is 1.145 acres and is currently undeveloped. The applicant is proposing to build a restaurant with a drive-thru. Neighboring uses include commercial to the south, east and west as well as the Sheetz development to the north (FDP-16-2020).

III. EVALUATION

Staff's review is based on New Albany plans and studies, zoning text, and 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 lists the following development standards for the Neighborhood Retail future land use category:

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

A. Use, Site and Layout

- The applicant proposes to develop a 2,269 sq. ft. Dunkin' Donuts restaurant with a drivethru and on a 1.145 acre site. The site is located in the Walton-62 zoning district north of US-62 and east of Walton Parkway and Bevelhymer Road, adjacent to the proposed Express Oil Change and Tire Engineers (FDP-86-2021). The proposed development is in an appropriate location given its proximity to the New Albany Business Park, State Route 161 and surrounding retail uses.
- 2. Zoning text section III(A)(2) states that no retail user in this zoning district shall occupy more than 15,000 sq. ft. of floor area of a building. The proposed building is 2,269 sq. ft. and meets this requirement.
- 3. Zoning text section II(A)(9)) requires that the total lot coverage, which includes all areas of pavement and building, to not exceed 80% of the total area. The proposed development is at 64% lot coverage thereby meeting this requirement.

Boundary	Required Setback	Proposed Setback	
US-62	50 foot building and	91+/- foot building setback	
	pavement setback from the	[meets code]	
	right-of-way from p/l		
		The pavement setback	
		varies due to the odd shape	
		of the lot however there is	
		an approximate 20 foot +/-	
		encroachment and a	
		variance has been requested.	
Northern Boundary	0 foot pavement and	23+/- foot pavement [meets	
(Adjacent to proposed	building setback from p/l	code]	
Express Oil Change and			
Tire Engineers (FDP-86-		51+/- foot building [meets	
2021)		code]	
Southern Boundary	65 foot pavement and	55+/- foot pavement [meets	
(adjacent to Walton	building setback from	code]	
Parkway)	centerline		
		75+/- foot building [meets	
		code]	
Western Boundary	0 foot pavement and	12+/- foot pavement [meets	
(adjacent to existing access	building setback from p/l	code]	
road)			
		100+/- foot building [meets	
		code]	

4. The zoning text requires the following setbacks:

5. The applicant indicates that the development will utilize an underground stormwater detention basin.

B. Access, Loading, Parking

- <u>The site is accessed by two curb-cuts off an existing access road on the western edge of</u> the site. One of the proposed curb cuts will be used as a right-in only to the site and the other will allow full access. Based on a truck turn analysis submitted with the application it does not appear that the proposed right-in access point is necessary to meet the expected truck traffic on the site. The city traffic engineer has reviewed and commented that the curb cut should be removed based on its proximity to Walton Parkway. Based on this information, staff recommends a condition of approval that the right in curb cut be removed.
- 2. According to zoning text section III(B)(4) the applicant is required to install an 8-footwide, asphalt leisure trail along Johnstown Road and Walton Parkway. The applicant is meeting this requirement.
- 3. Per zoning text section III(B)(4) the applicant is required and proposes to install a 5-foot-wide, concrete sidewalk along the east side of the existing private access road that runs along the western edge of the site. The text also requires, and the applicant is providing a striped pedestrian connection from the building to the sidewalk through the parking lot and these requirements are met. However, the pedestrian walkway is not connected to the primary door and is not connected to the surrounding internal walkways. Staff recommends a condition of approval requiring this internal pedestrian walkway from the private drive sidewalk is connected to the primary entrance.
- 4. Zoning text section III(B)(5) requires an additional 5 feet of right-of-way to be dedicated along US-62 in order to accommodate a future right turn lane onto Walton Parkway. In order to meet this requirement, staff recommends a condition of approval that the developer dedicate 5 feet of right-of-way prior to any permits are issued for the project.
- <u>The city traffic engineer is reviewing access study materials provided by the applicant to</u> determine if any street improvements are required as part of this development. Staff recommends a condition of approval that any necessary street improvements be subject to the city traffic engineer's approval.
- 6. Per C.O. 1167.05(d)(4) requires 1 parking space to be provided for every 75 square feet for this use. The building has an area of 2,269 sq. ft. therefore 30 parking spaces are required. The applicant is only providing 15 parking spaces and a variance has been requested.
 - a. In addition, the same code section requires additional spaces in all drive-thru lanes equal to 25% of the required number of parking spaces. Based on this calculation, 8 spaces are required in the drive-thru lanes and the applicant is exceeding this by providing 14 spaces.
- There are 12, 90-degree angle parking spaces along the frontage of the site. Per C.O. 1167.03(a) the minimum parking space dimensions required are 9 feet wide and 19 feet long and the applicant is meeting this requirement.
- There are 3, 30-degree angle parking spaces on the north side of the building. Per C.O. 1167.03(a) the minimum parking space dimensions required are 13 feet wide and 20 feet long and the applicant is meeting this requirement.
- 9. Per C.O. 1167.03(a) the minimum maneuvering lane width size is 22 feet for this development type. The applicant is proposing maneuvering lanes with varying widths throughout the site that are between 22 and 24 feet. The shared access drive in front of the building is larger at 24 feet and staff believes this is appropriate.
- 10. According to C.O. 1167.06(b)(3) the applicant is required to provide one off street loading space and this requirement is met.
- 11. Per zoning text section III(B)(2) the applicant is not required to install any bicycle parking spaces.

C. Architectural Standards

- 1. The purpose of the New Albany Design Guidelines and Requirements is to help ensure that the New Albany community enjoys the highest possible quality of architectural design.
- 2. The zoning text contains architectural standards and regulated by Section 6 of the Design Guidelines and Requirements (Commercial outside the Village Center).
- 3. The zoning text states that the maximum building height within this zoning district shall not exceed 35 feet. The proposed building height is approximately 24 +/- feet therefore this requirement is being met.
- 4. The applicant is proposing to use brick, stone, 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 III(C)(4)(6) 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. <u>DGR Section 6(I)(A)(12) states that buildings shall have operable and active front doors</u> <u>along all public and private roads. The applicant is not providing an active and operable</u> <u>door along the south and west building elevations and a variance has been requested.</u>
- 7. C.O. 1171.05(b) states that all trash and garbage container systems must be screened. The applicant proposes to install a dumpster enclosure thereby meeting this requirement.
- 8. Zoning text section III(C)(4)(c) requires complete screening of all roof mounted equipment to screen from off-site view and buffer sound. A roof plan was submitted and the applicant is meeting this requirement.
- 9. Zoning text section III(C)(5)(c) states that if a flat roof is used, strong cornice lines must be integrated and the applicant is meeting this.

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

- 1. Zoning text section III(D)(1)(a) states that street trees are required to be installed along the following roads:
 - a) Johnstown Road at a rate of 1 tree per 30 feet of frontage. The applicant is required to install 5 trees based on their frontage and this requirement is met.
 - b.) Walton Parkway at a rate of 1 tree per 30 feet of frontage._There are existing street trees installed along Walton Parkway therefore this requirement is satisfied.
 - c.) Private road planting rate meets the approved landscape plan for the road.
- 2. Per zoning text section III(D)(1)(b) a four-board horse fence is required to be installed along Johnstown Road and Walton Parkway and the applicant is meeting this requirement.
- 3. Per zoning text requirement III(D)(1)(c) a minimum 30-inch-tall landscape hedge must be provided along the perimeter of the parking lot to provide screening from public-rights-of-way and the applicant is meeting this requirement.
- 4. Per zoning text requirement III(D)(1)(d) 8 trees per 100 lineal feet must be provided throughout the setback area along Johnstown Road and Walton Parkway. The applicant is meeting this requirement by providing 13 trees along Johnstown Road and 19 trees along Walton Parkway.
- 5. Zoning text requirement III(D)(4)(c) states that a minimum of 8% of the total parking lot area shall be landscaped and the applicant is exceeding this requirement by providing 9.5%.
- 6. Per C.O. 1171.06(3) parking areas should contain a minimum of one tree for every 10 parking spaces. The applicant is providing 15 parking spaces and is therefore required to install 2 trees and this requirement is met.
- 7. The regulations of the zoning text are intended to achieve the same streetscape that exists in the Canini Trust Corp to ensure consistency in the area. The city landscape architect has reviewed the application as well as the other two proposed developments along US-

62 and provided the following comments to ensure the intent of the text is met. These comments can also be found in a separate memo attached to this staff report. <u>Staff recommends a condition of approval that the city landscape architect comments are addressed, subject to staff approval.</u>

- A. Street trees along Johnstown Road should be planted 20' from the edge of pavement to maintain consistent line of street trees. See diagram.
- B. Street trees along Johnstown Road should be planted at 3" caliper, 30' O.C. per New Albany Code. Placement of trees to be based on center line of private road. See diagram.
- C. Street trees along Johnstown Road should match the existing large deciduous street tree species on the opposite side of Johnstown Road. All street trees along proposed properties should be the same singular species. See diagram.
- D. All buffer trees located between street trees and parking lot pavement should be planted in random massings. See diagram.
- E. Remove and replace all non-native Koelreuteria and Syringa tree species with native, large, deciduous shade trees.
- F. The fence on the northern corner of Johnstown Road and Walton Parkway should be curved

E. Lighting & Signage

- 1. A detailed photometric plan has been submitted that has zero or near zero candle-foot intensity along all parcel boundaries.
- 2. Zoning text section E(3)(b) requires all parking lot and private driveway light poles to be cut-off and downcast, not exceed 18 feet in height, painted New Albany Green and the use the same fixture that has been used at Sheetz and throughout the Canini Trust. The applicant is meeting the height requirements however, the proposed light fixture and color does not meet the zoning text requirements. <u>Staff recommends a condition of approval that the light fixture in Exhibit A of the zoning text be used and be painted New Albany Green.</u>
- 3. As part of this final development plan application, the applicant has submitted a partial sign plan for the site. Details for the proposed monument sign, site entrance directional signs were not provided in addition to other sign details needed for a full evaluation. Staff recommends a condition of approval that these signs and all other sign details be subject to staff approval and must meet code requirements and 2013 Trust Corp Signage Recommendations Plan. Any additional variances needed for signs will be heard by the Planning Commission in the future once a full sign permit is submitted and evaluated by staff. The signs that were included on the architectural elevation sheets and are evaluated to the best of staff's ability below based on the information provided.

Wall Signs

The zoning text and C.O. 1169.15(d) permits a wall sign on each building frontage, with 1 square foot in area per linear square foot of building frontage, not to exceed 50 square feet for retail buildings. The applicant proposes the following two wall signs.

East Elevation Wall Sign

- *a.* Lettering Height: approximately 22+/- inches [code max of 24 in.]
- *b.* Area: 25.9+/- square feet [code max of 33 sq. ft. based on building frontage]
- *c*. Location: one on the eastern elevation (fronting US 62) [meets code]
- d. Lighting: information not provided [external and halo permitted].
- *e*. Relief: not provided [code minimum of 1 inch relief]
- f. Colors: orange and pink (total of 2) [meets code].
- g. Material: not provided [must meet requirements of C.O. 1169.12(g)]

The sign will read "Dunkin".

South Elevation Wall Sign

- *a*. Lettering Height: 30+/- inches [exceeds code maximum of 24 inches however, a variance was not requested and may be needed in the future]
- *b.* Area: 12.5+/- square feet [code max of 50 sq. ft. based on building frontage]
- *c.* Location: one on the south elevation (fronting Walton Parkway) [meets code]
- d. Lighting: information not provided [external and halo permitted].
- *e.* Relief: not provided [code minimum of 1 inch relief]
- f. Colors: orange and pink (total of 2) [meets code].
- g. Material: not provided [must meet requirements of C.O. 1169.12(g)]
- The sign will read "DD"".
- 4. The applicant proposes to install two drive thru menu board signs at the rear of the site which is permitted C.O. 1169.11(c). One of the signs is 25.4 sq. ft. and the other is 10.5 sq. ft. C.O. 1169.04 states that digital/electronic signs are prohibited. <u>The proposed menu board signs are digital and a variance has been requested.</u> All other code requirements for this sign type are met.
- 5. The applicant proposes to install two directional "clearance" signs near the drive-thru. The signs are 12 feet tall which exceeds the code maximum of 3 feet for this signs type and a variance will be required however, it was not requested as part of this application. Based on the information submitted, the signs will feature the company logo and will not be illuminated.

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 title sheet of the FDP to include the signature block and other information as shown on this Exhibit.
- 2. Provide a r/w dedication (minimum 5') along the parcel's frontage. Revise the FDP to show a right hand turn lane beginning just west of the existing ADA ramp at the existing private road. Extend the turn lane west to serve the proposed access drive off of US62.
- 3. Remove the curb cut located just east of the existing RI/Ro off of Walton Parkway. Site vehicular access is accommodated by the proposed full access curb cut off of the existing private road.
- 4. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available

V. RECOMMENDATION

Staff recommends approval of the Dunkin Donuts final development plan provided that the Planning Commission finds the proposal meets sufficient basis for approval. The proposal is meeting many of the goals of the Engage New Albany Strategic Plan such as providing pedestrian access along roadways and into the site and utilizing high quality building materials by incorporating four-sided architecture. The proposed development is in an appropriate location given the context of the surrounding area and will serve as an amenity for the New Albany

Business Park. The proposed building is very well designed and is consistent with other retail buildings in the immediate area. Additionally, the streetscape matches what is established at Sheetz as well as across the street at the Canini Trust Corp development site in order to achieve a uniform street design along this primary corridor of the city.

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-88-2021, subject to the following conditions:

- 1. The proposed right in only curb cut along the private road must be removed.
- 2. The developer must dedicate an additional 5 feet of right-of-way along US-62 prior to the issuance of any work permits.
- 3. Any necessary street improvements as part of this development are subject to the review and approval of the city traffic engineer.
- 4. The comments of the City Landscape Architect must be met, subject to staff approval.
- 5. The light fixture in Exhibit A of the zoning text must be used and be painted New Albany Green.
- 6. The monument, directional and all other sign details be subject to staff approval and must meet code requirements and the 2013 Trust Corp Signage Recommendations Plan.
- 7. The City Engineer's comments must be addressed subject to staff approval.
- 8. The internal pedestrian walkway from the private drive sidewalk is connected to the primary entrance.



Approximate Site Location

Source: Google Earth



Planning Commission Staff Report September 20, 2021 Meeting

DUNKIN' DONUTS VARIANCES

LOCATION: APPLICANT: REOUEST:	Generally located north of US-62, east of Walton Parkway and south of Bevelhymer Road (PID: PID: 222-000617-00). ms consultants c/o Tami Thompson
	 (A) Variance to C.O. 1167.05(d)(4) to allow 15 parking spaces to be installed where code requires a minimum of 30 spaces. (B) Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the Walton Parkway and US-62 building elevations. (C) Variance to zoning text section III(A)(5) to allow an approximate 20 foot encroachment into the required 50 foot pavement setback along US-62. (D) Variance to C.O. 1169.04 to allow digital menu sign boards to be
ZONING: STRATEGIC PLAN: APPLICATION:	used where code prohibits electronic signs. Walton-62 Commerce District I-PUD Retail V-89-2021

Review based on: Application materials received August 20, 2021.

Staff report prepared by Chris Christian, Planner

I. REQUEST AND BACKGROUND

The applicant requests variances in conjunction with the final development plan for a Dunkin' Donuts restaurant with drive-thru located north of US-62, east of Walton Parkway, and south of Bevelhymer Road.

The applicant requests the following variances:

- (A) Variance to C.O. 1167.05(d)(4) to allow 15 parking spaces to be installed where code requires a minimum of 30 spaces.
- (B) Variance to DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the Walton Parkway and US-62 building elevations.
- (C) Variance to zoning text section III(A)(5) to allow an approximate 20 foot encroachment into the required 50 foot pavement setback along US-62.
- (D) Variance to C.O. 1169.04 to allow digital menu sign boards to be used where code prohibits electronic signs.

II. SITE DESCRIPTION & USE

The site is generally located north of US-62 and east of Walton Parkway and Bevelhymer Road. The site is 1.145 acres and is currently undeveloped. The applicant is proposing to build a restaurant with a drive-thru. Neighboring uses include commercial to the south, east and west as well as the Sheetz development to the north (FDP-16-2020).

III. EVALUATION

The application complies with application 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 C.O. 1167.05(d)(4) to allow 15 parking spaces to be installed where code requires a minimum of 30 spaces.

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

1. C.O. 1167.05(d)(4) requires 1 parking space to be provided for every 75 square feet for this use. The building has an area of 2,269 sq. ft. therefore 30 parking spaces are

required. The applicant is providing 15 parking spaces, therefore a variance is needed.

- 2. The variance request may preserve the "spirit and intent" of the zoning requirement. Staff believes that it is reasonable to expect some of these restaurant uses to see a larger share of their customer traffic in the drive-thru versus as dine in guests. While the applicant is not meeting the on-site parking requirements, they are exceeding the number of required stacking spaces in the drive-thru as they are only required to have 8 and are providing at least 14 spaces. <u>Staff recommends that the Planning Commission discuss the Dunkin Donuts business model with the applicant to ensure/confirm whether the number of onsite parking spaces meets the expected needs of the site and is their standard. If this is the standard number of spaces provided for a Dunkin Donuts operation of this size, then the variance may be appropriate.</u>
- 3. It appears the problem can be solved by some manner other than the granting of a variance. The site has a 65 foot setback from the centerline of Walton Parkway. There is currently over 20 feet of green space between setback line and existing pavement along Walton Parkway. It appears the site could accommodate an extra 15 parking spaces along Walton Parkway without necessitating any other changes to the site. <u>However, that may require a portion of the parking lot to be located partially within an easement would cut down on the green space along Walton Parkway which is not desirable.</u>
- 4. It appears the problem can be partially solved by some manner other than the granting of a variance. Staff recommends a minimum setback of 12 feet from behind the horse fence to any parking space pavement so there is green space to provide for screening and landscaping. By keeping this minimum of 12 feet of green space it appears that approximately 10-12 additional 90 degree parking spaces can be added along Walton Parkway. There is also an easement along Walton Parkway and it appears that adding additional spaces would not require the parking to be located within the easement.
- 5. <u>Staff recommends a condition of approval requiring additional head-in parking is added</u> to the drive aisle along Walton Parkway. The parking must be located a minimum of 12 feet behind the horse fence so landscaping and head light screening can be provided, subject to staff approval.
- 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 DGR Section 6(I)(A)(12) to eliminate the requirement that there be active and operable doors on the Walton Parkway and US-62 building elevations.

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, one along private a road, one at US-62 and one along Walton Parkway. As proposed, the commercial building will have one primary entrance (that consists of active and operable doors facing the northern property line (does not front a street). There is a service door on the rear of the building facing the private street.
- 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 and Walton-62 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 public streets and private road elevations, the applicant is providing a 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, retail storefront windows and cement panels front US 62. The side and US 62 elevations of this building make the entrance to the building easily identifiable.

- 5. MKSK, the city's urban design consultant reviewed the design and layout of the site to determine if it was possible to rotate the building so that the entrance was located along a public road. It was determined that the current orientation of the building was most optimal due to the fact that rotation could create an undesirable traffic circulation pattern resulting in driving conflicts internal to the site, and place the drive-thru ordering area along public roads.
- 6. 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 which is directly across the street from the site.
- 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.

(C) Variance to zoning text section III(A)(5) to allow an approximate 20 foot encroachment into the required 50 foot pavement setback along US-62.

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

- 1. Zoning text section III(A)(5) requires a 50 foot pavement setback along US-62. The applicant proposes a maximum encroachment of 20 feet of the parking lot, therefore a variance is required.
- 2. The variance does is not substantial. While the applicant is encroaching into the required setback, they are doing so at the request of the city to ensure a consistent and cohesive design is achieved between all sites along this road frontage. MKSK the city's urban design and planning consultants, reviewed the site plan and recommended that Dunkin Donuts provide the same parking space and drive aisle alignment as the neighboring the Express Oil and Dunkin Donuts parking rows. This provides design consistency between sites and allows for cross access between sites. While there is a proposed encroachment, it is minor in relation to the total parking area on the site since it is just for a portion of the US 62 frontage.
- 3. The approved preliminary development plan for the zoning district shows an access road in front of Aldi and other adjacent sites in order to provide additional vehicular connectivity in the larger district which results in the variance being necessary.
- 4. It appears there are 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 since the site is located at the Walton Parkway and US 62 intersection where there is additional right-of-way dedications that don't exist on other sites. In addition, the zoning text requires the developer to dedicate 5 feet of right-of-way along US-62 which contributes to the encroachment. This additional right-of-way to provide for a future drop-right turn lane for southbound US 62 traffic turning onto Walton Parkway.
- 5. While this encroachment places the parking closer to an area where an additional turn lane may be constructed in the future, there is sufficient green space to accommodate all of the streetscape elements such as street trees, leisure trail, horse fence, and buffer landscaping.
- 6. It does not appear that the essential character of the neighborhood will be altered if the variance request is granted. The proposed encroachment is very minor and will not be noticeable from adjacent sites or public rights-of-way since there will be a consistent streetscape provided.
- 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.

(D) Variance to C.O. 1169.04 to allow digital menu sign boards to be used where code prohibits electronic signs.

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

- 1. C.O. 1169.04 states that digital/electronic signs are a prohibited sign type. The applicant proposes to allow digital menu board signs to be used on the site therefore, a variance is required.
- 2. The placement of the digital menu board signs is directed away from public roads and the heavy landscape buffer requirements will provide additional screening from off-site view. Additionally, the signs are meeting all other menu board sign requirements in city code which requires the following:
 - a. The sign is located on the property to which it refers;
 - b. The sign is not visible from the public right-of-way;
 - c. The sign is single-face only and does not exceed thirty-two (32) square feet in size; and,
 - d. The sign is not placed in front of the building setback line.
- 3. The city's sign code states the purpose of the sign regulations are to are intended to provide design regulations for sign types so that they may fit harmoniously with structures and their surroundings. It is the intent of these regulations to prevent signs from becoming a distraction or obstruction to the safe flow of pedestrian and vehicular traffic, to prevent signs from becoming a nuisance factor to adjacent properties or uses, to protect and encourage a healthful economic and business environment in the community, and thereby protect the general health, safety, and welfare of the community. Accordingly, the city's sign code Codified Ordinance Chapter 1169.04 lists flashing, animated, and electronic signs as prohibited sign types. <u>Staff recommends a condition of approval requiring the menu board sign does not employ any animated or flashing features on the sign.</u>
- 4. <u>Additionally, in order to spirit and intent of a typical menu sign, staff recommends. The menu must be static so it not used as a reader board with scrolling or frequent display changes.</u>
- 5. <u>To prevent the sign from becoming a nuisance factor to adjacent properties or uses at</u> <u>night staff recommends an automatic brightness dimmer is installed to ensure the sign is</u> <u>not overly bright.</u>
- 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.

IV. RECOMMENDATION

<u>Staff recommends that the Planning Commission discuss the Dunkin Donuts business model with</u> the applicant to ensure/confirm whether the number of on-site parking spaces meets the expected needs of the site and is their standard. If this is the standard number of spaces provided for a Dunkin Donuts operation of this size, then the variance may be appropriate.

The Planning Commission should evaluate the appropriateness of using a digital menu board sign at this site. The electronic menu board sign may be appropriate if there are parameters in place to ensure the sign is unobtrusive as possible to ensure it doesn't become a nuisance or distraction. Approval of the variance may set a precedent for additional electronic menu board signs in the future so staff recommends additional restrictions and regulations regarding the display and brightness of the sign are implemented to ensure it meets the purpose of the sign code regulations.

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 high-PC 21 0920 Dunkin' Donuts Variances V-89-2021 5 of 6 quality designed building. Overall the building and site as proposed are well designed and fit appropriately within the context of the corridor.

V. ACTION

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

Move to approve application V-89-2021, subject to the following conditions:

- 1. Additional head-in parking is added along Walton Parkway. The parking must be located a minimum of 12 feet behind the horse fence so landscaping and head light screening can be provided, subject to staff approval.
- 2. The electronic menu-board signs do not display any flashing, moving or animated graphics.
- 3. The menu must be static so it not used as a reader board with scrolling or frequent display changes.
- 4. An automatic brightness dimmer is installed to ensure the menu sign is not overly bright.

Approximate Site Location:



Source: Google Earth

Planting Plan

- 1. Street trees along Johnstown Road should be planted 20' from the edge of pavement to maintain consistent line of street trees. See diagram.
- 2. Street trees along Johnstown Road should be planted at 3" caliper, 30' O.C. per New Albany Code. Placement of trees to be based on center line of private road. See diagram.
- 3. Street trees along Johnstown Road should match the existing large deciduous street tree species on the opposite side of Johnstown Road. All street trees along proposed properties should be the same singular species. See diagram.
- 4. All buffer trees located between street trees and parking lot pavement should be planted in random massings. See diagram.
- 5. Remove and replace all non-native Koelreuteria and Syringa tree species with native, large, deciduous shade trees.

Site Plan

6. The fence on the northern corner of Johnstown Road and Walton Parkway should be curved to match the aesthetic of the existing fence at all corners. The existing fence's radius should be maintained or used as a reference. Study other fence curves at the same intersection for context. 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.





404.544-01 September 3, 2021

To: Christopher Christian Engineering Manager

Re: Dunkin Donuts – FDP

From: Ed Ferris, P.E., P.S., City Engineer By: Jay M. Herskowitz, P.E., BCEE

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 title sheet of the FDP to include the signature block and other information as shown on this Exhibit.
- Provide a r/w dedication (minimum 5') along the parcel's US62 frontage. This dedication will help support construction of a potential additional right-hand turn lane at Walton Parkway should the need arise at some future point..
- Remove the curb cut located just east of the existing RI/Ro off of Walton Parkway. Site vehicular access is accommodated by the proposed full access curb cut off of the existing private road.
- 4. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available

EPF/JMH

(attachment)

cc: Steve Mayer, Planning Manager Dave Samuelson, Traffic Engineer







Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address US-62 & Smith Mill Rd., New Albany, OH 44054				
	Parcel Numbers 222-000617-00 Acres 1.145 # of lots created Choose Application Type Circle all Details that Apply				
Project Information	 Appeal Certificate of Appropriateness Conditional Use XDevelopment Plan Plat Lot Changes Minor Commercial Subdivision Vacation Vacation Variance Extension Request Zoning Description of Request: Final cassocia	Preliminary Final Preliminary Final Combination Split Easement Amendment (rezoning) development plan for new ated parking and infrastr	Comprehensive Amendment Adjustment Street Text Modification v Dunkin with ucture.		
Contacts	Property Owner's Name: Pat G Address: 3805 Edwards Rd., City, State, Zip: Cincinnati, OF Phone number: (513) 509-313 Email: pgilligan@gilligan-4 Applicant's Name: Tami Address: 2221 Schrock I City, State, Zip: Columbus, OF Phone number: (614) 898-710 Email:	illigan, Gilligan Compan Suite #680 1 45209 5 com Thompson, ms consulta Rd., [43229 0 ext. 10292 nsultants.com	y, LLC Fax: Ints inc. Fax: Fax:		
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete. Signature of Owner Date: Signature of Applicant Date: Og/03/2021				

Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address US-62 & Smith Mill Rd., New Albany, OH 44054				
	Parcel Numbers 222-000617-00				
	Acres <u>1.145</u> # of lots created				
	Choose Application Type	Circle all Details that Apply			
Project Information	Image: Construction of the constend of the construction of the construction				Amendment on es to be provided equirement for active 169.04 to allow the w right-hand turn in. ies. There are 2
Contacts	Property Owner's Name: Pat Gil Address: 3805 Edwards Rd., S City, State, Zip: Cincinnati, OH Phone number: (513) 509-3135 Email: pgilligan@gilligan-cd Applicant's Name: Tami ' Address: 2221 Schrock R City, State, Zip: Columbus, OH Phone number: (614) 898-7100 Email: tthompson@msconse	lligan, Gilligan uite #680 45209 om Thompson, ms d., 43229 ext. 10292 sultants.com	<u>Company</u>	y, LLC Fax: nts inc Fax:	
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete. Signature of Owner Date: Signature of Applicant Date: Og/03/2021				





Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.




LOCATION MAP

LEGEND

9 BC	SOIL BORING	(<u></u> (<u></u> <u></u> <u></u> <u></u> <u></u> <u></u> <u></u>	GAS	ALVE		
(*)	WATER VALVE	(MBC)	MAILE	XOX	*	ONIFER
Ø	CATCH BASIN (R	OUND)		IG GAS	S MARKER	
ŝ	UNKNOWN MANH	IOLE	(<u>î</u>)	TELEPH	ONE MAN	HOLE
\bigcirc	LANDSCAPING R	оск	$\overline{\phi}$	TELEPH	ONE POLE	
£	TREE 🚱 BUS	н	Π,	ANTENN/	a 👧	STUMP
(C)	GAS METER	(M)	ELECT	RIC MET	er 🕤	FLAG
F	TELEPHONE/POW	ER POI	LE	内	FIRE HY	DRANT
é	LIGHT POLE	€ (GUY W	IRE	\$ PO	WER POLE
	CATCH BASIN	Ч	SIGN	0	POST	
(\widehat{ST})	STORM MANHOLE		(SA)	SANIT	ARY MANH	OLE
OLP	.F. IRON PIN FD.	⊚P,F.	. IRO	N PIPE F	D.	
				- PRO	PERTY LIN	E
		_		- RIG	T OF WAY	
_		SAN		- SAN	ITARY LINE	
-				- EDG	E OF PAVE	MENT
		- w -		- WAT	ER LINE	
		ST —		— sto	RM SEWER	2
				- EDG	E OF LAND	SCAPING



MDK

1" = 20"

CSS MDK

08/19/2021

'NORTH' FOR THIS MAP ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND REFERENCED THE NORTH AMERICAN DATUM OF 1983 (2011) BY A VRS/GNSS SURVEY PERFORMED ON JUNE 7, 2021.

TOPOGRAPHIC SURVEY 9887 JOHNSTOWN ROAD NEW ALBANY, OHIO 43054 GILLIGAN COMPANY, LLC ms consultants, inc.

CONSULTING ENGINEERS & PLANNERS BER SCHECK HOAD, COLUMNIE, ORDO 45225 PHONE (814) 550-7100 FAX (814) 550-7070

62-40336-22

1/1

CONTROL PT. #2 NORTH: 761,597.839 EAST: 1,886,401.889 ELEV.: 1.058.36'





PROJECT DESCRIPTION

THIS RESTAURANT DEVELOPMENT INCLUDES THE CONSTRUCTION OF A SINGLE STORY BUILDING, DRIVE-THRU AND PARKING LOT.

STORMWATER MANAGEMENT

THE STORMWATER FOR THIS PROJECT WILL BE CONTROLLED BY AN ON-SITE DETENTION SYSTEM.

NT	1.19 AC. 2,269 S.F.
	15 SPACES
QUIRED	1 SPACE
ROVIDED	1 SPACE
GE	30,707 S.F. 2,269 S.F. 32,976 S.F. 51,917 S.F. 64% 85%
AREA	7,163 S.F. 755 S.F. 11% 8%

PAINTED PARKING STRIPING (TYPICAL). ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS OR SPECIFICATIONS.

GENERAL CONTRACTOR TO PROVIDE AND INSTALL (1) POST FOR HANDICAP PARKING SIGN WITH "VAN ACCESSIBLE" SIGN., ONE IN FRONT OF EACH SPACE. SIGNS PROVIDED BY CONTRACTOR TO MEET LOCAL

TAPER LAST 10' OF NEW CURB TO MEET AND MATCH CONFIGURATION AND ELEVATION OF EXISTING.

