

New Albany Planning Commission Meeting Agenda

Monday, November 17, 2025, at 7:00 p.m.

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

- I. Call to order
- II. Roll call
- III. Action on minutes: October 20, 2025

IV. Additions or corrections to the agenda

Administration of oath to all witnesses/applicants/staff who 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
- VI. Cases:

FDP-83-2025 Dutch Bros Coffee Shop Final Development Plan

Final development plan for a new Dutch Bros coffee shop on a 0.70-acre site in the Canini Trust Corp. located at 9930 Johnstown Road (PID: 222-005166).

Applicant: Galloway c/o Aaron McLean

Motion of acceptance of staff reports and related documents into the record for FDP-83-2025.

Motion of approval for application FDP-83-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

CU-84-2025 Dutch Bros Coffee Shop Drive-Through Conditional Use

Request for the conditional use of a drive-through for a new coffee shop on a 0.70-acre site in the Canini Trust Corp. located at 9930 Johnstown Road (PID: 222-005166). **Applicant: Galloway c/o Aaron McLean**

Motion of acceptance of staff reports and related documents into the record for CU-84-2025.

Motion of approval for application CU-84-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

VAR-85-2025 Dutch Bros Coffee Shop Variances

Request for variances from parking space requirements, signage requirements, and active front door requirements for a new coffee shop on a 0.70-acre site in the Canini Trust Corp. located at 9930 Johnstown Road (PID: 222-005166).

Applicant: Galloway c/o Aaron McLean

Motion of acceptance of staff reports and related documents into the record for VAR-85-2025.

Motion of approval for application VAR-85-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

CU-91-2025 Woodhaven Model Homes Conditional Use 1

Conditional use extension to allow an existing model home to continue operations on lot 52 within the Woodhaven subdivision (PID: 222-005343).

Applicant: Bob Webb c/o Kirk Denyes

Motion of acceptance of staff reports and related documents into the record for CU-91-2025.

Motion of approval for application CU-91-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

CU-92-2025 Woodhaven Model Homes Conditional Use 2

Conditional use approval for a residential model home to be located on lot 51 within the Woodhaven subdivision (PID: 222-005342).

Applicant: Bob Webb c/o Kirk Denyes

Motion of acceptance of staff reports and related documents into the record for CU-92-2025.

Motion of approval for application CU-92-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

- VII. Other business
- VIII. Poll members for comment
- IX. Adjournment



Planning Commission Staff Report November 17, 2025 Meeting

DUTCH BROS COFFEE SHOP FINAL DEVELOPMENT PLAN

LOCATION: 9930 Johnstown Road (US-62) (PID: 222-005166-00)

APPLICANT: Galloway c/o Aaron McLean REQUEST: Final Development Plan

ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp. subarea 8a

STRATEGIC PLAN: Retail

APPLICATION: FDP-83-2025

Review based on application materials received September 23, 2025, and November 1, 2025.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The application is a final development plan for a proposed Dutch Bros Coffee shop located within the Canini Trust Corp. The development plan includes a 986-square-foot coffee shop with two drive-through lanes on a 0.701-acre site. The proposed user operates exclusively for drive-through and walk-up service, with interior access limited to staff. Walk-up service is facilitated through a walk-up window, where staff can serve customers in a manner similar to service through a drive-through window.

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-through facilities.

This request has been submitted in conjunction with a conditional use application (CU-84-2025) for the drive-through use and five variances (VAR-85-2025) from parking, signage, and front door requirements related to this final development plan. All three applications are scheduled to be heard by the Planning Commission at this meeting. Information and evaluation of the conditional use and variance requests are included in separate staff reports.

II. SITE DESCRIPTION & USE

The site is currently undeveloped and comprises 0.701 acres within the Canini Trust Corp. at 9930 Johnstown Road, located generally north of Smith's Mill Road. It is abutted by Johnstown Road on its front and Woodcrest Way to its rear. Existing surrounding uses include fast-food restaurants with drive-throughs, including an adjacent Dairy Queen and Wendy's; gas stations, including Turkey Hill; and hotels, including Home2Suites by Hilton and Courtyard by Marriott.

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 C.O. Chapter 1159.

The Commission should consider, at a minimum, the following (per C.O. 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 C.O. Section 1159.02, PUDs are intended to:

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

- i. Avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage;
- j. Ensure a more rational and compatible relationship between residential and non-residential uses for the mutual benefit of all;
- k. Provide an environment of stable character compatible with surrounding areas; and
- l. Provide for innovations in land development, especially for affordable housing and infill development.

Engage New Albany Strategic Plan Recommendations

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

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

Additionally, the city adopted the US-62 Interchange Focus Area Plan addendum to the Strategic Plan in September 2025. This focused land use plan identifies the future land use character for the subject site to be US-62 Commercial Core. The plan identifies the following purpose for this land use:

- 1. Encourage vibrant, pedestrian-friendly commercial and retail uses that reflect the community's preference for less auto-oriented development along the corridor.
- 2. Identify strategies for tenant curation in collaboration with landowners to attract retail, commercial, and accommodation uses that align with the community's aspirations for this corridor.
- 3. Incorporate community input throughout the development process to ensure future land uses align with local values and aspirations.
- 4. Promote uses that complement and support existing anchor uses. Existing anchor uses include hotels, medical facilities, and civic/event spaces.

Use, Site, and Layout

- 1. The applicant proposes to develop a 986-square-foot Dutch Bros Coffee shop with two drive-through lanes. The full site is 0.701 acres in size. The coffee shop will operate exclusively for drive-through and walk-up service, with interior access limited to staff.
- 2. Commercial development is a permitted use within this zoning district. Drive-throughs associated with restaurant facilities are a conditional use within this zoning district. <u>The applicant proposes a drive-through and has applied for this conditional use to be heard by the Planning Commission at this meeting under case CU-84-2025</u>.
- 3. The proposed use is appropriate given the proximity of this site to State Route 161 and the surrounding commercial development along U.S. Route 62. Existing surrounding uses include fast-food restaurants with drive-throughs, including Dairy Queen and Wendy's; gas stations, including Turkey Hill; and hotels, including Home2Suites by Hilton and Courtyard by Marriott.
- 4. Before being subdivided in 2023, the lot was part of one larger lot with the site to the west that is currently occupied by Wendy's. The lot was split in a manner such that the subject parcel is smaller in acreage and shorter in width (and frontage on U.S. Route 62) than other surrounding sites.
- 5. As recommended by the City Landscape Architect, the proposed building setback aligns with the adjacent existing building facades.
- 6. Zoning text section 8a.01(7) requires that the total lot coverage, which includes areas of pavement and building, not exceed 80 percent. The plan meets this requirement with a proposed lot coverage of approximately 64 percent.

7. Zoning text section 8a.01 requires the following applicable setbacks for buildings and pavement:

Table 1		
Road	Requirement	Proposed
Johnstown Road	50 feet	50.65 feet – meets code
Woodcrest Way	20 feet	20+ feet – meets code
(private drives)		
Side yards	0 feet	West pavement: 10 feet – meets code
		East pavement: 0 feet – meets code

Access, Loading, Parking

- 1. The site can be accessed from any of the three proposed curb cuts:
 - a. One new full-access shared curb cut with Wendy's that attaches to an existing right-in, right-out curb cut to Woodcrest Way, a private road;
 - b. One existing full-access shared curb cut with the Wendy's on the west side;
 - c. One new full-access shared curb cut with the Dairy Queen on the east side.
- 2. The zoning text encourages shared access drives between sites by allowing for zero pavement setbacks and by including a provision stating that, where appropriate, shared access and joint parking agreements between adjacent parcels may be required by the Village Development Director. In addition to city staff and the Planning Commission historically encouraging shared curb cuts and connecting drive aisles between sites, the US-62 Interchange Focus Area Plan recommends developments in this area align their drive access points strategically to minimize congestion and unsafe turning movements, with a preference for shared access drives and cross-parcel connections. The proposed development establishes drive aisles for shared access with the properties on both its east and west sides.
- 3. The proposed building is surrounded by a parking lot, two drive-through lanes, and internal drive aisles. The drive-through appears to be appropriately positioned on the site where it does not interfere with traffic on the rest of the site and will not cause traffic to back up onto public roads.
- 4. C.O. 1167.05(d)(4) requires a minimum of one parking space for every 75 square feet of restaurant floor area space. The building is 986 square feet, which necessitates 13 parking spaces. *The applicant proposes nine parking spaces and has applied for a variance to be heard by the Planning Commission at this meeting under case VAR-85-2025, item A.*
- 5. C.O. 1167.05(d)(4) requires a minimum number of stacking spaces equal to 25 percent of the total required parking spaces for the drive-through tenant space. The building requires 13 parking spaces, which necessitates three stacking spaces; the applicant exceeds this requirement with 15 stacking spaces.
- 6. Per C.O. 1167.03(a), the minimum parking space dimensions required are nine feet wide and 19 feet long. The proposed parking spaces meet these specifications. One ADA parking space is provided, which is 11 feet wide and 19 feet long.
- 7. Per C.O. 1167.03(a), the minimum maneuvering lane width size is 22 feet for this development type. The proposed maneuvering lane width meets this requirement with a 24-foot maneuvering lane width.
- 8. Per C.O. 1165.06(a)(1), a 5-foot-wide concrete sidewalk is required to be installed along the Woodcrest Way site frontage. The applicant proposes to meet this requirement via connection to the existing sidewalks on the adjacent parcels.
- 9. As recommended by staff and the City Landscape Architect, the applicant has included a five-foot-wide sidewalk and pavement striping from the Johnstown Road leisure trail to the front of the building.

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. The zoning text contains architectural standards and is regulated by Section 6: Commercial Outside Village Center of the Design Guidelines and Requirements.
- 2. The zoning text states that the maximum building height within this zoning district shall not exceed 45 feet. Staff recommends a condition of approval that the building height not exceed 45 feet (condition #1).
- 3. The applicant proposes to use brick for the majority of the building. The proposal also includes metal for the trim. 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.
- 4. 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 meets this requirement by use of bricked-in windows, projecting overhangs, and high-quality architectural features on all four sides of the building.
- 5. DGR Section 6(I)(A)(12) states that buildings shall have operable and active front doors along all public and private roads. *The applicant proposes a building without operable and active front doors along its Johnstown Road and Woodcrest Way frontages and has applied for a variance to be heard by the Planning Commission at this meeting under case VAR-85-2025, item B.*
- 6. Zoning text section 8a.05(3) requires that trash receptacles and exterior storage areas be fully screened from public roads, and C.O. 1171.05(b) states that all trash and garbage container systems must be screened. The applicant meets these requirements by providing an enclosure that fully screens the dumpster and landscaping around two sides of the enclosure. The dumpster screening matches the building exterior by use of a brick wall enclosure; the doors are proposed to be corrugated metal shown as a dark blue color in the submittal.
- 7. A roof plan was submitted. In accordance with zoning text section 8a.05(2), <u>staff</u> recommends a condition of approval that all rooftop mechanical equipment not be visible from and screened from all public roads and adjacent properties (condition #2).
- 8. Zoning text section 8a.03(3)(b) states that if a flat roof is used, strong cornice lines must be integrated. The applicant is meeting this requirement.
- 9. The City Architect reviewed the proposed final development plan and found the design to be well-proportioned and well-detailed, with the projected overhangs substantially helping to provide detail on the windowless façade, especially on the western side elevation on which a deep covered patio is proposed. The City Architect recommended the applicant include faux or bricked-in windows on the building façade where there is no projected overhang, and the applicant has fulfilled this request.

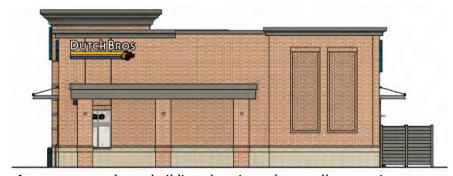


Image: proposed west building elevation, where walk-up service occurs. (The front is to the left and the rear is to the right.)

Parkland, Buffering, Landscaping, Open Space, Screening

- 1. Parking lot landscaping requirements:
 - o C.O. 1171.06(a)(2) requires a minimum of five square feet of landscaped area for each 100 square feet of parking area or fraction thereof. The proposed landscape plan

- shows 1,672 square feet of parking area, which necessitates 83.6 square feet of landscaped area. The proposal includes 1,863 square feet of landscaped area and exceeds this requirement.
- Zoning text section 8a.04(4)(c) requires a minimum amount of interior landscaping equal to eight percent of the total area of parking lot pavement, and for the interior landscaping to visually break up large expanses of pavement. The proposed landscape plan shows 15,107 square feet of parking lot pavement, which necessitates 1,208 square feet of parking lot landscaping. The proposal includes 1,863 square feet of landscaped area and exceeds this requirement.
- o C.O. 1171.06(a)(3) requires one tree per 10 parking spaces. The applicant provides nine parking spaces and the proposed landscape plan proposes at least one tree and meets the requirement.
- O Zoning text section 8a.04(4)(a) requires parking lots to be screened from rights-of-way with a minimum 36-inch-tall (three-foot-tall) evergreen landscape hedge or wall, and C.O. 1171.06(b) requires parking lots to be screened from primary streets and open space with a minimum 3.5-foot-tall evergreen hedge or masonry wall. The landscape plan meets these requirements with evergreen landscape hedges that exceed the minimum height requirement (the proposed types of evergreen hedges are four, five, and 10 feet in height). The hedges are proposed along the north and south sides of the development to screen it from the Johnstown Road and Woodcrest Way rights-of-way.

2. General site landscaping requirements:

- o C.O. 1171.05(e) requires developments with a ground coverage (structures and vehicular use area) of up to 20,000 square feet to have a minimum of one tree per 5,000 square feet of ground coverage and a total tree planting equal to one inch in tree trunk size for every 2,000 square feet of ground coverage. The application shows 16,341 square feet of ground coverage, which necessitates three trees and eight inches in tree trunk size. The applicant proposes three trees. Staff recommends a condition of approval that the three trees required by C.O. 1171.05(e) have a minimum of an eight-inch caliper (condition #3).
- 3. Street tree landscaping and buffering requirements:
 - O Zoning text section 8a.04(2) requires street trees along Johnstown Road with a minimum 2.5-inch caliper and spaced at a minimum distance of 30 feet on center. Three trees currently exist along Johnstown Road in front of the site; two are within the parcel, and one is outside of the parcel in the tree lawn between the road and the leisure trail.
 - O Zoning text section 8a.04(5) requires a minimum of eight deciduous trees with a 2.5-inch caliper or ornamental trees with a 1.5-inch caliper per 100 lineal feet to be planted throughout the setback areas along Johnstown Road. The landscape plan shows nine deciduous trees in the site's 102 lineal feet of frontage on Johnstown Road, where two have a three-inch caliper and seven have a two-inch caliper. Staff recommends a condition of approval that the tree caliper for the required trees in the Johnstown Road setback area be increased to a 2.5-inch caliper (see condition #4).
 - The Woodcrest Way final development plan (FDP-69-2014) describes additional landscape requirements for the subarea, which includes the installation of red sunset maple trees in the five-foot-wide tree lawn between Woodcrest Way and the five-foot-wide sidewalk. The applicant is providing three trident maple trees in the tree lawn along Woodcrest way. Staff recommends a conditional of approval that the applicant install the red sunset maple trees to the specifications outlined in the Woodcrest Way Landscape Plan, subject to staff approval (condition #5).
- 4. Zoning text section 8a.02 requires on-site bicycle racks. The applicant has proposed bike racks along the western building façade.

Lighting

The applicant has submitted a photometric plan that shows zero or near-zero footcandles at the property line along Johnstown Road and Woodcrest Way. However, the plan shows PC 25 1117 Dutch Bros Coffee Shop FDP-83-2025

- higher levels of light along portions of both the east and west property lines. <u>Staff recommends a condition of approval that there be zero or near-zero footcandles along all property lines</u>, subject to staff approval (condition #6).
- 2. Zoning text section 8a.05(e) and (f) requires all parking lot and private driveway light poles to be cut-off and downcast, no more than 20 feet in height, painted New Albany Green, and consistent with other lighting used in the subarea. The applicant proposes 17-foot-tall light fixtures that meet these criteria.

Signage

- 1. As part of this final development plan application, the applicant has submitted a sign plan for the site. The final development plan shows signage that differs from the sign plan package. Staff recommends a condition of approval that the proposed signage follow the specifications of the sign plan and not the final development plan (condition #7).
- 2. Zoning text section 8a.06(3)(i) permits one wall-mounted sign per retail tenant on each elevation of the building that fronts or sides on a public or private road. The proposed building faces two roads (one public road and one private road) and is permitted to use a total of two signs (one on each elevation facing a 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 wall signs that do not meet location and quantity requirements and has applied for a variance to be heard by the Planning Commission at this meeting under case VAR-85-2025, item C. The applicant proposes the following wall signs:

Johnstown Road wall sign (front elevation)

- a. Area: 32.24 square feet—meets code
- b. Lettering height: 18.75 inches—meets code (maximum: 24 inches)
- c. Location: front elevation—meets code
- d. Lighting: face-lit—requires variance from code
- e. Relief: 5 inches—meets code (minimum: 1 inch)
- f. Color: three colors, excluding white—meets I-PUD text (maximum: three colors, excluding black and white)
- g. Materials: acrylic, vinyl—meets code (C.O. 1169.12(g)(2))

West (right) side elevation wall sign

- a. Area: 32.24 square feet—meets code
- b. Lettering Height: 18.75 inches—meets code (maximum: 24 inches)
- c. Location: side elevation, not facing a road—requires variance from code
- d. Lighting: face-lit—requires variance from code
- e. Relief: 5 inches—meets code (minimum 1-inch relief required)
- f. Color: three colors, excluding white—meets I-PUD text (maximum: three colors, excluding black and white)
- g. Materials: acrylic, vinyl—meets code (C.O. 1169.12(g)(2))



Image: proposed Johnstown Road and west elevation wall sign.

East (left) side elevation wall sign

- a. Area: 18.4 square feet—meets code
- b. Lettering height: not applicable
- c. Location: side elevation, not facing a road—requires variance from code
- d. Lighting: face-lit—requires variance from code

- e. Relief: 5 inches—meets code (minimum 1-inch relief required)
- f. Color: one color, excluding white—meets I-PUD text (maximum: three colors, excluding black and white)
- g. Materials: acrylic—meets code (C.O. 1169.12(g)(2))

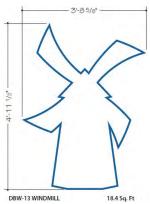


Image: proposed east elevation wall sign.

3. The applicant proposes one monument sign on the site along Johnstown Road. Zoning text section 8a.06(3)(iii) allows one ground-mounted identification sign in front of each building that does not exceed six feet in height and 40 square feet in area. The monument sign is six feet tall (with a two-foot-tall base) and meets these requirements. However, monument signs along Johnstown Road are also required to follow the 2013 Trust Corp. Signage Recommendations Plan, which was adopted by the city to ensure the design of monument signs remain consistent throughout the area. The applicant proposes a monument sign that does not follow the specifications of the 2013 Trust Corp. Signage Recommendations Plan and has applied for a variance to be heard by the Planning Commission at this meeting under case VAR-85-2025, item D. Further details of the sign and an analysis of the variance are included in the variance staff report.

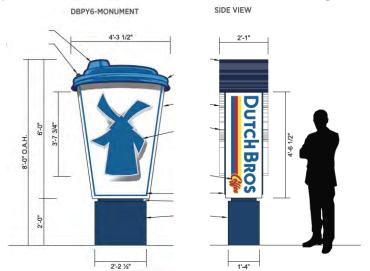


Image: proposed monument sign.

4. C.O. 1169.11(c) requires drive-through menu board signs to be no more than 32 square feet in size and not visible from the public right-of-way. The applicant proposes the installation of two drive-through menu board signs to serve the two drive-through lanes; these signs are identical and include a main 10.39-square-foot menu sign and two 5.5-square-foot snap frames on both sides. The signs meet the maximum size requirement of 32 square feet and are not visible from the public right-of-way.

- 5. Additionally, the applicant proposes to install a total of 10 wall-mounted menu board signs, divided equally between the east elevation around the drive-through and the west elevation around the walk-up window.
 - O The city sign code does not have standards for wall-mounted menu board signs. C.O. 1169.11(c) specifically applies to *drive-through* menu board signs; however, because the walk-up menu board signs are similar in function, appearance, and intent to drive-through menu signs, staff considers this code section to be appropriate in evaluating these signs. The Planning Commission should evaluate the appropriateness of the wall-mounted walk-up menu board signs with C.O. 1169.11(c) in mind.
 - The walk-up menu board signs will not be visible from a public right-of-way or from any public or private road. They are located on the sides of the building, which face similar retail uses that utilize drive-through menu board signs.
 - The walk-up menu board signs are single-face only and do not exceed 32 square feet in size.
 - o Because service is limited to the exterior of the development, a menu board is needed on this exterior to serve customers at the walk-up window.
 - O C.O. 1169.12(b)(4) states that signs should avoid repeated functionality. Developments should to avoid repetitive signage or "over-signing" of the building façade. The drive-through menu board signs may adequately serve drive-through customers, and there is a lack of precedence in allowing five wall signs or menu board signs on any building façades. Staff recommends a condition of approval that the wall-mounted menu board signs be eliminated from the drive-through elevation and reduced to only the number necessary to display the menu on the walk-up window elevation (condition #8).
- 6. Both the drive-through and walk-up menu board signs are proposed to be internally illuminated. This is consistent with many nearby drive-through menu board signs in the area. C.O. 1169.11(c)(5) provides standards for electronic menu board signs that are applicable to these signs, including requirements that the sign is turned off when the business is closed and an automatic dimmer is installed that controls the sign brightness to ensure the sign is not overly bright throughout the day. Staff recommends a condition of approval that the drive-through and walk-up menu board signs have an automatic dimmer and are turned off outside of business hours (condition #9).
- 7. Zoning text section 8a.06(3) and 8a.06(6)(h) prohibit signs from being internally illuminated. <u>The applicant proposes wall signs and a monument sign that are internally illuminated and has applied for a variance to be heard by the Planning Commission at this meeting under case VAR-85-2025, item E. SDEE</u>
- 8. Two directional ground-mounted signs are proposed on the site. In accordance with zoning text section 8a.06(2), they do not contain an identification logo or name. They are three feet in height, which meets the zoning text maximum of three feet. They are 2.82 square feet in area, which meets the zoning text maximum of three square feet.
 - One directional sign (right, top image) has the text "DRIVE THRU" with an arrow pointing generally south on both sides, directing automobile traffic to the drivethrough entrance. This sign is located near the northwestern corner of the building.
 - One directional sign (right, bottom image) has the text "EXIT ONLY" on one side and "THANK YOU" with an icon of a hand holding up two fingers on one side. It is located by the drive-through exit.



PC 25 1117 Dutch Bros Coffee Shop FDP-83-2025

- Other developments in this subarea, such as the adjacent Dairy Queen and the nearby Popeye's, use directional signage that is consistent in appearance; they are black in color and include no imagery. Staff recommends a condition of approval that the directional signs be black and the icon be removed from the "Thank You" sign face (condition #10).
- 9. The applicant proposes one address sign on the front elevation facing Johnstown Road. C.O. 1169.18 states these signs do not count toward the maximum number of permitted sign types, and C.O. 1169.18(c)(2) allows one retail address sign that is a maximum of four square feet. The proposed sign is just under three square feet and meets these requirements. However, most existing developments within the Canini Trust Corp. do not include an address sign on the front building façade (typically the address is included on a monument sign along Johnstown Road); including the address sign here may deviate from the character of the subarea. Staff recommends a condition of approval that the address sign be relocated to the monument sign, subject to staff approval (condition #11).
- 10. The parking lot for this development will include three parking spaces designated for mobile order pick-up by three identical aluminum signs. The signs include the words "RESERVED FOR MOBILE PICKUP" and a small Dutch Bros Coffee logo. Historically, staff and the Planning Commission have not allowed developments to include a logo on parking lot signage. Staff recommends a condition of approval that the logo be removed from the mobile order pick-up signs (condition #12).
- 11. The applicant proposes to install one awning-mounted clearance sign above the drive-through.
- 12. All proposed signage is consistent in design and color. Except for the wall sign on the front elevation and the sides of the monument sign, all proposed signage uses only white and dark blue colors.

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the initial submittal and provided the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval (condition #13).

- 1. Refer to Exhibit A attached. Add notes and the title block depicted on Exhibit A to the cover sheet.
- 2. Revise the month reference on the Cover Sheet title block.
- 3. Refer to sheet C1.0. Show the instrument number for the recorded cross access easement.
- 4. Update the Site Data Table on sheet C1.0 to show stalls/ADA stalls required.
- 5. Add a major flood routing arrow to the legend on sheet C2.0 and show major flood routing in plan view.
- 6. Show stop bars/signs at all curb cuts and show the site distance triangles. Remove impediments to motorist view at all curb cuts.
- 7. Provide a photometrics plan for staff approval. Please show the maximum/minimum and average/minimum uniformity ratios on the photometrics plan.

V. SUMMARY

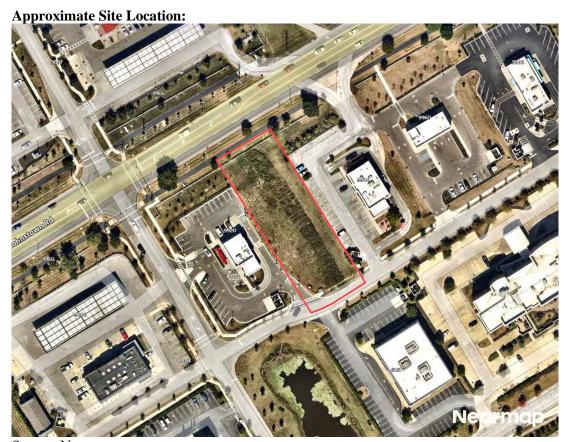
The proposed final development plan for a Dutch Bros Coffee shop meets many of the goals of the Engage New Albany Strategic Plan, the Canini Trust Corp. zoning district text, and the city codified ordinances. The development facilitates pedestrian access along both adjacent roadways and into the site, and it utilizes high-quality architectural features and building materials as well as an appropriate scale and use that are consistent with that of other buildings in the immediate area. The location for this development is appropriate given the context of the surrounding area and as an amenity that serves the New Albany Business Park.

V. ACTION

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

Move to approve final development plan application **FDP-83-2025**, subject to the following conditions:

- 1. The building height shall not exceed 45 feet.
- 2. All rooftop mechanical equipment shall either not be visible from or shall be screened from all public roads and adjacent properties.
- 3. The three trees required by C.O. 1171.05(e) have a minimum of an eight-inch caliper.
- 4. The tree caliper for the required trees in the Johnstown Road setback area shall be increased to a 2.5-inch caliper.
- 5. The applicant shall install the red sunset maple trees to the specifications outlined in the Woodcrest Way Landscape Plan, subject to staff approval.
- 6. There shall be zero or near-zero footcandles along all property lines, subject to staff approval.
- 7. The proposed signage shall follow the specifications of the sign plan and not the final development plan.
- 8. The wall-mounted menu board signs shall be eliminated from the drive-through elevation and reduced to only the number necessary to display the menu on the walk-up window elevation.
- 9. The drive-through and walk-up menu board signs shall have an automatic dimmer and be turned off outside of business hours.
- 10. The directional signs shall be black and the icon shall be removed from the "Thank You" sign face.
- 11. The address sign shall be relocated to the monument sign, subject to staff approval.
- 12. The logo shall be removed from the mobile order pick-up signs.
- 13. The comments of the City Engineer shall be addressed, subject to staff approval.



Source: Nearmap

City of New Albany

99 West Main Street New Albany, Ohio 43054



404.755-02 October 20, 2025

To: Lauren Sauter City Planner

From: Matt Ferris, P.E., P.S. Re: Dutch Bros FDP

By: Jay M. Herskowitz, P.E., BCEE

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

- 1. Refer to Exhibit A attached. Add notes and the title block depicted on Exhibit A to the cover sheet.
- 2. Please delete sheet C0.1. These notes are applicable to construction plans only.
- 3. Please remove the "Preliminary...Not for Construction" note from all sheets.
- 4. Revise the month reference on the Cover Sheet title block.
- 5. Refer to sheet C1.0. Show the instrument number for the recorded cross access easement.
- 6. Provide a Fire Truck Turning Radius analysis.
- 7. Update the Site Data Table on sheet C1.0 to show stalls/ADA stalls required.
- 8. Add a major flood routing arrow to the legend on sheet C2.0 and show major flood routing in plan view.
- 9. Show stop bars/signs at all curb cuts and show the site distance triangles. Remove impediments to motorist view at all curb cuts.
- 10. Provide a photometrics plan for staff approval. Please show the maximum/minimum and average/minimum uniformity ratios on the photometrics plan.
- 11. We will evaluate storm water management, water distribution, sanitary sewer collection and other construction related details once detailed construction plans become available.

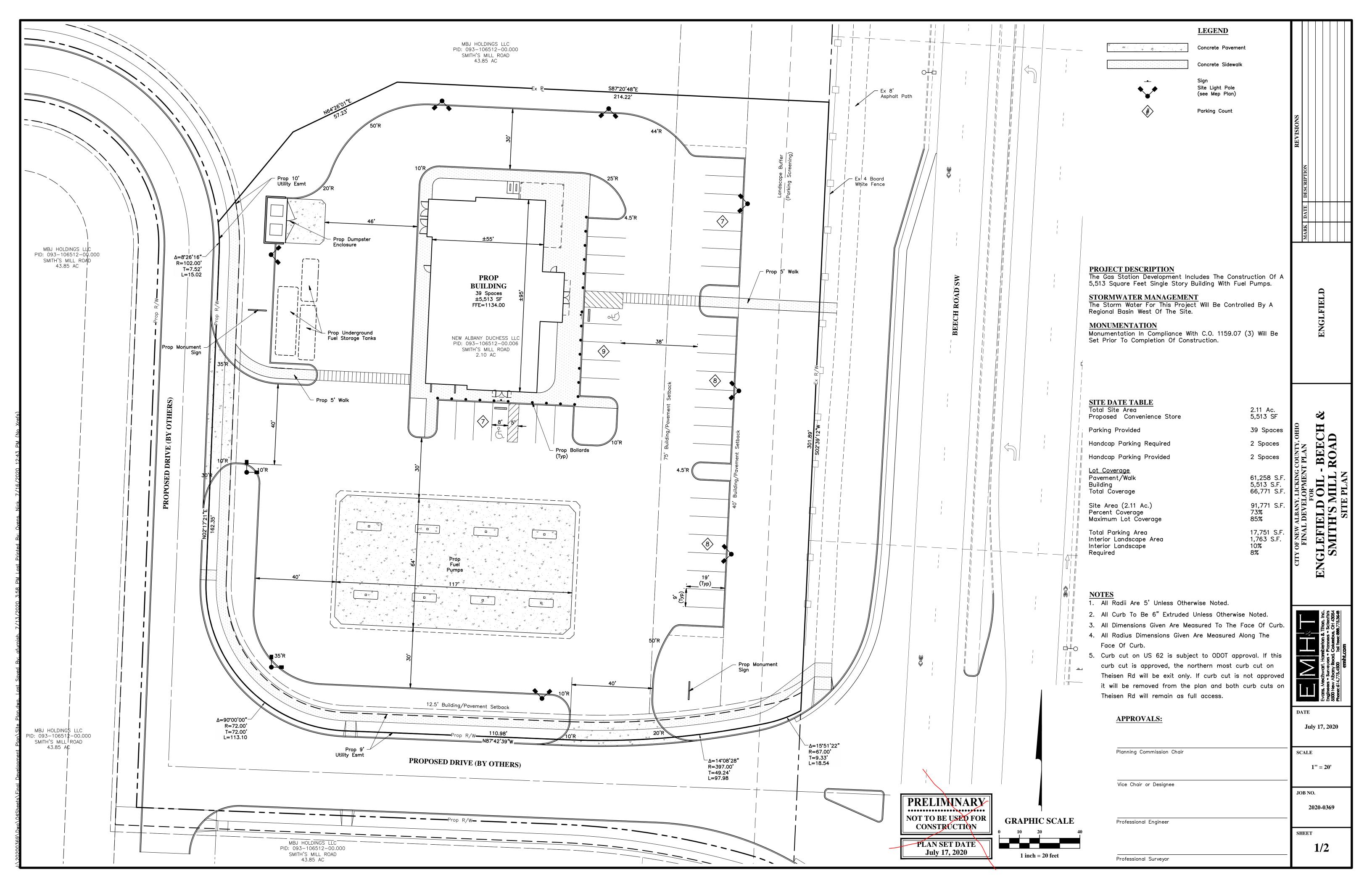
MEF/JMH

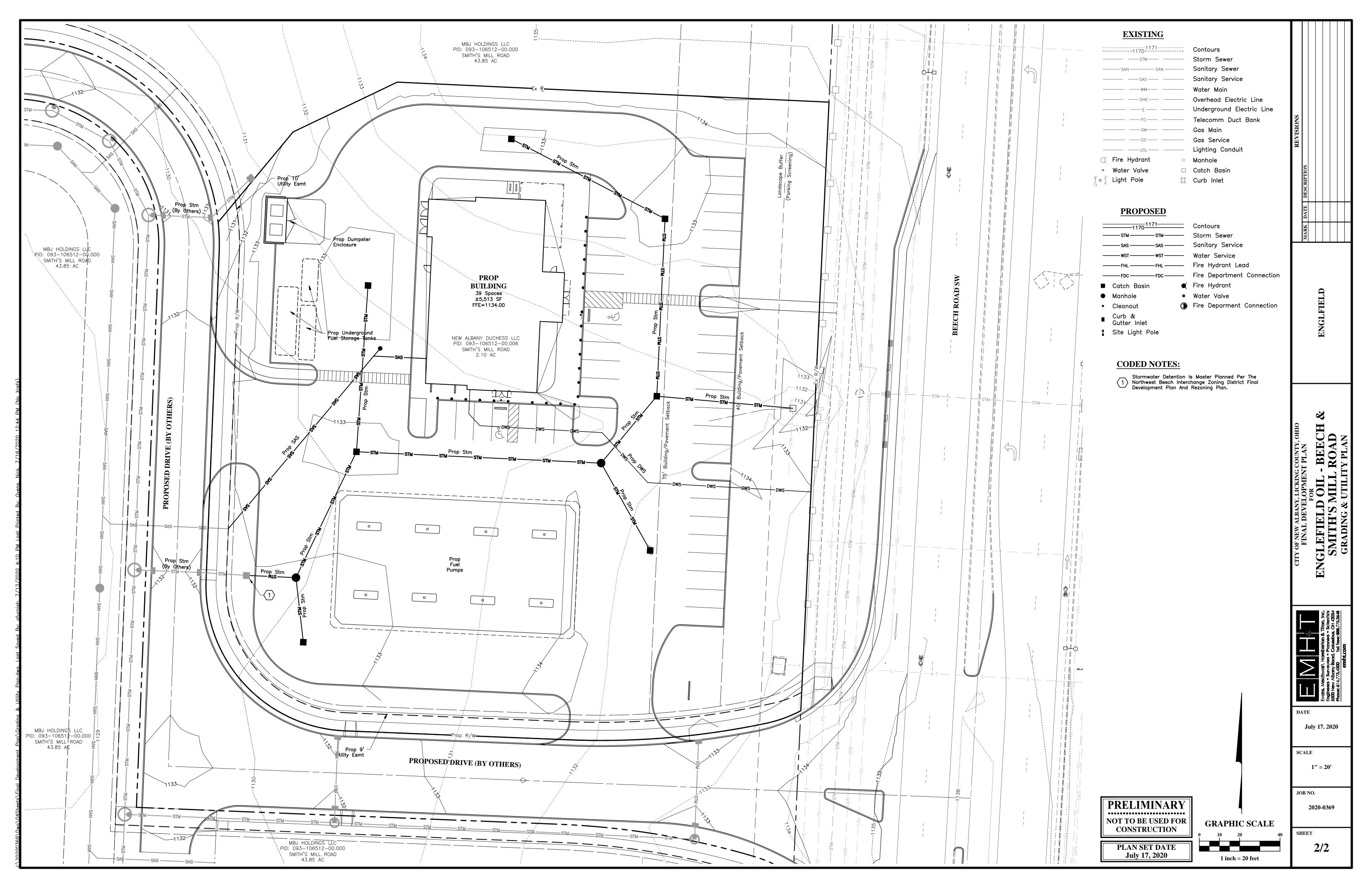
(attachment)

cc: Josh Albright, Development Engineer Jeremiah Wood, Development Engineer











Community Development Planning Application

n	Submit planning applications and all required materials via email to planning@newalbanyohio.org					
Submission	Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.					
	Site Address 9930 Johnsto					
		Parcel Numbers 222-005166-00				
	Acres 0.70	# of lots cre	eated 1			
Project Information	Choose Application	Tyne		Descrin	tion of Request:	
ma	Appeal	☐ Extension	Request		ruction of 986 SF coffee shop with drive-thru.	
for	☐Certificate of Appr		1			
i In	Conditional Use	☐ Vacation				
ject	■Development Plan					
Pro	□Plat					
	☐Lot Changes					
	☐Minor Commercial					
	☐Zoning Amendment (Rezoning)					
	Zoning Text Modif	neation				
	Applicant Information			Property Owner Information		
		Salloway	Name		MG SMITHS MILL II LLC	
cts		00 Greenwood Plaza Blvd., Suite 200	Address		475 Metro Place South Ste 450	
Contacts	City, State, Zip		City, State, Zip			
Ŭ	Phone Number		Phone Number			
	Email		Email			
Signature	The Owner/Applicant employees and appoin	Signed by:	es Village hotograph	of New A and post	Albany representatives, a notice on the property	

Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

A mm a a 1			250.00
Appeal Certificate of App	ronriotanass		230.00
Certificate of App.		two family residential	100.00
	_	esidential or commercial	300.00
	ARB - Signage		75.00
Conditional Use	The signage		600.00
	– Preliminary PUD	or Comprehensive	
Beveropinent Fian	Planning fee	First 10 acres	750.00
	S	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			300.00
-	/ Text Amendment		600.00
Plat – Road Prelim	•		
	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	•		650.00
	Planning	DI 11.	650.00
	E	Plus each lot	50.00 / each
	Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 / each
	Engineering fee	26 – 50 lots	3875.00
	Engineering rec	Each lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
	Engineering rec	Each lot over 51	50.00 / each
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	650.00
Plus each lot	15.00 / each
1-25 lots	
(minimum fee \$1,000.00)	155.00 /each
26-50 lots	3875.00
Each lot over 26	75.00 / each
Over 51 lots	5750.00
Each lot over 51	50.00 / each
	200.00
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subdivision, multiple properties	600.00
	250.00
of Appropriateness	100.00
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cres	700.00
Each additional 5 acres or part thereof	50.00 / each
ork Blacklick Accord	250.00
	600.00
	800.00
	1-25 lots (minimum fee \$1,000.00) 26-50 lots Each lot over 26 Over 51 lots Each lot over 51 subdivision, multiple properties of Appropriateness eres Each additional 5 acres or part thereof





To: New Albany, OH Planning Commission

From: Galloway & Company

Date: October 31, 2025

Re: Variance Narrative – Parking Requirements (C.O. §1167.05(d)(4))

Use for which variance is sought

The proposed use is a Dutch Bros Coffee drive-thru coffee shop located within the I-PUD Zoning District. The site is being developed for a small-format, quick-service coffee shop that primarily serves customers through a drive-thru and walk-up service window. Dutch Bros Coffee locations are designed without public access to the interior of the building; all customer transactions occur through exterior windows.

Details of the variance and grounds for approval

This variance request seeks relief from the parking requirements of the New Albany Codified Ordinances, which require thirteen (13) on-site parking spaces for this use. The applicant proposes to provide nine (9) spaces. The requested four-space reduction better aligns the required parking supply with the actual operational needs of the proposed use.

- Reasonableness and practicality: Providing thirteen spaces is not practical given the site's
 compact configuration, the dual drive-thru lanes, and the absence of interior customer space.
 The reduced parking count accurately reflects the operational model and preserves safe,
 efficient circulation.
- **Reasonable return:** The property will yield a reasonable return and remain fully functional with nine spaces, which are adequate for employees and short-term vendor parking.
- Substantiality: The variance is not substantial. The four-space reduction represents a modest deviation and is consistent with the observed parking demand for comparable Dutch Bros Coffee sites.
- Neighborhood character: The essential character of the surrounding area will not be altered.
 The site will maintain high-quality architecture, landscaping, and screening consistent with adjacent development in the I-PUD District.
- **Government services:** The variance has no adverse effect on the delivery of government services such as fire, police, or utilities.
- **Knowledge of restriction:** The applicant is aware of the parking requirements but seeks this variance due to the unique prototype and limited site area.
- Alternative solutions: No reasonable alternative exists without compromising drive-thru stacking, traffic safety, or landscape quality.

• **Spirit and intent:** The intent of the city's parking regulations, to ensure adequate and organized on-site parking, is maintained. The proposed nine spaces provide sufficient capacity while avoiding unnecessary impervious surface

Specific reasons for justification according to C.O. §1113.06

- Special conditions and circumstances: The property's small size, required drive-thru
 configuration, and lack of interior seating create unique conditions not applicable to typical
 restaurant sites.
- **Literal interpretation hardship:** A literal interpretation of the parking requirement would compel excess parking that is not needed for this use, depriving the applicant of efficient land utilization and reducing available landscaping.
- **Not self-created:** The hardship results from the operational nature of the Dutch Bros concept and the parcel's physical constraints, not from any action of the applicant.
- **No special privilege:** Granting the variance does not confer any special privilege; similar small-format, drive-thru uses have been approved with proportional parking reductions where justified by function.
- **Public welfare:** The variance will not adversely affect public health, safety, or welfare. The site will continue to meet all access, safety, and design requirements of the city.

Summary

This variance satisfies the approval criteria of C.O. Section 1113.06. The request upholds the intent of the zoning and parking requirements while aligning on-site parking with the operational characteristics of Dutch Bros Coffee. Approval will allow a safe, efficient, and attractive development consistent with the high design standards of the I-PUD District and the City of New Albany.





To: New Albany, OH Planning Commission

From: Galloway & Company

Date: October 31, 2025

Re: Variance Narrative – Building Door Orientation (DGRs §6(I)(A)(12))

Use for which variance is sought

The proposed use is a **Dutch Bros Coffee** drive-thru coffee shop located within the I-PUD Zoning District. The site is being developed for a small-format, quick-service coffee shop that primarily serves customers through a drive-thru and walk-up service window. Dutch Bros Coffee locations are designed without public access to the interior of the building; all customer transactions occur through exterior windows.

Details of the variance and grounds for approval

This variance request seeks relief from **DGRs §6(I)(A)(12)** of the New Albany Design Guidelines & Requirements, which requires that "doors shall be provided on all sides of a building facing public and private roads."

The proposed building includes customer entry doors on the primary street-facing elevation but omits doors on the remaining façades due to the unique operational model and compact site layout.

- Reasonableness and practicality: Applying this requirement literally is not reasonable for a
 business model that provides no public interior access. Requiring additional doors would
 create non-functional elements and potential safety and security concerns for employees.
- **Reasonable return:** The property will yield a reasonable return with a fully functional use that supports the city's commercial goals and contributes to the surrounding employment district.
- **Substantiality:** The variance is not substantial in effect, as all elevations include glazing, materials, and articulation consistent with §1167.05 design intent to maintain visual interest and pedestrian scale.
- Neighborhood character: The variance will not alter the essential character of the area. The
 building will be consistent with other small-scale commercial developments within the I-PUD
 and along nearby corridors.
- Government services: The variance has no adverse effect on the delivery of government services such as fire, police, or utilities.
- Knowledge of restriction: While the applicant is aware of the design guideline, the unique nature of the Dutch Bros prototype makes full compliance impractical without compromising safety or function.
- Alternative solutions: The only alternative would be to add false or locked doors, which
 would not provide meaningful engagement with the public realm and could present confusion

or safety issues.

• **Spirit and intent:** The spirit and intent of DGRs §6(I)(A)(12) is to avoid blank façades and promote architectural interest along public streets. The proposed design achieves this through varied materials, transparency, and pedestrian connectivity, maintaining the guideline's purpose without unnecessary or unsafe door placements.

Specific reasons for justification according to C.O. §1113.06

- Special conditions and circumstances: The property's limited size and required drive-thru
 circulation create site constraints that are unique within the district. Additionally, the Dutch
 Bros operational model, which provides no public indoor access, is a special circumstance not
 applicable to other commercial uses.
- **Literal interpretation hardship:** A literal interpretation DGRs §6(I)(A)(12) would require doors that cannot functionally or safely be used, depriving the applicant of the ability to operate consistently with its approved national prototype.
- Not self-created: The hardship arises from the site configuration and operational requirements of the tenant, not from any action by the applicant.
- No special privilege: Approval of this variance does not grant a privilege denied to others; several drive-thru-oriented uses in similar districts operate with primary doors only on the public-facing façade.
- Public welfare: Granting the variance will not adversely affect public health, safety, or welfare.
 The building design adheres to the city's architectural standards and maintains a high-quality appearance.

Summary

The proposed variance satisfies the considerations of approval criteria of C.O. §1113.06. The request maintains the spirit and intent of the zoning and design standards while accommodating a nationally recognized coffee concept that operates exclusively through exterior service windows. Approval will enable a safe, attractive, and efficient development that is consistent with the design quality expected within the I-PUD and the City of New Albany.



Memorandum

To: New Albany, OH Planning Commission

From: Galloway & Company

Date: October 31, 2025

Re: Variance Narrative – Sign Ordinance (C.O. §1169)

Use for which variance is sought

The proposed use is a Dutch Bros Coffee drive-thru coffee shop located within the I-PUD Zoning District. The site is being developed for a small-format, quick-service coffee shop that primarily serves customers through a drive-thru and walk-up service window. Dutch Bros Coffee locations are designed without public access to the interior of the building; all customer transactions occur through exterior windows.

Details of the variance and grounds for approval

This variance request seeks relief from Chapter 1169 – Display Signs and Outdoor Advertising of the New Albany Codified Ordinances, which regulates the number, placement, and illumination of wall signage. Two variances are requested:

- (1) To permit wall signs on elevations not facing a public right-of-way; and
- (2) To permit internally illuminated signage consistent with the Dutch Bros Coffee national prototype.
 - Reasonableness and practicality: Strict application of Chapter 1169 is not practical for this
 prototype use. Because the building serves customers from drive-thru lanes on private internal
 drives rather than a public street frontage, visible signage to approaching vehicles on these
 private drives is necessary for safe wayfinding and efficient operation.
 - Reasonable return: The property will still yield a reasonable return, and the proposed signage
 is proportional to the scale of the building and site. Denial of this variance would limit
 necessary customer identification and reduce site functionality.
 - Substantiality: The variance is not substantial in effect. The number and size of signs remain
 modest and consistent with surrounding commercial development. Illumination is low-intensity,
 internally shielded LED lighting that does not spill beyond the building face.
 - Neighborhood character: The essential character of the area will not be altered.
 - Government services: The variance has no adverse effect on the delivery of government services such as fire, police, or utilities.
 - Knowledge of restriction: The applicant is aware of the signage regulations but requires these modest deviations to ensure clear visibility and safe site circulation.
 - Alternative solutions: Alternatives, such as limiting signage only to the public-facing elevation, would not provide sufficient visibility for vehicles entering from internal drives and would negatively affect traffic flow and safety.

• **Spirit and intent:** The spirit and intent of Chapter 1169, to provide attractive, coordinated, and appropriately scaled signage, is fully maintained. The proposed signage is architecturally integrated, proportional, and designed with subdued, energy-efficient illumination that enhances site safety without visual clutter.

Specific reasons for justification according to C.O. §1113.06

- Special conditions and circumstances: The building orientation and customer approach
 pattern along private drives create conditions unique to this site and use. Because Dutch Bros
 Coffee has no interior public access, signage on non-street-facing façades is essential for
 customer direction and operational safety.
- **Literal interpretation hardship:** A literal interpretation of Chapter 1169 would deprive the applicant of the ability to effectively identify the business and safely direct customers through the site, contrary to typical visibility provided to comparable uses.
- **Not self-created:** The hardship arises from the building's orientation, drive-thru configuration, and prototype design requirements, not from any action by the applicant.
- No special privilege: Granting this variance does not confer a special privilege denied to
 others; similar drive-thru or corner-lot businesses have been permitted signage on façades
 visible from customer approach lanes for safety and legibility.
- Public welfare: The variance will not adversely affect public health, safety, or welfare. The
 site will continue to meet all access, safety, and design requirements of the city.

Summary

This variance satisfies the approval criteria of C.O. Section 1113.06. The request preserves the intent of Chapter 1169 by maintaining high-quality, architecturally integrated signage while providing appropriate visibility for a unique drive-thru-only business model. Approval will allow a safe, functional, and visually consistent development aligned with the city's design expectations and the purpose of the I-PUD District.



SENT VIA EMAIL

October 31, 2025

New Albany Community Development Department 7815 Walton Parkway New Albany, OH 43054

RE: Dutch Bros Coffee – Final Development Plan, Conditional Use and Variance FDP-83-2025, CU-84-2025 and VAR-85-2025 9930 Johnstown Road

Dear Lauren.

Thank you for the staff comments received October 2, 2025 and October 20, 2025 regarding the subject development applications under review with the City of New Albany. We appreciate staff working with us to resolve the comments from their issuance; below is a summary in **bold and italics** of our responses that coincide with our related plan revisions.

Planning - Lauren Sauter

A variance application will be required in addition to the FDP and Conditional Use for the
building to not have an "active and operable" door. I included our variance submittal
requirements, but since you have already included most of the requirements in the FDP and
CU, we will most likely just need a narrative statement for this. We can add this to the agenda
for the November PC meeting.

Response: Variance requests are included with this resubmittal package.

 Provide details of all signage, including wall signs, monument signs, the menu-board sign, and, if applicable, any other signage. The monument sign will need to meet the specifications of the appropriate sign type in the Trust Corp Sign Plan (attached); we recommend using the standards of sign type 2 or 4.

Response: Signage package provided by sign consultant, included with submittal along with a Variance request.

- Staff feels the building may be "over-signed;" we recommend meeting the PUD standards, which say one sign is permitted on facades that face streets, which would be the front and back of the building only, and these would need only one sign. Otherwise, a sign variance can be added to the variance application.
 - Response: Signage package provided by sign consultant, included with submittal along with a Variance request.
- Staff recommends adding "fake"/bricked windows to the side facades. Many of our design standards recommend or require buildings to have windows on all sides to appear more "lived in" and to help break up the façade, though this is not necessarily required.
 Response: Building elevations have been updated, please reference new building elevations in the FDP set.
- Provide the setback of the pavement from Woodcrest Way in the site plans. The PUD requires
 this to be 20 feet, but staff is supportive if this requires a variance.
 Response: Set back dimension added, pavement set 20' back form access easement to
 meet standard.
- Provide a roof plan that shows how rooftop equipment will be fully screened.



Response: Roof plan has been provided, please see updated FDP set.

- Provide an elevation and/or details of the material, dimensions, etc. of the dumpster enclosure.
 Response: Trash Enclosure elevations have been provided, please see updated FDP set.
- Provide specifications of the proposed lights, showing that they meet the requirements of the PUD section 8a.05 (see attached), such as the type and color of the lights.
 Response: Full photometric plan and lighting details provided.
- Provide a sidewalk from the walk-up window to the leisure trail of Johnstown Road, similar to
 what was done for the Valvoline and Popeye's to the east of the site (see attached
 screenshot). This will require modifications to the landscaping and parking lot striping.
 Response: Sidewalk added from trail to project site.
- It appears the sidewalk at the back/south of the lot will be installed for this development per
 the site plan; please specify whether this is true and that the material will be the same.
 Response: Correct, sidewalk on the south of the lot will be installed. Material will match
 existing walk on the adjacent dairy queen site.
- A bike rack will need to be provided and shown on the site plan.
 Response: Bike racks added.
- While the Wendy's site plan includes trees that are called out in your site plan, they were
 never installed; we recommend noting those trees as proposed instead of as existing/part of
 the Wendy's site plan since they are not present.
 Response: Call outs for trees updated.
- The reference to a Traffic Impact Study in the Conditional Use statement can be removed; it will not be required.
 Response: Noted, reference removed.
- Let us know if the proper cross-access agreements are in place for the connections to adjacent development.
 Response: There is a 39' Access and Utility Easement recorded at Instrument Number 201501280011279 that provides access to the development.

Engineer – Matt Ferris and Jay Herskowitz

- 1. Refer to Exhibit A attached. Add notes and the title block depicted on Exhibit A to the cover sheet.
 - Response: Notes and approval block added per the example sheets provided.
- 2. Please delete sheet C0.1. These notes are applicable to construction plans only. *Response: C0.1 has been removed from the set.*
- 3. Please remove the "Preliminary...Not for Construction" note from all sheets. *Response: Notation has been removed from the set.*
- 4. Revise the month reference on the Cover Sheet title block. Response: Date has been updated.
- 5. Refer to sheet C1.0. Show the instrument number for the recorded cross access easement.

Response: Instrument number added for the cross-access easement.

- 6. Provide a Fire Truck Turning Radius analysis. Response: Fire Truck Analysis has been provided.
- 7. Update the Site Data Table on sheet C1.0 to show stalls/ADA stalls required. Response: Site data table has been updated.
- 8. Add a major flood routing arrow to the legend on sheet C2.0 and show major flood routing in plan view.

Response: Per FIRM map, the site is located in Zone X and major flood should not require routing through the site. Flow arrows added showing major event runoff direction and collection. Civil CDs will also include full drainage analysis of the site and include conformance letter with Master Drainage Report for the area.

- 9. Show stop bars/signs at all curb cuts and show the site distance triangles. Remove impediments to motorist view at all curb cuts.
 - Response: Stop Bars and signage have been added, along with site triangle exhibit.
- 10. Provide a photometrics plan for staff approval. Please show the maximum/minimum and average/minimum uniformity ratios on the photometrics plan.

 Response: Photometric plan has been provided.
- 11. We will evaluate storm water management, water distribution, sanitary sewer collection and other construction related details once detailed construction plans become available.

Response: Noted, civil CDs to be provided shortly after our Planning Commission hearing.

Architectural - MKSK

- 1. Revise the proposed site plan to include a pedestrian connection from the existing leisure trail along Johnstown Road to the outlined building facade/ walk-up window. See below. Response: Pedestrian walk has been added to connect to trail along Johnstown Road.
- Revise the proposed building setback and site plan to better align with the adjacent existing building facades. See below.
 - Response: Building has been shifted to align with the existing, adjacent building(s).
- Provide a signage package that includes the locations of proposed menu boards and relevant site signage. Adhere to the City of New Albany Code of Ordinances, Chapter 1169.11 -Special Signs (c) Drive-through, Menu Board Signs (1-5).
 Response: Sign package included with this resubmittal along with request for Variances.
- 4. Per the Canini Trust Corp. I-PUD Zoning District Text 8a.02 Access, Loading, Parking and/or other Traffic Related Commitments (3), revise the proposed site plan to include on-site bicycle racks.

Response: Bike rack details have been provided.

Please feel free to reach out with any additional comments or questions you may have.

Sincerely, GALLOWAY

DUTCH BROS COFFEE

OHO604 NEW ALBANY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY LOCATED IN LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16 UNITED STATES MILITARY DISTRICT

FINAL DEVELOPMENT PLAN OCTOBER 2025

PROJECT CONTACTS

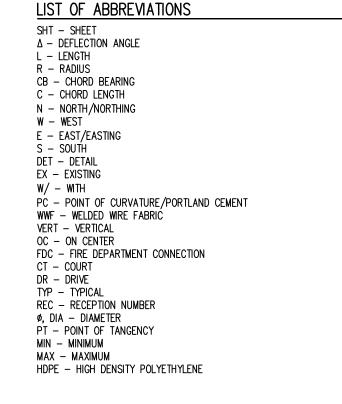
DEVELOPER DUTCH BROS COFFEE TELEPHONE: (480) 296-5905 CONTACT: MARC MADDEN

CIVIL ENGINEER GALLOWAY & COMPANY, INC. 5500 GREENWOOD PLAZA BLVD SUITE 200 GREENWOOD VILLAGE, CO 80111 TEL: (303) 770-8884 CONTÀCT: AARON JOHNSTON, PE

COMMERCIAL DUE DILIGENCE SERVICES 3550 W. ROBINSON, THIRD FLOOR NORMAN, OK 73072 PHONE: (405) 253-2433 CONTACT: SCOTT BOSCARELLI

CONTÀCT: JON ROMERO, PLA

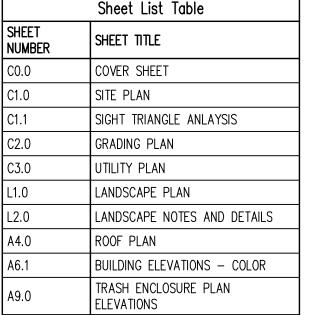
PLANNING AND LANDSCAPE ARCHITECTURE GALLOWAY & COMPANY, INC. 5500 GREENWOOD PLAZA BLVD SUITE 200 GREENWOOD VILLAGE, CO 80111 TEL: (303) 770-8884





VICINITY MAP NTS

ICING NEW JUND UTILITIES
OTHERWISE.
RED =13 LOOR SPACE) E S 1 ADA SPACE
LOOR SPACE)
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PHOTOMETRIC SITE PLAN

PHOTOMETRIC DETAILS

LEGAL DESCRIPTION

PARCEL 1, LOCATED IN LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16, UNITED COUNTY OF FRANKLIN, STATE OF OHIO, CONTAINING 30,539 SQUARE FEET OR 0.701 ACRES,

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER OHIO STATE PLANE SOUTH ZONE, NAD83-2011, AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF JOHNSTOWN ROAD (AKA U.S. HIGHWAY 62) WHICH N60"11"1" PER GPS COORDINATE OBSERVATIONS

LATITUDE: 40°05′29.29373″ LONGITUDE: -82°47'23.75455" CONVERGENCE ANGLE: 00°11'02.28"

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES. PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE Know what's below. ENGINEER PRIOR TO CONSTRUCTION.

Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PROJECT DESCRIPTION

DRIVE THROUGH COFFEE SHOP DEVELOPMENT INCLUDES THE CONSTRUCTION OF 986 SF SINGLE STORY BUILDING

STORMWATER MANAGEMENT

STORMWATER FOR THIS PROJECT WILL BE CONTROLLED BY A REGIONAL BASIN SOUTHWEST OF

MONUMENTATION

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

1. ALL RADII ARE 5' UNLESS OTHERWISE SPECIFIED

2. ALL CURB TO BE 6" EXTRUDED UNLESS OTHERWISE NOTED 3. ALL DIMENSIONS ARE GIVEN ARE MEASURED TO FACE OF CURB

4. ALL RADIUS DIMENSIONS GIVEN ARE MEASURED ALONG FACE OF CURB

APPROVALS:

PLANNING COMMISSION CHAIR

PROFESSIONAL SURVEYOR

PROFESSIONAL ENGINEER

VICE CHAIR OR DESIGNEE

10/31/2025

Checked By

COVER SHEET

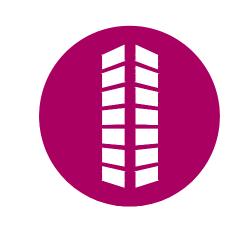


Greenwood Village, CO 80111

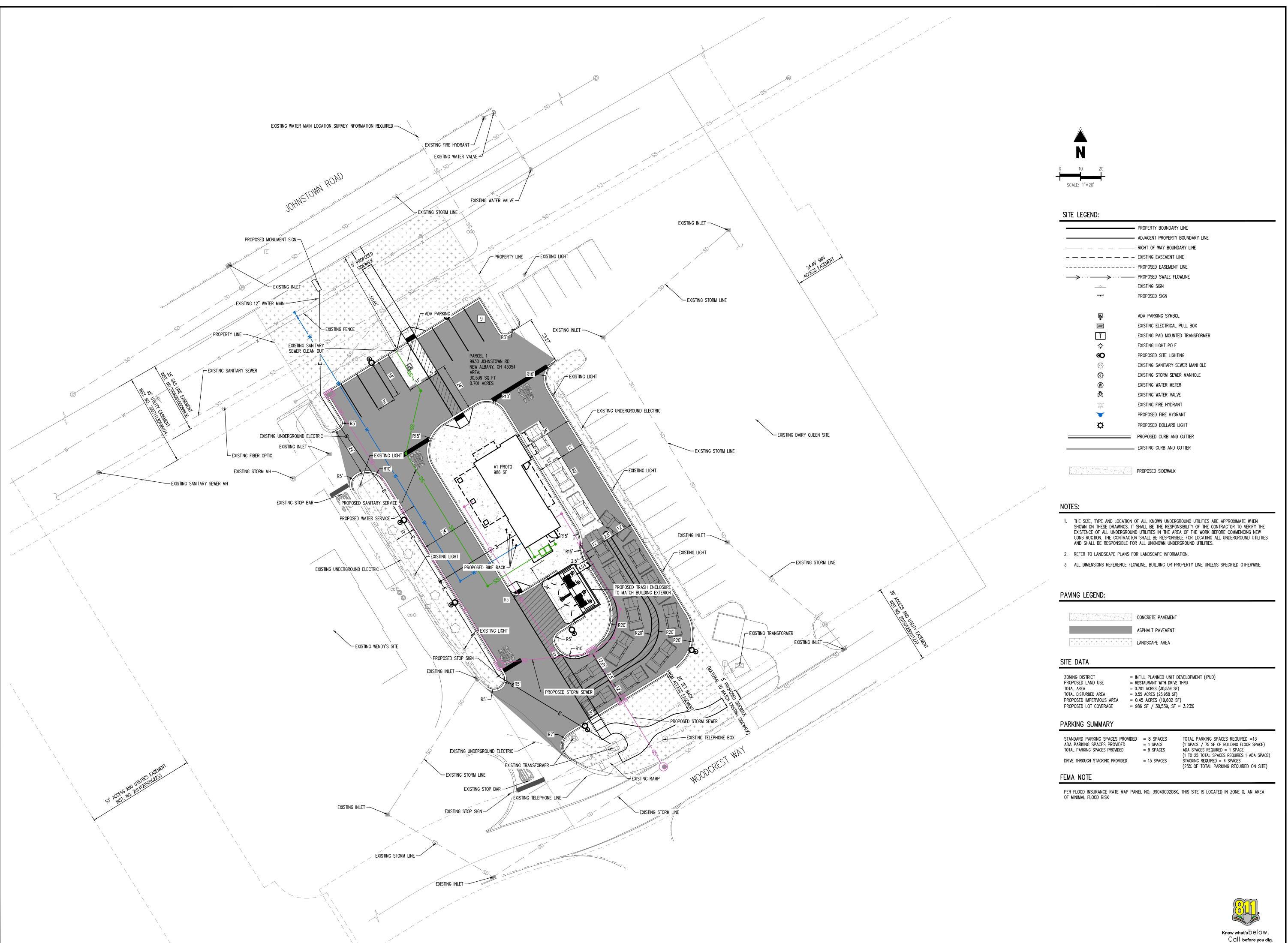
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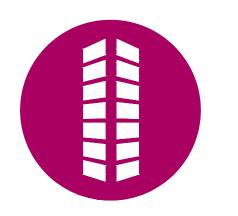
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 DBC062

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 MCK

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 AJ

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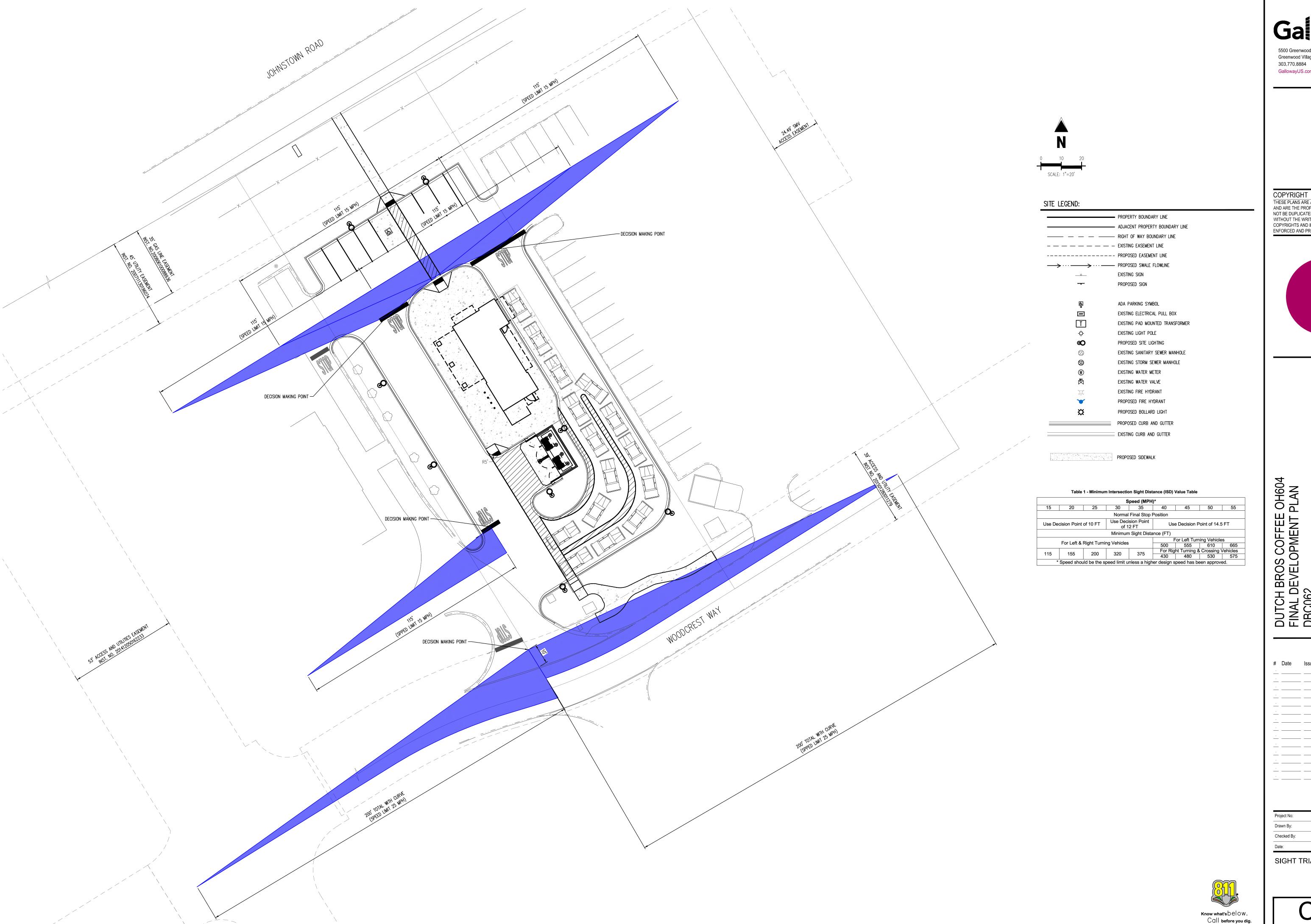
SITE PLAN

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Sheet 2 of 12



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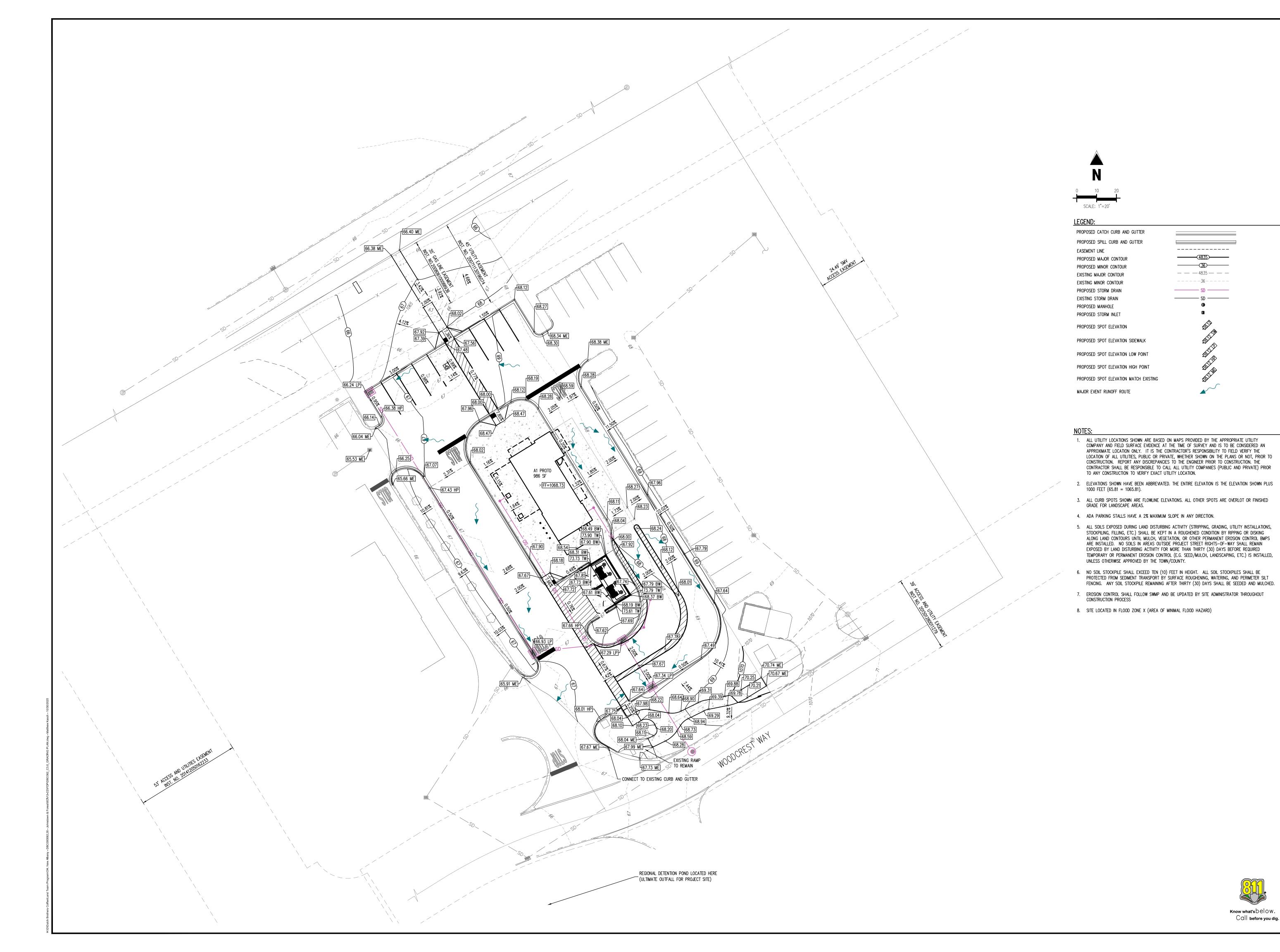


DUTCH BROS COFFEE OH604 FINAL DEVELOPMENT PLAN DBC062

Date Issue / Description

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DUTCH BROS COFFEE OH604 FINAL DEVELOPMENT PLAN DBC062

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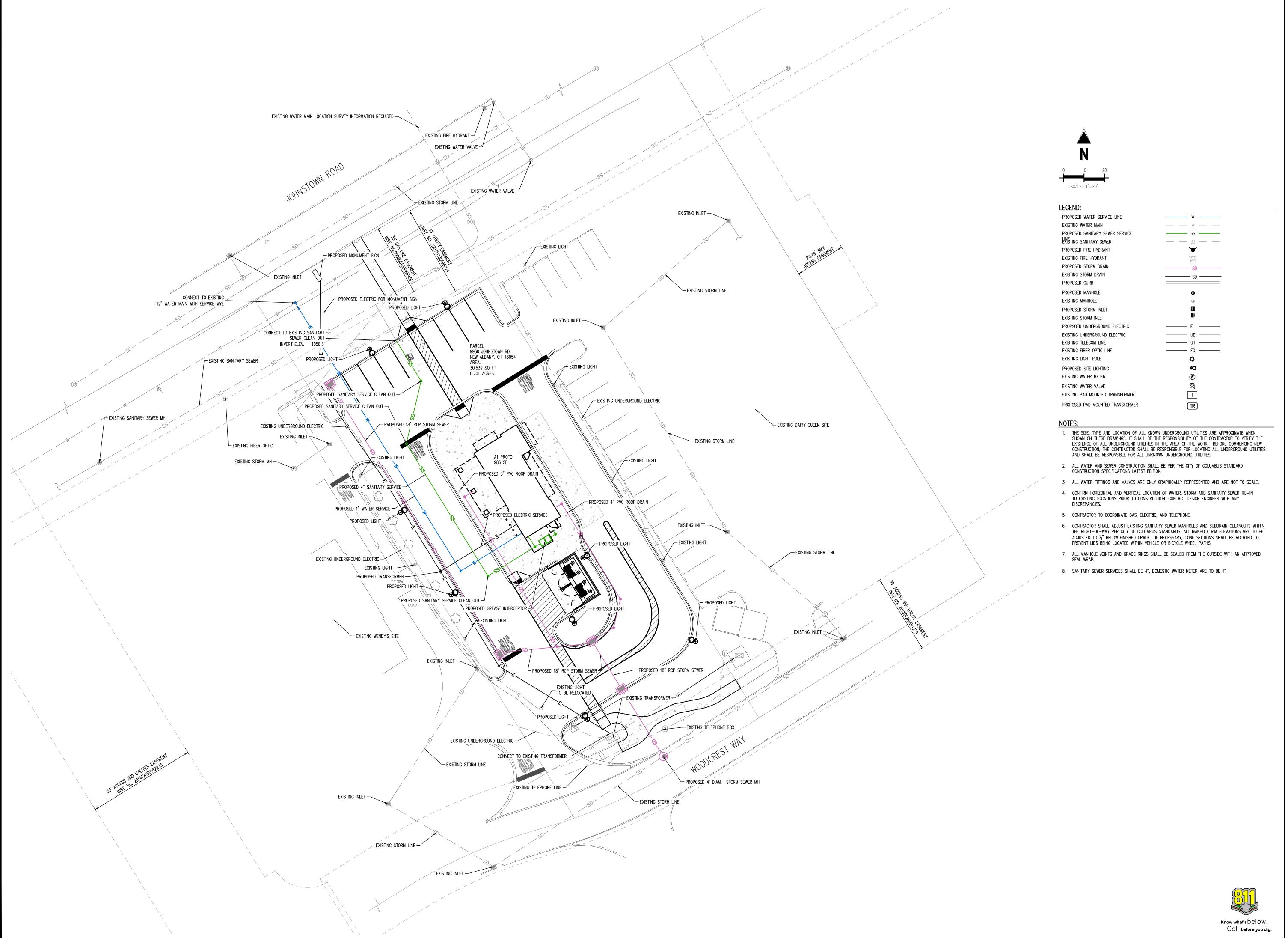
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GRADING PLAN

C2.0Sheet 4 of 12





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DUTCH BROS COFFEE OH604 FINAL DEVELOPMENT PLAN DBC062

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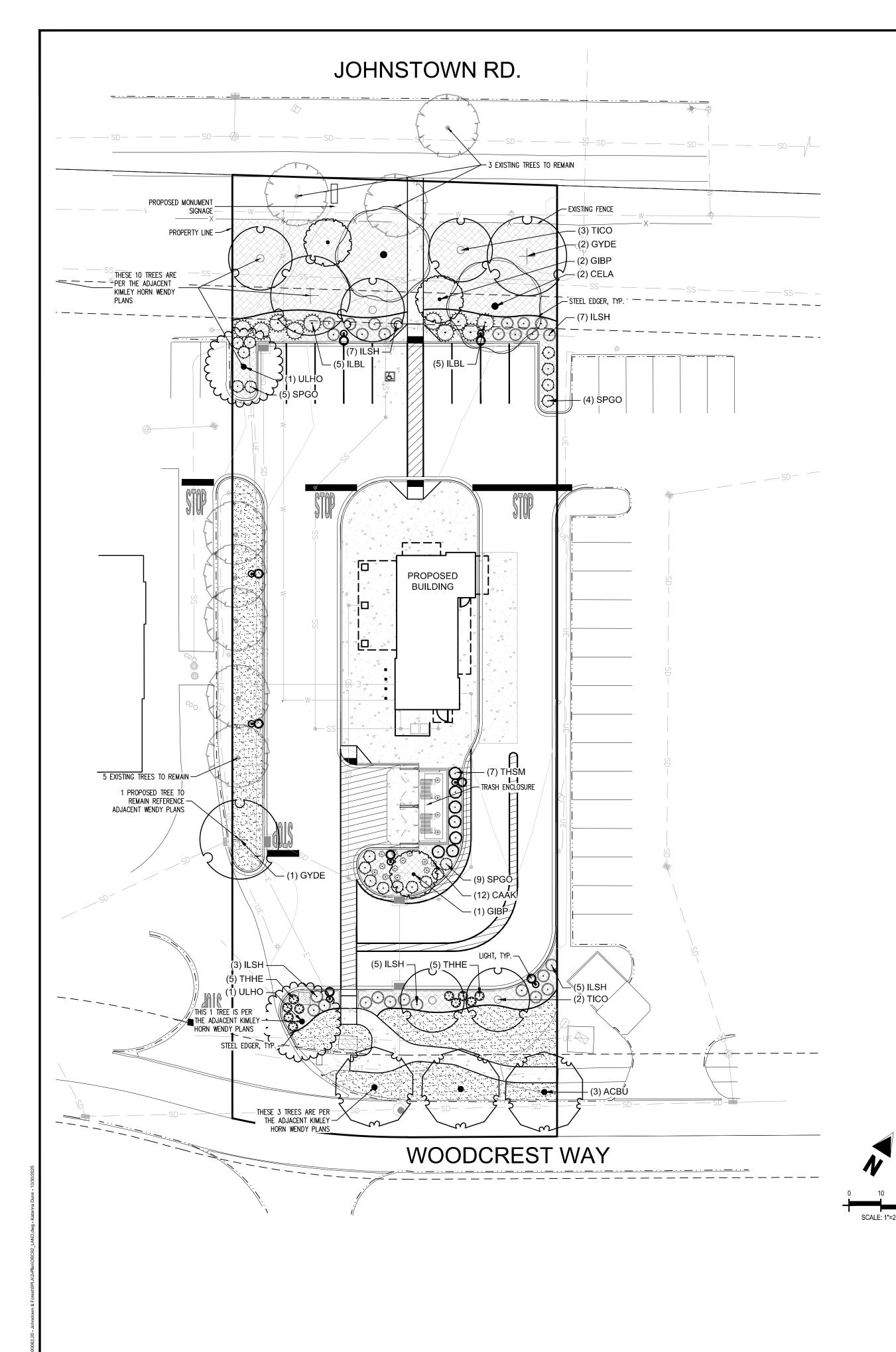
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 10/31/2025

UTILITY PLAN

C3.0
Sheet 5 of 12



SYMBOL CODE	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
DECIDUOUS TREES	<u> </u>							
ACBU	3	TRIDENT MAPLE	ACER BUERGERIANUM	B&B	3" CAL	30`X25`	MODERATE	SUN
CELA	2	SUGAR HACKBERRY	CELTIS LAEVIGATA	B&B	3" CAL	60'X45'	MODERATE	SUN/PART SHADE
GIBP	3	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	B&B	2" CAL	40`X20`	MODERATE	SUN
+ GYDE	3	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50`X35`	LOW	SUN
O TICO	5	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2" CAL	40`X30`	MODERATE	SUN/PART SHADE
ULHO	2	HOMESTEAD ELM	ULMUS X 'HOMESTEAD'	B&B	3" CAL	50`X35`	MODERATE	SUN
EVERGREEN TREE	<u>S</u> 7	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	B&B	6` HT	18`X4`	LOW	SUN/PART SHADE
EXISTING TREES								
EXDT	8	EXISTING DECIDUOUS TREE	TO REMAIN	EXISTING				
SYMBOL CODE	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
ب سر	18	GOLDMOUND JAPANESE SPIREA	SPIRAEA JAPONICA 'GOLDMOUND'	#5 CONT.	3'X4'	LOW	SUN/PART SHADE	
EVERGREEN SHRU		CHAMPOOK INKREPPY HOLLY	II EV OLABBA IQUAMBOOKI	#F CONT	E.VE.	MODERATE	CUNUDADT CUADE	
Mannent T	27	SHAMROCK INKBERRY HOLLY	ILEX GLABRA 'SHAMROCK'	#5 CONT.	5`X5`	MODERATE	SUN/PART SHADE	
J. ILBL	10	BLUE PRINCE AND PRINCESS HOLLY	ILEX X MESERVEAE 'BLUE PRINCE' & 'BLUE PRINCESS'	#5 CONT.	10`X6`	MODERATE	SUN/PART SHADE	
THHE	10	HETZ MIDGET ARBORVITAE	THUJA OCCIDENTALIS 'HETZ MIDGET'	#5 CONT.	4`X4`	MODERATE	SUN	
DRNAMENTAL GRA	12	KARI EOERSTED EEATHED DEED ODASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LOW	SUN	
·					J 7/2	LOVV	JUN	
SYMBOL MULCH	QTY	COMMON NAME	BOTANICAL NAME	<u>TYPE</u>				
	2,107 SF	WOOD MULCH DARK BROWN SHREDDED HARDWOOD	WOOD MULCH	MULCH				
		MULCH						
SEED.	2,711 SF	RTF (RHIZOMATOUS TALL FESCUE) SEE PLANTING NOTES & DETAILS	TURF SEED	SEED				

CODE SECTION	EQUIREMENTS CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
	P. I-PUD REQUIREMENTS STREET TREES				
8a.04.2.	(JOHNSTOWN ROAD)	1 TREE PER 30 LF	102 LF / 30	3 STREET TREES	3 EXISTING STREET TREES
8a.04.2.	STREET TREES (WOODCREST WAY)	1 TREE PER 30 LF	86 LF / 30	3 TREES	3 TREES*
8a.04.a.	PARKING LANDSCAPING	PARKING LOTS MUST BE SCREENED WITH A 3' EVERGREEN HEDGE	3' EVERGREEN HEDGE	3' EVERGREEN HEDGE	3' EVERGREEN HEDGE IS PROVIDED
8a.04.c.	PARKING LANDSCAPING	PARKING LOT LANDSCAPING MUST BE 8% OF TOTAL PARKING LOT PAVING AREA	15,107 SQ. FT. x 8%	1,208 SQ. FT.	1,863 SQ. FT.
8a.04.5.	PERIMETER LANDSCAPING (JOHNSTOWN ROAD)	MINIMUM OF 8 TREES PER 100LF, THESE TREES ARE IN ADDITION TO STREET TREES	102 /F /100	8 TREES	9 TREES*
EW ALBANY OHIO,	MUNICIPAL CODE				
1171.05(e)	SITE LANDSCAPING	1 TREE PER 5,000 SF. OF STRUCTURE AND VEHICLE USE AREA	16,341/ 5,000	3 TREES	3 TREES
1171.06.	PARKING LOT LANDSCAPING	FOR EACH 100 S.F. OF PARKING AREA, A MIN. OF (5) S.F. OF LANDSCAPE AREA TO BE PROVIDED	1,672 SF OF PARKING AREA / 100	17 SF	1,863 SQ. FT.
1171.06.(a)(3)	PARKING LOT LANDSCAPING	1 TREE PER 10 SPACES	9 PARKING STALLS/ 10	1 TREES	1 TREES*
1171.06.(b)	PARKING LOT LANDSCAPING	PARKING LOTS SHALL BE SCREENED BY A 3.5' MINIMUM EVERGREEN HEDGE	3.5' EVERGREEN HEDGE	3.5' EVERGREEN HEDGE	3.5' EVERGREEN HEDGE IS PROVIDED

*TREES ARE PER THE ADJACENT KIMLEY HORN WENDY PLANS

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DUTCH BROS COFFEE OH60 FINAL DEVELOPMENT PLAN DBC062

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 Project No:
 DBC062

 Drawn By:
 KLD

 Checked By:
 EDN

 Date:
 10/31/2025

LANDSCAPE PLAN

110

LANDSCAPE NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND. THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- 5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED

FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.

- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- 9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- 10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- 11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE OHIO LANDSCAPE
- 12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

- 13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- 15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- 16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8", NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
- 17. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

- 18. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- 19. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- 20. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
- 21. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- 22. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 23. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- 24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- 25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH
- 26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- 27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- 28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

- 29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
- 30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- 31. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS
- 32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH
- 33. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- 34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- 2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING. REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- 3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

TREE PROTECTION NOTES:

- 1. USE TOWN OF NEW ALBANY TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
- 2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
- 3. TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE. THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
- 4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING
- A. EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN
- B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN
- C. WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
- D. WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
- 4. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
- 5. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
- A. REMOVE ALL DEAD WOOD.
- B. PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
- C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE
- D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE
- E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
- F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT
- 6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
- A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK,
- B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

UTILITY NOTES

- 1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- 2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- . THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

3X ROOTBALL DIAMETER

(3)12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.

(4)24"X3/4" P.V.C. MARKERS OVER WIRES.

(5) PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL. (6) PRESSURE-TREATED WOOD DEADMEN. TWO PER TREE (MIN.).

BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO

UNDISTURBED SOIL.

(8) wood mulch tree ring 3' dia. min. type & depth per

PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK. (9) FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT

(10) ROOT BALL – SEE NOTE 3, THIS DETAIL

(11) BACKFILL. AMEND & FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. (12) UNDISTURBED NATIVE SOIL

(13) SOFT VELCRO, OR OTHER FABRIC WRAP

(14) CENTRAL LEADER, SEE PLANTING NOTES

SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. 2) NYLON TREE STRIPS AT ENDS OF WIRES - SECURE TO STAKE 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL

BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE. 3 CUI OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE

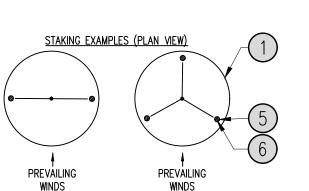
IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND 4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN

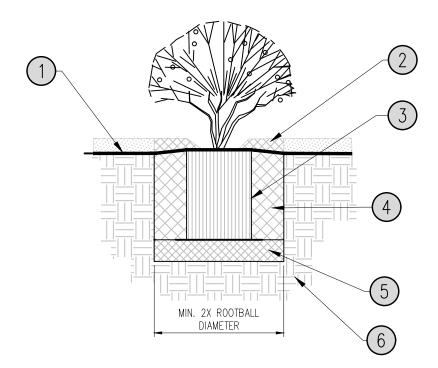
AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN

WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR

REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.





(1) FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT

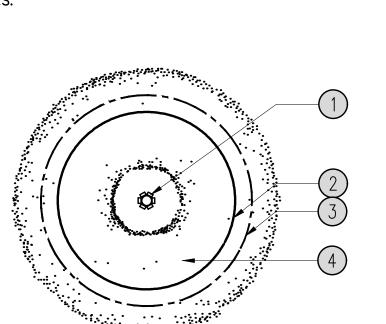
(2)SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL

(3) PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE - INSTALL WATER RING (2 - 3" HT.)

(4) BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.

(5) COMPACTED BACKFILL MIX (75%).

6 UNDISTURBED NATIVE SOIL.



(1) trunk protection boards min. 2" thick. Beneath boards are 3-4 layers of BURLAP AROUND TRUNK. TIE BOARDS SECURELY AT TOP, BOTTOM & CENTER WITH HEAVY DUTY CORD, WIRE, OR CABEL CHOKERS.

(2)outline of tree crown (edge of dripline) corresponds with root spread.

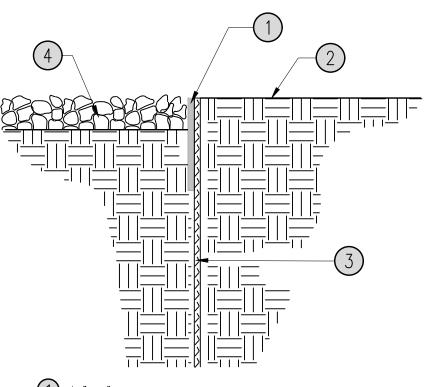
(3) CONSTRUCTION FENCING (MIN. 4' HEIGHT)

(4) WOOD MULCH - SEE MULCH

(5) PLASTIC ORANGE CONSTRUCTION FENCE TIED TO T-POST

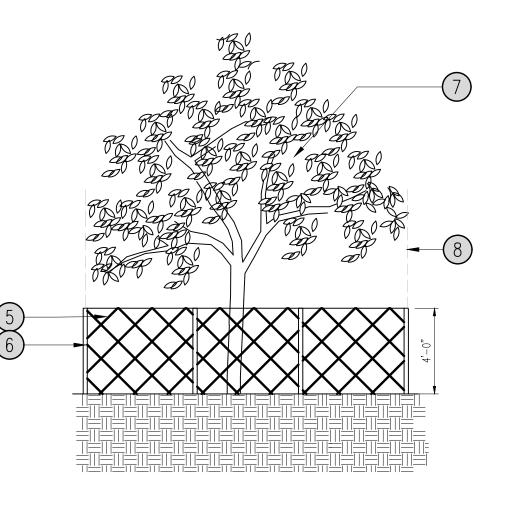
(6)T-POST AT 8'-0" O.C. (TYP.)





ig(1ig)3/16" x 4" RYERSON STEEL EDGING OR EQUAI

(3)16" STAKES AT 30" O.C.



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Checked By 10/31/2025

LANDSCAPE NOTES & DETAILS

GENERAL NOTES:

- 1. COORDINATE WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION AND NUMBER OF OTHER ROOF PENETRATIONS (EI: VENT STACKS, VENT PIPES, CONDUIT PENETRATIONS, ETC.). FLASH ALL PENETRATIONS WEATHER TIGHT. REF. 5,6-A4.1.
- 2. SLOPE ALL CRICKETS AS SHOWN AT A MINIMUM SLOPE OF 1/4" PER FOOT FROM HORIZ. PLANE, UNLESS NOTED OTHERWISE.
- 3. PROVIDE BUILT-UP INSULATION ROOF CRICKETS AT ALL CURB LOCATIONS TO ALLOW POSITIVE DRAINAGE AND PREVENT PONDING.
- 4. ALL METAL ROOF FLASHING DETAILS SHALL BE PER SMACNA AND MANUFACTURERS RECOMMENDATIONS AND REVIEWED BY THE ARCHITECT FOR DESIGN INTENT.
- 5. PROVIDE ROOF INSULATION SYSTEM BELOW ROOFING MEMBRANE, PER THE ROOFING ASSEMBLIES SPECIFIED IN DIVISION 07 SECTIONS "THERMOPLASTIC POLYOLEFIN ROOFING" AND "APPLIED FIREPROOFING".
- PROVIDE SUPPLEMENTAL INSULATION OVERBUILDS WHERE INDICATED FOR ROOF SLOPE CONTINUATION.
- 7. PROVIDE HAIL GUARDS TO ALL APPLICABLE ROOFTOP EQUIPMENT IN THE MIDWEST.



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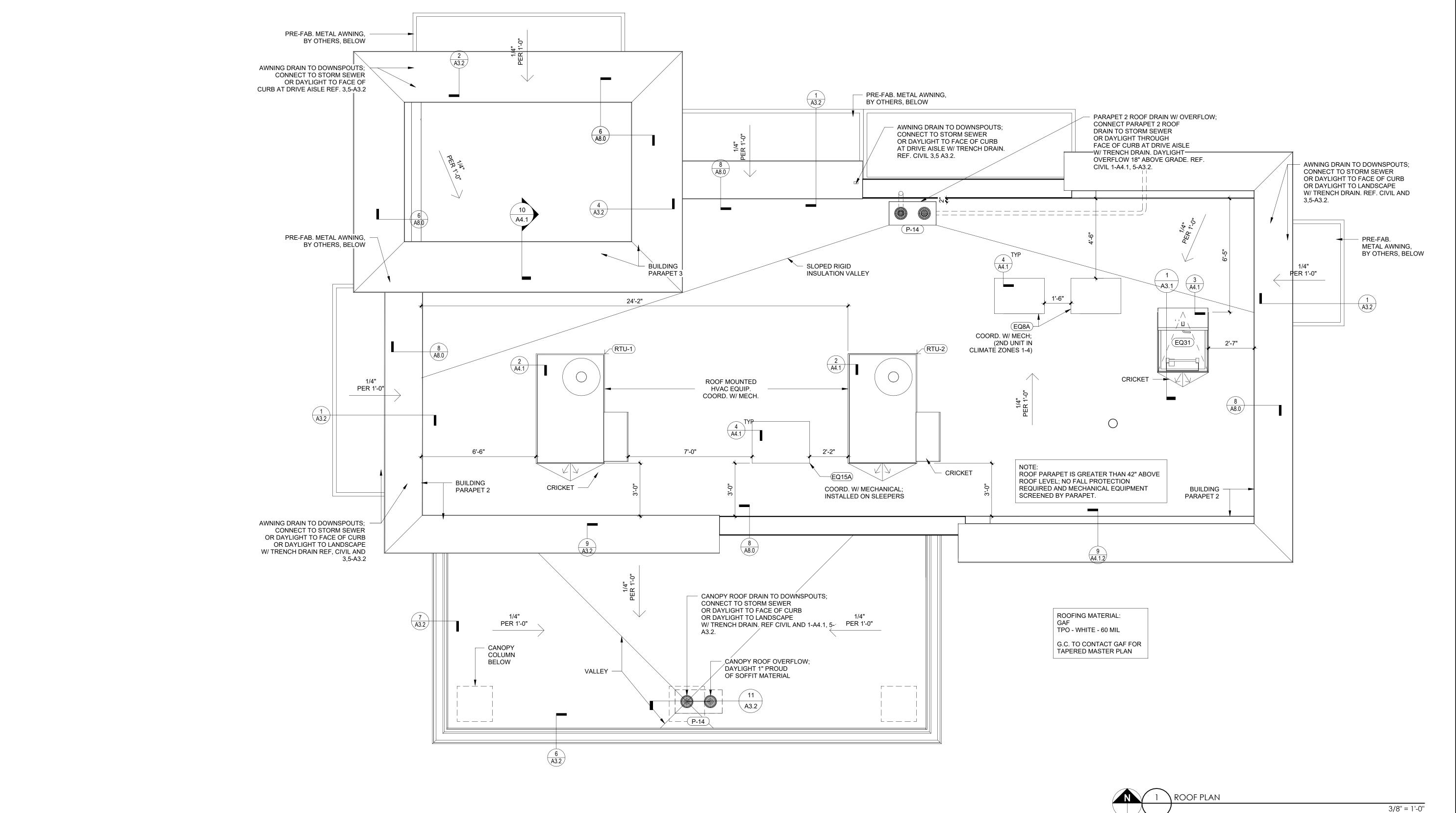


OH0604 DUTCH BROTHERS NEW STANDING STORE

Issue/Description

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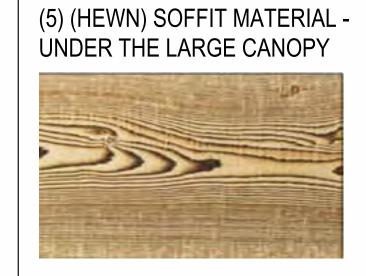
ROOF PLAN





(4) FASCIA, METAL TRIM PARAPET CAP - PAINT DUTCH **BROS DARK GRAY**

PANTONE: 432 U



PREFINISHED CLEAR ANODIZED ALUM. STOREFRONT

			EXTERIOR FIN	ISH SCHEDULE
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (I	BODY)			
1A	BRICK VENEER	BELDEN BRICK COMPANY	FACE BRICK - MASONRY VENEER	COLOR: BEAVER BLEND 73 DART-TEX BY BELDEN BRICK COMPANY https://www.beldenbrick.com/brick/brick-colors/color/texture/mm/size/series/finish/beaver_blend_73_dart-tex INSTALLEDF IN RUNNING BOND PATTER OR APPROVED OTHER BY AOR
1B	BRICK VENEER	BELDEN BRICK COMPANY	FACE BRICK - MASONRY VENEER	COLOR: POLAR WHITE CLEAR BY BELDEN BRICK COMPANY https://www.beldenbrick.com/brick/brick-colors/color/texture/mm/size/series/finish/polar_white_clear INSTALLEDF IN RUNNING BOND PATTER OR APPROVED OTHER BY AOR
ZONE 2 (BASE)			
2	BRICK VENEER	BELDEN BRICK COMPANY	FACE BRICK - MASONRY VENEER	COLOR: POLAR WHITE CLEAR BY BELDEN BRICK COMPANY https://www.beldenbrick.com/brick/brick-colors/color/texture/mm/size/series/finish/polar_white_clear INSTALLEDF IN RUNNING BOND PATTER OR APPROVED OTHER BY AOR
ZONE 3 (FRAME CANOPY)			
3	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
4	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED

COLOR: BEAVER BLEND 73 DART-TEX BY BELDEN BRICK COMPANY

1/4" = 1'-0"

1/4" = 1'-0"

https://www.beldenbrick.com/brick/brick-

colors/color/texture/mm/size/series/finish/beaver_blend_73_dart-tex INSTALLEDF IN RUNNING BOND PATTER OR APPROVED OTHER BY AOR NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY

BELDEN BRICK FACE BRICK - MASONRY

COMPANY

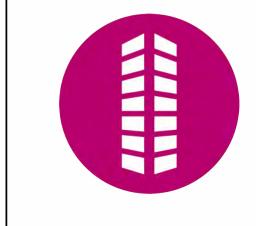
COLUMNS

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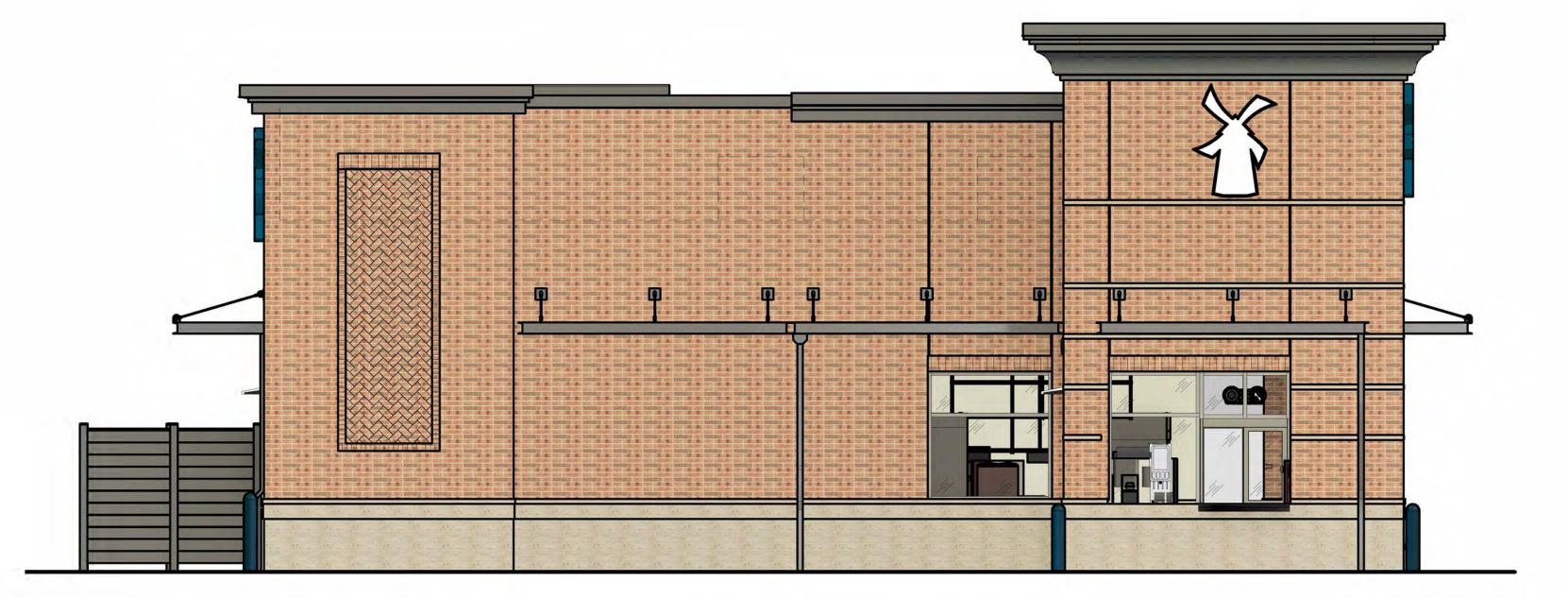
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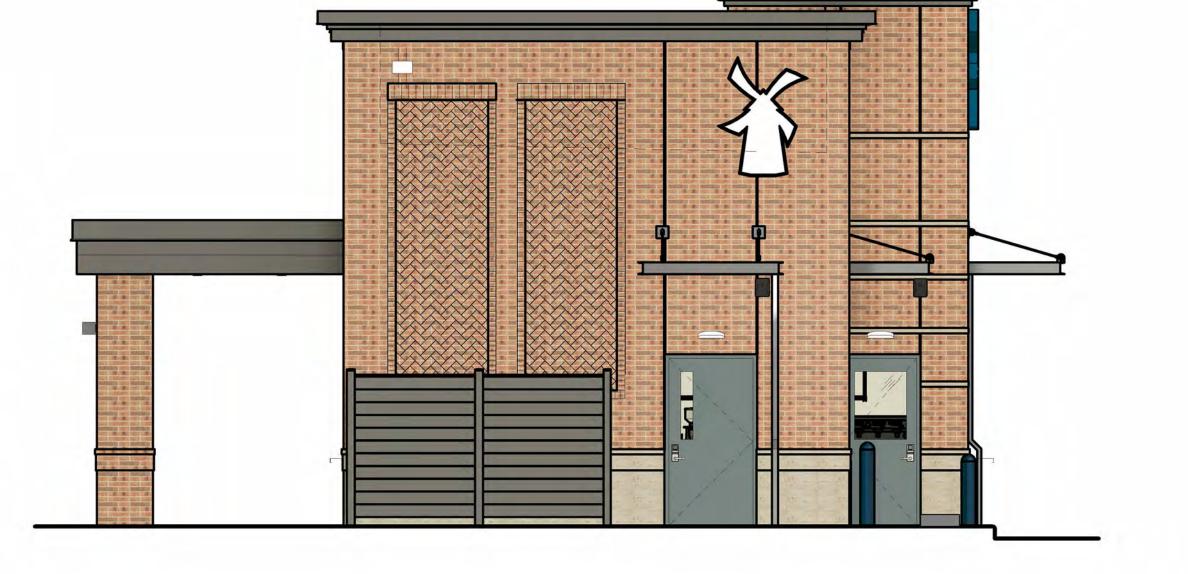
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Drawn By:	SAM
Checked By:	RSJ
Date:	09/04/25

BUILDING ELEVATIONS - COLOR

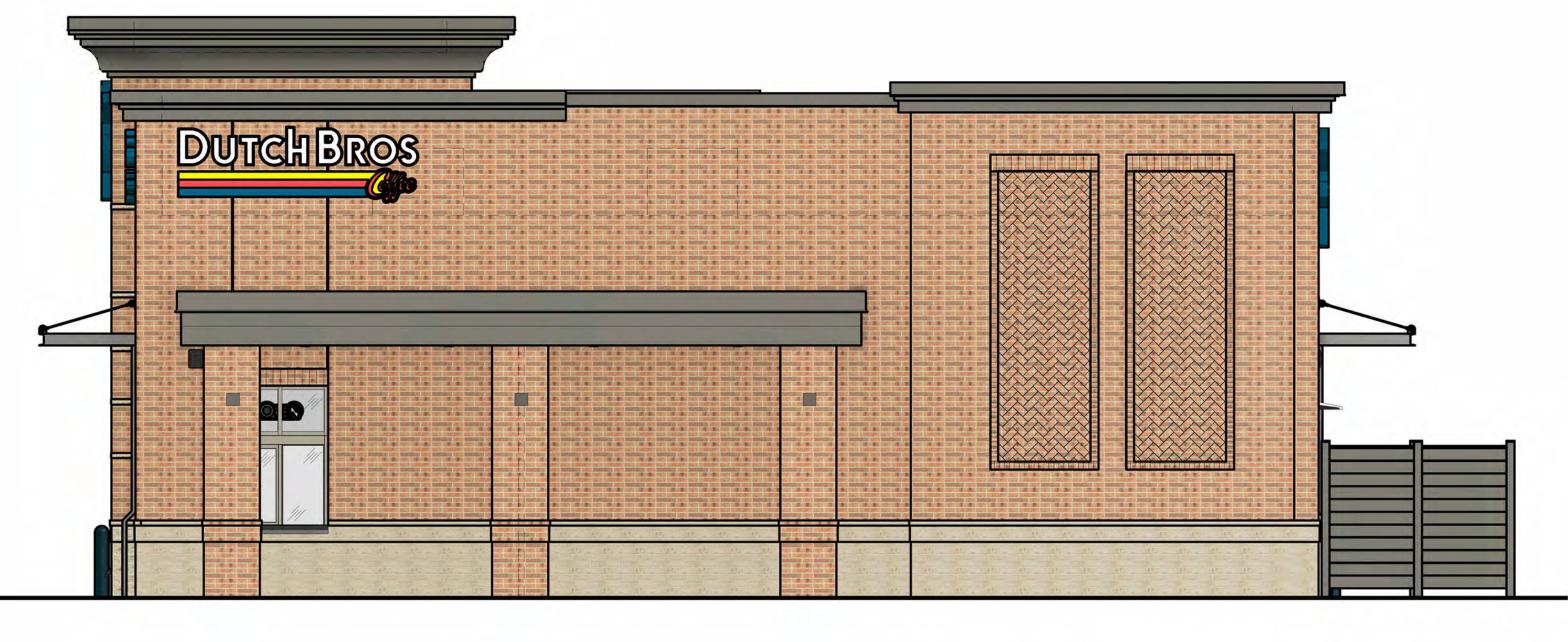
A6.1



4 LEFT ELEVATION - DRIVE-THRU WINDOW 1/4" = 1'-0"



3 REAR ELEVATION



2 RIGHT ELEVATION - WALK-UP WINDOW 1/4" = 1'-0"

FRONT ELEVATION

10/24/2025 11:49:51 AM

TRASH ENCLOSURE GENERAL NOTES:

TRASH ENCLOSURE MATERIALS

- 1. REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
- 2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN
- 3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
- 4. GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.

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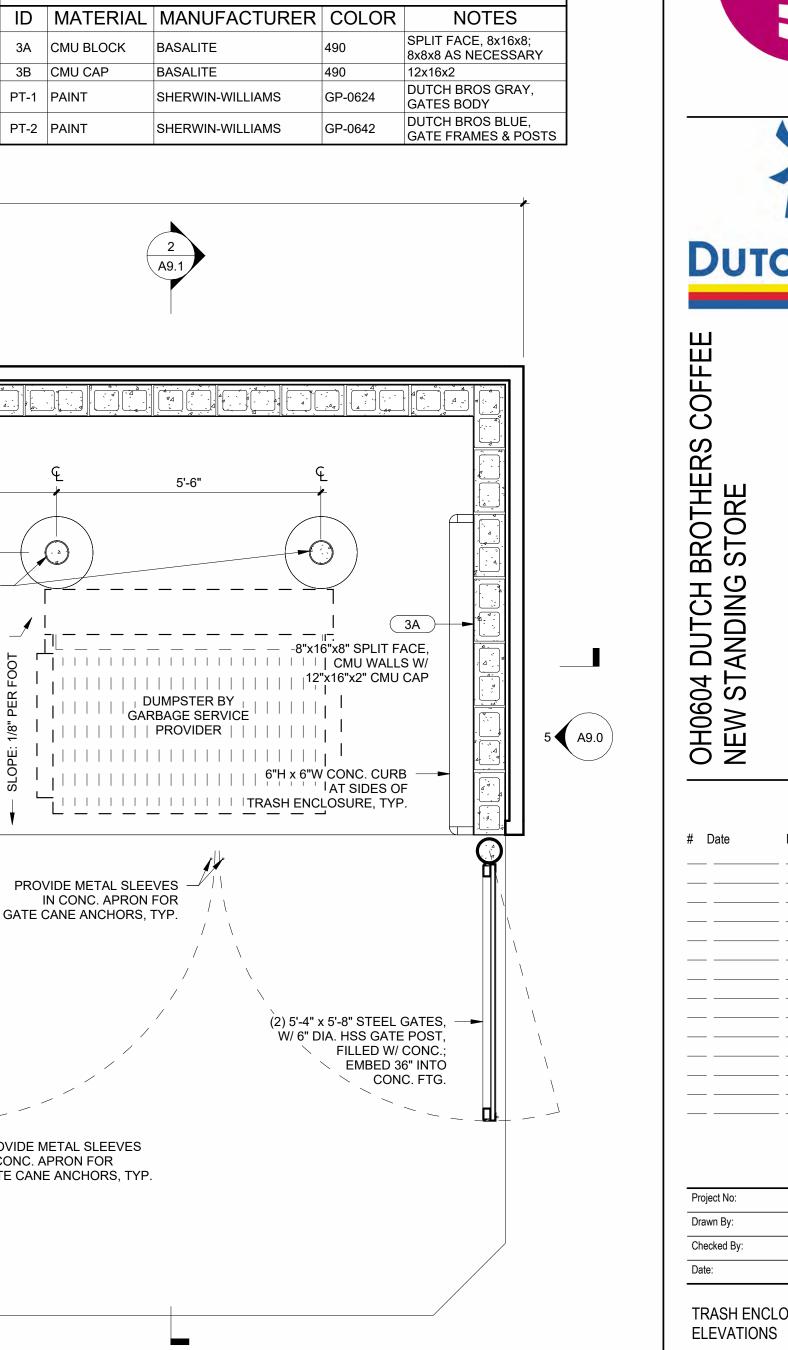


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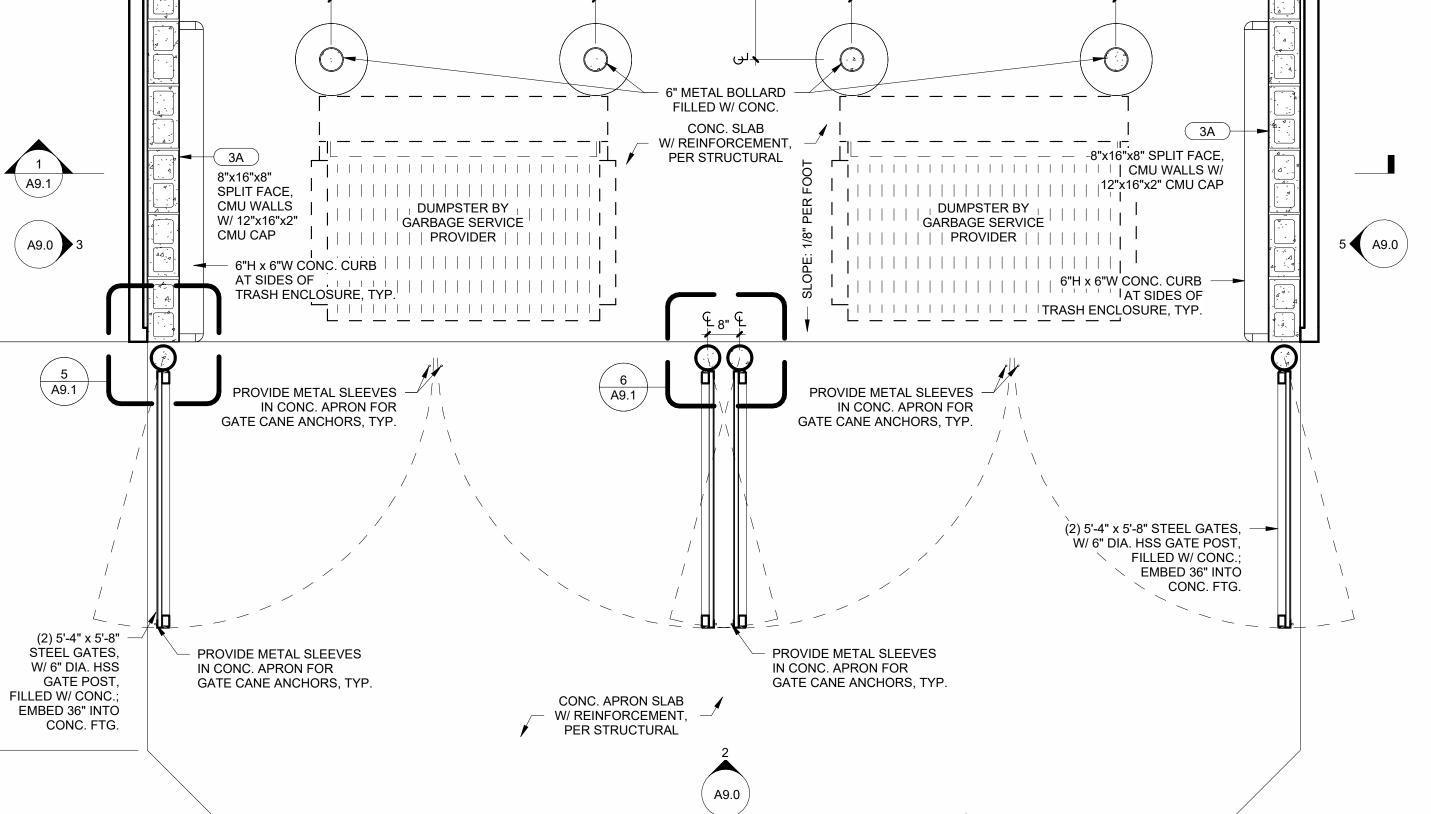
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Drawn By:	N
Checked By:	RS
Date:	08.08.202

TRASH ENCLOSURE PLAN/ **ELEVATIONS**

A9.0



1/2" = 1'-0"



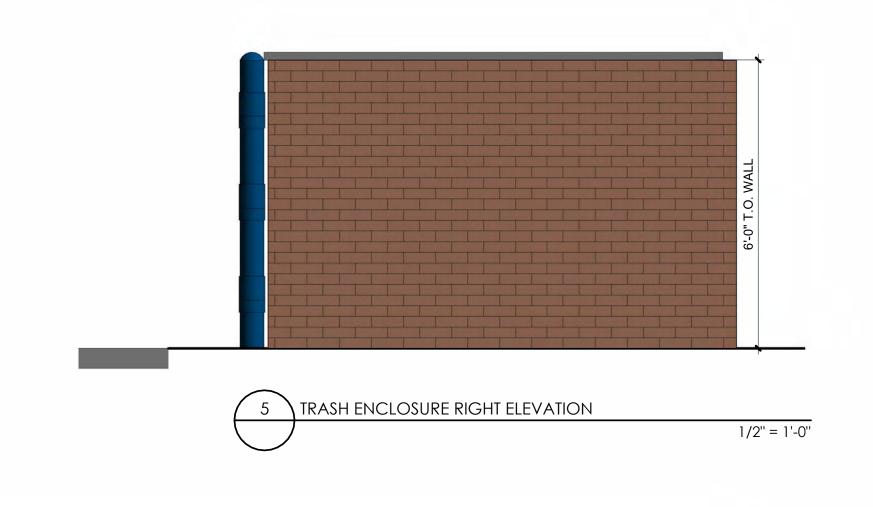
TRASH ENCLOSURE PLAN

24'-9"

5'-4" ^٣

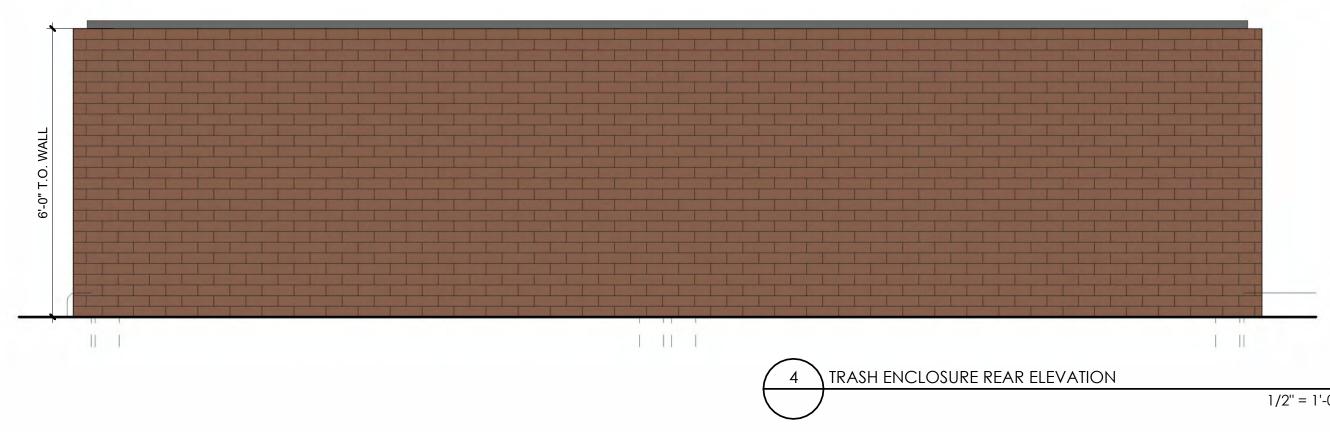
YARD HYDRANT LOCATION, PROVIDE 3/4" WATER LINE, COORD. W/ PLUMBING

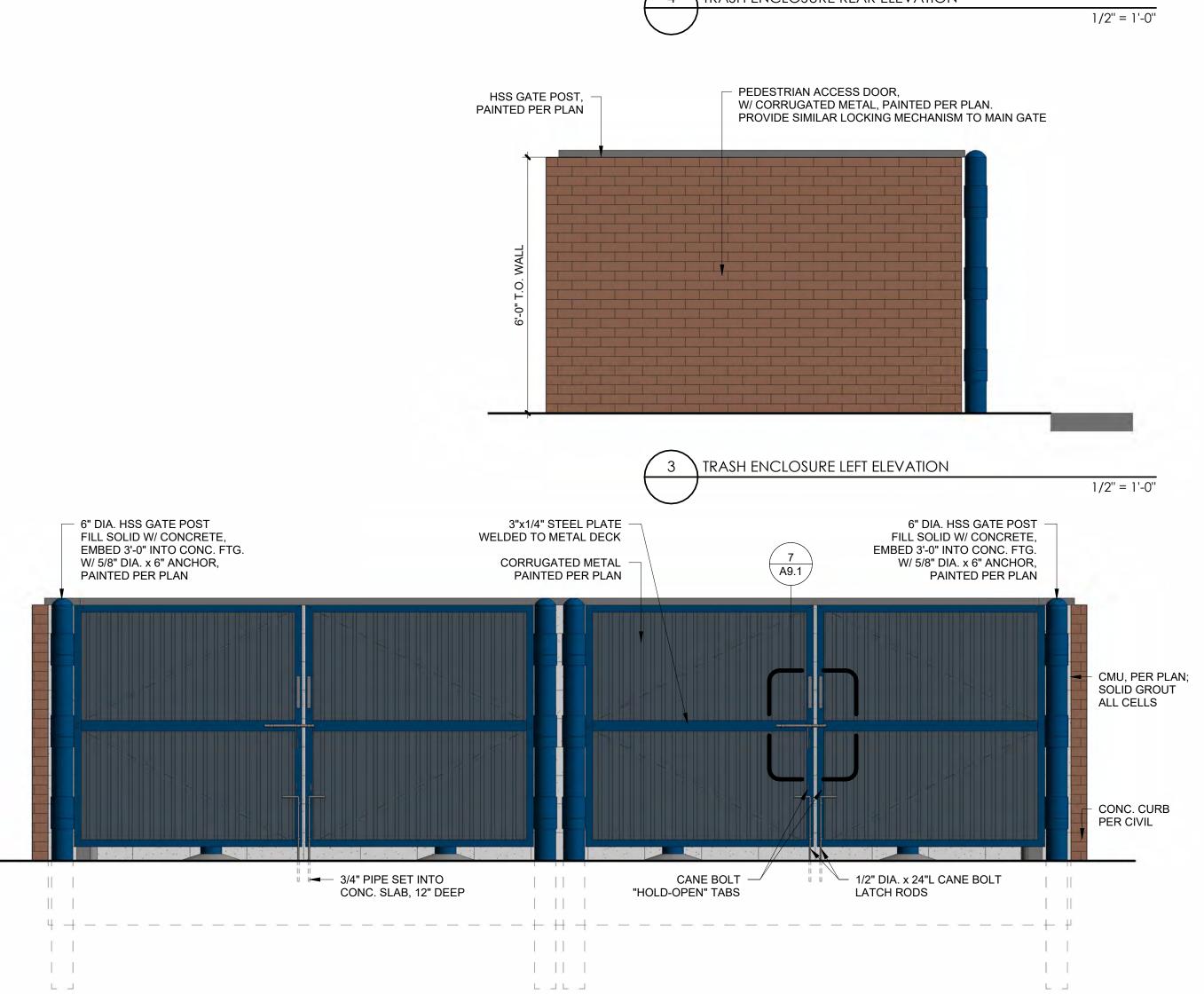
5'-6"

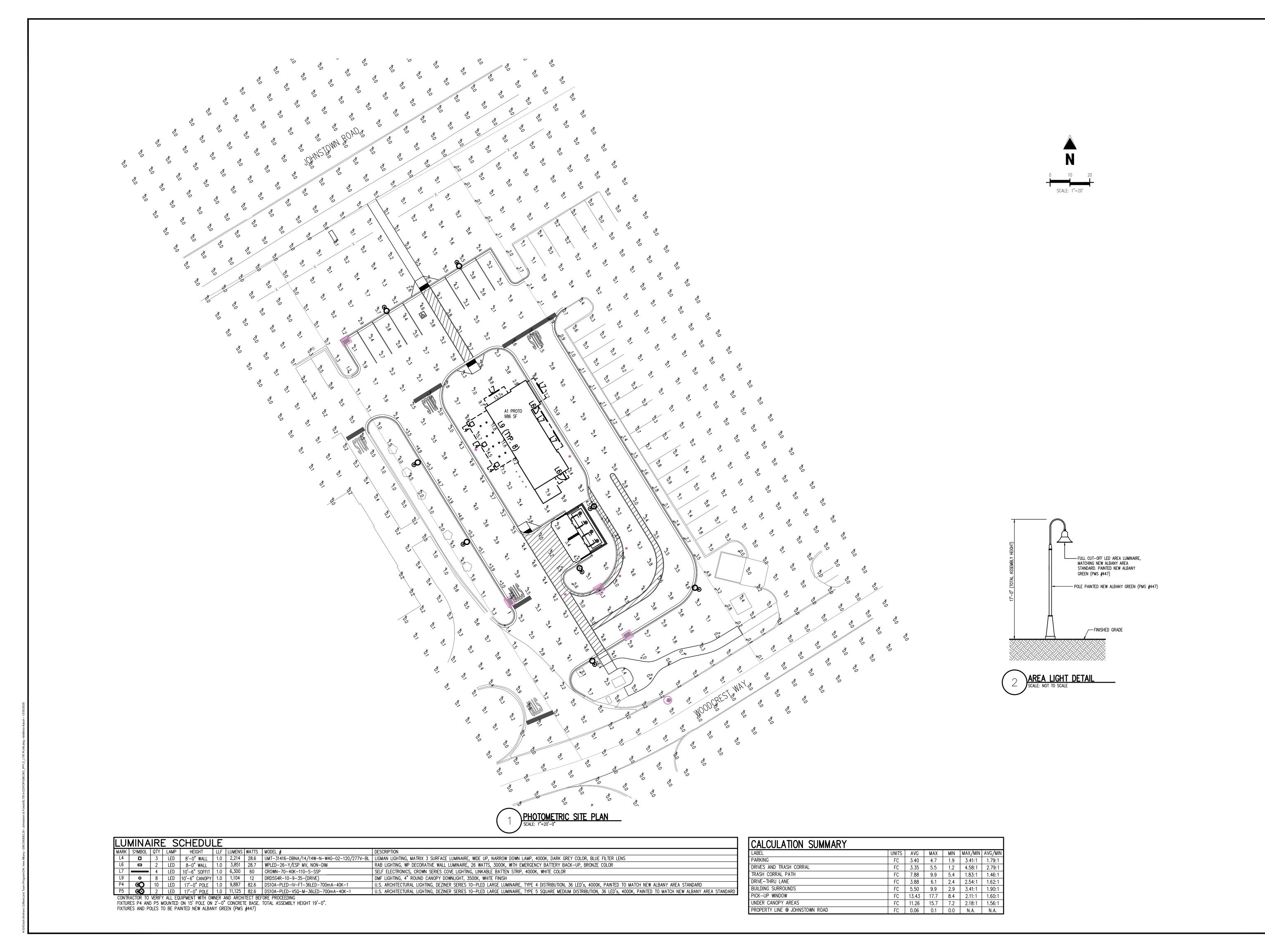


TRASH ENCLOSURE FRONT ELEVATION

1/2" = 1'-0"







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DUTCH BROS COFFEE OH604 FINAL DEVELOPMENT PLAN DBC062

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Project No:	DBC062
Drawn By:	MCK
Checked By:	AJ
Date:	10/31/2025

PHOTOMETRIC SITE PLAN

PP1.0
Sheet 11 of 12

Large Neoclassical, Domed Bell Luminaire

The NEW Dezīner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 10" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel ™ ball coupling.



Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0, Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or

accessible installation.)

Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options. True Amber LED's TRA-True Amber LED's emit light in the amber

negligible blue light and is suitable for wildlife.

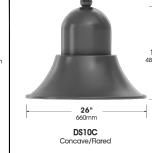
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge

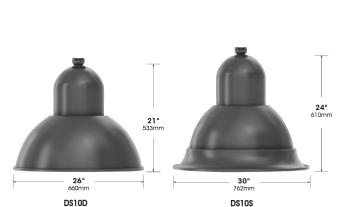
protection. Luminaire supplied with 20KV surge protector for field

Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551 An Employee Owned Company | Phone (661) 233-2000 www.usaltg.com







Å	<u> </u>	T
	18.5" 470mm	С
26" 660mm		

The largest models within the Dezīner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and

RAB

U.L. Listed for Wet Location	2023129

DEZĪNER SERIES 10 - PLED LARGE

ORDERING INFORMATION Spec/Order Example: DS10CR/AL-ASY/36LFD-700mA/30K/UNV/CM+L/RAL-8019-T/DE

Luminaire	Shade		Optics	# of LEDs Drive Current Color Temp - CCT	Voltage
Luminaire	Shade		Optics	LED	Voltage
			PLED*** Distribution Type	# of LEDs Drive Color Current Temp - CCT	
□ D\$10	Angled Angled w/ unlit Bands Concave/Flared w/ unlit Bands Deep Bell Deep Bell w/ unlit Bands Hooded Hooded w/ unlit Bands Skirted Skirted w/ unlit Bands	A AB C CB D DB H HB S SB	PLED-II PLED-III-W PLED-III-W PLED-IV-FT PLED-V-SQ-N PLED-V-SQ-N PLED-V-SQ-W Ambience [™] Lens Option:	True Amber	UNV (120-277) 347 480
	☐ Tiered ☐ Tiered w/	T TB	☐ AL-ASY ☐ AL-ASY-HS ☐ AL-SYM		

	<u> </u>				
Mounting	Finish		Option	ıs	
Arm Mount	Standard To	extured Finish			
□1	☐ Black	RAL-9005-T	Internal House Side	Shield	
□ 2-180	☐ White	RAL-9003-T	(Example: HS-PLED/48)	HS-PLED	
□ 2-90	☐ Grey	RAL-7004-T	Twist Lock Receptal Only	ble TPR	
□ 3-90	☐ Dark Bronze	RAL-8019-T	7-Pin Twist Lock Receptable Only	TPR7	
_ 3-90	Green	RAL-6005-T	High-Low Dimming fo		
□ 3-120 □ 4-90			Switch by Others/Sele Levels 50/100 or 25/1 (Example: HLSW/25)	ect	
□ 4-90	Premium Rust	Finishes	Twist Lock Photocel (Example: TPC347V)	I + Voltage TPC+V	
Wall Mount	☐ Patina Coppe	r PC	Photocell + Voltage (Example: PC120V)	PC+V	
WM - Wall Mount provided with mounting bracket and cover.	For smooth finish with su (Example:	replace suffix "T" uffix "S" RAL-9500-S)	Single Fuse (Example: DF277V) Double Fuse (Example: DF240V)	SF+V DF+V	
Pendant Mount	1	or custom colors	☐ Blue-Tooth Program	nmable	
Cable Clamp J-Box CCB			Photo/Motion Sens (Factory - Motion 50/10 Photo 75fc)		
Cross Cable Clamp J-Box CCC			FIGURAIC)	Worst	

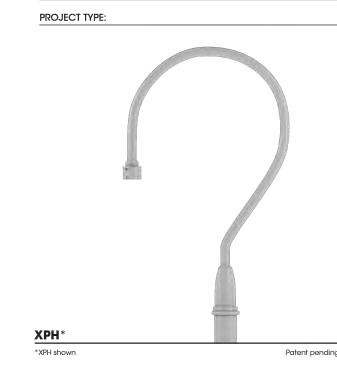
PENDANT MOUNTED ARM

XPH

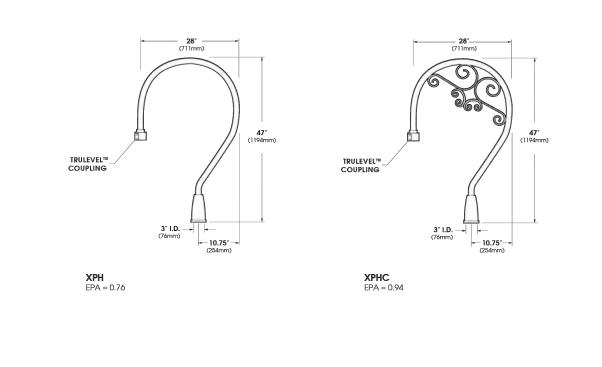
FEATURES

Durable corrosion resistant, cast aluminum construction.

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



PROJECT NAME:





Product Code:

UMT-31416

Matrix 3 Surface



5500 Greenwood Plaza Blvd., Suite 200 Greenwood Village, CO 80111

303.770.8884

COPYRIGHT

OH6(

DUTCH BROS COFFEE (FINAL DEVELOPMENT PDBC062

Date Issue / Description

THESE PLANS ARE AN INSTRUMENT OF SERVICE

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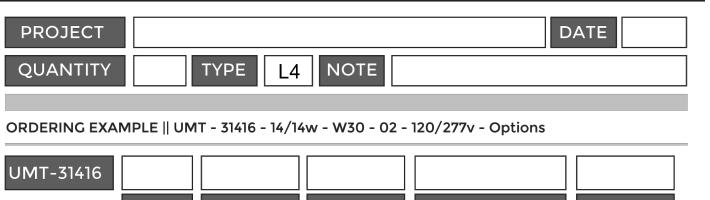
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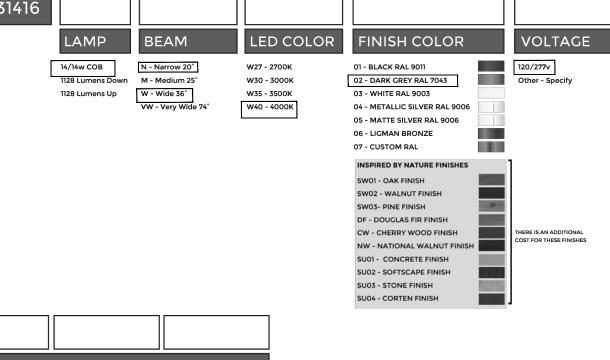
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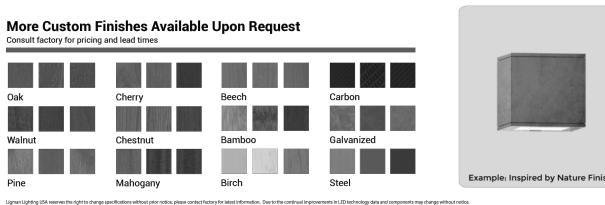
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED

GallowayUS.com













WPLED26Y

Color: Bronze



Weight: 7.1 lbs

Proje	ect:	Type: L6		
Prepared By:		Date:		
		LED Info	26W	
Туре	Constant Current	Watts	26W 3000K (Warm)	
Driver II Type 120V 208V		Watts Color Temp	3000K (Warm)	
Type 120V	Constant Current 0.22A	Watts	3000K (Warm)	
Type 120V 208V	Constant Current 0.22A 0.13A	Watts Color Temp Color Accurac	3000K (Warm) y 70 CRI	

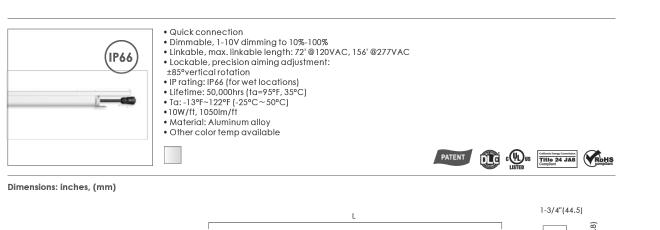
Technical Specifications			
Compliance	Electrical	Ambient Temperature:	
UL Listed:	Driver:	Suitable for use in up to 40°C (104°F)	
Suitable for wet locations. Suitable for mounting	Constant Current, Class 2, 120-277V, 50/60Hz, 120V:	Cold Weather Starting:	
within 1.2m (4ft) of the ground.	0.22A, 208V: 0.13A, 240V: 0.11A, 277V 0.10A	The minimum starting temperature is -40°C (-40°F)	
IP Rating:	Dimming Driver:	Green Technology:	
Ingress protection rating of IP66 for dust and water	Driver includes dimming control wiring for 0-10V	Mercury and UV free. RoHS-compliant components.	
DLC Listed:	dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.	LED Characteristics	
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that	THD:	Color Consistency:	
qualifies for the highest tier of rebates from DLC	10.77% at 120V, 11.79% at 277V	3-step MacAdam Ellipse binning to achieve	
Member Utilities. Designed to meet DLC 5.1 requirements.	Power Factor:	consistent fixture-to-fixture color	
DLC Product Code: P0000175O	98.2% at 120V, 95.6% at 277V		
Performance	Construction		
Lifespan:	Finish:		
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations	Formulated for high durability and long-lasting color		
Wattage Equivalency:			

CROWN

Outdoor Cove Lighting

U.S. Pole Company Inc. An Employee Owned Company Phone (661) 233-2000 www.usaltg.com

SUN VALLEY U.S. ARCHITECTURAL LIGHTING



Series	Length	CCT (K)	Beam Angle	Finish	Installation
CROWN 47 - 4	11.8"(300mm) 47"(1120mm) 70"(1778mm)	30K - 3000K 35K - 3500K 40K - 4000K	110 - 110°	S - Silver	S - Screw Mounting
Specifications					
Catalog No.	Model	Rated Inp (VAC)	ut Ra	Power (W)	Luminous flux (TYP@4000K)Im
CROWN-1230K110SS CROWN-1235K110SS	CROWN-L24-277V	120-277	90	10	1050
CROWN-1240K110SS		120 2//	70	10	1000
CROWN-4730K110SS CROWN-4735K110SS CROWN-4740K110SS	CROWN-L90-277V	120-277	90	40	4200
CROWN-7030K110SS CROWN-7035K110SS CROWN-7040K110SS	CROWN-L144-277V	120-277	90	60	6300

www.self-electronics.com • SAF •

New Construction DRDHNJO Octagonal Junction Box

Surface Mount LED Downlight

DRD5S & SurfaceFrame Project:

• Thinnest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight Features multiple ratings to meet the demands of a wide range of situations Ultra-low profile allows it to install in as little as 2" of ceiling space when 5/8" drywall is used

Date:

Application New Construction		Aperture 4" Octagonal June	ction Box	
Delivered Lumens 750 lm (9.0W), 1000 lm (12.0	W)	Color Quality 90+ CRI, < 3-step	SDCM	
Color Temperature 2700K 3000K 3500K		Optics General		
Input Voltage 120V only (TRIAC/ELV), 120/277V (0-10V)	Dimming TRIAC/ELV 5% 0-10V 1%	Emergency Lighting Optional Emergen for lighting up to 9	cy LED Driver with	integrated Test Switch t of power failure
Shape Round, Square		Finish White		Module Ratings ② UL Closet Rating
Housing Ratings Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours	Sound Rated		IC (Insulation Contact) Rated	Compliant (750 Im only UL Listed for Wet Location
Standards Standards One of the certified of the certifi	Guarantee 50,000 hrs 5	years	Additional Option Non-Conductor Dead From	ductive

DRD5S & SurfaceFrame Surface Mount LED Downlight General New Construction DRDHNJO Octagonal Junction Box

PRODUCT BUILDER HOUSING DRDH Housing N New Construction JO SurfaceFrame Octagonal Junction Box [Blank] Integrated Driver **70SEM** EM Driver¹, 0-10V, 750 Im 100SEM EM Driver1, 0-10V, 1000 lm

PRODUCT CODE	AF	PERTURE	SH	APE	LUN	IENS	CR	II	CCI		DRIVER	
											TBD	
DRD5S Module	4	4" Aperture	R	Round	07	750 lm	9	90+ CRI	27	2700K	Т	Integrated TRIAC/ELV, 120V only
			S	Square	10	1000 lm			30	3000K	0	Integrated 0-10V, 120/277V
									35	3500K	TDF	Integrated TRIAC/ELV, 120V only, Non-Conductive ²
											ODF	Integrated 0-10V, 120/277V, Non-Conductive ²
											EM	Emergency ¹ w/ Test Switch

¹ EM option (housing) and Emergency driver (module) must be selected together ² Only available for Round shape, 750 lm, 2700K or 3000K CCT

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 800.441.4422 dmflighting.com © 2019 DMF Lighting, All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information.

PHOTOMETRIC DETAILS

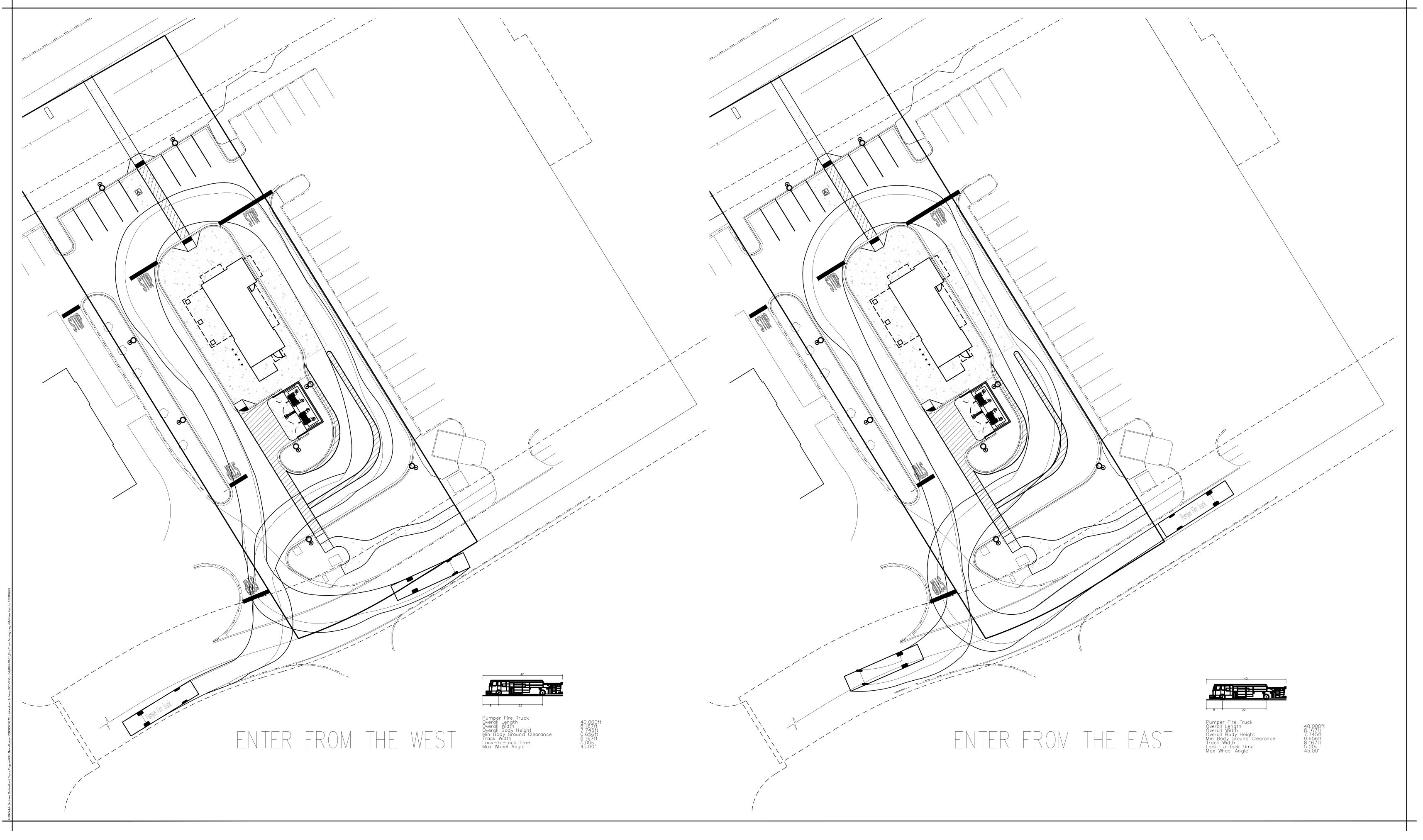
Checked By

Sheet 12 of 12

MCK

10/31/2025

Equivalent to 150W Metal Halide Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice



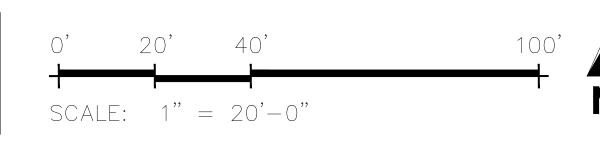


OHO604 NEW ALBANY

Dutch Bros Coffee

FIRE TRUCK TURNING ANALYSIS 0' 20' 40'

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Site ID 0H0604

Site Address 9920 Johnstown Rd New Albany, Ohio, 43054

Date 08-01-2025

Revision 00

As the Owner/Lessor/Mortgage or Security interest holder, I hereby acknowledge and accept the installation of signs as illustrated within the renderings shown within this brand proposal. By signing below I consent to the installation of signs at the premises and property address listed within this brand proposal and acknowledge that I have reviewed all details of this brand proposal in its entirety.

Signature of (Owner/Lessor/Mortgage or Security Interest Holder)
Print Name
Data

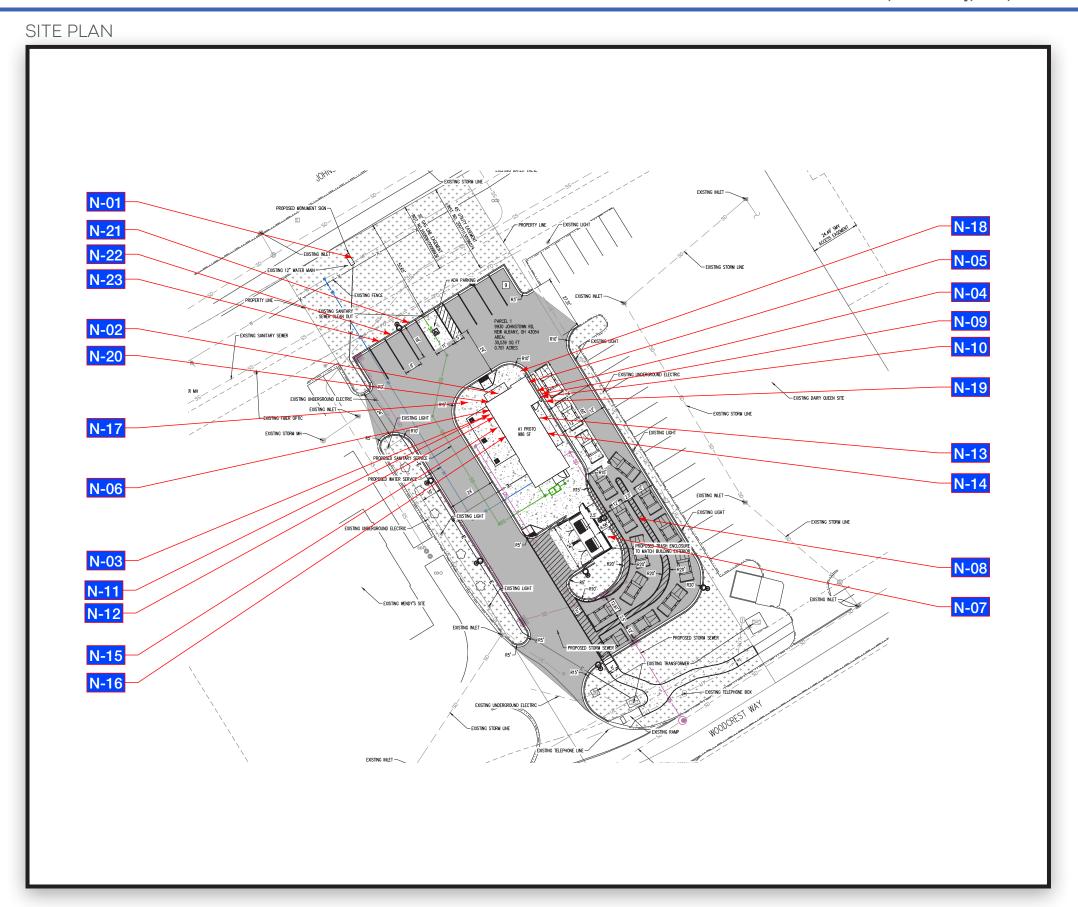
Revision #	Date of Request	Requested By	Revision Request Comment	Revision Date	Made By

	SEARCH FORM		F	roperty ID:	OH060	4
A.) Project Name:	Dutch Bros			Date Completed:		
B.) Street Address:	9920 Johnstown Rd			Typical Sign Package all	owed?	Yes
G.) City/Town of:	New Albany	State: OH	Zip: <u>4305</u>	4 Budget:		
H.) Zoning/Category:	, -	_	ns) & follows code for Outs	side the Village Center Are	ea Retail Distr	ict for
	WALI	SIGNS		Typical Sign Package all	lowed?	Yes
1.) Formula for squa (Max.Sq. Ft- Mai Secondary signs	n ID & 1 sq ft per linear ft. of	building frontage, NTE 50	sq ft / ONLY 3 SIGN TYPES	•		
2.) Sq Ft for sides/re	ear: Building Frontage onl	y (faces the principal stree	t or contains the primary e	ntrance)		
3.) Transferrable allo	owances? NO					
4.) # allowed: 1 p	er business frontage					
5.) Calculation Meth	purpose. For a sign that has 2 c sign shall be determin be bisected by an ima the sign face. The area of the letters such letters, numbers	display faces and is perper ned by the total area of both ginary line through the cer , numbers or emblems mo	o make the sign more visib ndicular to a public easeme h sign faces unless otherw nter of the sphere, and the unted on a building wall or nary rectangle around the	nt, right-of-way or lot line ise specified. For spheric surface area of 2 half sph wall extension shall be c	, the total area al signs, the s eres shall be o omputed by e	a of the sphere counte
C) May Overall Hei	aht: May lettering beight 2	4" Illumination: Ex	tornal Internal Hale norm	tto.d		
6.) Max. Overall Hei	ght: Max lettering height 2 n codes-this property: Single	4" Illumination: Ex	ternal, Internal, Halo permi	ileu		
(Sign reli 8.) Other: sign boar		ion created by the material NDING SIGNS	s used for a sign or the thi	ckness of lettering applied		g face o
1) Formula for squa (Max.Sq. Ft- Mai Secondary signs	nre ft n ID & 8' x 10" length / 6" wid	ith - Dual Post Monument ((from MSP)	rypical olgan tuckago an		
2.) # allowed: ON	LY 3 SIGN TYPES ARE ALLO	WED TO BE INCLUDED IN	SIGN PACKAGE	Illumination Interna	I & External	
3.) Height Max: 8"		Grad	e-to-sign Clearance: Not	Stipulated		
4.) Set-back:	out of ROW					
IGNS SHALL BE IN	ISTALLED PARALLEL TO US	52				
	DIRECTION					Yes .
		ONAL SIGNS		Typical Sign Package all	lowed?	
1.) # Allowed:	1 per lot access	ONAL SIGNS		Typical Sign Package all	owed?	. 00
·		ONAL SIGNS	Max. Height: 4'	Typical Sign Package all	owed?	. 00
·		ONAL SIGNS	Max. Height: 4'	Typical Sign Package all	lowed?	
2.) Max. SqFt: 4 s d	q ft	ONAL SIGNS	Max. Height: 4' Set-back: Not stipu l	,, ,	owed?	
2.) Max. SqFt: 4 so 3.) Permit required?	q ft : Yes Illuminaton permitted			,, ,	owed?	
2.) Max. SqFt: 4 so 3.) Permit required? External and Internal	q ft : Yes Illuminaton permitted	ONAL SIGNS U SIGNS		,, ,		Yes
2.) Max. SqFt: 4 so 3.) Permit required? External and Internal	q ft : Yes Illuminaton permitted			ated		
1.) # Allowed:	q ft : Yes Illuminaton permitted			ated Typical Sign Package all		
2.) Max. SqFt: 4 sq 3.) Permit required? External and Internal	g ft : Yes :		Set-back: Not stipul Max. Height: Not stipul The sign i The sign i	ated Typical Sign Package all ated in code s located on the property s not visible from the pub	lowed?	Yes
2.) Max. SqFt: 4 sq 3.) Permit required? External and Internal 1.) # Allowed:	g ft : Yes Illuminaton permitted MEN 1 menu sign gle face only at 32 sq ft : Yes		Set-back: Not stipul Max. Height: Not stipul The sign i The sign i	Typical Sign Package all ated in code s located on the property	lowed?	Yes

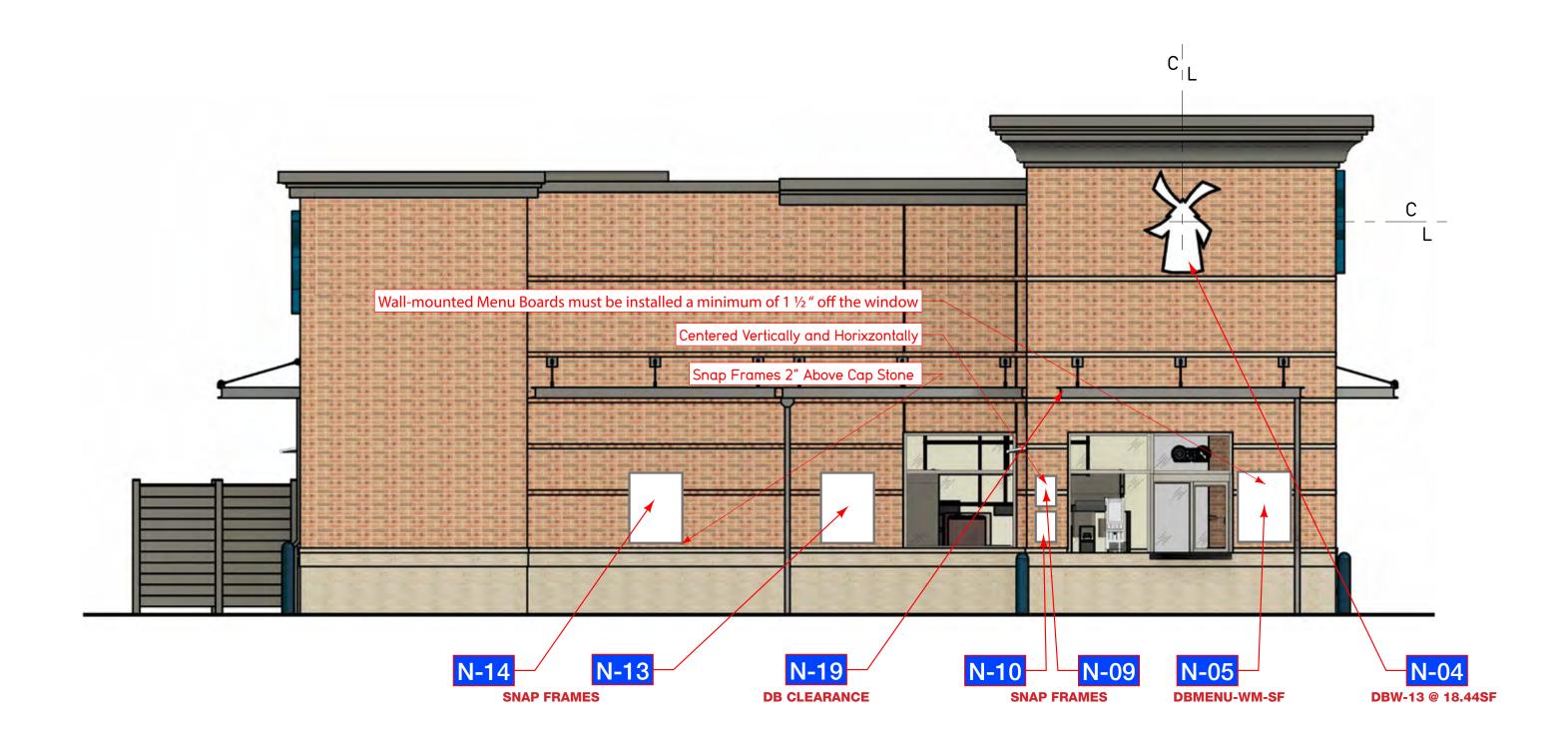
Formula for squa	re ft): 1 per window, up to 3 windows 15%	6 of window area		
.) Max. SqFt: not	regulated per code	Max. Height:	not regulated per code	
). Danieli na major 10	Was	04	Only permitted on first floor win Vinyl lettering is permitted.	dows and storefronts.
) Permit required?	Yes		External illumination permitted	
) # Allowed:		A-FRAME SIGNS		
) # Allowed.	1 per business			
t.) Permit required?	Yes - Temporary permit required	Other:	Max area - 8 sq ft max per side Located within 10' of an entranc Must be a durable weatherproof wood, metal or plastic. A-frame or hanging signs allow mounted signs are prohibited. May be located within the right- Community Development Depar pedestrian movement along put Must be removed after business Content may change only on ch applied vinyl lettering signs.	material such as painted ed, spinning or spring- of-way with approval of t tment but must not obstrolic or private walkways.
.) Tomic required:		Miscellaneous Notes	applied tilly lottering eigher	
he following sig	ns or similar devices are prohibited:	miscenaneous Notes		
ailer signs	no or on mar devices are promoted.			
earch lights				
aser lights				
ennants				
treamers				
pinners				
alloons				
ench signs				
ortable signs (e	cept for sidewalk signs)			
oof signs				
illboards				
hangeable copy	(except for gasoline station price sig	gns)		
ashing signs				
rojected images	and animated signs			
igns with moving	g or moveable parts			
lectronic signs (except for drive-through menu board	signs)		
•	e version of any of these prohibited s	3 , ,		
-	machines, trash bins, or other device	es serving any premises,	shall be fully screened from	n view of any public
	adjoining property.			
lomemade letter	ed signs shall also be prohibited with	n the exception of sidewa	lk signs as long as they mee	et the requirements of
Section 1169.10(i).			
RE-PERMIT SI	GN INFO - Notes, continued		Property ID:	OH0604
ermit requirem			r reperty is:	0110001
•	gn permit shall be made by the owner of th	a property upon which the air	in is proposed or his agent f	orme provided by the
• •	ment Department. The Department shall re			•
	rmits. An application for a sign permit sha	-		••
	and telephone number of the applicant and	property owner if different from	om the applicant.	
-	showing at a minimum:			
	ouilding face or faces.	ing the total area of the sign a	nd the size height character m	aterial enecifications and
. The design and it	yout of the proposed sign to scale, includi s. and symbols.	ing the total area of the sigh a	no me size, neigni, character, ma	ateriai specifications and
	ation, if applicable.			
	of the proposed ground sign location sho	wing the distance from the pu	ublic right-of-way and relationshi	p to access drives, parki
_	or a face elevation of proposed signs on b	uildings showing the height a	nd proportions of the signs.	
	an for ground signs, if required.	ant of the al		
	fications for the construction and attachm nd telephone number of the sign contracto	_		
•	na s may be required by the Community De		sure compliance with the provision	ons of this chapter.
Otner Information				

SIGN GUIDE

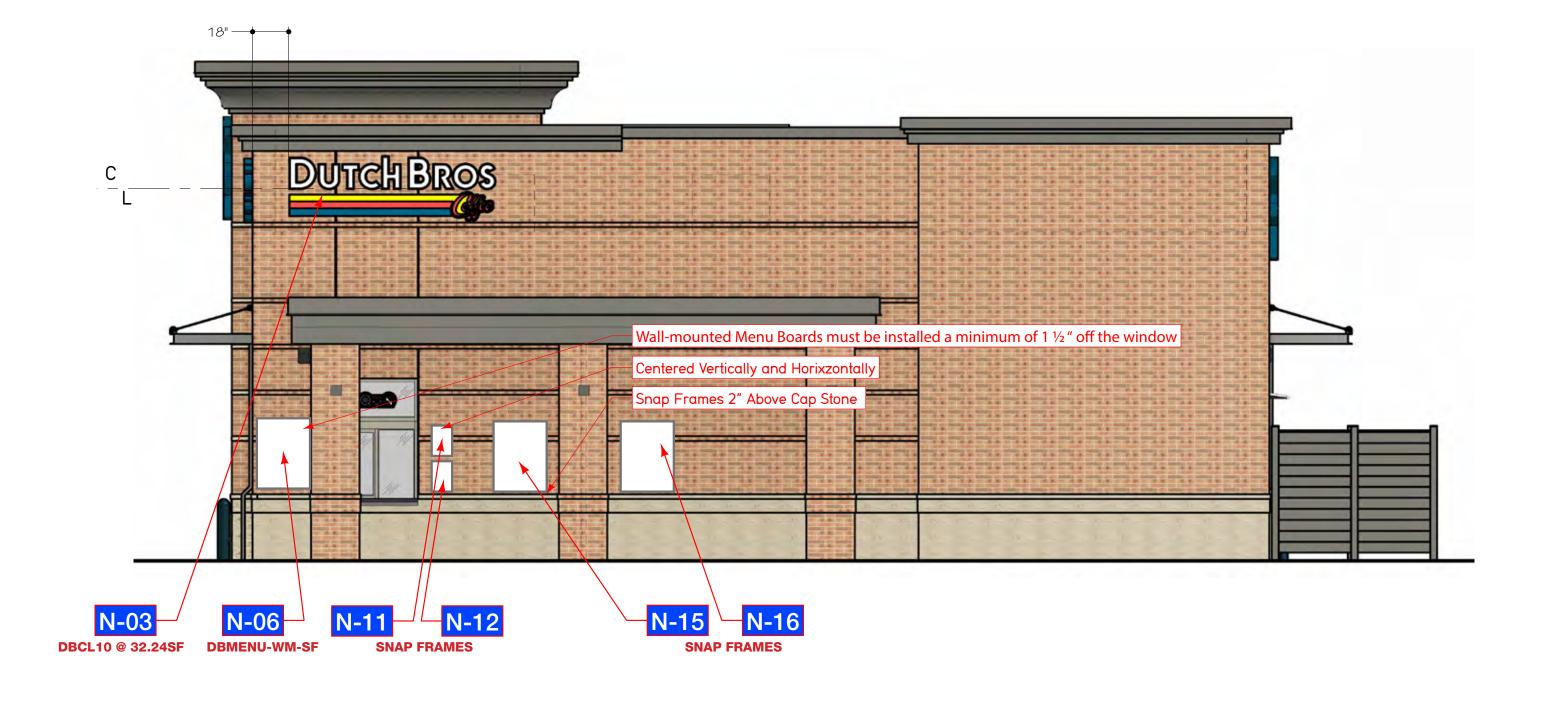
KEY	RECOMMENDED SIGN	SQUARE FOOTAGE
N-01	CUP MONUMENT	25.75
N-02	DBCL10	32.24
N-03	DBCL10	32.24
N-04	DBW13	18.4
N-05	DBMENU-WM	10.70
N-06	DBMENU-WM	10.70
N-07	DBMENU-PM-SF	10.70
N-08	DBMENU-PM-SF	10.70
N-09	SNAP FRAMES - SMALL	1.3
N-10	SNAP FRAMES - SMALL	1.3
N-11	SNAP FRAMES - SMALL	1.3
N-12	SNAP FRAMES - SMALL	1.3
N-13	SNAP FRAMES - LARGE	8.33
N-14	SNAP FRAMES - LARGE	8.33
N-15	SNAP FRAMES - LARGE	8.33
N-16	SNAP FRAMES - LARGE	8.33
N-17	DBDIR-DT-DF	2.0
N-18	DBDIR-EO-DF	2.0
N-19	DB CLEARANCE	.75
N-20	ADDRESS NUMERALS (9920)	2.98
N-21	MOBILE PICKUP SIGN	1.5
N-22	MOBILE PICKUP SIGN	1.5
N-23	MOBILE PICKUP SIGN	1.5

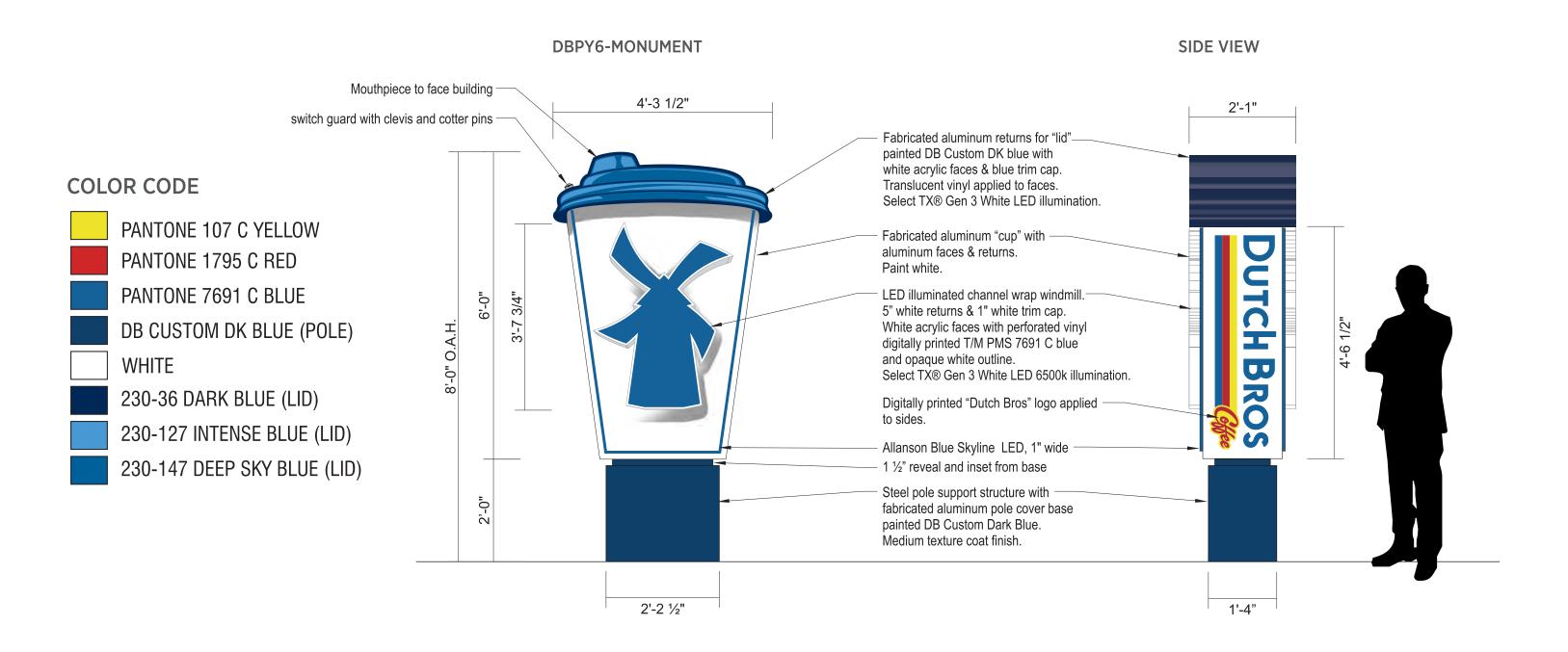




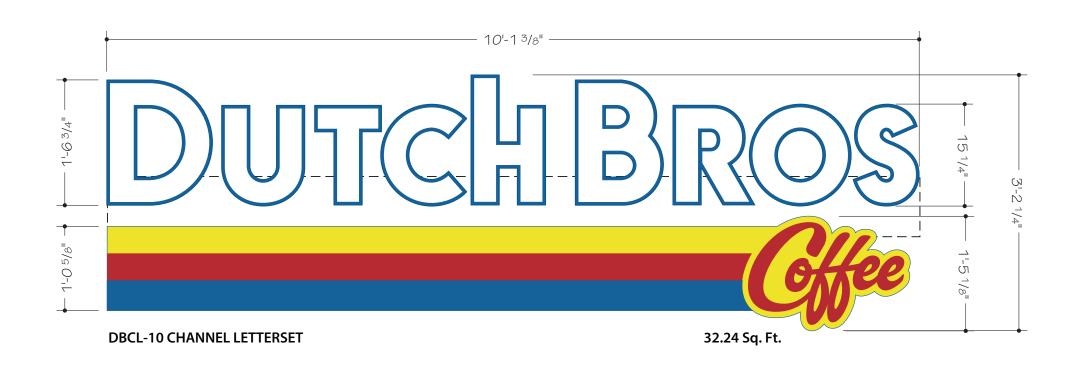


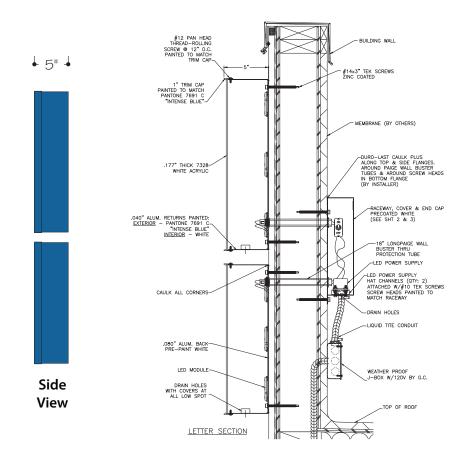






NOTE: GC is responsible for... Responsible for providing power for all building signs, menu boards, monuments, and pylons





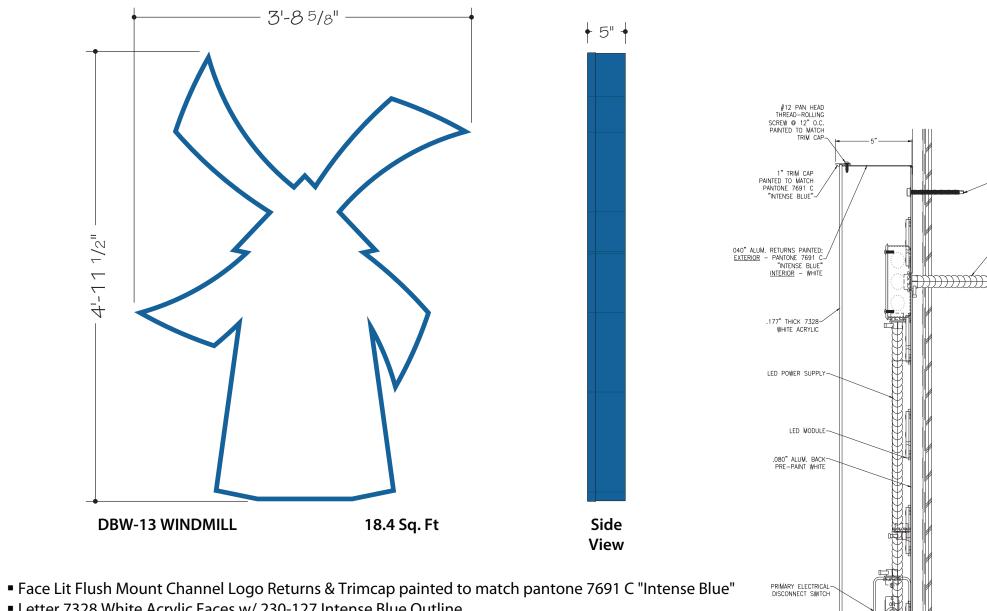
- Face Lit Flush Mount Channel Letters Returns & Trimcap painted to match Pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- Coffee Logo 7328 White Acrylic Faces w/ 230-127 Intense Blue / PSV 230-015 Yellow PSV, 230-33 Red PSV Vinyls
- LED illumination

COLOR CODE 230-015 YELLOW PSV 230-33 RED PSV 230-127 INTENSE BLUE PSV WHITE

DUTCHBROS

Typical

NOTE: GC is responsible for providing power for all building signs. MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.



CAULK ALL CORNERS-

DRAIN HOLES WITH COVERS AT ALL LOW SPOT

LETTER SECTION



- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- LED illumination

COLOR CODE

230-127 INTENSE BLUE PSV

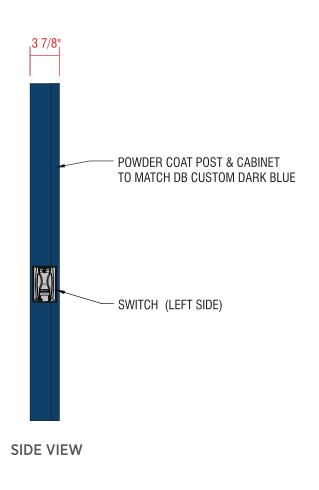
Typical

NOTE: GC is responsible for providing power for all building signs. MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided. BUILDING WALL

WEATHER PROOF _J-BOX W/120V B

#14x3" TEK SCREWS ZINC COATED





DBMENU-WM

WALL-MOUNTED BACK-LIT MENU SIGN

- Printed menu panel not included
- LED outdoor light box
- Lockable hinged door
- Aluminum construction

COLOR CODE

DIGITAL PRINT





Typical

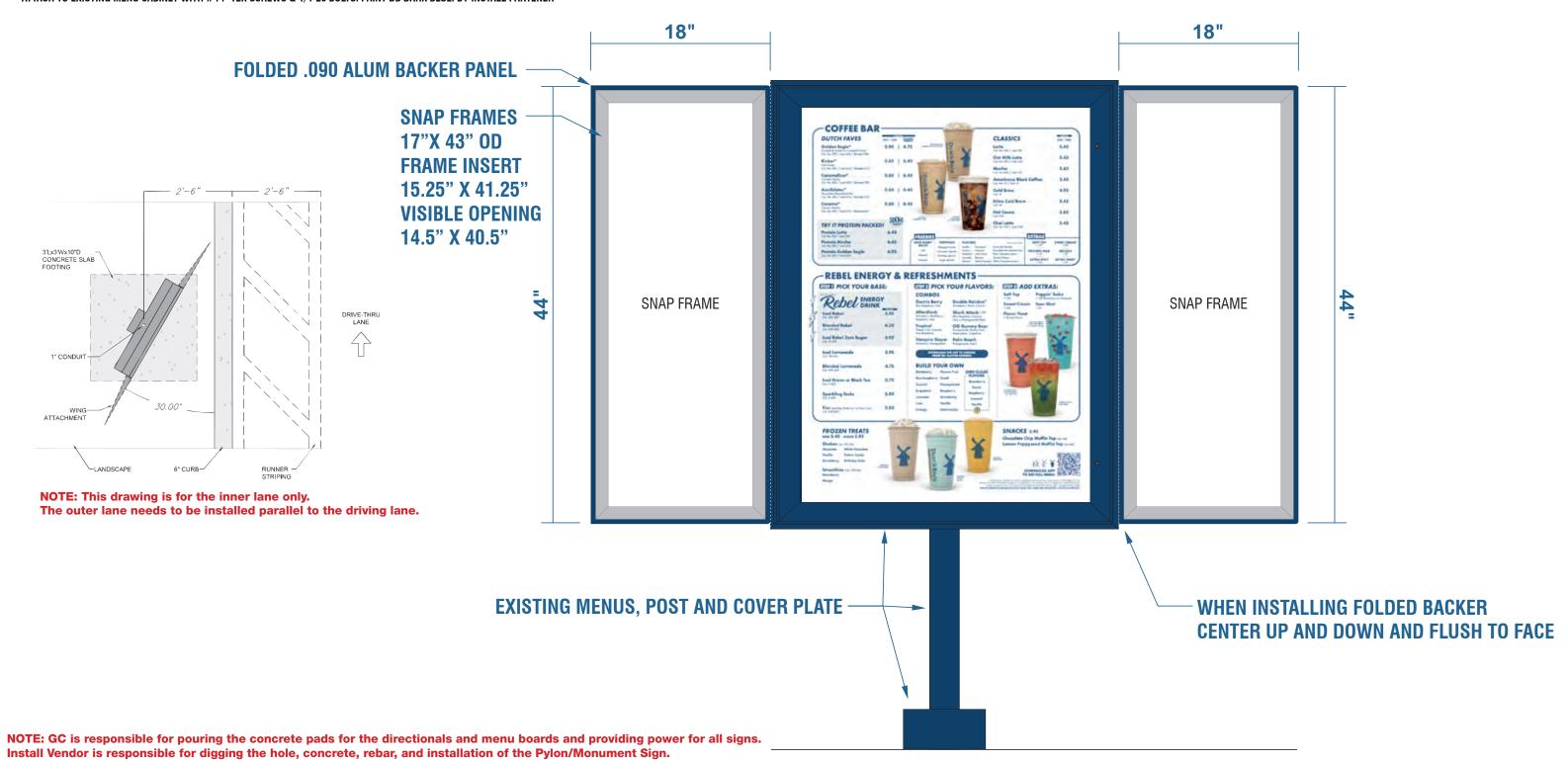
SNAP FRAMES WITH FOLDED BACKER EXTENSION PANEL

.090" ALUMINUM PANEL FOLDED WITH (2) WELDED INSIDE CORNERS. BY ES&A

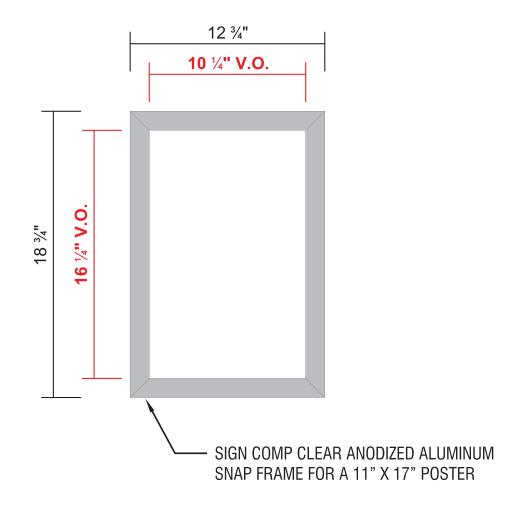
NOTCH FOR OUTLET AVOIDANCE. PAINT DB DARK BLUE. BY ES&A

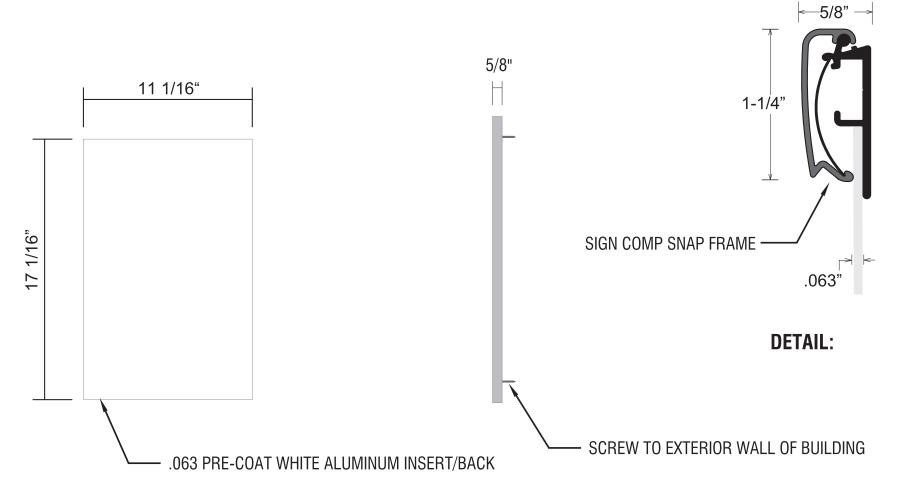
SNAP FRAME RIVET MOUNTED TO FACE. PAINT RIVET HEAD ON BACK DB DARK BLUE. BY ES&A

ATTACH TO EXISTING MENU CABINET WITH #14" TEK SCREWS & 1/4-20 BOLTS. PAINT DB DARK BLUE. BY INSTALL PARTENER

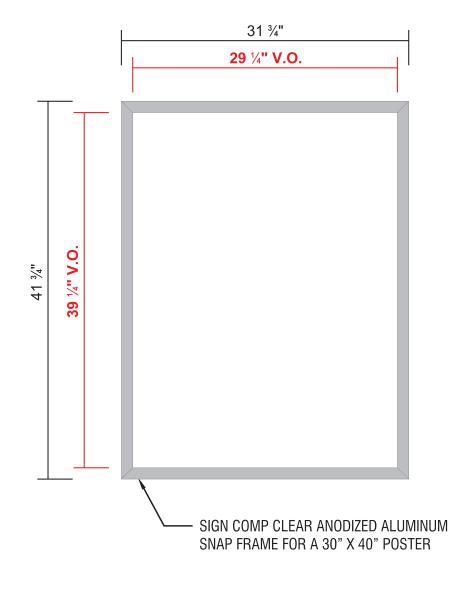


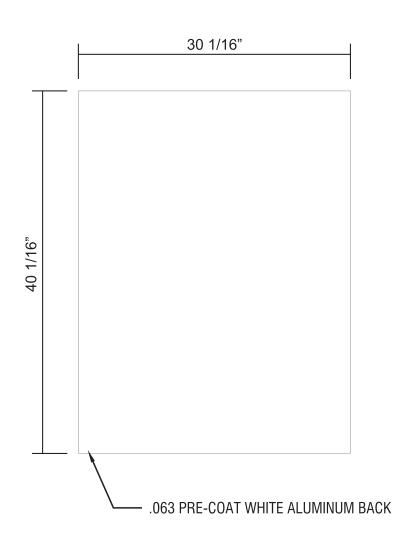
SNAP FRAMES – 12" X 18"

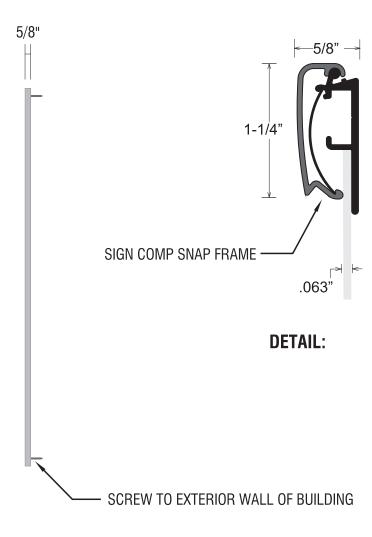


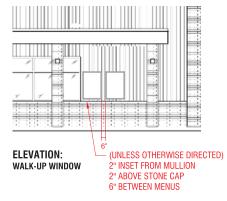


SNAP FRAMES – 30" X 40"

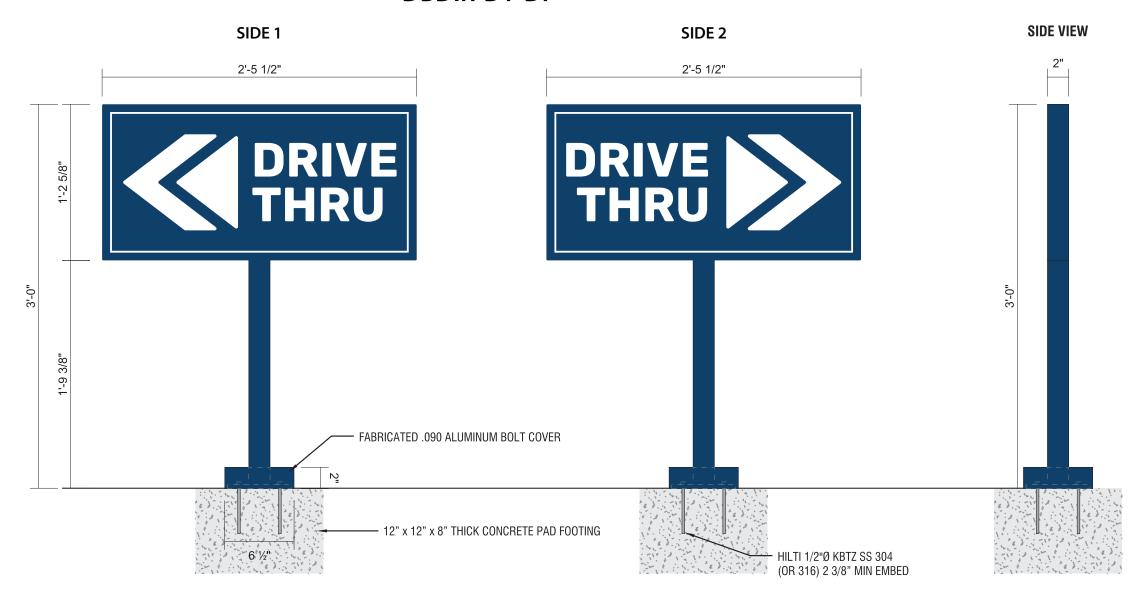








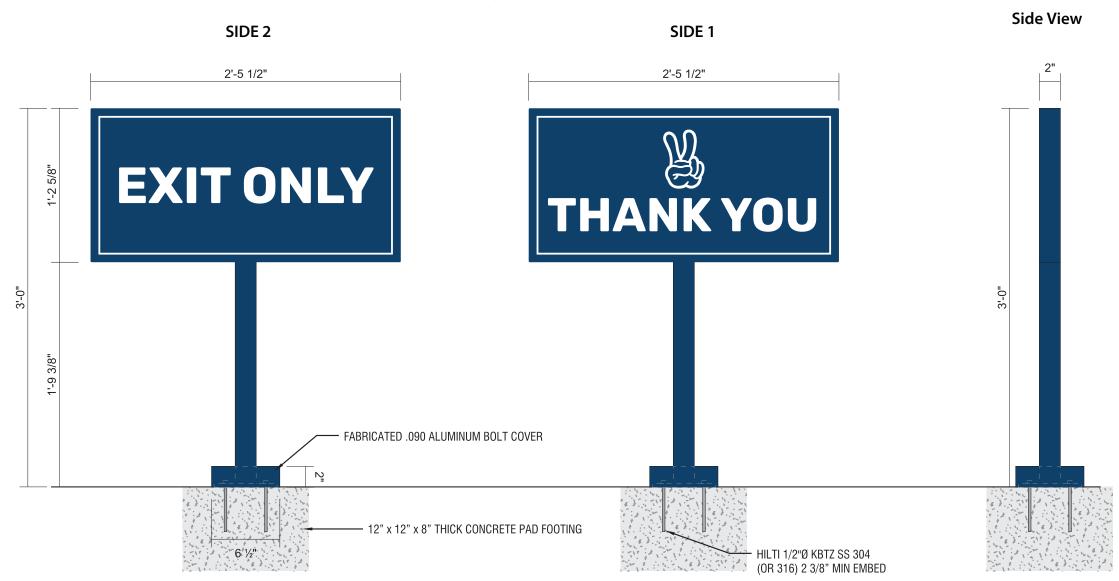
DBDIR-DT-DF



- Diamond grade reflective white vinyl with digitally printed PMS 541 C blue background
- 2"x2" squrae tube aluminum frame & post with aluminum faces & 3/8" x 6" x 6" plate
- Paint PMS 541 C
- Install plate-mount sign with Hilti Kwik bolts
- Pad footing install by GC

NOTE: GC is responsible for pouring the concrete pads for the directionals and menu boards and providing power for all signs. Install Vendor is responsible for digging the hole, concrete, rebar, and installation of the Pylon/Monument Sign.