LIMITS OF DISTURBANCE

NOT FOR CONSTRUCTION

OHIO

UTILITIES PROTECTION

SERVICE

CALL BEFORE YOU DIG

811 OR 1-800-362-2764

APPROVALS:

PLANNING COMMISSION CHAIR

VICE CHAIR OR DESIGNEE

PROFESSIONAL ENGINEER

PROFESSIONAL SURVEYOR

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

INTERPRETATION DD NEXT GEN DD NEXT GEN Set resultants, bianness Scientifications 1614.898.7570 1000/00/00000000000000000000000000000	JF DUNKIN' BRANDS, INC., UNDER RESTRICTED ACCES								brands			
DD NEXT GEN DUNKIN DESIGN GUIDELINES BUNKIN	ESE PLANS ARE CONFIDENTIAL PROPERTY (ms consultants, inc. engineers, architects, planners 2221 Schrock Road Columbus, Ohio 43229-1547 p 614.898.7570 www.msconsultants.com								• 50		
DD NEXT GEN DUNKIN DESIGN GUIDELINES SET REVISIONS DATE NO DESCRIPTION DATE NO DESCRIPTION DATE 1 CONCEPTUAL DESIGN 05/06/21 2 PRELIMINARY DESIGN 07/08/21 3 ERVIEW 05/06/21 3 SHEET REVISIONS CKD 4 SHEET REVISIONS CKD	THE											
DD NEXT GEN DUNKIN DESIGN GUIDELINES SITE PLAN SMITH'S MILL RD., NEW ALBANY, OH 44054		L	DATE UALE		UD/UD/21 SCALE	07/08/21	NIMANN		CKD			2
DD NEXT GEN DUNKIN DESIGN GUIDELINES SMITH'S MILL RD., NEW ALBANY, OH 44054		SET REVISIONS	NO DESCRIPTION	, CONCEPTUAL DESIGN	¹ REVIEW	2 PRELIMINARY DESIGN	KEVIEW	0	SHEET REVISIONS	-		
		DD NEXT GEN					SITE PLAN				CANTUR AND DE NEW ALBANY ON 44064	SWILLS WILL AD., NEW ALDANT, ON 44034



ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN THE CITY OF NEW ALBANY, COUNTY OF FRANKLIN, AND STATE OF OHIO, BY SURVEYOR: ms consultants, inc., 2221 SCHROCK ROAD, COLUMBUS, OHIO 43229, PH: (614) 898-7100. B. BY GRAPHICAL PLOTTING ONLY, THIS SITE IS SITUATED IN FEMA FLOOD ZONE X PER FIRM #39049C0208K,

C. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION. D. ALL PROPOSED SPOT ELEVATIONS SHOWN ARE TOP OF CURB AND FINAL GRADE ELEVATIONS UNLESS

E. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DURING CONSTRUCTION AND ALL DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER OR CITY.

F. ALL CONSTRUCTION METHODS AND MATERIAL MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.

UNIQUE OF THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS TO NOT CAUSE DAMAGE.
 H. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE CONSTRUCTION IS TO

THE CONTINUE OF TALE OF THE COMPANY CONTINUES OF THE ALL VERTICATION STORE OF THE ALL PREFICATION STORE ALL VERTICATIONS TO START, TO VERTIFY IF ANY UTILITIES ARE PRESENT ON STEL ALL VERTICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATION IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY SOMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.

CONTRACTOR TO VERIFY ALL EXISTING GRADES AND CONTACT ENGINEER PRIOR TO BEGINNING WORK IF DISCREPANCY IS FOUND.

J. ALL STORM CONDUITS ARE ADS N-12 SMOOTH INTERIOR HDPE PIPE OR APPROVED EQUAL.





OF DUNKIN' BRANDS, INC., UNDER RESTRICTED ACCESS.								brands			
SE PLANS ARE CONFIDENTIAL PROPERTY		ms engi 2222 Colu 61 61	5 C ine 1 S umb 4.8 4.8 4.8 v.m	chropus, 398. 398.		sult archite bhio 2 100 570 asultan	al ad 132	nts s.con	, i anr 154	nc hers	•
THES	AUTMAN BY BY B										
	L		100	ZI SCALE		/21 DRAWN		CKD			2
	SET REVISIONS	NO DESCRIPTION DATE	CONCEPTUAL DESIGN	I REVIEW		2 REVIEW 07/08	C	SHEET REVISIONS			
	DD NEXT GEN DUNKIN DESIGN GUIDELINES					SITE CDADINC DI AN				CNITTU'S MILLED NEW ALEANY ON AADEA	GIVILLE VU., NEW ALDANT, OF 44034
	C-4										







NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"





AME	SIZE	COND.	SPACING
led Maple	3"	B&B	AS SHOWN
ance Serviceberry (Tree Form)	2"	B&B	AS SHOWN
vlocust	2-1/2"	B&B	AS SHOWN
Oak	3"	B&B	AS SHOWN
	3"	B&B	AS SHOWN
Chokeberry	24"	No.3	AS SHOWN
ny Barberry	15"	No.3	AS SHOWN
ain Boxwood	30"	B&B	AS SHOWN
ooth Hydrangea	30"	No. 5	AS SHOWN
Holly	24"	B&B	AS SHOWN
niper	30"	B&B	AS SHOWN
ac	18"	No.3	5' OC
in Grass	Clump	No.2	2' OC / AS SHOWN
Daylily Stell D'Oro	Clump	No. 2	2' OC / AS SHOWN

PLANTING LEGEND

SEEDED LAWN AREA							
PROPOSED LANDSCAPE BED EDGE							
EXISTING TREE TO REMAIN							
+ PROPOSED DECIDUOUS TREE: PLANT SCHEDULE	SIZE AND SPECIES VARY, SEE						
PROPOSED DECIDUOUS SHRU	BS: SIZE AND SPECIES VARY,						
PROPOSED EVERGREEN SHRUE SEE PLANT SCHEDULE	BS: SIZE AND SPECIES VARY,						
PROPOSED ORNAMENTAL GRA	ASSES: SIZE AND SPECIES						
• • • • • • • • • PROPOSED PERENNIALS: SIZE / • • • • • • • PLANT SCHEDULE	AND SPECIES VARY, SEE						
NOTE: PROPOSED TREE LOCATIONS SHALL BE F WITH OWNER'S REPRESENTATIVE BEFORE PLAN	IELD VERIFIED NTING.						
CODED NOTES							
$\langle 1 \rangle$ EXISTING WHITE 4-BOARD FENCE, SEE CI	VIL PLANS						
PROPOSED WHITE 4-BOARD FENCE, SEE	CIVIL PLANS						
APPROVALS:							
PLANNING COMMISSION CHAIR							
VICE CHAIR OR DESIGNEE							
PROFESSIONAL ENGINEER							
PROFESSIONAL SURVEYOR							
DESIGNING LOCAL TARBEACHITECTURE 1232 RAST MANST, SUITE 11 COLUMUS, ON 4225 614483-172	PRELIMINARY FOR REFERENCE ONLY THIS DRAWING PACKAGE BPELIMINARY NON SHALL BEIGO NY FOR REVENT						
	CONSTRUCTION DRAWINGS WILL BE PROVIDED IN SUBSEQUENT DESIGN PHASES AND/OR DRAWING PACKAGES.						







Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number				
, a start st	ASY- HSS	2	Holophane	GELF3 P50 40K XXXXX ASY HSS				
	ASY	7	Holophane	GELF3 P50 40K XXXXX ASY				

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.7 fc	6.8 fc	0.3 fc	22.7:1	9.0:1
Property Line	+	0.6 fc	3.9 fc	0.0 fc	N/A	N/A

Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103 (800)325-0693 www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 18' pole Light level calculated on the ground



НО ALBANY, NEW RD MILL S'HTIMS DONUTS DUNKIN

Designer Steve Breidenbach Date 08/31/2021 2 of 2









	EXTERIOR FINISH SCHEDULE								
CODE	MATERIAL	LOCATION	SOURCE	PRODUCT	COLOR				
SF-I	STOREFRONT	FONT/SIDE ELEVATIONS	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	BLACK				
EF-1	EIFS	CORNICE	DRYVIT SYSTEMS	WEATHERLASTIC SMOOTH	DOVER SKY				
FB-1	FACE BRICK	ALL ELEVATIONS	LAWRENCEVILLE BRICK	MASONRY VENEER	BURNT CHIMNEY				
FB-2	FACE BRICK	ALL ELEVATIONS	LAWRENCEVILLE BRICK	SOLDIER COURSE	BURNT CHIMNEY				
FB-3	FACE BRICK	ALL ELEVATIONS	LAWRENCEVILLE BRICK	ROWLOCK COURSE	BURNT CHIMNEY				
PM-1	METAL / PAINT	FRONT/SIDE/DRIVE-THRU ELEVATIONS	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	ORANGE. PANTONE #3564 C. ; PROVIDED BY MANU.				
PM-2	METAL / PAINT	FONT/SIDE/DRIVE-THRU ELEVATIONS	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	MATCH FCP-1: DESERT BEIGE				
PM-3	METAL / PAINT	REAR ELEVATIONS	PROVIDED BY MANUFACTURER	PROVIDED BY MANUFACTURER	MATCH BRICK: BURNT CHIMNEY				
FCP-1	FIBER CEMENT PANEL	ALL ELEVATIONS	NICHIHA FIBER CEMENT	SANDSTONE MASONRY SERIES	DESERT BEIGE				



EF-1







SF-1



FB-1/FB-2/FB-3









- GALV. STRAP HINGE & BOLTS (TYP.)



NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"



Planning Commission Staff Report September 20, 2021 Meeting

POPEYES CONDITIONAL USE

LOCATION:	Located at the southeast corner of US-62 and Forest Drive (PID: 222-000347)
APPLICANT:	ms Consultants c/o Tami Thompson
REQUEST:	Final Development Plan
ZONING:	Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a
STRATEGIC PLAN:	Retail
APPLICATION:	CU-95-2021

Review based on: Application materials received August 20 and September 3, 2021.

Staff report prepared by Chris Christian, 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 Popeyes 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 and associated variances for the Popeyes restaurant.

II. SITE DESCRIPTION & USE

The site is located on the southeast corner of US-62 and Forest Drive within the Canini Trust Corp site. The site is 1.14 acres and is currently undeveloped. The site is immediately located south of Forest Drive. There is an undeveloped lot to the south between this site and Dairy Queen.

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 3,272 sq. ft. Popeyes restaurant with a drive-thru on a 1.14 acre site. The site will be accessed from two curb cuts along Woodcrest Way which is a private road. The building is surrounded by the parking lot, a drive-thru lane and internal drive aisles.
- 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 and there is an existing restaurant with a drive through facility close to this site. Additionally, the Planning Commission recently approved the Sheetz development which included a drive-thru facility and will be located across the street 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 commercial building is well designed using high quality building materials with strong cornice lines along all sides of the building and incorporates large, appropriately designed windows along the primary facades of the building.
- The drive through window is located on the Forest Drive 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 20 feet which meets the 45-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 3,272 square feet in size therefore 44 parking spaces are required. The applicant is only providing 22 parking spaces and a variance has been requested.
- Additionally, the city parking code requires a minimum number of stacking spaces in the drive thru lane must be provided. The required number of drive-thru stacking spaces must equal 25% of the total required parking spaces for the drive-thru tenant space. Based on this calculation, 11 stacking spaces must be provided and the applicant is exceeding this requirement by providing 12.
- The building is surrounded by a parking lot and an internal drive aisle. Customers can enter and exit the site from Woodcrest Way. The proposed drive-thru lane appears to appropriately positioned on the site so that the drive-thru traffic does not interfere with traffic circulation on the rest of the site and will not cause traffic to back up onto public roads. The menu board is located at the rear of the site and the internal drive that leads to the menu is overly wide so that stacking can be provided and not conflict with other internal site traffic.
- 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 Sheetz which included a restaurant drive-thru facility and is located right across the street 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 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 along Woodcrest Way which is 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. RECOMMENDATION

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 existing restaurant with a drive-thru facility within the Canini Trust Corp site and the Sheetz PC Popeyes Conditional Use CU-95-2021

drive-thru development located across 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. Additionally, staff recommends a condition of approval that the conditional use permit will become void if type of use, other than a restaurant, occupies this tenant space.

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

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-95-2021 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



Planning Commission Staff Report September 20, 2021 Meeting

POPEYES FINAL DEVELOPMENT PLAN

Located at the southeast corner of US-62 and Forest Drive (PID: 222-000347)
ms consultants c/o Tami Thompson
Final Development Plan
Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a
Retail
FDP-90-2021

Review based on: Application materials received August 20 and September 3, 2021. *Staff report prepared by Chris Christian, Planner*

I. REQUEST AND BACKGROUND

The application is for a final development plan for a proposed Popeyes located at the southeast corner of US-62 and Forest Drive within the Canini Trust Corp. The development includes a dine in restaurant with a drive-thru on a 1.14 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</u> use to be heard by the Planning Commission at tonight's meeting under case CU-95-2021.

The applicant is also applying for several variances related to this final development plan under application VAR-91-2021. Information and evaluation of the variance requests are under a separate staff report.

II. SITE DESCRIPTION & USE

The site is located on the southeast corner of US-62 and Forest Drive within the Canini Trust Corp site. The site is 1.14 acres and is currently undeveloped.

III. EVALUATION

Staff's review is based on New Albany plans and studies, zoning text, zoning regulations. Primary concerns and issues have been indicated below, with needed action or recommended action in <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 lists the following development standards for the Neighborhood Retail future land use category:

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

A. Use, Site and Layout

- 1. The applicant proposes to develop a 3,272 sq. ft. Popeyes restaurant with a drive-thru on a 1.14 acre site. 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-95-2021.
- 2. 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 surrounding uses include Home2Suites, the Turkey Hill gas station, convenience store and car wash as well as Dairy Queen which also has a drive-thru facility.
- 3. 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 applicant is meeting this requirement with 61% total lot coverage.

Road	Requirement	Proposed
US-62	50 foot building and pavement setback	50 foot pavement [meets code]
		<u>90+/- building [meets code]</u>
Forest Drive	20 foot building and pavement setback	20+/- foot pavement [meets code]
		_
		72+/- foot building [meets code]
Southern Boundary	0 foot building and pavement setback	4+/- foot pavement [meets code]
(adjacent to future		
development site)		60+/- foot building [meets code]
Woodcrest Way	20 foot building and pavement	25+/- foot pavement [meets code]
		86+/- foot building [meets code]

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

5. The zoning text encourages shared access drives between sites by allowing for zero pavement setbacks and by including a provision stating that where appropriate shared access and joint parking agreements between adjacent parcels maybe required by the Village Development Director. Historically the city staff and Planning Commission have encouraged shared curb cuts and connecting drive aisles between sites. The Dairy Queen final development plan includes a row of parking along the US 62 frontage and a drive aisle between that parking and the building. The Dairy Queen drive through established a curb cut to the northern site so this pattern of development can be continued to the adjacent site to the north. While there is an undeveloped site between Dunkin Donuts and Dairy Queen, this site is not matching the row of parking along the US 62 frontage and a drive aisle established by Dairy Queen.. This creates an inconsistent character within this area that is undesirable from a master site design and planning standpoint. It appears that adjustments can be made to the site plan in order to address these concerns and maintain the established character in the area. Additionally, the site is not meeting the parking

space requirements it appears that additional spaces can be added to the site if it is revised. <u>Staff recommends a condition of approval that the site be redesigned so that it is consistent with character established by Dairy Queen to the south, subject to staff approval.</u>

B. Access, Loading, Parking

- 1. The site will be accessed from two curb cuts along Woodcrest Way which is a private road. 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.
- 2. 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 3,272 square feet in size therefore 44 parking spaces are required. The applicant is providing 22 parking spaces and a variance has been requested. 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, 11 stacking spaces must be provided and the applicant is exceeding this requirement by providing 12.
- 3. Per C.O. 1167.03(a) the minimum parking space dimensions required are 13 feet wide and 20 feet long and the applicant is meeting this requirement.
- 4. Per C.O. 1167.03(a) the minimum maneuvering lane width size is 22 feet for this development type and this is requirement is met.
- 5. According to C.O. 1167.06(b)(2) the applicant is required to provide one off street loading space and one has not been identified on the site plan. <u>In order to ensure that there is sufficient space on the site for delivery trucks to park without interfering with drive-thru or other traffic, staff recommends a condition of approval that a 30x12 foot loading space is added on the site in accordance with C.O. 1167.03(b).</u>
- 6. Per the approved final development plan for the Canini Trust Corp's Woodcrest Way private road network, the applicant is required to install a 5 foot sidewalk along Woodcrest Way and this requirement is met.

C. Architectural Standards

- 1. The purpose of the New Albany Design Guidelines and Requirements is to help ensure that the New Albany community enjoys the highest possible quality of architectural design.
- 2. The zoning text contains architectural standards and regulated by Section 6 of the Design Guidelines and Requirements (Commercial outside the Village Center).
- 3. The zoning text states that the maximum building height within this zoning district shall not exceed 35 feet. The proposed building height is approximately 20 +/- 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. <u>DGR Section 6(I)(A)(12) states that buildings shall have operable and active front doors</u> <u>along all public and private roads. The applicant is not providing an active and operable</u> <u>door along the front and rear building elevations and a variance has been requested.</u>
- 7. C.O. 1171.05(b) states that all trash and garbage container systems must be screened. The applicant proposes to install a dumpster enclosure thereby meeting this requirement.

- 8. A roof plan was submitted and all rooftop mechanical equipment will be fully screened from all public roads.
- 9. 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.

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

- 1. Codified Ordinance 1171.06(a)(3) requires one tree per 10 parking spaces. The applicant is providing 22 parking spaces thereby requiring 2 trees and the applicant is meeting this requirement.
- 2. The 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 and Forest Drive. The proposed site has approximately 143 feet of frontage along US-62, requiring 11 trees to be installed and the site has 194 feet of frontage along Forest Drive, requiring 16 trees to be installed and the applicant is meeting these requirements.
- 3. Zoning text section 8a.04(2) requires that street trees must be planted along Forest Drive and US-62 at a rate of one tree for every 30 feet. There are 3 existing street trees along US-62 and the applicant proposes to add 2 to meet this requirement. The applicant is required to install 6 trees along Forest Drive and they are exceeding this requirement by providing 9.
- 4. The zoning text requires a minimum of 8% interior parking lot landscaping on the site. The applicant is meeting and exceeding this requirement by providing 9% interior parking landscaping on the site.
- 5. Per zoning text 8a.04(4)(a) parking lots shall be screened from rights-of-way within a minimum 36 inch high evergreen landscape hedge or wall. The landscape plan shows a 30" shrub to screen the parking lot from Smith's Mill Road, US-62 as well as the private road.
- 6. 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 brick trash container enclosure with wood slat doors behind the building along the private road.
- 7. 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</u> Architect's comments are met, subject to staff approval.
 - 1.Remove all Dwarf Korean Lilac from eastern parking edge and replace with Green
 - 2. The proposed frontage road along Johnstown Road should align with the existing Dairy Queen frontage road. Adjust the building location away from Johnstown Road to accommodate the new frontage road location. Affected angled parking spaces may be relocated as head-in parking spaces along Johnstown Road. See diagram.
 - 3. Please submit monument sign elevations and details for review.
 - 4. Confirm all exterior dumpster enclosure walls are masonry veneer.
 - 5. Remove the 'Love That Chicken' sign from the side of the building.
 - 6. Select neutral color for canopy (A10). Consider matching proposed color of hardietrim boards, or a dark charcoal.
 - 7. Please provide all sign and panel details for all signage on building. Details should include mounting, materials, colors, and size information. These will be reviewed per New Albany's code.

E. Lighting & Signage

1. The applicant has submitted a photometric plan however, the extent of the light spillage was not evaluated out to the property lines. <u>Staff recommends a condition of approval</u> that an updated photometric plan be submitted showing zero or near zero light spillage at the property lines.

- 2. Zoning text section 8a.05(e) and (f) requires all parking lot and private driveway light poles to be cut-off and downcast, not 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. <u>Staff recommends a condition of approval that the light fixture in Exhibit C of the zoning text be used, be no more than 20 feet tall and be painted New Albany Green.</u>
- 3. As part of this final development plan application, the applicant has submitted a partial sign plan for the site. Details for the proposed monument sign were not provided in addition to other sign details needed for a full evaluation. Staff recommends a condition of approval that these signs and all other sign details be subject to staff approval and must meet code requirements and 2013 Trust Corp Signage Recommendations Plan. Any additional variances needed for future signs will be heard by the Planning Commission in the future. The signs that were submitted are evaluated to the best of staff's ability below.

Wall Signs

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

North Elevation Wall Sign

- a. Area: information not provided [max of 80 sq. ft. based on frontage]
- b. Lettering height: information not provided [24 inch maximum]
- c. Location: one on the north building elevation [meets code]
- d. Lighting: information not provided [external and halo permitted]
- e. Relief: information not provided [code minimum of 1 inch relief]
- f. Color: orange (total 1) [meets code]
- g. Materials: not provided [must meet requirements of C.O. 1169.12(g)]
- The sign will read "POPEYES"

US-62 Elevation Wall Sign (1 of 2)

- a. Area: information not provided [max of 80 sq. ft. based on frontage]
- b. Lettering height: none proposed
- *c*. Location: one on the US-62 building elevation [meets code]
- *d*. Lighting: information not provided [external and halo permitted]
- e. Relief: information not provided [code minimum of 1 inch relief]
- f. Color: tan (total 1) [meets code]
- g. Materials: not provided [must meet requirements of C.O. 1169.12(g)]
- The sign will feature the company logo.

US-62 Elevation Wall Sign (2 of 2)

- a. Area: information not provided [max of 80 sq. ft. based on frontage]
- b. Lettering height: information not provided [24 inch maximum]
- c. Location: one on the US-62 building elevation [meets code]
- d. Lighting: information not provided [external and halo permitted]
- e. Relief: information not provided [code minimum of 1 inch relief]
- *f*. Color: orange (total 1) [meets code]
- g. Materials: not provided [must meet requirements of C.O. 1169.12(g)]
- The sign will read "POPEYES".

South Elevation Wall Sign

- a. Area: information not provided [max of 80 sq. ft. based on frontage]
- b. Lettering height: information not provided [24 inch maximum]

- *c*. Location: one on the southern building elevation [does not meet code, a future variance will be needed.]
- d. Lighting: information not provided [external and halo permitted]
- e. Relief: information not provided [code minimum of 1 inch relief]
- *f*. Color: orange (total 1) [meets code]
- g. Materials: not provided [must meet requirements of C.O. 1169.12(g)]
- The sign will read "Louisiana Kitchen" and feature the company logo.
- 4. The applicant proposes to install two drive thru menu board signs at the rear of the site which is permitted C.O. 1169.11(c). One of the signs is 25.4 sq. ft. and the other is 10.5 sq. ft. C.O. 1169.04 states that digital/electronic signs are prohibited. <u>The proposed menu board signs are digital and a variance has been requested.</u> All other code requirements for this sign type are met.
- 5. The applicant proposes to install one directional "clearance" sign near the drive-thru. The signs are 12 feet tall which exceeds the code maximum of 3 feet for this signs type and a variance will be required however, it was not requested as part of this application.
- 6. The applicant proposes to install a wall sign that reads "Love that Chicken" on the south elevation of the building. New Albany Design Guidelines and Requirements (Commercial Outside Village Center) Section I.A.8 states that signage for commercial buildings shall be as simple and unobtrusive as possible. The city urban design consultant, MKSK, has reviewed the proposed sign and recommends that it be removed based on this requirement. <u>Staff recommends a condition of approval that the "Love that Chicken" sign be removed from the building.</u>
- 7. The applicant proposes to install 3 "decorative panels" on the southern building elevation of the building that meet the city code definition of a sign per C.O. 1169.02. Additional details about these signs will need to evaluated with a future sign permit.
- 8. The applicant proposes to install 4 digital displays on the northern elevation of the building. New Albany Design Guidelines and Requirements (Commercial Outside Village Center) Section I.A.8 states that signage for commercial buildings shall be as simple and unobtrusive as possible. The city urban design consultant, MKSK, has reviewed the proposed sign and recommends that it be removed based on this requirement. <u>Staff recommends a condition of approval that the 4 digital display signs be removed from the building.</u>

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. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available.

V. RECOMMENDATION

Staff recommends approval of the Popeyes final development plan provided that the Planning Commission finds the proposal meets sufficient basis for approval. The proposal is meeting many of the goals of the Engage New Albany Strategic Plan such as providing pedestrian access along roadways and into the site and utilizing high quality building materials by incorporating foursided architecture. The proposed development is in an appropriate location given the context of the surrounding area and will serve as an amenity for the New Albany Business Park. The proposed building is very well designed and is consistent with other retail buildings in the immediate area.

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-90-2021**, subject to the following conditions:

- 1. Conditional use application CU-95-2021 must be approved.
- 2. A 30x12 foot loading space is added on the site in accordance with C.O. 1167.03(b).
- 3. The City Landscape Architect's comments must be addressed, subject to staff approval.
- 4. A revised photometric plan must be submitted showing zero or near zero candle foot light intensity at the property lines.
- 5. The light fixture in Exhibit C of the zoning text be used, be no more than 20 feet tall and be painted New Albany Green.
- 6. The monument sign and all other sign details are subject to staff approval and must meet code requirements and the 2013 Trust Corp Signage Recommendations Plan.
- 7. The "Love that Chicken" sign be removed from the building.
- 8. The 4 digital display signs be removed from the building.
- 9. The City Engineer's comments must be addressed, subject to staff approval.

Approximate Site Location:



Source: Google Earth



Planning Commission Staff Report September 20, 2021 Meeting

POPEYES VARIANCES

LOCATION:	Located at the southeast corner of US-62 and Forest Drive (PID: 222-000347).
APPLICANT: REQUEST:	ms consultants c/o Tami Thompson
-	(A) Variance to C.O. 1167.05(d)(4) to allow 22 parking spaces to be installed where code requires a minimum of 44 spaces.
	(B) 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.
	(C) Variance to C.O. 1169.04 to allow digital menu board signs where code prohibits digital/electronic signs.
ZONING: STRATEGIC PLAN: APPLICATION:	Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a Retail VAR-91-2021

Review based on: Application materials received August 20 and September 3, 2021. *Staff report prepared by Chris Christian, Planner*

I. REQUEST AND BACKGROUND

The applicant requests variances in conjunction with the final development plan (FDP-90-2021) for a Popeyes located at the southeast corner of US-62 and Forest Drive within the Canini Trust Corp. The development includes a din-in restaurant with a drive-thru on a 1.14 acre site.

The applicant requests the following variances:

- (A) Variance to C.O. 1167.05(d)(4) to allow 22 parking spaces to be installed where code requires a minimum of 44 spaces.
- (B) 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.
- (C) Variance to C.O. 1169.04 to allow digital menu board signs where code prohibits digital/electronic signs.

II. SITE DESCRIPTION & USE

The site is located on the southeast corner of US-62 and Forest Drive within the Canini Trust Corp site. The site is 1.14 acres and is currently undeveloped.

III. EVALUATION

The application complies with application 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 C.O. 1167.05(d)(4) to allow 22 parking spaces to be installed where code requires a minimum of 44 spaces.

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

- 1. Per C.O. 1167.05(d)(4), 1 parking space must be provided for every 75 square feet of restaurant floor area space. The building is 3,272 square feet in size therefore 44 parking spaces are required. The applicant is providing 22 parking spaces therefore, a variance is required.
- 2. The variance request may preserve the "spirit and intent" of the zoning requirement. Staff believes that it is reasonable to expect some of these types of uses to see a larger share of their customer traffic in the drive-thru versus as dine in guests. While the applicant is not meeting the on-site parking requirements, they are exceeding the number of required

stacking spaces in the drive-thru as they are only required to have 8 and are providing at least 12 spaces. <u>Staff recommends that the Planning Commission discuss the Popeyes</u> <u>business model with the applicant to ensure/confirm whether the number of on-site</u> <u>parking spaces meets the expected needs of the site and is their standard. If this is the standard number of spaces provided for a Popeyes operation of this size, then the variance may be appropriate.</u>

- 3. The zoning text encourages shared access drives between sites by allowing for zero pavement setbacks and by including a provision stating that where appropriate shared access and joint parking agreements between adjacent parcels maybe required by the Village Development Director. Historically the city staff and Planning Commission have encouraged shared curb cuts and connecting drive aisles between sites. The Dairy Queen final development plan includes a row of parking along the US 62 frontage and a drive aisle between that parking and the building. The Dairy Queen drive through established a curb cut to the northern site so this pattern of development can be continued to the adjacent site to the north. While there is an undeveloped site between Dunkin Donuts and Dairy Queen, this site is not matching the row of parking along the US 62 frontage and a drive aisle established by Dairy Queen. This creates an inconsistent character within this area that is undesirable from a master site design and planning standpoint. It appears that adjustments can be made to the site plan in order to address these concerns and maintain the established character in the area.
- 4. By redesigning the drive aisle so it aligns with the Dairy Queen site it appears additional head-in parking spaces along US 62 can be added to reduce the parking space deficit on the site without encroaching the pavement setback area. <u>Staff recommends a condition of approval requiring additional head-in parking is added to the drive aisle along US 62 subject to staff approval.</u>
- 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.

(B) 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.

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 Forest Drive elevation (1/3 elevations are meeting the requirement).
- 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 and Walton-62 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 of public streets and private road elevations, the applicant is providing a 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 make 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.

(C) Variance to C.O. 1169.04 to allow digital menu board signs where code prohibits digital/electronic signs.

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

- 1. C.O. 1169.04 states that digital/electronic signs are a prohibited sign type. The applicant proposes to allow digital menu board signs to be used on the site therefore, a variance is required.
- 2. The placement of the digital menu board signs is directed away from public roads and the heavy landscape buffer requirements will provide additional screening from off-site view. Additionally, the signs are meeting all other menu board sign requirements in city code which requires the following:
 - a. The sign is located on the property to which it refers;
 - b. The sign is not visible from the public right-of-way;
 - c. The sign is single-face only and does not exceed thirty-two (32) square feet in size; and,
 - d. The sign is not placed in front of the building setback line.
- 3. The city's sign code states the purpose of the sign regulations are to are intended to provide design regulations for sign types so that they may fit harmoniously with structures and their surroundings. It is the intent of these regulations to prevent signs from becoming a distraction or obstruction to the safe flow of pedestrian and vehicular traffic, to prevent signs from becoming a nuisance factor to adjacent properties or uses, to protect and encourage a healthful economic and business environment in the community, and thereby protect the general health, safety, and welfare of the community. Accordingly, the city's sign code Codified Ordinance Chapter 1169.04 lists flashing, animated, and electronic signs as prohibited sign types. <u>Staff recommends a condition of approval requiring the menu board sign does not employ any animated or flashing features on the sign.</u>
- 4. <u>Additionally, in order to spirit and intent of a typical menu sign, staff recommends. The menu must be static so it not used as a reader board with scrolling or frequent display changes.</u>
- 5. <u>To prevent the sign from becoming a nuisance factor to adjacent properties or uses at</u> <u>night staff recommends an automatic brightness dimmer is installed to ensure the sign is</u> <u>not overly bright.</u>
- 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.

II. RECOMMENDATION

<u>Staff recommends that the Planning Commission discuss the Popeyes business model with the applicant to ensure/confirm whether the number of on-site parking spaces meets the expected needs of the site and is their standard. If this is the standard number of spaces provided for a Popeyes operation of this size, then the variance may be appropriate.</u>

The Planning Commission should evaluate the appropriateness of using a digital menu board sign at this site. The electronic menu board sign may be appropriate if there are parameters in place to ensure the sign is unobtrusive as possible to ensure it doesn't become a nuisance or distraction. Approval of the variance may set a precedent for additional electronic menu board signs in the PC 21 0920 Popeyes Variances VAR-91-2021 4 of 5

future so staff recommends additional restrictions and regulations regarding the display and brightness of the sign are implemented to ensure it meets the purpose of the sign code regulations.

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. Overall the building and site as proposed are well designed and fit appropriately within the context of the corridor.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motions 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-91-2021, subject to the following conditions:

- 1. Additional head-in parking is added to the drive aisle along US 62 subject to staff approval.
- 2. The electronic menu-board signs do not display any flashing, moving or animated graphics.
- 3. The menu must be static so it not used as a reader board with scrolling or frequent display changes.
- 4. An automatic brightness dimmer is installed to ensure the menu sign is not overly bright.



Approximate Site Location:

Source: Google Earth

Development Review

project name	Popeyes
prepared for	City of New Albany
date	September 14, 2021
date received	August 27, 2021

Planting Plan

1. Remove all Dwarf Korean Lilac from eastern parking edge and replace with Green Lustre Holly. Shrubs should be planted in a continuous, straight line. See diagram.

Site Plan

2. The proposed frontage road along Johnstown Road should align with the existing Dairy Queen frontage road. Adjust the building location away from Johnstown Road to accommodate the new frontage road location. Affected angled parking spaces may be relocated as head-in parking spaces along Johnstown Road. See diagram.

Architectural and Signage Comments

- 3. Please submit monument sign elevations and details for review.
- 4. Confirm all exterior dumpster enclosure walls are masonry veneer.
- 5. Remove the 'Love That Chicken' sign from the side of the building.
- 6. Select neutral color for canopy (A10). Consider matching proposed color of hardietrim boards, or a dark charcoal.
- 7. Please provide all sign and panel details for all signage on building. Details should include mounting, materials, colors, and size information. These will be reviewed per New Albany's code.



The provided diagram is for clarification and design intent purposes only. The diagram should be used to help illustrate the given 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.

0

40



404.543-01 September 7, 2021

To: Christopher Christian Engineering Manager

From: Ed Ferris, P.E., P.S., City Engineer By: Jay M. Herskowitz, P.E., BCEE Re: Popeyes - FDP

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

1. We will evaluate storm water management, water distribution, sanitary sewer collection and roadway construction related details once construction plans become available

EPF/JMH

(attachment)

cc: Steve Mayer, Planning Manager Dave Samuelson, Traffic Engineer





Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address Johnstown Rd & Forest Dr, New Albany, OH 43054				
	Parcel Numbers 222-000347-00				
	Acres 1.192 # of lots created				
	Choose Application Type	oose Application Type Circle all Details that Apply			
Project Information	 Appeal Certificate of Appropriateness Conditional Use XDevelopment Plan Plat Lot Changes Minor Commercial Subdivision Vacation Vacation Variance Extension Request Zoning Description of Request: Final of associal	Preliminary Final Preliminary Final Combination Split Easement Amendment (rezoning) development plan for Pop ated parking and infrastru	Comprehensive Amendment Adjustment Street Text Modification Deve's Louisiana Kitchen with ucture.		
Contacts	Property Owner's Name: Pat G Address: 3805 Edwards Rd., City, State, Zip: Cincinnati, OI Phone number: (513) 509-313 Email: pgilligan@gilligan- Applicant's Name: Tam: Address: 2221 Schrock City, State, Zip: Columbus, OF Phone number: (614) 898-710 Email: tthompson@mscon	illigan, Gilligan Compan Suite #680 1 45209 5 com Thompson, ms consulta Rd., I 43229 0 ext. 10292 nsultants.com	y, LLC		
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. Signature of Owner Signature of Applicant	New Albany representatives are w, hereby authorizes Village of officials to visit, photograph a that the information here with	e essential to process this application. of New Albany representatives, and post a notice on the property ain and attached to this application is Date: <u>ltants, inc.</u> Date:09/08/2021_		

Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address Johnstown Rd & Forest Dr, New Albany, OH 43054				
	Parcel Numbers 222-000347-00				
	Acres 1.192 # of lots created				
	Choose Application Type	Application Type Circle all Details that Apply			
Project Information	Image: Conditional Use Preliminary Final Comprehensive Amendment Image: Conditional Use Combination Split Adjustment Image: Conditional Use Combination Split Adjustment Image: Conditional Use Combination Split Adjustment Image: Conditional Use Easement Street Street Image: Variance Easement Street Street Image: Coning Amendment (rezoning) Text Modification Image: Description of Request: Variance to C.O. 1167.05(d)(4) to allow 15 parking spaces to be provided where city code requires 30. Variance to zoning text section III(C)(6) to eliminate the requirement for active and operable front doors on the South and East building elevations. Variance to C.O. 1169.04 to allow the use of electronic/digital signs. Woodcrest Way, and Forest Dr. Woodcrest Way, and Forest Dr. Woodcrest Way, and Forest Dr.				
Contacts	Property Owner's Name: Pat Gi Address: 3805 Edwards Rd., S City, State, Zip: Cincinnati, OF Phone number: (513) 509-3133 Email: pgilligan@gilligan-c Applicant's Name: Tami Address: 2221 Schrock F City, State, Zip: Columbus, OH Phone number: (614) 898-7100 Email: tthompson@mscon	illigan, Gilligar Suite #680 I 45209 5 com Thompson, m Rd., 43229 0 ext. 10292 sultants.com	s consulta	ny, LLC Fax:	
Signature	Site visits to the property by City of N The Owner/Applicant, as signed below employees and appointed and elected of described in this application. I certify to true, correct and complete. Signature of Owner Signature of Applicant	ew Albany repres v, hereby authoriz officials to visit, p that the information i Manp Dim	entatives an es Village o hotograph on here with ms consu	re essential to proc of New Albany rep and post a notice o nin and attached to litants, inc.	ess this application. presentatives, on the property o this application is Date: Date: <u>09/08/2021</u>

Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address _Johnstown Rd & Forest Dr, New Albany, OH 43054					
	Parcel Numbers 222-000347-00					
	Acres 1.192 # of lots created					
	Choose Application Type	Circle all Details that Apply				
Project Information	 Appeal Certificate of Appropriateness XConditional Use Development Plan Plat Lot Changes Minor Commercial Subdivision Vacation Vacation Variance Extension Request Zoning 	Preliminary Preliminary Combination Easement Amendment (r	Final Final Split ezoning) restaurar	Comprehensi Adjustment Street Text Modific	ve A ation	Amendment
Contacts	Property Owner's Name: Pat G Address: 3805 Edwards Rd., City, State, Zip: Cincinnati, OF Phone number: (513) 509-313 Email: pgilligan@gilligan-d Applicant's Name: Tami Address: 2221 Schrock I City, State, Zip: Columbus, OF Phone number: (614) 898-710 Email: tthompson@mscore	<u>illigan, Gilligan</u> Suite #680 1 45209 5 com Thompson, m Rd., [43229 0 ext. 10292 nsultants.com	n Compar	ny, LLC Fax: ants inc. 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. Signature of Owner Signature of Applicant	New Albany repress w, hereby authoriz officials to visit, p that the information	sentatives a zes Village ohotograph on here with ms consu	re essential to pro of New Albany r and post a notice hin and attached	ocess this representa e on the p to this ap Date: Date:	s application. atives, property oplication is 09/08/2021




This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

List of adjacent properties:

- Parcel ID: 222-000347
 - o Dairy Queen
 - Ice Queens of Smith Mill LLC
 - o 7258 Waterston, New Albany, OH 43054
- Parcel ID: 222-000613
 - o Private Dwelling
 - o Mary F Hursey
 - o 10015 Johnstown Rd, New Albany, OH 43054
- Parcel ID: 222-004476
 - o Courtyard by Marriott
 - New Albany Hotel Associates LLC
 - o 125 W Spring St, Oxford, OH 45056



TOPOGRAPHIC SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, VILLAGE OF NEW ALBANY LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16 of the

UNITED STATES MILITARY DISTRICT

PROJECT CONTROL

ONTROL	. PT. #1	CO
ORTH:	762,049.005	NO
AST:	1,887,892.988	EAS
LEV :	1,077.30	ELE

1" IRON PIPE FOUND w/EMHT IDENTIFYING CAP

VERTICAL DATUM

ELEVATIONS ARE ESTABLISHED BY A VRS/GNSS SURVEY WITH THE OHIO DEPARTMENT OF TRANSPORTATION REFERENCE STATION COLB. THE VERTICAL COMPONENT OF THE VRS NETWORK IS BASED ON NAVD 88 AS DETERMINED BY THE NGS (NATIONAL GEODETIC SURVEY). COLB (SOURCE) = 722.32'

UTILITY STATEMENT:

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AS SHOWN HEREON. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN APPROXIMATELY PLATTED BASED ON LOCATIONS FROM AN ACTUAL FIELD SURVEY, AND/OR INFORMATION OBTAINED FROM RECORD PLANS AND MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

PREPARED BY:

THE FOREGOING TOPOGRAPHIC SURVEY WAS PREPARED BY ms consultants, inc. UNDER THE DIRECTION AND SUPERVISION OF CHAD S. SNOW FROM AN ACTUAL FIELD SURVEY PERFORMED ON JUNE 3 & 4, 2021.





LOCATION MAP

LEGEND

• BC	SOIL BORING	(Ē) G	AS VALVE		
慮	WATER VALVE	[MB] M	AILBOX	× co	ONIFER
6	CATCH BASIN (RC	UND)	HG GA	S MARKER	
(M)	UNKNOWN MANH	OLE () TELEP	HONE MANH	OLE
\bigcirc	LANDSCAPING RC	оск	$\overline{\phi}$ teleph	IONE POLE	
£)tree 🕝 bush	, 7	ANTENN	ia 🕅	STUMP
G	GAS METER	M EL	ECTRIC MET	TER O	FLAG
Þ	TELEPHONE/POW	ER POLE	点	FIRE HYD	RANT
é	LIGHT POLE	€GU	Y WIRE	\$ POW	ER POLE
	CATCH BASIN	H I	SIGN C	POST	
(ST)	STORM MANHOLE	1	SA) SANIT	ARY MANHO	LE
OLP	.F. IRON PIN FD.	@P.F.	IRON PIPE	FD.	
-	P/L		PR	OPERTY LINE	
			RIG	HT OF WAY	
-		SAN -	SAM	NITARY LINE	
			ED0	GE OF PAVEN	MENT
		- w —	WA	TER LINE	
-		ST —	STC	ORM SEWER	
			ED0	GE OF LANDS	SCAPING



BASIS OF BEARING

'NORTH' FOR THIS MAP ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND REFERENCED THE NORTH AMERICAN DATUM OF 1983 (2011) BY A VRS/GNSS SURVEY PERFORMED ON JUNE 3, 2021.

TOPOGRAPHIC SURVEY

5150 FOREST DRIVE NEW ALBANY, OHIO 43054

GILLIGAN COMPANY, LLC

ms consultants, inc. DNSULTING ENGINEERS & PLANNES REEL SCHENCE HOAD, COLUMNUS, CHEN 45029 FROME (0.4) DBC-7100 FXX (0.4) DBC-7200 MDK CSS MDK 62-40336-21 1/1 DATE 08/18/2021 1" = 20'

NTROL PT. #2 ORTH: 762,086.101 AST: 1,887,427.931 EV.: 1.068.92'

SURVEY MAG NAIL FOUND



GENERAL NOTES:

- A. ALL EXISTING UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO, BY SURVEYOR: EMH&T, INC., 5500 NEW ALBANY ROAD, COLUMBUS, OHIO 43054. PH: (614) 775-4500.
- B. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION
- CONSTRUCTION. C. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING. D. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- E. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS
- PROJECT. F. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND ADDITIONAL
- F. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND ADDITION TO INFORMATION.
 6. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- H. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS ALL EXCAVATED AREAS TO BE SEEDED AND/OR SOUDED AREAS THAT FIRST INVESTIGATION ONLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- I. ALL RADII INDICATED ON PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

NOT FOR CONSTRUCTION



10 20 SCALE: 1"=20'

PROJECT DESCRIPTION

THIS RESTAURANT DEVELOPMENT INCLUDES THE CONSTRUCTION OF A SINGLE STORY BUILDING, DRIVE-THRU AND PARKING LOT.

STORMWATER MANAGEMENT

THE STORMWATER FOR THIS PROJECT WILL BE CONTROLLED BY AN ON-SITE DETENTION SYSTEM.

SITE DATA TABLE

A TAURANT	1.14 AC. 3,272 S.F.
DED	22 SPACES
ING REQUIRED	1 SPACE
ING PROVIDED	2 SPACES
< GE	26,888 S.F. 3,272 S.F. 30,160 S.F.
AC.)	49,731 S.F.

61% 85%

PAINTED PARKING STRIPING (TYPICAL). ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS OR SPECIFICATIONS.

GENERAL CONTRACTOR TO PROVIDE AND INSTALL (2) POSTS FOR HANDICAP PARKING SIGNS, ONE IN FRONT OF EACH SPACE. SIGNS PROVIDED BY CONTRACTOR TO MEET LOCAL REQUIREMENTS.

8 PAINTED HANDICAP PARKING SYMBOL.

(9) HANDICAP PARKING SIGN WITH "VAN ACCESSIBLE" SIGN.

TAPER LAST 10' OF NEW CURB TO MEET AND MATCH CONFIGURATION AND ELEVATION OF EXISTING.

(1) PROPOSED SITE LIGHT POLE, SEE LIGHTING PLAN.

TRASH ENCLOSURE.

PROPOSED MONUMENT SIGN.

(15) PROPOSED ADS STORMTECH UNDERGROUND DETENTION STORAGE.

(16) EXISTING CURB INLET TO REMAIN.

DESCRIPTION LIMITS OF DISTURBANCE

LIGHT POLE

SEEDING AREA

CONCRETE

PARKING AREA

APPROVALS:

PLANNING COMMISSION CHAIR

VICE CHAIR OR DESIGNEE

PROFESSIONAL ENGINEER

	POP A EX	LO 55 THESE EYE'S ND SE EPRC PRES FI	DISAN 05 BLI MIAMI PROF LOUIS HALL N DUCE S WRI ROM T	VING: VING: VING: VERTY SIANA KOT BI D WIT TTEN HE OV	S ARE OF KITCH E USE HOUT PERM VNER.	THE IEN, IP D OR THE SSION	ис и		
n e 2 C C p f w	FROM THE OWNER								
	WWW.msconsultants.com								
DRAWN	LLK	CKD	A						
	DATE	05/06/21	07/08/21	08/20/21					
SET REVISIONS	NO DESCRIPTION	1 CONCEPTUAL DESIGN REVIEW	2 PRELIMINARY DESIGN REVIEW	3 FINAL DEVELOPMENT PLAN	4	5			
							72		
SITE PLAN SITE PLAN US-62 and Walton Parkway/Smith's Mill Road, New Albany, OH 43054									
			C)-/	2				

PROFESSIONAL SURVEYOR



	/		5	
0	10	20	30	40
	SC	ALE: 1"=	20'	





GENERAL NOTES:

ALL EXISTING UTILITIES, ARE TAKEN FROM SURVEY AND DO NOT NECESSARILY REPRESENT ALL UNDERGROUND UTILITIES ADJACENT TO OR UPON PREMISES SHOWN ON PLAN.

B. CONTRACTOR RESPONSIBLE FOR MAINTAINING A MIN. COVER OF 4.0' OVER PROPOSED WATER SERVICE.
 C. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGOUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A MINIMUM VERTICAL CLEARANCE OF 18" AND HORIZONTAL CLEARANCE OF 10' BETWEEN WATERLINE AND SANITARY SEWER LINES.

E. CONTRACTOR IS RESPONSIBLE FOR LOCATING THE EXISTING UTILITY LINES. PROPOSED UTILITIES SHOULD TIE INTO EXISTING UTILITIES AT A POINT INDICATED

F. SEE PLUMBING PLANS FOR CONTINUATION OF UTILITY LINES INTO BUILDING. PLUMBING CONTRACTOR IS RESPONSIBLE TO A POINT 5' OUTSIDE OF BUILDING

G. SEE ELECTRICAL PLANS FOR DETAILED CONDUIT LAYOUT.

S. SLE ELEV IRIUAL PLANS FOR DETAILED CONDUIT LAYOUT.
H. ALL WATER SERVICE TO BE PER ALL GOVERNING CODES. CONTRACTOR MUST VERIEY REQUIREMENTS OF LOCAL CODES, UTILITY COMPANY, AND GOVERNING OFFICIALS. INCLUDE IN BASE BID ALL ADDITIONAL VALVES, PIPES, STRUCTURES, ETC. THAT WILL BE REQUIRED. SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.

WATER METER/BACKFLOW LOCATED IN THE BUILDING. SEE MECHNAICAL/PLUMBING PLANS.

PRIVATE 6" SANITARY SEWER LINE TO BE SDR 35 PVC.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DURING CONSTRUCTION AND ALL DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER OR CITY.

M. ALL CONSTRUCTION METHODS AND MATERIAL MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.

N. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS TO NOT CAUSE DAMAGE.

NOT CAUSE DAMAGE. O. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATION IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.



LIMITS OF DISTURBANCE LIGHT POLE UTILITY POLE UNDERGROUND ELECTRIC LINE FIBER-OPTIC LINE UNDERGROUND TELEPHONE LINE GAS LINE WATER LINE FIRE HYDRANTS SANITARY LINE

SANITARY STRUCTURE STORM LINE

STORM STRUCTURE

PROPOSED SITE LIGHT POLE, SEE LIGHTING PLAN

- PROPOSED 6" SANITARY SERVICE.
- PROPOSED GREASE INTERCEPTOR
- PROPOSED 2" WATER SERVICE.
- (6) PROPOSED ELECTRICAL SERVICE.

NOT FOR CONSTRUCTION











	1	DC 10		HA N JE LAI FL 33	300N	9	3		
	UMMAR, FL 33128 THESE DRAWINGS ARE THE PROFESSION AND THE PORTS & LOUGHAM ATCEEDS NO AND THE AND AND AND AND REPORTS AND AND AND AND REPORTS AND AND AND AND AND REPORTS AND AND AND AND AND FROM THE OWNER.								
n e 2: C p f w	FROM THE OWNER THE OW								
ALTMAN SOCIAL DE COM									
DRAWN	LFK	CKD	4						
	DATE	05/06/21	07/08/21	08/20/21					
SET REVISIONS	NO DESCRIPTION	1 CONCEPTUAL DESIGN REVIEW	2 PRELIMINARY DESIGN REVIEW	3 FINAL DEVELOPMENT PLAN	4	L	C		
								72	
SITE DETAILS US-62 and Walton Parkway/Smith's Mill Road, New Albany, OH 43054									
			C)-(8				



POPEYE'S - NEW ALBANY MAINTAINED ILLUMINANCE CALCULATIONS AT FINISH GRADE

9-3-21

Luminaire Schedule											
Symbol	Qty	Label		Arrangement	Total Lamp Lumens	LLF	Descrip	Description			
•	1	L4		SINGLE	N.A.	0.950	LED ARE	LED AREA LIGHT TYPE IV DIST			
*	1	L5		SINGLE	N.A.	0.950	LED ARE	EA LIGHT T	TYPE V DIST	2	
+	4	L4AR		SINGLE	N.A.	0.950	LED ARE	E LIGHT TY	YPE IV DIST		
Calculation St	ummary										i .
Label			CalcTy	rpe	Units	Avg	Max	Min	Avg/Min	Max/Min	i i
Site			Illumi	nance	Fc	2.19	3.9	0.7	3.13	5.57	j –

			Po	peye's - New Albany						
idustries, 800-755-0155, Farren@Commercial-Lighting.net for pricing										
stration	Input Voltage	Fixture Wattage	Total Qty	Mounting, Finishes, Remarks & Other Notes						
ECTURAL	FIXTURE T	YPES								
4K74WU L160LRA X	120-277V	133	1	Mounted on an ovearall height of 25 feet including Pole and Base.						
4K74WL RRPAXX	120-277V	109	4	Mounted on an ovearall height of 25 feet including Pole and Base.						
4K75QW RRPAXX	120-277V	109	1	Mounted on an ovearall height of 25 feet including Pole and Base.						





ANT LIST						
Y	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CON D.	SPACING
CIDUOUS	TREES		1			
RUBR	14	Acer rubrum 'Brandywine'	Brandywine Red Maple	3"	B&B	30' o.c.
1 GR AB	21	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry - Clump form	ht.	B&B	15' o.c.
TR IN	4	Gleditsia triancanthos v. inermis 'Skycole'	Skyline Honeylocust	2-1/2"	B&B	AS SHOWN
OC XX	2	Celtis occidentalis	Common Hackberry	3"	B&B	AS SHOWN
AC MC	8	Platanus acerifola 'Morton Circle'	Morton Circle Plantree	2"	B&B	AS SHOWN
FR XX	3	Ulmus x 'Frontier'	Frontier Elm	3"	B&B	AS SHOWN
RUBS	2	America - who stife its ID silling stigsing at	Brilliant Red Chokeberny	2.4"	NI- 2	
THCP	11	Berberis thunbergii v. atropurpurea 'Nana'	Crimson Pvgmv Barberry	15"	No.3	AS SHOWN
XX GR	13	Buxus x 'Green Mountain'	Green Mountain Boxwood	30"	B&B	AS SHOWN
ARAN	8	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	30"	No. 5	AS SHOWN
R GL	31	Ilex crenata 'Green Lustre'	Green Lustre Holly	24"	B&B	AS SHOWN
PF SG	52	Juniperus pfitzeriana 'Sea Green'	Sea Green Juniper	30"	B&B	AS SHOWN
ME PA	13	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	30"	B&B	AS SHOWN
ASSES			1	Clu		21.00 / 40
AC KF	5	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	mp	No. 2	3 OC / AS SHOWN
		Departmention along and a state of the state		Clu		2'OC/AS
	100	Pennisetum alopecuroides 'Hamein'	Dwart Fountain Grass	mp	No.2	SHOWN
				Clu		3.5' OC /AS
٩T	7	Perovskia atriplicifolia	Russian Sage	mp	No.2	SHOWN
ST	41	Hemerocallis Stella D'Oro	Reblooming Daylily Stell D'Oro	Clu	No.	2' OC / AS SHOWN
QUIRED AT NSTOWN I _F / 30 = 5.8 EES REQUI EES EXISTI EES PROVI	<u>REES:</u> A RATE C RD 3 RED NG DED	DF 1 TREE PER 30' OF ROAD FRONTAGE	SEEDED LAWIN AREA SEEDED LAWIN AREA PROPOSED LANDSCAPI EXISTING TREE TO REM	E BED ED	OGE	
QUIRED AT INSTOWN I IF/30 = 5.8 IEES REQUI IEES EXISTI IEES PROVI EES TOAL EES TOAL EES TOAL EES TOAL EES TOAL EES TROUT ODCREST \ INSTOWN REES PROVI IMETER LAI INSTOWN REES PROVI IMETER LAI INSTOWN REES PROVI INSTIMO REES PROVI INSTIMO INSTIMU INSTI	REES: A ARATE C RD SRD NG DED ONTAGE RED DED NTAGE NUSCAPF RD NDSCAPF IND NDSCAPF	DF 1 TREE PER 30' OF ROAD FRONTAGE NTAGE EREQUIREMENTS 'FRONTAGE / 100 x 8 TREES =	SEEDED LAWN AREA SEEDED LAWN AREA PROPOSED LANDSCAPH EXISTING TREE TO REM PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU SEE PLANT SCHEDULE PROPOSED VERGREEN SEE PLANT SCHEDULE PROPOSED VERGREEN SEE PLANT SCHEDULE PROPOSED ORNAMENT VARY, SEE PLANT SCHE PROPOSED ORNAMENT VARY, SEE PLANT SCHE PROPOSED PROPOSED PREENNIAL PLANT SCHEDULE PROPOSED PREVINIAL PLANT SCHEDULE PROPOSED PREVINIAL PLANT SCHEDULE	E BED EL AIN S TREE: S S SHRUB I SHRUB I AL GRA DULE S: SIZE A LL BE FII	DGE DIZE AN SS SIZE SSES: SI ND SPE ELD VEI	D SPECIES VARY, SE AND SPECIES VARY AND SPECIES VARY ZE AND SPECIES CIES VARY, SEE RIFIED
QUIRED AT QUIRED AT QUIRED AT LF / 30 = 5.8 LEES REQUI LEES PROVI LEES PROVI LEES TOR. FR LF / 30 = 8.6 LEES REQUI LEES REQUI REES DR REST DR REES DR REST DR REES PROSI REST DR REES REQUI LEES RESUI LEES RESUI LEES REQUI LEES REQUI LEES RESUI LEES RESUI	REES: A RATE C. RD RED DED MAY FRO DED MAY FRO MAY FRO MURED MURED MURED MURED MURED MURED MURED	DF 1 TREE PER 30' OF ROAD FRONTAGE NTAGE EREQUIREMENTS FRONTAGE 100 x 8 TREES = FRONTAGE = 21.2	SEEDED LAWN AREA PROPOSED LANDSCAPI EXISTING TREE TO REM PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED VERGREEN SEE PLANT SCHEDULE PROPOSED VERGREEN SEE PLANT SCHEDULE PROPOSED ORNAMENT OCOCO PROPOSED DRED EVERGREEN SEE PLANT SCHEDULE PROPOSED ORNAMENT OCOCO PROPOSED DRED EVERGREEN SEE PLANT SCHEDULE PROPOSED DRED VERGREEN SEE PLANT SCHEDULE PROPOSED DRED VERGREEN SEE PLANT SCHEDULE NOTE: PROPOSED TREE LOCATIONS SHA WITH OWNER'S REPRESENTATIVE BEFOR CODED NOTES	E BED ED AIN S TREE: S S SHRUB I SHRUB I SHRUB S: SIZE A LL BE FII RE PLAN	DGE SIZE AN SS: SIZE SSES: SI ND SPE ELD VEI TING.	D SPECIES VARY, SE AND SPECIES VARY AND SPECIES VARY ZE AND SPECIES CIES VARY, SEE RIFIED
QUIRED AT NSTOWN I LF/30 = 5.8 EES REQUI EES PROVI EES PROVI EES PROVI EES PROVI EES PROVI DCREST DR. FR. F/30 = 8.6 EES REQUI EES PROVI METER SREQUI METER SREQUI METER LAI NSTOWN REES PROVI METER LAI TREES REC XISTING REES PROVI TREES PROVI RES PROVI TREES PROVI RES PROVI RE	REES: A RATE C RD RED DED MAY FRO RED DED MAY FRO RED DED MISCAPPE RD NITAGE. JURED JURED JURED AL	DF 1 TREE PER 30' OF ROAD FRONTAGE NTAGE EREQUIREMENTS 'FRONTAGE 100 x 8 TREES = FRONTAGE = 212	SEEDED LAWN AREA PROPOSED LANDSCAPI EXISTING TREE TO REM PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED VERGREEN PROPOSED ORNAMENT VARY, SEE PLANT SCHE PROPOSED ORNAMENT VARY, SEE PLANT SCHEDULE PROPOSED ORNAMENT VARY, SEE PLANT SCHEDULE PROPOSED DREINIAL PROPOSED DREINIAL PROPOSED DREINIAL PROPOSED DREINIAL PROPOSED TREE LOCATIONS SHA WITH OWNER'S REPRESENTATIVE BEFOR CODED NOTES I EXISTING WHITE 4-BOARD FENCE	E BED ED AIN S TREE: S S SHRUB S SHRUB TAL GRA S: SIZE A LL BE FII RE PLAN	DGE SIZE AN SS SIZE SSES: SIZE ND SPE ELD VEI TING.	D SPECIES VARY, SE AND SPECIES VARY AND SPECIES VARY ZE AND SPECIES CIES VARY, SEE RIFIED
QUIRED AT QUIRED AT QUIRED AT EES PROVI EES PROVI EES PROVI EES PROVI EES PROVI EES PROVI EES TORAL EES REQUI EES PROVI DCREST DR FR F/ 30 = 6.2 EES REQUI EES PROVI METER LAI METER LAI METER LAI TREES PROVI METER LAI TREES PROVI RESPRES SLF OF FR TREES PROVI RESPRES R R R R R R R R R R R R R R R R R R	REES: A RATE C RD A RATE C RD A RATE C RD ONTAGE RD DED MAY FRO DED MAY FRO INDSCAPF RD NDSCAPF RD INDSCAPF RD	DF 1 TREE PER 30' OF ROAD FRONTAGE NTAGE REQUIREMENTS FRONTAGE FRONTAGE = 21.2 REQUIREMENTS: OUND COVERAGE FOR OVER 20,000 SF OF BUILDIMAREA. DO SF OF COVERAGE FOR OVER 20,000 SF OF BUILDIMAREA. D SF OF COVERAGE AND A TOTAL TREE PLANTING 2' CALIPER FOR EVERY 2,000 SF OVER 20,000 SF IN	SEEDED LAWN AREA PROPOSED LAWN AREA PROPOSED LANDSCAPI EXISTING TREE TO REM PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED VERGREEN SEE PLANT SCHEDULE PROPOSED VERGREEN SEE PLANT SCHEDULE PROPOSED VERGREEN PROPOSED VERGREEN PROPOSED PROPOSED ORNAMENT OCOCO PROPOSED DREL LOCATIONS SHA WITH OWNER'S REPRESENTATIVE BEFOR CODED NOTES CODED NOTES PROPOSED SIGN, SEE SIGNAGE PL	E BED ED AIN S TREE: S S SHRUB I SHRUB I SHRUB S: SIZE A LL BE FII RE PLAN	DGE SIZE AN SS: SIZE SSES: SI ND SPE ELD VEI TING.	D SPECIES VARY, SE AND SPECIES VARY AND SPECIES VARY ZE AND SPECIES CIES VARY, SEE RIFIED
QUIRED AT QUIRED AT QUIRED AT STOWN I IF / 30 = 5.8 EES REQUI EES PROVI EES PROVI EES PROVI EES TOR IES EES REQUI EES RECUI EES RECUI EE	REES: A RATE C. RD MARTE C. DDD MA DDD ONTAGE MAY FRO DED MAY FRO DED MAY FRO DED NDSCAPE RD DOUL FOR RD JUIRED VIDED DSCAPE F OTAL GR TAL GROLOGO 5-22	DF 1 TREE PER 30' OF ROAD FRONTAGE NTAGE REQUIREMENTS FRONTAGE /100 x 8 TREES = FRONTAGE 212 REQUIREMENTS: OUND COVERAGE FOR OVER 20,000 SF OF BUILDIN AREA. OUSF OF COVERAGE FOR OVER 20,000 SF OF BUILDIN AREA. 2' CALIPER FOR EVERY 2,000 SF OVER 20,000 SF IN JND COVERAGE 5 TREES	SEEDED LAWNAREA PROPOSED LANDSCAPI EXISTING TREE TO REM PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU SEE PLANT SCHEDULE PROPOSED DECIDUOU SEE PLANT SCHEDULE PROPOSED VERGREEN SEE PLANT SCHEDULE PROPOSED PROPOSED PRENNIAL PROPOSED PRENNIAL PROPO	AIN S TREE: S S SHRUB I SHRU	SIZE AN SIST SIZE SIST SIZE SIST SIZE SIZE SIZE SIZE SIZE SIZE SIZE SIZE	D SPECIES VARY, SE AND SPECIES VARY AND SPECIES VARY ZE AND SPECIES CIES VARY, SEE RIFIED
QUIRED AT NSTOWN I LF / 30 = 5. EES REQUI EES PROVI EES PROVI EES PROVI EES PROVI DOCREST N F/ 30 = 6.2 EES REQUI EES PROVI DOCREST N F/ 30 = 6.2 ES REQUI EES PROVI DOCREST N F/ 30 = 6.2 ES REQUI EES PROVI DOCREST N DOCREST N DOCREST N TREES REQUI RES PROVI NRES PROVI NRES PROVI NRES PROVI NRES PROVI NRES PROVI RES PROVI RES PROVI RES PROVI RES PROVI RES PROVI RES PROVI NAMES PROVI NAMES PROVI RES PROVI NAMES PROVI NAMES PROVI RES PROVI NAMES PROVI RES PROVI RES PROVI NULL TO 100 OUND CO 344 SF TO 344 SF / 2,000	REES: A RATE C. RD MARATE C. DDD RED DDD MARATE C. ONTAGE DDD RED DED NMAY FRO NMAY FRO NONTAGE DDD NDSCAPF RD 000 F OF RTRED DONTAGE DDD VIDED MOLOF OF STAGE AND ON TAGE DDD VURED VIDED DOTAL CR DATA CRACE TAL CROUD ON SF = ON = 3.17:	DF 1 TREE PER 30' OF ROAD FRONTAGE NTAGE REQUIREMENTS FRONTAGE / 100 x 8 TREES = FRONTAGE = 21.2 REQUIREMENTS: OUND COVERAGE FOR OVER 20,000 SF OF BUILDIN AREA. D0 SF OF COVERAGE AND A TOTAL TREE PLANTING AREA. D0 SF OF COVERAGE AND A TOTAL TREE PLANTING COVERAGE = 5 TREES -	SEEDED LAWN AREA PROPOSED LANDSCAPH EXISTING TREE TO REM PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PROPOSED DECIDUOU PROPOSED DECIDUOU PROPOSED DECIDUOU PROPOSED VERGREE PROPOSED VERGREE PROPOSED VERGREE PROPOSED VERGREE PROPOSED VERGREE PROPOSED PRENNIAL PROPOSED PRENNIAL PROPO	AIN S TREE: S AIN I S TREE: S S SHRUB I S HRUB I S HRUB ANS	DGE GIZE AN SS SIZE SSES: SI ND SPE ELD VEI TING.	D SPECIES VARY, SE AND SPECIES VARY AND SPECIES VARY ZE AND SPECIES CIES VARY, SEE RIFIED
QUIRED AT QUIRED AT QUIRED AT STOWN I LF / 30 = 5.8 EES REQUI EES PROVI EES PROVI EES PROVI EES PROVI EES TOR. I F / 30 = 8.6 EES REQUI EES PROVI DCREST DR. FR F / 30 = 8.6 EES REQUI EES PROVI DCREST DR. FR F / 30 = 8.6 ES REQUI EES PROVI DCREST RES PROVI METER RES PROVI METER STOR RES PROVI TREES PROVI TREES PROVI TREES PROVI TREES PROVI TREES PROVI TREES PROVI RES PROVI COUND CO 344 SF - 20 44 SF - 20 44 SF - 20 44 SF - 20 RES AND REES AND	REES: A RATE C. RD RED ONTAGE DED MAY FRO MAY FRO DED NISCAPE RD NOLOLF OF NURED VIDED STRES: UNRED SSCAPE F OTAL GR VIDED SSCAPE F OLAR USE: VER AGE TAL GROI OO = 3.7: 11.53" RE OO = 3.7:	DF 1 TREE PER 30' OF ROAD FRONTAGE NTAGE REQUIREMENTS FRONTAGE 100 × 8 TREES = FRONTAGE 21.2 REQUIREMENTS: OUND COVERAGE FOR OVER 20,000 SF OF BUILDIN AREA. 05 SF OF COVERAGE AND A TOTAL TREE PLANTING AREA. 05 SF OF COVERAGE FOR OVER 20,000 SF IN UND COVERAGE 5 TREES 6.344 SF, 6.344 SF, 6.344 SF, 6.35* = 1.58* + 10* = 11.58* EQUIRED	SEEDED LAWN AREA PROPOSED LAWN AREA PROPOSED LANDSCAPI EXISTING TREE TO REM PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED EVERGREEN SEE PLANT SCHEDULE PROPOSED ORNAMENT VARY, SEE PLANT SCHEDULE PROPOSED ORNAMENT VARY, SEE PLANT SCHEDULE PROPOSED ORNAMENT VARY, SEE PLANT SCHEDULE PROPOSED DREINIAL PLANT SCHEDULE CODED NOTES PROPOSED TREE LOCATIONS SHA WITH OWNER'S REPRESENTATIVE BEFOR CODED NOTES PROPOSED SIGN, SEE SIGNAGE PL APPROVALS:	AIN AIN S TREE: S AIN I SHRUB A SHRUB I SHRUB ANS ANS	DGE SIZE AN SS SIZE SS SIZE. SSES: SI ND SPE ELD VEI TING.	D SPECIES VARY, SE AND SPECIES VARY AND SPECIES VARY ZE AND SPECIES CIES VARY, SEE RIFIED
QUIRED AT INSTOWN I ILF / 30 = 5, EES REQUI EES EXIST EES PROVI EES STOR. FR EES TOR. FR EES TOR. FR EES TOR. FR EES TOR. FR EES TOR. FR EES TREOU INTERES PROVI INTERES P	REES: A RATE C. RD ARATE C. RD RED ONTAGE MAY FRO RD MOLDED MAY FRO MAY FRO DED NIDSCAPP RD NOLF OF NURED VIDED STRES: UIRED VIDED STRES: UIRED VIDED STRES: UIRED VIDED STRES: UIRED VIDED SCAPE F DISCAPPIC PAVEMER SCAPE F DISCAPPIC SCAPE F	NTAGE TRONTAGE FRONTAGE FRONTAGE FRONTAGE FRONTAGE STUDIES SUBJECTION	SEEDED LAWNAREA PROPOSED LAWNAREA PROPOSED LAWNAREA PROPOSED LAWNAREA PROPOSED LAWNAREA PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED DECIDUOU PLANT SCHEDULE PROPOSED EVERGREEN PROPOSED VERGREEN PROPOSED ORNAMENT VARY, SEE PLANT SCHEDULE PROPOSED ORNAMENT VARY, SEE PLANT SCHEDULE PROPOSED PREINIAL PROPOSED TREE LOCATIONS SHA WITH OWNER'S REPRESENTATIVE BEFOR CODED NOTES 1 EXISTING WHITE 4-BOARD FENCE 2 PROPOSED SIGN, SEE SIGNAGE PLANT APPROVALS: PLANNING COMMISSION CHAIR VICE CHAIR OR DESIGNEE	AIN AIN S TREE: S AIN A SHRUB A SHRUB A SHRUB ANS ANS	DGE	D SPECIES VARY, SE AND SPECIES VARY AND SPECIES VARY ZE AND SPECIES CIES VARY, SEE RIFIED