DBDIR-EO-DF



- Diamond grade reflective white vinyl with digitally printed PMS 541 C blue background
- 2"x2" squrae tube aluminum frame & post with aluminum faces & 3/8" x 6" x 6" plate
- Paint PMS 541 C
- Install plate-mount sign with Hilti Kwik bolts
- Pad footing install by GC

NOTE: GC is responsible for pouring the concrete pads for the directionals and menu boards and providing power for all signs. Install Vendor is responsible for digging the hole, concrete, rebar, and installation of the Pylon/Monument Sign.

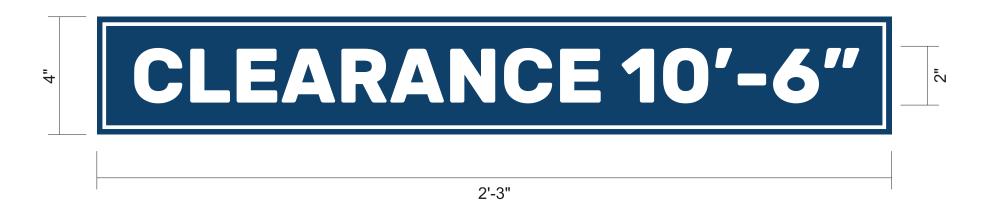
DB CLEARANCE

AWNING-MOUNTED CLEARANCE SIGN

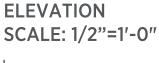
COLOR CODE

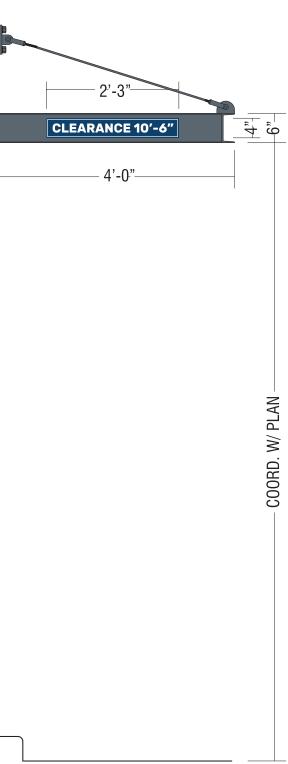
REFLECTIVE WHITE PSV

DB CUSTOM DARK BLUE

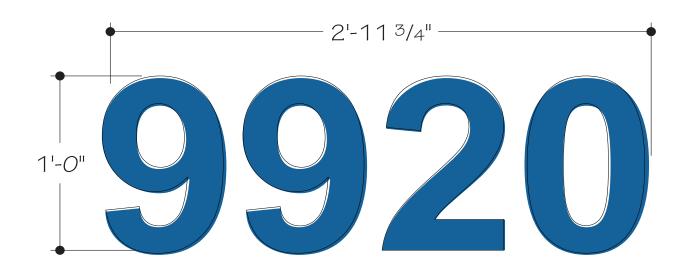


- 3mm ACM sign panel painted DB Custom Dark Blue
- White reflective vinyl copy & border (numbers shipped loose & field applied.
- Mount directly to aluminum awning drive-thru entrance side
- with exterior grade 3M VHB tape.





DB BUILDING ADDRESS LETTERS (FCO)

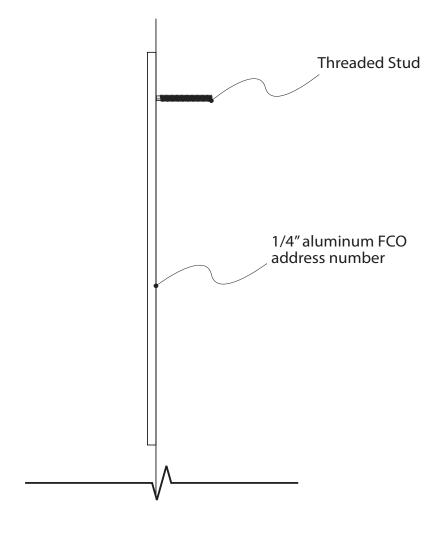


- Painted satin white with 230-127 Intense Blue
- Numerals 1/4" thick aluminum
- Arial Bold font

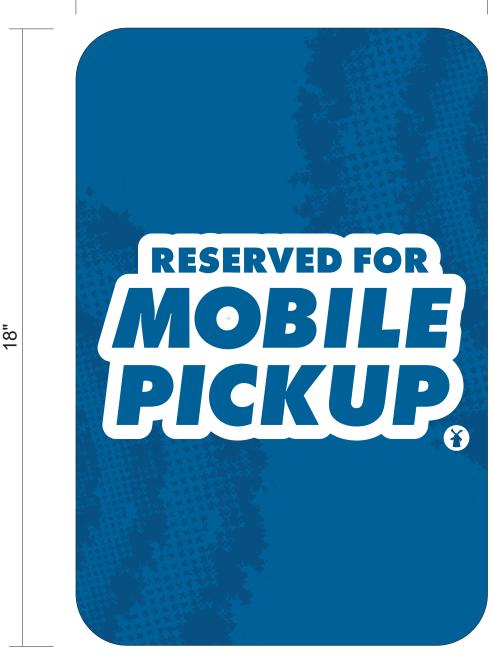
COLOR CODE

230-127 INTENSE BLUE PSV

1234567890



SIDE VIEW



12" X 18" ALUMINUM OR ACM SIGN BLANK WITH 1 1/2" RADIUS CORNERS DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED GRAPHICS & MATTE FINISH OVERLAM

G.C. TO MOUNT TO EXISTING SIGN POST



Planning Commission Staff Report November 17, 2025 Meeting

DUTCH BROS COFFEE SHOP DRIVE-THROUGH CONDITIONAL USE

LOCATION: 9930 Johnstown Road (US-62) (PID: 222-005166-00)

APPLICANT: Galloway c/o Aaron McLean

REQUEST: Conditional Use

ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a

STRATEGIC PLAN: Retail APPLICATION: CU-84-2025

Review based on application materials received September 23, 2025, and November 1, 2025.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests approval of a conditional use to allow a two-lane drive-through to be developed as part of a proposed Dutch Bros Coffee restaurant use. The Canini Trust Corp. (I-PUD) zoning text allows the C-2 General Business (Commercial) District, which permits restaurant uses. Drive-through facilities associated with a permitted use are conditional uses.

This request has been submitted in conjunction with a final development plan (FDP-83-2025) and associated variances (VAR-85-2025) for the Dutch Bros coffee shop. All three applications are scheduled to be heard by the Planning Commission for this meeting.

II. SITE DESCRIPTION & USE

The site is currently undeveloped and comprises 0.701 acres within the Canini Trust Corp. at 9930 Johnstown Road, located generally north of Smith's Mill Road. Existing surrounding uses include fast-food restaurants with drive-throughs, including an adjacent Dairy Queen and Wendy's; gas stations, including Turkey Hill; and hotels, including Home2Suites by Hilton and Courtyard by Marriott.

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.
 Objectives and purposes of the zoning district and codified ordinances are outlined in the following categories:

Uses:

- The applicant proposes to develop a 986-square-foot Dutch Bros coffee shop with a drive-through. The existing site comprises 0.701 acres. Restaurants with drive-through facilities are a conditional use within this zoning district.
- The Engage New Albany Strategic Plan identifies this area as the retail future land use area, and the US-62 Interchange Focus Area Plan identifies this area as part of the US-62 Commercial Core future land use character. The proposed use is appropriate based on its future use designations and its proximity to State Route 161, the New Albany Business Park, and the surrounding uses. Additionally, the site is located within the Canini Trust Corp. zoning district, which envisions this type of use
- The building is surrounded by a parking lot, two drive-through lanes, and internal drive aisles. The drive-throughs appear to be appropriately positioned in the side yard of the site, where they do not interfere with traffic throughout the rest of the site. Utilizing two lanes rather than one will further prevent excessive stacking lengths that may interfere with traffic circulation.
- The proposed drive-through uses are not anticipated to alter the character of the surrounding area. The area is zoned to allow retail and personal service uses such as restaurants and banks, which typically have drive-through facilities. Additionally, the Planning Commission has approved multiple drive-throughs in the area, including for the nearby developments of Popeyes, Wendy's, Dairy Queen, Sheetz, and Dunkin Donuts. This subarea of the Canini Trust Corp. also contains other car-oriented businesses, such as a Turkey Hill gas station and Valvoline oil change service.

Architecture:

- The design of the commercial building and use of materials is appropriate and consistent with other buildings in the immediate area. The building is welldesigned and meets the majority of code requirements and the city's Design Guidelines and Requirements.
- The drive-through window is appropriately scaled and designed. The window is located on the east elevation of the building, which faces an existing Dairy Queen and is not facing any primary streets. Its design is appropriate, as it uses the same building materials and general design that is used on other elevations of the building.

Parking & Circulation:

- C.O. 1167.05(d)(4) requires a minimum of one parking space for every 75 square feet of restaurant floor area space. The building is 986 square feet, which necessitates 13 parking spaces. *The applicant proposes nine parking spaces and has applied for a variance to be heard by the Planning Commission at this meeting under case VAR-85-2025*.
- C.O. 1167.05(d)(4) requires a minimum number of stacking spaces equal to 25 percent of the total required parking spaces for the drive-through tenant space. The building requires 13 parking spaces, which necessitates three stacking spaces; the applicant exceeds this requirement with 15 stacking spaces.
- The additional stacking spaces for the drive-through may help to mitigate the proposal for fewer than the required number of parking spaces.
- The building is surrounded by:
 - o A parking lot to the north (front).
 - O Two drive-through lanes starting at the south (rear) and wrapping around the east (side).
 - o Internal drive aisles along the west (side) and north (front).

The drive-throughs appear to be appropriately positioned in the side yard of the site, where they do not interfere with traffic throughout the rest of the site. Utilizing two lanes rather than one will further prevent excessive stacking lengths that may interfere with traffic circulation.

• The Trust Corp. site has a strong internal roadway network that supports caroriented developments. The lot is surrounded by a public road to the north and a private road to the south, and it is accessed from any of three different cross-access curb cuts that allow traffic to and from the site to be dispersed.

Landscaping:

- A landscape plan has been submitted with the final development plan application for this site. The proposed landscaping meets code requirements.
- (b) The proposed use will be harmonious with the existing or intended character of the general vicinity and such use will not change the essential character of the same area.
 - The proposed use is harmonious with the existing and intended character of 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 are existing restaurants with drive-through facilities that are developed in this zoning district.
 - The New Albany Strategic Plan identifies the future land use of the area to be retail.
- (c) The use will not be hazardous to existing or future neighboring uses.
 - The use is not anticipated to be hazardous to existing or future neighboring uses. It appears that this is an appropriate location for a drive-through 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.
 - 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 use is not anticipated to be detrimental to the economic welfare in the city. The creation of jobs by this use will 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.
 - The use is not anticipated to involve operations that will be detrimental to adjacent uses. This area of the city is automobile-oriented and in close proximity to State Route 161. U.S. Route 62 is currently heavily traveled; 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 three curb cuts:
 - One new full-access shared curb cut with Wendy's that attaches to an existing right-in, right-out curb cut to Woodcrest Way, a private road;
 - One existing full-access shared curb cut with the Wendy's on the west side;
 - One new full-access shared curb cut with the Dairy Queen on the east side.
 - The building is surrounded by a proposed parking lot and internal drive aisles. The proposed drive-through lanes appear to be properly designed on the site so that the

drive through traffic does not interfere with the traffic circulation on the rest of the site

III. SUMMARY

The overall proposal is consistent with the code requirements for conditional uses. The proposed use is appropriate for the site based on the current zoning and the Engage New Albany Strategic Plan land use recommendations. 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 proximity of this site to State Route 161 and a portion of the business park, the drive-through is appropriate in this location.

The proposed use will not change the character of the US-62 corridor, as there are existing restaurants and other developments with drive-through facilities within the Canini Trust Corp. subarea and along the same street.

The drive-through lanes are in appropriate locations given their orientation, and the travel pattern appears to be appropriately designed so it will not interfere with traffic circulation on the rest of the site.

Overall, the proposed development meets city development standards; the drive-through still allows the site to include walkways and landscaping to enhance visual aspects of and pedestrian connection to the development.

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-84-2025 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: Nearmap



Community Development Planning Application

n Submission	Paper copies are n ahead of a board b to be delivered to	not required at this time nearing date. The plans our offices. Fee invoice Johnston Road, New Albany, OH 430	e however, 12 pa ner assigned to y ces will be issued	nper copie our case v	es of the en	tire submission will be required a you when the paper copies need plication is entered.
Project Information	Choose Applicat	ion Type			The second second	tion of Request:
orm	□ Appeal		☐ Extension ☐ Variance	Request	New constr	uction of 986 SF coffee shop with drive-thru.
Inf	☐ Certificate of A ☐ Conditional Us		□ Variance □ Vacation		-	
ect	Development F		□ vacation		1	
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		rcial Subdivision				
		lment (Rezoning)			-	
<u> </u>	☐Zoning Text M	lodification			L	11
		plicant Information			Proper	ty Owner Information
	Name	Galloway		Name		MG SMITHS MILL II LLC
ets	Address	5500 Greenwood Plaza Blvd.,	Suite 200	Address	S	475 Metro Place South Ste 450
Contacts	City, State, Zip					
Ö	Phone Number					
	Email					
Signature	The Owner/Appli employees and ap	cant, as signed below, pointed and elected of application. I certify the complete.	hereby authoriz fficials to visit, p at the information	es Village hotograpl	of New A	al to process this application. Albany representatives, a notice on the property ttached to this application is Date: September 18, 2028 Date:

Department Address: 7815 Walton Parkway New Albany, Ohio 43054 Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

1			
Appeal			250.00
Certificate of App			
	_	wo family residential	100.00
		sidential or commercial	300.00
	ARB - Signage		75.00
Conditional Use			600.00
Development Plan	– Preliminary PUD		750.00
	Planning fee	First 10 acres	750.00
	F	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		T' . 10	650.00
	Planning fee	First 10 acres	650.00
	F	Each additional 5 acres or part thereof	50.00
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	Engineering fee	lots on one side of street	
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Plat – Subdivision	Planning		650.00
	Planning	Plus each lot	50.00 / each
	En ain a anin a fa a	1-25 lots	30.00 / each
	Engineering fee	(minimum fee \$1,000.00)	155.00 / each
	Engineering fee	26 - 50 lots	3875.00
	Ziigiiiotiiiig iee	Each lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
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		Each for Over 51	

	650.00
Plus each lot	15.00 / each
1-25 lots	
(minimum fee \$1,000.00)	155.00 /each
26-50 lots	3875.00
Each lot over 26	75.00 / each
Over 51 lots	5750.00
Each lot over 51	50.00 / each
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al, subdivision, multiple properties	600.00
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ion of Appropriateness	100.00
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) acres	700.00
Each additional 5 acres or part thereof	50.00 / each
Fork Blacklick Accord	250.00
	600.00
	800.00
	1-25 lots (minimum fee \$1,000.00) 26-50 lots Each lot over 26 Over 51 lots Each lot over 51 al, subdivision, multiple properties ion of Appropriateness D acres Each additional 5 acres or part thereof

DUTCH BROS COFFEE

OHO604 NEW ALBANY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY LOCATED IN LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16 UNITED STATES MILITARY DISTRICT

FINAL DEVELOPMENT PLAN OCTOBER 2025

PROJECT CONTACTS

DEVELOPER DUTCH BROS COFFEE

TELEPHONE: (480) 296-5905

CONTACT: MARC MADDEN

CIVIL ENGINEER GALLOWAY & COMPANY, INC. 5500 GREENWOOD PLAZA BLVD SUITE 200

CONTACT: AARON JOHNSTON, PE

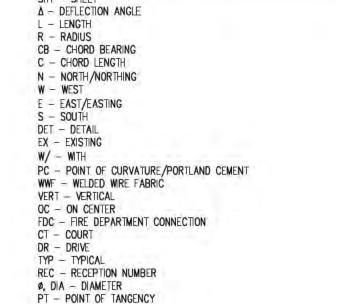
GREENWOOD VILLAGE, CO 80111

TEL: (303) 770-8884

COMMERCIAL DUE DILIGENCE SERVICES 3550 W. ROBINSON, THIRD FLOOR NORMAN, OK 73072 PHONE: (405) 253-2433 CONTACT: SCOTT BOSCARELLI

PLANNING AND LANDSCAPE ARCHITECTURE

GALLOWAY & COMPANY, INC. 5500 GREENWOOD PLAZA BLVD SUITE 200 GREENWOOD VILLAGE, CO 80111 TEL: (303) 770-8884 CONTACT: JON ROMERO, PLA



LIST OF ABBREVIATIONS

MIN - MINIMUM

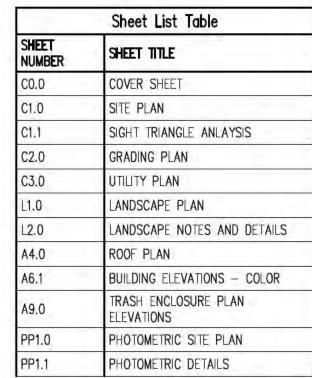
MAX - MAXIMUM

HDPE - HIGH DENSITY POLYETHYLENE



VICINITY MAP NTS

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2.	REFER TO LANDSCAPE PLANS	FOR LANDSCAPE INFORM	MATION.
3.	ALL DIMENSIONS REFERENCE F	LOWLINE, BUILDING OR F	PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
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LEGAL DESCRIPTION

PARCEL 1, LOCATED IN LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16, UNITED COUNTY OF FRANKLIN, STATE OF OHIO, CONTAINING 30,539 SQUARE FEET OR 0.701 ACRES,

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER OHIO STATE PLANE SOUTH ZONE, NAD83-2011, AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF JOHNSTOWN ROAD (AKA U.S. HIGHWAY 62) WHICH N60"11"11"E PER GPS COORDINATE OBSERVATIONS

LATITUDE: 40'05'29.29373' LONGITUDE: -82°47'23.75455" CONVERGENCE ANGLE: 00"11'02.28"

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES. PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE Know what's below. ENGINEER PRIOR TO CONSTRUCTION.

Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PROJECT DESCRIPTION

DRIVE THROUGH COFFEE SHOP DEVELOPMENT INCLUDES THE CONSTRUCTION OF 986 SF SINGLE STORY BUILDING

STORMWATER MANAGEMENT

STORMWATER FOR THIS PROJECT WILL BE CONTROLLED BY A REGIONAL BASIN SOUTHWEST OF

MONUMENTATION

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

- 1. ALL RADII ARE 5' UNLESS OTHERWISE SPECIFIED
- ALL CURB TO BE 6" EXTRUDED UNLESS OTHERWISE NOTED
- 3. ALL DIMENSIONS ARE GIVEN ARE MEASURED TO FACE OF CURB 4. ALL RADIUS DIMENSIONS GIVEN ARE MEASURED ALONG FACE OF CURB

APPROVALS:

PLANNING COMMISSION CHAIR

VICE CHAIR OR DESIGNEE

PROFESSIONAL ENGINEER

PROFESSIONAL SURVEYOR



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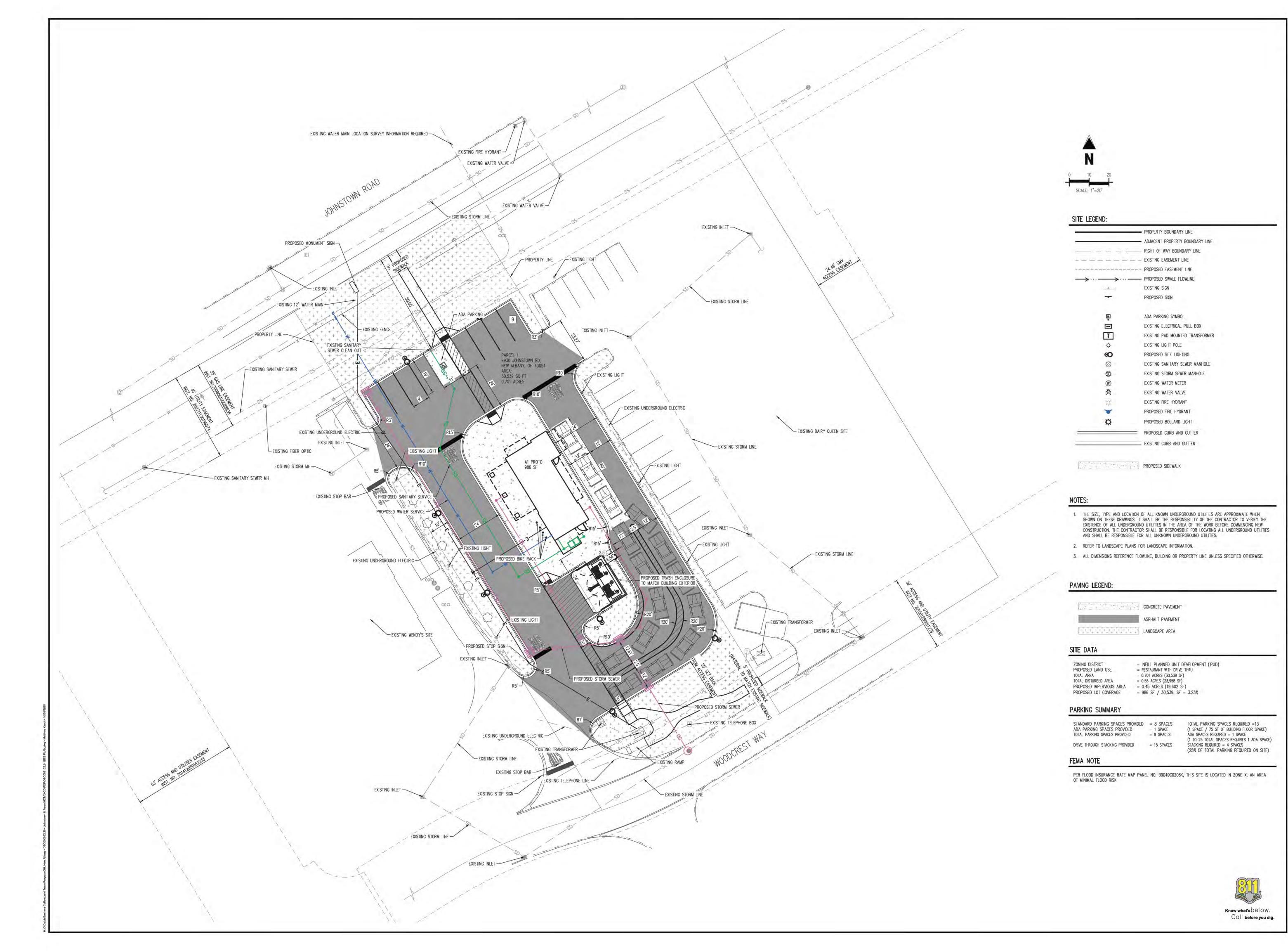
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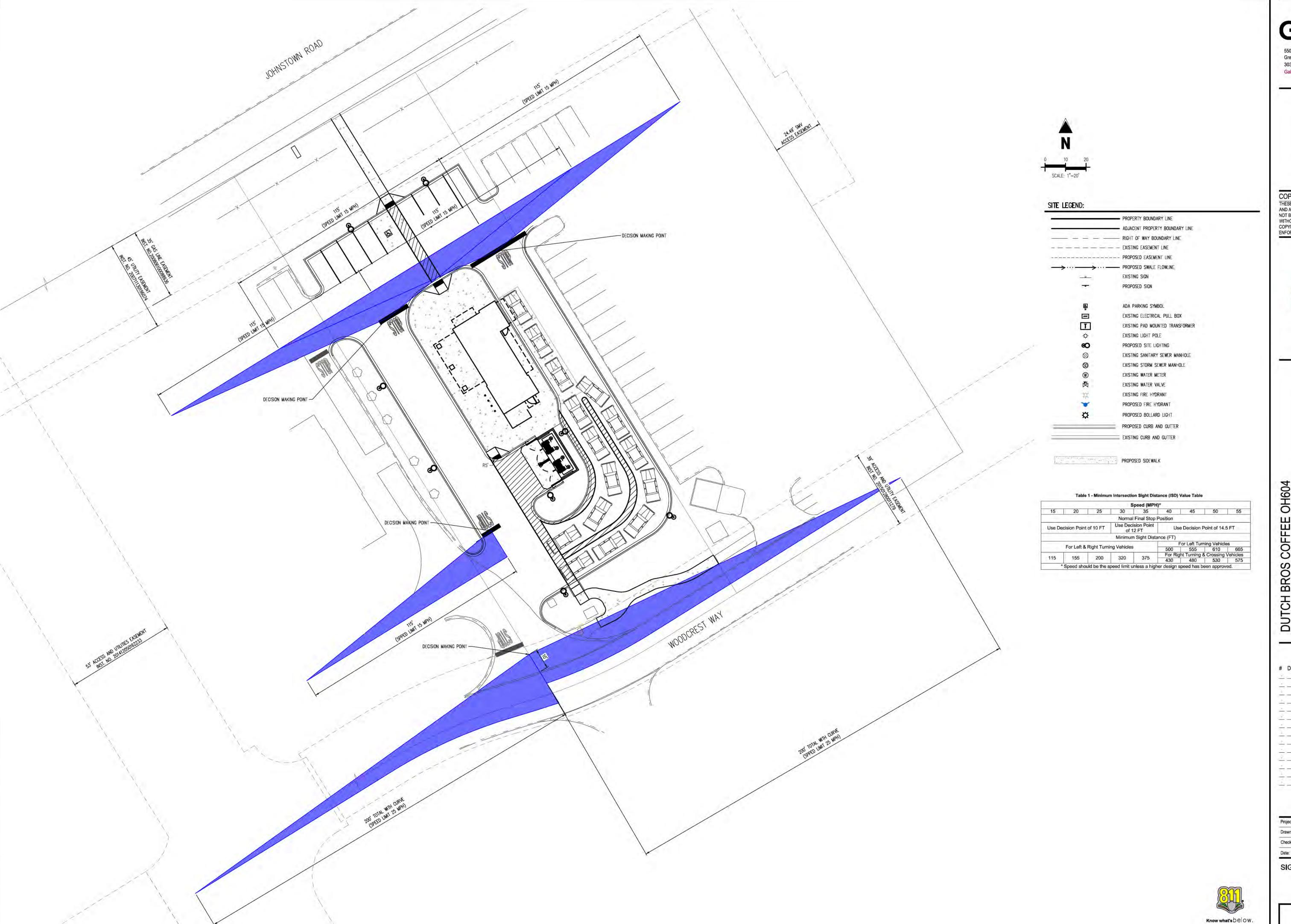
DUTCH BROS COFFEE OH604 FINAL DEVELOPMENT PLAN DBC062

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Project No:	DBC062	
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SITE PLAN

C1.0 Sheet 2 of 12





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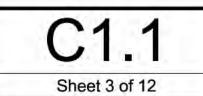


DUTCH BROS COFFEE OH604 FINAL DEVELOPMENT PLAN DBC062

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COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR

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- 2. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS
- 3. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE OVERLOT OR FINISHED
- 4. ADA PARKING STALLS HAVE A 2% MAXIMUM SLOPE IN ANY DIRECTION.
- 5. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPS ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED,
- NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
- 7. EROSION CONTROL SHALL FOLLOW SWMP AND BE UPDATED BY SITE ADMINISTRATOR THROUGHOUT
- 8. SITE LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD)

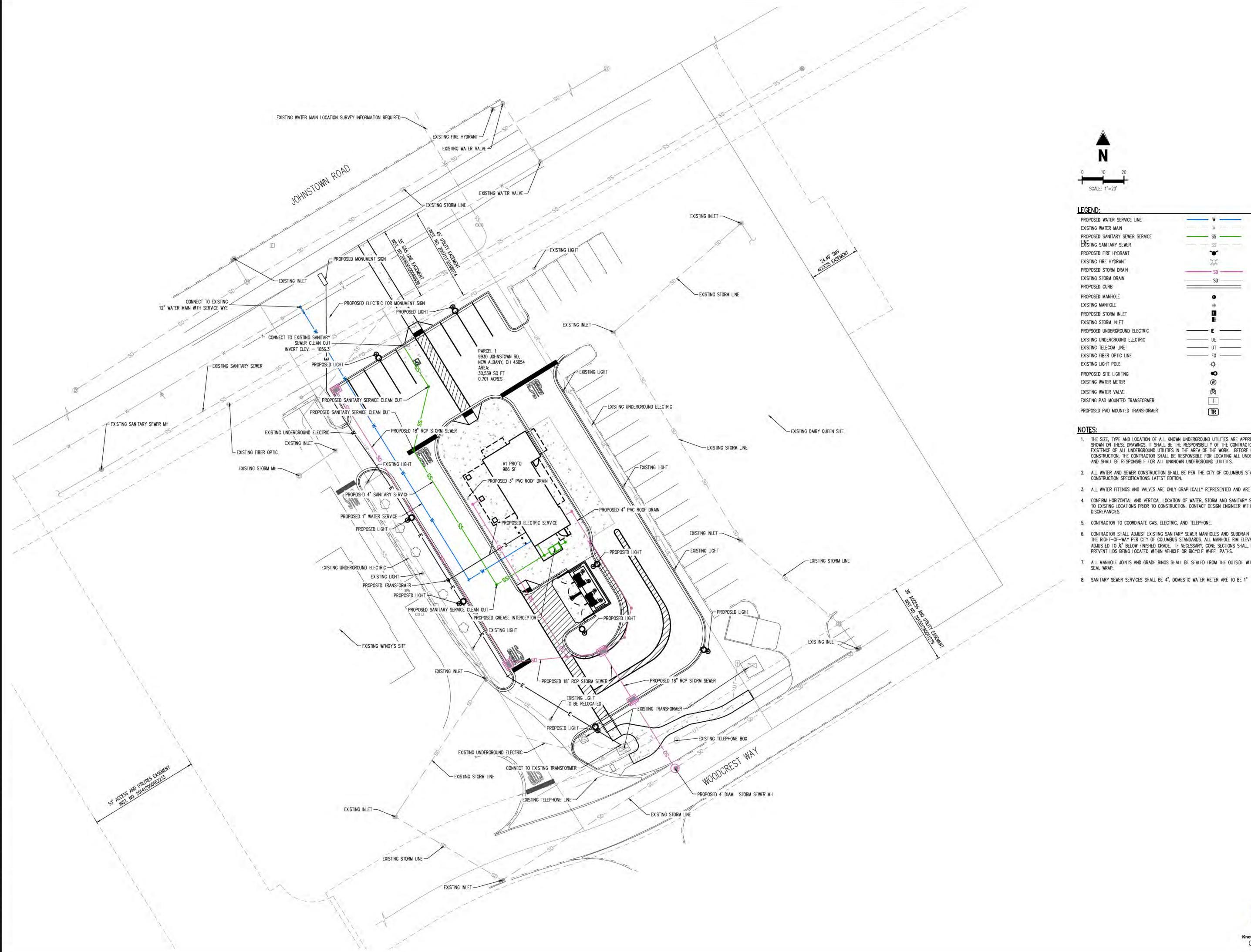
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GRADING PLAN

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1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.

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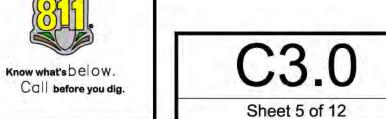
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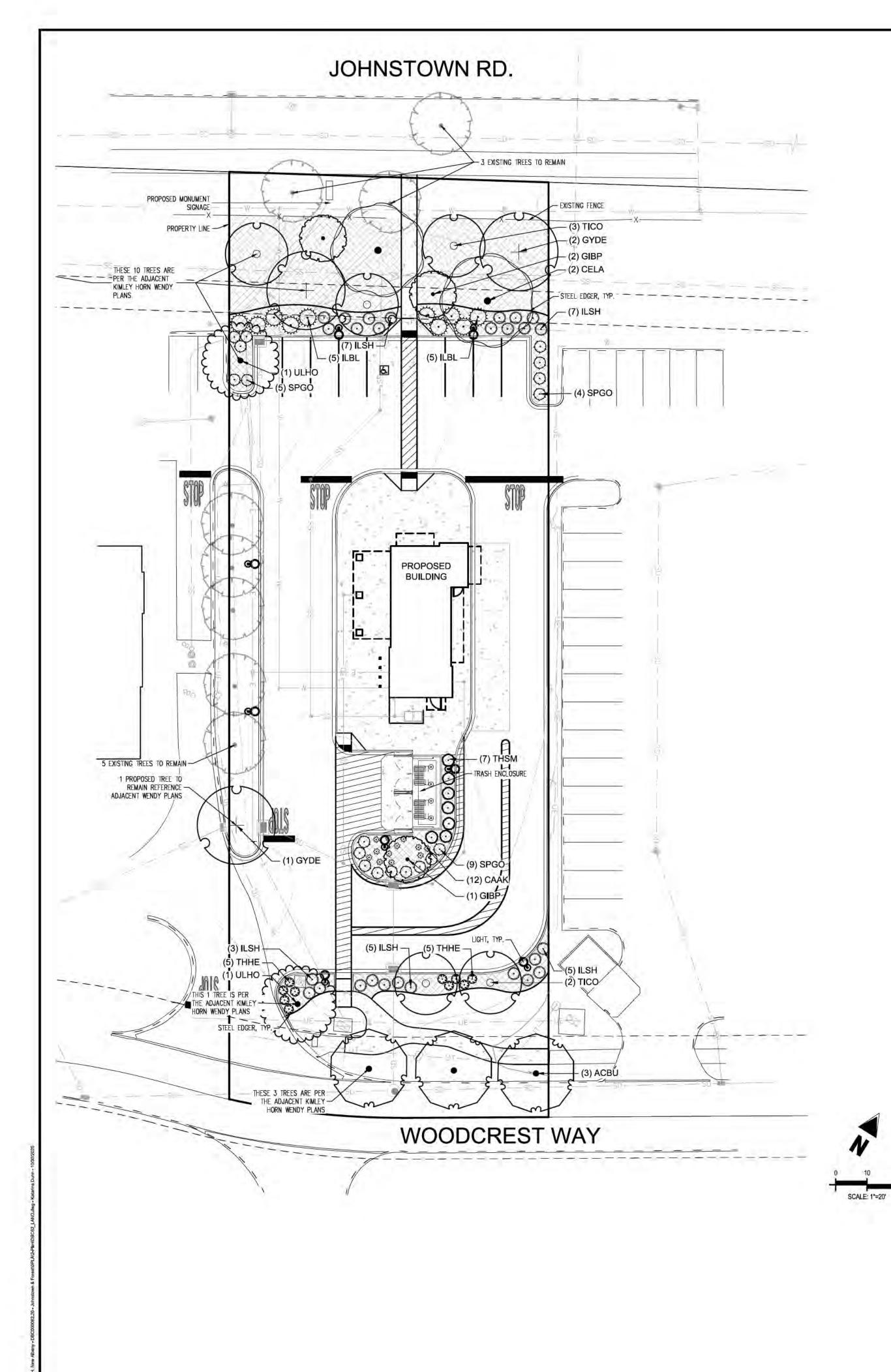
- 2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE CITY OF COLUMBUS STANDARD CONSTRUCTION SPECIFICATIONS LATEST EDITION.
- 3. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- 4. CONFIRM HORIZONTAL AND VERTICAL LOCATION OF WATER, STORM AND SANITARY SEWER TIE-IN TO EXISTING LOCATIONS PRIOR TO CONSTRUCTION. CONTACT DESIGN ENGINEER WITH ANY
- 5. CONTRACTOR TO COORDINATE GAS, ELECTRIC, AND TELEPHONE.
- 6. CONTRACTOR SHALL ADJUST EXISTING SANITARY SEWER MANHOLES AND SUBDRAIN CLEANOUTS WITHIN THE RIGHT-OF-WAY PER CITY OF COLUMBUS STANDARDS. ALL MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
- 7. ALL MANHOLE JOINTS AND GRADE RINGS SHALL BE SEALED FROM THE OUTSIDE WITH AN APPROVED

OH604 PLAN DUTCH BROS COFFEE (FINAL DEVELOPMENT PDBC062

Project No:	DBC062
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UTILITY PLAN





SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
DECIDUO	JS TREE	<u>s</u>							
\odot	ACBU	3	TRIDENT MAPLE	ACER BUERGERIANUM	B&B	3" CAL	30'X25'	MODERATE	SUN
\odot	CELA	2	SUGAR HACKBERRY	CELTIS LAEVIGATA	B&B	3" CAL	60'X45'	MODERATE	SUN/PART SHADE
\odot	GIBP	3.	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	B&B	2" CAL	40°X20°	MODERATE	SUN
(+)	GYDE	3	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50'X35'	LOW	SUN
\bigcirc	TICO	5	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2" CAL	40°X30°	MODERATE	SUN/PART SHADE
\odot	ULHO	2	HOMESTEAD ELM	ULMUS X 'HOMESTEAD'	B&B	3" CAL	50'X35'	MODERATE	SUN
EVERGRE	EN TREE	S							
0	THSM	7	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	B&B	6. HT	18'X4'	LOW	SUN/PART SHADE
EXISTING	TREES								
0	EXDT	8	EXISTING DECIDUOUS TREE	TO REMAIN	EXISTING				
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
DECIDUO	JS SHRU	BS							
0	SPGO	18	GOLDMOUND JAPANESE SPIREA	SPIRAEA JAPONICA 'GOLDMOUND'	#5 CONT.	3'X4'	LOW	SUN/PART SHADE	
EVERGRE	EN SHRI	JBS							
	ILSH	27	SHAMROCK INKBERRY HOLLY	ILEX GLABRA 'SHAMROCK'	#5 CONT.	5'X5	MODERATE	SUN/PART SHADE	
0	ILBL	10	BLUE PRINCE AND PRINCESS HOLLY	ILEX X MESERVEAE 'BLUE PRINCE' & 'BLUE PRINCESS'	#5 CONT.	10'X6'	MODERATE	SUN/PART SHADE	
6:3	THHE	10	HETZ MIDGET ARBORVITAE	THUJA OCCIDENTALIS 'HETZ MIDGET'	#5 CONT.	4°X4°	MODERATE	SUN	
ORNAMEN	ITAL GR	ASSES							
£33	CAAK	12	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	LOW	SUN	
SYMBOL		QTY	COMMON NAME	BOTANICAL NAME	TYPE				
MULCH		2,107 SF	WOOD MULCH DARK BROWN SHREDDED HARDWOOD MULCH	WOOD MULCH	MULCH				
SEED		2,711 SF	RTF (RHIZOMATOUS TALL FESCUE) SEE PLANTING NOTES & DETAILS	TURF SEED	SEED				
	1								
SOD/SEED									

CODE SECTION AMINI-TRUST COR	CATEGORY RP. I-PUD REQUIREMENTS	FORMULA	CALCULATION	REQUIRED	PROVIDED
8a.04.2.	STREET TREES (JOHNSTOWN ROAD)	1 TREE PER 30 LF	102 LF / 30	3 STREET TREES	3 EXISTING STREET TREES
8a.04.2.	STREET TREES (WOODCREST WAY)	1 TREE PER 30 LF	86 LF / 30	3 TREES	3 TREES*
8a.04.a.	PARKING LANDSCAPING	PARKING LOTS MUST BE SCREENED WITH A 3' EVERGREEN HEDGE	3' EVERGREEN HEDGE	3' EVERGREEN HEDGE	3' EVERGREEN HEDGE IS PROVIDED
8a.04.c.	PARKING LANDSCAPING	PARKING LOT LANDSCAPING MUST BE 8% OF TOTAL PARKING LOT PAVING AREA	15,107 SQ. FT. x 8%	1,208 SQ. FT.	1,863 SQ. FT.
8a.04.5.	PERIMETER LANDSCAPING (JOHNSTOWN ROAD)	MINIMUM OF 8 TREES PER 100LF, THESE TREES ARE IN ADDITION TO STREET TREES	102 /F /100	8 TREES	9 TREES*
EW ALBANY OHIO	, MUNICIPAL CODE				
1171.05(e)	SITE LANDSCAPING	1 TREE PER 5,000 SF. OF STRUCTURE AND VEHICLE USE AREA	16,341/ 5,000	3 TREES	3 TREES
1171.06.	PARKING LOT LANDSCAPING	FOR EACH 100 S.F. OF PARKING AREA, A MIN. OF (5) S.F. OF LANDSCAPE AREA TO BE PROVIDED	1,672 SF OF PARKING AREA / 100	17 SF	1,863 SQ. FT.
1171.06.(a)(3)	PARKING LOT LANDSCAPING	1 TREE PER 10 SPACES	9 PARKING STALLS/ 10	1 TREES	1 TREES*
1171.06.(b)	PARKING LOT LANDSCAPING	PARKING LOTS SHALL BE SCREENED BY A 3.5' MINIMUM EVERGREEN HEDGE	3.5' EVERGREEN HEDGE	3.5' EVERGREEN HEDGE	3.5' EVERGREEN HEDGE IS PROVIDED

*TREES ARE PER THE ADJACENT KIMLEY HORN WENDY PLANS

CAUTION - NOTICE TO CONTRACTOR

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PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE

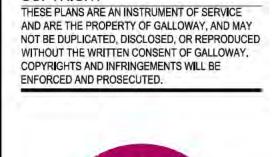
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Call before you dig. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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LANDSCAPE PLAN

LANDSCAPE NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- 5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- 9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING
- 10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.

FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.

- 11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE OHIO LANDSCAPE
- 12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

CONSTRUCTION.

- 13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- 15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- 16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS, OF 12-12-12 FERTILIZER PER CU, YD., ROTOTILLED TO A DEPTH OF 8", NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
- 17. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

- 18. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- 19. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE, ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- 20. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS, NO 'T-STAKES' SHALL BE USED FOR TREES. 21. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT
- BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- 22. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 23. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- 24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- 25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH
- 26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- 27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- 28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

- 29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
- 30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- 31. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS
- 32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH
- 33. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- 34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF <u>ONE YEAR</u> FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- 2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- 3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT, LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

TREE PROTECTION NOTES:

- 1. USE TOWN OF NEW ALBANY TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
- 2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
- 3. TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE. THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5" OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
- 4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING
 - A, EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN
- B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
- C. WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
- D. WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
- 4. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
- 5. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:

A. REMOVE ALL DEAD WOOD.

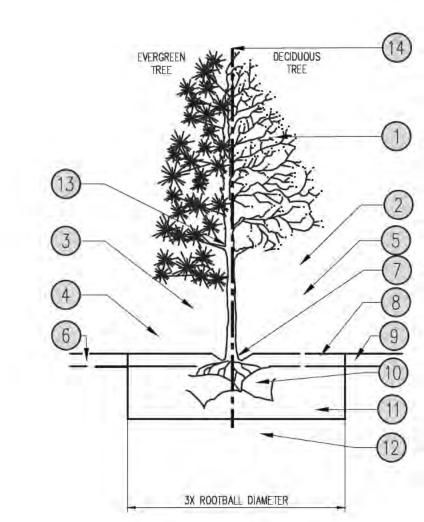
- B. PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
- C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
- D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE
- E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
- F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
- 6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
- A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
- B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE, PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- 2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER, NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO

CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.



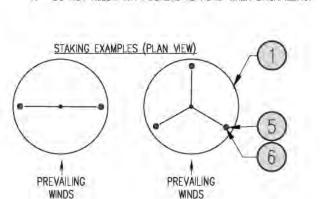
(2) NYLON TREE STRIPS AT ENDS OF WIRES - SECURE TO STAKE 2. OR DEADEN WITH NAILS

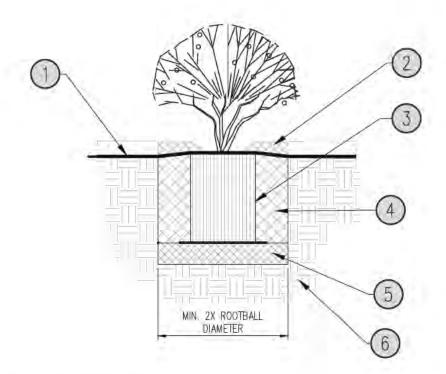
- (3)12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- (4) 24"X3/4" P.V.C. MARKERS OVER WIRES. (5) PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12"
- MIN. INTO UNDISTURBED SOIL. (6) PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO
- UNDISTURBED SOIL. 7 TRUNK FLARE
- (8) WOOD MULCH TREE RING 3' DIA: MIN, TYPE & DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK. (9) FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
- 10 ROOT BALL SEE NOTE 3, THIS DETAIL
- 11 BACKFILL AMEND & FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- (12) UNDISTURBED NATIVE SOIL (13) SOFT VELCRO, OR OTHER FABRIC WRAP (14) CENTRAL LEADER, SEE PLANTING NOTES

- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL. AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN
- HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND 4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN
- REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN

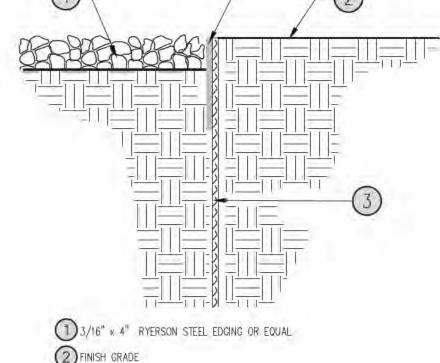
WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR



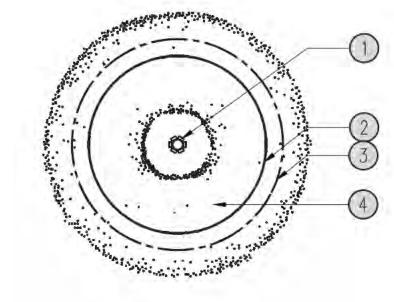


- 1) FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
- (2) SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
- (3) PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE — INSTALL WATER RING (2 - 3" HT.)
- (4) BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
- (5) COMPACTED BACKFILL MIX (75%).
- 6 UNDISTURBED NATIVE SOIL.



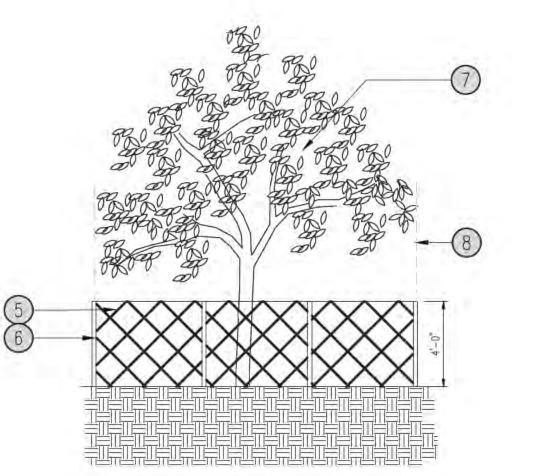


- (3) 16" STAKES AT 30" O.C.



1) TRUNK PROTECTION BOARDS MIN. 2" THICK, BENEATH BOARDS ARE 3-4 LAYERS OF BURLAP AROUND TRUNK. TIE BOARDS SECURELY AT TOP, BOTTOM & CENTER WITH HEAVY DUTY CORD, WIRE, OR CABEL CHOKERS.

- (2) OUTLINE OF TREE CROWN (EDGE OF DRIPLINE) CORRESPONDS WITH ROOT SPREAD.
- (3) CONSTRUCTION FENCING (MIN. 4' HEIGHT)
- (4) WOOD MULCH SEE MULCH
- (5) PLASTIC ORANGE CONSTRUCTION FENCE TIED TO T-POST
- (6) T-POST AT 8'-0" O.C. (TYP.)
- (7) EXISTING TREE



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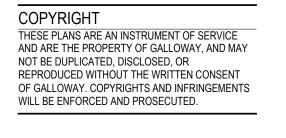
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10/31/2025

LANDSCAPE NOTES & DETAILS

GENERAL NOTES:

- 1. COORDINATE WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION AND NUMBER OF OTHER ROOF PENETRATIONS (EI: VENT STACKS, VENT PIPES, CONDUIT PENETRATIONS, ETC.). FLASH ALL PENETRATIONS WEATHER TIGHT. REF. 5,6-A4.1.
- 2. SLOPE ALL CRICKETS AS SHOWN AT A MINIMUM SLOPE OF 1/4" PER FOOT FROM HORIZ. PLANE, UNLESS NOTED OTHERWISE.
- 3. PROVIDE BUILT-UP INSULATION ROOF CRICKETS AT ALL CURB LOCATIONS TO ALLOW POSITIVE DRAINAGE AND PREVENT PONDING.
- 4. ALL METAL ROOF FLASHING DETAILS SHALL BE PER SMACNA AND MANUFACTURERS RECOMMENDATIONS AND REVIEWED BY THE ARCHITECT FOR DESIGN INTENT.
- 5. PROVIDE ROOF INSULATION SYSTEM BELOW ROOFING MEMBRANE, PER THE ROOFING ASSEMBLIES SPECIFIED IN DIVISION 07 SECTIONS "THERMOPLASTIC POLYOLEFIN ROOFING" AND "APPLIED FIREPROOFING".
- PROVIDE SUPPLEMENTAL INSULATION OVERBUILDS WHERE INDICATED FOR ROOF SLOPE CONTINUATION.
- 7. PROVIDE HAIL GUARDS TO ALL APPLICABLE ROOFTOP EQUIPMENT IN THE MIDWEST.



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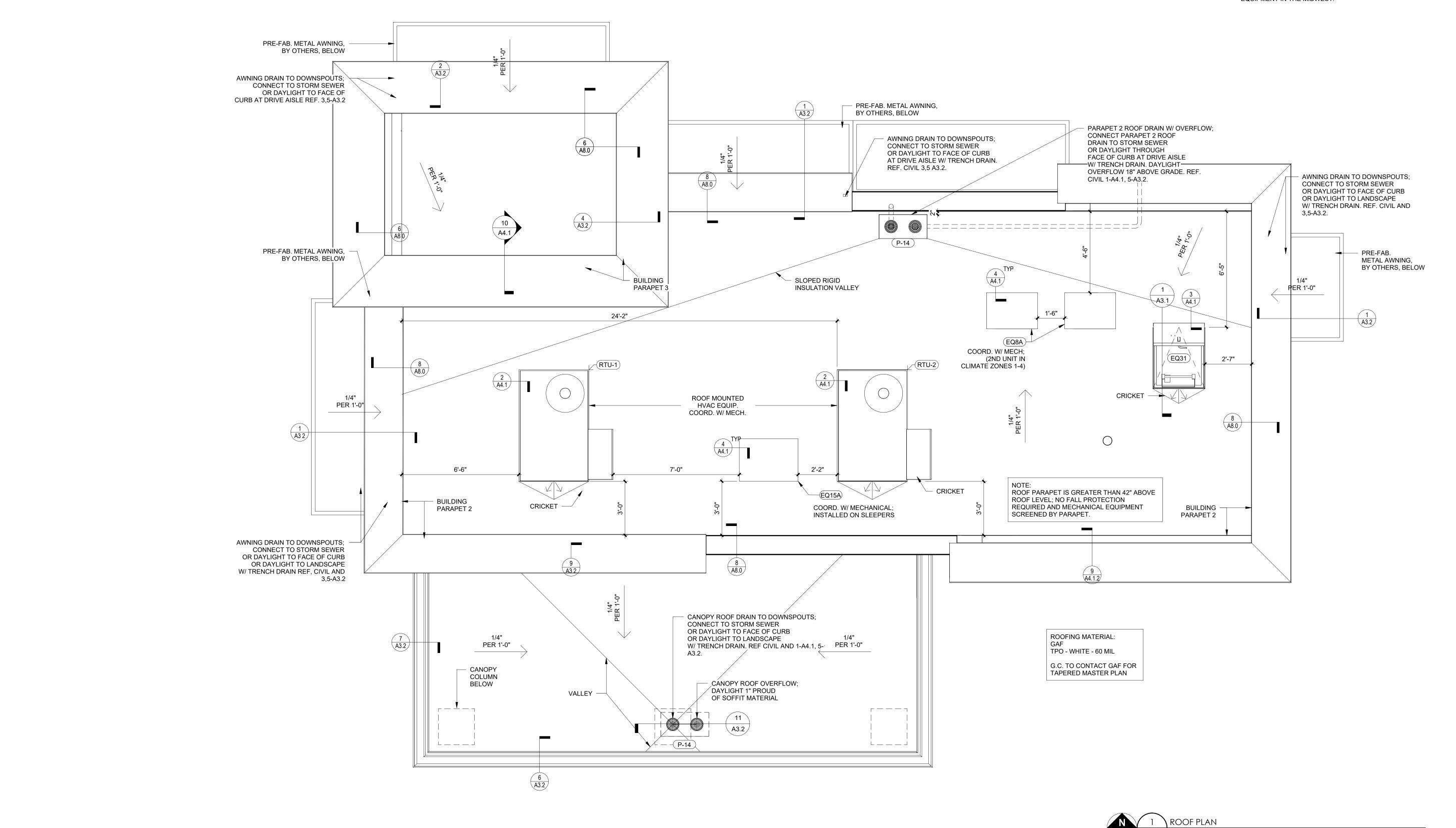
OH0604 DUTCH BROTHERS NEW STANDING STORE

Issue/Description

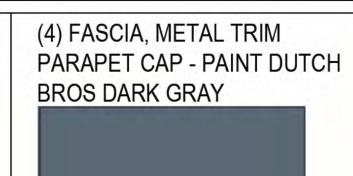
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ROOF PLAN

3/8" = 1'-0"







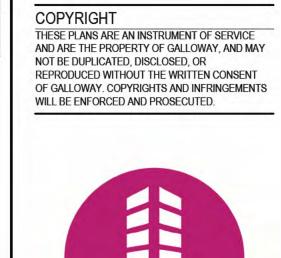
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REFINISHED CLEAR ANODIZED	
LUM. STOREFRONT	

			EXTERIOR FIN	IISH SCHEDULE
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)			
1A	BRICK VENEER	BELDEN BRICK COMPANY	FACE BRICK - MASONRY VENEER	COLOR: BEAVER BLEND 73 DART-TEX BY BELDEN BRICK COMPANY https://www.beldenbrick.com/brick/brick-colors/color/texture/mm/size/series/finish/beaver_blend_73_dart-tex INSTALLEDF IN RUNNING BOND PATTER OR APPROVED OTHER BY AC
1B	BRICK VENEER	BELDEN BRICK COMPANY	FACE BRICK - MASONRY VENEER	COLOR: POLAR WHITE CLEAR BY BELDEN BRICK COMPANY https://www.beldenbrick.com/brick/brick-colors/color/texture/mm/size/series/finish/polar_white_clear INSTALLEDF IN RUNNING BOND PATTER OR APPROVED OTHER BY AC
ZONE 2 (BASE)			
2	BRICK VENEER	BELDEN BRICK COMPANY	FACE BRICK - MASONRY VENEER	COLOR: POLAR WHITE CLEAR BY BELDEN BRICK COMPANY https://www.beldenbrick.com/brick/brick- colors/color/texture/mm/size/series/finish/polar_white_clear INSTALLEDF IN RUNNING BOND PATTER OR APPROVED OTHER BY AC
ZONE 3 (FRAME CANOPY)			
3	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
4	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
5	COLUMNS	BELDEN BRICK COMPANY	FACE BRICK - MASONRY VENEER	COLOR: BEAVER BLEND 73 DART-TEX BY BELDEN BRICK COMPANY https://www.beldenbrick.com/brick/brick-colors/color/texture/mm/size/series/finish/beaver_blend_73_dart-tex INSTALLEDF IN RUNNING BOND PATTER OR APPROVED OTHER BY AC

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY



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OH0604 DUTCH BROTHERS C NEW STANDING STORE

1/4" = 1'-0"

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Project No:	DBC0000046.30
Drawn By:	SAM
Checked By:	RSJ
Date:	09/04/25

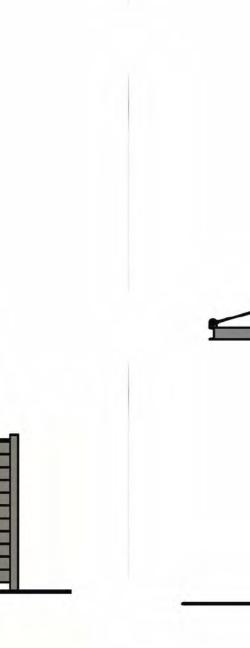
BUILDING ELEVATIONS - COLOR

A6.1



4 LEFT ELEVATION - DRIVE-THRU WINDOW 1/4" = 1'-0"







2 RIGHT ELEVATION - WALK-UP WINDOW 1/4" = 1'-0"

FRONT ELEVATION 1/4" = 1'-0"

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TRASH ENCLOSURE GENERAL NOTES:

- REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
- 2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN
- 3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
- 4. GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.

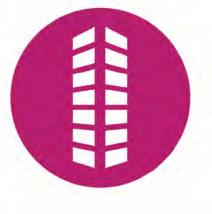
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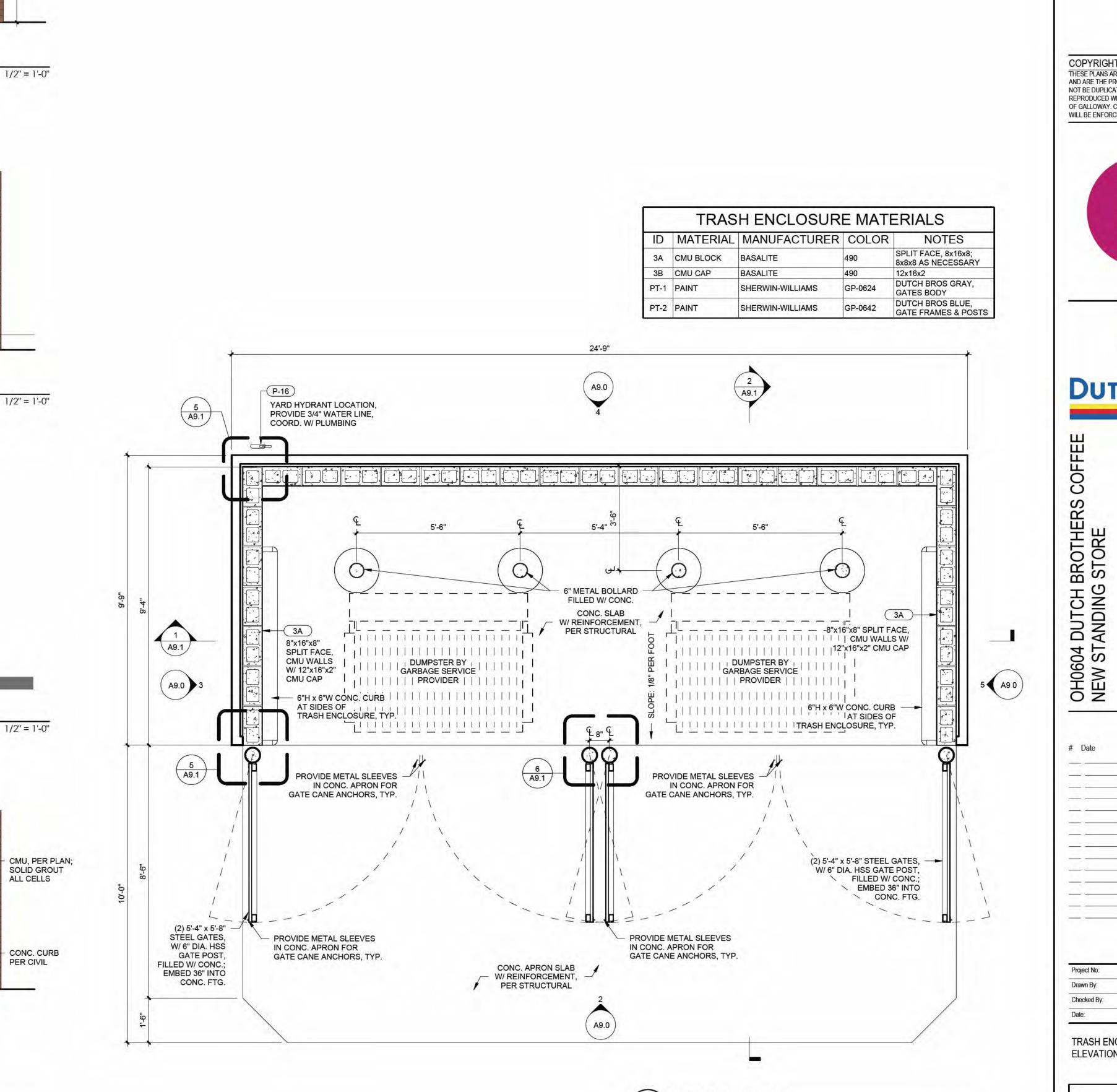
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Project No:	DBC0000046.30
Drawn By:	NJ
Checked By:	RSJ
Date:	08.08.2025

TRASH ENCLOSURE PLAN/ **ELEVATIONS**

1/2" = 1'-0"

A9.0



TRASH ENCLOSURE PLAN

10/27/2025 2:43:23 PM

6" DIA. HSS GATE POST

PAINTED PER PLAN

FILL SOLID W/ CONCRETE,

W/ 5/8" DIA. x 6" ANCHOR,

EMBED 3'-0" INTO CONC. FTG.

TRASH ENCLOSURE RIGHT ELEVATION

TRASH ENCLOSURE REAR ELEVATION

PEDESTRIAN ACCESS DOOR.

TRASH ENCLOSURE LEFT ELEVATION

CANE BOLT -

"HOLD-OPEN" TABS

6" DIA. HSS GATE POST

FILL SOLID W/ CONCRETE,

W/ 5/8" DIA. x 6" ANCHOR,

PAINTED PER PLAN

1/2" = 1'-0"

EMBED 3'-0" INTO CONC. FTG.

1/2" DIA. x 24"L CANE BOLT

LATCH RODS

TRASH ENCLOSURE FRONT ELEVATION

W/ CORRUGATED METAL, PAINTED PER PLAN.

PROVIDE SIMILAR LOCKING MECHANISM TO MAIN GATE

1 1) (

HSS GATE POST,

3"x1/4" STEEL PLATE

CORRUGATED METAL

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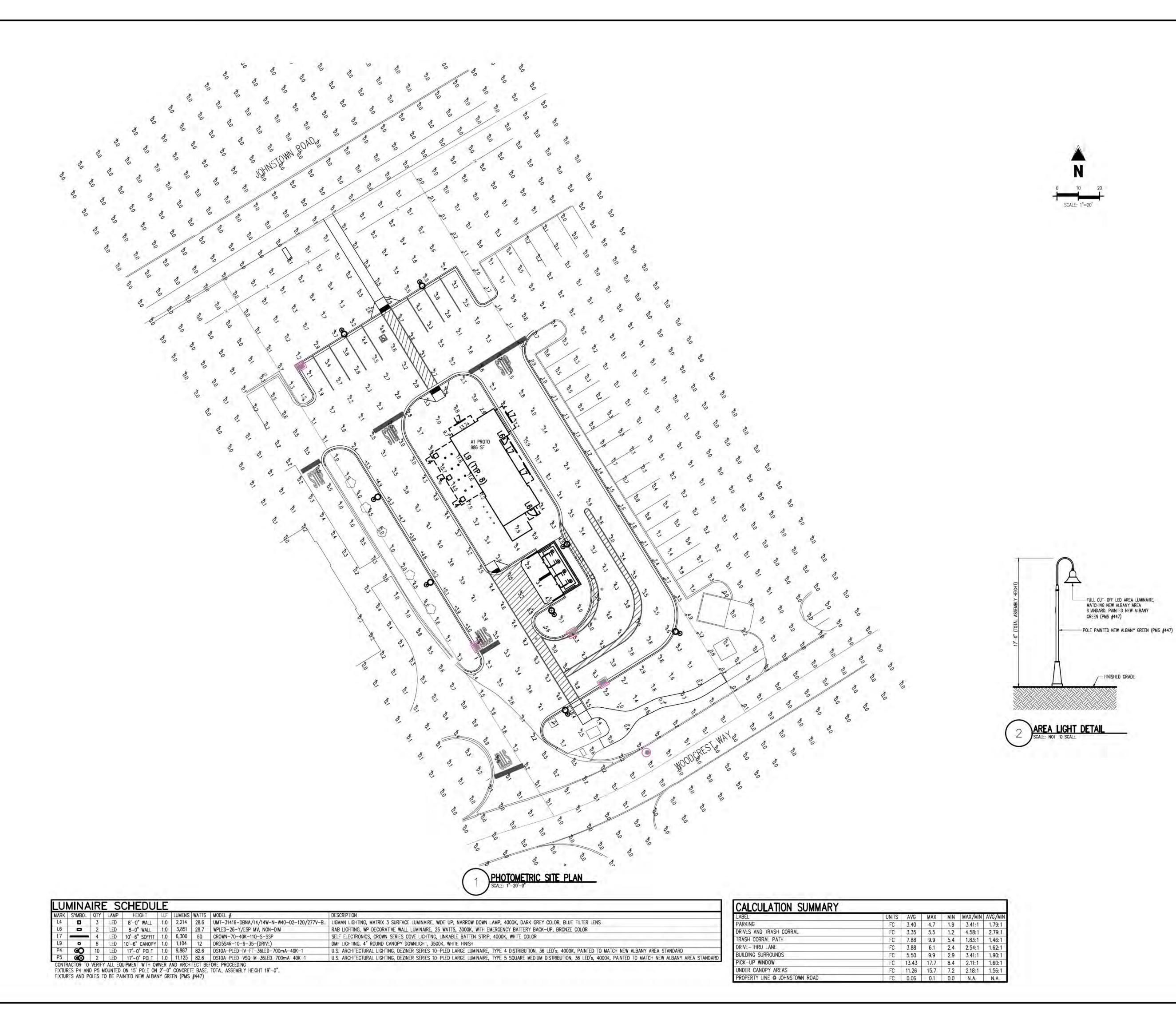
PAINTED PER PLAN

WELDED TO METAL DECK

3/4" PIPE SET INTO

CONC. SLAB, 12" DEEP

PAINTED PER PLAN



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DUTCH BROS COFFEE OH604 FINAL DEVELOPMENT PLAN DBC062

Project No:	DBC062
Drawn By:	MCK
Checked By:	AJ
Date:	10/31/2025

PHOTOMETRIC SITE PLAN

PP1.0 Sheet 11 of 12



Large Neoclassical, Domed Bell Luminaire

The NEW Deziner Series is a flexible, configurable pedestrian scale

decorative pendant luminaire with an 10" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel ™ ball coupling. PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emilter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are UD, Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

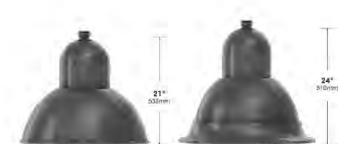
LED Emitters High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0 - 10V almmable driver is standard. Driver has a minimum of 3KV Internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color refention. The lop coat is baked at 400° F for maximum hardness and exterior durability.

U.S. Pale Company Inc | 660 West Avenue O. Palmdate, CA 93551 An Employee Owned Company | Phone (661) 233-2000 | www.usaltig.com





The largest models within the customizable styles available with optional Ambience™ Low Luminance Lens and

DS10C

(C)	
U.L. Listed for Wet Location	2023129

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DEZĪNER SERIES 10 - PLED LARGE

ORDERING INFORMATION Spec/Order Example: DS10CB/AL-ASY/36LED-700mA/30K/UNV/CM+L/RAL-8019-T/DF # of LED# Drive Current Color Temp - CCT Voltage Luminaire Shade Optics Drive Current ☐ DS10 ☐ 80LED[†] ☐ 875mA² ☐ 27K (2700K) PLED-II ☐ 48LED ☐ 700mA ☐ 30K (3000K) PLED-II-FR Angled w/
unlil Bands ☐ 36LED ☐ 525mA ☐ 40K (4000K) PLED-III Concave/Rared C ☐ PLED-III-W ☐ 350mA ☐ 50K (5000K) Concave/Flared CB
w/ unlil Bands ☐ 175mA ☐ TRA³
True Amber ☐ PLED-IV ☐ Deep Bell ☐ PLED-IV-FT Deep Bell w/ PLED-V-SQ-N ☐ Hooded PLED-V-SQ-M - Ambierice Lane option available in BOLED Only. ☐ PLED-V-SQ-W 2 - 175mA evaleble with Ambienco Laws options only ☐ Skirted 3 - TRA available in 350mA & 625mA Drive Currents only Skirted w/ unlil Bands Ambience™ Lens Option Consult factory for other CCT, CRI, & Drive Current options AL-ASY ☐ Tlered AL-ASY-HS ☐ Tiered w/ unlit Bands ☐ AL-SYM

Mounting	Finish	Options	
Mounting	Finish	Options	
Arm Mount	Standard Textured Finish		
1	☐ Black RAL-9005-T	Internal Hause Side Shield	
2-180	☐ White RAL-9003-T	(Example: H8-PLED/48) HS-PLED	
□ 2-90	☐ Grey RAL-7004-T	Twist back Receptable TPR	
	☐ Dark Bronze RAL-8019-T	☐ 7-Pin Twist Look	
3-90	Green RAL-6005-T	Receptable Only TPR7	
□ 3-120		High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: MESW/25) HLSW	
□ 4-90	Premium Finishes	Twist Look Photocell + Voltage	
	☐ Rust	(Example: IPC347V) TPC+V	
Wall Mount	☐ Patina Copper PC	Photocetl + Voltage (Example: PC120V) PC+V	
□ wm		Single Fuse (Example: 0F277V) SF+V	
WM-Wall Mount provided with mounting bracket and cover	For smooth links / replaces suffix "1" with suffix "5" (Examples RAL-9500-5)	(Example: 0F277V) SF+V Double Fuse (Example: 0F240V) DF+V	
Pendant Mount	Consult factor for eastorn coluin	☐ Blue-Tooth Programmable	
Cable Clamp J-Box CC8		Photo /Molion Sensor (Factory - Molion 50/100) Photo 75(a) MS-F311	
		13 (3 (3 (4) M3-F3 (1)	

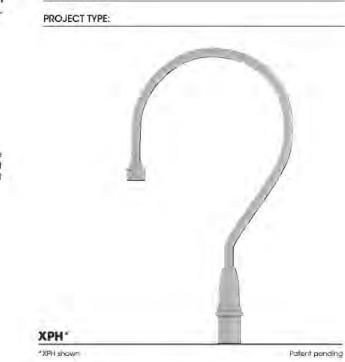
PENDANT MOUNTED ARM

XPH

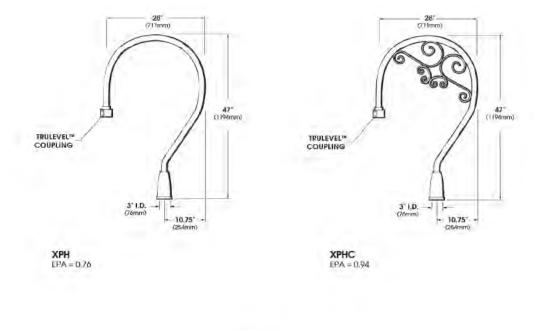
FEATURES

Durable corrosion resistant, cast aluminum construction.

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



PROJECT NAME:



	SCALE; W=1		
U.S. Pole Co Inc. 660 West Avanua O. Polerdole, CA 93551 Phone (661) 233-2000 Feat (661) 233-2001 West Avanua Colling com	MADE IN THE	2020309	SUN VALLE

Product Code:

UMT-31416

Matrix 3 Surface

LIGMAN LIGHTING USA 5500 Greenwood Plaza Blvd., Suite 200 Greenwood Village, CO 80111

303.770.8884

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OH6 PLAN

DUTCH BROS COFFEE (FINAL DEVELOPMENT PDBC062

Date Issue / Description

9930 NEW

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10/31/2025

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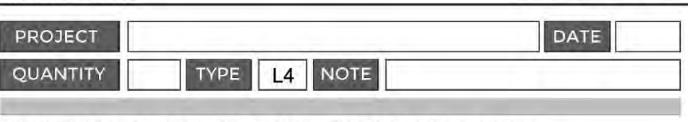
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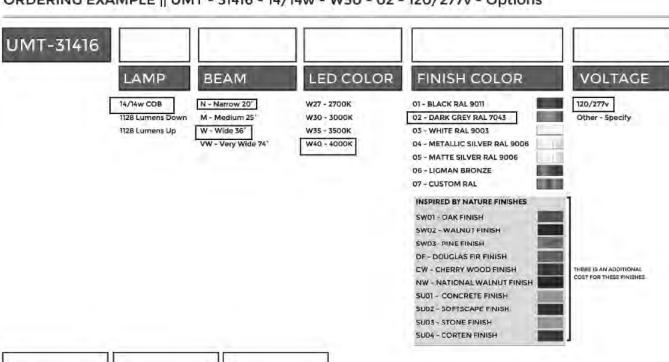
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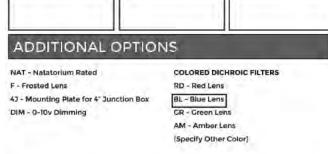
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ORDERING EXAMPLE || UMT - 31416 - 14/14w - W30 - 02 - 120/277v - Options











WPLED26Y



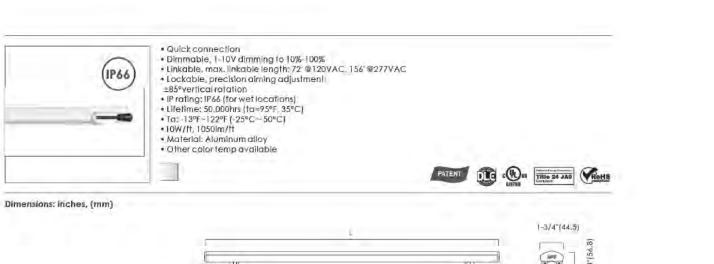
Technical Specifications	wer to the	\$ A CONTROL OF THE STATE OF THE
Compliance	Electrical	Ambient Temperature:
UL Listed:	Driver:	Suitable for use in up to 40°C (104°F)
Suitable for wet locations. Suitable for mounting	Constant Current, Class 2, 120-277V, 50/60Hz, 120V:	Cold Weather Starting:
within 1.2m (4ft) of the ground.	0.22A, 208V: 0.13A, 240V: 0.11A, 277V 0.10A	The minimum starting temperature is -40°C (-40°F)
IP Rating:	Dimming Driver:	Green Technology:
Ingress protection rating of IP66 for dust and water	Driver includes dimming control wiring for 0-10V	Mercury and UV free. RoHS-compliant component
DLC Listed:	dimming systems, Requires separate 0-10V DC dimming circuit. Dims down to 10%:	LED Characteristics
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that	THD:	Color Consistency:
qualifies for the highest tier of rebates from DLC	10,77% at 120V, 11,79% at 277V	3-step MacAdam Ellipse binning to achieve
Member Utilities, Designed to meet DLC 5.1 requirements.	Power Factor:	consistent fixture-to-fixture color
DLC Product Code: P00001750	98,2% at 120V, 95.6% at 277V	
Performance	Construction	
Lifespan:	Finish:	
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations	Formulated for high durability and long-lasting color	
Wattage Equivalency:		
Equivalent to 150W Metal Halide		

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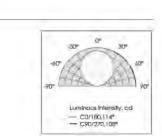
Outdoor Cove Lighting CROWN

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Type: L7



Series	Length	(K)	Beam Angle	Finish	Installation
CROWN 47	- 11.8"(300mm) - 47"(1120mm) - 70"(1778mm)	30K - 3000K 35K - 3500K 40K - 4000K	110-110°	\$ Silver	\$ - Screw Mounting
Specifications					
Catalog No.	Model	Rated (VAC	i input Ra)	Power (W)	Luminous flux (TYP@4000K)lm
CROWN-1230K110SS CROWN-1235K110SS CROWN-1240K110SS	CROWN-L24-277V	120-2	277 90	(0	(050
CROWN-4730K110SS CROWN-4735K110SS CROWN-4740K110SS	CROWN-L90-277V	120-2	277 90	40	4200
CROWN-7030K110SS CROWN-7035K110SS CROWN-7040K110SS	CROWN-L144-277V	/ 120-3	277 90	06	6300



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DRD5S & SurfaceFrame Surface Mount LED Downlight New Construction DRDHNJO Octagonal Junction Box



 Thinnest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight Features multiple ratings to meet the demands of a wide range of situations Ultra-low profile allows it to install in as little as 2" of ceiling space when 5/8" drywall is used

Date:

V120122

Application New Construction		Aperture 4° Octagonal Junction Box	
Delivered Lumens		Color Quality	
750 lm (9.0W), 1000 lm (12	OW)	90+ CRI, < 3-step SDCM	
Color Temperature		Optics	
)			
2700K 3000K 3500K		General	
Input Voltage	Dimming	Emergency Lighting	
120V only (TRIAC/ELV), 120/277V (0-10V)	TRIAC/ELV 5% 0-10V 1%	Optional Emergency LED Driver with for lighting up to 90 minutes in even	
Shape		Finish	Module Ratings
Round, Square		White	(2) UL Closet Rating
Housing Ratings			Compliant (750 Im only)
Code compliant for us in appropriate fire-rate assemblies up to a maximum of 2-hours	ed Sound Rated	ASTM E283 (Fig. IC (Insulation Contact) Rated Air Tight	UL Listed for Wet Location
Standards	Guarantee	Additional Option	ons
AA CENTRAL	50,000 hrs 5	years (Non-Con	ductive

PRODUCT BUILDER

DRD5S & SurfaceFrame Surface Mount LED Downlight General New Construction DRDHNJO Octagonal Junction Box

HOUSING N New Construction JO SurfaceFrame Octagonal Junction Box 70SEM EM Driver1, 0-10V, 750 im 100SEM EM Driver, 0-10V, 1000 lm

PRODUCT	CODE	AP	ERTURE	SH	APE	LUM	MENS	DF	3.6	OC.		TBD	
DRD58	Module	4	4" Aperture	R	Round	07	750 lm	9	90+ CRI	27	2700K	Ţ	Integrated TRIAC/ELV, 120V only
				5	Square	nr.	1000.lm			30	3000K	O	Integrated 0-10V, 120/277V
								Ì		36	3500K	TOF	Integrated TRIAC/ELV, 120V only, Non-Conductive ²
,												OOF	Integrated 0-10V. 120/277V, Non-Conductive ²
												EM	Emergency w/ Test Switch

FIVI aption (housing) and Emergency driver (module) must be selected together " Only available for Round shape, 750 im, 2700K or 3000K CGT

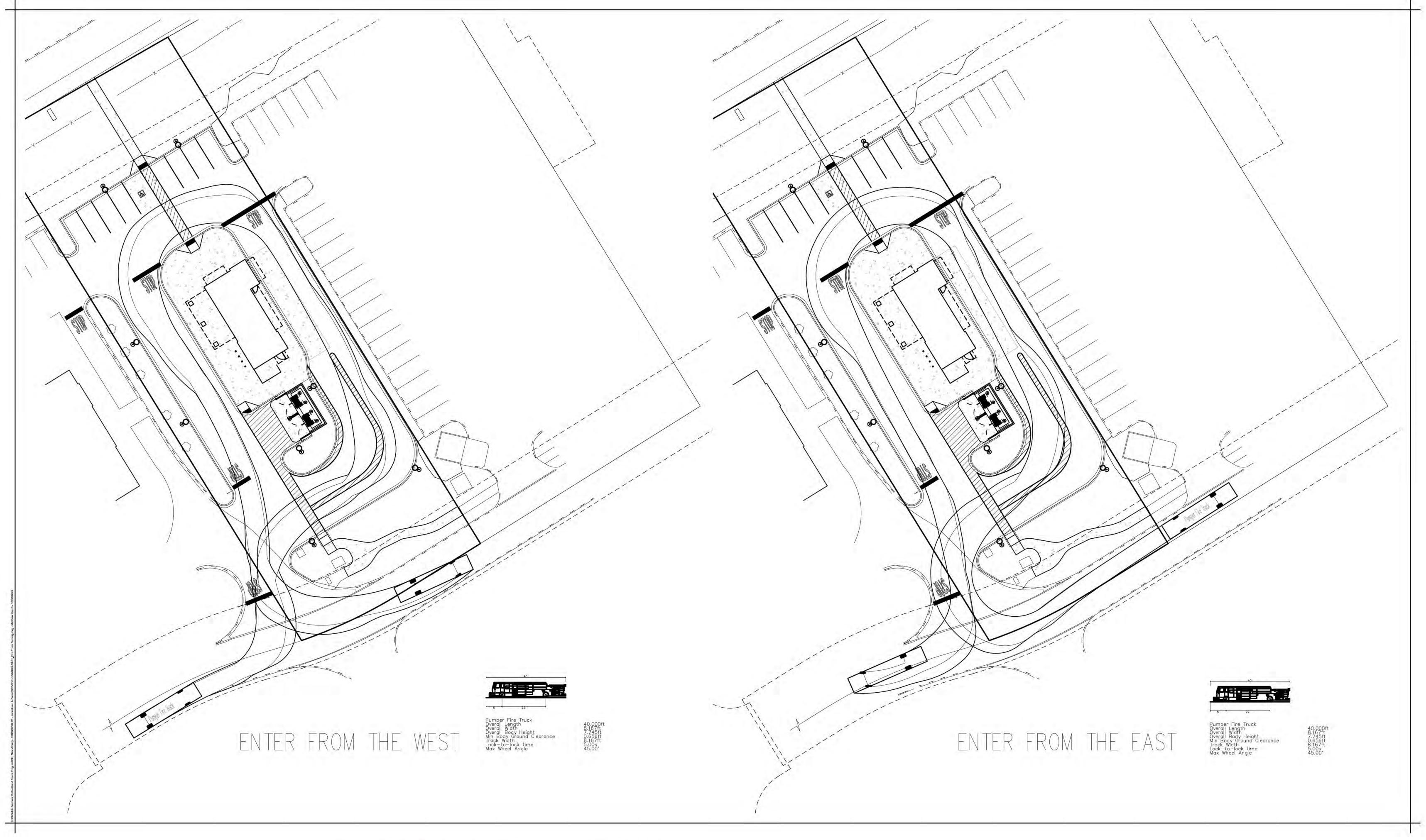
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PHOTOMETRIC DETAILS

Page 2 of 8

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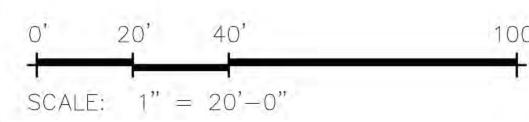
Sheet 12 of 12





OHO604 NEW ALBANY

FIRE TRUCK TURNING ANALYSIS 0' 20' 40'







Planning Commission Staff Report November 17, 2025 Meeting

DUTCH BROS COFFEE VARIANCES

LOCATION: 9930 Johnstown Road (US-62) (PID: 222-005166-00)

APPLICANT: Galloway c/o Aaron McLean

REQUEST: (A) Variance from C.O. 1167.05(d)(4) to allow fewer than the required

number of parking spaces.

(B) Variance from Design Guidelines and Requirements Section 6(I)(A)(12) to not require an operable and active front door along all

public and private roads.

(C) Variance from I-PUD zoning text section 8a.06(3)(i) to allow signage on elevations not fronting a public or private road.
(D) Variance from the Trust Corp Signage Package to not meet

monument sign standards.

(E) Variance from I-PUD zoning text section 8a.06(3) and 8a.06(6)(h) to

allow signage that is internally illuminated.

ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a

STRATEGIC PLAN: Retail

APPLICATION: VAR-85-2025

Review based on application materials received September 23, 2025, and November 1, 2025.

Staff report prepared by Lauren Sauter, Planner

I. REQUEST AND BACKGROUND

The applicant requests five variances related to a final development plan for a proposed Dutch Bros Coffee shop building with a drive-through located within the Canini Trust Corp.

The applicant requests the following variances:

- (A) Variance from C.O. 1167.05(d)(4) to have fewer than the required number of parking spaces.
- (B) Variance from Design Guidelines and Requirements Section 6(I)(A)(12) to not require an operable and active front door along all public and private roads.
- (C) Variance from I-PUD zoning text section 8a.06(3)(i) to allow signage on elevations not fronting a public or private road.
- (D) Variance from the Trust Corp. Signage Package to not meet monument sign standards.
- (E) Variance from I-PUD zoning text section 8a.06(3) and 8a.06(6)(h) to allow signage that is internally illuminated.

This request has been submitted in conjunction with a final development plan (FDP-83-2025) and a conditional use application (CU-84-2025) for the Dutch Bros Coffee shop. All three applications are scheduled to be heard by the Planning Commission for this meeting.

II. SITE DESCRIPTION & USE

The site is currently undeveloped and comprises 0.701 acres within the Canini Trust Corp. at 9930 Johnstown Road. The development is proposed to be a retail use with a drive-through.

Existing surrounding uses include fast-food restaurants with drive-throughs, including an adjacent Dairy Queen and Wendy's; gas stations, including Turkey Hill; and hotels, including Home2Suites by Hilton and Courtyard by Marriott.

III. EVALUATION

The application complies with application submittal requirements in C.O. 1113.03 - Application for Variances and Appeals 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 should be considered as established in the zoning code (C.O. 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. ASSESSMENT

Considerations and Basis for Decision

(A) Variance from C.O. 1167.05(d)(4) to have fewer than the required number of parking spaces.

- 1. Codified Ordinances Section 1167.05 Required Number of Off-Street Parking Spaces requires restaurants with drive-through facilities (section (d)(4)) to have one parking space for each 75 square feet of gross floor area plus additional spaces in the drive-through lanes equal to 25 percent of the required number of parking spaces. The proposed building is 986 square feet, which necessitates 13 parking spaces per code.
- 2. The applicant proposes to develop a site with nine parking spaces.
 - a. The proposed parking spaces meet size requirements.
 - b. The proposed parking spaces include three spaces designated for mobile order pick-up.
- 3. The proposed Dutch Bros Coffee shop operates exclusively for drive-through and walk-up service, with interior access limited to staff.
 - a. This configuration significantly reduces the need for customer parking when compared to other retail or restaurant establishments that offer indoor seating and public access.
 - b. Customer behavior for the proposed development and use will involve short-duration visits either through the dual-lane drive-through or brief parking for walk-up or mobile pick-up orders. The absence of indoor seating or extended customer stays correlates to a lower overall parking demand.
 - c. Applying the codified parking requirements may not accurately reflect the operational characteristics of the proposed development. A reduced parking requirement is appropriate and aligns with the site's function and general traffic circulation design.
- 4. Special conditions exist that set the parcel apart from other lots in the subarea. The subject site was originally part of a larger parcel that also included the lot currently occupied by Wendy's, located immediately to the west. In 2023, the original parcel was subdivided, resulting in two smaller and more narrow lots. The applicable zoning text was established prior to this division and did not anticipate the creation of smaller, more narrow lots such as the one that exists today. As a result, the subject parcel is smaller in both area and width than any other parcel within the same subarea of the Canini Trust Corp.
- 5. The business model of the proposed user is well-suited to the site's size and configuration, as the building is not open to the public and customer activity is limited to drive-through and walk-up service. Other potential users and uses would likely require a larger building footprint and thus a greater number of parking spaces under the codified ordinances, which would be difficult to accommodate on a lot of this size.
- 6. The applicant proposes 15 drive-through stacking spaces, exceeding the minimum number required for a development of this scale. Given the site's operational model and emphasis on drive-through service, the stacking lane configuration may be considered an appropriate alternative to parking spaces.
- 7. The variance meets the spirit and intent of the zoning requirement, which is to ensure sufficient parking is provided for the size, use, and function of the development.
- 8. The essential character of the neighborhood will not be altered if the variance request is granted. The parking configuration appears similar to that which is used on adjacent properties along Johnstown Road. Meeting parking requirements could cause the site to appear overcrowded. Additionally, the parking is located behind trees and landscaping, and the parking spaces meet size requirements.
- 9. The variance request may be substantial, as very few variance requests have been made to not fulfill parking requirements. One instance within the same subarea includes a variance in 2021 for Popeye's to have 22 parking spaces where code would require 44 parking spaces; the Planning Commission allowed the development to have 31 parking

- spaces (VAR-91-2021). The proposed development does not allow internal public access, while the Popeye's development does—as do all other developments in the subarea, lending to unique circumstances.
- 10. The variance is not anticipated to affect the delivery of government services or the health and safety of persons residing or working in the vicinity of the proposed development.

(B) Variance from Design Guidelines and Requirements Section 6(I)(A)(12) to not require an operable and active front door along all public and private roads.

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

- 1. Design Guidelines and Requirements Section 8: Commercial Outside Village Center section (I)(A)(12) states buildings should have operable and active front doors along all public and private roads.
- 2. The applicant proposes to develop a building without an operable and active front door along Johnstown Road (public road) or Woodcrest Way (private road).
 - a. No operable and active front doors are proposed for the development. Two service doors for employee access are located on the rear (south) elevation of the building.
- 3. Dutch Bros Coffee shops are not designed for interior public access. Instead, they are intended to serve customers through drive-through and walk-up windows. Providing an operable and active front door may not be appropriate for this type of development. The coffee shop employs a walk-up window on its side elevation instead of allowing interior public access via an operable and active door.
- 4. As required by the zoning text, 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. The applicant is providing strong architectural features and materials to allow the building to address each road frontage architecturally. Each elevation utilizes an awning to add visual variety and character, including over a large display window on the front elevation, facing Johnstown Road. Large bricked-in windows additionally help to enhance the building façade where the awnings are not projecting from the elevation.
- 5. The variance may meet the spirit and intent of the zoning requirement, which is to ensure that buildings maintain a presence on the street, not contain blank or "empty" building elevations, and contain architectural vibrancy and interest on all sides. This site and other developments within the Canini Trust Corp. are automobile-oriented by design; as such, it does not appear that maintaining an entrance on every street is necessary in this development scenario.
- 6. The essential character of the neighborhood may be altered if the variance request is granted for the front elevation. Neighboring developments have operable and active front doors facing Johnstown Road, and an operable and active door is a key element to addressing Johnstown Road architecturally. However, the essential character of the neighborhood will not be altered if the variance request is granted for the rear elevation facing Woodcrest Way, as developments such as Turkey Hill have had variances approved to not meet this requirement along the private drive.
- 7. Visual impact or inconsistency with adjacent developments may be reduced due to the smaller relative size of the building and lot and due to the trees and landscaping that buffer it from Johnstown Road.
- 8. The variance may not be substantial, as numerous variance requests to eliminate the same requirement along Johnstown Road have been approved for developments within the Canini Trust Corp., including for Popeye's, Dunkin Donuts, and Aldi. Other developments have received approval to eliminate the requirement along Woodcrest Way or other private roads, such as Panda Express and Duke and Dutchess.
- 9. The variance is not anticipated to affect the delivery of government services or the health and safety of persons residing or working in the vicinity of the proposed development.

(C) Variance from I-PUD zoning text section 8a.06(3)(i) to allow signage on elevations not fronting a public or private road.

- 1. Canini Trust Corp. I-PUD zoning text section 8a.06(3)(i) allows one wall-mounted sign on each elevation of the building that fronts or sides on a public or private road.
- 2. The applicant proposes the following signs:
 - a. One wall sign on the front elevation—permitted by the zoning text, as this elevation fronts Johnstown Road.
 - b. One wall sign on the right (west) elevation—*not permitted* by the zoning text, as this elevation does not front a public or private road.
 - c. One wall sign on the left (east) elevation—*not permitted* by the zoning text, as this elevation does not front a public or private road.
- 3. The variance request appears to be substantial. Except for being internally illuminated (see variance item E), the wall signs meet all other applicable zoning code, and many developments in the same zoning district have had similar variance requests approved by the Planning Commission (including the nearby Courtyard by Marriott, Dairy Queen, and Panda Express developments). However, the proposed building is smaller than existing nearby buildings in the zoning district, and allowing the wall sides on the side elevations along with the five proposed wall-mounted menu board signs on each elevation will cause the façade to become "over-signed." If the number of wall-mounted menu board signs were to be reduced, the variance request will be less substantial.
- 4. The variance request may not meet the spirit and intent of the zoning text, which is to prevent excessive signage and visual clutter on the building exterior. Two wall signs are permitted for the property, and the applicant proposes three wall signs. Allowing signs that are not permitted may cause the façade to become "over-signed."
- 5. The essential character of the neighborhood could be altered if the variance request is granted. There are properties in the Canini Trust Corp. that are permitted to use three wall signs, which are a part of the existing character; however, developments with only two road frontages are still required to have only two wall signs by code.
- 6. The variance is not anticipated to affect the delivery of government services or the health and safety of persons residing or working in the vicinity of the proposed development.



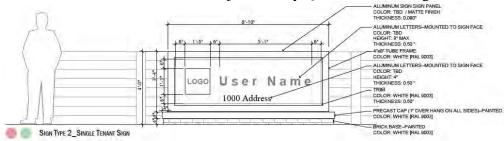
Images: West (top) and east (bottom) elevation wall signs as they are proposed to appear on the side elevations. (Menu board signs not shown here.)

(D) Variance from the 2013 Trust Corp. Signage Recommendations Plan to not meet monument sign standards.

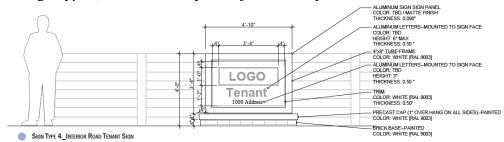
1. The Trust Corp. Signage Recommendations Plan was adopted by the city in 2013 to ensure the design of monument signs remains consistent throughout the zoning district.

Since its adoption, many monument signs have been installed, and they meet the requirements of the sign plan, which includes specifications for sizes, colors, and locations. Staff recommends meeting the requirements for one of the two following sign types:

a. Sign Type 2, which is recommended by the plan for this location, and which is similar in size and details to the adjacent Dairy Queen monument sign:



b. Sign Type 4, which is used by the adjacent Wendy's:



2. The applicant proposes a monument sign that does not follow the specifications of the Trust Corp. Signage Recommendations Plan. The proposed sign substantially deviates from height, color, scale, and content requirements. The sign is six feet tall, sits on a two-foot-tall base, and includes the logo on its sides. The shape of the sign resembles a coffee cup and lid.

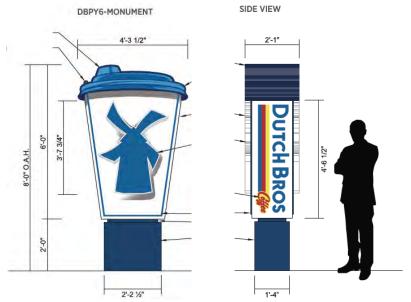


Image: Proposed monument sign.

3. The variance request is substantial, as all existing monument signs along Johnstown Road and Woodcrest Way within the Canini Trust Corp. zoning district comply with the Signage Recommendation Plan's requirements for monument signs, and the Planning Commission has not approved variances from the Signage Recommendations Plan. In 2024, the Planning Commission denied a variance request (VAR-41-2024) for a

- monument sign on Woodcrest Way for Moo Moo Car Wash to not meet the signage recommendations plan requirements. Additionally, the request is further made substantial by U.S. Route 62 (Johnstown Road) being a heavily traveled principal arterial road.
- 4. The essential character of the neighborhood will be altered if the variance request is granted. The proposed sign differs in scale, character, and design from those used by other developments in the zoning district. In total, the sign is twice the height of the monument signs recommended by the Signage Recommendations Plan.



Images: Examples of monument signage along Johnstown Road in the subarea.

5. The variance is not anticipated to affect the delivery of government services or the health and safety of persons residing or working in the vicinity of the proposed development.

(E) Variance from I-PUD zoning text section 8a.06(3) and 8a.06(6)(h) to allow signage that is internally illuminated.

- 1. Canini Trust Corp. I-PUD zoning text section 8a.06(3) states no internally illuminated signage is permitted; however, ground-mounted signage may be externally illuminated, and backlighting of individual letters on wall-mounted signage may be permitted subject to approval by the Planning Commission. Zoning text section 8a.06(6)(h) reiterates that internally lit signs are prohibited.
- 2. The applicant proposes internal LED illumination of the proposed monument sign and wall signs.
- 3. The drive-through and walk-up menu board signs are not a part of this variance request; however, they are proposed to be illuminated. Historically, staff has not interpreted this restriction on internal sign illumination to apply to menu board signs. The proposed menu boards rely on internal illumination for functionality and legibility, and similar internally illuminated menu board signs are in use within the zoning district and elsewhere.
- 4. While internal illumination is prohibited in this zoning district, external illumination and halo lighting are permitted by the zoning text and by code, provided they meet the requirements of C.O. 1169.12(c). The applicant has the option to use external or halo lighting, such as external illumination via gooseneck lighting above the signs.
- 5. The essential character of the neighborhood would be altered and the spirit and intent of the zoning code may not be preserved if the variance is granted. The intent is to maintain consistency between developments in the zoning district, which would not be upheld, as no other wall signs or monument signs in the zoning district use internal illumination.
- 6. The variance request does appear substantial. Variance requests to allow internal illumination of signage in the Canini Trust Corp. have not been requested or approved in the past, and approving this would set precedence.
- 7. The variance is not anticipated to affect the delivery of government services or the health and safety of persons residing or working in the vicinity of the proposed development.

II. SUMMARY

The applicant requests five variances for a proposed Dutch Bros Coffee shop development in the Canini Trust Corp. along U.S. Route 62. The development operates exclusively for drive-through and walk-up service, with interior access limited to staff; as such, the applicant proposes variances to allow fewer than the required number of parking spaces and to allow no operable and active front doors on the Johnstown Road and Woodcrest Way building frontages.

Because of the development's unique operational needs and the limited site acreage and width, the variance to allow nine parking spaces when zoning code requires 13 parking spaces appears appropriate. The need for customer parking is reduced compared to other retail or restaurant establishments that offer indoor seating and public access. Additionally, having no public access to the interior of the building supports the request to exclude operable and active front doors from the building façade.

Three of the five variance requests pertain to proposed signage. The applicant proposes wall signs on elevations not fronting a roadway and a monument sign that does not meet the standards of the Trust Corp. Signage Recommendations Plan. The additional wall signs may "over-sign" the building façade and deviate from the spirit and intent of the zoning code, though the adjacent developments use wall signs on their side elevations facing the subject site. The proposed monument sign is a substantial request and would alter the essential character of the area. Additionally, internal illumination of the wall signs and monument sign could further contribute to altering the area's essential character.

V. ACTION

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

Move to approve application VAR-85-2025 (conditions may be added).



Source: Nearmap



Community Development Planning Application

n Submission	Paper copies are n ahead of a board b to be delivered to	not required at this time nearing date. The plans our offices. Fee invoic	e however, 12 paner assigned to y	aper copie our case v	s of the er	ntire submission will be required in you when the paper copies need in plication is entered.
Project Information	Choose Applicat Appeal Certificate of A Conditional Us Development F Plat Lot Changes Minor Comme	Appropriateness se Plan rcial Subdivision	☐ Extension ☐ Variance ☐ Vacation	Request		ruction of Request: ruction of 986 SF coffee shop with drive-thru.
	☐Zoning Text M	Iodification	7			
	Name	plicant Information		Name	Proper	rty Owner Information
	10000	Galloway				MG SMITHS MILL II LLC
cts	Address	5500 Greenwood Plaza Blvd.,	Suite 200	Address		475 Metro Place South Ste 450
Contacts	City, State, Zip			City, St	ate, Zip	
Co	Phone Number			Phone N	Number	
	Email			Email		_
Signature	The Owner/Appli employees and ap	cant, as signed below, pointed and elected of application. I certify the complete.	hereby authoriz ficials to visit, p at the information	es Village hotograph	of New A	Date: September 18, 2028

Department Address: 7815 Walton Parkway New Albany, Ohio 43054 Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

1			
Appeal			250.00
Certificate of App			
	_	wo family residential	100.00
		sidential or commercial	300.00
	ARB - Signage		75.00
Conditional Use			600.00
Development Plan	– Preliminary PUD		750.00
	Planning fee	First 10 acres	750.00
	F	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		T' . 10	650.00
	Planning fee	First 10 acres	650.00
	F	Each additional 5 acres or part thereof	50.00
	Engineering fee	1-25 lots	155.00 /1-
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Piat – Road Preiiii	•		350.00
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	Engineering fee	lots on one side of street	1.00 / LF .50 / LF
		Minimum fee	1,000.00
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Piat – Road Filiai	Planning fee		350.00
	Engineering fee	no lots on either side of street	1.00 / LF
	Engineering fee	lots on one side of street	
		Minimum fee	.50 / LF
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Plat – Subdivision	Planning		650.00
	Planning	Plus each lot	50.00 / each
	En ain a anin a fa a	1-25 lots	30.00 / each
	Engineering fee	(minimum fee \$1,000.00)	155.00 / each
	Engineering fee	26 - 50 lots	3875.00
	Ziigiiiotiiiig iee	Each lot over 26	75.00 / each
	Engineering fee	Over 51 lots	5750.00
	Liighteeting fee	Each lot over 51	50.00 / each
		Each for Over 51	

	650.00
Plus each lot	15.00 / each
1-25 lots	
(minimum fee \$1,000.00)	155.00 /each
26-50 lots	3875.00
Each lot over 26	75.00 / each
Over 51 lots	5750.00
Each lot over 51	50.00 / each
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	250.00
ion of Appropriateness	100.00
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) acres	700.00
Each additional 5 acres or part thereof	50.00 / each
Fork Blacklick Accord	250.00
	600.00
	800.00
	1-25 lots (minimum fee \$1,000.00) 26-50 lots Each lot over 26 Over 51 lots Each lot over 51 al, subdivision, multiple properties ion of Appropriateness D acres Each additional 5 acres or part thereof





To: New Albany, OH Planning Commission

From: Galloway & Company

Date: October 31, 2025

Re: Variance Narrative – Parking Requirements (C.O. §1167.05(d)(4))

Use for which variance is sought

The proposed use is a Dutch Bros Coffee drive-thru coffee shop located within the I-PUD Zoning District. The site is being developed for a small-format, quick-service coffee shop that primarily serves customers through a drive-thru and walk-up service window. Dutch Bros Coffee locations are designed without public access to the interior of the building; all customer transactions occur through exterior windows.

Details of the variance and grounds for approval

This variance request seeks relief from the parking requirements of the New Albany Codified Ordinances, which require thirteen (13) on-site parking spaces for this use. The applicant proposes to provide nine (9) spaces. The requested four-space reduction better aligns the required parking supply with the actual operational needs of the proposed use.

- Reasonableness and practicality: Providing thirteen spaces is not practical given the site's
 compact configuration, the dual drive-thru lanes, and the absence of interior customer space.
 The reduced parking count accurately reflects the operational model and preserves safe,
 efficient circulation.
- **Reasonable return:** The property will yield a reasonable return and remain fully functional with nine spaces, which are adequate for employees and short-term vendor parking.
- Substantiality: The variance is not substantial. The four-space reduction represents a modest deviation and is consistent with the observed parking demand for comparable Dutch Bros Coffee sites.
- Neighborhood character: The essential character of the surrounding area will not be altered.
 The site will maintain high-quality architecture, landscaping, and screening consistent with adjacent development in the I-PUD District.
- **Government services:** The variance has no adverse effect on the delivery of government services such as fire, police, or utilities.
- **Knowledge of restriction:** The applicant is aware of the parking requirements but seeks this variance due to the unique prototype and limited site area.
- Alternative solutions: No reasonable alternative exists without compromising drive-thru stacking, traffic safety, or landscape quality.

• **Spirit and intent:** The intent of the city's parking regulations, to ensure adequate and organized on-site parking, is maintained. The proposed nine spaces provide sufficient capacity while avoiding unnecessary impervious surface

Specific reasons for justification according to C.O. §1113.06

- Special conditions and circumstances: The property's small size, required drive-thru
 configuration, and lack of interior seating create unique conditions not applicable to typical
 restaurant sites.
- **Literal interpretation hardship:** A literal interpretation of the parking requirement would compel excess parking that is not needed for this use, depriving the applicant of efficient land utilization and reducing available landscaping.
- **Not self-created:** The hardship results from the operational nature of the Dutch Bros concept and the parcel's physical constraints, not from any action of the applicant.
- **No special privilege:** Granting the variance does not confer any special privilege; similar small-format, drive-thru uses have been approved with proportional parking reductions where justified by function.
- **Public welfare:** The variance will not adversely affect public health, safety, or welfare. The site will continue to meet all access, safety, and design requirements of the city.

Summary

This variance satisfies the approval criteria of C.O. Section 1113.06. The request upholds the intent of the zoning and parking requirements while aligning on-site parking with the operational characteristics of Dutch Bros Coffee. Approval will allow a safe, efficient, and attractive development consistent with the high design standards of the I-PUD District and the City of New Albany.



Memorandum

To: New Albany, OH Planning Commission

From: Galloway & Company

Date: October 31, 2025

Re: Variance Narrative – Sign Ordinance (C.O. §1169)

Use for which variance is sought

The proposed use is a Dutch Bros Coffee drive-thru coffee shop located within the I-PUD Zoning District. The site is being developed for a small-format, quick-service coffee shop that primarily serves customers through a drive-thru and walk-up service window. Dutch Bros Coffee locations are designed without public access to the interior of the building; all customer transactions occur through exterior windows.

Details of the variance and grounds for approval

This variance request seeks relief from Chapter 1169 – Display Signs and Outdoor Advertising of the New Albany Codified Ordinances, which regulates the number, placement, and illumination of wall signage. Two variances are requested:

- (1) To permit wall signs on elevations not facing a public right-of-way; and
- (2) To permit internally illuminated signage consistent with the Dutch Bros Coffee national prototype.
 - Reasonableness and practicality: Strict application of Chapter 1169 is not practical for this
 prototype use. Because the building serves customers from drive-thru lanes on private internal
 drives rather than a public street frontage, visible signage to approaching vehicles on these
 private drives is necessary for safe wayfinding and efficient operation.
 - Reasonable return: The property will still yield a reasonable return, and the proposed signage
 is proportional to the scale of the building and site. Denial of this variance would limit
 necessary customer identification and reduce site functionality.
 - Substantiality: The variance is not substantial in effect. The number and size of signs remain
 modest and consistent with surrounding commercial development. Illumination is low-intensity,
 internally shielded LED lighting that does not spill beyond the building face.
 - Neighborhood character: The essential character of the area will not be altered.
 - Government services: The variance has no adverse effect on the delivery of government services such as fire, police, or utilities.
 - Knowledge of restriction: The applicant is aware of the signage regulations but requires these modest deviations to ensure clear visibility and safe site circulation.
 - Alternative solutions: Alternatives, such as limiting signage only to the public-facing elevation, would not provide sufficient visibility for vehicles entering from internal drives and would negatively affect traffic flow and safety.

• **Spirit and intent:** The spirit and intent of Chapter 1169, to provide attractive, coordinated, and appropriately scaled signage, is fully maintained. The proposed signage is architecturally integrated, proportional, and designed with subdued, energy-efficient illumination that enhances site safety without visual clutter.

Specific reasons for justification according to C.O. §1113.06

- Special conditions and circumstances: The building orientation and customer approach
 pattern along private drives create conditions unique to this site and use. Because Dutch Bros
 Coffee has no interior public access, signage on non-street-facing façades is essential for
 customer direction and operational safety.
- **Literal interpretation hardship:** A literal interpretation of Chapter 1169 would deprive the applicant of the ability to effectively identify the business and safely direct customers through the site, contrary to typical visibility provided to comparable uses.
- **Not self-created:** The hardship arises from the building's orientation, drive-thru configuration, and prototype design requirements, not from any action by the applicant.
- No special privilege: Granting this variance does not confer a special privilege denied to
 others; similar drive-thru or corner-lot businesses have been permitted signage on façades
 visible from customer approach lanes for safety and legibility.
- Public welfare: The variance will not adversely affect public health, safety, or welfare. The
 site will continue to meet all access, safety, and design requirements of the city.

Summary

This variance satisfies the approval criteria of C.O. Section 1113.06. The request preserves the intent of Chapter 1169 by maintaining high-quality, architecturally integrated signage while providing appropriate visibility for a unique drive-thru-only business model. Approval will allow a safe, functional, and visually consistent development aligned with the city's design expectations and the purpose of the I-PUD District.





To: New Albany, OH Planning Commission

From: Galloway & Company

Date: October 31, 2025

Re: Variance Narrative – Building Door Orientation (DGRs §6(I)(A)(12))

Use for which variance is sought

The proposed use is a **Dutch Bros Coffee** drive-thru coffee shop located within the I-PUD Zoning District. The site is being developed for a small-format, quick-service coffee shop that primarily serves customers through a drive-thru and walk-up service window. Dutch Bros Coffee locations are designed without public access to the interior of the building; all customer transactions occur through exterior windows.

Details of the variance and grounds for approval

This variance request seeks relief from **DGRs §6(I)(A)(12)** of the New Albany Design Guidelines & Requirements, which requires that "doors shall be provided on all sides of a building facing public and private roads."

The proposed building includes customer entry doors on the primary street-facing elevation but omits doors on the remaining façades due to the unique operational model and compact site layout.

- Reasonableness and practicality: Applying this requirement literally is not reasonable for a
 business model that provides no public interior access. Requiring additional doors would
 create non-functional elements and potential safety and security concerns for employees.
- **Reasonable return:** The property will yield a reasonable return with a fully functional use that supports the city's commercial goals and contributes to the surrounding employment district.
- **Substantiality:** The variance is not substantial in effect, as all elevations include glazing, materials, and articulation consistent with §1167.05 design intent to maintain visual interest and pedestrian scale.
- Neighborhood character: The variance will not alter the essential character of the area. The building will be consistent with other small-scale commercial developments within the I-PUD and along nearby corridors.
- Government services: The variance has no adverse effect on the delivery of government services such as fire, police, or utilities.
- Knowledge of restriction: While the applicant is aware of the design guideline, the unique nature of the Dutch Bros prototype makes full compliance impractical without compromising safety or function.
- Alternative solutions: The only alternative would be to add false or locked doors, which
 would not provide meaningful engagement with the public realm and could present confusion

or safety issues.

• **Spirit and intent:** The spirit and intent of DGRs §6(I)(A)(12) is to avoid blank façades and promote architectural interest along public streets. The proposed design achieves this through varied materials, transparency, and pedestrian connectivity, maintaining the guideline's purpose without unnecessary or unsafe door placements.

Specific reasons for justification according to C.O. §1113.06

- Special conditions and circumstances: The property's limited size and required drive-thru
 circulation create site constraints that are unique within the district. Additionally, the Dutch
 Bros operational model, which provides no public indoor access, is a special circumstance not
 applicable to other commercial uses.
- **Literal interpretation hardship:** A literal interpretation DGRs §6(I)(A)(12) would require doors that cannot functionally or safely be used, depriving the applicant of the ability to operate consistently with its approved national prototype.
- Not self-created: The hardship arises from the site configuration and operational requirements of the tenant, not from any action by the applicant.
- No special privilege: Approval of this variance does not grant a privilege denied to others; several drive-thru-oriented uses in similar districts operate with primary doors only on the public-facing façade.
- Public welfare: Granting the variance will not adversely affect public health, safety, or welfare.
 The building design adheres to the city's architectural standards and maintains a high-quality appearance.

Summary

The proposed variance satisfies the considerations of approval criteria of C.O. §1113.06. The request maintains the spirit and intent of the zoning and design standards while accommodating a nationally recognized coffee concept that operates exclusively through exterior service windows. Approval will enable a safe, attractive, and efficient development that is consistent with the design quality expected within the I-PUD and the City of New Albany.

DUTCH BROS COFFEE

OHO604 NEW ALBANY

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF NEW ALBANY LOCATED IN LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16 UNITED STATES MILITARY DISTRICT

FINAL DEVELOPMENT PLAN OCTOBER 2025

PROJECT CONTACTS

DEVELOPER DUTCH BROS COFFEE

TELEPHONE: (480) 296-5905

CONTACT: MARC MADDEN

CIVIL ENGINEER GALLOWAY & COMPANY, INC. 5500 GREENWOOD PLAZA BLVD SUITE 200

CONTACT: AARON JOHNSTON, PE

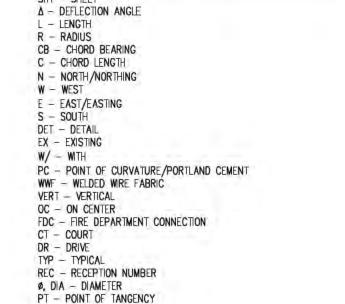
GREENWOOD VILLAGE, CO 80111

TEL: (303) 770-8884

COMMERCIAL DUE DILIGENCE SERVICES 3550 W. ROBINSON, THIRD FLOOR NORMAN, OK 73072 PHONE: (405) 253-2433 CONTACT: SCOTT BOSCARELLI

PLANNING AND LANDSCAPE ARCHITECTURE

GALLOWAY & COMPANY, INC. 5500 GREENWOOD PLAZA BLVD SUITE 200 GREENWOOD VILLAGE, CO 80111 TEL: (303) 770-8884 CONTACT: JON ROMERO, PLA



LIST OF ABBREVIATIONS

MIN - MINIMUM

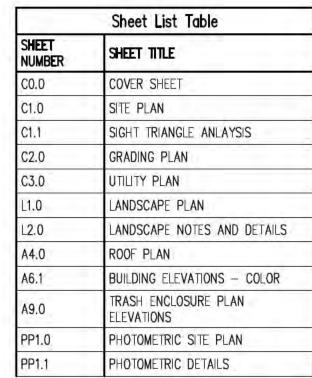
MAX - MAXIMUM

HDPE - HIGH DENSITY POLYETHYLENE



VICINITY MAP NTS

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2.	REFER TO LANDSCAPE PLANS	FOR LANDSCAPE INFORM	MATION.
3.	ALL DIMENSIONS REFERENCE F	LOWLINE, BUILDING OR F	PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
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LEGAL DESCRIPTION

PARCEL 1, LOCATED IN LOT 23, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16, UNITED COUNTY OF FRANKLIN, STATE OF OHIO, CONTAINING 30,539 SQUARE FEET OR 0.701 ACRES,

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER OHIO STATE PLANE SOUTH ZONE, NAD83-2011, AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF JOHNSTOWN ROAD (AKA U.S. HIGHWAY 62) WHICH N60"11"11"E PER GPS COORDINATE OBSERVATIONS

LATITUDE: 40'05'29.29373' LONGITUDE: -82°47'23.75455" CONVERGENCE ANGLE: 00"11'02.28"

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES. PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE Know what's below. ENGINEER PRIOR TO CONSTRUCTION.

Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PROJECT DESCRIPTION

DRIVE THROUGH COFFEE SHOP DEVELOPMENT INCLUDES THE CONSTRUCTION OF 986 SF SINGLE STORY BUILDING

STORMWATER MANAGEMENT

STORMWATER FOR THIS PROJECT WILL BE CONTROLLED BY A REGIONAL BASIN SOUTHWEST OF

MONUMENTATION

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

- 1. ALL RADII ARE 5' UNLESS OTHERWISE SPECIFIED
- ALL CURB TO BE 6" EXTRUDED UNLESS OTHERWISE NOTED 3. ALL DIMENSIONS ARE GIVEN ARE MEASURED TO FACE OF CURB
- 4. ALL RADIUS DIMENSIONS GIVEN ARE MEASURED ALONG FACE OF CURB

APPROVALS:

PLANNING COMMISSION CHAIR

VICE CHAIR OR DESIGNEE

PROFESSIONAL SURVEYOR

PROFESSIONAL ENGINEER

Sheet 1 of 12

10/31/2025

Checked By:

COVER SHEET

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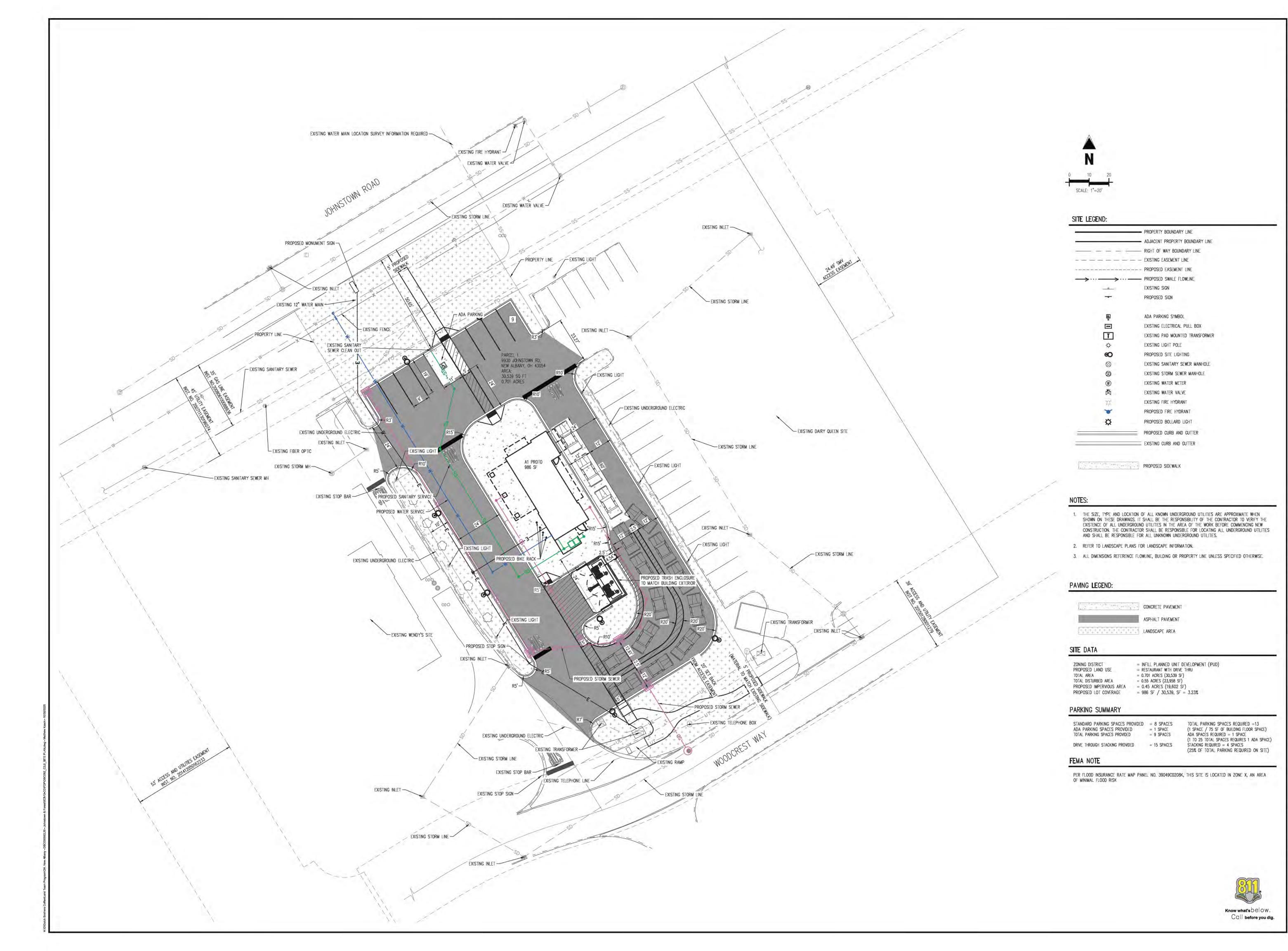
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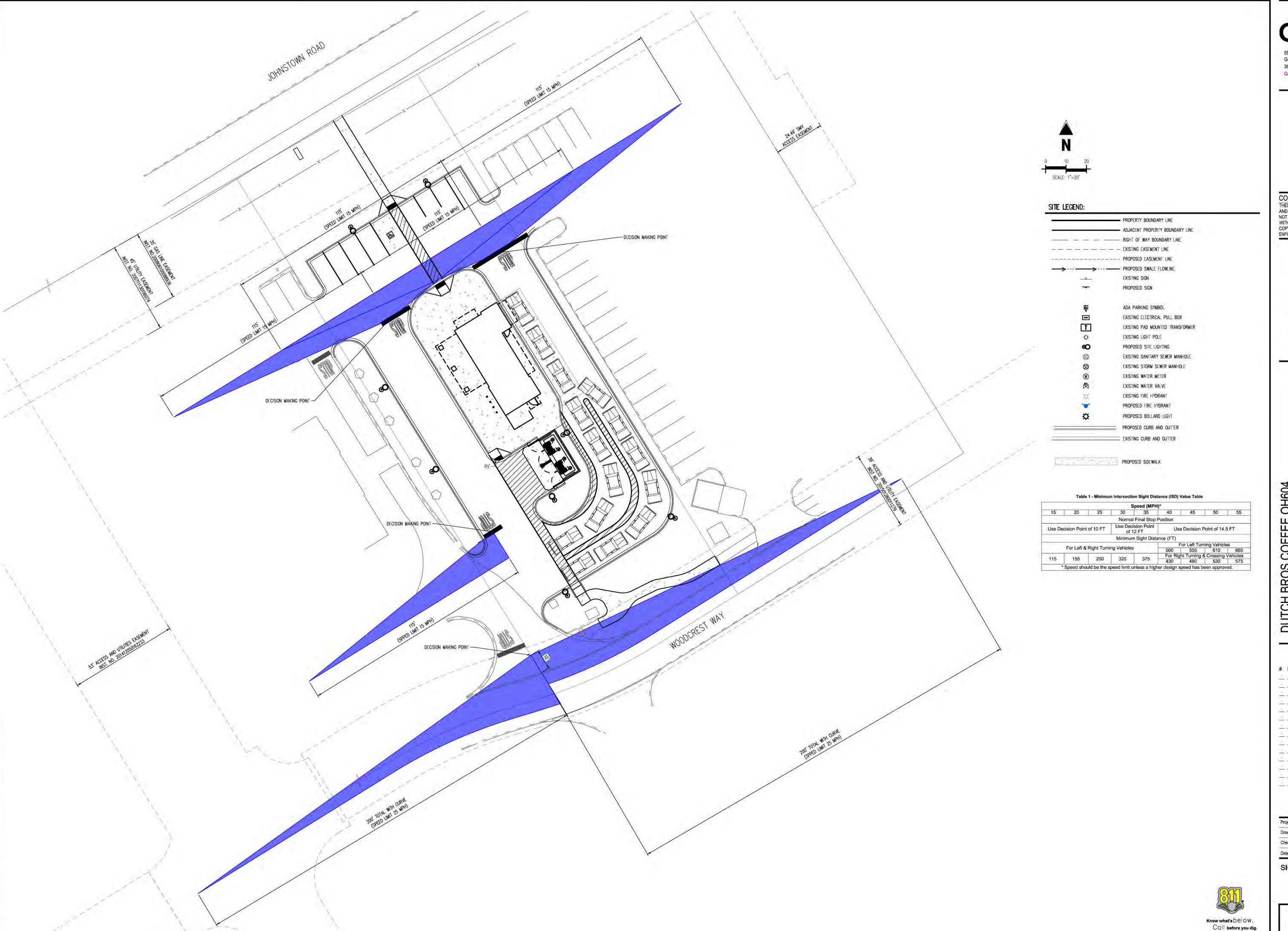
DUTCH BROS COFFEE OH604 FINAL DEVELOPMENT PLAN DBC062

Date Issue / Description Init.