LOUISHARA RITCOMEN 5505 BLUE LAGOON, MAAMI, FL 33126

PROFESSIONAL SURVEYOR





AND COURSE... CONSTRUCTION DRAWING PROVIDED IN SUBSEQUENT PHASES AND/OR DRAWING F











LOUGHAND ATTORNEY LOUGHAND ATTORNEY MANN FL 33108 THESE DRAWNOS ARE THE POPEY'S PROVENT OF POPEY'S AND AND ALL DO AN AND SHALL NOT ALL LED OR AND SHALL NOT ALL LED OR REPRODUCED WITH ALL PLAND ALL EVERSE WITH ALL PLAND ALL EVERSE WITH ALL PLAND ALL DO AN AND ALL ALL ALL ALL ALL ALL ALL ALL ALL AL					
Edmeine owere Recent the owere BROWTHE OWERE Interview of the owere owere Interview of the owere 					
PROFESSIONAL OF RECORD: CHARLES M. BUSCH, ARC. 181734 EXP. DATE: 1231/2021	,8				
In Descriptions SET REVISIONS SET REVISIONS DATE 1 Final Development Plan 09/08/5 4 4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6					
DODEVES LOUISIAAA KITCHER)				
ROOF PLAN US-62 & Walton Parkway/Smith's Mill Rd, New Albany. OH 43054					
A401					

	EXTERIOR MATERIAL SCHEDULE							
KEY	MATERIAL/MFG	COLOR/NO.	NOTES					
AI	DRYVIT SYSTEMS, INC EIFS	612 MOONLIGHT						
A2	BUILDING SIGN	SEE ELEVATIONS						
A3	NICHIHA FIBER CEMENT PANELS	SANDSTONE - DESERT BEIGE						
A4	MASONRY VENEER	LAWRENCEVILLE BRICK - BURNT CHIMNEY						
A5	DOOR	A5a: BLACK A5b: PAINTED TO MATCH MASONRY VENEER						
A6	METAL COPING	BENJAMIN MOORE: WHITE OC-125 MOONLIGHT WHITE						
A7	STOREFRONT SYSTEM	ALUMINUM STOREFRONT FRAME: BLACK	TEMP DENOTES TEMPERED GLAZING					
A8	DRIVE THRU SERVICE WINDOW	BLACK FINISH						
A9	FIBER CEMENT TRIM	WHITE						
A10	CANOPY	TEAL PANTONE #326 C.	PRE-WIRED RECESSED LIGHTING BY SIGN SUPPLIER FLASHING TO BE PAINTED TO MATCH CANOPY					

AII	8"X15" CONDUCTOR HEAD W/ OVERFLOW	GALVANIZED METAL	PAINT TO MATCH DES
A12	ROOF LADDER		
A13	4"X5" DOWNSPOUT	GALVANIZED METAL	PAINT TO MATCH DES
AI4	MASONRY SOLDIER COURSE	LAWRENCEVILLE BRICK - BURNT CHIMNEY	
A15	HARDIETRIM BOARDS	SMOOTH - JET BLACK	
EI	GOOSENECK LIGHT	HILITE: BLACK	
E2	CANOPY LIGHT	TERON LIGHTING: NIBLICK POLY	JELLY JAR LIGHT
E3	WALL SCONCE	CLEAR JAR POLYCARBONATE LENSE (STANDARD)	
E4	UTILITY METER	FACTORY FINISH	
E5	EXTERIOR WALL PACK	SECURITY: BLACK	
PI	GAS METER	FACTORY FINISH	
MI	ROOFTOP UNITS	FACTORY FINISH	LOCATION OF RO



	EXTERIOR MATERIAL SCHEDULE				
KEY	MATERIAL/MFG	COLOR/NO.	NOTES		
AI	DRYVIT SYSTEMS, INC EIFS	612 MOONLIGHT			
A2	BUILDING SIGN	SEE ELEVATIONS			
A3	NICHIHA FIBER CEMENT PANELS	SANDSTONE - DESERT BEIGE			
A4	MASONRY VENEER	LAWRENCEVILLE BRICK - BURNT CHIMNEY			
A5	DOOR	A5a: BLACK A5b: PAINTED TO MATCH MASONRY VENEER			
A6	METAL COPING	BENJAMIN MOORE: WHITE OC-125 MOONLIGHT WHITE			
A7	STOREFRONT SYSTEM	ALUMINUM STOREFRONT FRAME: BLACK	TEMP DENOTES TEMPERED GLAZING		
A8	DRIVE THRU SERVICE WINDOW	BLACK FINISH			
A9	FIBER CEMENT TRIM	WHITE			
A10	CANOPY	TEAL PANTONE #326 C.	PRE-WIRED RECESSED LIGHTING BY SIGN SUPPLIER FLASHING TO BE PAINTED TO MATCH CANOPY		

AH	8"X15" CONDUCTOR HEAD W/ OVERFLOW	GALVANIZED METAL	PAINT TO MATCH DE
A12	ROOF LADDER		
A13	4"X5" DOWNSPOUT	GALVANIZED METAL	PAINT TO MATCH DE
AI4	MASONRY SOLDIER COURSE	LAWRENCEVILLE BRICK - BURNT CHIMNEY	
A15	HARDIETRIM BOARDS	SMOOTH - JET BLACK	
EI	GOOSENECK LIGHT	HILITE: BLACK	
E2	CANOPY LIGHT	TERON LIGHTING: NIBLICK POLY	JELLY JAR LIGHT
E3	WALL SCONCE	CLEAR JAR POLYCARBONATE LENSE (STANDARD)	
E4	UTILITY METER	FACTORY FINISH	
E5	EXTERIOR WALL PACK	SECURITY: BLACK	
PI	GAS METER	FACTORY FINISH	
МІ	ROOFTOP UNITS	FACTORY FINISH	LOCATION OF RO







EXTERIOR MATERIAL SCHEDULE				
KEY	MATERIAL/MFG	COLOR/NO.	NOTES	
AI	DRYVIT SYSTEMS, INC EIFS	612 MOONLIGHT		
A2	BUILDING SIGN	SEE ELEVATIONS		
A3	NICHIHA FIBER CEMENT PANELS	SANDSTONE - DESERT BEIGE		
A4	MASONRY VENEER	LAWRENCEVILLE BRICK - BURNT CHIMNEY		
A5	DOOR	A5a: BLACK A5b: PAINTED TO MATCH MASONRY VENEER		
A6	METAL COPING	BENJAMIN MOORE: WHITE OC-125 MOONLIGHT WHITE		
A7	STOREFRONT SYSTEM	ALUMINUM STOREFRONT FRAME: BLACK	TEMP DENOTES TEMPERED GLAZING	
A8	DRIVE THRU SERVICE WINDOW	BLACK FINISH		
A9	FIBER CEMENT TRIM	WHITE		
A10	CANOPY	TEAL PANTONE #326 C.	PRE-WIRED RECESSED LIGHTING BY SIGN SUPPLIER FLASHING TO BE PAINTED TO MATCH CANOPY	

All	8"X15" CONDUCTOR HEAD W/ OVERFLOW	GALVANIZED METAL	PAINT TO MATCH DESE
AI2	ROOF LADDER		
AI3	4"X5" DOWNSPOUT	GALVANIZED METAL	PAINT TO MATCH DESE
AI4	MASONRY SOLDIER COURSE	LAWRENCEVILLE BRICK - BURNT CHIMNEY	
A15	HARDIETRIM BOARDS	SMOOTH - JET BLACK	
EI	GOOSENECK LIGHT	HILITE: BLACK	
E2	CANOPY LIGHT	TERON LIGHTING: NIBLICK POLY	JELLY JAR LIGHTI
E3	WALL SCONCE	CLEAR JAR POLYCARBONATE LENSE (STANDARD)	
E4	UTILITY METER	FACTORY FINISH	
E5	EXTERIOR WALL PACK	SECURITY: BLACK	
PI	GAS METER	FACTORY FINISH	
MI	ROOFTOP UNITS	FACTORY FINISH	LOCATION OF ROO



A1



A3



A4

A7

ESERT BEIGE NICHIHA PANELS
ESERT BEIGE NICHIHA PANELS
TING UNDER CANOPY
OOFTOP UNITS BEYOND



A10

	DODENCES LOUBLAL NTONE SMALL 13728 THESE DRAWINGS ARE THE POPEYER OF CHEMINE ROPERED OF CHEMINE ROPERED AND THE						
er 2221 Colu 4322	AND SHALL NOT BE USED OF DEPENDENTIEN FRANKSRON FROM THE OWNER.						
DRAWN	AAWN CD BB BB						
	DATE	09/08/21					
SET REVISIONS	NO DESCRIPTION	1 Final Development Plan	2	Ω	4	5	
	CUISIA 19 72 47/7CHE						
[POPEYAES Louisiana kitchen						
	EXTERIOR MATERIAL BOARD US-62 & Walton Parkway/Smith's Mill Rd, New Albany, OH 43054						
/	A503						



MASONRY VENEER - BURNT CHIMNEY	STER ENCLOSU Matton Parkway/Smith's Vew Albany, OH 43054
CAST STONE CAP - NATURAL T.O. CAST STONE CAP 8'-4" AFF T.O. MASONRY 8'-0" AFF	
	19 19 17 17 CHER 19 72
	SET REVISION NO DESCRIPTION 2 Final Development Plan 5 5
	S DRAWN DATE BMT 09/08/21 CKD NAL APPD CMB
	2221 Sanhook Koad p 614,888,700 Columbus, Oho f 614,888,7570 43229-1547 www.msconsultantis.com
	ms consultants, inc.
	LOUBLAL ETOPE SMARL STORE UMAIL R. 33128 THESE DRAWINGS ART HE POPERES LOUSIANA ATCEED IN POPERES LOUSIANA ATCEED IN POPERES WRITTEN PERMISSION FROM THE OWNER



Planning Commission Staff Report September 20, 2021 Meeting

SMITH'S MILL ROAD SITE PRELIMINARY DEVELOPMENT PLAN

LOCATION:	South of Smith's Mill Road, north of State Route 161, east of A&F distribution center and west of Thirty-One Gifts (PID: 222-001951).
APPLICANT:	Al. Neyer, LLC
REQUEST:	Preliminary Development Plan under the requirements of the limitation
	text
ZONING:	L-GE (Limited General Employment), Blacklick District Subarea D
	Zoning Text
STRATEGIC PLAN:	Employment Center District
APPLICATION:	PDP-94-2021

Review based on: Application materials received August 30 and September 8, 2021.

Staff report completed by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The applicant requests review of a preliminary development plan for a warehouse and distribution center. The area which contains the subject property was rezoned from GE (General Employment) to L-GE in 1999.

Variances needed to develop the property as proposed are to be heard by the Board of Zoning Appeals on September 27, 2021. These variances are to Blacklick District Subarea D Zoning Text Section 1.05 to reduce mound and screening requirements along the New Albany Expressway.

II. SITE DESCRIPTION & USE

The site is located on 41.295+/- acres on the south side of Smith's Mill Road, north of the 161 New Albany Expressway, immediately east of the Abercrombie and Fitch distribution center. This property is directly across the street from the A&F DC-1 Fleet Parking Lot. The site is currently undeveloped.

This parcel consists of existing wooded areas and tree lines along the east and south property lines, and a small stream runs along these areas. The subject property was previously delineated as part of a larger effort by EMH&T and was found to contain a wetland and an intermittent stream. The New Albany Company (NACO) obtained a permit that allowed the wetland to be filled and the stream to be rerouted along the eastern and southern property boundaries. NACO built the rerouted stream and then sold the property to A&F. The rerouted stream lies within an Environmental Covenant held by the Ohio EPA. A&F was responsible for filling the wetland and 'original' stream. These natural elements are all to be preserved.

This parcel is zoned L-GE, Limited General Employment. Permitted uses within this L-GE district includes manufacturing and production, warehouse and distribution, research and production, general office activities, personal service, retail product sales and service.

III. PLAN REVIEW

Staff's review is based on New Albany plans and studies, zoning text, and 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;
- (1) 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.*

A. New Albany Strategic Plan

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

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

B. Use, Site and Layout

- 1. The 41.295 acre development plan site contains approximately 542,683 square foot warehouse and distribution building. The building is oriented towards the north and south sides of the property and the dock doors face the side property lines thereby not fronting any public street.
- 2. The site is relatively flat and open. Existing trees and a small stream as described above are to be preserved and incorporated in to the site design.
- 3. The stormwater management plan is still under development. The applicant has indicated that dry detention facilities within the 161 setback and a small pond near the main headquarters building will be included as part of the final plan.
- 4. Section 1.02(1) of the Zoning Text requires that a building with a loading dock is developed along State Route 161 it must be located 200 feet from the right-of-way. The applicant has proposed locating the warehouse and distribution building (which contains 90 loading docks not facing the expressway) 207 feet from the State Route 161 right-of-way. The loading dock area does not they would not be visible from the expressway since it does not face the expressway and the landscaping within the conservation easement area provides sufficient screening.

Perimeter Boundary	Required Setback	Proposed Setback
State Route 161	125 foot pavement setback from ROW	132 +/- feet
State Route 161	135 foot building setback from ROW	207 +/- feet
Smith's Mill Road	95 foot pavement from c/l	129 +/- feet
Smith's Mill Road	135 foot pavement from c/l	204+/- feet

5. Zoning text section 1d.01(4) requires the following setbacks:

East and west property lines	For any structure or service area, the required side yard shall be not less than	315 +/- feet (west) 460 +/- feet (east)
	any interior lot line.	

All of the proposed lots are meeting the minimum required setbacks.

6. The maximum lot coverage for structures and paved areas within the LI or GE Districts the maximum lot coverage shall be seventy-five percent (75%). The remainder of the site shall be landscaped in natural vegetation. The applicant states the lot coverage is 56%.

C. Access, Loading, Parking

Parking

1. The parking calculation for this warehousing and distribution uses is two parking spaces for each three employees during work shift having greatest number of employees, plus one for each vehicle maintained on the premises. The applicant is proposing 336 spaces.

Loading and service areas

2. Based on the square footage of the proposed building, five (5) loading spaces are required. The proposal include 90 loading docks and 114 trailer spaces.

Access and circulation

- 3. Section 1.03 of the limitation text requires all entry drives be coordinated with improvement in road rights-of-way and landscaping.
- 4. The property is proposed to be serviced by two entrances/exits on Smith's Mill Road. This entry drives will be located on either side of the site and will connect all the parking areas separate parking areas within the site.
- 5. Smith's Mill Road is a four lane road built provide a good system to service the New Albany business park.
- 6. The applicant is providing horse fence and an eight foot wide asphalt leisure trail along the Smith's Mill Road frontage. This will provide a consistent streetscape with the neighboring sites. The leisure path with connect to the existing path to the properties to the west and east.

D. Architectural Standards

- 1. The zoning text requires warehouse/distribution buildings be designed to be harmonious in character to other warehouse/distributions on the campus. Façade colors and materials shall be coordinated to complement each other.
 - a. The building is using the same menu of materials as the A&F distribution center to the west and the Lower.com site to the east by utilizing a mixture of pre-cast concrete, decorative metal canopies, well defined entrances, and varied designs to break up the massing of the building.
- 2. Section 1.02(5) of the Blacklick Subarea D Zoning Text which limits building to a maximum height of 60 feet. The applicant has affirmed that the building will have a maximum height of 44 feet.
- 3. The building has double frontages (Smith's Mill Road and 161 Expressway), and the building's architecture appropriately addresses both streets evenly in the architectural design.
- 4. The text requires any external mechanical equipment on the rooftop or ground to be totally screened all four sides with materials that are similar to or are the same as the majority of the buildings. The applicant is providing four-sided screening for visuals and sound. Roof-top screening is provided for the future office areas with four-foot tall parapet walls and at the corners equipment will utilize a pre-fabricated screening system.

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

- 1. The zoning text requires the parking area have an interior landscaping that is a minimum 8% of the total parking area. The applicant is providing the full 8% interior landscaping area by breaking up the parking lots with tree islands.
- 2. The zoning text requires one street tree per 30 feet of frontage along Smith's Mill Road. The landscape appears to show the street trees spaced at a length greater than 30 feet apart. Per the city landscape architect's comments below, staff recommends the landscape plan is updated to show street trees at 1 per 30 feet, subject to staff approval.
- 3. Section 1.05(1) of the Zoning Text requires that screening and mounding to a height of 8 feet and 100% opacity shall be achieved along the 161 New Albany Expressway. Additionally, the Zoning Text requires a mixture of ten deciduous and evergreen trees planted per 100 linear feet. The property has an existing vegetated conservation easement that the developer is proposes to utilize to provide the required screening and landscaping. The applicant has requested a variance from the screening requirements along State Route 161. This request for variance, V-97-2021, will be evaluated by the BZA during their September 27, 2011 meeting.
- 4. Section 1.05(2)(c) requires a minimum of one tree for every five thousand (5,000) square feet of ground coverage and a total tree planting equal to twenty-five (25) inches plus one-half inch in tree trunk size for every four thousand (4,000) square feet over fifty thousand (50,000) square feet in ground coverage. Staff has historically interpreted this to mean the over fifty thousand (50,000) square feet in ground coverage only applies to the trunk size requirement. In this case 200 trees are required (1,000,100/5,000 = 200) and 143" of total tree trunk DBH. There are currently 145 new trees with a total DBH of 362.5 inches proposed and the applicant proposes to utilize 55 existing trees on the site within the conservation easement area. The applicant commits to inventorying the trees within this area and providing it to city staff prior to construction. If the existing trees are insufficient, as determined by the city, then additional trees shall be added to the site.
- 5. The zoning text requires all service areas including loading docks, exterior storage of materials, supplies, equipment, or trash containers shall be totally screened at ground level from all public roads and adjacent properties. The applicant notes that that service area dumpsters locations have not been determined at this. Staff will evaluate the location and design of these items during the review of a building permit.
- 6. The city landscape architect has reviewed the application and provided the following comments below. These comments can also be found in a separate memo attached to this staff report. <u>Staff recommends a condition of approval that the city landscape architect comments are addressed, subject to staff approval.</u>
 - a. All Quercus bicolor street trees along Smith's Mill Rd should be planted at 3" caliper, 30' O.C. per New Albany Code.
 - b. Plant random massings of native, deciduous shade trees in the basins. The western basin requires a more robust planting, as it should provide some screening to the adjacent property.
 - c. Reorganize tress on Smith's Mill Rd's mound. The public facing slope of the mound should include more trees to match the precedent set at Abercrombie & Fitch located to the west. See diagram.

F. Lighting & Signage

- 1. Signage is not included in the submittal. Signage for the site will be reviewed by city staff.
- 2. The zoning text specifies standards for the design of exterior lighting. The text requires that light fixtures be no taller than 28 feet, that lighting levels be a minimum of .5 foot candles and 8 foot candles in parking areas and that lighting levels be no greater than .1 foot candles measured 10 feet outside of the property line.
 - a. The applicant has submitted a photometric plan that meets the lighting requirements.
 - b. The proposed lighting fixtures meet the requirements and are proposed to be 25 feet high. The applicant is proposing bronze colored lighting poles and fixtures for the parking lot lighting. <u>Staff recommends a condition of approval that the parking lot</u>

lighting poles and fixtures are colored black to match the surrounding fixtures at neighboring sites.

G. Other Considerations

- 1. EMH&T recently visited the property and observed that the original stream was not filled by A&F. The stream is still flowing from drain tiles and localized runoff. The original wetland was filled and is being farmed. There are also several new wetlands along the original stream. EMH&T is in the process of preparing a delineation report for the property. The delineation report will be coordinated with the U.S. Army Corps of Engineers (USACE). The site plan will require the original stream and new wetlands to be filled. EMH&T will be preparing the necessary permits.
- 2. The proposed preliminary development plan is required under the zoning text for the property. The zoning text does not require review of a final development plan for this property. Additionally, staff recommends that future development does not need to return for Planning Commission approval.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07 (b)(2) and has issued the following review comments below. <u>Staff recommends a condition of approval that these comments be addressed, subject to staff approval.</u>

- 1. In accordance with code sections 1159.07 (b)(2) J and K, provide ACOE permitting documentation when available.
- 2. Provide the Instrument Number for the Stream Preservation Easement shown on the plans.
- 3. We will evaluate storm water management, sanitary sewer collection and roadway construction related details once construction plans become available

V. RECOMMENDATION

Basis for Approval:

Staff recommends approval since the development plan is consistent with the purpose, intent and standards of the limitation text. The proposed development integrates with the existing warehouse and distribution center use to the west and the Lower.com office to the east. The building is designed to have a similar level of finish on all four sides and properly addresses State Route 161 and Smith's Mill Road. The site plan has been carefully laid out to properly address the public right-of-way and existing conditions on the site.

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval with the conditions of the approval listed below.

VI. ACTION

Suggested Motion for PDP-94-2021:

Move to approve preliminary development plan application PDP-94-2021 based on the findings in the staff report with the following conditions:

- 1. Approval of the preliminary development plan is contingent on the approval of V-97-2021 by the Board of Zoning Appeals or the development plan is modified to eliminate the need for the requested variances.
- 2. Signage is subject to staff approval.
- 3. The parking lot lighting poles and fixtures are colored black to match the surrounding fixtures at neighboring sites.
- 4. The city engineer comments are addressed subject to staff approval.
- 5. The city landscape architect comments are addressed subject to staff approval.