Project No:	DBC062
Drawn By:	MCK
Checked By:	AJ
Date:	10/31/2025

SITE PLAN

C1.0 Sheet 2 of 12





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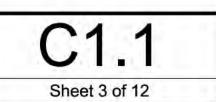


DUTCH BROS COFFEE OH604 FINAL DEVELOPMENT PLAN DBC062

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SIGHT TRIANGLE ANLAYSIS







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COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR

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- 2. ELEVATIONS SHOWN HAVE BEEN ABBREVIATED. THE ENTIRE ELEVATION IS THE ELEVATION SHOWN PLUS
- 3. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. ALL OTHER SPOTS ARE OVERLOT OR FINISHED
- 4. ADA PARKING STALLS HAVE A 2% MAXIMUM SLOPE IN ANY DIRECTION.
- 5. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPS ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED,
- NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
- 7. EROSION CONTROL SHALL FOLLOW SWMP AND BE UPDATED BY SITE ADMINISTRATOR THROUGHOUT
- 8. SITE LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD)

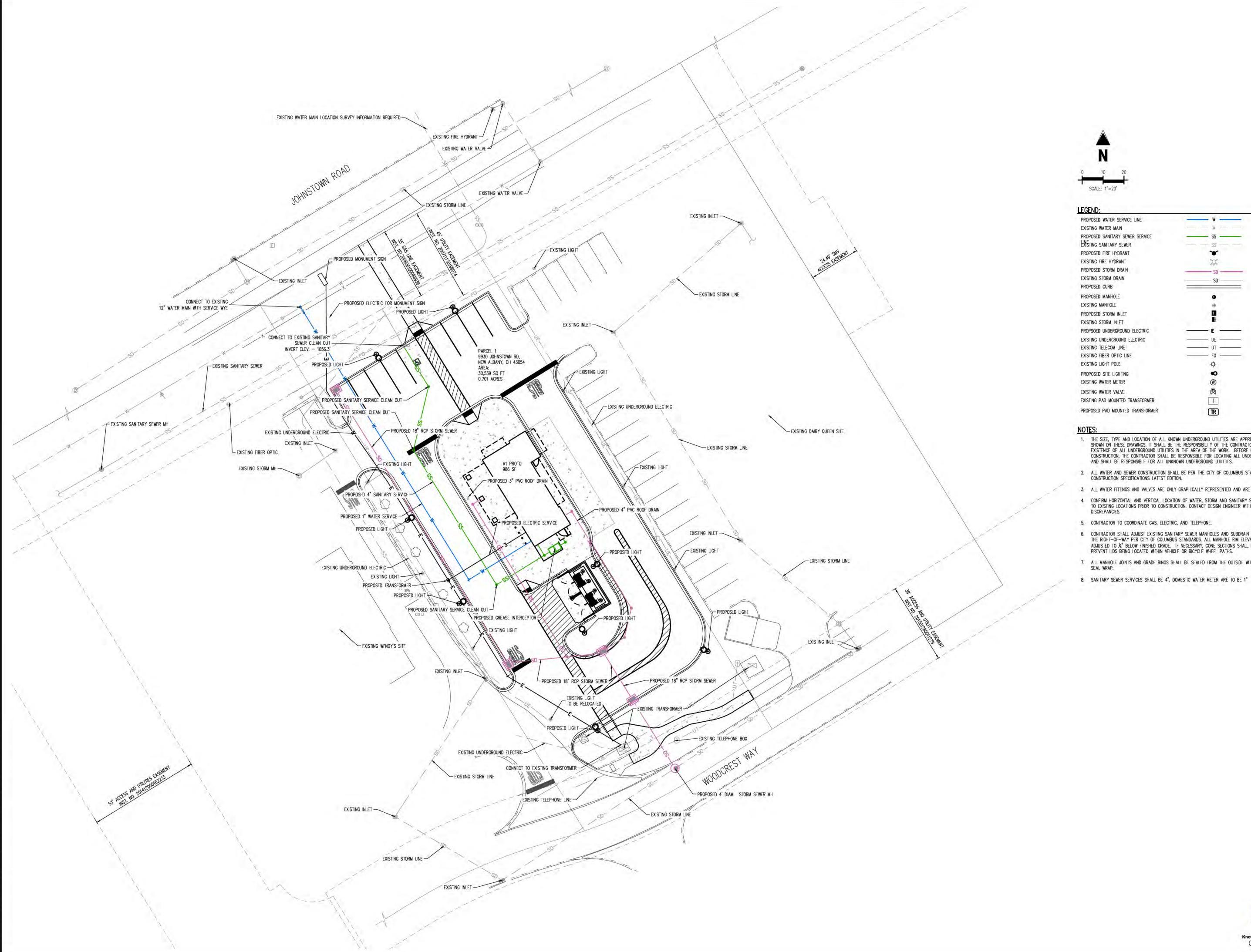
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Project No:	DBC062
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GRADING PLAN

Know what's below. Call before you dig. Sheet 4 of 12





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1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.

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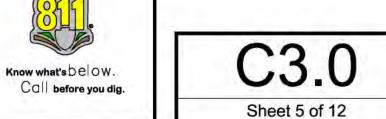
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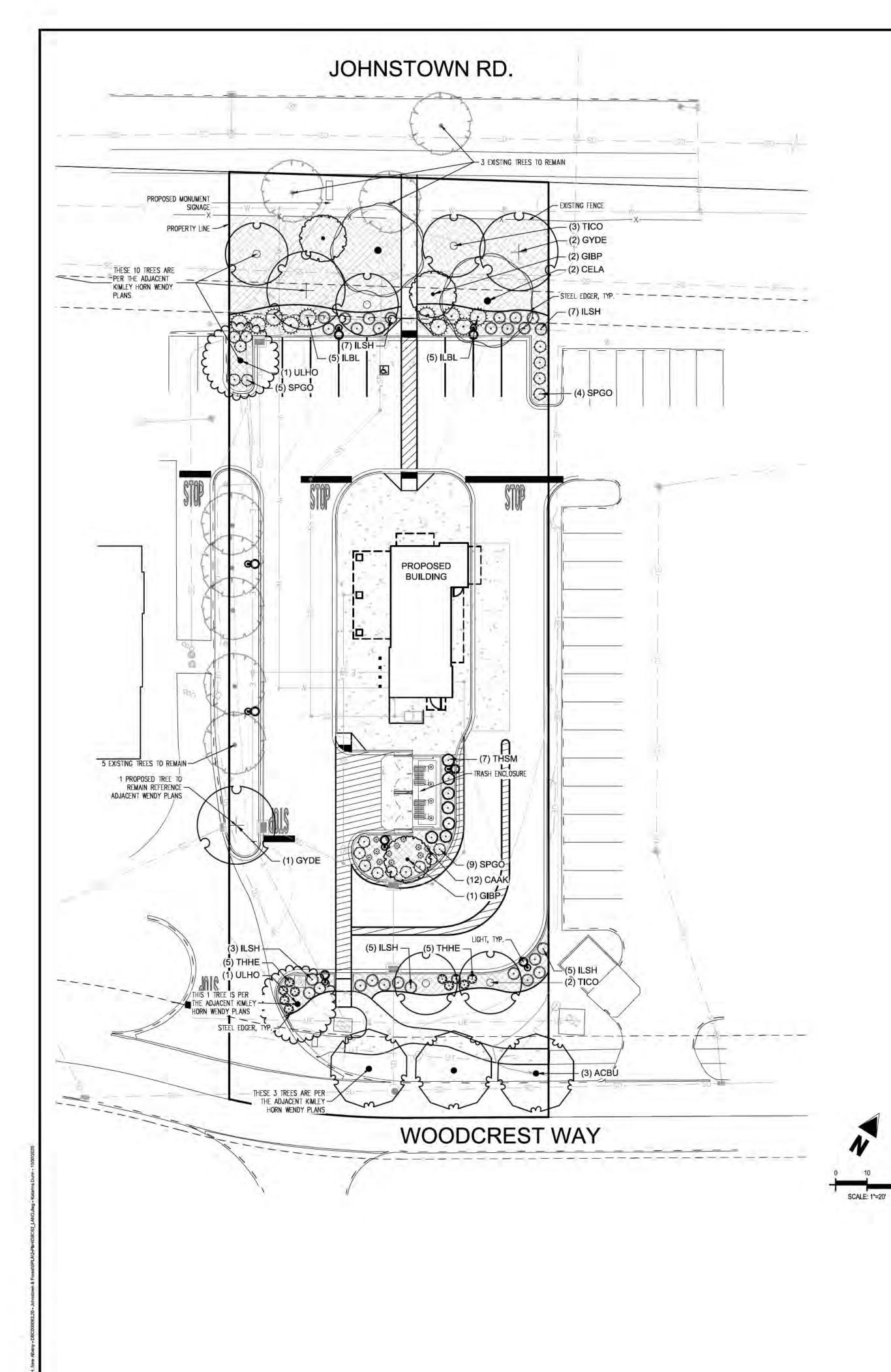
- 2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE CITY OF COLUMBUS STANDARD CONSTRUCTION SPECIFICATIONS LATEST EDITION.
- 3. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- 4. CONFIRM HORIZONTAL AND VERTICAL LOCATION OF WATER, STORM AND SANITARY SEWER TIE-IN TO EXISTING LOCATIONS PRIOR TO CONSTRUCTION. CONTACT DESIGN ENGINEER WITH ANY
- 5. CONTRACTOR TO COORDINATE GAS, ELECTRIC, AND TELEPHONE.
- 6. CONTRACTOR SHALL ADJUST EXISTING SANITARY SEWER MANHOLES AND SUBDRAIN CLEANOUTS WITHIN THE RIGHT-OF-WAY PER CITY OF COLUMBUS STANDARDS. ALL MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 1/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
- 7. ALL MANHOLE JOINTS AND GRADE RINGS SHALL BE SEALED FROM THE OUTSIDE WITH AN APPROVED

OH604 PLAN DUTCH BROS COFFEE (FINAL DEVELOPMENT PDBC062

Project No:	DBC062
Drawn By:	MCK
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UTILITY PLAN





SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
DECIDUO	JS TREE	<u>s</u>							
\odot	ACBU	3	TRIDENT MAPLE	ACER BUERGERIANUM	B&B	3" CAL	30'X25'	MODERATE	SUN
\odot	CELA	2	SUGAR HACKBERRY	CELTIS LAEVIGATA	B&B	3" CAL	60'X45'	MODERATE	SUN/PART SHADE
\odot	GIBP	3.	PRINCETON SENTRY GINKGO	GINKGO BILOBA 'PRINCETON SENTRY'	B&B	2" CAL	40°X20°	MODERATE	SUN
(+)	GYDE	3	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50'X35'	LOW	SUN
\bigcirc	TICO	5	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2" CAL	40°X30°	MODERATE	SUN/PART SHADE
\odot	ULHO	2	HOMESTEAD ELM	ULMUS X 'HOMESTEAD'	B&B	3" CAL	50'X35'	MODERATE	SUN
EVERGRE	EN TREE	S							
0	THSM	7	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	B&B	6. HT	18'X4'	LOW	SUN/PART SHADE
EXISTING	TREES								
0	EXDT	8	EXISTING DECIDUOUS TREE	TO REMAIN	EXISTING				
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
DECIDUO	JS SHRU	BS							
0	SPGO	18	GOLDMOUND JAPANESE SPIREA	SPIRAEA JAPONICA 'GOLDMOUND'	#5 CONT.	3'X4'	LOW	SUN/PART SHADE	
EVERGRE	EN SHRI	JBS							
	ILSH	27	SHAMROCK INKBERRY HOLLY	ILEX GLABRA 'SHAMROCK'	#5 CONT.	5'X5	MODERATE	SUN/PART SHADE	
0	ILBL	10	BLUE PRINCE AND PRINCESS HOLLY	ILEX X MESERVEAE 'BLUE PRINCE' & 'BLUE PRINCESS'	#5 CONT.	10'X6'	MODERATE	SUN/PART SHADE	
6:3	THHE	10	HETZ MIDGET ARBORVITAE	THUJA OCCIDENTALIS 'HETZ MIDGET'	#5 CONT.	4°X4°	MODERATE	SUN	
ORNAMEN	ITAL GR	ASSES							
£33	CAAK	12	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5'X2'	LOW	SUN	
SYMBOL		QTY	COMMON NAME	BOTANICAL NAME	TYPE				
MULCH		2,107 SF	WOOD MULCH DARK BROWN SHREDDED HARDWOOD MULCH	WOOD MULCH	MULCH				
SEED		2,711 SF	RTF (RHIZOMATOUS TALL FESCUE) SEE PLANTING NOTES & DETAILS	TURF SEED	SEED				
	1								
SOD/SEED									

CODE SECTION AMINI-TRUST COR	CATEGORY RP. I-PUD REQUIREMENTS	FORMULA	CALCULATION	REQUIRED	PROVIDED
8a.04.2.	STREET TREES (JOHNSTOWN ROAD)	1 TREE PER 30 LF	102 LF / 30	3 STREET TREES	3 EXISTING STREET TREES
8a.04.2.	STREET TREES (WOODCREST WAY)	1 TREE PER 30 LF	86 LF / 30	3 TREES	3 TREES*
8a.04.a.	PARKING LANDSCAPING	PARKING LOTS MUST BE SCREENED WITH A 3' EVERGREEN HEDGE	3' EVERGREEN HEDGE	3' EVERGREEN HEDGE	3' EVERGREEN HEDGE IS PROVIDED
8a.04.c.	PARKING LANDSCAPING	PARKING LOT LANDSCAPING MUST BE 8% OF TOTAL PARKING LOT PAVING AREA	15,107 SQ. FT. x 8%	1,208 SQ. FT.	1,863 SQ. FT.
8a.04.5.	PERIMETER LANDSCAPING (JOHNSTOWN ROAD)	MINIMUM OF 8 TREES PER 100LF, THESE TREES ARE IN ADDITION TO STREET TREES	102 /F /100	8 TREES	9 TREES*
EW ALBANY OHIO	, MUNICIPAL CODE				
1171.05(e)	SITE LANDSCAPING	1 TREE PER 5,000 SF. OF STRUCTURE AND VEHICLE USE AREA	16,341/ 5,000	3 TREES	3 TREES
1171.06.	PARKING LOT LANDSCAPING	FOR EACH 100 S.F. OF PARKING AREA, A MIN. OF (5) S.F. OF LANDSCAPE AREA TO BE PROVIDED	1,672 SF OF PARKING AREA / 100	17 SF	1,863 SQ. FT.
1171.06.(a)(3)	PARKING LOT LANDSCAPING	1 TREE PER 10 SPACES	9 PARKING STALLS/ 10	1 TREES	1 TREES*
1171.06.(b)	PARKING LOT LANDSCAPING	PARKING LOTS SHALL BE SCREENED BY A 3.5' MINIMUM EVERGREEN HEDGE	3.5' EVERGREEN HEDGE	3.5' EVERGREEN HEDGE	3.5' EVERGREEN HEDGE IS PROVIDED

*TREES ARE PER THE ADJACENT KIMLEY HORN WENDY PLANS

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES,
PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT,
PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE

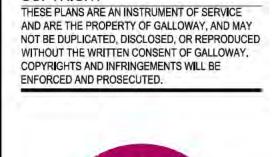
Know what's below. ENGINEER PRIOR TO CONSTRUCTION.

Call before you dig. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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DUTCH BROS COFFEE OH604 FINAL DEVELOPMENT PLAN DBC062

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LANDSCAPE PLAN

LANDSCAPE NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- 5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- 9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING
- 10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.

FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.

- 11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE OHIO LANDSCAPE
- 12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

CONSTRUCTION.

- 13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- 15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- 16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS, OF 12-12-12 FERTILIZER PER CU, YD., ROTOTILLED TO A DEPTH OF 8", NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
- 17. ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

- 18. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- 19. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE, ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- 20. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS, NO 'T-STAKES' SHALL BE USED FOR TREES. 21. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT
- BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- 22. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 23. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- 24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- 25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH
- 26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- 27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- 28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

- 29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
- 30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- 31. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS
- 32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH
- 33. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- 34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF <u>ONE YEAR</u> FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- 2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- 3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT, LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

TREE PROTECTION NOTES:

- 1. USE TOWN OF NEW ALBANY TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
- 2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
- 3. TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE. THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5" OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
- 4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING
 - A, EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN
- B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
- C. WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
- D. WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
- 4. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
- 5. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:

A. REMOVE ALL DEAD WOOD.

- B. PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
- C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
- D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE
- E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
- F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
- 6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
- A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
- B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE, PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- 2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER, NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO

CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.

3X ROOTBALL DIAMETER

- (2) NYLON TREE STRIPS AT ENDS OF WIRES SECURE TO STAKE 2. OR DEADEN WITH NAILS
- LOWEST MAJOR BRANCHES. (4) 24"X3/4" P.V.C. MARKERS OVER WIRES.
- (5) PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12"
- MIN. INTO UNDISTURBED SOIL. (6) PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO
- UNDISTURBED SOIL. 7 TRUNK FLARE
- (8) WOOD MULCH TREE RING 3' DIA: MIN, TYPE & DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK. (9) FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
- 10 ROOT BALL SEE NOTE 3, THIS DETAIL
- 11 BACKFILL AMEND & FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. (12) UNDISTURBED NATIVE SOIL
- (13) SOFT VELCRO, OR OTHER FABRIC WRAP (14) CENTRAL LEADER, SEE PLANTING NOTES

- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL. (3)12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN
 - HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND 4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS,

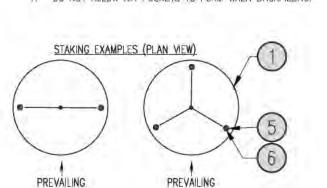
EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN

AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN

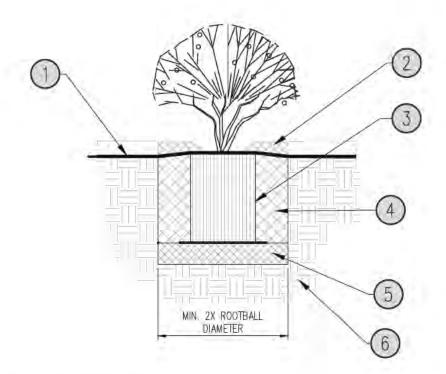
WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR

REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

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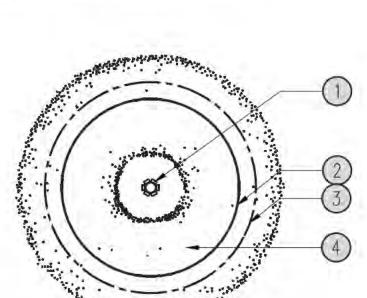


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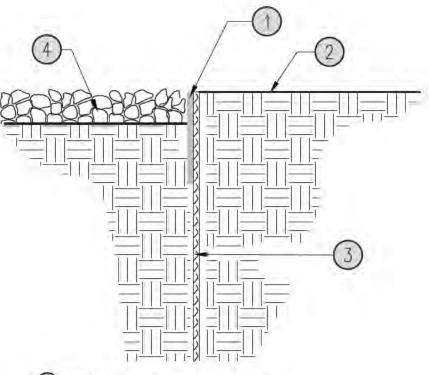
- 1) FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
- (2) SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
- (3) PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE — INSTALL WATER RING (2 - 3" HT.)
- (4) BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
- (5) COMPACTED BACKFILL MIX (75%).
- 6 UNDISTURBED NATIVE SOIL.





1) TRUNK PROTECTION BOARDS MIN. 2" THICK, BENEATH BOARDS ARE 3-4 LAYERS OF BURLAP AROUND TRUNK. TIE BOARDS SECURELY AT TOP, BOTTOM & CENTER WITH HEAVY DUTY CORD, WIRE, OR CABEL CHOKERS.

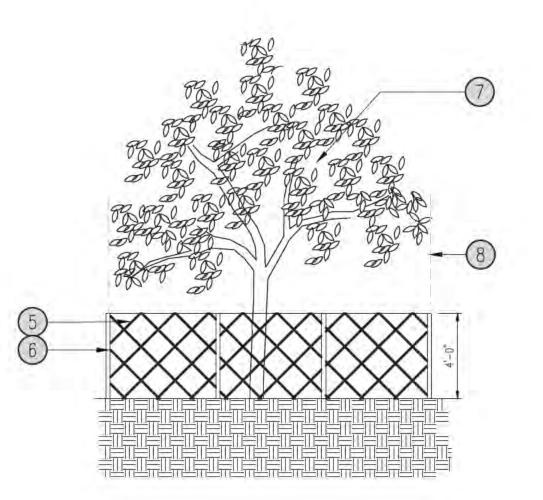
- (2) OUTLINE OF TREE CROWN (EDGE OF DRIPLINE) CORRESPONDS WITH ROOT SPREAD.
- (3) CONSTRUCTION FENCING (MIN. 4' HEIGHT)
- (4) WOOD MULCH SEE MULCH
- (5) PLASTIC ORANGE CONSTRUCTION FENCE TIED TO T-POST
- (6) T-POST AT 8'-0" O.C. (TYP.)
- (7) EXISTING TREE



(1)3/16" x 4" RYERSON STEEL EDGING OR EQUAL

2) FINISH GRADE

(3) 16" STAKES AT 30" O.C.



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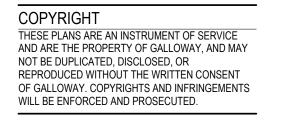
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10/31/2025

LANDSCAPE NOTES & DETAILS

GENERAL NOTES:

- 1. COORDINATE WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR LOCATION AND NUMBER OF OTHER ROOF PENETRATIONS (EI: VENT STACKS, VENT PIPES, CONDUIT PENETRATIONS, ETC.). FLASH ALL PENETRATIONS WEATHER TIGHT. REF. 5,6-A4.1.
- 2. SLOPE ALL CRICKETS AS SHOWN AT A MINIMUM SLOPE OF 1/4" PER FOOT FROM HORIZ. PLANE, UNLESS NOTED OTHERWISE.
- 3. PROVIDE BUILT-UP INSULATION ROOF CRICKETS AT ALL CURB LOCATIONS TO ALLOW POSITIVE DRAINAGE AND PREVENT PONDING.
- 4. ALL METAL ROOF FLASHING DETAILS SHALL BE PER SMACNA AND MANUFACTURERS RECOMMENDATIONS AND REVIEWED BY THE ARCHITECT FOR DESIGN INTENT.
- 5. PROVIDE ROOF INSULATION SYSTEM BELOW ROOFING MEMBRANE, PER THE ROOFING ASSEMBLIES SPECIFIED IN DIVISION 07 SECTIONS "THERMOPLASTIC POLYOLEFIN ROOFING" AND "APPLIED FIREPROOFING".
- PROVIDE SUPPLEMENTAL INSULATION OVERBUILDS WHERE INDICATED FOR ROOF SLOPE CONTINUATION.
- 7. PROVIDE HAIL GUARDS TO ALL APPLICABLE ROOFTOP EQUIPMENT IN THE MIDWEST.



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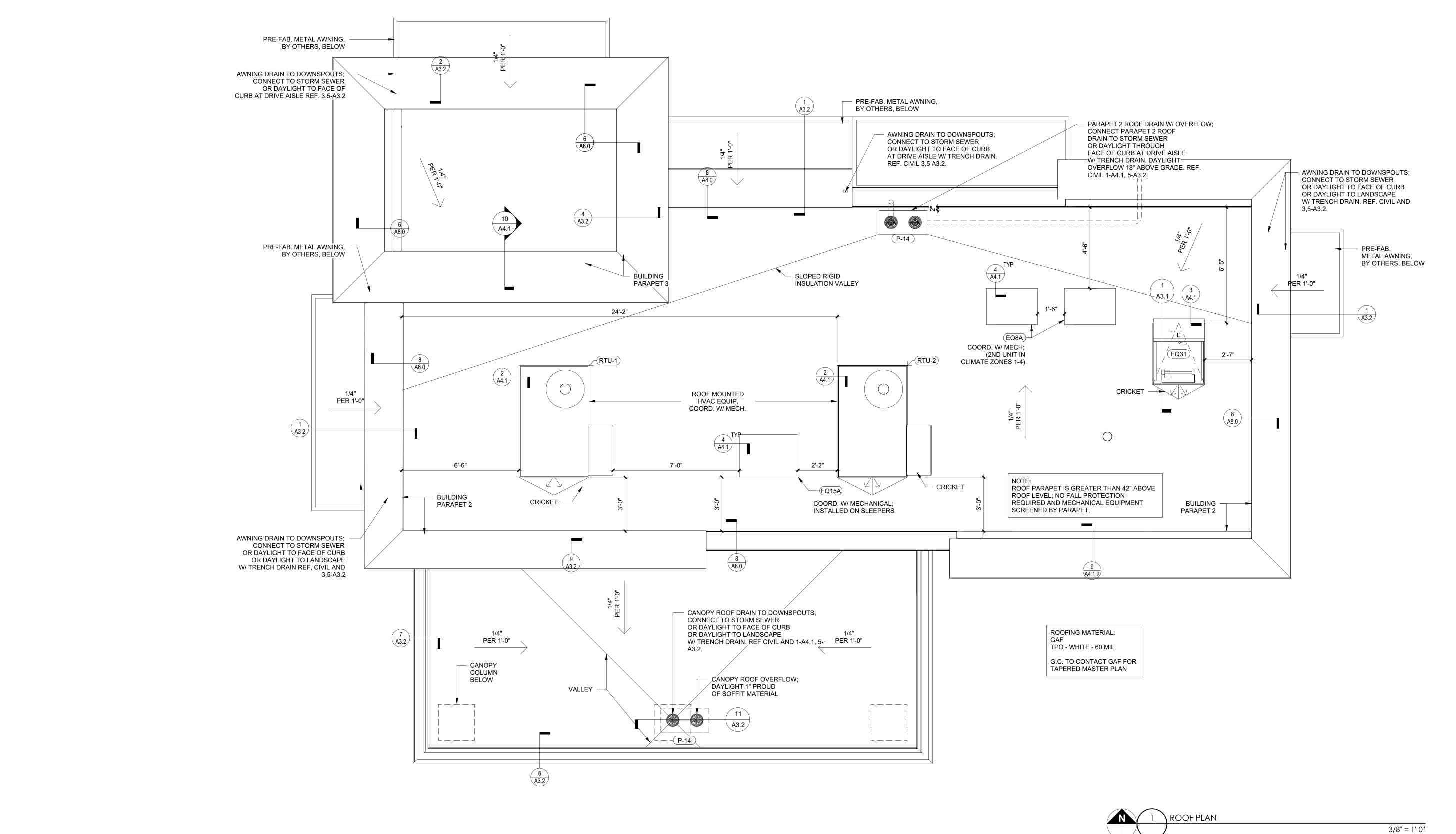


OH0604 DUTCH BROTHERS NEW STANDING STORE

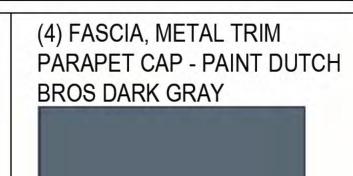
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ROOF PLAN







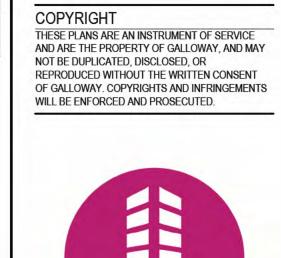
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REFINISHED CLEAR ANODIZED	
LUM. STOREFRONT	

			EXTERIOR FIN	IISH SCHEDULE
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)			
1A	BRICK VENEER	BELDEN BRICK COMPANY	FACE BRICK - MASONRY VENEER	COLOR: BEAVER BLEND 73 DART-TEX BY BELDEN BRICK COMPANY https://www.beldenbrick.com/brick/brick-colors/color/texture/mm/size/series/finish/beaver_blend_73_dart-tex INSTALLEDF IN RUNNING BOND PATTER OR APPROVED OTHER BY AC
1B	BRICK VENEER	BELDEN BRICK COMPANY	FACE BRICK - MASONRY VENEER	COLOR: POLAR WHITE CLEAR BY BELDEN BRICK COMPANY https://www.beldenbrick.com/brick/brick-colors/color/texture/mm/size/series/finish/polar_white_clear INSTALLEDF IN RUNNING BOND PATTER OR APPROVED OTHER BY AC
ZONE 2 (BASE)			
2	BRICK VENEER	BELDEN BRICK COMPANY	FACE BRICK - MASONRY VENEER	COLOR: POLAR WHITE CLEAR BY BELDEN BRICK COMPANY https://www.beldenbrick.com/brick/brick- colors/color/texture/mm/size/series/finish/polar_white_clear INSTALLEDF IN RUNNING BOND PATTER OR APPROVED OTHER BY AC
ZONE 3 (FRAME CANOPY)			
3	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
4	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
5	COLUMNS	BELDEN BRICK COMPANY	FACE BRICK - MASONRY VENEER	COLOR: BEAVER BLEND 73 DART-TEX BY BELDEN BRICK COMPANY https://www.beldenbrick.com/brick/brick-colors/color/texture/mm/size/series/finish/beaver_blend_73_dart-tex INSTALLEDF IN RUNNING BOND PATTER OR APPROVED OTHER BY AC

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS;
COLOR: BLDG DB DARK GRAY



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OH0604 DUTCH BROTHERS C NEW STANDING STORE

1/4" = 1'-0"

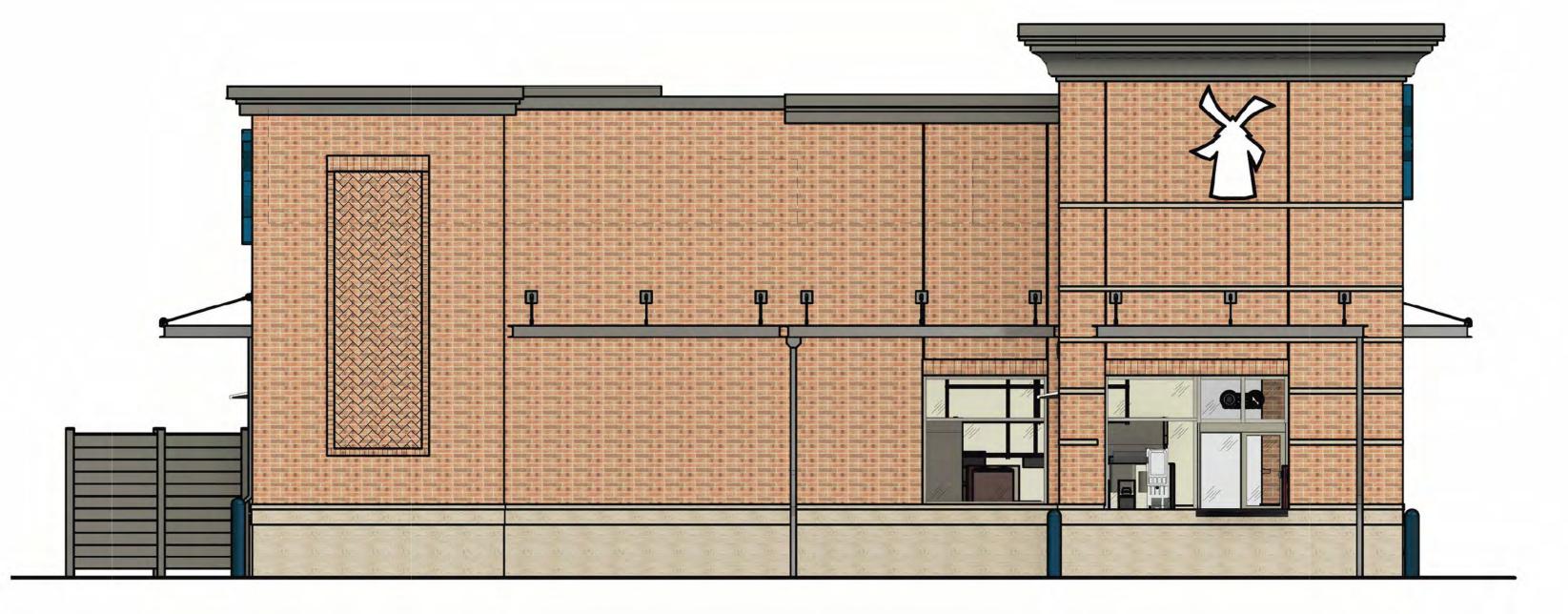
1/4" = 1'-0"

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Project No:	DBC0000046.30		
Drawn By:	SAM		
Checked By:	RSJ		
Date:	09/04/25		

BUILDING ELEVATIONS - COLOR

A6.1



4 LEFT ELEVATION - DRIVE-THRU WINDOW

1/4" = 1'-0"



3 REAR ELEVATION

DUTCH BROS



1 FRONT ELEVATION

TRASH ENCLOSURE GENERAL NOTES:

- REFER TO STRUCTURAL FOR MASONRY, CONCRETE, STRUCTURAL STEEL AND REINFORCING STEEL FOR SPECIFICATIONS.
- 2. PROVIDE LOCKING MECHANISM ON GATES AND PEDESTRIAN
- 3. PROVIDE SITE LIGHTING AT TRASH ENCLOSURE. MIN. 5 FOOT CANDLE.
- 4. GATES TO BE BUILT WITH 3"x2" SQUARE STEEL TUBING WITH ALL JOINTS FULLY WELDED TOGETHER AND 1 CROSS MEMBER PER GATE. FRAME TO BE PRIMED AND PAINTED PER PLAN.

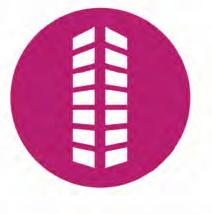
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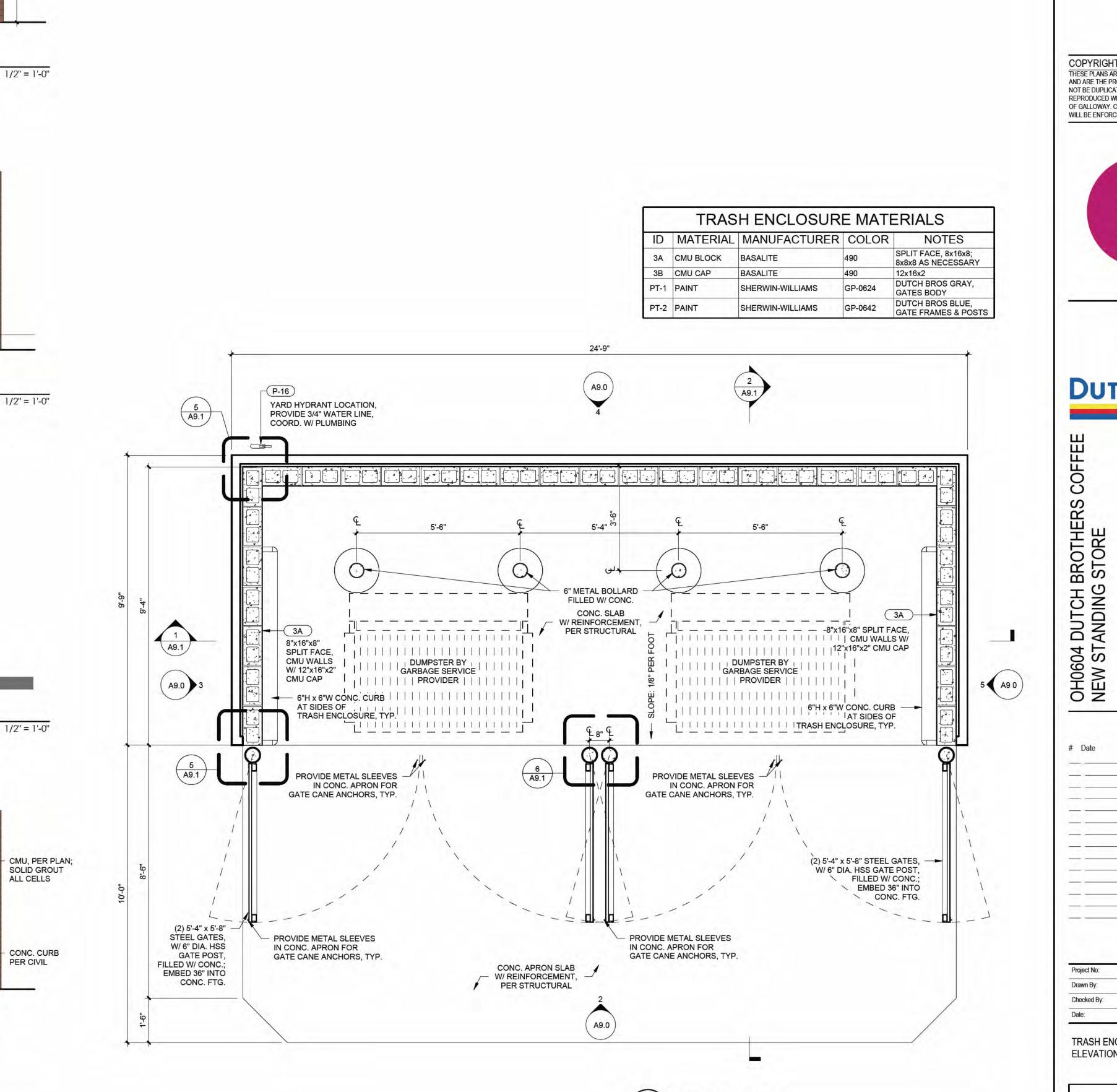
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Project No:	DBC0000046.30
Drawn By:	NJ
Checked By:	RSJ
Date:	08.08.2025

TRASH ENCLOSURE PLAN/ **ELEVATIONS**

1/2" = 1'-0"

A9.0



TRASH ENCLOSURE PLAN

10/27/2025 2:43:23 PM

6" DIA. HSS GATE POST

PAINTED PER PLAN

FILL SOLID W/ CONCRETE,

W/ 5/8" DIA. x 6" ANCHOR,

EMBED 3'-0" INTO CONC. FTG.

TRASH ENCLOSURE RIGHT ELEVATION

TRASH ENCLOSURE REAR ELEVATION

PEDESTRIAN ACCESS DOOR.

TRASH ENCLOSURE LEFT ELEVATION

CANE BOLT -

"HOLD-OPEN" TABS

6" DIA. HSS GATE POST

FILL SOLID W/ CONCRETE,

W/ 5/8" DIA. x 6" ANCHOR,

PAINTED PER PLAN

1/2" = 1'-0"

EMBED 3'-0" INTO CONC. FTG.

1/2" DIA. x 24"L CANE BOLT

LATCH RODS

TRASH ENCLOSURE FRONT ELEVATION

W/ CORRUGATED METAL, PAINTED PER PLAN.

PROVIDE SIMILAR LOCKING MECHANISM TO MAIN GATE

1 1) (

HSS GATE POST,

3"x1/4" STEEL PLATE

CORRUGATED METAL

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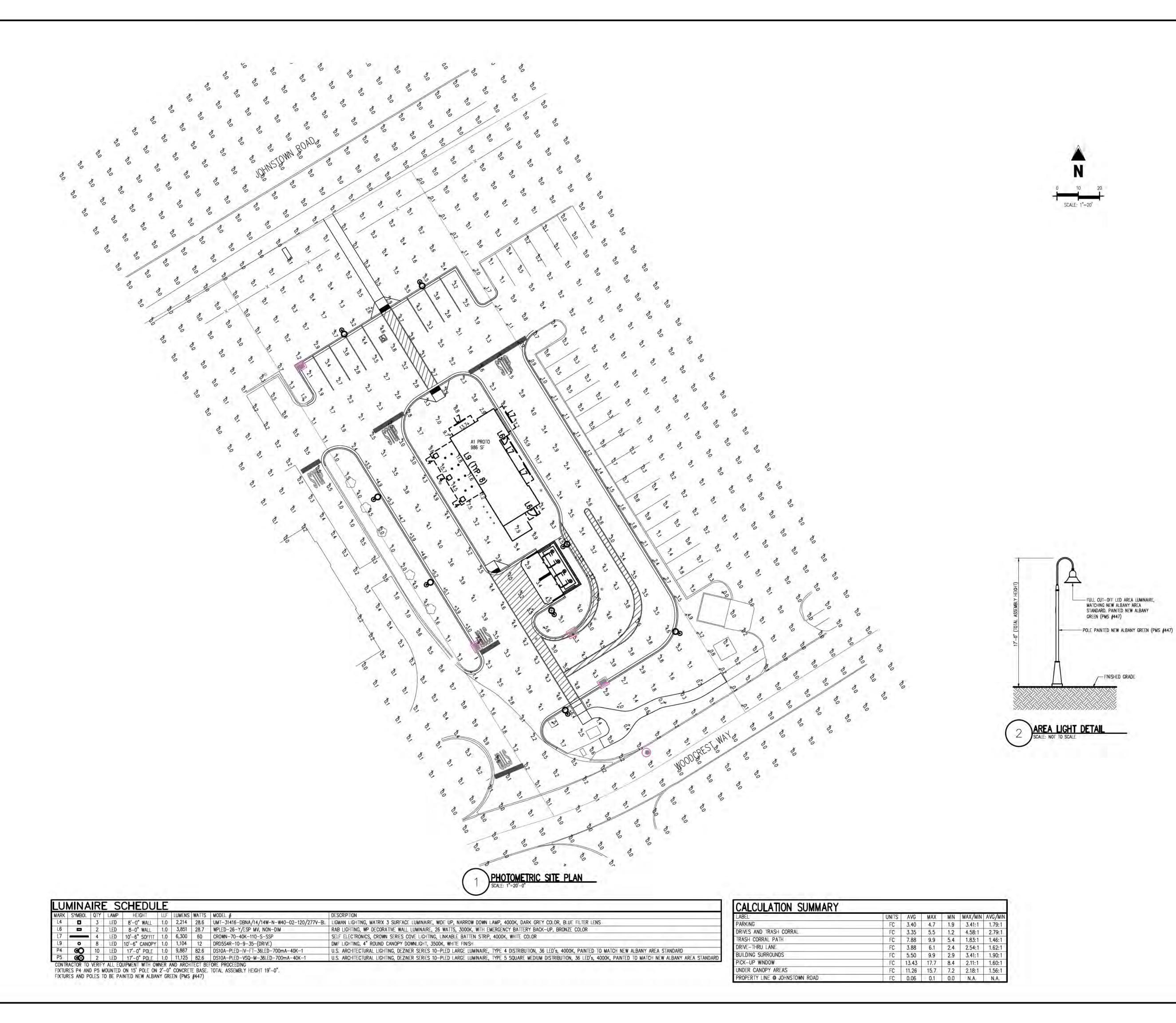
PAINTED PER PLAN

WELDED TO METAL DECK

3/4" PIPE SET INTO

CONC. SLAB, 12" DEEP

PAINTED PER PLAN



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DUTCH BROS COFFEE OH604 FINAL DEVELOPMENT PLAN DBC062

Project No:	DBC062
Drawn By:	MCK
Checked By:	AJ
Date:	10/31/2025

PHOTOMETRIC SITE PLAN

PP1.0 Sheet 11 of 12



Large Neoclassical, Domed Bell Luminaire

The NEW Deziner Series is a flexible, configurable pedestrian scale

decorative pendant luminaire with an 10" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel ™ ball coupling. PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emilter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are UD, Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

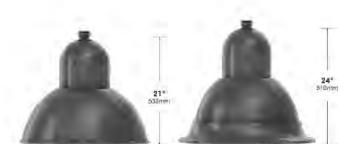
LED Emitters High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0 - 10V almmable driver is standard. Driver has a minimum of 3KV Internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color refention. The lop coat is baked at 400° F for maximum hardness and exterior durability.

U.S. Pale Company Inc | 660 West Avenue O. Palmdate, CA 93551 An Employee Owned Company | Phone (661) 233-2000 | www.usaltig.com





The largest models within the customizable styles available with optional Ambience™ Low Luminance Lens and

DS10C

(C)	
U.L. Listed for Wet Location	2023129

SUN VALLEY U.S. ARCHITECTURAL

RAB

DEZĪNER SERIES 10 - PLED LARGE

ORDERING INFORMATION Spec/Order Example: DS10CB/AL-ASY/36LED-700mA/30K/UNV/CM+L/RAL-8019-T/DF # of LED# Drive Current Color Temp - CCT Voltage Luminaire Shade Optics Drive Current ☐ DS10 ☐ 80LED[†] ☐ 875mA² ☐ 27K (2700K) PLED-II ☐ 48LED ☐ 700mA ☐ 30K (3000K) PLED-II-FR Angled w/
unlil Bands ☐ 36LED ☐ 525mA ☐ 40K (4000K) PLED-III Concave/Rared C ☐ PLED-III-W ☐ 350mA ☐ 50K (5000K) Concave/Flared CB
w/ unlil Bands ☐ 175mA ☐ TRA³
True Amber ☐ PLED-IV ☐ Deep Bell ☐ PLED-IV-FT Deep Bell w/ PLED-V-SQ-N ☐ Hooded PLED-V-SQ-M - Ambierice Lane option available in BOLED Only. ☐ PLED-V-SQ-W 2 - 175mA evaleble with Ambienco Laws options only ☐ Skirted 3 - TRA available in 350mA & 625mA Drive Currents only Skirted w/ unlil Bands Ambience™ Lens Option Consult factory for other CCT, CRI, & Drive Current options AL-ASY ☐ Tlered AL-ASY-HS ☐ Tiered w/ unlit Bands ☐ AL-SYM

Mounting	Finish	Options	
Mounting	Finish	Options	
Arm Mount	Standard Textured Finish		
1	☐ Black RAL-9005-T	Internal Hause Side Shield	
2-180	☐ White RAL-9003-T	(Example: H8-PLED/48) HS-PLED	
□ 2-90	☐ Grey RAL-7004-T	Twist back Receptable TPR	
	☐ Dark Bronze RAL-8019-T	☐ 7-Pin Twist Look	
3-90	Green RAL-6005-T	Receptable Only TPR7	
□ 3-120		High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: MESW/25) HLSW	
□ 4-90	Premium Finishes	Twist Look Photocell + Voltage	
	☐ Rust	(Example: IPC347V) TPC+V	
Wall Mount	☐ Patina Copper PC	Photocetl + Voltage (Example: PC120V) PC+V	
□ wm		Single Fuse (Example: 0F277V) SF+V	
WM-Wall Mount provided with mounting bracket and cover	For smooth links / replaces suffix "1" with suffix "5" (Examples RAL-9500-5)	(Example: 0F277V) SF+V Double Fuse (Example: 0F240V) DF+V	
Pendant Mount	Consult factor for eastorn coluin	☐ Blue-Tooth Programmable	
Cable Clamp J-Box CC8		Photo /Molion Sensor (Factory - Molion 50/100) Photo 75(a) MS-F311	
		1100 (010) MS-F3 ()	

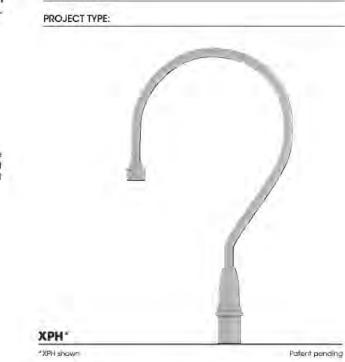
PENDANT MOUNTED ARM

XPH

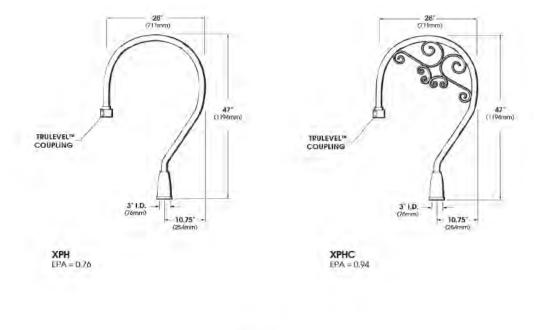
FEATURES

Durable corrosion resistant, cast aluminum construction.

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



PROJECT NAME:



	SCALE; W=1		
U.S. Pole Co Inc. 660 West Avanua O. Polerdole, CA 93551 Phone (661) 233-2000 Feat (661) 233-2001 West Avanua Colling com	MADE IN THE	2020309	SUN VALLE

Product Code:

UMT-31416

Matrix 3 Surface

LIGMAN LIGHTING USA 5500 Greenwood Plaza Blvd., Suite 200 Greenwood Village, CO 80111

303.770.8884

COPYRIGHT

OH6 PLAN

DUTCH BROS COFFEE (FINAL DEVELOPMENT PDBC062

Date Issue / Description

9930 NEW

MCK

10/31/2025

THESE PLANS ARE AN INSTRUMENT OF SERVICE

WITHOUT THE WRITTEN CONSENT OF GALLOWAY,

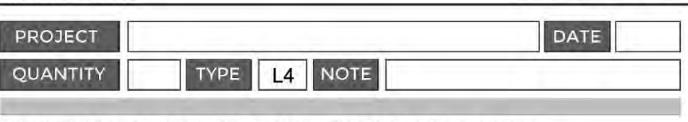
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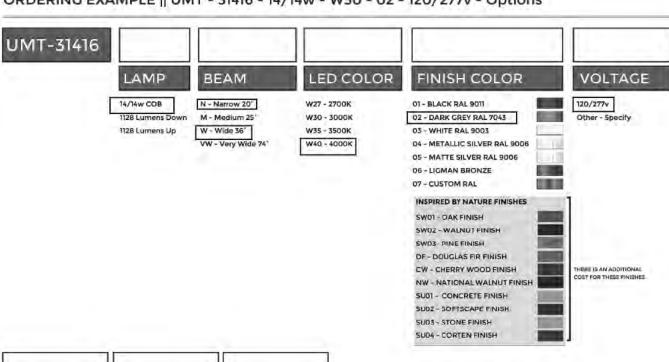
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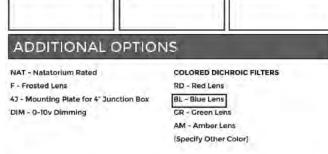
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GallowayUS.com



ORDERING EXAMPLE || UMT - 31416 - 14/14w - W30 - 02 - 120/277v - Options











WPLED26Y



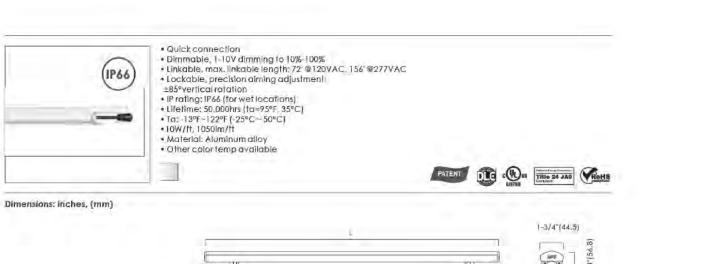
Technical Specifications	wer to the	\$ A CONTROL OF THE STATE OF THE
Compliance	Electrical	Ambient Temperature:
UL Listed:	Driver:	Suitable for use in up to 40°C (104°F)
Suitable for wet locations. Suitable for mounting	Constant Current, Class 2, 120-277V, 50/60Hz, 120V:	Cold Weather Starting:
within 1.2m (4ft) of the ground.	0.22A, 208V: 0.13A, 240V: 0.11A, 277V 0.10A	The minimum starting temperature is -40°C (-40°F)
IP Rating:	Dimming Driver:	Green Technology:
Ingress protection rating of IP66 for dust and water	Driver includes dimming control wiring for 0-10V	Mercury and UV free. RoHS-compliant component
DLC Listed:	dimming systems, Requires separate 0-10V DC dimming circuit. Dims down to 10%:	LED Characteristics
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that	THD:	Color Consistency:
qualifies for the highest tier of rebates from DLC	10,77% at 120V, 11,79% at 277V	3-step MacAdam Ellipse binning to achieve
Member Utilities, Designed to meet DLC 5.1 requirements.	Power Factor:	consistent fixture-to-fixture color
DLC Product Code: P00001750	98,2% at 120V, 95.6% at 277V	
Performance	Construction	
Lifespan:	Finish:	
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations	Formulated for high durability and long-lasting color	
Wattage Equivalency:		
Equivalent to 150W Metal Halide		

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

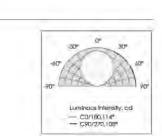
Outdoor Cove Lighting CROWN

U.S. Pole Campany Inc. 600 Wast Avenue O. Pemado, CA 9355 An Employee Owned Campany Phone (661) 233-2000 www.usolig.com

Type: L7



Series	Length	(K)	Beam Angle	Finish	Installation
CROWN 47	- 11.8"(300mm) - 47"(1120mm) - 70"(1778mm)	30K - 3000K 35K - 3500K 40K - 4000K	110-110°	\$ Silver	\$ - Screw Mounting
Specifications					
Catalog No. Model		Rated (VAC	i input Ra)	Power (W)	Luminous flux (TYP@4000K)lm
CROWN-1230K110SS CROWN-1235K110SS CROWN-1240K110SS	CROWN-L24-277V	120-2	277 90	(0	(050
CROWN-4730K110SS CROWN-4735K110SS CROWN-4740K110SS	CROWN-L90-277V	120-2	277 90	40	4200
CROWN-7030K110SS CROWN-7035K110SS CROWN-7040K110SS	CROWN-L144-277V	/ 120-3	277 90	06	6300



www.self-electronics.com • SAF •

DRD5S & SurfaceFrame Surface Mount LED Downlight New Construction DRDHNJO Octagonal Junction Box



 Thinnest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight Features multiple ratings to meet the demands of a wide range of situations Ultra-low profile allows it to install in as little as 2" of ceiling space when 5/8" drywall is used

Date:

V120122

Application New Construction		Aperture 4° Octagonal Junction Box					
Delivered Lumens		Color Quality					
750 lm (9.0W), 1000 lm (12	OW)	90+ CRI, < 3-step SDCM					
Color Temperature		Optics					
)							
2700K 3000K 3500K		General					
Input Voltage	Dimming	Emergency Lighting					
120V only (TRIAC/ELV), 120/277V (0-10V)	TRIAC/ELV 5% 0-10V 1%	Optional Emergency LED Driver with integrated Test Switch for lighting up to 90 minutes in event of power failure					
Shape		Finish	Module Ratings				
Round, Square		White UL Closet R					
Housing Ratings			Compliant (750 Im only)				
Code compliant for us in appropriate fire-rate assemblies up to a maximum of 2-hours	ed Sound Rated	ASTM E283 (Fig. IC (Insulation Contact) Rated Air Tight	UL Listed for Wet Location				
Standards	Guarantee	Additional Option	ons				
AA CENTRAL	50,000 hrs 5	years (Non-Con	ductive				

PRODUCT BUILDER

DRD5S & SurfaceFrame Surface Mount LED Downlight General New Construction DRDHNJO Octagonal Junction Box

HOUSING N New Construction JO SurfaceFrame Octagonal Junction Box 70SEM EM Driver1, 0-10V, 750 im 100SEM EM Driver, 0-10V, 1000 lm

PRODUCT	CODE	AP	ERTURE	SH	APE	LUM	MENS	DF	3.6	OC.		TBD	
DRD58	Module	4	4" Aperture	R	Round	07	750 lm	9	90+ CRI	27	2700K	Ţ	Integrated TRIAC/ELV, 120V only
				5	Square	nr.	1000.lm			30	3000K	O	Integrated 0-10V, 120/277V
								Ì		36	3500K	TOF	Integrated TRIAC/ELV, 120V only, Non-Conductive ²
,												OOF	Integrated 0-10V. 120/277V, Non-Conductive ²
												EM	Emergency w/ Test Switch

FIVI aption (housing) and Emergency driver (module) must be selected together " Only available for Round shape, 750 im, 2700K or 3000K CGT

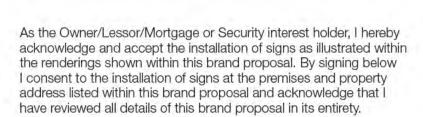
DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 800.441.4422 dmflighting.com © 2019 DMF Lighting, All Rights Reserved. Specifications subject to change without notice. See website for U.S. and informational patent information.

PHOTOMETRIC DETAILS

Page 2 of 8

Checked By:

Sheet 12 of 12



Signature of (Owner/Lessor/Mortg	age or Security Interest Holder
Distriction of the second	
Print Name	
Data	



Site ID 0H0604

Site Address 9920 Johnstown Rd New Albany, Ohio, 43054

Date 08-01-2025

Revision 00

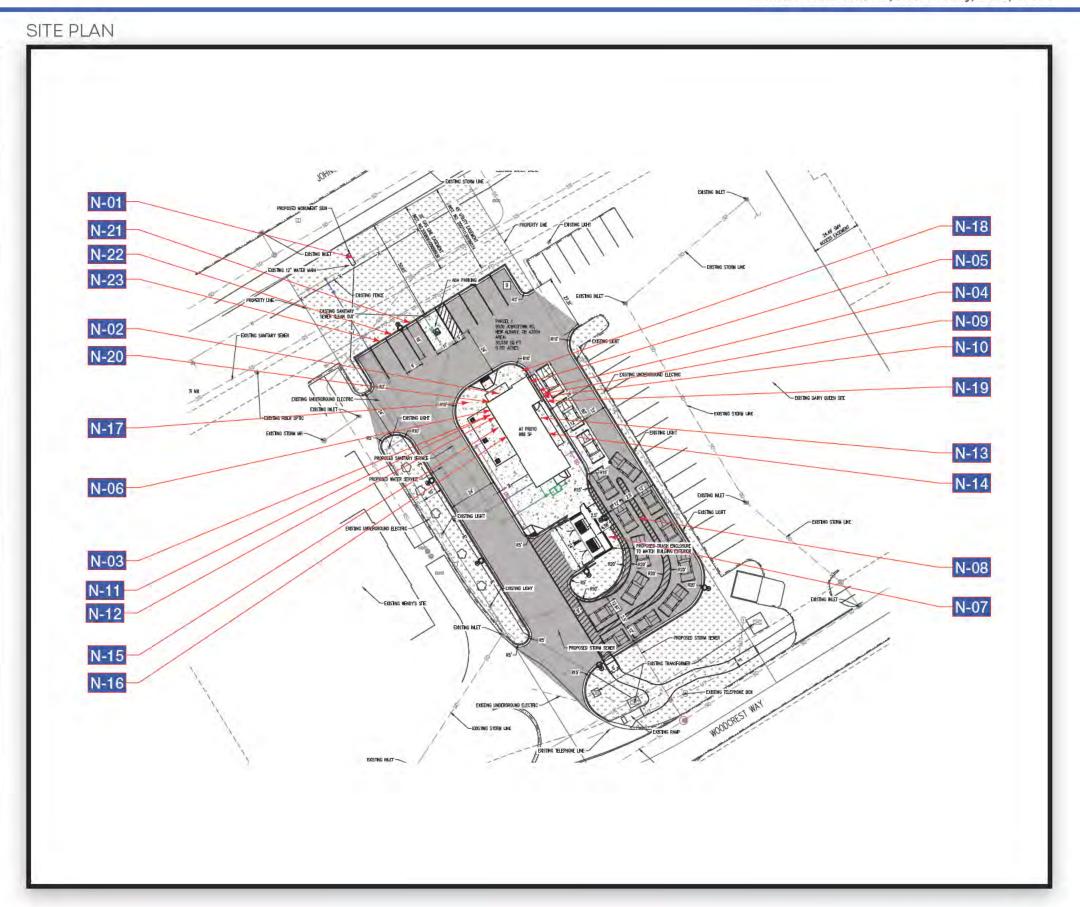
Revision #	Date of Request	Requested By	Revision Request Comment	Revision Date	Made By

CODE RE	SEARCH FORM				- Р	roperty ID:	ОН	0604	
A.) Project Name:	Dutch Bros					Date Completed:			
B.) Street Address:	9920 Johnstown Rd					Typical Sign Pac	kage allowed?	Yes	
G.) City/Town of:	New Albany	State:	ОН		Zip: 4305	4 Budget:			
H.) Zoning/Category	IPUD (Master Sign Pla y: remaining signs / City		_	s) & follows co	de for Outs	ide the Village Ce	enter Area Retail	District fo	ır
, ,		SIGNS				Typical Sign Pac	kage allowed?	Yes	
1) Formula for squ (Max.Sq. Ft- Ma Secondary signs	ain ID & 1 sq ft per linear ft. of	building frontag	e, NTE 50 s	q ft / ONLY 3 S	IGN TYPES				
2) Sq Ft for sides/r		y (faces the prin	cipal street	or contains the	e primary ei	ntrance)			
3) Transferrable all	lowances? NO								
4) #allowed: <u>1 բ</u>	per business frontage								
5)Calculation Met	Administrator's desig purpose. For a sign that has 2 of sign shall be determined be bisected by an imathe sign face. The area of the letters such letters, numbershod:	lisplay faces and ned by the total a ginary line throu , numbers or em	I is perpend rea of both gh the cent blems mou	licular to a pub sign faces unle er of the spher	olic easement ess otherwing e, and the s ling wall or	nt, right-of-way o se specified. For surface area of 2 wall extension sl	r lot line, the tota spherical signs, half spheres shal	I area of the the sphere II be count by enclos	he e s ted sinç
6) May Overall He		4" Illumir	ation: Eut	ernal Internal	Halo normi	ttod			
6) Max. Overall He	eight: Max lettering height 2	4 illurnir	iation. Ext	ernal, Internal,	naio permi	itea			
(Sign rel 8)Other: sign boa	•	ion created by th		used for a sig	n or the thic	kness of lettering		ilding face Yes	e or
Formula for square (Max.Sq. Ft- Ma Secondary signs	ain ID & 8'x 10" length / 6" wio	lth - Dual Post M	onument (f	rom MSP)					
2)#allowed: ON	NLY 3 SIGN TYPES ARE ALLO	WED TO BE INCL	.UDED IN S	IGN PACKAGE		Illumination	n Internal & Exter	nal	
3) Height Max: 8"			Grade	to-sign Clearar	nce: Not	Stipulated			
4.) Set-back:	out of ROW								
SIGNS SHALL BE II	NSTALLED PARALLEL TO US	52							
		ONAL SIGNS				T . I.C. D		V.	_
1.) # Allowed:	1 per lot access	JNAL SIGNS				Typical Sign Pac	ckage allowed?	Yes	_
1				Men. 11-1-2-1	. A'				_
2) Max. SqFt: 4 s	sq π			Max. Height	4				
3) Permit required?	?: Yes			Set-back	Not stipula	ated			
External and Interna	I Illuminaton permitted								
	<u> </u>	U SIGNS				Typical Sign Pac	kage allowed?	Yes	
1.) # Allowed:	1 menu sign								
2) Max. SqFt: sir	ngle face only at 32 sq ft			Max. Height	: Not stipula	ated in code			
_					The sign is	s located on the p s not visible from	the public ROW		. 12-
3) Permit required				Other	. i ne sign i	s not placed in fr		y setback	ıın
		OW SIGNS				Typical Sign Pac		Yes	

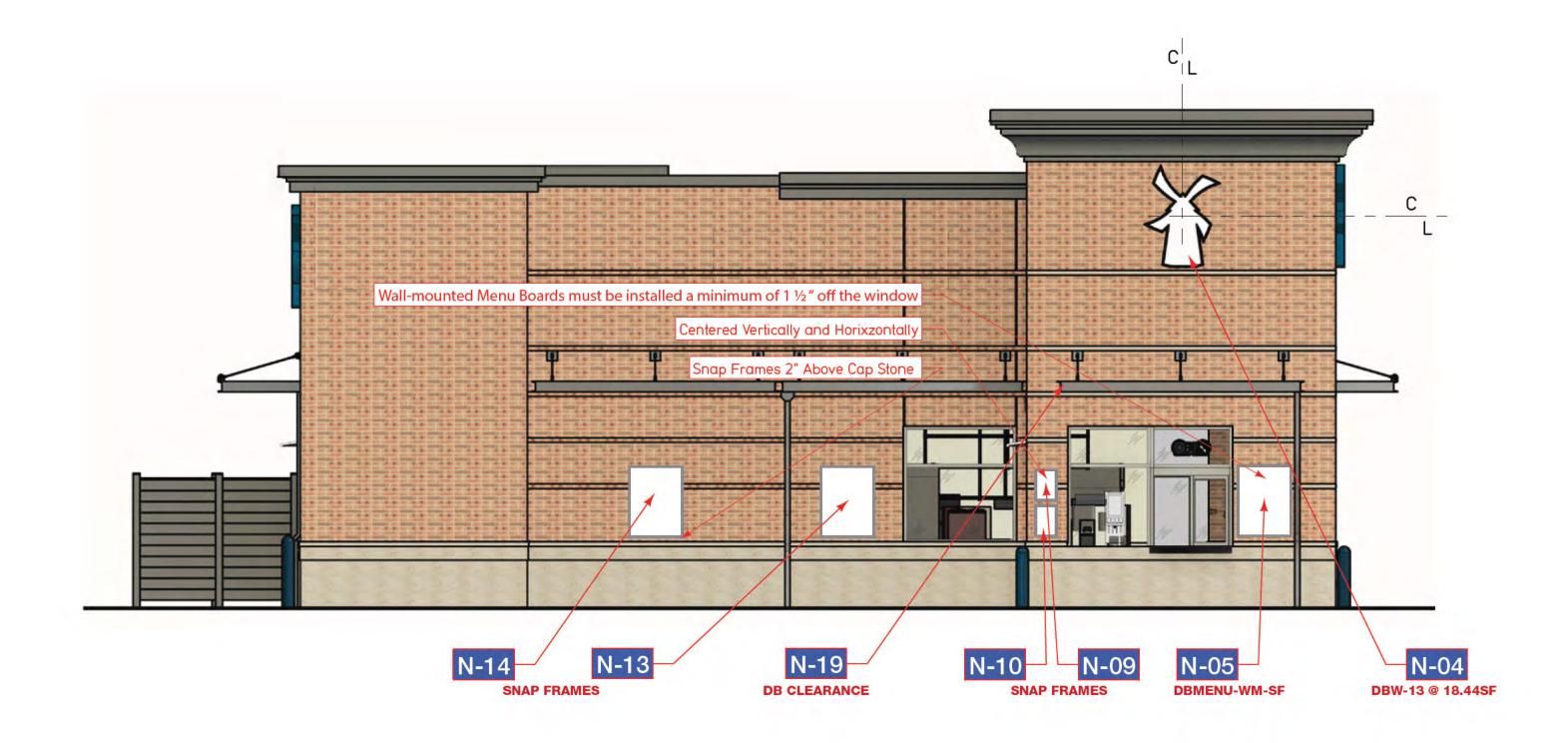
# Allowance (or Formula for square ft):	1 per window, up to 3 windows 15% of window are	a				
i omitia for square it).	The second secon	-				
2.) Max. SqFt: not regulate	ted per code	Max. Height:	not regulated per code			
			Only permitted on first floor windo	ws and storefronts.		
3.) Permit required?: Yes		Other	Vinyl lettering is permitted. External illumination permitted			
5.) Femili required?. Tes			External indifination permitted			
.) # Allowed:	A-FRAME	SIGNS				
,	1 per business		Max area - 8 sq ft max per side			
			Located within 10' of an entrance			
			Must be a durable weatherproof m	aterial such as painted		
			wood, metal or plastic. A-frame or hanging signs allowed,	spinning or spring-		
			mounted signs are prohibited.			
			May be located within the right-of- Community Development Departm			
			pedestrian movement along public	or private walkways.		
			Must be removed after business he Content may change only on chalk			
2.) Permit required?: Yes -	- Temporary permit required	Other:	applied vinyl lettering signs.	abourd, wintebourd, or		
	Miscellaneo	us Notes				
	similar devices are prohibited:					
railer signs						
search lights aser lights						
pennants						
streamers						
spinners						
oalloons oench signs						
oortable signs (except t	for sidewalk signs)					
roof signs						
oillboards						
cnangeable copy (exce Tashing signs	ept for gasoline station price signs)					
projected images and a	animated signs					
signs with moving or m						
	of the for drive-through menu board signs)					
,	sion of any of these proh bited sign types. nines, trash bins, or other devices serving ar	ny promisos	shall be fully screened from y	iew of any public		
ight-of-way and adjoini	, ,	ly premises,	Shall be fully screened from v	iew of arry public		
Homemade lettered signs shall also be prohibited with the exception of sidewalk signs as long as they meet the requirements of						
Section 1169.10(i).						
DE DEDMIT SICN IN	IFO - Notes, continued		Property ID:	OH0604		
	ro - Notes, continued		Property ID.	OH0004		
ermit requirements						
	nit shall be made by the owner of the property upor Department. The Department shall regulate and enfo					
	An application for a sign permit shall include the fo	_				
(1) Name, address, and telephone number of the applicant and property owner if different from the applicant. (2) Scaled drawings, showing at a minimum:						
A. The width of the building face or faces.						
B. The design and layout of the proposed sign to scale, including the total area of the sign and the size, height, character, material specifications and color of letters, lines, and symbols.						
C. Details of illumination, if applicable.						
D. A scaled site plan of the proposed ground sign location showing the distance from the public right-of-way and relationship to access drives, parking						
areas and buildings or a face elevation of proposed signs on buildings showing the height and proportions of the signs. E. The landscape plan for ground signs, if required.						
	ns for the construction and attachment of the sign.					
	phone number of the sign contractor or company. ay be required by the Community Development Dep	artment to ens	sure compliance with the provisions	s of this chapter.		
(6) Any required application			•	-		

SIGN GUIDE

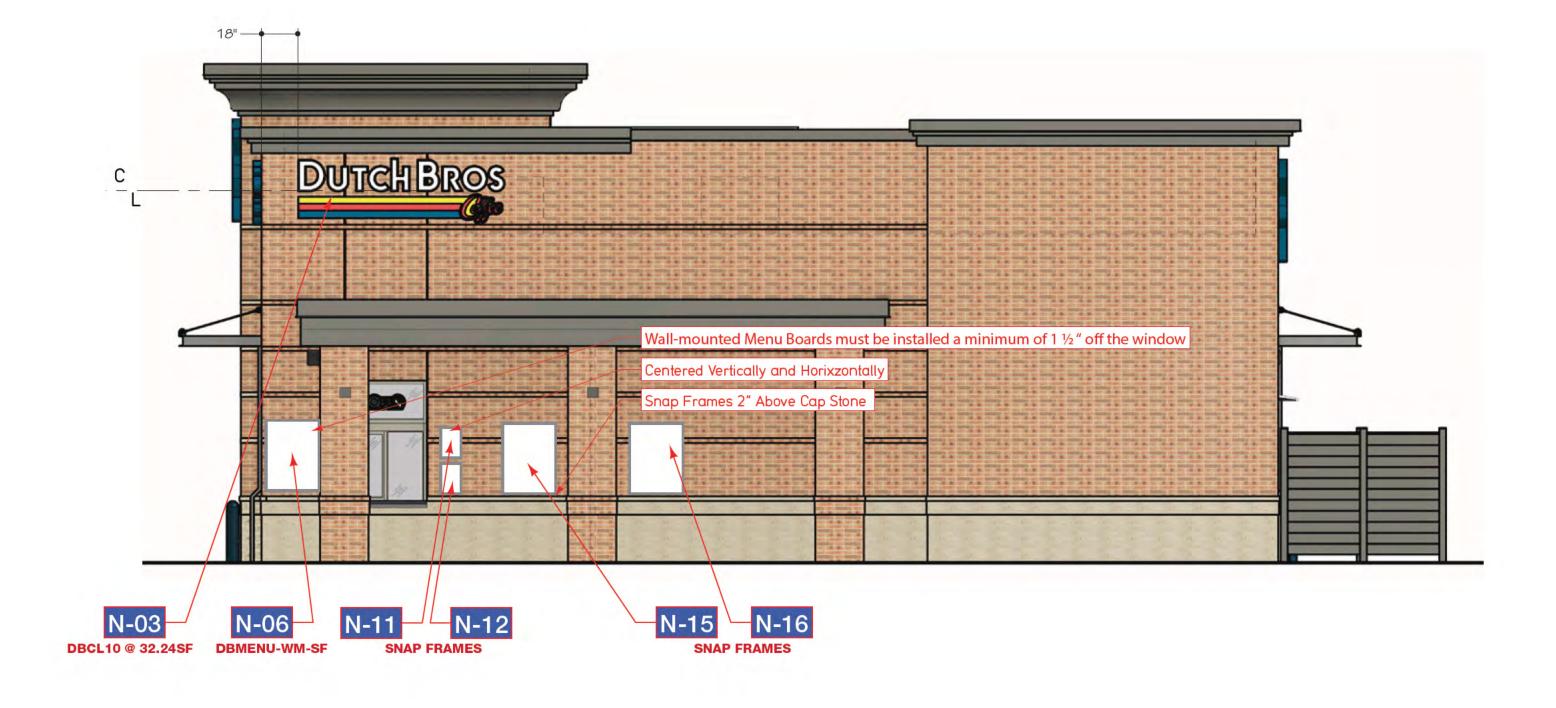
KEY	RECOMMENDED SIGN	SQUARE FOOTAGE
N-01	CUP MONUMENT	25.75
N-02	DBCL10	32.24
N-03	DBCL10	32.24
N-04	DBW13	18.4
N-05	DBMENU-WM	10.70
N-06	DBMENU-WM	10.70
N-07	DBMENU-PM-SF	10.70
N-08	DBMENU-PM-SF	10.70
N-09	SNAP FRAMES - SMALL	1.3
N-10	SNAP FRAMES - SMALL	1.3
N-11	SNAP FRAMES - SMALL	1,3
N-12	SNAP FRAMES - SMALL	1,3
N-13	SNAP FRAMES - LARGE	8.33
N-14	SNAP FRAMES - LARGE	8,33
N-15	SNAP FRAMES - LARGE	8.33
N-16	SNAP FRAMES - LARGE	8.33
N-17	DBDIR-DT-DF	2.0
N-18	DBDIR-EO-DF	2.0
N-19	DB CLEARANCE	.75
N-20	ADDRESS NUMERALS (9920)	2.98
N-21	MOBILE PICKUP SIGN	1.5
N-22	MOBILE PICKUP SIGN	1.5
N-23	MOBILE PICKUP SIGN	1.5

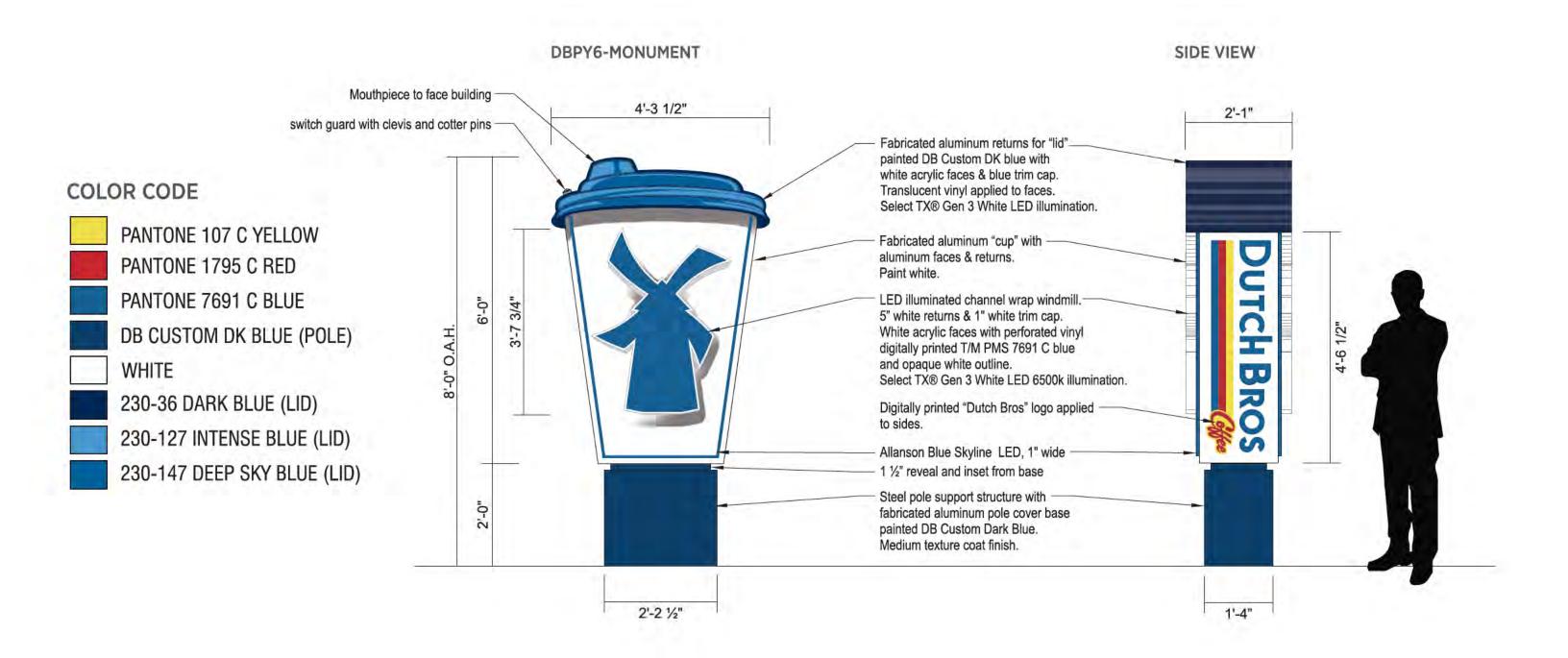




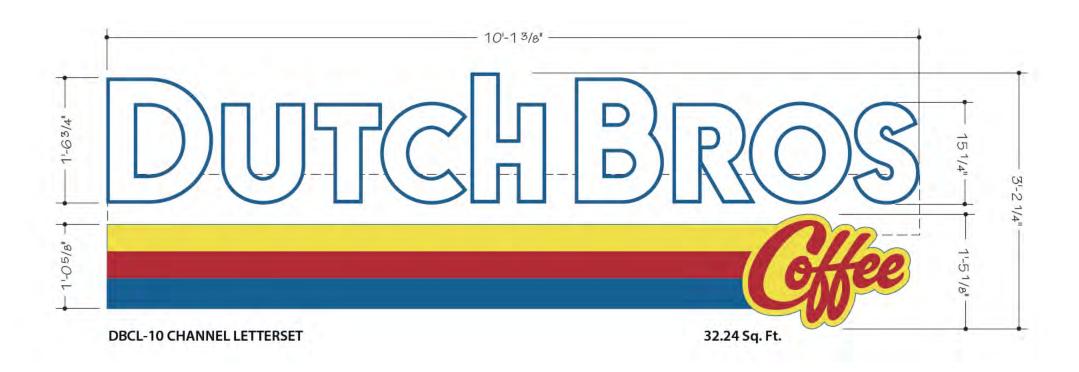


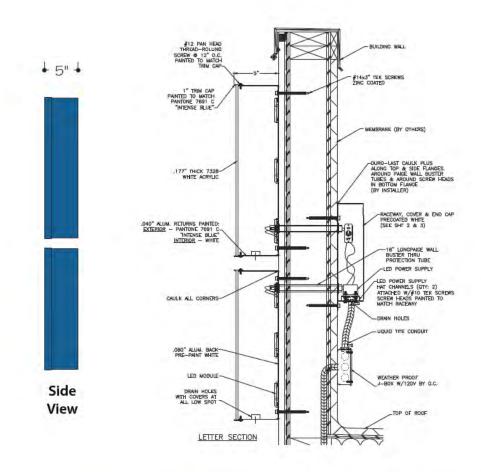






NOTE: GC is responsible for... Responsible for providing power for all building signs, menu boards, monuments, and pylons





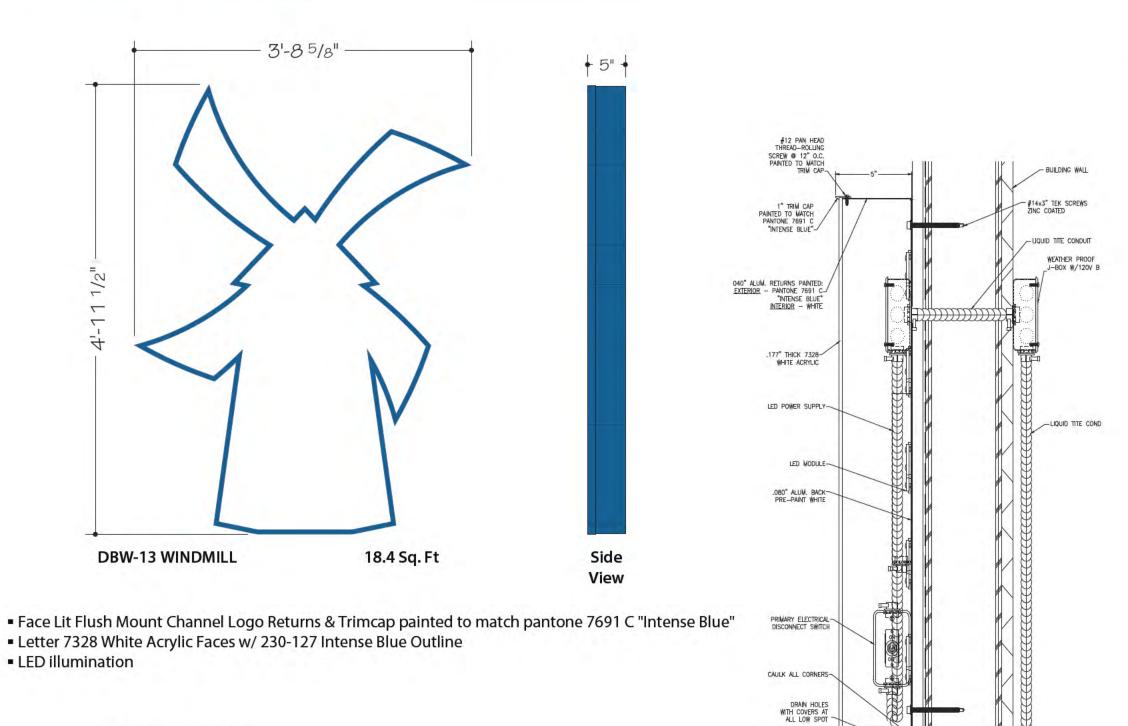
- Face Lit Flush Mount Channel Letters Returns & Trimcap painted to match Pantone 7691 C "Intense Blue"
- Letter 7328 White Acrylic Faces w/ 230-127 Intense Blue Outline
- Coffee Logo 7328 White Acrylic Faces w/ 230-127 Intense Blue / PSV 230-015 Yellow PSV, 230-33 Red PSV Vinyls
- LED illumination

COLOR CODE **230-015 YELLOW PSV** 230-33 RED PSV 230-127 INTENSE BLUE PSV WHITE

DUTCHBROS

Typical

NOTE: GC is responsible for providing power for all building signs. MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.





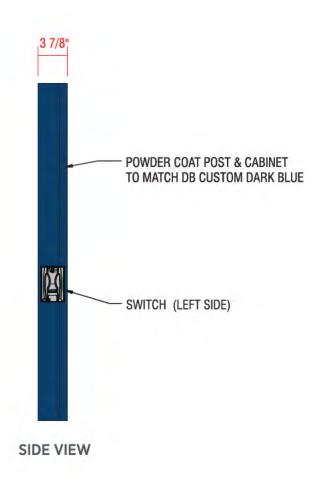
Typical

- **COLOR CODE**

230-127 INTENSE BLUE PSV

NOTE: GC is responsible for providing power for all building signs. MUST use the provided Duralast branded caulk for sealing raceways and penetrations or warranties are voided.





DBMENU-WM

WALL-MOUNTED BACK-LIT MENU SIGN

- Printed menu panel not included
- LED outdoor light box
- Lockable hinged door
- Aluminum construction

COLOR CODE

DIGITAL PRINT





Typical

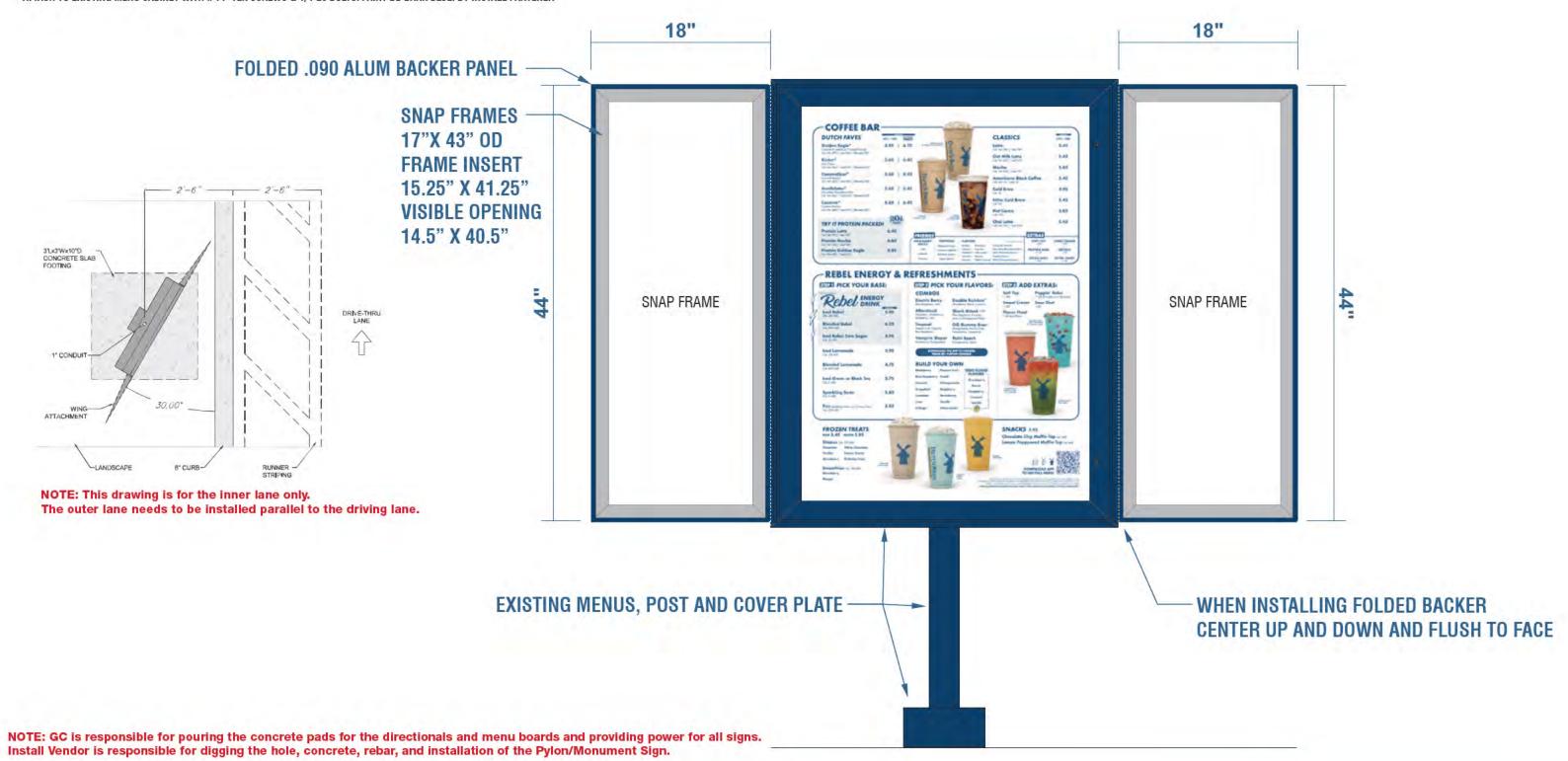
SNAP FRAMES WITH FOLDED BACKER EXTENSION PANEL

.090" ALUMINUM PANEL FOLDED WITH (2) WELDED INSIDE CORNERS. BY ES&A

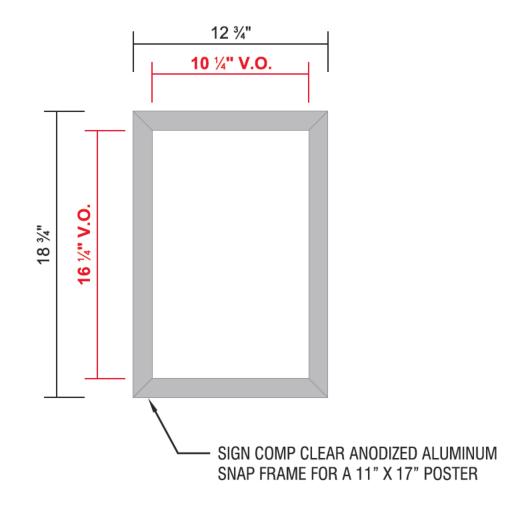
NOTCH FOR OUTLET AVOIDANCE. PAINT DB DARK BLUE. BY ES&A

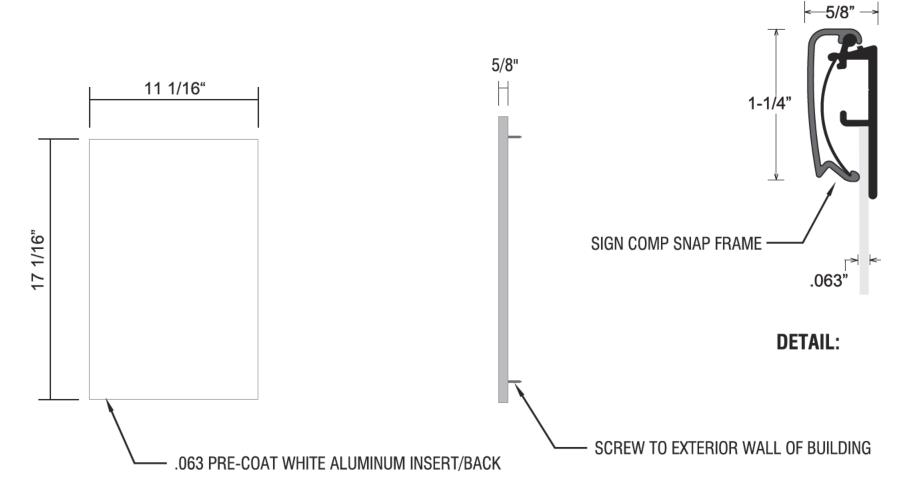
SNAP FRAME RIVET MOUNTED TO FACE. PAINT RIVET HEAD ON BACK DB DARK BLUE. BY ES&A

ATTACH TO EXISTING MENU CABINET WITH #14" TEK SCREWS & 1/4-20 BOLTS. PAINT DB DARK BLUE. BY INSTALL PARTENER

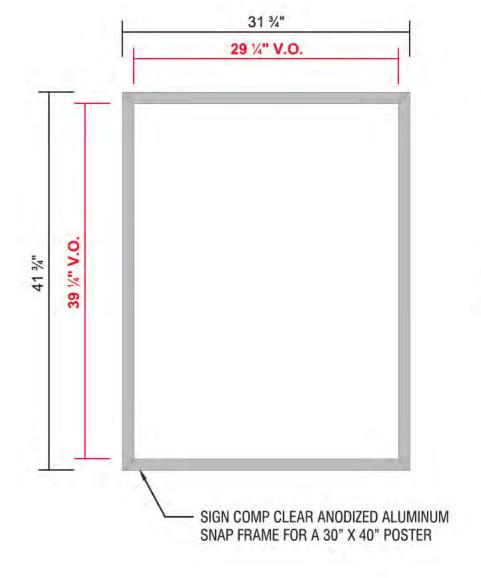


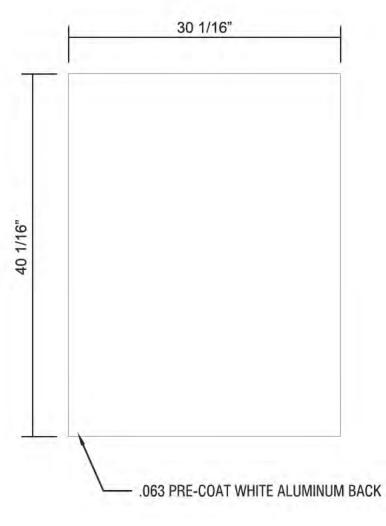
SNAP FRAMES – 12" X 18"

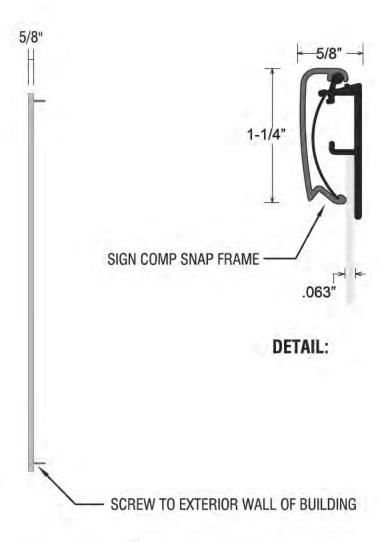


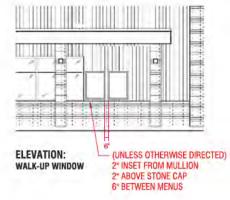


SNAP FRAMES - 30" X 40"

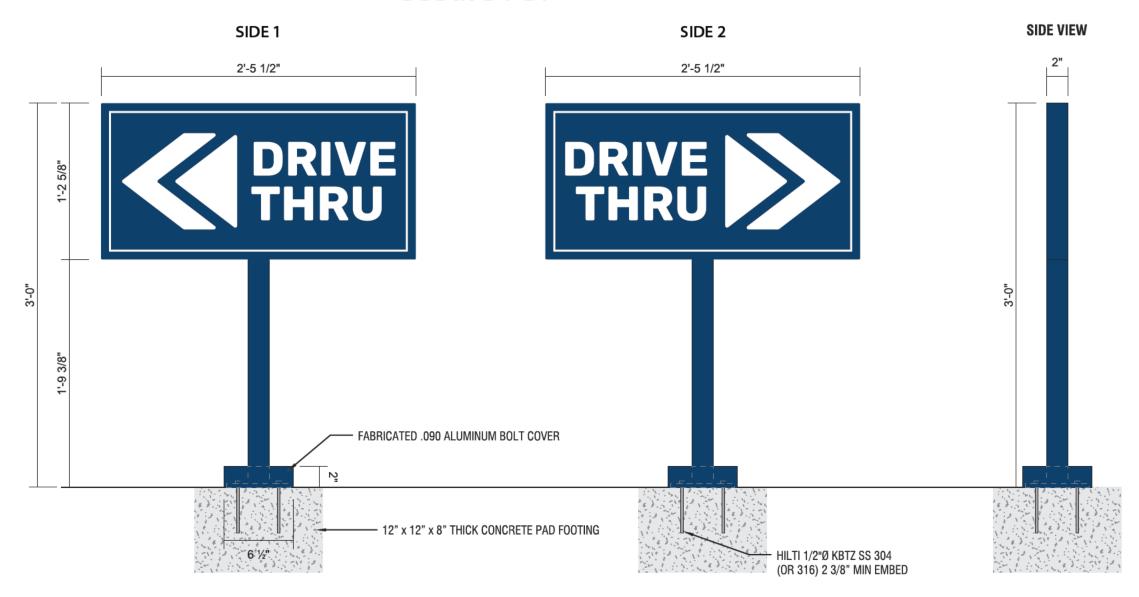






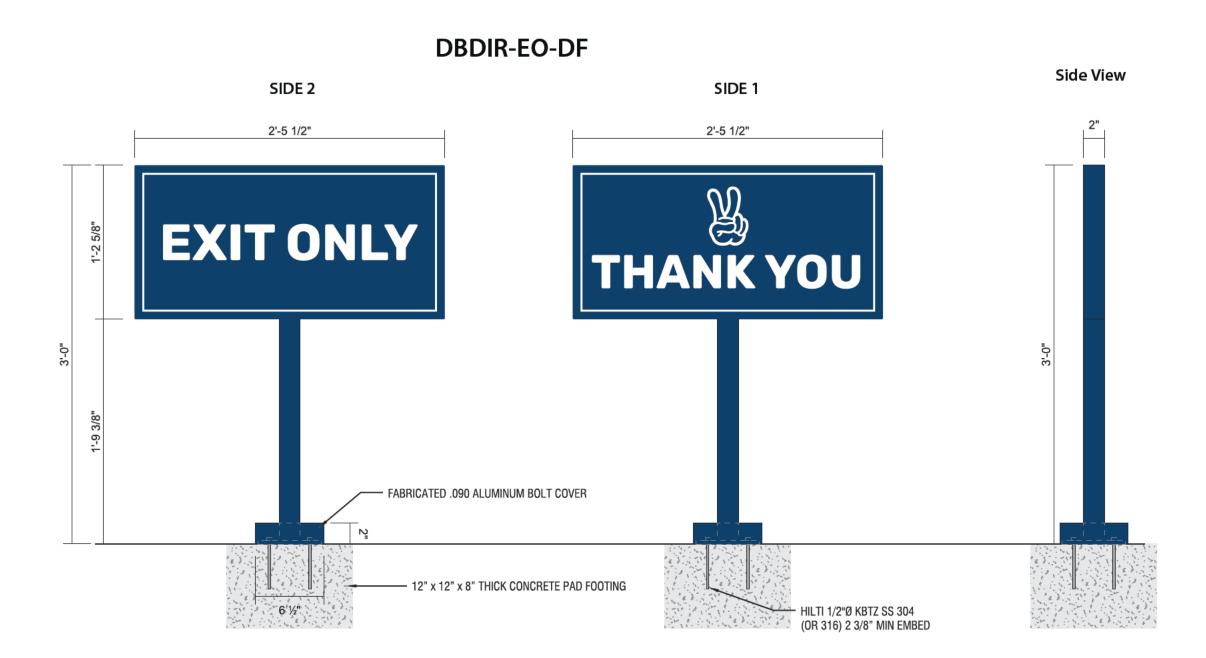


DBDIR-DT-DF



- Diamond grade reflective white vinyl with digitally printed PMS 541 C blue background
- 2"x2" squrae tube aluminum frame & post with aluminum faces & 3/8" x 6" x 6" plate
- Paint PMS 541 C
- Install plate-mount sign with Hilti Kwik bolts
- Pad footing install by GC

NOTE: GC is responsible for pouring the concrete pads for the directionals and menu boards and providing power for all signs. Install Vendor is responsible for digging the hole, concrete, rebar, and installation of the Pylon/Monument Sign.



- Diamond grade reflective white vinyl with digitally printed PMS 541 C blue background
- 2"x2" squrae tube aluminum frame & post with aluminum faces & 3/8" x 6" x 6" plate
- Paint PMS 541 C
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NOTE: GC is responsible for pouring the concrete pads for the directionals and menu boards and providing power for all signs. Install Vendor is responsible for digging the hole, concrete, rebar, and installation of the Pylon/Monument Sign.

DB CLEARANCE

AWNING-MOUNTED CLEARANCE SIGN

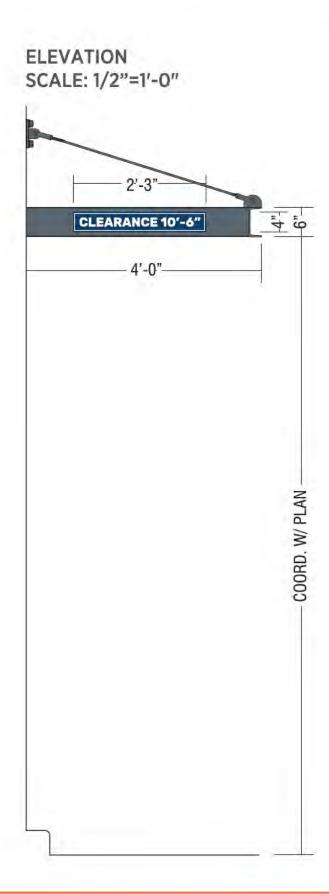
COLOR CODE

REFLECTIVE WHITE PSV

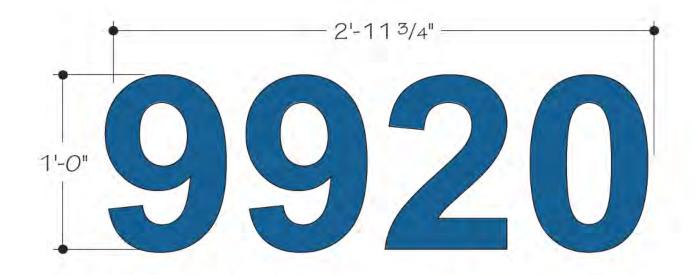
DB CUSTOM DARK BLUE



- 3mm ACM sign panel painted DB Custom Dark Blue
- White reflective vinyl copy & border (numbers shipped loose & field applied.
- Mount directly to aluminum awning drive-thru entrance side
- with exterior grade 3M VHB tape.



DB BUILDING ADDRESS LETTERS (FCO)

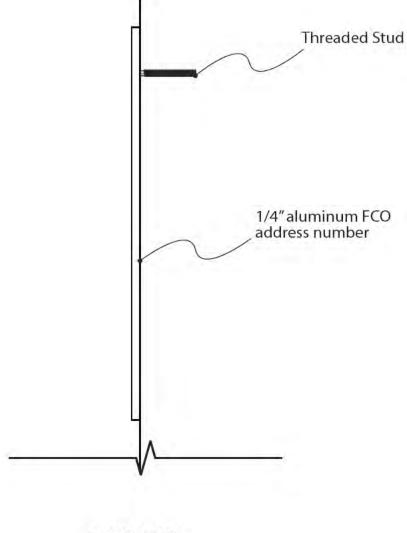


- Painted satin white with 230-127 Intense Blue
- Numerals 1/4" thick aluminum
- Arial Bold font

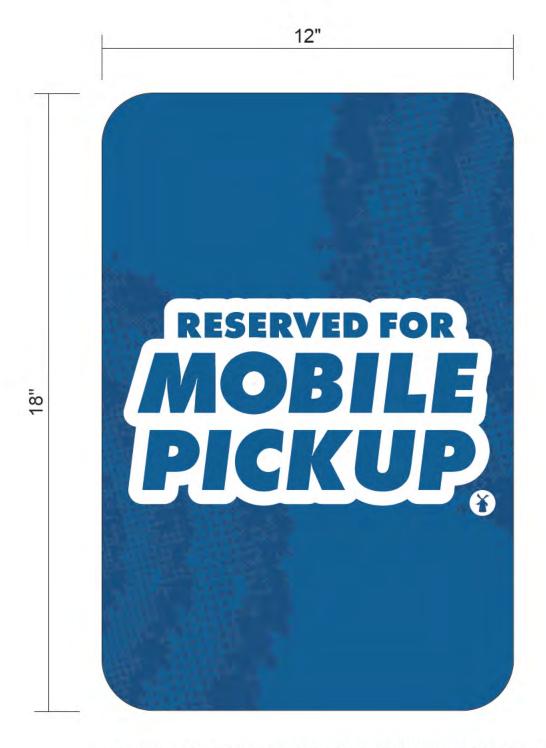
COLOR CODE

230-127 INTENSE BLUE PSV

1234567890



SIDE VIEW



12" X 18" ALUMINUM OR ACM SIGN BLANK WITH 1 1/2" RADIUS CORNERS DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED GRAPHICS & MATTE FINISH OVERLAM

G.C. TO MOUNT TO EXISTING SIGN POST



Planning Commission Staff Report November 17, 2025 Meeting

WOODHAVEN SUBDIVISION LOT 52 MODEL HOME CONDITIONAL USE

LOCATION: 7275 Steeple Chase Lane North Lot 52 (PID: 222-005343)

APPLICANT: Bobb Webb Group c/o Kirk Denyes

REQUEST: Conditional Use

ZONING: Woodhaven I-PUD Zoning District

STRATEGIC PLAN: Residential District

APPLICATION: CU-91-2025

Review based on: Application materials received September 15, 2025, and October 20, 2025. Staff report completed by Kylie Blackburn, Planner.

I. REQUEST

The applicant requests a renewed conditional use approval for a residential model home to be located on lot 52 within the Woodhaven subdivision. The Planning Commission originally approved the conditional use on November 20th, 2023 and is set to expire November 20th of this year The model is for the age-restricted home type, which is permitted to be developed in the subdivision. The applicant requests the conditional use to be approved until the end of February 2026.

The Planning Commission reviewed the zoning change and preliminary development plan for the subdivision on June 7, 2021 (ZC-15-2021) and the zoning change was adopted by city council on July 7, 2021 (O-22-2021). The Planning Commission approved the final development plan for the subdivision on September 20, 2021 (FDP-83-2021).

There is an additional conditional use application for a single-family model home on the November 17th Planning Commission meeting agenda, which is evaluated under a separate staff report (CU-92-2025).

II. LOCATION

The Woodhaven subdivision 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. All of the public streets have been installed in the subdivision and there are several homes actively under construction.

III. EVALUATION

General Standards for Conditional Uses (C.O. 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 shall meet 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.

- (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.
- (c) The use will not be hazardous to existing or future neighboring 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.
- (e) The proposed use will not be detrimental to the economic welfare of the community.
- (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.
- (g) Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.

Residential model homes. Per Code, these are newly constructed homes or temporary structures placed in a newly constructed subdivision and used by a homebuilder or developer to display home styles and lot availability in a subdivision to promote the sale of new housing units. The model home may be staffed and furnished. (C.O. 1165.11)

The criteria and the applicability of this application are detailed below (Section 1165.11(a)):

- 1. Appropriate location within the community. The proposed model home is located on lot 52 in the subdivision, addressed off of Steeple Chase Lane North. The model home is located close to the subdivision entrance when entering from Bevelhymer Road using Woodhaven Drive. The proposed location appears to be appropriate as it is easily accessible and identifiable when entering the subdivision. Additionally, the home is accessible by sidewalks and leisure trail adjacent to the site.
- 2. It is integrated in the existing community with customary exterior residential lighting. The home will continue to utilize coach lighting fixtures consistent with the style and architectural features present on the other homes planned within the subdivision. This lighting was approved by the Planning Commission with the original conditional use application. The previous approval conditions that the garage doors be changed to single bay doors and the updated submittal materials show that condition has been met.
- 3. The use is approved with limited duration.

 The applicant states that they would like to utilize the model home until the leaseback agreement with the homeowner is up in February of 2026, and the model home on lot 51 is able to start operation. Historically, the Planning Commission has approved conditional uses for other model homes within the community for 1-3 years, depending on the size of the subdivision. Staff recommends a condition of approval that the model home be permitted to operate until the end of February 2026 (condition #1).
- 4. One sign is permitted.

 The applicant proposes to keep the one ground sign, which is evaluated in this staff report.
- 5. Shall not be used as a general real estate brokerage office.

 The applicant states that the model home will not be used as a general real estate brokerage office.

The Planning Commission is also to consider the following (1165.11 (b)):

1. Hours of operation

The model home will operate Thursday through Monday, from 12:00pm to 5:00pm which is generally consistent with other model homes that have been approved by the Planning Commission.

- 2. Number of employees and maximum number of employees at the site at one time. The applicant states that there will be one employee for both of the proposed model homes in the subdivision.
- 3. Provisions for parking for employees and customers
 The applicant states that staff and customers will park on the driveway and use on street parking which is permitted in the subdivision.
- 4. Size, lighting, content and location of signage

 The previously approved sign was approved with conditions due to not meeting size and height requirements found in C.O. 1169.10(e). The applicant has since revised the sign to meet code requirements and there are no proposed changes.
- 5. Landscaping and screening
 There are no proposed changes to the previously approved site landscaping.

IV. RECOMMENDATION

Staff recommends approval of the conditional use renewal request. There are no proposed changes to what was originally approved by the Planning Commission, all previous conditions of approval have been complied with, and no complaints have been made about the site. The operational aspects of the model home are consistent with successfully operating model homes in other New Albany neighborhoods.

V. ACTION

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

Move to approve application CU-91-2025 with the following condition, subject to staff approval:

1) The model home is permitted to operate until the end of February 2026.



Source: NearMap

Permit #	
Board	
Mtg. Date	



Community Development Planning Application

To the	Site Address 7275 STEEPLE			NORTH/LOT	52 WOODHAVEN		
	Parcel Numbers 222-005 Acres 164						
	Choose Application Type	Circle all Details that Apply					
Project Information	☐☐ Certificate of Appropriateness ☐☐ Conditional Use ☐☐ Development Plan ☐☐ Plat ☐☐ Lot Changes ☐☐ Minor Commercial Subdivision	Preliminary Preliminary Combination	Final Final Split	Comprehensive Adjustment	Amendment		
roject In	□□Vacation □□Variance □□Extension Request □□Zoning	Easement Amendment (re	zoning)	Street Text Modification			
	Description of Request: CONTRACT LOT 52 WOOTHWED WO † ASSOCIATED STREET	TONAL USE	FOR	MODEL HOM	e Lovarion Sames office		
its	Property Owner's Name: Address: City, State, Zip: Phone number: Email:	NEBB N	0001	MVEN, LLC			
Contacts	Applicant's Name: Address: City, State, Zip: Phone number: Email:	EK E D	ENYES	á .			
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.						
Sig	Signature of Owner Signature of Applicant	mail Below	A		ate: 9/20/23		



Re: Model Homes

From Carl Ey

Date Fri 10/31/2025 5:37 PM

To Bob Webb Homes at

Cc Kylie Blackburn <kblackburn@newalbanyohio.org>

3 attachments (159 KB)

EXTENTION APP 52 WH.pdf; Outlook-Kylie Blac.png; Outlook-Kylie Blac.png;

I am fine with the model home extension.

Thanks.

Have a wonderful day,

Carl S. Ey 202.803.1515 Rent our vacation properties at: www.theeyman.com

On Oct 31, 2025, at 10:22 AM, Homes at Bob Webb

Good Morning Carl,

New Albany is requesting that you sign the attached application to extend our model permit for your property. I sent them our lease agreement but apparently that was not enough. Could you please sign the application and return to me?

Thank you! Have a great weekend!

Becky

From: Kirk Denyes

Sent: Friday, October 31, 2025 9:29 AM

To: Rebecca WebbRogers **Subject:** Fwd: Model Homes

Sounds like NA really wants Mr. Ey's signature as owner on the app?

----- Forwarded message -----

From: **Kylie Blackburn** < <u>kblackburn@newalbanyohio.org</u>>

Date: Wed, Oct 29, 2025 at 1:42 PM

Subject: Re: Model Homes

To: Kirk Denyes

Hello Kirk,

Thank you for sending that over. Although that is helpful, we would still like to ask if you can get at least an email from the homeowner since we typically require a signature. It would be better for us to at least have the homeowner's written consent, if not their signature itself, on the application.

Thank you,

Kylie Blackburn

From: Kirk Denyes <

Sent: Wednesday, October 29, 2025 9:19 AM

To: Kylie Blackburn < kblackburn@newalbanyohio.org >

Subject: Re: Model Homes

Kylie: attached is our agreement with the Owner of Lot 52 to continue to 'Lease back' until February 9th of 2026. Does that satisfy Your request? That is the date We plan on Closing that Model & wish to begin operating Lot 51 as The Model for Woodhaven51

On Thu, Oct 23, 2025 at 5:09 PM Kylie Blackburn < <u>kblackburn@newalbanyohio.org</u>> wrote:

Hello,

Thank you for sending all of this over. Is it possible to get the homeowner's signature or at least an email from them saying that they understand the application, since it is already under the homeowner's name?

Thank you,

Kylie Blackburn

City of New Albany Planning Commission 99 West Main Street PO Box 188 New Albany, OH 43054

RE: Application for Conditional Use for a Model Home to be located on lot 52 and associated Street parking to be located on Woodhaven Community.

Below is the requested documentation for our conditional use application for the model home to be located at the Woodhaven Community

Legal Description: See Attached

Description of existing use: New Single-Family Residence

Present zoning district: I-PUD

Description of proposed conditional use:

The model home/sales center WITHOUT Garage Converted to Office

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

Please see Attached House Plans, Plot Plan & Landscape Plan

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

No Occupied Homes Currently Exist in the Community. Homes would not cause any Noise, Glare, Fumes Vibrations, Etc.

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

Please see attached Ilustration indicating the 200' buffer to adjoining property . All property within this buffer area is owned by the Bob Webb Woodhaven LLC. 7662 North Central Drive Lewis Center, Ohio 43035

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

The model home will be visible and easily accessible as you enter the community on Woodhaven Drive. The model home will integrate within the residential character of the neighborhood. The home will have coach lights.

It is our intention to staff the sales office with a sales representatives. The hours of operation will be from Noon to 5 PM Thursday thru Monday The sales center shall not be used as a general real estate brokerage office where the sale of properties not owned or previously owned wholly or in art by the applicant occurs.

Parking spaces for access to the sales model will be available on Street Additional Public Sidewalks Have Been installed to Serve Those Spots

Bob Webb Homes would like to request that the Planning Commission approve the use of this home as a sales model until which time that all lots within the community have been sold or for a period of time deemed appropriate by the Planning Commission not to be less than two years.

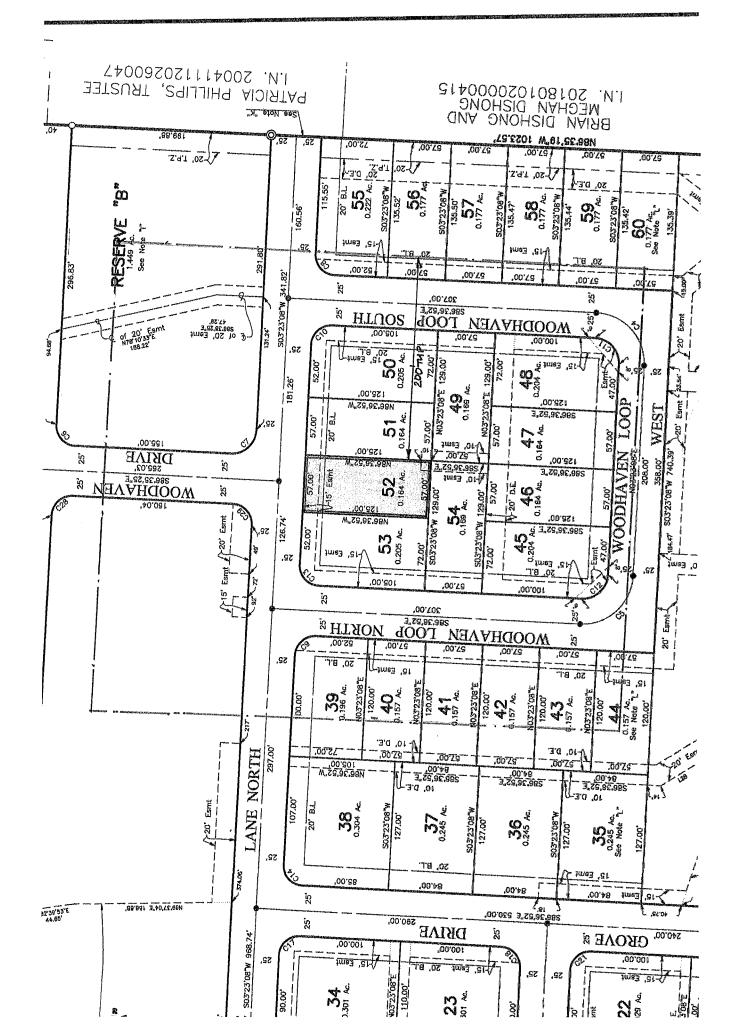
Respectfully Submitted,

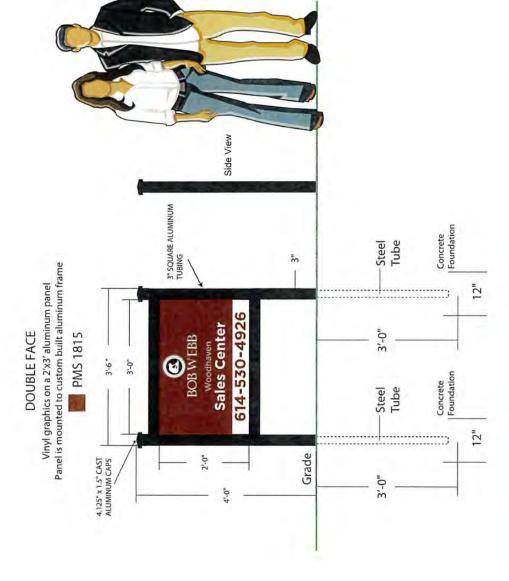
<Kirk E. Denyes
Director of Design &
Development Bob Webb Homes

Our Conditional Use (Model Home) Permit for Lot 52 Woodhaven 7215 Steeplechase Lane North expires in November 2025. We ae requesting that that conditional Use be extended through the end of February 2026. At that time We plan to close that Model & move Our Sales Model to Lot 51 Woodhaven, 7507 Steeplechase Lane North

LEGAL DESCRIPTION:

Being Lot 52 of Woodhaven Subdivision, situated in the State of Ohio, County of Franklin, City of New Albany, Half Section 17, Section 9, Quarter Township 1, Township 2, Range 16. United States Military Lands. As Recorded in Official Record, 04/28/2023 at the Recorder's Office, Franklin County, Instrument # 202304280040996. PB 132/Page 315





installed in accordance of article food of the National Electric Code of the National Electric Code codes. This includes proper grounding and bonding of the sign.