Approximate Site Location:



Source: Google Earth



Development Review

project nameSmiths Mill Road Siteprepared forCity of New AlbanydateSeptember 13, 2021date receivedAugust 28, 2021

Planting Plan

- 1. All Quercus bicolor street trees along Smith's Mill Rd should be planted at 3" caliper, 30' O.C. per New Albany Code.
- 2. Plant random massings of native, deciduous shade trees in the basins. The western basin requires a more robust planting, as it should provide some screening to the adjacent property.
- 3. Reorganize tress on Smith's Mill Rd's mound. The public facing slope of the mound should include more trees to match the precedent set at Abercrombie & Fitch located to the west. 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	Smiths Mill Road Site
prepared for	City of New Albany
date	September 13, 2021
date received	August 28, 2021





404.546-01 September 13, 2021

To: Christopher Christian Planner

From: Ed Ferris, P.E., P.S., City Engineer By: Jay M. Herskowitz, P.E., BCEE Re: A&F – Prelim. Dev. Plan (PDP)

We reviewed the referenced submittal in accordance with Code Section 1159.07 (b)(2) PDP. Our review comments are as follows:

- 1. In accordance with code sections 1159.07 (b)(2) J and K, provide ACOE permitting documentation when available.
- 2. Provide the Instrument Number for the Stream Preservation Easement shown on the plans.
- 3. We will evaluate storm water management, sanitary sewer collection and roadway construction related details once construction plans become available

EPF/JMH

cc: Steve Mayer, Planning Manager





Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address Smi	ith Mills Rd					
	Parcel Numbers						
	Acres <u>41.23</u>		# of lots cr	# of lots created1			
	Choose Application Type			Circle all Details that Apply			
Project Information	Certificate of A Certificate of A Conditional U ✓ Development Development Changes Minor Comme Vacation Vacation Extension Req Zoning Description of Re Preliminary Deve Separate Variance	Appropriateness se Plan ercial Subdivision juest equest: lopment Plan and <u>e Application</u>	Preliminary Preliminary Combination Easement Amendment (re	Final Final Split zoning)	Comprehensive Adjustment Street Text Modification se note, we have also	Amendment	
itacts	Property Owner's Address: 630 City, State, Zip: Phone number: Email:	Name: Aber 1 Fitch Path New Albany, OH 614-283-6500	crombie & Fitch N I 43054	lanageme	ent Co		
Col	Applicant's Name Address: City, State, Zip: Phone number: Email:	e: AI. No 302 W 3rd St, S Cincinnati, OH 4 513-527-1846 ssletto@neyer.o	eyer, LLC Suite 800 15202 com		Fax:		
gnature	Site visits to the p The Owner/Appli employees and ap described in this a true, correct and o	arrs 222-001951-00 ication Type Circle all Details th of Appropriateness al Use Final ent Plan Preliminary Preliminary Final combination Split Adjustment mercial Subdivision Easement Street Request Amendment (rezoning) f Request: evelopment Plan and Engineering Review. Please note, we ance Application ance Application er's Name: Abercrombie & Fitch Management Co 6301 Fitch Path ip: New Albany, OH 43054 r: 614-283-6500 fs. Suite 800 ip: Cincinnati, OH 45202 r: 513-527-1846 ssletto@neyer.com Fax: he property by City of New Albany representatives are essential to pplicant, as signed below, hereby authorizes Village of New Alband appointed and elected officials to visit, photograph and post a no his application. I certify that the information here within and attact and complete. Owner Applicant	re essential to process of New Albany represe and post a notice on th hin and attached to this	this application. entatives, e property application is			
Si	Signature of Own Signature of App	licant			Date	e: e:	

Appeal			250.00
Certificate of Appro			
	ARB – single and t	wo family residential	100.00
	ARB – All other rea	sidential or commercial	300.00
	ARB - Signage		75.00
Conditional Use	600.00		
Development Plan -			
	Planning fee	First 10 acres	750.00
		Each additional 5 acres or part thereof	50.00 / each
	Engineering fee	1-25 lots	155.00 / each
		Minimum fee	1000.00
	Engineering fee	26 – 50 lots	3875.00
		Each additional lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each additional lot over 51	50.00 / each
Development Plan -	– Final PUD		
	Planning fee	First 10 acres	650.00
		Each additional 5 acres or part thereof	50.00
	Engineering fee	1-25 lots	
		(minimum fee \$1,000.00)	155.00 / each
	Engineering fee	26 - 50 lots	3875.00
		Each additional lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each additional lot over 51	50.00 / each
Development Plan -	– Non-PUD		300.00
Development Plan	/ Text Amendment		600.00
Plat – Road Prelimi	inary		
	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
		lots on one side of street	.50 / LF
		Minimum fee	1,000.00
Plat – Road Final			
	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
		lots on one side of street	.50 / LF
		Minimum fee	1,000.00
Plat – Subdivision I	Preliminary		
	Planning		650.00
		Plus each lot	50.00 / each
	Engineering fee	1-25 lots	155.00 / 1
	Б. · · ·	(minimum tee $$1,000.00$)	155.00 / each
	Engineering fee	26 - 50 lots	38/5.00
	.	Each lot over 26	/5.00 / each
	Engineering fee	Over 51 lots	5750.00
		Each lot over 51	50.00 / each
Per 8/31/21 er	mail from Mr. St	ephen Mayer	

"\$600 variance application fee and \$2,050 preliminary development plan application fee (\$1,050 in planning and \$1,000 in engineering fees). All fees can be paid on a single check made out to the city of New Albany"

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • Phone 614.939.2254 • Fax 614.939.2234

Plat – Subdivision	Final			
	Planning		650.00	
		Plus each lot	15.00 / each	
	Engineering fee	1-25 lots		
		(minimum fee \$1,000.00)	155.00 /each	
	Engineering fee	26-50 lots	3875.00	
		Each lot over 26	75.00 / each	
	Engineering fee	Over 51 lots	5750.00	
		Each lot over 51	50.00 / each	
Lot Changes			200.00	
Minor Commercial	l Subdivision		200.00	
Vacation (Street or	1200.00			
Variance				
Non-sing	600.00			
Single Fa	250.00			
In conjun	ction with Certificati	on of Appropriateness	100.00	
Extension Request			0.00	
Zoning				
C	Rezoning - First 10 acres			
	-	50.00 / each		
	Rezoning to Rocky	Fork Blacklick Accord	250.00	
	Text Modification			
Easement Encroac	hment		800.00	

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • Phone 614.939.2254 • Fax 614.939.2234



September 7, 2021

Mr. Stephen Mayer Planning Manager New Albany 90 West Main Street New Albany, OH 43054

Re: Community Development Planning Application – Architectural Design New Building – Al. Neyer Site (Smith Mill Road, New Albany)

Dear Mr. Mayer:

Please note the following building design synopsis demonstrating compliance to New Albany zoning ordinance Section 1.04(2) and context relative to the adjacent Bob Evans campus:

<u>Project</u>: Project is a speculative warehouse/office designed for optimal flexibility consistent with this market and similar adjacent projects:

- Building is approximately 542,683 sf.
- Building construction will be site-cast or precast concrete panels with medium textured paint finish (decorative reveals), conventional steel frame roof structure, membrane roof and storefront/curtainwall glazing.
- 36' clear height, which yields top of wall of 44' and building ends, and 36'-4" at dock wall.
- Double-loaded building with truck court and fully equipped docks (levelers and shelters) and dock stairs.
- Auto parking along front of buildings (anticipated office areas) with pedestrian walk.
- Prefinished metal gutters/downspouts along dock walls

Architectural Standard Compliance:

- Building, as designed, is a departure from the standard prototypical speculative warehouse, whereby each façade is asymmetrical (no bookend corners), which creates visual energy and diverse design.
- Utilizing a combination of decorative reveals, varied heights of panels, accent colors and architectural "blocking" of key features, the design avoids uninterrupted facades and manages scale, proportion and rhythm to provide overall harmonious composition.
- Primary and secondary corners address static "bookend" approach by offering varied facades, introducing wider extent of decorative reveals, parapet walls to break up the massing of the building and curtainwall glazing.

- Primary corner is anticipated to be future office and as such, has additional features to engage occupants:
 - Enhanced reveal pattern and colors.
 - Full-height curtainwall to add transparency and define entrance.
 - Decorative metal canopy to create shadow lines and protection from elements.
 - Pre-finished metal "fin" to outline main corner, adding shadow line and material differential.
- Roof-top screening is provided at future office areas with parapet walls (at primary office corners). Warehouse roof-top equipment will be screened using pre-fabricated screening system (Envisor Screening Systems as basis of design). We feel this addresses screening, while providing flexibility with the uncertainty of future tenant's roof-top equipment needs.
- Between the building corners, and along the dock elevations, the building design incorporates 4' wide accent panels with clerestory windows, pre-finished metal gutters/downspouts and metal exit stairs to provide additional visual interest and rhythm.

We appreciate your review and consideration for this zoning approval. Please feel free to call.

Sincerely,

Patrick G. Moore, AIA, NCARB, LEED AP Vice President of Architecture A.N Architects, Inc.





August 16, 2021

Mr. Steve Mayer City of New Albany Development Department 99 West Main Street New Albany, OH 43054

Subject: 41 Acres on Smith's Mill Road – Environmental Compliance

Dear Mr. Mayer,

This letter serves to inform the City of New Albany of environmental conditions associated with the 41-acre tract of vacant land on the south side of Smith's Mill Road, located west of the former Bob Evan's property and east of an existing Abercrombie & Fitch (A&F) warehouse, in the City of New Albany, Franklin County, Ohio.

The subject property was previously delineated as part of a larger effort by EMH&T and was found to contain a wetland and an intermittent stream. The New Albany Company (NACO) obtained a permit that allowed the wetland to be filled and the stream to be rerouted along the eastern and southern property boundaries. NACO built the rerouted stream and then sold the property to A&F. The rerouted stream lies within an Environmental Covenant held by the Ohio EPA. A&F was responsible for filling the wetland and 'original' stream.

EMH&T recently visited the property and observed that the original stream was not filled by A&F. The stream is still flowing from drain tiles and localized runoff. The original wetland was filled and is being farmed. There are also several new wetlands along the original stream. EMH&T is in the process of preparing a delineation report for the property. The delineation report will be coordinated with the U.S. Army Corps of Engineers (USACE). The site plan will require the original stream and new wetlands to be filled. EMH&T will be preparing the necessary permits.

If you have any questions regarding this information or require additional documentation, please do not hesitate to contact me at (614) 775-4515.

Sincerely,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

nobult. milligen

Cc: Shad Sletto, Al Neyer





NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE August 13, 2021



Sanitary Sev Storm Sewe Water Main Gas Light Condu Communicat Right-of-W Contours

LEGEND	
EXISTING	

Sewer	
wer	
n	
	— — GM— —
duit	— — UGL — —
ation	C
Way	——— Ex R/W ——
	1111

REVISIONS	SCRIPTION							
	MARK DATE							
	GRAPHIC SCALE	0 50 100 200			1 in ch = 100 faat			
	CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO PRELIMINARY ENGINEERING PLAN FOR SMITH MILL ROAD SITE EXISTING CONDITIONS PLAN							
	EVans, Machwart, Hambleton & Iliton, Inc. Evans, Machwart, Hambleton & Iliton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albarry Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com							
sc	AI	8/2 .E	24/2	202	21			
	SCALE 1" = 100'							
JU	20210849							
SH	sheet 2/б							

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE August 13, 2021



Sanitary Sewer Storm Sewer Water Main

Gas Light Conduit Communication Right—of—Way

Sanitary Sewer Sanitary Service Storm Sewer Water Main Fire Water Service Curb Inlet Catch Basin

Contours Spot Elevation

NOTES:

- Water meter and backflow to be coordinated with COC.
- 3. Utility work and mounding proposed within easements to be coordinated with New Albany, COC, and AEP.
- (7+/-) Existing Manholes along frontage of site to be adjusted to grade via added or subtracted riser section (not proposing full reconstruct to grade due to existing 30'+ depth of sanitary sewer).
- 5. Barrier curb proposed throughout (with the exception of wheel stops at truck parking adjacent to basins and flush curb at ADA parking zones).



1. Roof drains and collector pipes to be reviewed/confirmed with architect/MÉP team.

REVISIONS	MARK DATE DESCRIPTION							
	GRAPHIC SCALE			1 inch = 100 faat				
	CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO PRELIMINARY ENGINEERING PLAN FOR SMITH MILL ROAD SITE SITE UTILITY & DIMENSION PLAN (AERIAL)							
TATE Froms, Machwart, Hambleton & Tilton, Inc. Engineers + Surveyors + Plannets - Scientists 5500 New Albarry Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com								
JO SH	8/24/2021 SCALE 1" = 100' JOB NO. 20210849 SHEET 3/6							



Pavement
Asphalt Pavement
Pavement

N

LEGI	END
EXIST	ING
ewer	—— — ——
ver	
n	— — WM— —
	GM
duit	— — UGL — —
ation	C
Way	——— Ex R/W ——
	1111
PROPO	DSED
Sewer	—
Service	SAS
ver	
n	
Service	
in	
lanhole	•
	1111
tion	× 13.00
	A 10.00

1. Roof drains and collector pipes to be reviewed/confirmed with architect/MEP team.

2. Water meter and backflow to be coordinated with COC.

3. Utility work and mounding proposed within easements to be coordinated with New Albany, COC,

(7+/-) Existing Manholes along frontage of site to be adjusted to grade via added or subtracted riser section (not proposing full reconstruct to grade due to existing 30'+ depth of sanitary

5. Barrier curb proposed throughout (with the exception of wheel stops at truck parking adjacent to basins and flush curb at ADA parking zones).

REVISIONS	MARK DATE DESCRIPTION							
	GRAPHIC SCALE			1 inch = 100 feet				
	CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO PRELIMINARY ENGINEERING PLAN FOR SMITH MILL ROAD SITE SITE UTILITY & DIMENSION PLAN							
	Evans, Mechwart, Hambleton & Tithon, Inc. Evans, Mechwart, Hambleton & Tithon, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albarry Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com							
SC	DATE 8/24/2021 SCALE							
JO	JOB NO. 20210849							
SH	sheet 4/6							


Paveme	ent
Asphalt	Pavement

N

LEGE	ND
EXISTI	NG
Sewer	————
wer	—————
n	
	— — GM— —
duit	— — UGL — —
ation	C
Way	—— Ex R/W ——
-	1111
PROPO	SED
Sewer	—
Service	SAS
wer	
n	
Service	FWS
sin	
lanhole	•
	1111
Ition	× 13.00

1. Roof drains and collector pipes to be reviewed/confirmed with architect/MÉP team.

2. Water meter and backflow to be coordinated with COC.

Utility work and mounding proposed within easements to be coordinated with New Albany, COC, and AEP.

4. (7+/-) Existing Manholes along frontage of site to be adjusted to grade via added or subtracted riser section (not proposing full reconstruct to grade due to existing 30'+ depth of sanitary

5. Barrier curb proposed throughout (with the exception of wheel stops at truck parking adjacent to basins and flush curb at ADA parking zones).

REVISIONS	DESCRIPTION					
	MARK DATE					
	GRAPHIC SCALE			1 inch = 100 feet		
	CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO PRELIMINARY ENGINEERING PLAN FOR SMITH MILL ROAD SITE SITE GRADING PLAN SITE GRADING PLAN					
			EVCES, MOCRWOTI, FICHROFEIOE & IIIIOE, ENC. Engineers = Surveyors = Planners = Scientists	5500 New Albany Road, Columbus, OH 43054	Fronc 014.//2.4300 101 (feet 006.//2.5646	CIRCOTT
8/24/2021 SCALE						
SCALE 1" = 100'						
JOB NO. 20210849						
SH	sheet 5/6					



<u>.</u>	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AB	10	Acer nigrum	Black Maple	2.5" Cal.	B&B
	AS	11	Acer saccharum	Sugar Maple	2.5" Cal.	B&B
	CE	10	Celtis occidentalis	Common Hackberry	2.5" Cal.	В&В
	LT	10	Liriodendron tulipifera	Tulip Tree	2.5" Cal.	В&В
	PS	10	Platanus occidentalis	American Sycamore	2.5" Cal.	В&В
	QC	20	Quercus coccinea	Scarlet Oak	2.5" Cal.	В&В
6	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>CONDITION</u>
	PA	23	Picea abies	Norway Spruce	8' Ht.	В&В
	PO	16	Picea omorika	Serbian Spruce	8' Ht.	В&В
<u>ES</u>	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONDITION
	GI	11	Gleditsia triacanthos inermis 'Trueshade'	Thornless Honey Locust	2.5" Cal.	B&B
	QR	24	Quercus rubrum	Red Oak	2.5" Cal.	В&В
	<u>CODE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>CONDITION</u>
	QB	39	Quercus bicolor	Swamp White Oak	2.5" Cal.	В&В

Landscape Requirements and Calculations

Blacklick Districts Limitation Text Subarea D: L-GE 1.05.1 — Buffering, Landscaping, Open Space and/or Screening Commitments: a) Screening requirement along SR 161 achieved with existing vegetation.

b) Planting requirement achieved with existing vegetation.

1.05.2 — Landscape Material Minimums: b) 8% Interior parking lot landscape
 Parking Area: ±95,800 SF x .08 = ±7664 SF
 ±7755 SF provided

c) 1 tree per 5,000 S.F. of ground coverage and a total tree planting equal to 25" caliper plus 1/2" caliper for every 4,000 S.F. over 50,000 S.F. in ground coverage.

±1,000,100 S.F. Total Ground Coverage $\pm 1,000,100 / 5000 = 200$ Trees

 $\pm 1,000,100 - 50,000 = \pm 950,100$ $\pm 950,100 / 4000 \times .5" = 119"+25" = 144"$

145 Trees and 362.5" proposed to be planted.

Up to 55 existing trees within the East Stream Preservation Easement may be counted toward the remainder of this requirement at the discretion of City staff. The quantity of existing trees shall be inventoried by the Developer prior to construction for City review. If existing trees are insufficient, as determined by the City, then new 2.5" caliper trees will be planted on site.

1.05.4 – Street Trees:

Proposed street trees shall be spaced at ± 30 ' O.C. to appear evenly spaced and to avoid existing utilities and light poles.

1.06.2 — Service Area Dumpsters: The Developer has not selected a location for the dumpster at this time. The final location of the dumpster will be coordinated with the prospective tenant. The Developer will conform to the City of New Albany landscape screening requirements for dumpster enclosures per the Limitation Text, Blacklick District, Subarea D, 1.06.2.

PRELIM
NOT TO BE CONSTR
PLAN SE

N



REVISIONS	ARK DATE DESCRIPTION					
	GRAPHIC SCALE 0 50 100 200			1 inch = 100 feet		
	CITY OF NEW ALBANY, FRANKLIN COUNTY, OHIO PRELIMINARY ENGINEERING PLAN FOR SMITH MILL ROAD SITE LANDSCAPE PLAN					
		13/2/	Engineers = Surveyors = Planners = Scientists	500 New Albany Road, Columbus, OH 43054	TRUTE 014//3.4300 1011 TEE: 006//3.3046	
SC	SCALE 1" = 100' JOB NO.					
SH	20210849 SHEET 6/6					



Disclaimer:

Visual Professional has made great efforts to ensure the accuracy of their program, however Kraft Electric & Visual Professional assume no liability for the decisions made with the assistance of these design programs. Acutual light levels generated by installed luminaires may differ from the light levels predicted by Visual Professional for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
00 - Overall Site	+	0.5 fc	4.8 fc	0.0 fc	N/A	N/A
01 - Beyond Property Line	Ж	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Auto Parking - North	Ж	2.1 fc	4.5 fc	1.0 fc	4.5:1	2.1:1
Auto Parking - South	Ж	2.1 fc	4.8 fc	1.1 fc	4.4:1	1.9:1
Dock - East	Ж	1.1 fc	2.3 fc	0.7 fc	3.3:1	1.6:1
Dock - West	Ж	1.1 fc	2.1 fc	0.7 fc	3.0:1	1.6:1
Trailer Parking - East	Ж	1.6 fc	4.2 fc	0.6 fc	7.0:1	2.7:1
Trailer Parking - West	Ж	1.5 fc	4.0 fc	0.6 fc	6.7:1	2.5:1

Schedule										
Symbol	Label	Quantity	Manufacturer	Description	Lumens Per Lamp	Light Loss Factor	Wattage			
	PL4	12	Lithonia Lighting	DSX1 LED P9 40K T4M MVOLT	26996	0.95	241			
	WP3	10	Lithonia Lighting	DSX1 LED P9 40K T3M MVOLT	26790	0.95	241			
	WP4	10	Lithonia Lighting	DSX1 LED P9 40K T4M MVOLT	26996	0.95	241			

Notes:

- Fixtures on building mounted at 36'-0" above finished floor.
- 2. Fixtures on poles modeled at 28'-0" above finished grade (25' pole, 3' base)
- 3. ISO-Lines are shown at .25(Blue), .5(Puprle), 1.0(Blue), 5.0(Red)
- 4. Light levels at all property lines is at 0.0 FC
- 5. Property line is indicated by magenta line

Commercia	Kraft Electrical Contracting
5710 Hil	lside Avenue
Cincinna	ti, OH 45233
513.4	467.0500
4407 Profes	sional Parkway
Grovepor	t, OH 43125
614.5	836.9300
www.k	ecc.com

Designer Thornton 09/02/2021 Scale As Noted Drawing No. EP-1.1 Summary





Exterior Light Fixtures

PROJECT:

Smith's Mill Road Industrial Project New Albany, Ohio





LED Area Luminaire







Catalog DSX1 LED P9 40K T4M MVOLT SPA DDBXD Number Notes

Smith Mill Road Industrial

Туре PL4

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Orderin	g Information		EXAMPLE: DSX1 LED P	7 40K T3M N	AVOLT SPA NLTAIR2 PIRHN DDBXD
DSX1 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P41 P71 P2 P51 P8 P3 P61 P91 Rotated optics P102 P122 P112 P1312 P1312	30K 3000 K 40K 4000 K 50K 5000 K	T1SType I short (Automotive)T5VSType V very short 3T2SType II shortT5MType V medium 3T2MType II mediumT5WType V wide 3T3SType III shortBLCBacklight control 4T3MType IV mediumLCCOLeft corner cutoff 4T4MType IV mediumRCCORight corner cutoff 4TFTMForward throw mediumT5MStart corner cutoff 4	MVOLT ⁵ XVOLT (277V-480V) ^{6.7,8} 120 ⁹ 208 ⁹ 240 ⁹ 277 ⁹ 347 ⁹ 480 ⁹	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ⁹ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹²

Control options			Other	options	Finish (requ	
Shipped installedNLTAIR2nLight AIR generation 2 enabled 13PIRHNNetwork, high/low motion/ambient sensor 14PERNEMA twist-lock receptacle only (controls ordered separate) 15PER5Five-pin receptacle only (controls ordered separate) 15,16PER7Seven-pin receptacle only (controls ordered separate) 15,16DMG0-10v dimming wires pulled outside fixture (for use with an external control, ordered separate)) 17DSDual switching 18,19,20	PIR PIRH PIR1FC3V PIRH1FC3V FAO	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{20,21} High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{20,21} High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{20,21} Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{20,21} Field adjustable output ^{20,21}	Shipp HS SF L90 R90 HA BAA Shipp BS EGS	bed installed House-side shield ²³ Single fuse (120, 277, 347V) ⁹ Double fuse (208, 240, 480V) ⁹ Left rotated optics ² Right rotated optics ² 50°C ambient operations ¹ Buy America(n) Act Compliant bed separately Bird spikes ²⁴ External glare shield	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white



Ordering Information

Accessories

Orde	ered and shipped separately.			
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) 25			
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) 25			
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) 25			
DSHORT SBK U	Shorting cap 25			
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ²³			
DSX1HS 40C U	House-side shield for P6 and P7 ²³			
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ²³			
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁶			
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) 12			
DSX1EGS (FINISH) U	External glare shield			
For more control options, visit DTL and ROAM online.				

NOTES

- HA not available with P4, P5, P6, P7, P9 and P13. P10, P11, P12 or P13 and rotated optics (L90, R90) only available together. 2
- Any Type 5 distribution with photocell, is not available Not available with HS. with WBA
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13. 6 7
- XVOLT works with any voltage between 277V and 480V.
 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- 9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF. 10 Suitable for mounting to round poles between 3.5" and 12" diameter.
- 11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8 12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included). 13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors. 14 Must be ordered with NLTARZ. For more information on nLight Air 2 visit this link. 15 Brotseell

- 15 Photocoll ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included. 16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. 17 DMG not available with PIRHN, PERS, PER7, PIR, PIRH, PIRHC3V or PIRH1FC3V, FAO.
- 19 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5. 19 Requires (2) separately switched circuits with isolated neutrol.
- 20 Reference Controls Option Default settings table on page 4. 21 Reference Motion Sensor table on page 4 to see functionality.

- 22 Not available with other dimming controls options. 23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 24 Must be ordered with fixture for factory pre-drilling. 25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
- 26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

Options

EGS - External Glare Shield







Drilling

HANDHOLE ORIENTATION



Top of Pole Template #8 1.75" for aluminum poles 2.75" for other pole types 0.563* \oplus 1.325 0.400" (2 PLCS) 2.650

Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

		-8		1. La -			•
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type	-		Ľ.	₽ [₽] ₽	¥*	
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template		Minimum Acceptable Outside Pole Dimension														
SPA	#8	2-7/8″	2-7/8″	3.5″	3.5″	3″	3.5″										
RPA	#8	2-7/8″	2-7/8″	3.5″	3.5″	3″	3.5″										
SPUMBA	#5	2-7/8″	3″	4″	4″	3.5″	4″										
RPUMBA	#5	2-7/8″	3.5″	5″	5″	3.5″	5″										





To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').





Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Aml	pient	Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35℃	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

	Motion Sensor Default Settings													
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time								
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min								
*PIR1FC3V or PIRH1FC3V 3V (37%) Output 10V (100%) Output Enabled @ 1FC 5 min 3 sec 5 min														
*for use when i	motion sense	or is used as dus	k to dawn control.											

							Curre	nt (A)		
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	0.30 0.30 0.44 0.33 0.53 1.06 0.60 0.52 0.46 0.33 1.16 0.67 0.58 0.51 0.44 1.36 0.78 0.68 0.59 0.44 1.53 0.88 0.76 0.66 0.53	0.37	0.27			
Forward Optics (Non-Rotated)	P5	30	1400	138	1.16	0.67	0.58	277 347 480 0.19 0.10 0.12 0.25 0.20 0.16 0.38 0.30 0.22 0.46 0.37 0.27 0.51 0.40 0.29 0.59 0.47 0.34 0.66 0.53 0.38 0.76 0.64 0.49 0.89 0.70 0.51 0.43 0.33 0.27 0.53 0.42 0.32 0.76 0.60 0.44 0.89 0.70 0.51 0.43 0.33 0.27 0.53 0.42 0.32 0.76 0.60 0.46 0.89 0.70 0.51		
	P6	40	1250	163	1.36	0.78	0.68	0.59	347 480 0.10 0.12 0.20 0.16 0.30 0.22 0.37 0.27 0.40 0.29 0.47 0.34 0.53 0.38 0.64 0.49 0.70 0.51 0.33 0.27 0.42 0.33 0.64 0.442 0.70 0.51 0.60 0.44 0.67 0.42	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
Rotated Optics	P11	P10 60 P11 60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
or R90)	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
0111207	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

		Controls Options		
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Electrical Load



Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

	Forward O	ptics																		
10.00 10.00 10.00 10.00 0 <	LED Count	Drive	Power	System	Dist.		(3000	30K K, 70 CRI)			(4000	40K K, 70 CRI)				(5000	50K K, 70 CRI)		
10 10<		Current	гаскаде	Walls	туре	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW
50 50<					T1S T2S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
93 94<					T2M	6.483	1	0	1	119	6.984	2	0	2	129	7,037	2	0	2	130
10 10					T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
10 10 10 2 10 50 2 10 50 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10					T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
10 50 P1 500 P1 600 600 700					T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
193 0.70 193 0.70 193 0.70 193 0.70 193 0.70 1 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 1 104 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 <	30	530	P1	54W		6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
1000 1000 6000 3 0 1 104 120 3 0 2 136 130 3 0 2 136 1000 6600 3 0 2 136 130 <td></td> <td></td> <td></td> <td></td> <td>T5S</td> <td>6,722</td> <td>2</td> <td>0</td> <td>1</td> <td>124</td> <td>7,242</td> <td>2</td> <td>0</td> <td>1</td> <td>134</td> <td>7,334</td> <td>2</td> <td>0</td> <td>1</td> <td>136</td>					T5S	6,722	2	0	1	124	7,242	2	0	1	134	7,334	2	0	1	136
1900 64.07 5 0 2 10 5.70 1.0 0 2 10 5.70 1.0 0 2 10 0					T5M	6,711	3	0	1	123	7,229	3	0	1	134	7,321	3	0	2	136
1 0 1 0 1 0 2 1 0 5 1 1 0 2 10 10 0 344 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 2 0 2 10 2 70 50 2 0 2 10 50 2 10 2 10 2 10 2 10 2 10 <					T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
1000 1000 3040 1 0					BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
10 10 2 10 2 10 10 20 <td></td> <td></td> <td></td> <td></td> <td>RCC0</td> <td>3,943</td> <td>1</td> <td>0</td> <td>2</td> <td>73</td> <td>4,248</td> <td>1</td> <td>0</td> <td>2</td> <td>79</td> <td>4,302</td> <td>1</td> <td>0</td> <td>2</td> <td>80</td>					RCC0	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
90 90 92 90<					T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
					T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
10 10 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10					T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
100 1.43 2 0 2 100 2 0 2 0 2 0 0 2 0 0 2 0 0 2 0 0 1 0 0 0 1 0 0 1 0 0 1 0 0 1 0 0 0 1 0 0 0 1 0 0 1 0 0 1 0 0 1 0 1 0 0 1 0 1 0 0 1<					T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
30 700 P2 7111 4 237 2 0 0 1 10 0 1 10 0 1 10 100					T4M	8,263	2	0	2	118	8,901	2	0	2	12/	9,014	2	0	2	129
30 N0 P2 N00 P2 N00 P2 N00 P2 N00 P3 N00 P3 P3 0 0 101 20 930 3 0 0 111 120 9307 3 0 0 111 112 9307 3 0 2 1131 9307 3 0 2 1131 9307 3 0 2 1131 9307 3 0 2 1131 9307 3 0 2 1131 9307 3 0 2 1131 9307 1130 2 11311 1131 1131					TFTM	8.257	2	0	2	113	8.896	2	0	2	124	9.008	2	0	2	120
30 10<	30	700	P2	70W	T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
1940 8.473 3 0 2 122 9.216 3 0 2 122 9.216 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 00 0.311 11.50 2 12 12 12 131 1301 2 0 2 131 0 2 131 130 13<					TSS	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
100 101 201 201 2 102 201 4 0 2 103 72.88 1 0 2 103 100 201 201 2 2 2 2 2 1 0 2 10 0 2 100 <td></td> <td></td> <td></td> <td></td> <td>T5M</td> <td>8,573</td> <td>3</td> <td>0</td> <td>2</td> <td>122</td> <td>9,236</td> <td>3</td> <td>0</td> <td>2</td> <td>132</td> <td>9,353</td> <td>3</td> <td>0</td> <td>2</td> <td>134</td>					T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
100 100 503 1 0 2 72 5427 1 0 2 78 5466 1 0 2 79 100 503 1 0 2 70 5427 1 0 2 78 5466 1 0 2 79 100 100 100 100 2 100 100 100 100 100 100 100 100 100 100 100					BIC	6,770	3	0	2	97	7,293	4	0	2	104	9,291	4	0	2	106
100 100 100 100 2 100 100 2 700 100					LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30 150 P3 150 150 150 2 100 2 110 1500 2 110 1500 3 123 112,217 3 0 3 123 12,271 3 0 3 123 100 155 11,380 2 0 2 111 12,215 3 0 3 120 12 12,173 12,010 3 120 12,010 3 121 12,174 2 0 2 111 12,175 13,30 2 0 3 121 12,174 2 0 3 121 12,174 2 0 3 121 12,174 2 0 3 121 12,174 3 0 3 121 12,174 2 0 3 120 120 120 120 120 120 120 120 120 120 120 120 120 120 120 120 1					RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30 1050 1050 1050 1050 1050 1050 1050 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 0 2 1050 2 0 2 0 3 102 1120 122 0 3 102 1220 2 0 3 101 102 110					T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
90 95 95 11239 2 0 2 103 1235 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 123					125 T2M	11,648	2	0	2	114	12,548	3	0	3	123	12,/0/	3	0	3	125
30 1050 P 116 116 12 128 2 0 2 12 1282 2 0 3 112 12465 2 0 3 112 1283 2 0 3 121 12465 2 0 3 112 1283 121 12465 2 0 3 112 1283 1324 13 0 1 130 155 12160 3 0 1 199 13080 3 0 1 128 13244 3 0 1 130 155 12160 4 0 2 199 13080 4 0 3 102 118 12219 4 0 3 107 1403 107 103 3 107 14073 3 0 3 116 14641 3 0 3 117 150 13441 3 0 3					T3S	11,708	2	0	2	111	12,013	3	0	3	124	12,773	3	0	3	123
1050 P5 P4 114/6 11/6 12/6 0 3 11/1 12/6 2 0 3 12/1 12/4 2 0 3 12/3 12/4 2 0 3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 13/3 12/3					T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
30 1050 P3 102W IIIM 11,21,01 3 0 1 119 13,264 3 0 1 128 13,244 3 0 1 130 155 12,150 3 0 1 190 13,089 3 0 1 128 13,244 3 0 1 130 155 12,19 4 0 2 100 13,214 4 0 2 100 13,214 4 0 2 100 10,400 1 0 3 100 1 0 3 120 13,214 4 0 2 100 10,400 1 0 3 10 14,47 3 0 3 110 14,469 3 0 3 110 14,469 3 0 3 110 14,469 3 0 3 110 14,469 3 0 3 110 14,469 3<			P3	102W	T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
30 12,10 3 0 1 119 13,08 3 0 1 128 13,244 3 0 1 130 155 12,150 3 0 1 119 13,056 4 0 2 128 13,221 4 0 2 130 15W 12,109 4 0 2 118 12,207 4 0 3 12 13,134 4 0 2 130 15W 12,109 1 0 3 70 7,671 1 0 3 70 7,671 1 0 3 16 14,647 3 0 3 117 15 13,421 2 0 3 107 14,473 3 0 3 116 14,471 3 0 3 118 1210 13,494 2 0 3 105 14,473 3 0 3	30	1050			TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
30 12,19 3 5 5 1 1 13,056 4 0 2 128 13,21 4 0 3 130 15W 12,040 4 0 3 111 12,070 4 0 3 127 13,134 4 0 3 129 16C0 7,721 1 0 3 70 7,671 1 0 3 75 7,768 1 0 3 76 16C0 7,721 1 0 3 70 7,671 1 0 3 75 7,768 1 0 3 76 1725 13,435 3 0 3 107 14,473 3 0 3 116 14,641 3 0 3 116 125 13,664 3 0 3 105 14,074 3 0 3 113 14,422 3 0 3					T55	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
30 1120 14 0 3 127 13,14 4 0 3 129 1100 100					T5M	12,130	4	0	2	119	13,055	4	0	2	128	13,221	4	0	2	130
BLC 9,700 1 0 2 94 10,310 1 0 2 101 10,440 1 0 2 102 BCC 7,121 1 0 3 70 7,671 1 0 3 75 7,768 1 0 3 76 RCC 7,121 1 0 3 70 7,671 1 0 3 75 7,768 1 0 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,621 2 0 3 117 14,3163 2 0 <t< td=""><td></td><td></td><td></td><td></td><td>T5W</td><td>12,040</td><td>4</td><td>0</td><td>3</td><td>118</td><td>12,970</td><td>4</td><td>0</td><td>3</td><td>127</td><td>13,134</td><td>4</td><td>0</td><td>3</td><td>129</td></t<>					T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
30 120 1 1 0 3 70 70 1 1 0 3 75 7,768 1 0 3 76 1 0 3 70 77 1 0 3 77,768 1 0 3 76 1 0 3 77,768 1 0 3 10 14,473 3 0 3 116 14,661 3 0 3 116 14,661 3 0 3 116 14,661 3 0 3 116 14,661 3 0 3 116 14,661 3 0 3 116 14,672 2 0 3 116 14,622 2 0 3 117 1444 1<121					BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
30 125 125 125 125 125 125 125 126 125 126					RCC0	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30 1250 13,421 3 0 3 107 14,458 3 0 3 116 14,641 3 0 3 117 T2M 13,490 2 0 2 108 14,532 3 0 3 116 14,716 3 0 3 118 13M 13,457 2 0 2 108 14,497 2 0 3 116 14,612 2 0 3 115 13M 13,457 2 0 3 105 14,474 2 0 3 116 14,621 2 0 3 115 13M 13,657 2 0 3 105 14,497 2 0 3 116 14,621 2 0 3 117 14M 13,657 4 0 3 105 14,074 4 0 3 102 15,133 4 0 <td></td> <td></td> <td></td> <td></td> <td>T1S</td> <td>13.435</td> <td>3</td> <td>0</td> <td>3</td> <td>107</td> <td>14,473</td> <td>3</td> <td>0</td> <td>3</td> <td>116</td> <td>14.657</td> <td>3</td> <td>0</td> <td>3</td> <td>117</td>					T1S	13.435	3	0	3	107	14,473	3	0	3	116	14.657	3	0	3	117
30 1250 P4 172M 13,490 2 0 14,52 3 0 3 116 14,716 3 0 3 116 135 13,064 3 0 2 108 14,074 2 0 2 118 14,252 3 0 3 116 136 13,457 2 0 3 105 14,182 2 0 3 113 14,322 2 0 3 117 1444 13,165 2 0 3 105 14,182 2 0 3 113 14,322 2 0 3 117 1549 13,989 4 0 1 112 15,080 3 0 1 122 15,259 4 0 2 122 15,271 3 0 1 122 15,271 3 0 3 12 15,059 14 0 3 121					T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
30 150 13,064 3 0 3 105 14,074 3 0 3 114 30 155 13,064 2 0 2 0 2 106 14,074 2 0 2 106 14,074 2 0 2 106 14,074 2 0 2 106 14,074 2 0 3 113 14,252 2 0 3 115 117 174 13,469 2 0 3 108 14,488 2 0 3 113 14,252 4 0 17 175 13,999 3 0 1 112 15,080 3 0 1 121 15,233 4 0 3 121 15,042 4 0 3 100 3 112 15,042 4 0 3 110 0 3 120 15,333 4 0 3					T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
30 15,0 15,0 2 0 2 00 14,02 2 00 2 100 14,02 2 00 2 100 14,02 2 00 2 100 14,02 2 00 3 115 14,02 2 0 3 115 14,02 2 0 3 115 16 14,143 13,164 14,489 2 0 3 115 14,022 2 0 3 115 155 13,987 4 0 1 112 15,068 4 0 1 121 15,273 4 0 1 122 155 13,987 4 0 3 111 14,944 4 0 3 100 13 103 14,30 1 0 2 95 12,029 1 0 3 122 155 13,872 4 0 3 16 66					T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
30 1250 P4 125W P4 125W 17HM 13,490 2 0 3 100 14,482 2 0 3 116 14,672 2 0 3 117 30 1250 125W 13,987 4 0 1 112 15,259 4 0 1 122 155 13,999 3 0 1 112 15,080 3 0 1 121 15,259 4 0 1 122 155 13,999 3 0 1 112 15,080 3 0 1 121 15,271 3 0 1 122 15W 13,872 4 0 3 111 14,694 4 0 2 95 12,029 1 0 3 72 16U 11,027 1 0 3 66 8,839 1 0 3 116 16,0					T3M T4M	13,457	2	0	3	108	14,497	2	0	3	113	14,001	2	0	3	117
30 1250 P4 125y 125y 13,987 4 0 1 112 15,068 4 0 1 121 15,259 4 0 1 122 T55 13,999 3 0 1 112 15,080 3 0 1 121 15,259 4 0 2 122 T55 13,999 3 0 2 112 15,042 4 0 2 15,333 4 0 2 122 T5W 13,963 4 0 3 11 04,944 4 0 3 100 13 10 121 15,333 4 0 2 95 12,029 1 0 3 120 15,135 14 0 3 10 3 1 0 3 11 0 3 121 16,014 3 0 3 121 16,014 3 0 3	20	1250		125111	TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
30 1400 P5 13,999 3 0 1 112 15,080 3 0 1 121 15,271 3 0 1 122 T5M 13,963 4 0 2 110 14,944 4 0 3 120 15,333 4 0 3 121 BLC 11,027 1 0 2 88 11,879 1 0 2 95 12,029 1 0 3 72 BLC 11,027 1 0 3 66 8,839 1 0 3 71 8,951 1 0 3 72 RCC0 8,205 1 0 3 06 15,814 3 0 3 11 0 3 0 3 116 16,079 3 0 3 116 15,274 3 0 3 116 15,279 3 0 3 1	50	1230	F4	12370	T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
30 15/00 15/00 1 0 1					TSS	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
30 1400 P5 138W 11027 1 0 2 18 11,071 1 0 2 180 12,029 1 0 2 180 11,071 1 0 2 180 12,029 1 0 2 180 12,029 1 0 2 180 11,071 1 0 2 180 12,029 1 0 2 180 12,029 1 0 2 180 12,029 1 0 2 190 1 0 2 180 12,029 1 0 2 190 1 0 2 190 1 0 2 190 1 0 2 190 1 10 3 72 1600 8,205 1 0 3 106 15,814 3 0 3 116 116,014 3 0 3 116 720 14,739 3 <th< td=""><td></td><td></td><td></td><td></td><td>T5W</td><td>13,903</td><td>4</td><td>0</td><td>3</td><td>112</td><td>14 944</td><td>4</td><td>0</td><td>3</td><td>120</td><td>15,255</td><td>4</td><td>0</td><td>3</td><td>122</td></th<>					T5W	13,903	4	0	3	112	14 944	4	0	3	120	15,255	4	0	3	122
Barbon LCCO 8,205 1 0 3 66 8,839 1 0 3 71 8,951 1 0 3 72 RCCO 8,205 1 0 3 66 8,839 1 0 3 71 8,951 1 0 3 72 RCCO 8,205 1 0 3 66 8,839 1 0 3 71 8,951 1 0 3 72 RCCO 8,205 1 14,679 3 0 3 106 15,814 3 0 3 115 16,014 3 0 3 116 T2S 14,664 3 0 3 107 15,878 3 0 3 115 16,014 3 0 3 117 T2M 14,724 3 0 3 103 15,877 3 0 3 116 16,040					BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
Barbonic RCCO 8,205 1 0 3 66 8,339 1 0 3 71 8,951 1 0 3 72 No 1 14,679 3 0 3 106 15,814 3 0 3 115 16,014 3 0 3 116 T2S 14,664 3 0 3 106 15,797 3 0 3 115 16,014 3 0 3 116 T2S 14,664 3 0 3 107 15,878 3 0 3 115 16,079 3 0 3 117 T2M 14,274 2 0 3 107 15,878 3 0 3 115 16,040 3 0 3 116 T3M 14,274 2 0 3 107 15,840 3 0 3 115 16,040 3 <td></td> <td></td> <td></td> <td></td> <td>LCCO</td> <td>8,205</td> <td>1</td> <td>0</td> <td>3</td> <td>66</td> <td>8,839</td> <td>1</td> <td>0</td> <td>3</td> <td>71</td> <td>8,951</td> <td>1</td> <td>0</td> <td>3</td> <td>72</td>					LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30 1400 P5 115 14,679 3 0 3 106 15,814 3 0 3 115 16,014 3 0 3 116 T2S 14,664 3 0 3 106 15,797 3 0 3 114 15,997 3 0 3 116 T2M 14,274 3 0 3 107 15,878 3 0 3 115 16,040 3 0 3 113 T3M 14,274 2 0 3 107 15,840 3 0 3 115 16,040 3 0 3 116 T4M 14,384 2 0 3 104 15,496 3 0 3 115 16,040 3 0 3 116 T4M 14,695 2 0 3 106 15,830 3 0 3 115 16,030					RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30 1400 P5 138W 123 1400 3 100 13 100 13 0 3 110 13,577 3 0 3 110 13,577 3 0 3 117 315 14,274 3 0 3 107 15,878 3 0 3 115 16,079 3 0 3 117 315 14,274 3 0 3 107 15,878 3 0 3 115 16,040 3 0 3 116 138 14,274 2 0 3 107 15,840 3 0 3 115 16,040 3 0 3 116 1400 14,384 2 0 3 106 15,840 3 0 3 115 16,040 3 0 3 116 155 15,285 15,285 3 0 1 11					115	14,6/9	3	0	3	106	15,814	3	0	3	115	15,014	3	0	3	116
30 1400 P5 138W 14,274 3 0 3 103 15,377 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 113 30 1400 14,704 2 0 3 107 15,840 3 0 3 115 16,040 3 0 3 114 1400 14,384 2 0 3 106 15,830 3 0 3 115 16,040 3 0 3 116 155 15,283 4 0 1 1111 16,464 4 0					T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
30 1400 F5 138W 11,704 2 0 3 107 15,840 3 0 3 115 16,040 3 0 3 116 30 1400 14,384 2 0 3 104 15,496 3 0 3 112 15,692 3 0 3 114 1400 14,384 2 0 3 106 15,830 3 0 3 112 15,692 3 0 3 116 1500 15,283 4 0 1 111 16,644 4 0 1 121 16,662 4 0 1 121 155 15,295 3 0 1 111 16,464 4 0 1 11 121 155 15,295 3 0 2 111 16,453 4 0 2 121 15M 15,577					T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
30 1400 P5 14M 14,384 2 0 3 104 15,496 3 0 3 112 15,692 3 0 3 114 30 1400 15,496 1 10,692 2 0 3 106 15,830 3 0 3 112 15,692 3 0 3 114 30 15 16,030 3 0 3 0 3 116 16,630 3 0 3 116 16,630 3 0 3 116 121 150 15,283 4 0 1 111 16,644 4 0 1 121 16,668 4 0 1 121 155 15,257 4 0 2 111 16,435 4 0 121 16,644 4 0 2 121 15W 15,157 4 0 3 110 <td></td> <td></td> <td></td> <td></td> <td>T3M</td> <td>14,704</td> <td>2</td> <td>0</td> <td>3</td> <td>107</td> <td>15,840</td> <td>3</td> <td>0</td> <td>3</td> <td>115</td> <td>16,040</td> <td>3</td> <td>0</td> <td>3</td> <td>116</td>					T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
30 1400 P5 138W 11 (14,05) 2 0 5 100 15,830 5 0 5 113 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 116 10,030 5 0 3 116 10,030 5 0 3 116 110 10,030 5 0 1 111 10,644 4 0 1 112 111 16,643 4 0 12 112 T5M 15,257 4 0 2 111 16,435 4 0 3 10 16,534 4 0 3 120 T5W 15,157 4 0 2 <t< td=""><td></td><td></td><td></td><td></td><td>T4M</td><td>14,384</td><td>2</td><td>0</td><td>3</td><td>104</td><td>15,496</td><td>3</td><td>0</td><td>3</td><td>112</td><td>15,692</td><td>3</td><td>0</td><td>3</td><td>114</td></t<>					T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
T55 T5295 3 0 1 111 16,477 4 0 1 119 16,686 4 0 1 121 T55 15,257 4 0 2 111 16,477 4 0 1 119 16,686 4 0 1 121 T5M 15,257 4 0 2 111 16,435 4 0 2 121 T5W 15,157 4 0 3 110 16,328 4 0 3 118 16,534 4 0 3 120 BLC 12,048 1 0 2 87 12,979 1 0 2 94 13,143 1 0 2 95 LCC0 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71	30	1400	P5	138W	TSVS	14,095	4	0	3	100	16 464	4	0	3	115	16,030	4	0	1	121
T5M 15,257 4 0 2 111 16,435 4 0 2 119 16,644 4 0 2 121 T5W 15,157 4 0 3 110 16,328 4 0 3 118 16,534 4 0 3 120 BLC 12,048 1 0 2 87 12,979 1 0 2 94 13,143 1 0 2 95 LCCO 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71					T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
T5W 15,157 4 0 3 110 16,328 4 0 3 118 16,534 4 0 3 120 BLC 12,048 1 0 2 87 12,979 1 0 2 94 13,143 1 0 2 95 LCCO 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71					T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
BLL 12,048 1 0 2 8/ 12,9/9 1 0 2 94 13,143 1 0 2 95 LCCO 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71					T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
					BLC	8 965	1	0	2	65	9.657	1	0	2	94 70	9 780	1	0	2	95 71
RCC0 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71					RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2011-2021 Acuity Brands Lighting, Inc. All rights reserved.

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward O	otics																		
	Drive	Power	System	Dist.		(2000	30K				(4000	40K				(5000	50K		
LED Count	Current	Package	Watts	Туре	Lumone	(3000 D	K, 70 CRI		LDW	Lumone	(4000	K, 70 CRI)		Lumone	(5000	I II		
				T1S	17 654	2		2	108	10 018	2	0	3	117	10 250	2	0	2	118
				T25	17,034	3	0	3	100	19,010	3	0	3	117	19,239	3	0	2	110
				T2M	17,035	3	0	3	100	10,770	3	0	3	117	19,230	3	0	3	110
				T2W	17,720	3	0	3	105	18,493	3	0	3	117	19,557	3	0	3	115
				T3M	17,107	3	0	3	105	10,495	3	0	3	117	10,727	3	0	3	115
				T4M	17,005	3	0	3	106	18 635	3	0	4	117	18 871	3	0	4	116
				TETM	17,200	3	0	3	108	19.038	3	0	4	117	19 279	3	0	4	118
40	1250	P6	163W	TSVS	18.379	4	0	1	113	19,800	4	0	1	121	20.050	4	0	1	123
				T55	18,394	4	0	2	113	19,816	4	0	2	127	20,056	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19.636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15.609	2	0	3	96	15.806	2	0	3	97
				LCCO	10,781	1	0	3	66	11.614	1	0	3	71	11.761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
40	1400	07	1021//	TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
40	1400	F7	10210	T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
			T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119	
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
			-	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
60	1050	P8	207W	TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				155	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				15M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				15W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	9/
					13,/35	2	0	3	66	14,796	2	0	4	/	14,983	2	0	4	72
				T1C	13,/35	2	0	3	106	14,/90	2	0	4	/1	14,983	2	0	4	116
				113	25,575	2	0	5	100	27,551	2	0	2	114	27,900	2	0	2	110
				125 T2M	25,548	3	0	4	100	27,522	3	0	4	114	27,871	3	0	4	110
				T201	23,000	2	0	5	107	27,004	2	0	5	115	20,014	2	0	5	110
				155	24,070	2	0	4	105	20,791	2	0	4	111	27,150	2	0	4	115
				TAM	25,017	2	0	4	100	21,397	2	0	4	112	27,940	2	0	4	110
				TETM	25,001	2	0	4	104	20,997	2	0	4	112	27,339	2	0	4	115
60	1250	P9	241W	TSVS	25,002	5	0	1	110	27,500	5	0	1	110	29 047	5	0	1	171
				Trc	20,020	у /	0	2	111	20,004	5	0	2	117	29,047	5	0	2	121
				T5M	26,581	-7	0	2	110	28,707	5	0	3	119	25,070	5	0	3	121
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BIC	20,990	2	0	3	87	22,117	2	0	3	94	22,898	2	0	3	95
				1000	15.619	2	0	4	65	16.825	2	0	4	70	17.038	2	0	4	71
			RCCO	15.619	2	0	4	65	16.825	2	0	4	70	17.038	2	0	4	71	



Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Op	otics																		
	Drive	Power	System	Dist.			30K					40K				(5000	50K		
LED Count	Current	Package	Watts	Туре	1	(3000	K, 70 CRI)		1	(4000	K, 70 CRI)	LINU	1	(5000	<u>K, 70 CRI</u>		
				T1C		В 2		2	122	Lumens	B		2	122	Lumens	B		2	124
				T25	12,042	4	0	4	123	14,030	4	0	4	133	14,220	4	0	4	134
				T2M	12,507	3	0	3	122	14 221	3	0		132	14,140	3	0	3	135
				T35	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	130
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
	53.0		10.011	TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
60	530	P10	106W	T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
				T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				125	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				12M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				135	16,205	4	0	4	118	17,457	4	0	4	12/	1/,0/8	4	0	4	129
				1 3 IVI	16,/48	4	0	4	122	18,042	4	0	4	132	18,2/1	4	0	4	133
				TETM	10,452	4	0	4	120	17,702	4	0	4	129	17,920	4	0	4	137
60	700	P11	137W	TSVS	16,037	4	0	4	123	10,139	4	0	4	133	10,307	4	0	4	134
				T55	16,832	4	0	1	124	18 133	4	0	2	133	18 362	4	0	2	133
			T5M	16,828	4	0	2	123	18 128	4	0	2	132	18 358	4	0	2	134	
				T5W	16,677	4	0	3	123	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13.845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
			-	RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
				T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
60	1050	P12	207W	TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				15VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				155	23,380	4	0	2	113	25,18/	4	0	2	122	25,506	4	0	2	123
					23,374	5	0	3	113	23,181	5	0	5	122	25,499	5	0	3	123
				BIC	25,105	3	0	4	03	24,955	2	0	4	121	23,271	3	0	4	122
				100	13 734	2	0	3	66	14 796	2	0	4	71	14 983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
				T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27.550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
60	1250	D12	231W	TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
00	1200	r i S	23100	T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
					15,170	2	0	4	66	16,342	2	0	4	/1	16,549	2	0	4	/2
		1	I KCCO	1 15,150	5	0	5	66	16.321	1 5	0	5	1 /1	16.527	1 5	0	5	12	



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA ($1.01~{\rm ft}^2$) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CR) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly[™] product, meaning it is consistent with the LEED[®] and Green Globes[™] criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metalcore circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-touse CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS[™] series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/ QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at $25 \,^\circ\mathrm{C}$.

Specifications subject to change without notice.





FEATURES & SPECIFICATIONS

INTENDED USE — Only customers in USA are eligible for this program.

Square Straight Steel is a general purpose light pole for up to 25-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .12"), or 50 KSI (7-gauge, .18"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4" and 5".

Pole Top: A flush non-metallic black top cap is provided for all poles ordered without a tenon.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A color matched durable ABS plastic two-piece full base cover, is provided with each pole assembly.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Exterior parts are protected by a TGIC or Urethane polyester powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. Extra durable standard powder-coat finishes include Dark Bronze, Black and Natural Aluminum colors.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number SSS QS 25 4G DM19AS DDBXD

Smith Mill Road Industrial

PL4 - POLE

Notes

Туре



SQUARE STRAIGHT STEEL – QUICK SHIP

Example: SSS QS 20 4C DM19AS DDBXD

				1	I	1
SSS	QS					
Series	Quick Ship	Pole Length (FT)	Nominal shaft size/ wall thickness ¹	Mounting	Finish	Options
555	05	10 10' 12 12' 14 14' 16 16' 18 18' 20 20' 25 25'	4C 4" / 11 Gauge 4G 4" / 7 Gauge 5C 5" / 11 Gauge 5G 5" / 7 Gauge	Tenon mountingPTOpen top (includes top cap)T202-3/8" O.D. (2" NPS)DSX/RSX Drill mounting²DM19AS1 at 90°DM29AS2 at 180°DM39AS3 at 90°DM49AS4 at 90°ESX Drill mounting²DM19ESX1 at 90°DM29AS2 at 180°DM39AS3 at 90°DM49AS4 at 90°DM29ESX2 at 180°DM29ESX2 at 90°DM39ESX3 at 90°DM39ESX3 at 90°DM39ESX3 at 90°DM39ESX3 at 90°DM49ESX4 at 90°	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum	L/AB Less anchor bolts (Include when anchor bolts are not provided)

PROGRAM RULES:

1. Only options listed in the ordering tree are valid for the Quick Ship program.

2. Nomenclature must include "QS" after "SSS" to be qualified for Quick Ship.

Example: SSS QS 20 4C DM19AS DDBXD 3. Total order quantity cannot exceed 10 poles.

Anchor bolts will be shipped separately.

ORDERING INFORMATION

Ancho bors will be simpled separately.
 Quick Ship orders cannot have "Not Before Date" or "Ship Date".

6. Quick ship orders cannot have standard pole lines.

7. All pole orders must include "Call Before Number" to avoid delays.

 Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.12" | "G" - 0.18".

2. Refer to the luminaire spec sheet for the correct drilling template pattern and orientation compatibility.

	TECHNICAL INFORMATION — EPA (ft2) with 1.3 gust														
	Nominal	Pole Shaft Size					EPA (ft ²) wi	th 1.3 gust	,		Bolt		Approvimato		
Catalog Number Shaft (Ba Length (ft.)	(Base in. x Top in. x ft.)	Wall thick (in)	Gauge	80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	circle (in)	(in. x in. x in.)	ship weight (lbs.)			
SSS QS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	89	3/4 x 18 x 3	75		
SSS QS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	89	3/4 x 18 x 3	90		
SSS QS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	89	3/4 x 18 x 3	100		
SSS QS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	89	3/4 x 18 x 3	115		
SSS QS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	89	3/4 x 18 x 3	125		
SSS QS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	89	3/4 x 18 x 3	140		
SSS QS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	89	3/4 x 30 x 3	198		
SSS QS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	1012	1 x 36 x 4	185		
SSS QS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	1012	1 x 36 x 4	265		
SSS QS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	89	3/4 x 18 x 3	170		
SSS QS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	89	3/4 x 30 x 3	245		
SSS QS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	1012	1 x 36 x 4	225		
SSS QS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	1012	1 x 36 x 4	360		

* EPA values are based on ASCE 7-93 wind map.

Plugs Nomenclature	Description
PL DT20	ESX Drillings
PL DT8	DSX/RSX Drillings

BASE DETAIL









HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

🜔 LITHONIA LIGHTING"

POLE-SSS QUICK SHIP





LED Area Luminaire





Buy American



Catalog Number DSX1 LED P9 40K T3M MVOLT WBA DDBXD

Notes Smith Mill Road Industrial

Type WP3

lit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Orderin	g Information		EXAMPLE: DSX1 LED P	7 40K T3M N	/VOLT SPA NLT	AIR2 PIRHN DDBXD
DSX1 LED						
Series	LEDs	Color temperature	Distribution	Voltage	Mounting	
DSX1 LED	Forward optics P1 P41 P71 P2 P51 P8 P3 P61 P91 Rotated optics P102 P122 P112 P1312 P1312	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T5VS Type V very short ³ T2S Type II short T5M Type V medium ³ T2M Type II medium T5W Type V wide ³ T3S Type III short BLC Backlight control ⁴ T3M Type II medium LCCO Left corner cutoff ⁴ T4M Type IV medium RCCO Right corner cutoff ⁴ TFTM Forward throw medium RCCO Right corner cutoff ⁴	MVOLT ⁵ XVOLT (277V-480V) ^{6,7,8} 120 ⁹ 208 ⁹ 240 ⁹ 277 ⁹ 347 ⁹ 480 ⁹	Shipped included SPA Square RPA Round p WBA Wall bra SPUMBA Square RPUMBA Round p Shipped separately KMA8 DDBXD U KMA8 DDBXD U Mast an specify	pole mounting pole mounting ¹⁰ a <mark>cket ³</mark> pole universal mounting adaptor ¹¹ pole universal mounting adaptor ⁹ m mounting bracket adaptor finish) ¹²
Control options				Other optio	ons	Finish (required)
Shipped instal	lled aht AIR generation 2 enabled ¹³		PIR High/low, motion/ambient sensor, 8-15' mounting he ambient sensor enabled at 5fc ^{20,21}	eight, Shipped i HS Hou	nstalled Ise-side shield ²³	DBXD Dark bronze

- NLTAIR2
 nLight AIR generation 2 enabled ¹³

 PIRHN
 Network, high/low motion/ambient sensor ¹⁴

 PER
 NEMA twist-lock receptacle only (controls ordered separate) ¹⁵

 PER5
 Five-pin receptacle only (controls ordered separate) ^{15,16}

 PER7
 Seven-pin receptacle only (controls ordered separate) ^{15,16}

 DMG
 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separatel) ¹⁷

 DS
 Dual switching ^{18,19,20}
 - PIRH
 High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{20,21}

 PIR1FC3V
 High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{20,21}

 PIRH1FC3V
 Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{20,21}
 - FAO Field adjustable output^{20,21}
- L90 Left rotated optics 2 DDBTXD Textured dark bronze R90 Right rotated optics ² DBLBXD Textured black 50°C ambient operations¹ DNATXD Textured natural HA aluminum BAA Buy America(n) Act Compliant DWHGXD Textured white Shipped separately Bird spikes 24 BS

DNAXD

DWHXD

Natural aluminum

White

Single fuse (120, 277, 347V) 9

Double fuse (208, 240, 480V) 9

EGS External glare shield

SF

DF



Ordering Information

Accessories

Orde	ered and shipped separately.			
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) 25			
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) 25			
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) 25			
DSHORT SBK U	Shorting cap 25			
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ²³			
DSX1HS 40C U	House-side shield for P6 and P7 ²³			
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ²³			
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁶			
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) 12			
DSX1EGS (FINISH) U	External glare shield			
For more control options, visit DTL and ROAM online.				

NOTES

- HA not available with P4, P5, P6, P7, P9 and P13. P10, P11, P12 or P13 and rotated optics (L90, R90) only available together. 2
- Any Type 5 distribution with photocell, is not available Not available with HS. with WBA
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13. 6 7
- XVOLT works with any voltage between 277V and 480V.
 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- 9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF. 10 Suitable for mounting to round poles between 3.5" and 12" diameter.
- 11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8 12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included). 13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors. 14 Must be ordered with NLTARZ. For more information on nLight Air 2 visit this link. 15 Brotseell

- 15 Photocoll ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included. 16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. 17 DMG not available with PIRHN, PERS, PER7, PIR, PIRH, PIRHC3V or PIRH1FC3V, FAO.
- 19 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5. 19 Requires (2) separately switched circuits with isolated neutrol.
- 20 Reference Controls Option Default settings table on page 4. 21 Reference Motion Sensor table on page 4 to see functionality.

- 22 Not available with other dimming controls options. 23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 24 Must be ordered with fixture for factory pre-drilling. 25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
- 26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

Options

EGS - External Glare Shield







Drilling

HANDHOLE ORIENTATION



Top of Pole Template #8 1.75" for aluminum poles 2.75" for other pole types 0.563* \oplus 1.325 0.400" (2 PLCS) 2.650

Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

		-8		1. La			•
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type	-		Ľ.	₽ [₽] ₽	¥*	
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8″	2-7/8″	3.5″	3.5″	3″	3.5″
RPA	#8	2-7/8″	2-7/8″	3.5″	3.5″	3″	3.5″
SPUMBA	#5	2-7/8″	3″	4″	4″	3.5″	4″
RPUMBA	#5	2-7/8″	3.5″	5″	5″	3.5″	5″





To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').





Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Aml	Ambient					
0°C	32°F	1.04				
5°C	41°F	1.04				
10°C	50°F	1.03				
15°C	50°F	1.02				
20°C	68°F	1.01				
25°C	77°F	1.00				
30°C	86°F	0.99				
35℃	95°F	0.98				
40°C	104°F	0.97				

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

	Motion Sensor Default Settings										
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time					
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min					
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min					
*for use when i	for use when motion sensor is used as dusk to dawn control										

					Current (A)						
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480	
	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12	
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16	
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22	
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27	
Forward Optics (Non-Rotated)	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29	
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34	
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38	
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49	
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51	
	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27	
Rotated Optics	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32	
or R90)	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46	
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49	

		Controls Options		
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Electrical Load



Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

	Forward O	Forward Optics																		
10.00 10.00 10.00 10.00 0 <	LED Count	Drive	Power	System	Dist.		(3000	30K K, 70 CRI)			(4000	40K K, 70 CRI)				(5000	50K K, 70 CRI)		
10 10<		Current	гаскаде	Walls	туре	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW
50 50<					T1S T2S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
93 94<					T2M	6.483	1	0	1	119	6.984	2	0	2	129	7,037	2	0	2	130
10 10					T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
10 10 10 2 10 50 2 10 50 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10					T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
10 50 P1 500 P1 600 600 700					T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
193 0.70 193 0.70 193 0.70 193 0.70 193 0.70 1 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 1 104 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 <	30	530	P1	54W		6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
1000 1000 6000 3 0 1 104 120 3 0 2 136 130 3 0 2 136 1000 6600 3 0 2 136 130 <td></td> <td></td> <td></td> <td></td> <td>T5S</td> <td>6,722</td> <td>2</td> <td>0</td> <td>1</td> <td>124</td> <td>7,242</td> <td>2</td> <td>0</td> <td>1</td> <td>134</td> <td>7,334</td> <td>2</td> <td>0</td> <td>1</td> <td>136</td>					T5S	6,722	2	0	1	124	7,242	2	0	1	134	7,334	2	0	1	136
1900 64.07 5 0 2 10 5.70 1.0 0 2 10 5.70 1.0 0 2 10 0					T5M	6,711	3	0	1	123	7,229	3	0	1	134	7,321	3	0	2	136
1 0 1 0 1 0 2 1 0 5 1 1 0 2 10 10 0 344 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 2 0 2 10 2 70 50 2 0 2 10 50 2 10 2 10 2 10 2 10 2 10 <					T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
1000 1000 3040 1 0					BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
10 10 2 10 2 10 10 20 <td></td> <td></td> <td></td> <td></td> <td>RCC0</td> <td>3,943</td> <td>1</td> <td>0</td> <td>2</td> <td>73</td> <td>4,248</td> <td>1</td> <td>0</td> <td>2</td> <td>79</td> <td>4,302</td> <td>1</td> <td>0</td> <td>2</td> <td>80</td>					RCC0	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
90 90 92 90<					T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
					T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
10 10 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10					T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
100 1.43 2 0 2 100 2 0 2 0 2 0 0 2 0 0 2 0 0 2 0 0 1 0 0 0 1 0 0 1 0 0 1 0 0 1 0 0 0 1 0 0 0 1 0 0 1 0 0 1 0 0 1 0 1 0 0 1 0 1 0 0 1<					T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
30 700 P2 7111 4 237 2 0 0 1 10 0 1 10 0 1 10 100					T4M	8,263	2	0	2	118	8,901	2	0	2	12/	9,014	2	0	2	129
30 N0 P2 N00 P2 N00 P2 N00 P2 N00 P3 N00 P3 P3 0 0 101 20 930 3 0 0 111 120 9307 3 0 0 111 112 9307 3 0 2 1131 9307 3 0 2 1131 9307 3 0 2 1131 9307 3 0 2 1131 9307 3 0 2 1131 9307 3 0 2 1131 9307 1130 2 11311 1131 1131					TFTM	8.257	2	0	2	113	8.896	2	0	2	124	9.008	2	0	2	120
30 10<	30	700	P2	70W	T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
1940 8.473 3 0 2 122 9.216 3 0 2 122 9.216 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 00 0.311 11.50 2 12 12 12 131 1301 2 0 2 131 0 2 131 130 13<					TSS	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
100 101 201 201 2 102 201 4 0 2 103 72.88 1 0 2 103 100 201 201 2 2 2 2 2 1 0 2 10 0 2 100 <td></td> <td></td> <td></td> <td></td> <td>T5M</td> <td>8,573</td> <td>3</td> <td>0</td> <td>2</td> <td>122</td> <td>9,236</td> <td>3</td> <td>0</td> <td>2</td> <td>132</td> <td>9,353</td> <td>3</td> <td>0</td> <td>2</td> <td>134</td>					T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
100 100 503 1 0 2 72 5427 1 0 2 78 5466 1 0 2 79 100 503 1 0 2 70 5427 1 0 2 78 5466 1 0 2 79 100 100 100 100 2 100 100 100 100 100 100 100 100 100 100 100					BIC	6,770	3	0	2	97	7,293	4	0	2	104	9,291	4	0	2	106
100 100 100 100 2 100 100 2 700 100					LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30 150 P3 150 150 150 2 100 2 110 1500 2 110 1500 3 123 112,217 3 0 3 123 12,271 3 0 3 123 100 155 11,380 2 0 2 111 12,215 3 0 3 120 12 12,173 12,010 3 120 12,010 3 121 12,174 2 0 2 111 12,175 13,30 2 0 3 121 12,174 2 0 3 121 12,174 2 0 3 121 12,174 2 0 3 121 12,174 3 0 3 121 12,174 2 0 3 120 120 120 120 120 120 120 120 120 120 120 120 120 120 120 120 1					RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30 1050 1050 1050 1050 1050 1050 1050 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 0 2 1050 2 0 2 0 3 102 1120 122 0 3 102 1220 2 0 3 101 102 110					T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
90 95 95 11239 2 0 2 103 1235 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 123					125 T2M	11,648	2	0	2	114	12,548	3	0	3	123	12,/0/	3	0	3	125
30 1050 P 116 116 12 128 2 0 2 12 1282 2 0 3 112 12465 2 0 3 112 1283 2 0 3 121 12465 2 0 3 112 1283 121 12465 2 0 3 112 1283 1324 13 0 1 130 155 12160 3 0 1 199 13080 3 0 1 128 13244 3 0 1 130 155 12160 4 0 2 199 13080 4 0 3 102 118 12219 4 0 3 107 1403 107 103 3 107 14073 3 0 3 116 14641 3 0 3 117 150 13441 3 0 3					T3S	11,708	2	0	2	111	12,013	3	0	3	124	12,773	3	0	3	123
1050 P5 P4 114/6 11/6 12/6 0 3 11/1 12/6 2 0 3 12/1 12/4 2 0 3 12/3 12/4 2 0 3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 13/3 12/3					T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
30 1050 P3 102W IIIM 11,21,01 3 0 1 119 13,264 3 0 1 128 13,244 3 0 1 130 155 12,150 3 0 1 190 13,089 3 0 1 128 13,244 3 0 1 130 155 12,19 4 0 2 100 13,214 4 0 2 100 13,214 4 0 2 100 10,400 1 0 3 100 1 0 3 120 13,214 4 0 2 100 10,400 1 0 3 10 14,47 3 0 3 110 14,469 3 0 3 110 14,469 3 0 3 110 14,469 3 0 3 110 14,469 3 0 3 110 14,469 3<					T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
30 12,10 3 0 1 119 13,08 3 0 1 128 13,244 3 0 1 130 155 12,150 3 0 1 119 13,056 4 0 2 128 13,221 4 0 2 130 15W 12,109 4 0 2 118 12,207 4 0 3 12 13,134 4 0 2 130 15W 12,109 1 0 3 70 7,671 1 0 3 70 7,671 1 0 3 16 14,647 3 0 3 117 15 13,421 2 0 3 107 14,473 3 0 3 116 14,471 3 0 3 118 1210 13,494 2 0 3 105 14,473 3 0 3	30	1050	P3	102W	TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
30 12,19 3 5 5 1 1 13,056 4 0 2 128 13,21 4 0 3 130 15W 12,040 4 0 3 111 12,070 4 0 3 127 13,134 4 0 3 129 16C0 7,721 1 0 3 70 7,671 1 0 3 75 7,768 1 0 3 76 16C0 7,721 1 0 3 70 7,671 1 0 3 75 7,768 1 0 3 76 1725 13,435 3 0 3 107 14,473 3 0 3 116 14,641 3 0 3 116 125 13,664 3 0 3 105 14,074 3 0 3 113 14,422 3 0 3					T55	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
30 1120 14 0 3 127 13,14 4 0 3 129 1100 100					T5M	12,130	4	0	2	119	13,055	4	0	2	128	13,221	4	0	2	130
BLC 9,700 1 0 2 94 10,310 1 0 2 101 10,440 1 0 2 102 BCC 7,121 1 0 3 70 7,671 1 0 3 75 7,768 1 0 3 76 RCC 7,121 1 0 3 70 7,671 1 0 3 75 7,768 1 0 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,621 2 0 3 117 14,3163 2 0 <t< td=""><td></td><td></td><td></td><td></td><td>T5W</td><td>12,040</td><td>4</td><td>0</td><td>3</td><td>118</td><td>12,970</td><td>4</td><td>0</td><td>3</td><td>127</td><td>13,134</td><td>4</td><td>0</td><td>3</td><td>129</td></t<>					T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
30 120 1 1 0 3 70 70 1 1 0 3 75 7,768 1 0 3 76 1 0 3 70 77 1 0 3 77,768 1 0 3 76 1 0 3 77,768 1 0 3 10 14,473 3 0 3 116 14,661 3 0 3 116 14,661 3 0 3 116 14,661 3 0 3 116 14,661 3 0 3 116 14,661 3 0 3 116 14,672 2 0 3 116 14,622 2 0 3 117 1444 1<121					BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
30 125 125 125 125 125 125 125 126 125 126					RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30 1250 13,421 3 0 3 107 14,458 3 0 3 116 14,641 3 0 3 117 T2M 13,490 2 0 2 108 14,532 3 0 3 116 14,716 3 0 3 118 13M 13,457 2 0 2 108 14,497 2 0 3 116 14,612 2 0 3 115 13M 13,457 2 0 3 105 14,474 2 0 3 116 14,621 2 0 3 115 13M 13,657 2 0 3 105 14,497 2 0 3 116 14,621 2 0 3 117 14M 13,657 4 0 3 105 14,074 4 0 3 102 15,133 4 0 <td></td> <td></td> <td></td> <td></td> <td>T1S</td> <td>13.435</td> <td>3</td> <td>0</td> <td>3</td> <td>107</td> <td>14,473</td> <td>3</td> <td>0</td> <td>3</td> <td>116</td> <td>14.657</td> <td>3</td> <td>0</td> <td>3</td> <td>117</td>					T1S	13.435	3	0	3	107	14,473	3	0	3	116	14.657	3	0	3	117
30 1250 P4 172M 13,490 2 0 14,52 3 0 3 116 14,716 3 0 3 116 135 13,064 3 0 2 108 14,074 2 0 2 118 14,252 3 0 3 116 136 13,457 2 0 3 105 14,182 2 0 3 113 14,322 2 0 3 117 1444 13,165 2 0 3 105 14,182 2 0 3 113 14,322 2 0 3 117 1549 13,989 4 0 1 112 15,080 3 0 1 122 15,259 4 0 2 122 15,271 3 0 1 122 15,271 3 0 3 12 15,059 14 0 3 121					T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
30 150 13,064 3 0 3 105 14,074 3 0 3 114 30 155 13,064 2 0 2 0 2 106 14,074 2 0 2 106 14,074 2 0 2 106 14,074 2 0 2 106 14,074 2 0 3 113 14,252 2 0 3 115 117 174 13,469 2 0 3 108 14,488 2 0 3 113 14,252 4 0 17 175 13,999 3 0 1 112 15,080 3 0 1 121 15,233 4 0 3 121 15,042 4 0 3 100 3 112 15,042 4 0 3 110 0 3 120 15,333 4 0 3					T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
30 15,0 15,0 2 0 2 00 14,02 2 00 2 100 14,02 2 00 2 100 14,02 2 00 2 100 14,02 2 00 3 115 14,02 2 0 3 115 14,02 2 0 3 115 16 14,143 13,164 14,489 2 0 3 115 14,022 2 0 3 115 155 13,987 4 0 1 112 15,068 4 0 1 121 15,273 4 0 1 122 155 13,987 4 0 3 111 14,944 4 0 3 100 13 103 14,30 1 0 2 95 12,029 1 0 3 122 155 13,872 4 0 3 16 66					T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
30 1250 P4 125W P4 125W 17HM 13,490 2 0 3 100 14,482 2 0 3 116 14,672 2 0 3 117 30 1250 125W 13,987 4 0 1 112 15,259 4 0 1 122 155 13,999 3 0 1 112 15,080 3 0 1 121 15,259 4 0 1 122 155 13,999 3 0 1 112 15,080 3 0 1 121 15,271 3 0 1 122 15W 13,872 4 0 3 111 14,694 4 0 2 95 12,029 1 0 3 72 16U 11,027 1 0 3 66 8,839 1 0 3 116 16,0					T3M T4M	13,457	2	0	3	108	14,497	2	0	3	113	14,001	2	0	3	117
30 1250 P4 125y 125y 13,987 4 0 1 112 15,068 4 0 1 121 15,259 4 0 1 122 T55 13,999 3 0 1 112 15,080 3 0 1 121 15,259 4 0 2 122 T55 13,999 3 0 2 112 15,042 4 0 2 15,333 4 0 2 122 T5W 13,963 4 0 3 11 04,944 4 0 3 100 13 10 121 15,333 4 0 2 95 12,029 1 0 3 120 15,135 14 0 3 10 3 1 0 3 11 0 3 121 16,014 3 0 3 121 16,014 3 0 3	20	1250		125111	TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
30 1400 P5 13,999 3 0 1 112 15,080 3 0 1 121 15,271 3 0 1 122 T5M 13,963 4 0 2 110 14,944 4 0 3 120 15,333 4 0 3 121 BLC 11,027 1 0 2 88 11,879 1 0 2 95 12,029 1 0 3 72 BLC 11,027 1 0 3 66 8,839 1 0 3 71 8,951 1 0 3 72 RCC0 8,205 1 0 3 06 15,814 3 0 3 11 0 3 0 3 116 16,079 3 0 3 116 15,274 3 0 3 116 15,279 3 0 3 1	50	1230	F4	12370	T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
30 15/00 15/00 1 0 1					TSS	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
30 1400 P5 138W 11027 1 0 2 18 11,071 1 0 2 180 12,029 1 0 2 180 11,071 1 0 2 180 12,029 1 0 2 180 12,029 1 0 2 180 11,071 1 0 2 180 12,029 1 0 2 180 12,029 1 0 2 180 12,029 1 0 2 190 1 0 2 180 12,029 1 0 2 190 1 0 2 190 1 0 2 190 1 0 2 190 1 10 3 72 1600 8,205 1 0 3 106 15,814 3 0 3 116 116,014 3 0 3 116 720 14,739 3 <th< td=""><td></td><td></td><td></td><td></td><td>T5W</td><td>13,903</td><td>4</td><td>0</td><td>3</td><td>112</td><td>14 944</td><td>4</td><td>0</td><td>3</td><td>120</td><td>15,255</td><td>4</td><td>0</td><td>3</td><td>122</td></th<>					T5W	13,903	4	0	3	112	14 944	4	0	3	120	15,255	4	0	3	122
Barbon LCCO 8,205 1 0 3 66 8,839 1 0 3 71 8,951 1 0 3 72 RCCO 8,205 1 0 3 66 8,839 1 0 3 71 8,951 1 0 3 72 RCCO 8,205 1 0 3 66 8,839 1 0 3 71 8,951 1 0 3 72 RCCO 8,205 1 14,679 3 0 3 106 15,814 3 0 3 115 16,014 3 0 3 116 T2S 14,664 3 0 3 107 15,878 3 0 3 115 16,014 3 0 3 117 T2M 14,724 3 0 3 103 15,877 3 0 3 116 16,040					BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
Barbonic RCCO 8,205 1 0 3 66 8,339 1 0 3 71 8,951 1 0 3 72 No 1 14,679 3 0 3 106 15,814 3 0 3 115 16,014 3 0 3 116 T2S 14,664 3 0 3 106 15,797 3 0 3 115 16,014 3 0 3 116 T2S 14,664 3 0 3 107 15,878 3 0 3 115 16,079 3 0 3 117 T2M 14,274 2 0 3 107 15,878 3 0 3 115 16,040 3 0 3 116 T3M 14,274 2 0 3 107 15,840 3 0 3 115 16,040 3 <td></td> <td></td> <td></td> <td></td> <td>LCCO</td> <td>8,205</td> <td>1</td> <td>0</td> <td>3</td> <td>66</td> <td>8,839</td> <td>1</td> <td>0</td> <td>3</td> <td>71</td> <td>8,951</td> <td>1</td> <td>0</td> <td>3</td> <td>72</td>					LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30 1400 P5 115 14,679 3 0 3 106 15,814 3 0 3 115 16,014 3 0 3 116 T2S 14,664 3 0 3 106 15,797 3 0 3 114 15,997 3 0 3 116 T2M 14,274 3 0 3 107 15,878 3 0 3 115 16,040 3 0 3 113 T3M 14,274 2 0 3 107 15,840 3 0 3 115 16,040 3 0 3 116 T4M 14,384 2 0 3 104 15,496 3 0 3 115 16,040 3 0 3 116 T4M 14,695 2 0 3 106 15,830 3 0 3 115 16,030					RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30 1400 P5 138W 123 1400 3 100 13 100 13 0 3 110 13,577 3 0 3 110 13,577 3 0 3 117 315 14,274 3 0 3 107 15,878 3 0 3 115 16,079 3 0 3 117 315 14,274 3 0 3 107 15,878 3 0 3 115 16,040 3 0 3 116 138 14,274 2 0 3 107 15,840 3 0 3 115 16,040 3 0 3 116 1400 14,384 2 0 3 106 15,840 3 0 3 115 16,040 3 0 3 116 155 15,285 15,285 3 0 1 11					115	14,6/9	3	0	3	106	15,814	3	0	3	115	15,014	3	0	3	116
30 1400 P5 138W 14,274 3 0 3 103 15,377 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 113 30 1400 14,704 2 0 3 107 15,840 3 0 3 115 16,040 3 0 3 114 1400 14,384 2 0 3 106 15,830 3 0 3 115 16,040 3 0 3 116 155 15,283 4 0 1 1111 16,464 4 0					T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
30 1400 F5 138W 11,704 2 0 3 107 15,840 3 0 3 115 16,040 3 0 3 116 30 1400 14,384 2 0 3 104 15,496 3 0 3 112 15,692 3 0 3 114 1400 14,384 2 0 3 106 15,830 3 0 3 112 15,692 3 0 3 116 1500 15,283 4 0 1 111 16,644 4 0 1 121 16,662 4 0 1 121 155 15,295 3 0 1 111 16,464 4 0 1 11 121 155 15,295 3 0 2 111 16,453 4 0 2 121 15M 15,577					T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
30 1400 P5 14M 14,384 2 0 3 104 15,496 3 0 3 112 15,692 3 0 3 114 30 1400 15,496 1 10,692 2 0 3 106 15,830 3 0 3 112 15,692 3 0 3 114 30 15 16,030 3 0 3 0 3 116 16,630 3 0 3 116 16,630 3 0 3 116 121 150 15,283 4 0 1 111 16,644 4 0 1 121 16,668 4 0 1 121 155 15,257 4 0 2 111 16,435 4 0 121 16,644 4 0 2 121 15W 15,157 4 0 3 110 <td></td> <td></td> <td></td> <td></td> <td>T3M</td> <td>14,704</td> <td>2</td> <td>0</td> <td>3</td> <td>107</td> <td>15,840</td> <td>3</td> <td>0</td> <td>3</td> <td>115</td> <td>16,040</td> <td>3</td> <td>0</td> <td>3</td> <td>116</td>					T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
30 1400 P5 138W 11 (14,05) 2 0 5 100 15,830 5 0 5 113 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 116 10,030 5 0 3 116 10,030 5 0 3 116 110 10,030 5 0 1 111 10,644 4 0 1 112 111 16,643 4 0 12 112 T5M 15,257 4 0 2 111 16,435 4 0 3 10 16,534 4 0 3 120 T5W 15,157 4 0 2 <t< td=""><td></td><td></td><td></td><td></td><td>T4M</td><td>14,384</td><td>2</td><td>0</td><td>3</td><td>104</td><td>15,496</td><td>3</td><td>0</td><td>3</td><td>112</td><td>15,692</td><td>3</td><td>0</td><td>3</td><td>114</td></t<>					T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
T55 T5295 3 0 1 111 16,477 4 0 1 119 16,686 4 0 1 121 T55 15,257 4 0 2 111 16,477 4 0 1 119 16,686 4 0 1 121 T5M 15,257 4 0 2 111 16,435 4 0 2 121 T5W 15,157 4 0 3 110 16,328 4 0 3 118 16,534 4 0 3 120 BLC 12,048 1 0 2 87 12,979 1 0 2 94 13,143 1 0 2 95 LCC0 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71	30	1400	P5	138W	TSVS	14,095	4	0	3	100	16 464	4	0	3	115	16,030	4	0	1	121
T5M 15,257 4 0 2 111 16,435 4 0 2 119 16,644 4 0 2 121 T5W 15,157 4 0 3 110 16,328 4 0 3 118 16,534 4 0 3 120 BLC 12,048 1 0 2 87 12,979 1 0 2 94 13,143 1 0 2 95 LCCO 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71					T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
T5W 15,157 4 0 3 110 16,328 4 0 3 118 16,534 4 0 3 120 BLC 12,048 1 0 2 87 12,979 1 0 2 94 13,143 1 0 2 95 LCCO 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71					T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
BLL 12,048 1 0 2 8/ 12,9/9 1 0 2 94 13,143 1 0 2 95 LCCO 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71					T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
					BLC	8 965	1	0	2	65	9.657	1	0	2	94 70	9 780	1	0	2	95 71
RCC0 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71					RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2011-2021 Acuity Brands Lighting, Inc. All rights reserved.

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward O	otics																		
	Drive	Power	System	Dist.		(2000	30K				(4000	40K				(5000	50K		
LED Count	Current	Package	Watts	Туре	Lumone	(3000 D	K, 70 CRI		LDW	Lumone	(4000	K, 70 CRI)		Lumone	(5000	I II		
				T1S	17 654	2		2	108	10 018	2	0	3	117	10 250	2	0	2	118
				T25	17,034	3	0	3	100	19,010	3	0	3	117	19,239	3	0	2	110
				T2M	17,035	3	0	3	100	10,770	3	0	3	117	19,230	3	0	3	110
				T2W	17,720	3	0	3	105	18,493	3	0	3	117	19,557	3	0	3	115
				T3M	17,107	3	0	3	105	10,495	3	0	3	117	10,727	3	0	3	115
				T4M	17,005	3	0	3	106	18 635	3	0	4	11/	18 871	3	0	4	116
				TETM	17,200	3	0	3	108	19.038	3	0	4	117	19 279	3	0	4	118
40	1250	P6	163W	TSVS	18.379	4	0	1	113	19,800	4	0	1	121	20.050	4	0	1	123
				T55	18,394	4	0	2	113	19,816	4	0	2	127	20,056	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19.636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15.609	2	0	3	96	15.806	2	0	3	97
				LCCO	10,781	1	0	3	66	11.614	1	0	3	71	11.761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
40	1400	07	1021//	TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
40	1400	F7	10210	T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
60	1050	P8	207W	TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				155	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				15M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				15W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	9/
					13,/35	2	0	3	66	14,796	2	0	4	/	14,983	2	0	4	72
				T1C	13,/35	2	0	3	106	14,/90	2	0	4	/1	14,983	2	0	4	116
				113	25,575	2	0	5	100	27,551	2	0	2	114	27,900	2	0	2	110
				125 T2M	25,548	3	0	4	100	27,522	3	0	4	114	27,871	3	0	4	110
				T20	23,000	2	0	5	107	27,004	2	0	3	115	20,014	2	0	5	110
				155	24,070	2	0	4	105	20,791	2	0	4	111	27,150	2	0	4	115
				TAM	25,017	2	0	4	100	21,397	2	0	4	112	27,940	2	0	4	110
				TETM	25,001	2	0	4	104	20,997	2	0	4	112	27,339	2	0	4	115
60	1250	P9	241W	TSVS	25,002	5	0	1	110	27,500	5	0	1	110	29 047	5	0	1	171
				Trc	20,020	у /	0	2	111	20,004	5	0	2	117	29,047	5	0	2	121
				T5M	26,581	-7	0	3	110	28,707	5	0	3	119	25,070	5	0	3	121
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BIC	20,990	2	0	3	87	22,117	2	0	3	94	22,898	2	0	3	95
				1000	15.619	2	0	4	65	16.825	2	0	4	70	17.038	2	0	4	71
				RCCO	15.619	2	0	4	65	16.825	2	0	4	70	17.038	2	0	4	71



Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Op	otics																		
	Drive	Power	System	Dist.			30K					40K				(5000	50K		
LED Count	Current	Package	Watts	Туре	1	(3000	K, 70 CRI)		1	(4000	K, 70 CRI)	LINU	1	(5000	<u>K, 70 CRI</u>		
				T1C		В 2		2	122	Lumens	B		2	122	Lumens	B		2	124
				T25	12,042	4	0	4	123	14,030	4	0	4	133	14,220	4	0	4	134
				T2M	12,507	3	0	3	122	14 221	3	0		132	14,140	3	0	3	135
				T35	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	130
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
	53.0		10.011	TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
60	530	P10	106W	T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
				T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				125	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				12M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				135	16,205	4	0	4	118	17,457	4	0	4	12/	1/,0/8	4	0	4	129
				1 3 IVI	16,/48	4	0	4	122	18,042	4	0	4	132	18,2/1	4	0	4	133
				TETM	10,452	4	0	4	120	17,702	4	0	4	129	17,920	4	0	4	137
60	700	P11	137W	TSVS	16,037	4	0	4	123	10,139	4	0	4	133	10,307	4	0	4	134
				T55	16,832	4	0	1	124	18 133	4	0	2	133	18 362	4	0	2	133
				T5M	16,828	4	0	2	123	18 128	4	0	2	132	18 358	4	0	2	134
				T5W	16,677	4	0	3	123	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13.845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
				T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
60	1050	P12	207W	TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				15VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				155	23,380	4	0	2	113	25,18/	4	0	2	122	25,506	4	0	2	123
					23,3/4	5	0	3	113	23,181	5	0	5	122	25,499	5	0	3	123
				BIC	25,105	3	0	4	03	24,955	2	0	4	121	20,271	3	0	4	122
				100	13 734	2	0	3	66	14 796	2	0	4	71	14 983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
				T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27.550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
60	1250	D12	231W	TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
00	1200	r i S	23100	T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
					15,170	2	0	4	66	16,342	2	0	4	/1	16,549	2	0	4	/2
			1	I KCCO	1 15,150	5	0	5	66	16.321	1 5	0	5	1 /1	16.527	1 5	0	5	12



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA ($1.01~{\rm ft}^2$) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CR) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly[™] product, meaning it is consistent with the LEED[®] and Green Globes[™] criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metalcore circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-touse CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS[™] series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/ QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at $25 \,^\circ\mathrm{C}$.

Specifications subject to change without notice.







LED Area Luminaire





Buy American



Catalog Number DSX1 LED P9 40K T4M MVOLT WBA DDBXD

Notes Smith Mill Road Industrial

Type WP4

lit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Orderin	g Information		EXAMPLE: DSX1 LED P	7 40K T3M N	IVOLT SPA NLTAIR2 PIRHN DDBXD
DSX1 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 ¹ P7 ¹ P2 P5 ¹ P8 P3 P6 ¹ P9 ¹ Rotated optics P10 ² P12 ² P11 ² P13 ^{1,2} P13 ^{1,2}	30K 3000 K 40K 4000 K 50K 5000 K	T1SType I short (Automotive)T5VSType V very short 3T2SType II shortT5MType V short 3T2MType II mediumT5MType V medium 3T3SType II mediumT5WType V wide 3T3MType III shortBLCBacklight control 4T4MType IV mediumLCCOLeft corner cutoff 4TFTMForward throw mediumRCCORight corner cutoff 4	MVOLT ⁵ XVOLT (277V-480V) ^{67,8} 120 ⁹ 240 ⁹ 240 ⁹ 277 ⁹ 347 ⁹ 480 ⁹	Shipped included SPA Square pole mounting RPA Round pole mounting ¹⁰ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ¹¹ RPUMBA Round pole universal mounting adaptor ⁹ Shipped separately KMA8 DDBXD U KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ¹²
Control options				Other optic	Finish (required)

control options			other	options	FIIIISII (requ	
Shipped installedNLTAIR2nLight AIR generation 2 enabled 13PIRHNNetwork, high/low motion/ambient sensor 14PERNEMA twist-lock receptacle only (controls ordered separate) 15PER5Five-pin receptacle only (controls ordered separate) 15,16PER7Seven-pin receptacle only (controls ordered separate) 15,16DMG0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) 17DSDual switching 18,1520	PIR PIRH PIR1FC3V PIRH1FC3V FAO	High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc ^{20,21} High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc ^{20,21} High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc ^{20,21} Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc ^{20,21} Field adjustable output ^{20,21}	Ship HS SF DF L90 R90 HA BAA Ship BS EGS	ped installed House-side shield ²³ Single fuse (120, 277, 347V) ⁹ Double fuse (208, 240, 480V) ⁹ Left rotated optics ² Right rotated optics ² 50°C ambient operations ¹ Buy America(n) Act Compliant ped separately Bird spikes ²⁴ External glare shield	DBBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white



Ordering Information

Accessories

Ordered and shipped separately.									
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) 25								
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) 25								
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) 25								
DSHORT SBK U	Shorting cap 25								
DSX1HS 30C U House-side shield for P1, P2, P3, P4 and P5 ²³									
DSX1HS 40C U House-side shield for P6 and P7 ²³									
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ²³								
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁶								
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) 12								
DSX1EGS (FINISH) U External glare shield									
For more contr	ol options, visit DTL and ROAM online.								

NOTES

- HA not available with P4, P5, P6, P7, P9 and P13. P10, P11, P12 or P13 and rotated optics (L90, R90) only available together. 2
- Any Type 5 distribution with photocell, is not available Not available with HS. with WBA
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13. 6 7
- XVOLT works with any voltage between 277V and 480V.
 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
- 9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF. 10 Suitable for mounting to round poles between 3.5" and 12" diameter.
- 11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8 12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included). 13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors. 14 Must be ordered with NLTARZ. For more information on nLight Air 2 visit this link. 15 Brotseell

- 15 Photocoll ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included. 16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. 17 DMG not available with PIRHN, PERS, PER7, PIR, PIRH, PIRHC3V or PIRH1FC3V, FAO.
- 19 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5. 19 Requires (2) separately switched circuits with isolated neutrol.
- 20 Reference Controls Option Default settings table on page 4. 21 Reference Motion Sensor table on page 4 to see functionality.

- 22 Not available with other dimming controls options. 23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- 24 Must be ordered with fixture for factory pre-drilling. 25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
- 26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

Options

EGS - External Glare Shield







Drilling

HANDHOLE ORIENTATION



Top of Pole Template #8 1.75" for aluminum poles 2.75" for other pole types 0.563* \oplus 1.325 0.400" (2 PLCS) 2.650

Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

		-8		1. La -			•
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type	-		Ľ.	₽ [₽] ₽	¥*	
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template		Minimum Acceptable Outside Pole Dimension										
SPA	#8	2-7/8″	2-7/8″	3.5″	3.5″	3″	3.5″						
RPA	#8	2-7/8″	2-7/8″	3.5″	3.5″	3″	3.5″						
SPUMBA	#5	2-7/8″	3″	4″	4″	3.5″	4″						
RPUMBA	#5	2-7/8″	3.5″	5″	5″	3.5″	5″						





To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').





Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Aml	Ambient						
0°C	32°F	1.04					
5°C	41°F	1.04					
10°C	50°F	1.03					
15°C	50°F	1.02					
20°C	68°F	1.01					
25°C	77°F	1.00					
30°C	86°F	0.99					
35℃	95°F	0.98					
40°C	104°F	0.97					

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

	Motion Sensor Default Settings										
Option	Dimmed State	High Level (when triggered)	Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time					
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min					
*PIR1FC3V or PIRH1FC3V 3V (37%) Output 10V (100%) Output Enabled @ 1FC 5 min 3 sec 5 min											
*for use when motion sensor is used as dusk to dawn control.											

					Curre	nt (A)				
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
Forward Optics (Non-Rotated)	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
Rotated Optics (Requires L90 or R90)	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

		Controls Options		
Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Electrical Load



Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

	Forward O	brward Optics																		
10.00 10.00 10.00 10.00 0 <	LED Count	Drive	Power	System	Dist.		(3000	30K K, 70 CRI				(4000	40K K, 70 CRI)				(5000	50K K, 70 CRI)		
10 10<		Current	Раскаде	Walls	туре	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPW
10 50 60 10 <th10< th=""> 10 10 10<!--</td--><td></td><td></td><td></td><td></td><td>TIS</td><td>6,457</td><td>2</td><td>0</td><td>2</td><td>120</td><td>6,956</td><td>2</td><td>0</td><td>2</td><td>129</td><td>7,044</td><td>2</td><td>0</td><td>2</td><td>130</td></th10<>					TIS	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
93 94<					T2M	6.483	1	0	1	119	6.984	2	0	2	129	7,037	2	0	2	130
10 10					T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
10 10 10 2 10 50 2 10 50 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10					T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
10 50 P1 500 P1 600 600 700					T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
193 0.70 193 0.70 193 0.70 193 0.70 193 0.70 1 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 0.70 1 104 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 130 12.00 <	30	530	P1	54W		6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
1000 1000 6000 3 0 1 104 120 3 0 2 136 130 3 0 2 136 1000 6600 3 0 2 136 130 <td></td> <td></td> <td></td> <td></td> <td>T55</td> <td>6,722</td> <td>2</td> <td>0</td> <td>1</td> <td>124</td> <td>7,242</td> <td>2</td> <td>0</td> <td>1</td> <td>134</td> <td>7,334</td> <td>2</td> <td>0</td> <td>1</td> <td>136</td>					T55	6,722	2	0	1	124	7,242	2	0	1	134	7,334	2	0	1	136
1900 64.07 5 0 2 10 5.70 1.0 0 2 10 5.70 1.0 0 2 10 0					T5M	6,711	3	0	1	123	7,229	3	0	1	134	7,321	3	0	2	136
1 0 1 0 1 0 2 1 0 5 1 1 0 2 10 10 0 344 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 1 0 2 70 4.38 2 0 2 10 2 70 50 2 0 2 10 50 2 10 2 10 2 10 2 10 2 10 <					T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
1000 1000 3040 1 0					BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
10 10 2 10 2 10 10 20 <td></td> <td></td> <td></td> <td></td> <td>RCC0</td> <td>3,943</td> <td>1</td> <td>0</td> <td>2</td> <td>73</td> <td>4,248</td> <td>1</td> <td>0</td> <td>2</td> <td>79</td> <td>4,302</td> <td>1</td> <td>0</td> <td>2</td> <td>80</td>					RCC0	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
90 90 92 90<					T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
					T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
10 10 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 2 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10 10					T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
100 1.43 2 0 2 100 2 0 2 0 2 0 0 2 0 0 2 0 0 2 0 0 1 0 0 0 1 0 0 1 0 0 1 0 0 1 0 0 0 1 0 0 0 1 0 0 1 0 0 1 0 0 1 0 1 0 0 1 0 1 0 0 1<					T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
30 700 P2 7111 4 237 2 0 0 1 10 0 1 10 0 1 10 100					T4M	8,263	2	0	2	118	8,901	2	0	2	12/	9,014	2	0	2	129
30 N0 P2 N00 P2 N00 P2 N00 P2 N00 P3 N00 P3 P3 0 0 101 20 930 3 0 0 111 120 9307 3 0 0 111 112 9307 3 0 2 1131 9307 3 0 2 1131 9307 3 0 2 1131 9307 3 0 2 1131 9307 3 0 2 1131 9307 3 0 2 1131 9307 1130 2 11311 1131 1131					TETM	8,257	2	0	2	118	8.896	2	0	2	124	9,008	2	0	2	120
30 10<	30	700	P2	70W	T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
1940 8.473 3 0 2 122 9.216 3 0 2 122 9.216 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 9.331 3 0 2 131 00 0.311 11.50 2 12 12 12 131 1301 2 0 2 131 0 2 131 130 13<					TSS	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
100 101 201 201 2 102 201 4 0 2 103 72.88 1 0 2 103 100 201 201 2 2 2 2 2 1 0 2 10 0 2 100 <td></td> <td></td> <td></td> <td></td> <td>T5M</td> <td>8,573</td> <td>3</td> <td>0</td> <td>2</td> <td>122</td> <td>9,236</td> <td>3</td> <td>0</td> <td>2</td> <td>132</td> <td>9,353</td> <td>3</td> <td>0</td> <td>2</td> <td>134</td>					T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
100 100 503 1 0 2 72 5427 1 0 2 78 5466 1 0 2 79 100 503 1 0 2 70 5427 1 0 2 78 5466 1 0 2 79 100 100 100 100 2 100 100 100 100 100 100 100 100 100 100 100					BIC	6,770	3 1	0	2	97	7,293	4	0	2	104	7,386	4	0	2	106
100 100 100 100 2 100 100 2 700 100					LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30 150 P3 150 150 150 2 100 2 110 1500 2 110 1500 3 123 112,217 3 0 3 123 12,271 3 0 3 123 100 155 11,380 2 0 2 111 12,215 3 0 3 120 12 12,173 12,010 3 120 12,010 3 121 12,174 2 0 2 111 12,175 13,30 2 0 3 121 12,174 2 0 3 121 12,174 2 0 3 121 12,174 2 0 3 121 12,174 3 0 3 121 12,174 2 0 3 120 120 120 120 120 120 120 120 120 120 120 120 120 120 120 120 1					RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30 1050 1050 1050 1050 1050 1050 1050 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 1050 2 0 2 1050 2 0 2 0 3 102 1120 122 0 3 102 1220 2 0 3 101 102 110					T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
90 95 95 11239 2 0 2 103 1235 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 1230 2 0 2 103 123					125 T2M	11,648	2	0	2	114	12,548	3	0	3	123	12,/0/	3	0	3	125
30 1050 P 116 116 12 128 2 0 2 12 1282 2 0 3 112 12465 2 0 3 112 1283 2 0 3 121 12465 2 0 3 112 1283 121 12465 2 0 3 112 1283 1324 13 0 1 130 155 12,140 3 0 1 119 13,050 3 0 1 128 13,244 3 0 1 130 155 12,140 4 0 2 19 13,056 4 0 3 127 13,14 4 0 3 100 10 3 75 7,78 1 0 3 76 7,78 1 0 3 170 1,71 1 0 3 116 1,4617 3 0 3 117<					T3S	11,708	2	0	2	111	12,013	3	0	3	124	12,775	3	0	3	123
1050 P5 P4 114/6 11/6 12/6 0 3 11/1 12/6 2 0 3 12/1 12/4 2 0 3 12/3 12/4 2 0 3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 12/3 13/3 12/3				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125	
30 1050 P3 102W IIIM 11,21,01 3 0 1 119 13,264 3 0 1 128 13,244 3 0 1 130 155 12,150 3 0 1 190 13,089 3 0 1 128 13,244 3 0 1 130 155 12,19 4 0 2 100 13,214 4 0 2 100 13,214 4 0 2 100 10,400 1 0 3 100 1 0 3 120 13,214 4 0 2 100 10,400 1 0 3 10 14,47 3 0 3 110 14,469 3 0 3 110 14,469 3 0 3 110 14,469 3 0 3 110 14,469 3 0 3 110 14,469 3<				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122	
30 12,10 3 0 1 119 13,08 3 0 1 128 13,244 3 0 1 130 155 12,150 3 0 1 119 13,056 4 0 2 128 13,221 4 0 2 130 15W 12,109 4 0 2 118 12,207 4 0 3 12 13,134 4 0 2 130 15W 12,109 1 0 3 70 7,671 1 0 3 70 7,671 1 0 3 16 14,647 3 0 3 117 15 13,421 2 0 3 107 14,473 3 0 3 116 14,471 3 0 3 118 1210 13,494 2 0 3 105 14,473 3 0 3	30	1050	P3	102W	TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
30 12,19 3 5 5 1 1 13,056 4 0 2 128 13,21 4 0 3 130 15W 12,040 4 0 3 111 12,070 4 0 3 127 13,134 4 0 3 129 16C0 7,721 1 0 3 70 7,671 1 0 3 75 7,768 1 0 3 76 16C0 7,721 1 0 3 70 7,671 1 0 3 75 7,768 1 0 3 76 1725 13,435 3 0 3 107 14,473 3 0 3 116 14,641 3 0 3 116 125 13,664 3 0 3 105 14,074 3 0 3 113 14,422 3 0 3					15V5 T55	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
30 1120 14 0 3 127 13,14 4 0 3 129 1100 100					T5M	12,130	4	0	2	119	13,055	4	0	2	128	13,221	4	0	2	130
BLC 9,700 1 0 2 94 10,310 1 0 2 101 10,440 1 0 2 102 BCC 7,121 1 0 3 70 7,671 1 0 3 75 7,768 1 0 3 76 RCC 7,121 1 0 3 70 7,671 1 0 3 75 7,768 1 0 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,641 3 0 3 116 14,621 2 0 3 117 14,3163 2 0 <t< td=""><td></td><td></td><td></td><td></td><td>T5W</td><td>12,040</td><td>4</td><td>0</td><td>3</td><td>118</td><td>12,970</td><td>4</td><td>0</td><td>3</td><td>127</td><td>13,134</td><td>4</td><td>0</td><td>3</td><td>129</td></t<>					T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
30 120 1 1 0 3 70 70 1 1 0 3 75 7,768 1 0 3 76 1 0 3 70 77 1 0 3 77,768 1 0 3 76 1 0 3 77,768 1 0 3 10 14,473 3 0 3 116 14,661 3 0 3 116 14,661 3 0 3 116 14,661 3 0 3 116 14,661 3 0 3 116 14,661 3 0 3 116 14,672 2 0 3 116 14,622 2 0 3 117 1444 1<121					BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
30 125 125 125 125 125 125 125 126 125 126					RCCO	7,121	1	0	3	70	7,6/1	1	0	3	75	7,768	1	0	3	76
30 125 13,421 3 0 3 107 14,458 3 0 3 116 14,641 3 0 3 117 T2M 13,490 2 0 2 108 14,532 3 0 3 116 14,641 3 0 3 113 135 13,040 2 0 2 108 14,074 3 0 3 116 14,716 3 0 3 118 13M 13,457 2 0 3 105 14,074 2 0 3 116 14,621 2 0 3 115 13M 13,65 2 0 3 105 14,497 2 0 3 116 14,621 2 0 3 117 14M 13,65 2 0 3 106 14,182 2 0 3 116 14,221 3 0					T1S	13.435	3	0	3	107	14.473	3	0	3	116	14.657	3	0	3	117
30 1250 P4 172M 13,490 2 0 14,52 3 0 3 116 14,716 3 0 3 116 135 13,064 3 0 2 108 14,074 2 0 2 118 14,252 3 0 3 116 136 13,457 2 0 3 105 14,182 2 0 3 113 14,322 2 0 3 117 1444 13,165 2 0 3 105 14,182 2 0 3 113 14,322 2 0 3 117 1549 13,989 4 0 1 112 15,080 3 0 1 122 15,259 4 0 2 122 15,271 3 0 1 122 15,271 3 0 3 121 15,042 4 0 2 95<					T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
30 150 13,064 3 0 3 105 14,074 3 0 3 114 30 155 13,064 2 0 2 0 2 106 14,074 2 0 2 106 14,074 2 0 2 106 14,074 2 0 2 106 14,074 2 0 3 113 14,252 2 0 3 115 171 13,499 2 0 3 108 14,488 2 0 3 11 12 15,082 4 0 1 121 15,271 3 0 1 122 155 13,999 3 0 111 14,488 2 0 3 10 3 10 121 15,233 4 0 3 112 15,042 4 0 3 110 10 3 120 15,133 14 0					T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
30 15,0 15,0 2 0 2 00 14,02 2 00 2 100 14,02 2 00 2 100 14,02 2 00 2 100 14,02 2 00 3 115 14,02 2 0 3 115 14,02 2 0 3 115 16 14,143 13,164 14,489 2 0 3 115 14,022 2 0 3 115 155 13,987 4 0 1 112 15,068 4 0 1 121 15,273 4 0 1 122 155 13,987 4 0 3 111 14,944 4 0 3 100 13 103 14,30 1 0 2 95 12,029 1 0 3 122 155 13,872 4 0 3 16 66					T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
30 1250 P4 125W P4 125W 17HM 13,490 2 0 3 100 14,482 2 0 3 116 14,672 2 0 3 117 30 1250 125W 13,987 4 0 1 112 15,259 4 0 1 122 155 13,999 3 0 1 112 15,080 3 0 1 121 15,259 4 0 1 122 155 13,999 3 0 1 112 15,080 3 0 1 121 15,271 3 0 1 122 15W 13,872 4 0 3 111 14,694 4 0 2 95 12,029 1 0 3 72 16U 11,027 1 0 3 66 8,839 1 0 3 116 16,0					T4M	13,457	2	0	3	108	14,497	2	0	3	113	14,001	2	0	3	117
30 1250 P4 125y 125y 13,987 4 0 1 112 15,068 4 0 1 121 15,259 4 0 1 122 T55 13,999 3 0 1 112 15,080 3 0 1 121 15,259 4 0 2 122 T55 13,999 3 0 2 112 15,042 4 0 2 15,333 4 0 2 122 T5W 13,963 4 0 3 11 04,944 4 0 3 100 13 10 121 15,333 4 0 3 121 BLC 11,027 1 0 3 66 8,839 1 0 3 11 0 3 72 CLCO 8,205 1 0 3 106 15,874 3 0 3 115	20	1250	D4	12511	TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
30 1400 P5 13,999 3 0 1 112 15,080 3 0 1 121 15,271 3 0 1 122 T5M 13,963 4 0 2 110 14,944 4 0 3 120 15,333 4 0 3 121 BLC 11,027 1 0 2 88 11,879 1 0 2 95 12,029 1 0 3 72 BLC 11,027 1 0 3 66 8,839 1 0 3 71 8,951 1 0 3 72 RCC0 8,205 1 0 3 06 15,814 3 0 3 11 0 3 0 3 116 16,079 3 0 3 116 15,274 3 0 3 116 15,279 3 0 3 1	50	1230	F4	123W	T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
30 15/00 15/00 1 0 1					TSS	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
30 1400 P5 138W 11027 1 0 2 18 11,071 1 0 2 180 12,029 1 0 2 180 11,071 1 0 2 180 12,029 1 0 2 180 12,029 1 0 2 180 11,071 1 0 2 180 12,029 1 0 2 180 12,029 1 0 2 180 12,029 1 0 2 190 1 0 2 180 12,029 1 0 2 190 1 0 2 190 1 0 2 190 1 0 2 190 1 10 3 72 1400 8,205 1 0 3 106 15,814 3 0 3 115 116,014 3 0 3 116 720 14,739 3 <td< td=""><td></td><td></td><td></td><td></td><td>T5W</td><td>13,903</td><td>4</td><td>0</td><td>3</td><td>112</td><td>13,042</td><td>4</td><td>0</td><td>3</td><td>120</td><td>15,255</td><td>4</td><td>0</td><td>3</td><td>122</td></td<>					T5W	13,903	4	0	3	112	13,042	4	0	3	120	15,255	4	0	3	122
Barbon LCCO 8,205 1 0 3 66 8,839 1 0 3 71 8,951 1 0 3 72 RCCO 8,205 1 0 3 66 8,839 1 0 3 71 8,951 1 0 3 72 RCCO 8,205 1 0 3 66 8,839 1 0 3 71 8,951 1 0 3 72 RCCO 8,205 1 14,679 3 0 3 106 15,814 3 0 3 115 16,014 3 0 3 116 T2S 14,664 3 0 3 107 15,878 3 0 3 115 16,014 3 0 3 117 T3M 14,704 2 0 3 103 15,870 3 0 3 116 16,040					BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
Barbonic RCCO 8,205 1 0 3 66 8,339 1 0 3 71 8,951 1 0 3 72 No 1 14,679 3 0 3 106 15,814 3 0 3 115 16,014 3 0 3 116 T2S 14,664 3 0 3 106 15,797 3 0 3 115 16,014 3 0 3 116 T2S 14,664 3 0 3 107 15,878 3 0 3 115 16,079 3 0 3 117 T2M 14,274 2 0 3 107 15,878 3 0 3 115 16,040 3 0 3 116 T3M 14,274 2 0 3 107 15,840 3 0 3 115 16,040 3 <td></td> <td></td> <td></td> <td></td> <td>LCC0</td> <td>8,205</td> <td>1</td> <td>0</td> <td>3</td> <td>66</td> <td>8,839</td> <td>1</td> <td>0</td> <td>3</td> <td>71</td> <td>8,951</td> <td>1</td> <td>0</td> <td>3</td> <td>72</td>					LCC0	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30 1400 P5 115 14,679 3 0 3 106 15,814 3 0 3 115 16,014 3 0 3 116 T2S 14,664 3 0 3 106 15,797 3 0 3 114 15,997 3 0 3 116 T2M 14,274 3 0 3 107 15,878 3 0 3 115 16,040 3 0 3 113 T3M 14,274 2 0 3 107 15,840 3 0 3 115 16,040 3 0 3 116 T4M 14,384 2 0 3 104 15,496 3 0 3 115 16,040 3 0 3 116 T4M 14,695 2 0 3 106 15,830 3 0 3 115 16,030					RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30 1400 P5 138W 123 1400 3 100 13 100 13 0 3 110 13,577 3 0 3 110 13,577 3 0 3 117 315 14,274 3 0 3 107 15,878 3 0 3 115 16,079 3 0 3 117 315 14,274 3 0 3 107 15,878 3 0 3 115 16,040 3 0 3 116 138 14,274 2 0 3 107 15,840 3 0 3 115 16,040 3 0 3 116 1400 14,384 2 0 3 106 15,840 3 0 3 115 16,040 3 0 3 116 155 15,285 15,285 3 0 1 11					T25	14,6/9	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
30 1400 P5 138W 14,274 3 0 3 103 15,377 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 111 15,572 3 0 3 113 30 1400 14,704 2 0 3 107 15,840 3 0 3 115 16,040 3 0 3 114 1400 14,384 2 0 3 106 15,830 3 0 3 115 16,040 3 0 3 116 155 15,283 4 0 1 1111 16,464 4 0					T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
30 1400 F5 138W 11,704 2 0 3 107 15,840 3 0 3 115 16,040 3 0 3 116 30 1400 14,384 2 0 3 104 15,496 3 0 3 112 15,692 3 0 3 114 1400 14,384 2 0 3 106 15,830 3 0 3 112 15,692 3 0 3 116 1500 15,283 4 0 1 111 16,644 4 0 1 112 16,662 4 0 1 121 155 15,295 3 0 1 111 16,464 4 0 1 11 121 155 15,295 3 0 2 111 16,453 4 0 2 121 15M 15,577					T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
30 1400 P5 14M 14,384 2 0 3 104 15,496 3 0 3 112 15,692 3 0 3 114 30 1400 15,496 1 10,692 2 0 3 106 15,830 3 0 3 112 15,692 3 0 3 114 15 15,283 4 0 1 111 16,644 4 0 1 112 16,672 4 0 1 121 15 15,295 3 0 1 111 16,644 4 0 1 121 15 15,295 3 0 2 111 16,647 4 0 1 121 15 15,295 4 0 2 111 16,435 4 0 2 121 15 15,157 4 0 3 110 16,338 <td></td> <td></td> <td></td> <td></td> <td>T3M</td> <td>14,704</td> <td>2</td> <td>0</td> <td>3</td> <td>107</td> <td>15,840</td> <td>3</td> <td>0</td> <td>3</td> <td>115</td> <td>16,040</td> <td>3</td> <td>0</td> <td>3</td> <td>116</td>					T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
30 1400 P5 138W 11 (14,05) 2 0 5 100 15,830 5 0 5 113 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 115 10,030 5 0 3 116 10,030 5 0 3 116 10,030 5 0 3 116 110 10,030 5 0 1 111 10,644 4 0 1 112 111 16,643 4 0 12 112 T5M 15,257 4 0 2 111 16,435 4 0 3 10 16,534 4 0 3 120 T5W 15,157 4 0 2 <t< td=""><td></td><td></td><td></td><td></td><td>T4M</td><td>14,384</td><td>2</td><td>0</td><td>3</td><td>104</td><td>15,496</td><td>3</td><td>0</td><td>3</td><td>112</td><td>15,692</td><td>3</td><td>0</td><td>3</td><td>114</td></t<>					T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
T55 T5295 3 0 1 111 16,477 4 0 1 119 16,686 4 0 1 121 T55 15,257 4 0 2 111 16,477 4 0 1 119 16,686 4 0 1 121 T5M 15,257 4 0 2 111 16,435 4 0 2 121 T5W 15,157 4 0 3 110 16,328 4 0 3 118 16,534 4 0 3 120 BLC 12,048 1 0 2 87 12,979 1 0 2 94 13,143 1 0 2 95 LCC0 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71	30	1400	P5	138W	TSVS	14,095	4	0	3	100	15,830	4	0	3	115	16,030	4	0	1	121
T5M 15,257 4 0 2 111 16,435 4 0 2 119 16,644 4 0 2 121 T5W 15,157 4 0 3 110 16,328 4 0 3 118 16,534 4 0 3 120 BLC 12,048 1 0 2 87 12,979 1 0 2 94 13,143 1 0 2 95 LCCO 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71					T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
T5W 15,157 4 0 3 110 16,328 4 0 3 118 16,534 4 0 3 120 BLC 12,048 1 0 2 87 12,979 1 0 2 94 13,143 1 0 2 95 LCCO 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71					T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
BLL 12,048 1 0 2 8/ 12,9/9 1 0 2 94 13,143 1 0 2 95 LCCO 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71					T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
					BLC	8 965	1	0	2	65	9 657	1	0	2	94 70	9 780	1	0	2	95 71
RCC0 8,965 1 0 3 65 9,657 1 0 3 70 9,780 1 0 3 71					RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2011-2021 Acuity Brands Lighting, Inc. All rights reserved.

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward O	otics																		
	Drive	Power	System	Dist.		30K (2000 K. 70 (PI))					(4000	40K				(5000	50K		
LED Count	Current	Package	Watts	Туре	Lumone	(3000 D	K, 70 CRI		LDW	Lumone	(4000	K, 70 CRI)		Lumone	(5000	I II		
				T1S	17 654	3	0	3	108	19 018	3	0	3	117	19 259	3	0	3	118
				T25	17,635	3	0	3	108	18 998	3	0	3	117	19,239	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
10	1250	Dr	1(2)11	TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
40	1250	Po	163W	T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				125	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				12M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				135	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	115
				131/1	19,258	3	0	5	105	20,740	3	0	3	113	21,009	3	0	3	112
				TETM	10,840	3	0	4	105	20,290	3	0	4	1112	20,555	3	0	4	112
40	1400	P7	183W	TSVS	20.017	3	0	4	105	20,734	3	0	4	112	20,390	3	0	4	110
				T55	20,017	4	0	2	109	21,504	4	0	2	118	21,037	4	0	2	119
				T5M	19 983	4	0	2	109	21,501	5	0	3	118	21,004	5	0	3	119
				T5W	19,852	5	0	3	105	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17.214	2	0	3	94
				LCCO	11.742	2	0	3	64	12.649	2	0	3	69	12.809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
60	1050	P8	207W	TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
	1050		20711	T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				TSS	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				15M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				15W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	10,450	2	0	3	69	19,885	2	0	3	90	20,130	2	0	3	9/
				PCCO	12,725	2	0	2	66	14,/90	2	0	4	71	14,905	2	0	4	72
				T1S	25 575	2	0	3	106	27 551	2	0	3	114	27 900	2	0	4	116
				T25	25,575	3	0	4	106	27,551	3	0	4	114	27,500	3	0	4	116
				T2M	25,540	3	0	3	100	27,522	3	0	3	115	28,014	3	0	3	116
				T35	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25.617	3	0	4	106	27,597	3	0	4	115	27.946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
	1250		24414	TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
60	1250	P9	241W	T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15.619	2	0	4	65	16.825	2	0	4	70	17.038	2	0	4	71



Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Op	otics																		
	Drive	Power	System	Dist.			30K					40K					50K		
LED Count	Current	Package	Watts	Туре	1	(3000	K, 70 CRI)		1	(4000	K, 70 CRI)	LINU	1	(5000	K, 70 CRI		
				T1C		В 2		2	122	14 050	B		2	122	Lumens	В 2		G 2	124
				T25	12,042	4	0	4	123	13,969	4	0	4	133	14,220	4	0	4	134
				T2M	12,507	3	0	3	122	14 221	3	0	3	132	14,140	3	0		135
				T35	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	130
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
	53.0		10.011	TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
60	530	P10	106W	T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
				T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T25	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				12M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				135	16,205	4	0	4	118	17,457	4	0	4	12/	1/,0/8	4	0	4	129
				1 3 IVI	16,/48	4	0	4	122	18,042	4	0	4	132	18,2/1	4	0	4	133
				TETM	10,452	4	0	4	120	17,702	4	0	4	129	17,920	4	0	4	137
60	700	P11	137W	TSVS	16,037	4	0	4	123	10,137	4	0	4	133	10,307	4	0	4	134
				T55	16,832	4	0	1	124	18 133	4	0	2	133	18 362	4	0	2	133
				T5M	16,828	4	0	2	123	18 128	4	0	2	132	18 358	4	0	2	134
				T5W	16,677	4	0	3	123	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13.845	3	0	3	101	14.915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
				T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
60	1050	P12	207W	TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				15VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				155	23,380	4	0	2	113	25,18/	4	0	2	122	25,506	4	0	2	123
					23,374	5	0	5	113	23,101	5	0	2	122	25,499	5	0	2	125
				BIC	25,105	3	0	4	03	24,955	2	0	4	121	20,271	3	0	4	122
				100	13 734	2	0	3	66	14 796	2	0	4	71	14 983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
				T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
60	1250	D12	231W	TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
00	1200	r i S	23100	T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
					15,170	2	0	4	66	16,342	2	0	4	/1	16,549	2	0	4	/2
			1	I KCCO	1 15,150	5	0	1 5	66	16.321	1 5	0	5	1 /1	16.527	5	0	5	12



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA ($1.01~{\rm ft}^2$) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CR) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly[™] product, meaning it is consistent with the LEED[®] and Green Globes[™] criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metalcore circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-touse CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS[™] series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/ QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at $25 \,^\circ\mathrm{C}$.

Specifications subject to change without notice.





SMITH'S MILL ROAD PRELIMINARY DESIGN | NEW ALBANY, OH | 18 AUGUST 2021

BIM 360://R20 Preliminary Projects/P3773_Smiths Mill Rd_BLDG.rvt





CONCEPTS, DISTINCTIVE ARCHITECTURAL ELEMENTS, OR COMBINATION OF ELEMENTS. ANY USE, IN WHOLE OR PART, OF THE DOCUMENT OR INTELLECTUAL PROPERTY ERSON ENGAGING IN OR AIDING AND ABETTING SLICH LINALITHORIZED LISE WILL BE HELD LIABLE







• •				WEST ELEVATION
•				1/32" = 1'-0"
•				
. •				
· .				
•				
	1999	1997 - Carlos Ca	1999 - Carlos Ca	Sector Contraction (Sector Contraction)

Envisor® Rooftop Screens & Enclosures | CityScapes, Inc.

1.866.667.7934 | contact@cityscapesinc.com

ENVÍSOF Screening Systems

Since 1997, we have been providing affordable, elegant, code-compliant architectural screening systems to enhance the appearance of rooftop and ground equipment projects. Applications include HVAC RTU's, chillers and condensers, generators, satellite dishes, 5G equipment, exhaust blowers, you name it, we've screened it. From concept and engineering through complete turnkey installation, we proudly design and manufacture 100% of our products in the USA.

COMMONLY USED WITH

Envisor® Rooftop Screens & Enclosures | CityScapes, Inc.

POPULAR APPLICATIONS

RTUs	Air	Cooling	Exhaust	Equipment
	Chillers	Towers	Fans	
HVACs				Refrigeration
	Air	Condensers	Cellular	Units
	Handlers			

Envisor® Exploded View

ENVÍSOC Features and Benefits

- No Rooftop Penetration on RTU mounted systems
- Professional Grade aluminum and galvanized steel structural components
- Patented Glide Tracks keep panels properly aligned for smooth service access
- AcryliCap® ABS and New Metal Series panel offerings now available
- Code-Compliant for cost saving, attractive alternative to parapet walls
- Powder Coated 13 Standard Colors and unlimited custom colors
- Brand Name equipment vendor approved
- High wind systems engineered inhouse per job-site requirements
- PE Stamps available in all of North Americas

Envisor® Design Options
Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secures our screens directly to the equipment with *no rooftop penetration.* Post mounted option is also available. Screen heights are available to shield virtually anything you desire. Envisor systems can be stacked up to three panels high to enclose tall RTUs.



VERTICALCANTED(Available in ABS or metal)(Available in ABS only)

(Available in ABS or metal)

PERIMETER WALL

Envisor® Builder

Mix and match panel trim styles to create your own custom screen design.

BUILD YOUR OWN



Envisor® Panel Styles

METAL

Envisor offers a variety of all-aluminum panels with superior, unmatched wind-load resistance (exceeding 90mph). Our proprietary design captures the panels in the frame, meeting or exceeding code-compliance in areas with high wind requirements. Envisor panels are available with several custom finishing options from digital printing to mold-resistant paints and coatings to match the aesthetics of your project.



7.2 RIB SOLID	7.2 RIB SOLID	NEW!	NEW!
	VERTICAL	2.67	2.67
		CORRUGATED	CORRUGATED
		SOLID	SOLID
			VERTICAL



NEW!	NEW!
7.2 RIB	7.2 RIB
PERFORATED	PERFORATED
	VERTICAL



METAL SPECS

- Material: Painted Aluminum
- Panel Thickness: 1.125" to 1.625"
- Panel Width: 45"
- Panel Height(s): 35", 52", 70"
- Weight: Approximately 1.5 lb/sf

FRAME SPECS

- Material: 6005-T5
 AL Alloy
- Nominal Wall Thickness: 0.125"
- Components:
 Corrosion
 resistant
 aluminum and
 stainless steel

WIND LOAD/WIND RESISTANCE

MOLD RESISTANCE

*Our products have a resistance to wind pressure of over 90mph, surpassing municipal code compliance regulations.*Wind load above 90mph is accompanied by a design inspection. We also offer added reinforcements to achieve Dade County requirements. Our products are resistant to mold and mildew growth. Industry standard testing method ASTM D5590/ASTM G21 measured a zero fungal growth value.

Acrylicap® ABS

The Acrylicap ABS is a trademarked process developed by CityScapes. We acrylic laminate the hair side of the ABS panel to provide the highest level of protection from discoloration when exposed to UV rays.

LOUVER	HORIZONTAL RIB	BRICK	7.2 RIB
PAN	FOREST	BATTEN	VERTICAL RIB
BS SPECS		FRAME SPEC	S
Material: Painted	Aluminum	• Material: 600	5-T5 AL
Panel Thickness:	1.125" to	Alloy	
1.625"		Nominal Wall	Thickness:
Panel Width: 45"		0.125"	
Panel Height(s): (35", 52", 70"	Components: resistant c	Corrosion
Weight: Approxin	nately 1.5 lb/sf	and stainle	ess steel

Α

WIND LOAD/WIND RESISTANCE

*Our products have a resistance to wind pressure of over 90mph, surpassing municipal code compliance regulations.*Wind load above 90mph is accompanied by a design inspection. We also offer added reinforcements to achieve Dade County requirements.

MOLD RESISTANCE

Our products are resistant to mold and mildew growth. Industry standard testing method ASTM D5590/ASTM G21 measured a zero fungal growth value.

Top Trim Styles

BANDSTEP 2STEP 3ALAMOCOVE

Color Options

Acrylicap ABS Panels are most often ordered in one of the 13 colors below. Want something unique? Provide a sample, RAL or PMS number and we will color match to your specifications.

Alal	baster	Almond	Cypress Moss	Forest Green	Shadow Gray	Slate Gray	Dark Bronze
	Oyster	Puti	y Ranchero	Red Sagebru	ish Khaki	Mansard B	rown

Recent Projects

VIEW MORE PROJECTS

Custom Designed Solutions

If your project has specific design requirements, our project management team will work with you to develop a custom option, from logos to designs and molds.

For example, a customer wanted an exact match of its brick exterior on an Envisor panel. Using a high resolution photograph of the wall, we created a mold to create custom panels, allowing Envisor to blend with the existing facade.



Stacked System



Multiple Unit Screens

Serving Clients since 1997



To: Planning Commission

|--|

Re: Amendment to Codified Ordinance Chapter 1187

Date: September 15, 2021

City staff is preparing a code updates to C.O. 1187 so it includes hamlet development standards and regulations. During the September 20th Planning Commission meeting, staff will present formal proposed code amendments for review at the meeting.