Copy, colors, size, quantity APPROVAL:

Client Signature:

D: BW

SP: KR

Drawing #: 23-603

Project Name: Sales Center Sign

MORRISONSIGN

Trys scope brown, columbus, 014 4321

614 276 1181 : morrisonsigns.com

Project Name: Sales Center Sign

Drawing Date: 11-21-23

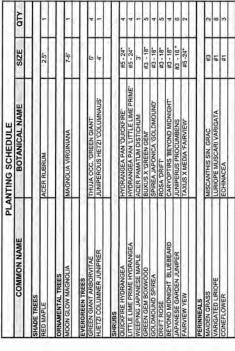
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EVORID AUDITOCHT REVE BEARD DANTHOU

0

* - COLDMOIMB WREA 4 - LITTLE LIME VELME HVDEANGE



FOUNDATION PLANTINGS TO BE RAISED A" FROM CRADE

ALL UTILITIES TO RE SCREENED WITH EVERGREEN SHRUBS OR A MIX OF EVERGREEN AND DECIDIOUS SHRUBS

ALL LAWIN AREAS TO BE SOD

NORTH

SCALE 1" = 10"

Floor Plan General Notes 1. All interior walls are 2x4's @ 16" o.c. u.n.o. 2. All exterior walls 1st/2nd floor 2x6's @ 16" o.c. u.n.o. 3. All interior walls are dimensioned to stud 4. All exterior walls are dimensioned to stud interior and outside of sheathing exterior 5. Provide firestopping to cut off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between stories, and between a top story & roof space. Firestopping shall be provided in wood framed construction in the following locations: A. in concealed spaces of stud walls & partitions including furred spaces @ the clg. & floor level B. At all interconnections between concealed vertical & horizontal spaces such to occur at soffits, drop clgs. C. In concealed spaces between stair stringers at the top & bottom of the run. D. At openings around vents, pipes, ducts, chimneys, & fireplaces @ clg. and floor level, with non-combustible matl. 6. Wall bracing 7/16" exterior grade OSB sheathing- entire elevation skin. 7. All openings to have double 2x frames with jambs set vertical 8. Provide min. (3) solid 2x4 wood stud column under concentrated point loads from beam and lintel loads (4) 2x4 wood stud column over 6' lintel length u.n.o., provide complete bearing surface and continue down through walls to foundation 9. Provide double 2x top plates of all partitions 10. Provide solid wood blocking or 16 ga. galvanized cross bridging @ 8'-0" o.c. for all floor joists Provide solid wood blocking @ 8'-0" o.c. for roof rafters 11. All exterior door hts. are 8' 0" uno. Interior Door hts. are 8'0" uno finished trim of windows & doors should align 12. Provide flashing over all horizontal trim boards 13. Use Simpson 16 ga. joist hangers for all joist connections u.n.o. 14. First Floor design load..... 10#/s.f. dead load Second Floor design load......40#/s.f. live load 10#/s.f. dead load 15. Lumber Grades, Unless noted otherwise all wood framing shall have the minimum values: Fb=1509 (repetitive) up to 2 x 4 (#2 SPF) E = 1.4Fb=1308 (repetitive) 2 x 6 2 x 8 Fb=1208 (repetitive) 2 x 10 2 x 12 Fb=1107 (repetitive) Fb=1006 (repetitive) (#2 SYP) E = 1.6up to 2 x 4 Fb=1725 (repetitive) (#2 SYP) E = 1.62 x 6 Fb=1440 (repetitive) 2 x 8 Fb=1380 (repetitive) Fb=1208 (repetitive) Fb=1120 (repetitive) LAMINATED BEAM (LVL) as manuf. by Truss-Joist or eq. Fc=750 16. For all laminated beams (maunfactured) refer to supplier beam sheets & specs 17. Provide 22" x 30" attic access to spaces over 30" in ht. 18. interior clg. hts. as noted in plan 19. Foam plastic shall be seperated from interior by a min. of 1/2" gypsum bd. 20. wall bracing 7/16" ext. grade OSB sheathing continuous structural panel sheathing per RCO table 602.10

BOB WEBB HOMES LOT 52 Woodhaven

Front Elevation



Building Code Information

Building Code: Plumbing Code: Mechanical Code:

Chapter 44 Code of Ohio except as modified in section 2501.1 National Electric Code - 2017

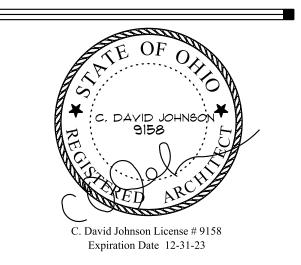
General Requirements

- 1. Builder shall be familiar w/provisions of all applicable codes & insure compliance of work to those codes
- 2. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction compliance with state and federal regulations regarding safety, and compliance with requirements specified in the Owner/Builder contract is,
- procedures and for coordinating all portions of the work.
- 4. In the event of conflict between local, state, & national codes, the more strringent shall govern.
 - 5. All construction is to be in compliance with the following code: Residential Code of Ohio- 2019



Print Dates:

10/12/2022 12/15/2022 12/28/2022 02/03/2023 02/13/2023 04/05/2023 09/12/2023



BOB WEBB HOMES

Lot 52 Woodhaven

permit submittal set

DRAWING SCHEDULE

Foundation & Roof Plan_ A1.1

Elevations - Front & Left_ A1.3

Elevations - Rear & Right A1.4

Sections & Schedules___ A1.5

ARCHITECTURAL

Cover Page_

Floor Plans_

ELECTRICAL

Electrical Plans

Cover Sheet

Project Information

OCOPYRIGHT 2023 all drawings are and shall remain the property of C. David Johnson, Architect, And may not be used, altered, or duplicated without the written consent of the architect.

Applicable Codes:

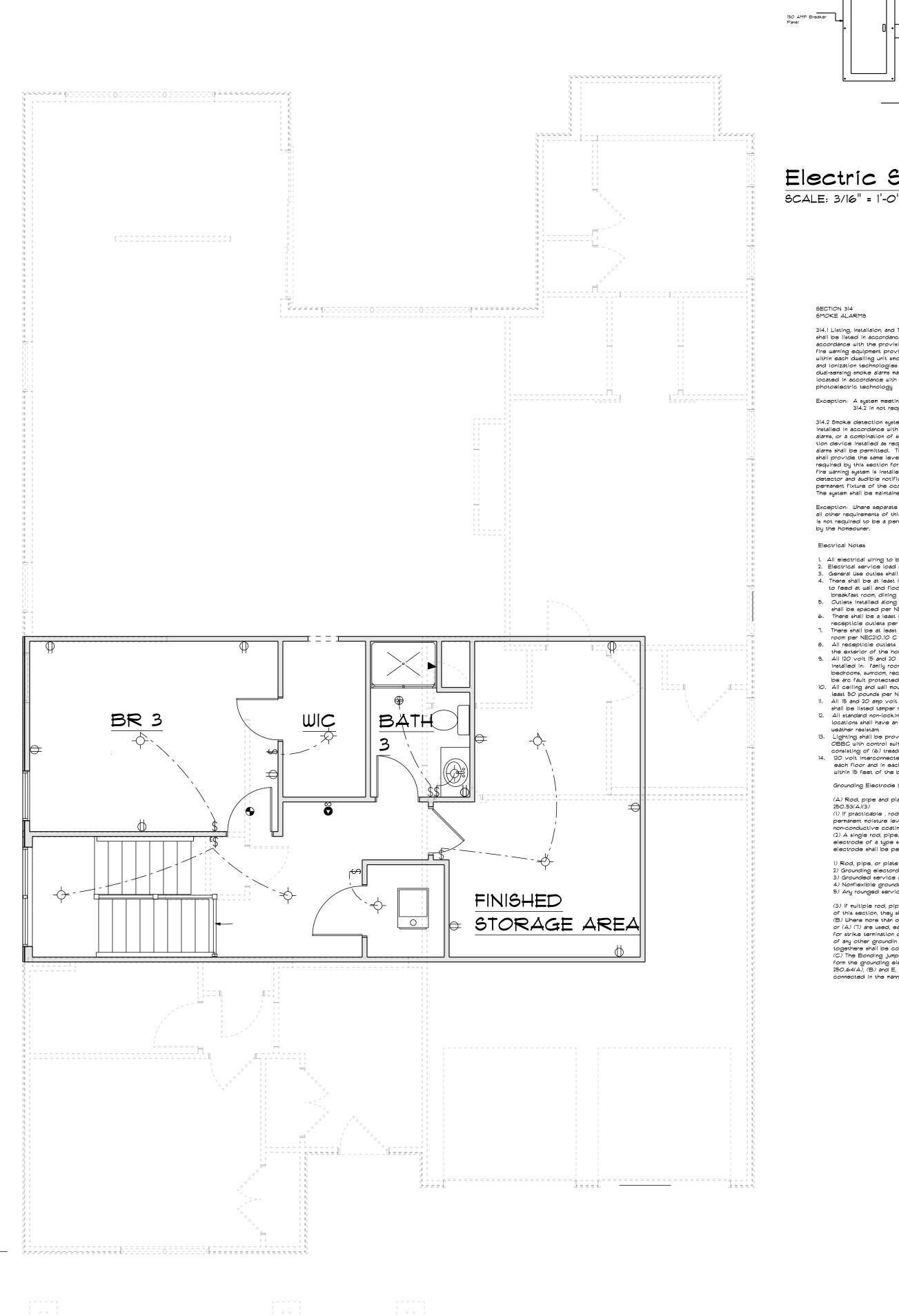
Electrical Code:

Residential Code of Ohio (R.C.O.)- 2019

Chapters 12-14 Code of Ohio except as modified in section 2501.1

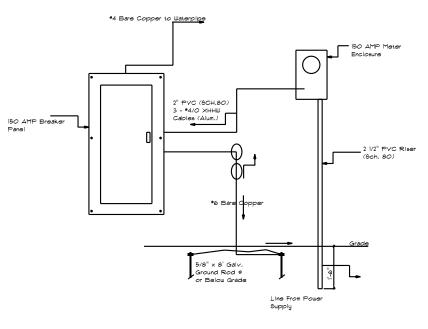
Climate & Geographical Design Criteria												
ROOF SNOWLOAD (* PER S.F.)	WIND DESIGN (* PER S.F.)	SEISMIC CONDITIONS	SUBJECT TO D WEATHERING	PAMAGE FROM FROST DEPTH	TERMITE	DECAY	WINTER DESIGN-TEMP	ICE SHIELD DEPLOYMENT REQUIRED	AIR FREEZING INDEX	MEAN ANNUAL TEMP,	FLOOD HAZARDS	FLOOD HAZARDS
20	115MPH/20,7P6F	Д	SEVERE	36"	MODERATE TO HEAVY	SLIGHT TO MODERATE	-5 DEG. F.	YES	1000	50	Д 1/16/19	B 10/18/83

- and shall be, the Builder's responsibility.
- 3. Builder shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques and safety
- 6. Square footage calculations as shown in the floor plans include all conditioned space on the first and second floors and measure to the exterior face of the wall. Stairs going to the basement and to the upper floors are included and are only counted once. Garage, basements, unfinished attics, fireplaces extending beyond the exterior walls, and the upper portion of vaulted & 2-story spaces are not included. Plans adhere to the National ANSI Standard Z765-2003, as recognized by the National Association of Home Builders.



Second Floor

SCALE: 1/4" = 1'-0"



Electric Service SCALE: 3/16" = 1'-0"

SECTION 314 SMOKE ALARMS

314.1 Listing, installation, and Technology. All Smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72. On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be instilled. Separate or dual-sensing smoke alarms may be used. A smoke alarm located in accordance with Section 314.3(2) shall include

Exception: A system meeting the requirements of Section 314.2 in not required to include both technologies.

314.2 Smoke detection systems. House hold fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notifica-tion device installed as required by this section for moke alarms shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be maintained in accrdance with NFPA $\mbox{\sc T2}.$

Exception: Where separate smoke alarms are provided meeting all other requirements of this section, the smoke detection system is not required to be a permanent fixture of the occupancy or owned by the homeowner.

Electrical Notes

- 1. All electrical wiring to be install per NEC 2014 2. Electrical service load shall be calculated per NEC article 220
 3. General Use outles shall be installed per NEC 210.52 There shall be at least (2) 20 amp small applicance circuts to feed at wall and floor outlets in the kitchen, pantry, breakfast room, dining room or similar areas.
- 5. Outlets installed along kitchen spaces, islands and peninsulas shall be spaced per NEC 210.52 C(1), (2), 4 (3).

 6. There shall be a least (1) 20 amp circuit to supply bathroom recepticle outlets per NEC 210.10C (3).
- recepticle outlets per NEC 2(0,10C (3)).

 7. There shall be at least (1) 20 amp corcuit to supply the laundry room per NEC2(0,10 C (2) & 2(0,52 F.

 8. All recepticle outlets in unfinished basements, garages and on the exterior of the house shall be GFCI protected per NEC2(0,8 9. All 120 volt 15 and 20 amp branch circuits supplying outlets
- installed in: family room, dining, living room, parlor, library, den, bedrooms, sunroom, rec room, closet, hallway or similar rooms shall
- be arc fault protected per NEC 210.12 B 10. All ceiling and wall mount light boxes will be rated to hold at least 50 pounds per NEC 314.21 A
- 11. All 15 and 20 amp volt recepticle outlets required by NEC 210.52 shall be listed tamper resistant
- 12. All standard non-locking recepticle outlets mounted in damp or wet locations shall have an in-use type cover and shall be listed as
- usather resistant

 13. Lighting shall be provided to adequately light each stairway per
 OBBC with control switches * the top and bottom of each stairway
 consisting of (6) treads or more

 14. 120 volt interconnected smoke detectors shall be installed on

each floor and in each bedroom and outside each bedroom within 15 feet of the bedroom door. Grounding Electrode System Installation

(A) Rod, pipe and plate electrodes shall meet the requirements of NEC (1) If practicable , rod, pipe and plate related electrodes shall be embedded below permanent moisture level. Rod, pipe and plate electrodes shall be free from non-conductive coatings such as paint or enamel.

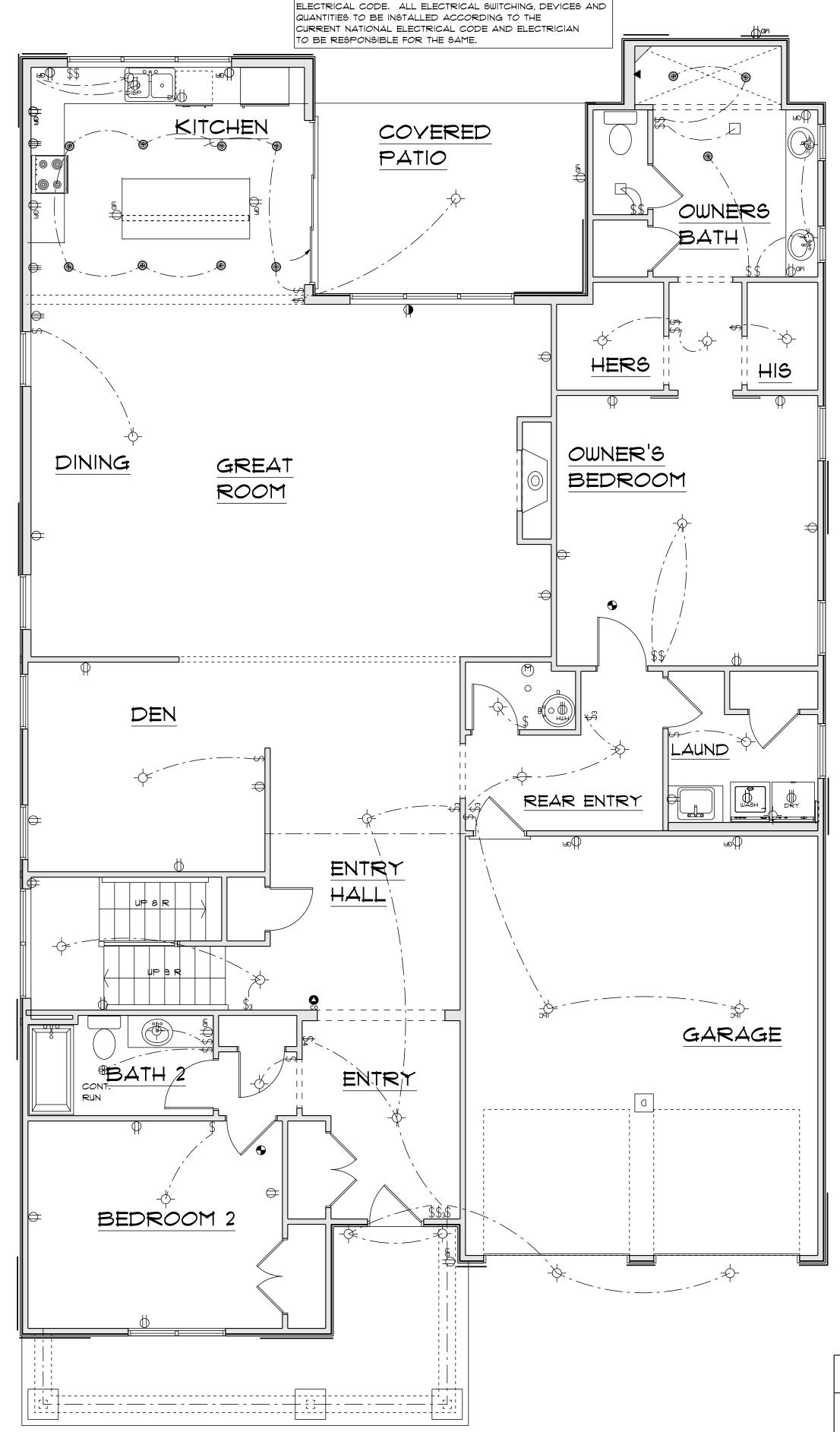
(2) A single rod, pipe, or plate electrode shall be supplemented by and additional electrode of a type specified in 250.52(A)(2) through (A)(8). The supplemental electrode shall be permitted to be binded to one of the following:

1) Rod, pipe, or plate electrode 2) Grounding electorde conductor

3) Grounded service entrance conductor
4) Nonflexible grounded service raceway 5) Any rounged service enclosure

(3) If multiple rod, pipe, or plate electrode are installed to meet the requirements of this section, they shall not be less than 6' apart.
(B) Where more than one of the electrods of this type specified in 250.52 (A)(5) or (A) (7) are used, each electrode of one grounding system (including that used for strike termination devices) shall not be less than 6' feet from any other electrode of any other groundin system. Two or more grounding electrodes that are bonded togethere shall be considered a single grounding electrode system.

(C) The Bonding jumper(s) used to connect the grounding electrodes together to form the grounding electrode system shall be installed in accordance with 250.64(A), (B) and E, shall be sized in accordance with 250.66 and shall be connected in the manner spcified in 250.70.



NOTE: THIS DRAWING IS A SCHEMETIC DESIGN AND MAY NOT REFLECT ALL LOCATIONS AND QUANTITIES

NEEDED TO MEET THE REQUIREMENTS OF THE CURRENT



LOT 52 WOODHAVEN O COPYRIGHT 2022 C. David Johnson ARCHITECT "cottage to castle..." email: cdavidaia@aol.com cell: 614-330-5266 studio: 111 W. Henderson Rd. Columbus, Ohio 43214 Architectural Design, Land Planning Renderings, New Build and Renovation

PRINT DATES DATE: \triangle TYPE:

10/12/2022 12/28/2022

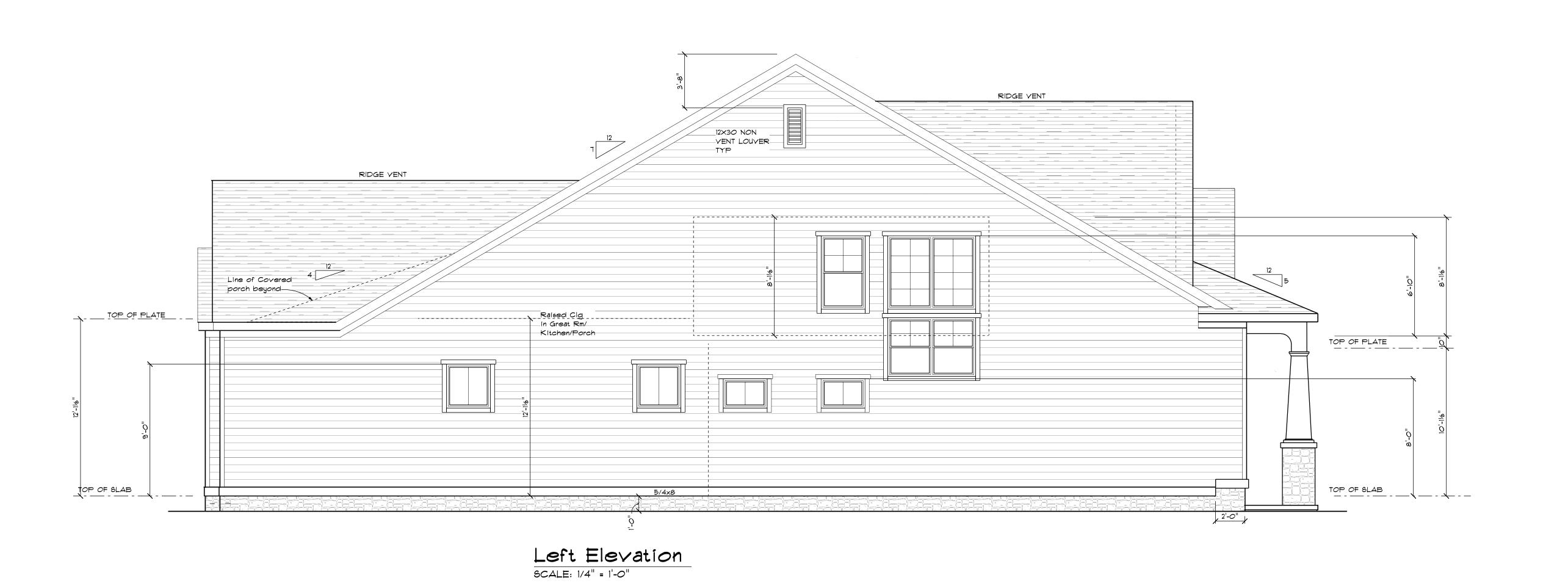
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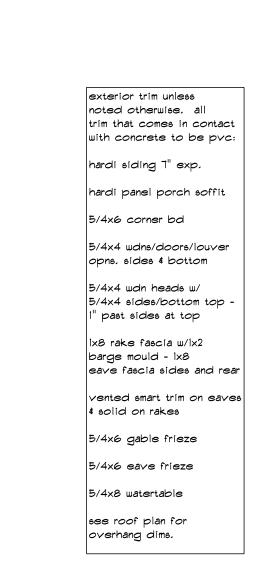
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04/05/2023

Main Floor SCALE: 1/4" = 1'-0"



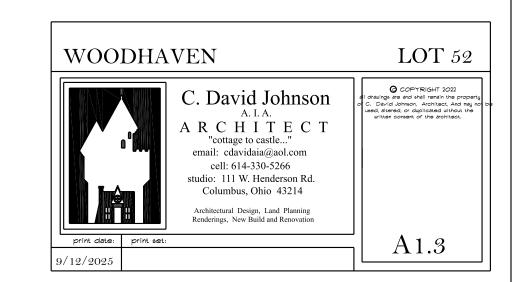




Front Elevation

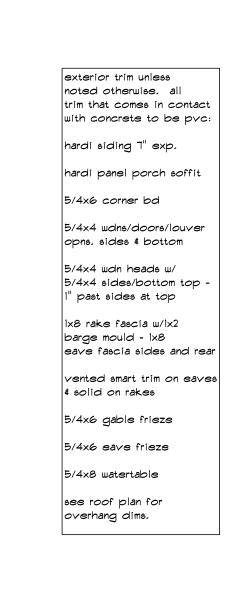
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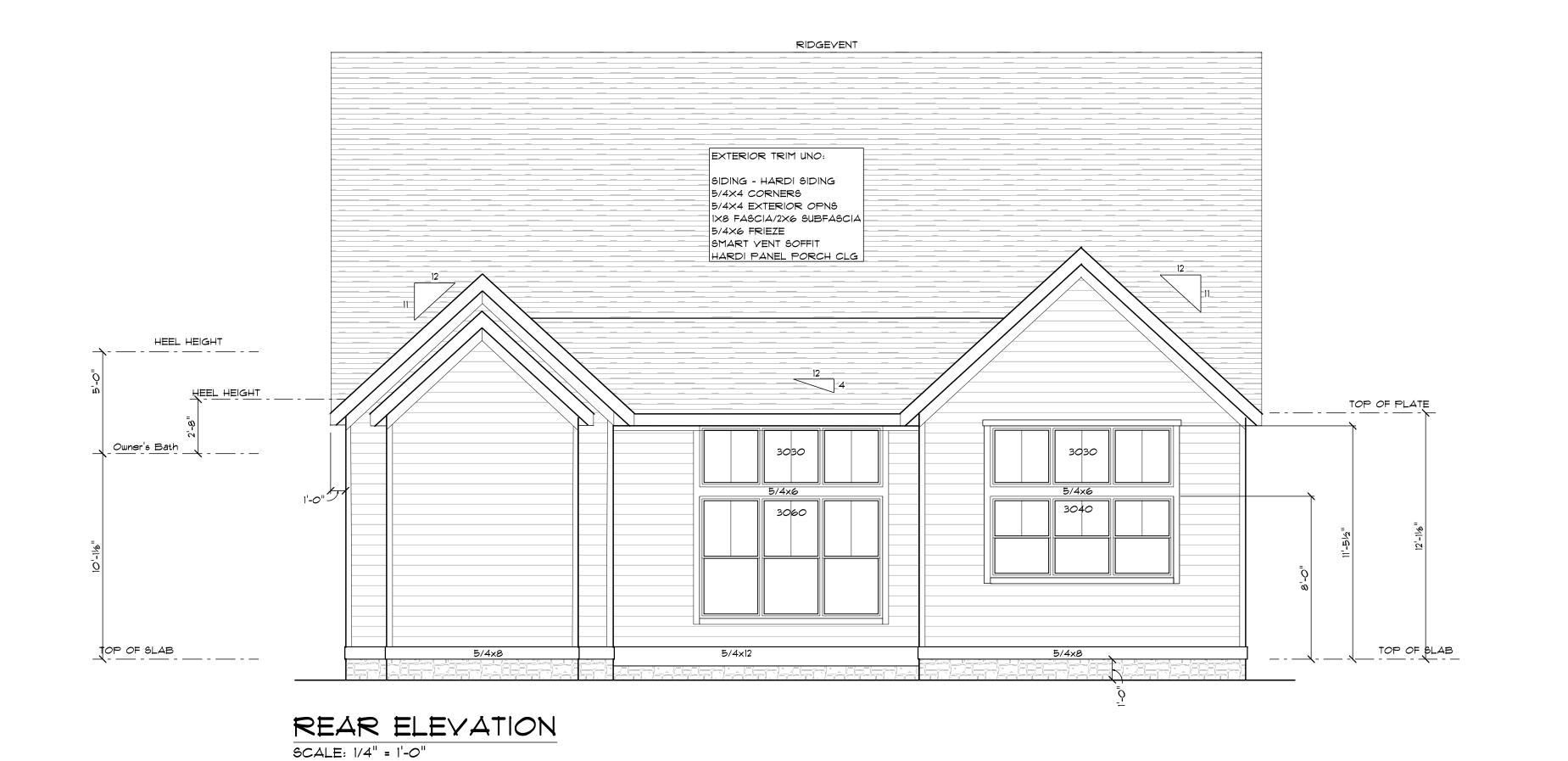




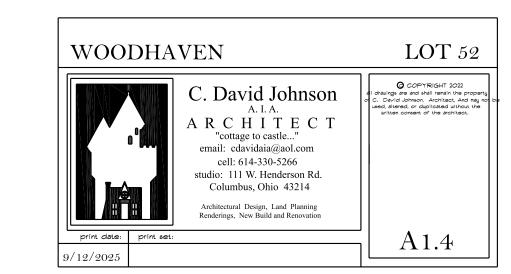
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PRINT DATES

DATE: \$\Delta\$ TYPE:

10/12/2022



Planning Commission Staff Report November 17, 2025 Meeting

WOODHAVEN SUBDIVISION LOT 51 MODEL HOME CONDITIONAL USE

LOCATION: 7507 Steeple Chase Lane North Lot 51 (PID: 222-005342)

APPLICANT: Bobb Webb Group c/o Kirk Denyes

REQUEST: Conditional Use

ZONING: Woodhaven I-PUD Zoning District

STRATEGIC PLAN: Residential District

APPLICATION: CU-92-2025

Review based on: Application materials received October 20, 2025.

Staff report completed by Kylie Blackburn, Planner.

I. REQUEST

The applicant requests a conditional use approval for a residential model home to be located on lot 51 within the Woodhaven subdivision. The model is for the age-restricted home type, which is permitted to be developed in the subdivision. The applicant requests the conditional use to be approved for at least 2 years or until the last age-restricted lot within the community has been sold.

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 Planning Commission approved the final development plan for the subdivision on September 20, 2021 (FDP-83-201).

There is an additional conditional use application for an age-restricted model home on the November 17th Planning Commission meeting agenda, which is evaluated under a separate staff report (CU-91-2025).

II. LOCATION

The Woodhaven subdivision 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. All of the public streets have been installed in the subdivision and there are several homes actively under construction.

III. EVALUATION

General Standards for Conditional Uses (C.O. 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 shall meet 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.

- (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.
- (c) The use will not be hazardous to existing or future neighboring 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.
- (e) The proposed use will not be detrimental to the economic welfare of the community.
- (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.
- (g) Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.

Residential model homes. Per Code, these are newly constructed homes or temporary structures placed in a newly constructed subdivision and used by a homebuilder or developer to display home styles and lot availability in a subdivision to promote the sale of new housing units. The model home may be staffed and furnished. (*C.O.* 1165.11)

The criteria and the applicability of this application are detailed below (Section 1165.11(a)):

- 1. Appropriate location within the community. The proposed model home is located on lot 51 in the subdivision, addressed off of Steeple Chase Lane North. The model home is located close to the subdivision entrance when entering from Bevelhymer Road using Woodhaven Drive. The proposed location appears to be appropriate as it is easily accessible and identifiable when entering the subdivision. Additionally, the home is accessible by sidewalks and leisure trail adjacent to the site.
- 2. It is integrated in the existing community with customary exterior residential lighting. The home will continue to utilize coach lighting fixtures consistent with the style and architectural features present on the other homes planned within the subdivision.
- 3. The use is approved with limited duration.

 The applicant states that they would like to utilize the model home once the current model home expires in February of 2026 and be in use for at least 2 years or until the last age-restricted lot in the subdivision has been sold. Historically, the Planning Commission has approved conditional uses for other model homes within the community for 1-3 years, depending on the size of the subdivision. Staff recommends the model home approval be permitted for two (2) years or until the last age-restricted lot is sold, and that any extension in time is subject to review and approval by the Planning Commission (condition #1).
- 4. One sign is permitted.

 The applicant proposes to install one ground sign which is evaluated in the staff report below.
- 5. Shall not be used as a general real estate brokerage office.

 The applicant states that the model home will not be used as a general real estate brokerage office.

The Planning Commission is also to consider the following (1165.11 (b)):

1. Hours of operation

The model home will operate Thursday through Monday, from 12:00pm to 5:00pm which is generally consistent with other model homes that have been approved by the Planning Commission.

- 2. Number of employees and maximum number of employees at the site at one time. The applicant states that there will be one employee for the proposed model homes in the subdivision.
- 3. Provisions for parking for employees and customers

 The applicant states that staff and customers will park on the driveway and use on-street parking, which is permitted in the subdivision.
- 4. Size, lighting, content and location of signage

C.O. 1169.10(e) of the city sign code permits one (1) sign not to exceed 6 square feet in size and no taller than 4 feet. Model home signs are not permitted to be illuminated and must be setback 10 feet from the adjacent street right-of-way. The applicant proposes to install a model home sign with the following dimensions. <u>Staff recommends a condition of approval that the sign's location meets the code requirement found in C.O. 1169.10(e) (condition #2).</u>

- a) Size: 6 sq. ft. [meets code].
- b) Height: 4 feet [meets code].
- c) Location: The location of the sign is not indicated on the site plan. The sign is required to be set back 10 feet from the street right-of-way per C.O. 1169.10(e).
- d) Lighting: none proposed [meets code].

5. Landscaping and screening

The applicant installed landscaping in landscape beds in front of the home. In addition, evergreen trees and a deciduous tree have been installed along the rear property line, as well as screening around the mechanical units located on the side of the home. All the landscaping is complementary and generally consistent with other residential homes in New Albany and the Woodhaven subdivision. According to the approved building permit plans, 3 street trees are to be installed within the street yard in front of the home.

IV. RECOMMENDATION

Staff recommends approval of the conditional use renewal request. The proposed model home is like previous model homes within the subdivision, and there have been no complaints about the previous model homes. The operational aspects of the model home are consistent with successfully operating model homes in other New Albany neighborhoods.

V. ACTION

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

Move to approve application CU-92-2025 with the following conditions, subject to staff approval:

- 1) The model home is permitted to operate for at least two years or until the last age-restricted lot in the subdivision is sold.
- 2) The model home sign must be revised to meet all code requirements found C.O. 1169.10(e).





Source: NearMap

Permit #	
Board	
Mtg. Date	



Community Development Planning Application

	Site Address 7507 SEEPLE	CHACIE	1 ans	NORTH ADT	6 manuar
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0.7	□□Extension Request □□Zoning (Amendment (rezoning)	Text Modification	
	Description of Request: Control LOT 51 WOOTHWEN WIT LASCOCIATED STREET	TOWAL US BOUT GOI PARKING	K YOK. VACE CO	MODEL I-lom!	e Laarna Saues overlog
e:s	Property Owner's Name: BOP Address: City, State, Zip: Phone number: Email:	NEBB V	vootoly	AVEN, LLC	
E 22	Applicantly Name. K. 15	Y E I	man e i 1 1 ione m	and .	
S	Applicant's Name: K-1K Address: City, State, Zip: Phone number: Email:		· ·	7	
Signature	Site visits to the property by City of New The Owner/Applicant, as signed below, employees and appointed and elected of described in this application. I certify the true, correct and complete. Signature of Owner Signature of Applicant	hereby authoris Ricials to visit,	zes Village o photograph :	of New Albany repress and post a notice on the nin and attached to this	entatives, ne property s application is

Appeal			250.00	
Certificate of App	ropriateness		230,00	B
The state of the s		two family residential	100.00	
		esidential or commercial	300.00	
	ARB - Signage		75.00	
Conditional Use			600.00	\$600.00
Development Plan	– Preliminary PUD	or Comprehensive	000,00	ABOUT-
1	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	A-10-10-10-10-10-10-10-10-10-10-10-10-10-
	_	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			300.00	and different and the state of
	/ Text Amendment		600.00	Attri
Plat - Road Prelim	•			***************************************
	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	•			***************************************
	Planning		650.00	
		Plus each lot	50.00 / 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	

City of New Albany Planning Commission 99 West Main Street PO Box 188 New Albany, OH 43054

RE: Application for Conditional Use for a Model Home to be located on lot \$\int_{\infty}\$ and associated Street parking to be located on Woodhaven Community.

Below is the requested documentation for our conditional use application for the model home to be located at the Woodhaven Community

Legal Description: See Attached

Description of existing use: New Single-Family Residence

Present zoning district: I-PUD

Description of proposed conditional use:

The model home/sales center WITHOUT Garage Converted to Office

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

Please see Attached House Plans, Plot Plan & Landscape Plan

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

No **O**ccupied Homes Currently Exist in the Community. Homes would not cause any Noise, Glare, Fumes Vibrations, Etc.

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

Please see attached Illustration indicating the 200' buffer to adjoining property . All property within this buffer area is owned by the Bob Webb Woodhaven LLC. 7662 North Central Drive Lewis Center, Ohio 43035

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

The model home will be visible and easily accessible as you enter the community on Woodhaven Drive. The model home will integrate within the residential character of the neighborhood. The home will have coach lights.

It is our intention to staff the sales office with a sales representatives. The hours of operation will be from Noon to 5 PM Thursday thru Monday The sales center shall not be used as a general real estate brokerage office where the sale of properties not owned or previously owned wholly or in art by the applicant occurs.

Parking spaces for access to the sales model will be available on Street Additional Public Sidewalks Have Been installed to Serve Those Spots

Bob Webb Homes would like to request that the Planning Commission approve the use of this home as a sales model until which time that all lots within the community have been sold or for a period of time deemed appropriate by the Planning Commission not to be less than two years.

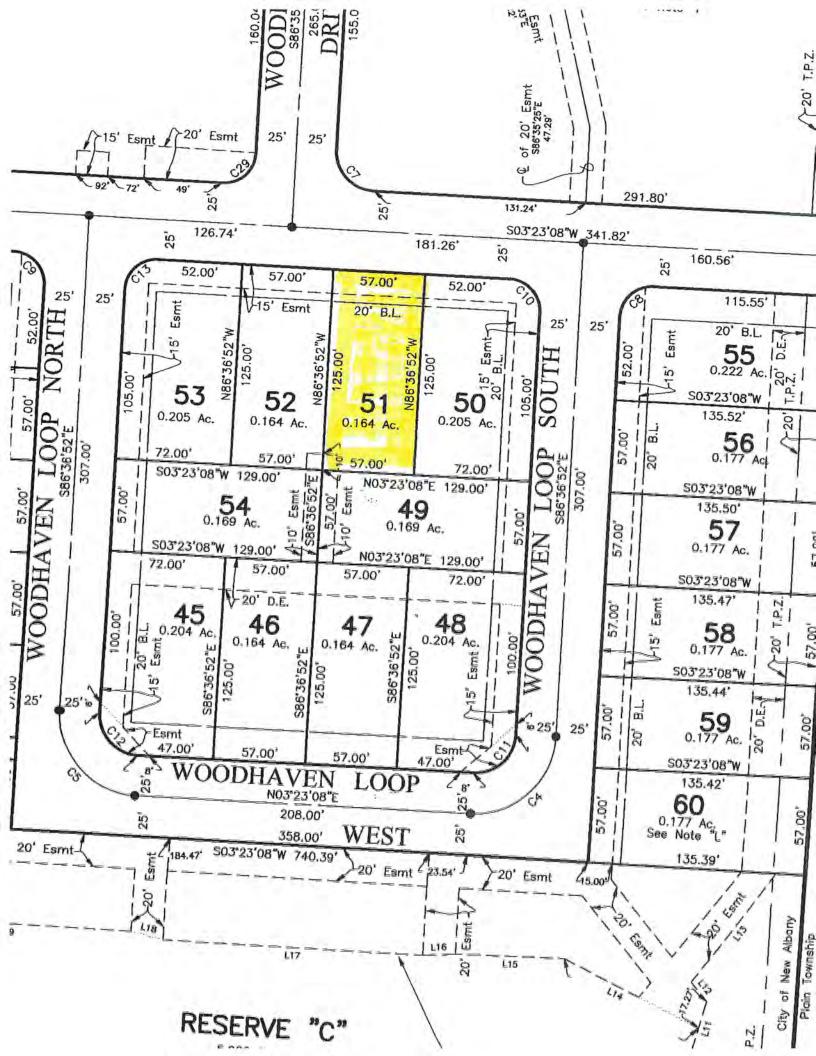
Respectfully Submitted,

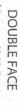
<Kirk E. Denyes
Director of Design &
Development Bob Webb Homes

Our Conditional Use (Model Home) Permit for Lot 52 Woodhaven 7215 Steeplechase Lane North expires in November 2025. We ae requesting that that conditional Use be extended through the end of February 2026. At that time We plan to close that Model & move Our Sales Model to Lot 51 Woodhaven, 7507 Steeplechase Lane North

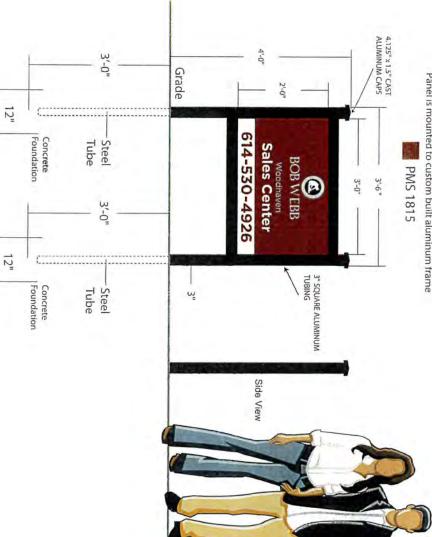
LEGAL DESCRIPTION:

Being Lot 51 of Woodhaven Subdivision, situated in the State of Ohio, County of Franklin, City of New Albany, Half Section 17, Section 9, Quarter Township 1, Township 2, Range 16. United States Military Lands. As Recorded in Official Record, 04/28/2023 at the Recorder's Office, Franklin County, Instrument # 202304280040996. PB 132/Page 315





Vinyl graphics on a 2'x3' aluminum panel Panel is mounted to custom built aluminum frame





Client: Bob Webb | Woodhaven Drawing Date: 11-21-23

Project Name: Sales Center Sign

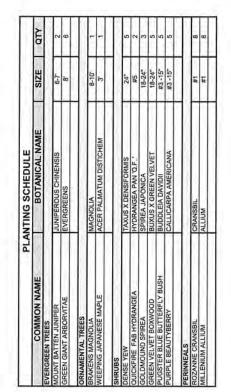
Drawing #: 23-603 SP: KR D: BW

This sign is intended to be installed in accordance of article 600 of the National Electric Code and or other applicable local codes. This includes proper grounding and bonding of the sign.

of to be Copy, colors, size, quantity nee of article APPROVAL:

Client Signature:

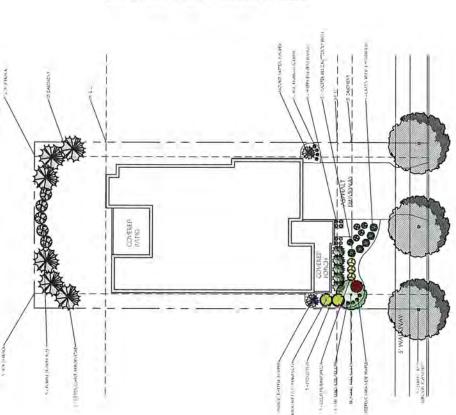
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Floor Plan General Notes 1. All interior walls are 2x4's @ 16" o.c. u.n.o. 2. All exterior walls 1st/2nd floor 2x6's @ 16" o.c. u.n.o. 3. All interior walls are dimensioned to stud 4. All exterior walls are dimensioned to stud interior and outside of sheathing exterior 5. Provide firestopping to cut off all concealed draft openings (both vertical & horizontal) and to form an effective fire barrier between stories, and between a top story & roof space. Firestopping shall be provided in wood framed construction in the following locations: A. in concealed spaces of stud walls & partitions including furred spaces @ the clg. & floor level B. At all interconnections between concealed vertical & horizontal spaces such to occur at soffits, drop elgs. C. In concealed spaces between stair stringers at the top & bottom of the run. D. At openings around vents, pipes, ducts, chimneys, & fireplaces @ clg. and floor level, with non-combustible matl. 6. Wall bracing 7/16" exterior grade OSB sheathing- entire elevation skin. 7. All openings to have double 2x frames with jambs set vertical 8. Provide min. (3) solid 2x4 wood stud column under concentrated point loads from beam and lintel loads (4) 2x4 wood stud column over 6' lintel length u.n.o., provide complete bearing surface and continue down through walls to foundation 9. Provide double 2x top plates of all partitions 10. Provide solid wood blocking or 16 ga. galvanized cross bridging @ 8'-0" o.c. for all floor joists Provide solid wood blocking @ 8'-0" o.c. for roof rafters 11. All exterior door hts. are 8' 0" uno. Interior Door hts. are 8'0" uno finished trim of windows & doors should align 12. Provide flashing over all horizontal trim boards 13. Use Simpson 16 ga. joist hangers for all joist connections u.n.o. 14. First Floor design load..... 10#/s.f. dead load Second Floor design load......40#/s.f. live load 10#/s.f. dead load 15. Lumber Grades, Unless noted otherwise all wood framing shall have the minimum values: Fb=1509 (repetitive) up to 2 x 4 (#2 SPF) E = 1.4Fb=1308 (repetitive) 2 x 6 2 x 8 Fb=1208 (repetitive) 2 x 10 2 x 12 Fb=1107 (repetitive) Fb=1006 (repetitive) (#2 SYP) E = 1.6up to 2 x 4 Fb=1725 (repetitive) (#2 SYP) E = 1.62 x 6 Fb=1440 (repetitive) 2 x 8 Fb=1380 (repetitive) Fb=1208 (repetitive) Fb=1120 (repetitive) LAMINATED BEAM (LVL) Truss-Joist or eq. Fc=750 16. For all laminated beams (maunfactured) refer to supplier beam sheets & specs 17. Provide 22" x 30" attic access to spaces over 30" in ht. 18. interior clg. hts. as noted in plan 19. Foam plastic shall be seperated from interior by a min. of 1/2" gypsum bd. 20. wall bracing 7/16" ext. grade OSB sheathing continuous structural panel sheathing per RCO table 602.10

BOB WEBB HOMES Spec Lot 51 Woodhaven

7507 Steeple Chase Lane North

Front Elevation



Building Code Information

Applicable Codes:

Building Code: Plumbing Code: Mechanical Code:

Electrical Code:

Residential Code of Ohio (R.C.O.)- 2019 Chapter 44 Code of Ohio except as modified in section 2501.1 Chapters 12-14 Code of Ohio except as modified in section 2501.1

National Electric Code - 2017

Cli	imate & G	eograp	phical I	Design	Crit	eria						
ROOF SNOWLOAD (* PER S.F.)	WIND DESIGN (* PER 5,F,)	SEISMIC CONDITIONS	SUBJECT TO D WEATHERING	PAMAGE FROM FROST DEPTH	TERMITE	DECAY	WINTER DESIGN-TEMP	ICE SHIELD DEPLOYMENT REQUIRED	AIR FREEZING INDEX	MEAN ANNUAL TEMP,	FLOOD HAZARDS	FLOOD HAZARDS
20	115MPH/20,7PSF	Д	SEVERE	36"	MODERATE TO HEAVY	SLIGHT TO MODERATE	-5 DEG. F.	YES	1000	50	A 7/16/79	B

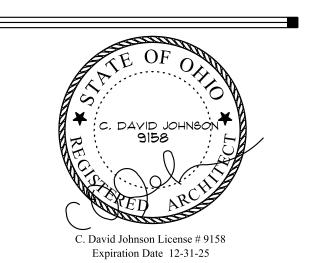
General Requirements

- 1. Builder shall be familiar w/provisions of all applicable codes & insure compliance of work to those codes
- 2. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction compliance with state and federal regulations regarding safety, and compliance with requirements specified in the Owner/Builder contract is, and shall be, the Builder's responsibility.
- 3. Builder shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques and safety procedures and for coordinating all portions of the work.
- 4. In the event of conflict between local, state, & national codes, the more strringent shall govern.
 - 5. All construction is to be in compliance with the following code: Residential Code of Ohio- 2019
- 6. Square footage calculations as shown in the floor plans include all conditioned space on the first and second floors and measure to the exterior face of the wall. Stairs going to the basement and to the upper floors are included and are only counted once. Garage, basements, unfinished attics, fireplaces extending beyond the exterior walls, and the upper portion of vaulted & 2-story spaces are not included. Plans adhere to the National ANSI Standard Z765-2003, as recognized by the National Association of Home Builders.



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4/16/2025			
5/6/2025			



BOB WEBB HOMES
Spec
Lot 51 Woodhaven
7507 Steeple Chase Lane North

permit submittal set

Cover Sheet

4

Project Information

OCOPYRIGHT 2025 all drawings are and shall remain the property of C. David Johnson, Architect, And may not be used, altered, or duplicated without the written consent of the architect.

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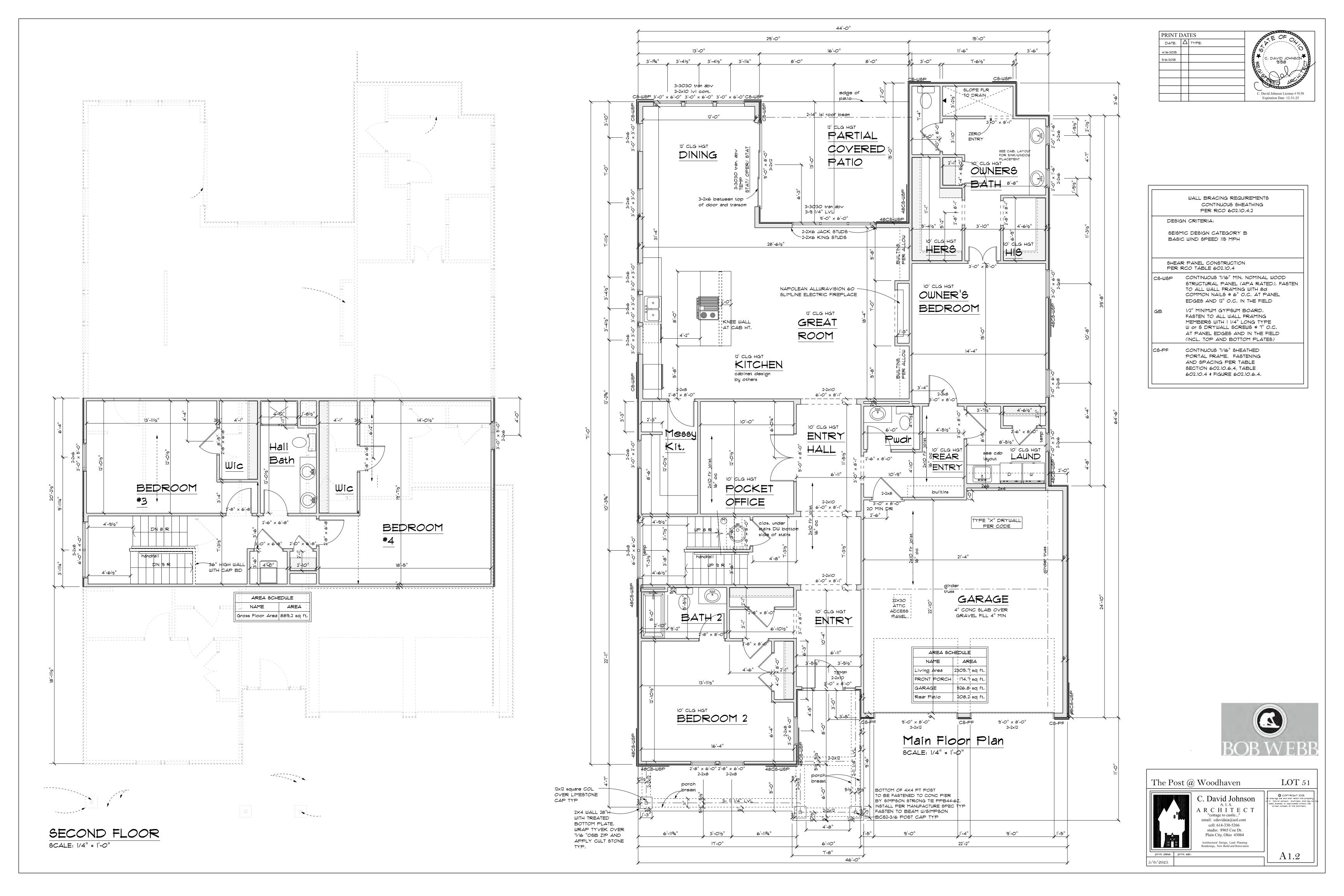
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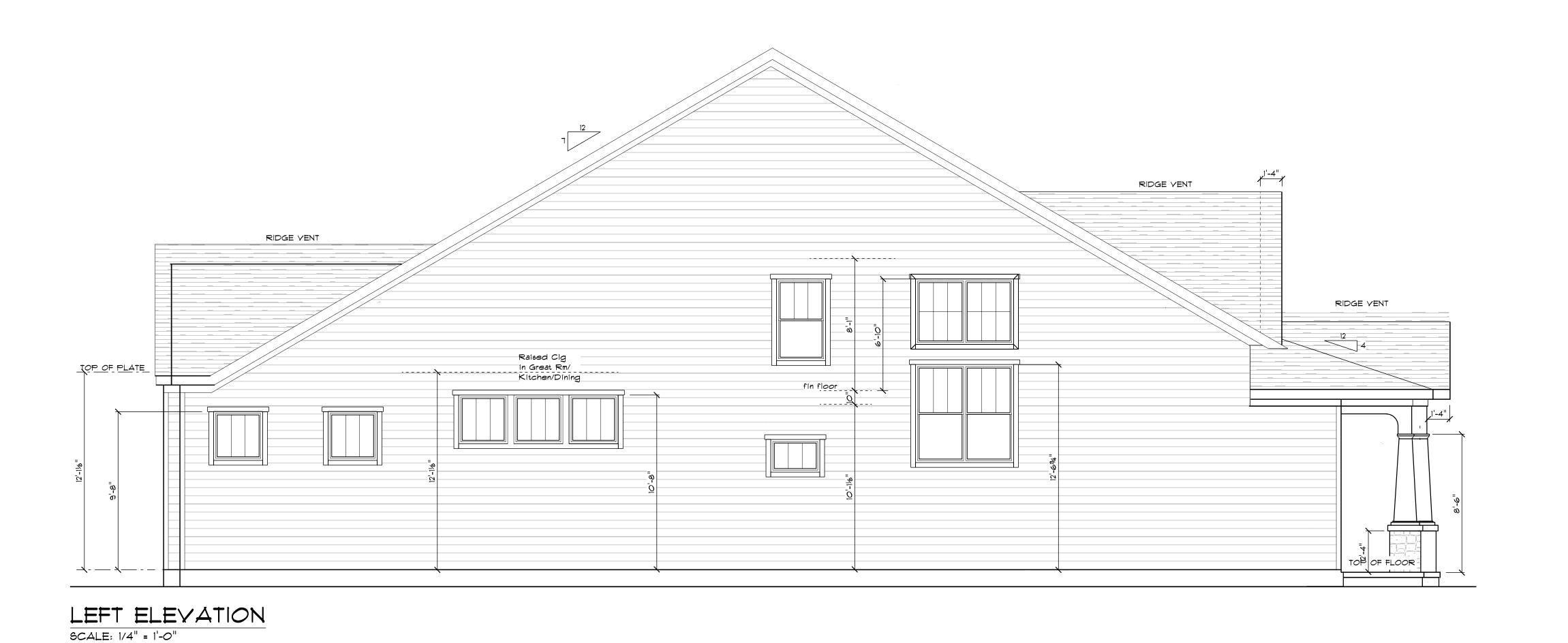
ARCHITECTURAL

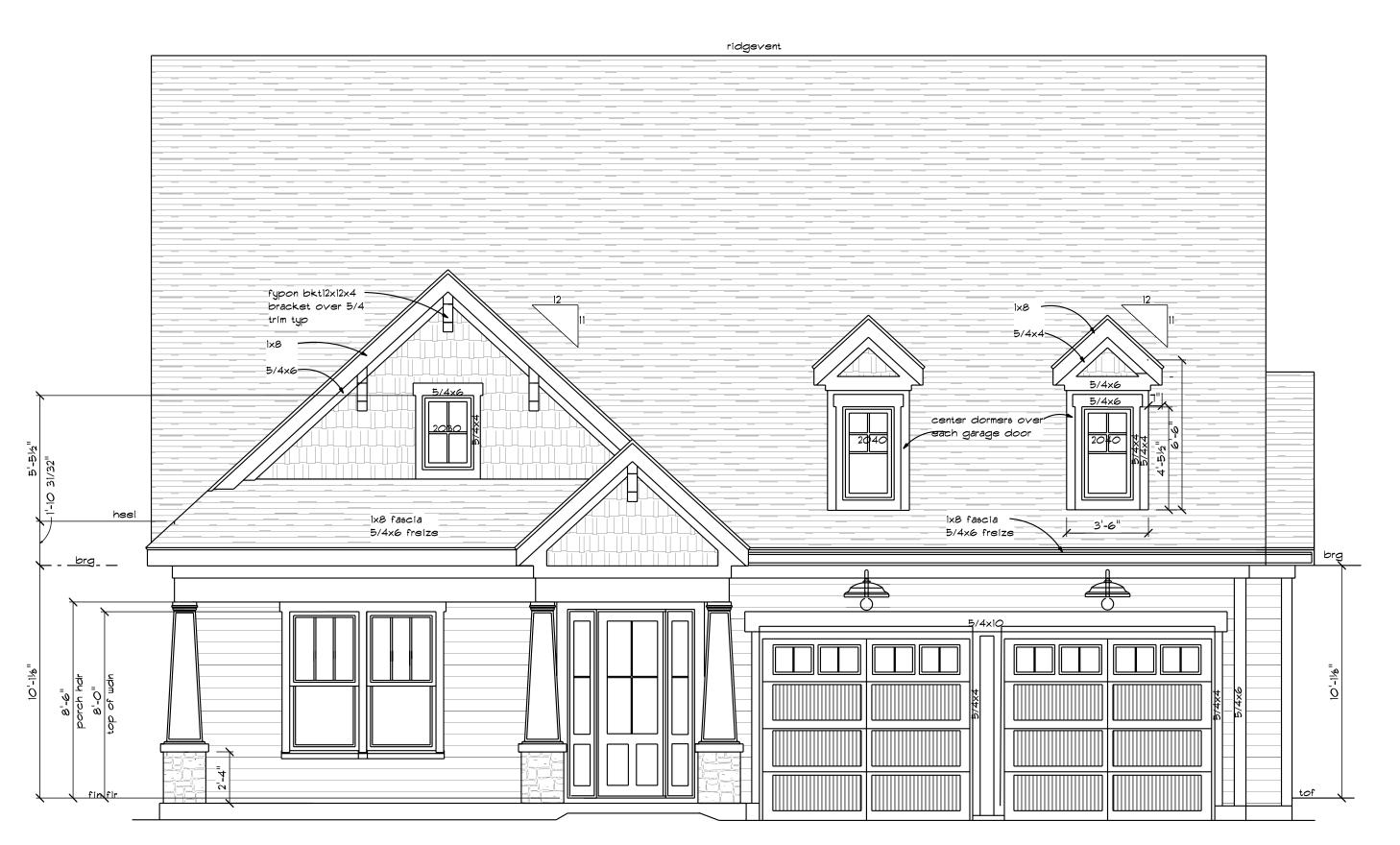
Foundation & Roof Plan_ A1.1
Floor Plans_____ A1.2
Elevations - Front & Left_ A1.3
Elevations - Rear & Right_ A1.4
Sections & Schedules___ A1.5

ELECTRICAL

Electrical Plans_____E





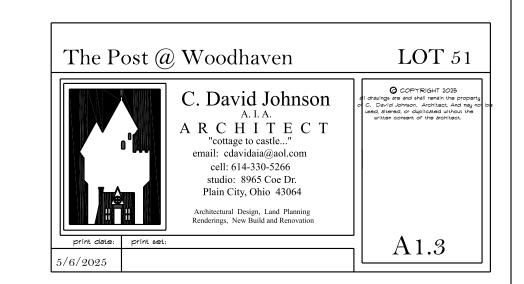


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

exterior trim unless noted otherwise, all trim that comes in contact with concrete to be pvc: hardi siding 7" exp. hardi panel porch soffit 5/4x6 corner bd 5/4x4 wdns/doors/louver opns, sides & bottom 5/4×4 wdn heads w/ 5/4×4 sides/bottom top -1" past sides at top lx8 rake fascia w/lx2 barge mould - lx8 eave fascia sides and rear vented smart trim on eaves ∉ solid on rakes 5/4x6 gable frieze 5/4x6 eave frieze 5/4x8 watertable see roof plan for overhang dims.





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exterior trim unless noted otherwise, all trim that comes in contact with concrete to be pvc: hardi siding 7" exp. hardi panel porch soffit 5/4x6 corner bd 5/4x4 wdns/doors/louver opns, sides & bottom 5/4×4 wdn heads w/ 5/4x4 sides/bottom top I" past sides at top 1x8 rake fascia w/1x2 barge mould - 1x8 eave fascia sides and rear vented smart trim on eaves \$ solid on rakes 5/4x6 gable frieze 5/4x6 eave frieze 5/4x8 watertable see roof plan for

overhang dims.

TOP OF FLOOR

ROR WERR

The Post @ Woodhaven

C. David Johnson
A. I. A.

A R C H I T E C T

"cottage to castle..."
email: cdavidaia@aol.com
cell: 614-330-5266
studio: 8965 Coe Dr.
Plain City, Ohio 43064

Architectural Design, Land Planning
Renderings, New Build and Renovation

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PRINT DATES

REAR ELEVATION

SCALE: 1/4" = 1'-0"

TOP OF FLOOR